

Index Page

Replies to initial questions raised by Legislative Council Members in examining the Estimates of Expenditure 2026-27

Director of Bureau : Secretary for Development

Session No. : 15

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Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)001	02303	BOK Kwok-ming, Aaron	138	(2) Buildings, Lands and Planning
DEVB(PL)002	01914	CHAN Cho-kwong	138	(2) Buildings, Lands and Planning
DEVB(PL)003	03158	CHAN Chun-ying	138	(2) Buildings, Lands and Planning
DEVB(PL)004	01794	CHAN Chung-ye, Alan	138	(2) Buildings, Lands and Planning
DEVB(PL)005	01801	CHAN Chung-ye, Alan	138	(2) Buildings, Lands and Planning
DEVB(PL)006	01572	CHAN Han-pan	138	(2) Buildings, Lands and Planning
DEVB(PL)007	01726	CHAN Hok-fung	138	(2) Buildings, Lands and Planning
DEVB(PL)008	01727	CHAN Hok-fung	138	(2) Buildings, Lands and Planning
DEVB(PL)009	01728	CHAN Hok-fung	138	(2) Buildings, Lands and Planning
DEVB(PL)010	01671	CHAN Man-ki, Maggie	138	(2) Buildings, Lands and Planning
DEVB(PL)011	01679	CHAN Man-ki, Maggie	138	(2) Buildings, Lands and Planning
DEVB(PL)012	02257	CHAN Man-ki, Maggie	138	(2) Buildings, Lands and Planning
DEVB(PL)013	02259	CHAN Man-ki, Maggie	138	(2) Buildings, Lands and Planning
DEVB(PL)014	01766	CHAN Man-ye, Grace	138	(2) Buildings, Lands and Planning
DEVB(PL)015	02349	CHAN Pok-chi	138	(2) Buildings, Lands and Planning
DEVB(PL)016	02497	CHAN Siu-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)017	01627	CHAN Yung	138	(2) Buildings, Lands and Planning
DEVB(PL)018	01633	CHAN Yung	138	(2) Buildings, Lands and Planning
DEVB(PL)019	01351	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)020	01352	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)021	02221	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)022	02673	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)023	00391	CHEUNG Pui-kong	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)024	01111	CHIK Kit-ling, Elaine	138	(2) Buildings, Lands and Planning
DEVB(PL)025	01112	CHIK Kit-ling, Elaine	138	(2) Buildings, Lands and Planning
DEVB(PL)026	01113	CHIK Kit-ling, Elaine	138	(2) Buildings, Lands and Planning
DEVB(PL)027	01378	CHIU Duncan	138	(2) Buildings, Lands and Planning
DEVB(PL)028	00172	CHU Lap-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)029	00924	CHU Lap-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)030	01259	CHUANG Ka-pun, Albert	138	(2) Buildings, Lands and Planning
DEVB(PL)031	02356	CHUANG Ka-pun, Albert	138	(2) Buildings, Lands and Planning
DEVB(PL)032	03078	CHUANG Ka-pun, Albert	138	(2) Buildings, Lands and Planning
DEVB(PL)033	01194	FAN Hoi-kit, Alex	138	(2) Buildings, Lands and Planning
DEVB(PL)034	01195	FAN Hoi-kit, Alex	138	(2) Buildings, Lands and Planning
DEVB(PL)035	01196	FAN Hoi-kit, Alex	138	(2) Buildings, Lands and Planning
DEVB(PL)036	01197	FAN Hoi-kit, Alex	138	(2) Buildings, Lands and Planning
DEVB(PL)037	01217	FAN Hoi-kit, Alex	138	(2) Buildings, Lands and Planning
DEVB(PL)038	02013	FOK Kai-kong, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)039	02014	FOK Kai-kong, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)040	02289	FOK Kai-kong, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)041	02290	FOK Kai-kong, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)042	02201	HO Chun-yin, Steven	138	(2) Buildings, Lands and Planning
DEVB(PL)043	02616	HO Chun-yin, Steven	138	(2) Buildings, Lands and Planning
DEVB(PL)044	03179	HO King-hong, Adrian Pedro	138	(2) Buildings, Lands and Planning
DEVB(PL)045	00604	HO Kwan-yiu, Junius	138	(2) Buildings, Lands and Planning
DEVB(PL)046	00625	HO Kwan-yiu, Junius	138	(2) Buildings, Lands and Planning
DEVB(PL)047	02397	HO Kwan-yiu, Junius	138	(2) Buildings, Lands and Planning
DEVB(PL)048	02398	HO Kwan-yiu, Junius	138	(2) Buildings, Lands and Planning
DEVB(PL)049	01074	HUNG Kam-in	138	(2) Buildings, Lands and Planning
DEVB(PL)050	02370	IP Ngo-tung, Chris	138	(2) Buildings, Lands and Planning
DEVB(PL)051	02371	IP Ngo-tung, Chris	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)052	02291	KAN Wai-mun, Carmen	138	(2) Buildings, Lands and Planning
DEVB(PL)053	02926	KAN Wai-mun, Carmen	138	(2) Buildings, Lands and Planning
DEVB(PL)054	01027	KONG Man-wai, Vivian	138	(2) Buildings, Lands and Planning
DEVB(PL)055	01028	KONG Man-wai, Vivian	138	(2) Buildings, Lands and Planning
DEVB(PL)056	01029	KONG Man-wai, Vivian	138	(2) Buildings, Lands and Planning
DEVB(PL)057	01013	KOON Ho-ming, Peter Douglas	138	(2) Buildings, Lands and Planning
DEVB(PL)058	01454	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)059	01455	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)060	01457	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)061	01458	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)062	01460	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)063	01461	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)064	01474	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)065	01475	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)066	01476	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)067	01477	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)068	03072	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)069	03073	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)070	02237	LAM Siu-lo, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)071	02238	LAM Siu-lo, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)072	00375	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)073	00377	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)074	00807	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)075	02220	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)076	03228	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)077	01124	LAU Ka-keung	138	(2) Buildings, Lands and Planning
DEVB(PL)078	03108	LAU Ka-keung	138	(2) Buildings, Lands and Planning
DEVB(PL)079	00601	LAU Man-kwan, Julia	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)080	00715	LAU Man-kwan, Julia	138	(2) Buildings, Lands and Planning
DEVB(PL)081	00718	LAU Man-kwan, Julia	138	(2) Buildings, Lands and Planning
DEVB(PL)082	00721	LAU Man-kwan, Julia	138	(2) Buildings, Lands and Planning
DEVB(PL)083	00751	LAU Man-kwan, Julia	138	(2) Buildings, Lands and Planning
DEVB(PL)084	00752	LAU Man-kwan, Julia	138	(2) Buildings, Lands and Planning
DEVB(PL)085	00753	LAU Man-kwan, Julia	138	(2) Buildings, Lands and Planning
DEVB(PL)086	02372	LAU Man-kwan, Julia	138	(2) Buildings, Lands and Planning
DEVB(PL)087	03106	LAU Man-kwan, Julia	138	(2) Buildings, Lands and Planning
DEVB(PL)088	03212	LAU Man-kwan, Julia	138	(2) Buildings, Lands and Planning
DEVB(PL)089	00686	LEE Ka-kui , Elvin	138	(2) Buildings, Lands and Planning
DEVB(PL)090	00791	LEE Ka-kui , Elvin	138	(2) Buildings, Lands and Planning
DEVB(PL)091	03001	LEE Ka-kui , Elvin	138	(2) Buildings, Lands and Planning
DEVB(PL)092	00508	LEE Kwong-yu	138	(2) Buildings, Lands and Planning
DEVB(PL)093	02329	LEE Kwong-yu	138	(2) Buildings, Lands and Planning
DEVB(PL)094	02330	LEE Kwong-yu	138	(2) Buildings, Lands and Planning
DEVB(PL)095	03185	LEE Kwong-yu	138	(2) Buildings, Lands and Planning
DEVB(PL)096	00837	LEE Tsz-king, Dominic	138	(2) Buildings, Lands and Planning
DEVB(PL)097	00821	LEE Wai-wang, Robert	138	(2) Buildings, Lands and Planning
DEVB(PL)098	02686	LEE Wai-wang, Robert	138	(2) Buildings, Lands and Planning
DEVB(PL)099	00105	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)100	02607	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)101	00509	NG Chau-pei, Stanley	138	(2) Buildings, Lands and Planning
DEVB(PL)102	00846	NG Chau-pei, Stanley	138	(2) Buildings, Lands and Planning
DEVB(PL)103	00933	NG Kam-wah, Webster	138	(2) Buildings, Lands and Planning
DEVB(PL)104	02234	NG Kit-chong, Johnny	138	(2) Buildings, Lands and Planning
DEVB(PL)105	00651	NG Wun-kit	138	(2) Buildings, Lands and Planning
DEVB(PL)106	02155	NGAI Ming-tak, Michael	138	(2) Buildings, Lands and Planning
DEVB(PL)107	02156	NGAI Ming-tak, Michael	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)108	03138	NGAI Ming-tak, Michael	138	(2) Buildings, Lands and Planning
DEVB(PL)109	03139	NGAI Ming-tak, Michael	138	(2) Buildings, Lands and Planning
DEVB(PL)110	01505	TAM Chun-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)111	01514	TAM Chun-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)112	01515	TAM Chun-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)113	02381	TAM Chun-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)114	02382	TAM Chun-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)115	03216	TAM Chun-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)116	01900	TAN Sunny	138	(2) Buildings, Lands and Planning
DEVB(PL)117	01447	TANG Ka-piu	138	(2) Buildings, Lands and Planning
DEVB(PL)118	02287	TANG Ka-piu	138	(2) Buildings, Lands and Planning
DEVB(PL)119	03177	TANG Ka-piu	138	(2) Buildings, Lands and Planning
DEVB(PL)120	01483	TANG Ming-sum, Michelle	138	(2) Buildings, Lands and Planning
DEVB(PL)121	02082	WONG Ho-ming, Augustine	138	(2) Buildings, Lands and Planning
DEVB(PL)122	02083	WONG Ho-ming, Augustine	138	(2) Buildings, Lands and Planning
DEVB(PL)123	02090	WONG Ho-ming, Augustine	138	(2) Buildings, Lands and Planning
DEVB(PL)124	02102	WONG Ho-ming, Augustine	138	(2) Buildings, Lands and Planning
DEVB(PL)125	02103	WONG Ho-ming, Augustine	138	(2) Buildings, Lands and Planning
DEVB(PL)126	02366	WONG Ho-ming, Augustine	138	(2) Buildings, Lands and Planning
DEVB(PL)127	03096	WONG Ho-ming, Augustine	138	(2) Buildings, Lands and Planning
DEVB(PL)128	02057	WONG Wing-wai, Ray	138	(2) Buildings, Lands and Planning
DEVB(PL)129	02058	WONG Wing-wai, Ray	138	(2) Buildings, Lands and Planning
DEVB(PL)130	02074	WONG Wing-wai, Ray	138	(2) Buildings, Lands and Planning
DEVB(PL)131	02075	WONG Wing-wai, Ray	138	(2) Buildings, Lands and Planning
DEVB(PL)132	02076	WONG Wing-wai, Ray	138	(2) Buildings, Lands and Planning
DEVB(PL)133	00443	WU Yingpeng	138	(2) Buildings, Lands and Planning
DEVB(PL)134	00994	YANG Wing-kit	138	(2) Buildings, Lands and Planning
DEVB(PL)135	02281	YANG Wing-kit	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)136	00126	YAO Cho-fai, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)137	00127	YAO Cho-fai, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)138	00128	YAO Cho-fai, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)139	00129	YAO Cho-fai, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)140	00130	YAO Cho-fai, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)141	00912	YIM Kong, Erik	138	(2) Buildings, Lands and Planning
DEVB(PL)142	02293	YIM Kong, Erik	138	(2) Buildings, Lands and Planning
DEVB(PL)143	00280	YIU Ming	138	(2) Buildings, Lands and Planning
DEVB(PL)144	00281	YIU Ming	138	(2) Buildings, Lands and Planning
DEVB(PL)145	00282	YIU Ming	138	(2) Buildings, Lands and Planning
DEVB(PL)146	00283	YIU Ming	138	(2) Buildings, Lands and Planning
DEVB(PL)147	00284	YIU Ming	138	(2) Buildings, Lands and Planning
DEVB(PL)148	00285	YIU Ming	138	(2) Buildings, Lands and Planning
DEVB(PL)149	00777	YIU Ming	138	(2) Buildings, Lands and Planning
DEVB(PL)150	02339	YIU Ming	138	(2) Buildings, Lands and Planning
DEVB(PL)151	03040	YIU Ming	138	(2) Buildings, Lands and Planning
DEVB(PL)152	00101	BOK Kwok-ming, Aaron	82	(1) Buildings and Building Works
DEVB(PL)153	01559	CHAN Han-pan	82	(1) Buildings and Building Works
DEVB(PL)154	01561	CHAN Han-pan	82	(1) Buildings and Building Works
DEVB(PL)155	00173	CHU Lap-wai	82	(1) Buildings and Building Works
DEVB(PL)156	01058	HUNG Kam-in	82	(1) Buildings and Building Works
DEVB(PL)157	01190	KAN Wai-mun, Carmen	82	(1) Buildings and Building Works
DEVB(PL)158	01459	KWOK Fu-yung	82	(1) Buildings and Building Works
DEVB(PL)159	00667	LAM Chun-sing	82	(1) Buildings and Building Works
DEVB(PL)160	00010	LAM Siu-lo, Andrew	82	(1) Buildings and Building Works
DEVB(PL)161	00879	LAM Siu-lo, Andrew	82	(1) Buildings and Building Works
DEVB(PL)162	03188	LAM Wai-kong	82	(1) Buildings and Building Works
DEVB(PL)163	00376	LAU Ip-keung, Kenneth	82	(1) Buildings and Building Works

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)164	00462	LEE Hoey Simon	82	(1) Buildings and Building Works
DEVB(PL)165	00033	LEUNG Man-kwong	82	(1) Buildings and Building Works
DEVB(PL)166	00900	LEUNG Man-kwong	82	(1) Buildings and Building Works
DEVB(PL)167	00503	NG Chau-pei, Stanley	82	(1) Buildings and Building Works
DEVB(PL)168	00506	NG Chau-pei, Stanley	82	(1) Buildings and Building Works
DEVB(PL)169	00844	NG Chau-pei, Stanley	82	(1) Buildings and Building Works
DEVB(PL)170	01448	TANG Ka-piu	82	(1) Buildings and Building Works
DEVB(PL)171	02084	WONG Ho-ming, Augustine	82	(1) Buildings and Building Works
DEVB(PL)172	02085	WONG Ho-ming, Augustine	82	(1) Buildings and Building Works
DEVB(PL)173	02000	FOK Kai-kong, Kenneth	91	(1) Land Administration
DEVB(PL)174	00422	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)175	00705	LAM Chun-sing	91	(2) Survey and Mapping
DEVB(PL)176	00378	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)177	00379	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)178	00381	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)179	00987	LAU Man-kwan, Julia	91	(1) Land Administration
DEVB(PL)180	00451	LEE Hoey Simon	91	(1) Land Administration
DEVB(PL)181	01330	SHIU Ka-fai	91	(1) Land Administration
DEVB(PL)182	03143	TAM Chun-kwok	91	(1) Land Administration
DEVB(PL)183	02091	WONG Ho-ming, Augustine	91	(1) Land Administration
DEVB(PL)184	02092	WONG Ho-ming, Augustine	91	(1) Land Administration
DEVB(PL)185	02093	WONG Ho-ming, Augustine	91	(1) Land Administration
DEVB(PL)186	02003	FOK Kai-kong, Kenneth	118	(1) Territorial Planning (2) District Planning
DEVB(PL)187	02015	FOK Kai-kong, Kenneth	118	(3) Town Planning Information Services
DEVB(PL)188	01456	KWOK Fu-yung	118	(2) District Planning
DEVB(PL)189	01468	KWOK Fu-yung	118	(2) District Planning
DEVB(PL)190	00086	LAM Siu-lo, Andrew	118	(2) District Planning
DEVB(PL)191	00087	LAM Siu-lo, Andrew	118	(2) District Planning
DEVB(PL)192	00536	LEUNG Tsz-wing, Dennis	118	(2) District Planning
DEVB(PL)193	02008	FOK Kai-kong, Kenneth	33	(3) Provision of Land and Infrastructure
DEVB(PL)194	02396	HO Kwan-yiu, Junius	33	
DEVB(PL)195	03679	CHAN Chung-yee, Alan	138	(2) Buildings, Lands and Planning
DEVB(PL)196	03492	CHAN Hak-kan	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)197	03518	CHAN Man-ye, Grace	138	(2) Buildings, Lands and Planning
DEVB(PL)198	03638	CHEUNG Pui-kong	138	(2) Buildings, Lands and Planning
DEVB(PL)199	03352	FAN Chun-wah, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)200	03335	HO Chun-yin, Steven	138	(2) Buildings, Lands and Planning
DEVB(PL)201	03700	HO Chun-yin, Steven	138	(2) Buildings, Lands and Planning
DEVB(PL)202	03342	HO Kwan-yiu, Junius	138	(2) Buildings, Lands and Planning
DEVB(PL)203	03632	KONG Man-wai, Vivian	138	(2) Buildings, Lands and Planning
DEVB(PL)204	03558	KWOK Fu-yung	138	(2) Buildings, Lands and Planning
DEVB(PL)205	03407	WONG Wing-wai, Ray	138	(2) Buildings, Lands and Planning
DEVB(PL)206	03408	WONG Wing-wai, Ray	138	(2) Buildings, Lands and Planning
DEVB(PL)207	03551	WU Yingpeng	138	(2) Buildings, Lands and Planning
DEVB(PL)208	03622	FOK Kai-kong, Kenneth	82	(1) Buildings and Building Works
DEVB(PL)209	03330	HO Chun-yin, Steven	82	(1) Buildings and Building Works
DEVB(PL)210	03616	KAN Wai-mun, Carmen	82	(1) Buildings and Building Works
DEVB(PL)211	03629	LAU Man-kwan, Julia	82	(1) Buildings and Building Works
DEVB(PL)212	03671	TANG Ming-sum, Michelle	82	(1) Buildings and Building Works
DEVB(PL)213	03331	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)214	03332	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)215	03333	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)216	03621	FOK Kai-kong, Kenneth	118	(2) District Planning
DEVB(PL)217	03391	LAM Siu-lo, Andrew	118	(2) District Planning
DEVB(PL)218	03392	LAM Siu-lo, Andrew	118	(3) Town Planning Information Services
DEVB(PL)219	03329	HO Chun-yin, Steven	33	(3) Provision of Land and Infrastructure

CONTROLLING OFFICER'S REPLY

DEVB(PL)001

(Question Serial No. 2303)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The wholly government-owned Hung Shui Kiu Industry Park Company Limited (the Park Company) will commence operation by mid-2026. It is expected that a series of preparatory work, including rezoning and granting of the land, injecting capital into the Park Company, appointing the Board of Directors and the Chief Executive Officer (CEO) and recruiting other key staff, will be completed in the first half of 2026.

1. According to the procedural timetable, there are several important tasks to be carried out in the first half of the year. What measures does the Government have in place to ensure that the Park Company can commence operation as scheduled?
2. What are the company's annual estimates of operating and staff costs, including the CEO and senior management staff, the relevant establishment and total recruitment number, and expenditure on salaries; and what is the current progress of the recruitment work?

Asked by: Hon BOK Kwok-ming, Aaron (LegCo internal reference no.: 18)

Reply:

The Government established the wholly government-owned, non-statutory "Hung Shui Kiu Industry Park Company Limited" (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the Northern Metropolis.

The Development Bureau (DEVB) is moving full steam ahead with a series of preparatory work. In respect of land grant, we have obtained the approval of the Chief Executive in Council for granting the around 23-hectare industry sites in Hung Shui Kiu at a nominal land premium to the Park Company for a term of 50 years. We have also commenced rezoning of the sites. We applied to the Town Planning Board in February 2026 for rezoning the sites of 23 hectares currently restricted to port back-up, storage and workshop uses to a park-specific zoning tailored for the Industry Park, covering different stages in production of various suitable industries, and accommodating supporting facilities including testing and certification, convention and exhibition facilities, talent accommodation, training venues, etc., thereby increasing the land use flexibility and for attracting enterprises and investments.

With the aim of enabling the Park Company to commence operation by mid-2026, we commenced the open recruitment exercise for the Chief Executive Officer (CEO) of the Park Company in end-January 2026. The recruitment exercise is underway. As for other key staff of the Park Company (such as senior executives responsible for various major areas of the Park Company), we will leave it to the Board of Directors and the CEO of the Park Company to establish the internal corporate governance structure and recruit the necessary personnel after they assume their positions.

Following the consultation with the Panel on Development of the Legislative Council (LegCo) in March 2026, the DEVB will submit funding application to the Finance Committee in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park, procuring the software and hardware equipment needed for providing value-added services to support enterprises' growth, and supporting the Park Company's operating expenses (including staff remuneration) for the initial five years.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government's capital injection in accordance with the Government's industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu. To uphold transparency, the Park Company will be required to submit annual reports to the LegCo, accounting for its operational and financial situation.

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CONTROLLING OFFICER'S REPLY

DEVB(PL)002

(Question Serial No. 1914)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Budget proposes allocating \$200 million for launching the “Northern Metropolis (NM) Urban-rural Integration Fund” as a pilot scheme to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to more than 200 rural villages in the NM, with a view to achieving the objectives of “tourism is everywhere” and “urban-rural integration”. In this connection, will the Government advise this Committee of the following:

1. the allocation mechanism of the fund; and how to ensure that resources are fairly distributed to benefit rural communities, rather than concentrated in a few bodies or organisations?
2. given that the development of rural tourism involves infrastructure and ecological impacts, whether the Government will require each subsidised project to submit a detailed environmental protection plan or conduct an environmental impact assessment (EIA); whether there is any mechanism to ensure local villagers participate in project planning and decision-making, for example, by establishing a consultation committee or including village representatives in the approval procedure;
3. whether the fund will have any monitoring mechanism (such as conducting regular reviews of project impacts and imposing a cap on the number of tourists) to adjust and protect affected rural projects or environments at any time to prevent over-commercialisation or ecological damage, such as environmental pressure caused by excessive tourists or changes in the landscape of traditional villages; and
4. given that rural infrastructure of the NM (such as transport networks, sewage treatment systems and road connections) still needs improvement, and that inadequate supporting facilities may affect the feasibility of projects and residents' daily lives, whether the

fund will prioritise supporting projects that improve infrastructure to ensure that development truly benefits rather than increases the burden of villagers?

Asked by: Hon CHAN Cho-kwong (LegCo internal reference no.: 5)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To improve transparency and accountability of the pilot scheme, we will cover how we plan to regularly announce the implementation status of projects that have been granted subsidies in our briefing to the Panel on Development in the middle of this year.

In taking forward the New Development Areas in the NM, the Government will conduct planning and engineering studies, consult relevant departments and locals, and improve transport connection to adjacent rural areas as well as other infrastructures (such as sewerage and sewage treatment systems, drainage systems and water supply systems) where appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)003

(Question Serial No. 3158)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2026-27 that the Branch is conducting a comprehensive review of Operation Building Bright 2.0 (OBB 2.0) and with new funding of \$3 billion earmarked, working out the details of a new subsidy scheme. Please advise of the following:

1. the staff establishment and related estimated expenditure involved in overseeing the implementation of OBB 2.0 in this financial year; and
2. the staff establishment and estimated expenditure involved in drawing up the new subsidy scheme.

Asked by: Hon CHAN Chun-ying (LegCo internal reference no.: 42)

Reply:

1. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)⁽¹⁾. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of

Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD.

The URA is responsible for administering OBB 2.0 under the “all-in-one” Integrated Building Rehabilitation Assistance Scheme and absorbs the associated administrative cost with its own resources. The URA does not have a breakdown of the expenditure and manpower incurred solely for administering OBB 2.0.

The BD arranges for consultants and government contractors to carry out the prescribed inspection and repair works in default of the owners of Category 2 buildings, with the relevant costs to be recovered from the owners afterwards. The work of OBB 2.0 falling under the BD’s purview is carried out by the professional and technical staff of the Mandatory Building Inspection Sections of the BD as part of their overall duties. The BD is unable to provide a breakdown of the resources and manpower establishment incurred solely for OBB 2.0.

Note⁽¹⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary for the common parts, external walls and projections or signboards of the buildings.

2. Since the implementation of OBB 2.0 in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the URA to first roll out the enhanced version of “Smart Tender”⁽²⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version

of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note⁽²⁾: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)004

(Question Serial No. 1794)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 234 of the Budget Speech, the Government has proposed allocating \$300 million to the Urban Renewal Authority (URA) for launching an enhanced version of “Smart Tender”, strengthening the pre-qualification of building repair works contractors, and combating bid-rigging. In this connection, will the Government advise this Committee of the following:

1. Regarding the registration, qualification approval and pre-qualification of contractors, as well the supervision of works, what are the statutory duties and actual operational functions of the Buildings Departments (BD)?
2. Please provide the information on 2024-25 in relation to the BD as mentioned above:
 - (a) the total number of staff members and the number of professional officers responsible for the approval/regulation of contractors;
 - (b) analysis of manpower ratio; and
3. How will the Government review the allocation of resources and division of duties between the BD and the URA, with a view to eliminating the mismatch where “resources exist but no responsibility; responsibility exists but no resources”, and ensuring their close alignment with the enhanced version of “Smart Tender” in intercepting the risk of bid-rigging at source?

Asked by: Hon CHAN Chung-yee, Alan (LegCo internal reference no.: 24)

Reply:

The Buildings Department (BD) has established the contractor registration system and processes registration applications of contractors under the Buildings Ordinance (Cap. 123) (BO). The objective of the system is to, through the assessment by the Building Authority and the Contractors Registration Committee (CRC) established under the BO, ensure that only contractors who are able to perform their duties and responsibilities in a competent manner as well as fully conversant with the relevant statutory requirements and the current building control system are registered and allowed to carry out building works and street works. There are three types of contractors' registers, namely the general building contractors' register, the specialist contractors' register and the minor works contractors' register, which are all kept by the BD.

Regarding qualification assessment, for contractors applying for inclusion in the register, their authorised signatories and technical directors must possess the relevant qualifications and experience, and must pass the assessment and interview conducted by the CRC established under the BO, with the objective of ensuring that the applicants possess the qualifications and experience required for carrying out their designated functions, and that they have the competence to apply such knowledge in carrying out and supervising the building works and street works. Upon completion of the assessment and interview, the CRC give their advice to BD on whether to accept, defer or reject the relevant applications. The BD will decide whether to accept the inclusion of the applicants in the contractors' register after considering the CRC's views.

The registration of general building contractors, specialist contractors and minor works contractors is valid for three years. A registered contractor should apply for renewal of registration not earlier than four months but not later than 28 days (statutory time limit) prior to the expiry of the current registration. Generally speaking, in processing a contractor's application for the renewal of registration, if an applicant has a record of suspension from tendering for public works because of factors related to site safety, technical competence and management ability, or a conviction or disciplinary action record for offences involving serious labour safety, or involvement in fatal accidents related to construction works, the BD will refer the application to the CRC for interviews and assessments, with a view to providing advice for assisting the BD in considering whether to accept or reject the application.

As for works supervision, under the existing system, the registered contractors responsible for building works must properly supervise the works to ensure that all stages of the works are carried out in accordance with the laws, the approved plans for the works and the condition(s) imposed by the BD, and to ensure construction safety. The BD ensures that the relevant registered building professionals and contractors properly discharge their statutory responsibilities and that the works comply with the standards and regulations through surprise site inspections, audit checks of site supervision records, sampling for verification tests, review of test reports, etc. Meanwhile, the BD will follow up on and investigate any reports or complaints received. If the BD discovers that any building works or street works contravene the BO and its subsidiary legislation, or pose a risk of causing injury to any person or damage to any property, or are in a dangerous condition, it may order cessation of works at the site or rectification of the dangerous works under the BO. Furthermore, the BD also imposes penalties through prosecution, refusal to registration renewal and disciplinary action.

The approval/supervision work of contractor registration is carried out by the Registration Unit of the BD comprising ten professional and ten technical officers. Since the Registration Unit handles both matters relating to the registered building professionals and registered contractors, the BD does not maintain a breakdown of the professional officers and manpower ratio involved solely for the approval/supervision of contractor registration.

Following the fire incident in Tai Po, the Development Bureau has reviewed the procurement arrangements in relation to building inspection and maintenance works carried out by works consultants and contractors, with a view to reducing the opportunities for illegal collusion among consultants, contractors, and individual owners, as well as reducing the risk of bid-rigging. The Development Bureau in collaboration with the Urban Renewal Authority (URA) will launch an enhanced version of “Smart Tender” in the second half of 2026, with a view to assisting owners’ corporations and owners in engaging compliant consultants and contractors to properly carry out building maintenance works.

The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

The Government has proposed allocating a total of \$300 million to the URA, with \$100 million as start-up capital for the URA to actively consider establishing a subsidiary company dedicated to providing the enhanced “Smart Tender” services and ensure the subsidiary has sufficient initial capital to launch the new service; the remaining \$200 million will be used to provide fee concession subsidies for owners using “Smart Tender”. As “Smart Tender” is a paid service, the subsidiary will be able to achieve break-even in the long run by charging fees.

The Development Bureau is working out the details of the enhanced version of “Smart Tender” with the URA, with the target of reporting the specific proposed measures and implementation details to the Panel on Development of the Legislative Council (LegCo) in mid-2026, consulting members of the sector, and rolling out the enhanced services in the second half of 2026.

In light of the fire incident in Tai Po, the Development Bureau and the BD propose further legislative amendments following a review of BO, including upgrading major building repair works from mostly Class II minor works (MW) to Class I MW, so as to require a third-party building professional to submit prescribed plans and supervision plans; and further strengthening the registration and disciplinary systems for registered building professionals and registered contractors. For instance, contravention of the Prevention of Bribery Ordinance (Cap. 201) will be a ground for disciplinary action and a factor for consideration in registration renewal. The Government’s target is to introduce an amendment bill into the LegCo within the second half of 2026 the soonest possible. The BD will continue to enhance

productivity by deploying internal resources and adjusting work priorities, and will apply for additional resources through established mechanisms where necessary.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)005

(Question Serial No. 1801)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Paragraph 64 of the Budget Speech

It is mentioned in the Budget that one of the keys to realising the vision of building the Northern Metropolis (NM) into a new international Innovation and Technology (I&T) city is to release the potential of the underdeveloped private land therein, and convert them to industrial space and ancillary facilities, thereby providing staunch support for accelerated development of the real economy and industries. In this connection, will the Government advise this Committee of the following:

1. Achieving “home-job balance” and “living and working in same district” is particularly important. Will the Government require a certain proportion of affordable housing (such as talent accommodation or mid-tier housing) be provided under projects when approving private land use, so as to ensure that housing prices are linked to the purchasing power of I&T employees, eliminating at source the need for them to commute across districts?
2. To prevent residents of the new area from facing a vacuum of facilities, will the Government include strict timing restrictions in land exchange or land grant terms, so as to encourage developers to deliver transport connections and essential livelihood facilities simultaneously (or preferably) with residential and industry spaces, ensuring seamless integration of living amenities?
3. Faced with substantial expenditure on infrastructure, public-private partnership is a viable way to relieve the Government's fiscal pressure. What incentives, such as targeted land price concessions or floor area exemptions, will the Government provide to encourage developers to proactively include non-profit public facilities like childcare and primary healthcare in their projects, so as to leverage market forces to accelerate the completion of the area's living circle?

Asked by: Hon CHAN Chung-yee, Alan (LegCo internal reference no.: 33)

Reply:

1. Apart from providing new land for industry development, the Northern Metropolis (NM) will also be the major source of future housing supply in Hong Kong. We expect that the NM will provide approximately 500 000 new residential units to meet the demand for housing of families of different strata (including information and technology (I&T) staff) in society. We have allowed flexibility in adjusting public/private split of housing supply taking into consideration the industry positioning of the individual New Development Areas (NDAs). Moreover, to specifically address housing demands of I&T staff, both San Tin Technopole and the Loop can provide talent accommodation. As regards the sites in the Hung Shui Kiu Industry Park (Industry Park), the Government has initiated the process of applying to the Town Planning Board for rezoning these sites to designate a park-specific zoning tailored for the Industry Park, as well as increasing land-use flexibility by widening the permitted uses to cover various suitable industries and supporting facilities (including talent accommodation).

2. & 3.

When we take forward the development of the NM, we will provide adequate transport and infrastructure facilities, as well as comprehensive community facilities, at each NDA in a timely manner. For example, to align with the times of major population intake in Kwu Tung North and Hung Shui Kiu/Ha Tsuen NDAs, the works of Kwu Tung Station on the East Rail Line and the Hung Shui Kiu Station on the Tuen Ma Line are expected to be completed in 2027 and 2030 respectively, whilst a public transport interchange required at a private residential project in Kwu Tung North will also be delivered within 2026. Regarding public facilities to be built by developers as required in in-situ land exchange or land grant, the Government will set a completion deadline to ensure that the relevant facilities will be delivered on time to benefit people's livelihood. Regarding the relevant facilities, the Government will, for example, deduct the estimated construction cost from the land premium in the land exchange process where appropriate. When approving building plans, the Buildings Department may also exempt the relevant gross floor area regarding public/social welfare facilities planned to be provided by the developers where appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)006

(Question Serial No. 1572)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Bureau announced in November 2025 that the enhanced gross floor area (GFA) exemption arrangements for carparks in private development projects, together with a series of related measures, would take effect starting from November. The measure would allow full GFA exemption for no more than two levels of aboveground carparks, while doing away with the prerequisite of constructing some of the carparks underground.

As far as the Government knows, how many private developers have submitted relevant applications? Please list the names of the development projects involved and the amounts of funds involved.

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 32)

Reply:

The 2025 Policy Address has proposed to allow full gross floor area (GFA) exemption for no more than two levels of aboveground carparks, while doing away with the prerequisite of constructing some of the carparks underground. Furthermore, for the third aboveground carpark level and beyond, 50 per cent of GFA exemption will be allowed, be it a private or public carpark, unlike past arrangements in which private and public carparks were subject to different arrangements. Since the construction cost for aboveground carparks is lower and the construction time is shorter, the measure will effectively reduce construction costs and expedite developments. The measure has been welcomed by the trade since its announcement.

The above enhanced measure has been implemented since November 2025. As at end-February 2026, the Buildings Department (BD) has received a total of 16 applications for GFA exemption for aboveground carpark, with seven approved. Under established

practices, BD will not disclose details of applications for plan approval in respect of development projects yet to be completed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)007

(Question Serial No. 1726)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

In 2025, the Development Bureau proposed to develop the ex-Lamma Quarry site into an eco-tourism node, lowering the residential floor area or hotel proportion to prioritise tourism elements. Will the Government inform this Committee of the following:

1. The Government will finalise the development parameters in the light of the expression of interest feedback in 2026-27. What criteria does the Government use to establish that this project does not deviate from the objective of prioritising eco-tourism? When evaluating tenders, will professors from environmental science-related disciplines be invited to assess the technical part? If so, what is the manpower expected to be involved in the early-stage tender exercise?
2. The Government has proposed that the project should include a yacht club in view of a bay nearby, and a new marina will be provided at the Aberdeen Typhoon Shelter expansion area. What is the positioning of the aforesaid two projects? Has the Government assessed the construction cost involved for these two marina projects?
3. The Government aims to commence the relevant statutory procedures within 2026. What are the statutory procedures expected to be conducted, as well as the time needed and the costs involved?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 33)

Reply:

1. The Chief Executive proposed in the 2024 Policy Address to promote island and coastal tourism, explore more itineraries with characteristics related to the countryside and coastal routes, and enhance related amenities. It was also proposed that a marina should be constructed and operated at the water body adjacent to the ex-Lamma

Quarry (ELQ) site, with a view to promoting yacht tourism and enhancing Hong Kong's attractiveness as a premier tourism destination. Subsequently, we proposed to society that the beautiful environment and man-made lake of the ELQ, nearby villages, hiking trail, seafood street, and the water body off the site should be utilised and developed into a resort and outdoor recreational zone, thereby promoting island tourism and taking forward the yacht tourism proposal. In the first half of 2025, the Development Bureau invited the market to submit expressions of interest regarding the aforesaid proposal and received a total of 22 responses. Based on the earlier study conducted by the government, the original quarry site and its surrounding area have no ecological value. When considering market opinions and suggestions regarding the development project, we will formulate suitable development parameters and implementation details without compromising the original policy intent and ensure the provision of adequate infrastructure facilities. This would render the project to be of a more reasonable scale and investment return, so that enterprises would be more encouraged to make a bid. The future tender and evaluation processes would be conducted by current staff of the Development Bureau.

2. As for the positioning of the development projects, regarding the development plan for the ELQ, the proposed marina will create synergies with the resort and outdoor recreational facilities provided at the entire adjacent site and the nearby water body. This will complement the beautiful environment and man-made lake of the ELQ, nearby villages, hiking trail and seafood street, thereby enabling the entire development plan to invigorate Lamma Island and add to the highlights of characteristic island tourism for both local and overseas visitors. Under the Invigorating Island South initiative, the Government will expand Aberdeen Typhoon Shelter through public works programme so as to address the regional demand for sheltered spaces in the southern part of Hong Kong Island, particularly from pleasure vessels. Given that the Southern District has long been a hotspot for yacht activities, the Government hopes to seize the opportunity brought about by the expansion of Aberdeen Typhoon Shelter to utilise part of the expanded waterbody for the market to develop a marina. Meanwhile, the project will create synergies with the nearby leisure and recreation facilities, connect to the rich blue-green resources in the Southern District such as Repulse Bay and Deep Water Bay, and increase the appeal of the area to both local and overseas visitors. Each of the two projects is anticipated to provide an additional of 200 yacht berthing spaces, and would have residential elements, which can have synergetic development with the marina facilities.

The project cost related to the marinas will depend on the development proposals submitted by the private sector based on the development parameters determined by the Government at the tender stage.

3. The ELQ site is currently zoned as "Undetermined" on the Approved Lamma Island Outline Zoning Plan No. S/I-LI/11. We aim to commence the statutory plan rezoning procedures for the ELQ development project within 2026. At the same time, we are considering to conduct relevant statutory procedures for the proposed marina facilities based on the Environmental Impact Assessment Ordinance (Cap. 499) and Foreshore and Sea-bed (Reclamations) Ordinance (Cap. 127) so as to increase the certainty at

tendering stage. The above statutory procedures would be conducted by current staff of relevant departments.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)008

(Question Serial No. 1727)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

In this financial year, it is expected that the Development Bureau (DEVB) will introduce more commercial facilities such as food and beverages, retail and entertainment (including pop-up sale points) on a pilot basis at selected suitable harbourfront locations to provide convenience and a better experience for visitors. Will the Government advise of the following:

1. given that the new lease for the Central Harbourfront Event Space is expected to commence in July 2026, with the contract terms incorporating a provision to the effect that in case no less than about one-third of the Event Space remains unused for events or is left unrented for a period of three consecutive days or above, the tenant is required to open that portion of the Event Space for public enjoyment free of charge, whether the DEVB will consider making use of these three consecutive “unused days” to organise a series of exhibitions on Chinese traditional culture, such as the evolution of ancient clothing and temple fair culture, complemented by on-site makeup services for participating locals/tourists and time-limited provision of IP headwear and accessories for tourists to purchase, with a view to enhancing the blind box experience at the harbourfront; and
2. given that not a few locals would jog along the harbourfront and pass through the Central and Western District Promenade (Central Section) near Tamar Park, whether the DEVB will explore the provision of healthy tea drinks, such as Chinese herbal teas (more popular teas such as chrysanthemum and goji berry, and osmanthus and longan) along the section; if so, the estimated manpower involved?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 34)

Reply:

To increase the attractiveness of the harbourfront, the Government is striving to enhance the Victoria Harbourfront. On the one hand, it leverages the market force by arranging for private operators to run some harbourfront sites; on the other hand, it has introduced commercial facilities such as various food and beverages (F&B), retail and entertainment on a pilot basis at selected suitable harbourfront locations to provide convenience and a better experience for visitors.

The new short-term tenancy of the Central Harbourfront Event Space (Event Space) will become effective on 1 July 2026 for a term of five years. We proactively encourage the tenant to make good use of the space thereat and to plan and organise a diverse range of activities, with a view to enriching the harbourfront experience for residents and tourists alike. As regards the enhanced tenancy terms for this tender, i.e. in case no less than about one-third of the Event Space remains unused for events or is left unrented for a period of three consecutive days or above, the tenant is required to open that portion of the Event Space for public enjoyment free of charge. In addition, the tenant is required to provide regular F&B facilities within the Event Space within one year after the commencement of the new tenancy to enhance convenience for visitors. We will convey Hon Chan's suggestions regarding parts (1) and (2) of the question to the tenant for their consideration and follow-up.

In addition, three smart specialty vending facilities commenced their operation at the promenades in Wan Chai, Kwun Tong and Cha Kwo Ling in 2024, offering snacks, specialty drinks and "pop-up" products. They are also specially designed for visitors to take photos. In particular, the vending facilities at Kwun Tong and Cha Kwo Ling provide visitors with a variety of healthy tea drinks. Besides, two stalls offering light refreshment were set up at HarbourChill in Wan Chai in end-2025. These stalls have provided entrepreneurial opportunities related to F&B for young people in particular.

Furthermore, we are gathering feedback on the provision of F&B facilities along the harbourfront. We will consider introducing popular items for the upcoming F&B facilities to be provided at the harbourfront sections in Hung Hom, Central, North Point and Tsim Sha Tsui in 2026 by phases. In addition to gathering feedback at our events in Central, North Point and Tsim Sha Tsui, we incorporated workshops to promote traditional folk crafts. For example, sugar painting sessions and flour figurine-making experiences featuring panda and the Year of the Horse themes were organised in February and March respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)009

(Question Serial No. 1728)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As the Development Bureau will release for consultation in the second quarter of 2026 possible connectivity options at the New Praya, Kennedy Town to further connect harbourfront sections along both sides of the Victoria Harbour that are not yet accessible, will the Government advise:

- 1) given the number of visitors at the New Praya, Kennedy Town, whether the Government has any timetable for early reducing vehicle-pedestrian scrambles;
- 2) whether the Government will explain to the public during the consultation that the project to be carried out under the streamlined mechanism provided in the amended Protection of the Harbour Ordinance will not involve permanent reclamation; if so, of the estimated manpower involved; and
- 3) of the estimated expenditure for the construction of a boardwalk at the New Praya, Kennedy Town?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 35)

Reply:

To provide a safe and relaxing experience for visitors to enjoy the sunset view at the New Praya, Kennedy Town, the Civil Engineering and Development Department (CEDD) commissioned a consultancy to commence a feasibility study in December 2025 and is now considering various connectivity options to enhance pedestrian connectivity of that section. The study covers, among others, considering the advantages and disadvantages of utilising the streamlined mechanism under the Protection of the Harbour Ordinance (Cap. 531) amended in 2025 to construct a boardwalk or seawall along the waterfront areas through small-scale reclamations or other solutions that do not require reclamation to provide

pedestrian walkways, as well as the scale of reclamation, preliminary project estimate and the timetable. We plan to put forth proposals for consultation in the second quarter of 2026, and will explain various connectivity options. We will formulate the concrete plan for implementation of the project after collecting feedback from stakeholders.

The consultancy fee for the study is approximately \$5 million. The associated costs will be absorbed by the provisions of the Development Bureau and the CEDD, and the relevant work will be undertaken by their existing manpower.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)010

(Question Serial No. 1671)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 28 of the Budget Speech, the Government plans to introduce a bill on the dedicated legislation for the Northern Metropolis in mid-2026. In this connection, will the Government advise this Committee of the following:

1. the legislative scope of and the core regime arrangements intended to be covered by the dedicated legislation;
2. whether the dedicated legislation will provide specific authorisation or institutionalised arrangements regarding the following supporting regimes: (a) mechanism for the secure cross-boundary flow of data; (b) dedicated arrangements for capital mobilisation or convenient flow of capital; (c) tax incentives targeting organisations with an established presence in Hong Kong and top talent; (d) regulatory exemptions/regulatory sandboxes or special approval channels for designated pilot projects; if so, the division of duties among the lead bureaux/departments, applicable areas and estimated financial implications in respect of various arrangements; if not, the reasons for that; and
3. the dedicated manpower establishment and estimated expenditure involved in drafting and launching the dedicated legislation (including whether external legal consultant(s)/expert(s) will be hired), whether the Government will set up a dedicated team to co-ordinate the implementation, as well as the timetable of key milestones from drafting, consultation, introduction into the Legislative Council and implementation?

Asked by: Hon CHAN Man-ki, Maggie (LegCo internal reference no.: 18)

Reply:

1. The Government has proposed to introduce dedicated legislation to accelerate the development of the Northern Metropolis (NM), with the objectives of further removing

barriers in respect of planning and lands procedures in the NM, expediting construction works, and facilitating business operation. The dedicated legislation will comprise a piece of primary legislation serving as the main framework, and will set out specified areas and delegate to the Chief Executive in Council the power to further enact subsidiary legislation on the specified areas, as and when necessary, to implement the relevant detailed measures. Specifically, we propose six areas where subsidiary legislation can be enacted. These include streamlining town planning procedures, expediting compensation payment for land resumed, facilitating the adoption of innovative construction technology arrangements, streamlining the procedures and requirements for construction noise permit applications, facilitating and regulating cross-boundary flow of elements, and establishing statutory corporations for designated areas.

2. & 3.

Regarding the aforesaid six policy areas, we have proposed to introduce facilitation measures under the subsidiary legislation to regulate the flow of specified elements at designated areas (such as the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone (the Hetao Hong Kong Park)) or transport infrastructure projects in the NM. This would mainly include the flow of personnel, data, materials (such as bio-samples and plant and equipment) and capital.

As regards the specific details of the flow of data, the Hong Kong Special Administrative Region (HKSAR) Government is currently under close and in-depth discussions with the Shenzhen Municipal People's Government and the relevant central authorities. Given that the flow of data involves national security, personal privacy and different legal and regulatory frameworks between the two places, it is essential to ensure that the mechanism will not only be convenient but also secure and manageable. Our current discussions are focused on how to establish clear data categorisation and tiering, as well as security management and supervisory protocols within the designated pilot areas at the Hetao Hong Kong Park, with a view to accumulating experience for the future regularisation of such mechanisms/expansion of applicable data categories.

As regard the flow of capital, the HKSAR Government supports the pursuit of an orderly relaxation of restrictions on the cross-boundary flow of Mainland capital into the Hetao Hong Kong Park, with a view to promoting Mainland investment in the Park's technology and development projects. In this connection, the HKSAR Government has all along been maintaining communication with financial regulatory authorities in the Mainland, seeking to provide more facilitation arrangements regarding various cross-boundary remittance arrangements for the convenience and benefit of the public and the business sector, provided that the risks remain manageable. Since it involves different regulatory regimes (including requirements for capital inflows and outflows), the HKSARG Government has been, with regard to the practical needs, exploring facilitation arrangements with the Mainland authorities concerned, with an aim of exploring a gradual approach for seeking suitable policies and solutions through close collaboration between the two places within the regulatory framework and existing practices.

As regards tax incentives, the Financial Secretary has expressed that the HKSAR Government will prepare the "preferential policy packages" covering land, tax

incentives, financial subsidies, co-investment, etc., and will adopt flexible and innovative approaches for collaboration with enterprises. The Financial Services and the Treasury Bureau will introduce an amendment bill within 2026 to implement the tax incentives, instead of incorporating taxation-related provisions into the dedication legislation for the NM.

As regards the policy area of facilitating adoption of innovative construction technology arrangement, we have proposed that for new development, re-development or alteration and addition works in the NM, project proponents could apply to the Buildings Department (BD) for modification of or exemptions from the requirements of the Buildings Ordinance (Cap. 123) or its subsidiary legislation, such as the adoption of non-conventional construction technologies or building materials, even without proof of special circumstances. This will accelerate development and encourage innovation, while the applications will be considered and vetted by the BD.

The dedicated legislation for the NM involves a range of policy areas, and the NM Co-ordination Office (NMCO) under the Development Bureau is co-ordinating the relevant preparatory work in consultation with various bureaux and departments. As the relevant preparatory work is mainly carried out by existing manpower of the NMCO as part of their overall duties, we are unable to provide a breakdown of the staff establishment and estimated expenditure involved in this regard.

We are conducting a public consultation on the dedicated legislation for the NM, with the target of introducing the bill into the Legislative Council (LegCo) for vetting in mid-2026, and to submit together the draft of the first batch of subsidiary legislation for preview. We will strive to have the primary legislation passed within this year, and then formally submit the first batch of subsidiary legislation to the LegCo for vetting.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)011

(Question Serial No. 1679)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 210 of the Budget Speech, the first batch of site formation works for the innovation and technology land in San Tin Technopole and the university land in Hung Shui Kiu will be completed within 2026, and the Government will seek funding approval in 2026-27 for kickstarting projects such as the site formation and infrastructure works for Ngau Tam Mei New Development Area and Phase 1 Stage 2 Development of San Tin Technopole, as well as construction of the government joint-user complex in Kwu Tung North. In this connection, will the Government advise this Committee of the following:

1. the estimated total expenditure on site formation and infrastructure works, as well as the manpower establishment regarding the funding application for 2026-27;
2. whether the Government plans to incorporate green building standards or innovative technology into the aforesaid works, and provide an assessment of the associated additional expenditure and expected benefits; if so, the details; and
3. whether the Government has established quantitative indicators to assess the overall results of land development projects in the Northern Metropolis, if so, the details?

Asked by: Hon CHAN Man-ki, Maggie (LegCo internal reference no.: 32)

Reply:

1. The Government is pressing ahead with the development of the Northern Metropolis (NM). As regards land development and infrastructure, we will seek funding approval from the Legislative Council (LegCo) in 2026-27 for kickstarting projects such as the site formation and infrastructure works for Ngau Tam Mei New Development Area (NTM NDA) and Phase 1 Stage 2 of San Tin Technopole (STT), as well as construction of the government joint-user complex in Kwu Tung North, etc. The estimated

expenditure regarding the projects will be elaborated in the submissions to the LegCo for funding applications.

As regards manpower establishment, given that the Civil Engineering and Development Department and the Architectural Services Department will be responsible for supervising the aforesaid works as part of their officers' day-to-day work, a breakdown is not available.

2. As regards the site formation and infrastructure works for NTM NDA and STT, we will utilise innovation and technology to assist in the supervision of works and to fully apply digital technology for site management, including the adoption of Building Information Modelling, Digital Works Supervision System, Smart Site Safety System and Project Data Management System, which will enable the project team to monitor the real-time progress and performance with a view to uplifting management efficiency, thereby controlling project costs and enhancing site safety.

As regards the joint-user complex at Area 29, Kwu Tung North, we will adopt green building design to minimise the consumption of natural resources as much as practicable, and aim to achieve the highest rating (platinum) in the BEAM Plus assessment. It is estimated that the expenditure on energy-conservation, green and recycle features will not exceed 4% of the project budget. Furthermore, we will strive to adopt innovative technologies (including Modular Integrated Construction, Multi-trade Integrated Mechanical Electrical and Plumbing, smart site management, construction robots, and drones) for the project, with a view to enhancing the overall efficiency, safety, quality performance and productivity of the construction industry.

3. The NM project is a cross-bureaux undertaking, and requires close inter-bureaux co-operation and co-ordination. Since its establishment in June 2023, the NM Co-ordination Office (NMCO) under the Development Bureau has assumed an overall championing and co-ordinating role in taking forward the NM with multiple functions. Among the nine NDAs in the NM, the construction works for four of them (including Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South and STT) are processing at full steam, with related land resumption work also underway; the other five NDAs (including NTM, Lau Fau Shan/Tsim Bei Tsui/Pak Nai, New Territories North New Town, Ma Tso Lung and Au Tau) are at different planning stages. These tasks are extensive and complex, requiring cross-departmental strategic guidance to formulate pragmatic and efficient implementation plans, address challenges encountered, and ensure the smooth progress of the relevant work. The NMCO's key performance indicators will be assessed based on the progress of the specific tasks, and the overall performance will depend on whether some 900 hectares of "spade-ready sites" (including about 300 hectares of industry land) can be supplied as planned in the next five years (from 2026-27 to 2030-31), and another about 900 hectares of "spade-ready sites" (including about 150 hectares of industry land) in the second five years (from 2031-32 to 2035-36), so as to handover the "spade-ready sites" to government departments and developers to take forward residential, industry and other developments in the NM.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)012

(Question Serial No. 2257)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 28(e) and paragraph 212 of the Budget Speech, the large-scale land disposal approach is adopted to expedite the granting of land in new development areas, and tenders are being invited for the first pilot area in Hung Shui Kiu/Ha Tsuen; flexible land premium payment arrangements are also introduced. In this connection, will the Government advise this Committee of the following:

1. the estimated expenditure and capital injection arrangements in relation to the Government's adoption of the large-scale land disposal approach to develop the Northern Metropolis (NM); and
2. whether the Government has formulated any specific indicators to monitor the overall effectiveness of the large-scale land disposal approach in expediting the development of the NM; if yes, the details?

Asked by: Hon CHAN Man-ki, Maggie (LegCo internal reference no.: 25)

Reply:

To further accelerate the delivery of the Northern Metropolis (NM), the Government will continue to adopt innovative and diversified development approaches including large-scale land disposal, so as to better integrate a capable government with an efficient market. Under the large-scale land disposal approach, the Government would identify sizeable parcels of land including industry and residential sites with commercial value, as well as public facility sites, for comprehensive development by the successful tenderer. This aims to better leverage private market forces to expedite the development of the NM. The Government has identified three pilot areas of large-scale land disposal, which are located in Hung Shui Kiu/Ha Tsuen New Development Area (HSK), Fanling North New Development Area and San Tin Technopole respectively. The tender invitation for the HSK pilot area was the first

to commence in end-December 2025, with the closing date on 3 July 2026. In particular, the Government has introduced flexible arrangements for payment of land premium, including allowing staged payment of land premium and allowing the offsetting of land premium by surrendering land within the NM to be resumed by the Government, with a view to alleviating the cash flow pressure on enterprises in land development.

In respect of the HSK pilot area, we have adopted the “two-envelope approach” in the tendering, under which the weighting for premium proposal is 30% and that for non-premium proposal is 70%. The marking scheme mainly focuses on the development of “Enterprises and Technology Park (E&TP)” sites, including whether strategic industries are developed, whether leading enterprises are introduced, development speed, investment scale, employment opportunities to be created, etc. The purchasers of the E&TP sites winning the tender will be required to enter into service deeds with the Government, submit performance guarantees and arrange for bank bonds, ensuring the implementation of the non-premium proposals within the specified time. Furthermore, to ensure timely completion of the pilot area projects, the Government will also prescribe building covenants and the deadlines for completing specified works (such as park) in the relevant leases. Apart from leveraging market forces for expediting NM development and anchoring of industries, the effectiveness of large-scale land disposal can also be reflected in terms of the investment brought in by the industries and enterprises established there in future, the employment opportunities created, and the timing of population intake for the residential development, etc.

The tendering work related to large-scale land disposal is absorbed by existing manpower and resources.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)013

(Question Serial No. 2259)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 65 of the Budget Speech, ways are explored to encourage developers owning land in the Northern Metropolis to collaborate with technology or advanced manufacturing enterprises in submitting joint development proposals to the Government; and to release land potential through the “tripartite co-operation” model. In this connection, will the Government advise this Committee of the following:

1. the specific participation conditions, government involvement methods, and the estimated expenditure and staff establishment for the “tripartite co-operation” model; and
2. the number of relevant proposals currently under negotiation, key areas, and anticipated target for attracting participation?

Asked by: Hon CHAN Man-ki, Maggie (LegCo internal reference no.: 28)

Reply:

The Financial Secretary has proposed in the 2026-27 Budget that ways are being explored for further encouraging developers owning land in the Northern Metropolis (NM) to collaborate with technology or advanced manufacturing enterprises in submitting joint development proposals to the Government. It is expected that, through tripartite co-operation, relevant land and corporate resources will be channelled towards the target industries for priority development in Hong Kong. In doing so, the business sector will have greater participation in the innovation and technology transformation of Hong Kong's economy, thereby expediting the NM development through concerted efforts.

In this connection, the Government has introduced multiple measures to encourage land owners to promote industry development on the private land they own in the NM. These

measures include in-situ land exchange arrangement which is applicable to designated industry sites, “Pay for What You Build”, “phased development”, and the surrender of private land to be resumed by the Government within the NM to offset the land premium payable for large-scale land disposal or in-situ land exchange. The Financial Secretary has also expressed that the Government will prepare “preferential policy packages” covering land, tax incentives, financial subsidies, co-investment, etc., and will adopt flexible and innovative approaches for collaboration with enterprises. If land owners and relevant industry enterprises wish to receive support from the Government so as to facilitate the anchoring of industries in the NM, they can submit joint development proposals and the Government will consider each case on its own merits, including the economic benefits to be brought about by the project to Hong Kong. The Government has not set any target in respect of the number of projects attracted, and welcomes all interested land owners or enterprises to come forward with co-operation proposals for the Government’s consideration. If any collaboration projects are implemented, the Government will make announcements to ensure transparency and openness of information.

The work at the present stage will be handled by existing manpower and resources, and we are unable to provide a breakdown. If needed in the future, we may seek additional resources in accordance with the established mechanism.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)014

(Question Serial No. 1766)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 209-210 of the Budget Speech, the Government is pressing ahead with the development of the Northern Metropolis (NM) which would provide ample room for the development of housing, innovation and technology sector as well as other industries, and will seek funding approval from the Legislative Council for kickstarting projects such as construction of the government joint-user complex in Kwu Tung North. In this connection, will the Government advise this Committee of the following:

1. the floor area reserved for social service facilities in the government joint-user complex in Kwu Tung North;
2. how the Government will plan for social service land and facilities in San Tin Technopole and the Ngau Tam Mei New Development Area (NDA), as well as the adjacent Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South NDAs; and
3. whether the Government initiate a study in 2026-27 to assess the future population and social service needs of the NM; if so, the details of this work?

Asked by: Hon CHAN Man-yee, Grace (LegCo internal reference no.: 42)

Reply:

1. The Government launched the tender for the design and construction works of the joint-user complex (including office building) at Area 29, Kwu Tung North New Development Area (NDA) in end-January 2026. Details of the various major facilities (including social welfare facilities) will be set out in the paper to be submitted by the Government to the Legislative Council for funding approval.

2. & 3.

When planning NDAs in the Northern Metropolis (NM), the Government will consider the scale of the future residential and working population in each NDA, as well as the projected age distribution of the residential population. It will also reserve sufficient land and floor space for the provision of necessary Government, institution and community facilities with reference to the relevant provisions and requirements in the Hong Kong Planning Standards and Guidelines and following consultation with the relevant departments. As such, the Government does not need to conduct additional studies to assess the future population and social service needs of the NM.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)015

(Question Serial No. 2349)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

During the implementation of the Northern Metropolis and other development projects, some agricultural land, farms and related operation facilities may need to be relocated or cease operation as affected by land resumption/demolition by the Government or construction works. In this connection, will the Government advise this Committee of the following:

1. a breakdown of the number of cases regarding farms/agricultural operations affected by land resumption/demolition by the Government, and the total amount of compensation and ex-gratia allowances disbursed by category of compensation (including but not limited to land compensation, crop/facility compensation, relocation allowance, and related support for transitional arrangements) over the past three financial years (i.e. 2023-24 to 2025-26) and 2026-27 (estimated);
2. whether the Government has provided “transitional operation” arrangements (such as short-term tenancies for replacements sites, temporary operation points; relocation co-ordination, demolition timetable co-ordination, etc.) for affected farms in 2026-27; if yes, of the details and the expenditure involved; if not, the reasons for that; and
3. whether the Government has reviewed if the existing compensation mechanism can reflect the need of “continuous operation” (such as shutdown periods caused by relocation, loss of clients, cost of reinvestment), as well as whether more practical assessment and support arrangements regarding the relevant loss will be established; if yes, of the details and timetables?

Asked by: Hon CHAN Pok-chi (LegCo internal reference no.: 33)

Reply:

1. Over the past three financial years (i.e. 2023-24 to 2025-26), a total of approximately ten farms/agricultural operations (excluding individual cultivators) were subject to land resumption/clearance by the Government as they were affected by the Northern Metropolis or other development projects. The total amount of compensation and ex-gratia allowances (EGA) disbursed to cases with assessments completed and eligibility verified are set out below:

Agricultural land compensation	Disturbance Allowance for Cultivators	Crop compensation	EGA for miscellaneous permanent improvements to farms
Around \$40 million	Around \$24,000	Around \$60,000	Around \$5,000

In 2026-27, it is expected that approximately another ten farms/agricultural operations (excluding individual cultivators) will be subject to land resumption/clearance by the Government for the same reasons. As these cases are still subject to assessment and verification of eligibility, we are not able to provide an estimate of the compensation and EGA at this stage.

2. & 3.

Under the current policy, affected eligible farms/agricultural operators may receive the aforesaid EGA as financial assistance. If the operators wish to seek other suitable private land to continue their operations after receiving the EGA, the Development Bureau will also provide advice and assistance regarding planning or land administration procedures.

Eligible farmers engaged in cultivation may claim the Disturbance Allowance for Cultivators to meet the cost of land preparation when re-establishing elsewhere and the loss of income during the period. The Government enhanced this EGA in 2019 to reflect the situation of agricultural activities more accurately. Thereafter, the EGA is continued to be reviewed and adjusted annually. In addition, eligible farmers engaged in livestock keeping may claim the EGA for Pig and Poultry Farmers to meet the expenses for replacing the fixtures required for production and the loss of income during the period for re-establishing their business. The Government also enhanced the rate of this EGA in 2023 to better reflect the impact on poultry farmers and their needs to re-establish their businesses. This EGA is also reviewed and adjusted annually.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)016

(Question Serial No. 2497)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government plans to seek approval from the Legislative Council to inject a funding of \$10 billion into the Hung Shui Kiu Industry Park Company Limited (the Park Company) as initial capital to support its initial operation and development needs. In this connection, will the Government advise this Committee of the following:

1. how the \$10 billion will be allocated;
2. the concrete action plans, timetable and key performance indicators of the Park Company; and
3. how the Government, the Hong Kong-Shenzhen Innovation and Technology Park Limited and the dedicated company to be established to take forward and develop San Tin Technopole will complement each other with a view to creating synergy?

Asked by: Hon CHAN Siu-hung (LegCo internal reference no.: 33)

Reply:

1. The Government established the wholly government-owned, non-statutory “Hung Shui Kiu Industry Park Company Limited” (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the Northern Metropolis.

Following the consultation with the Panel on Development of the Legislative Council in March 2026, the Development Bureau will submit funding application to the Finance

Committee in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park, procuring the software and hardware equipment needed for providing value-added services to support enterprises' growth, and supporting the Park Company's operating expenses for the initial five years.

We aim to enable the Park Company to commence operation by mid-2026.

2. The Park Company will develop the 23-hectare sites by phases, among which, eight hectares are readily available "spade-ready sites", and the remaining 15 hectares will have site formation completed by around end-2027. In order to attract enterprises to the Industry Park, we anticipate that the Park Company may need to invest funding to construct industry facilities on its own and lease out the floor space to enterprises in the initial stage. The Park Company may also sub-let some sites within the Industry Park through tender or direct grant as appropriate for enterprises to build and operate their own topside industry facilities, and may consider forming joint ventures with enterprises to co-develop and co-invest in individual projects through approaches such as equity shareholding or "provision of land as a form of capital contribution". In the long run, the Park Company should shift towards expanding the adoption of PPP models, and gradually scaling up private investment to build industry clustering, which would also enable the Park Company to meet operating expenses on an on-going basis through rental, service fees and other revenue sources, with a view to achieving financial self-sustainability and retaining surplus to support the Park Company's on-going development in the long run.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government's capital injection in accordance with the Government's industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu.

3. The Hung Shui Kiu Industry Park Company will capitalise on the locational advantage of Hung Shui Kiu for its good transport network and proximity to Qianhai in Shenzhen to drive the development of industries with a competitive edge and supported by the Government, e.g. high value-added or smart production (such as pharmaceutical manufacturing and food processing) and advanced construction. Together with some of the nearby industry sites that may be granted to the Park Company in the future, the Industry Park is expected to be able to develop a diverse range of industries and complement the development of the Hung Shui Kiu University Town with the integration among the industry, academia and research sectors.

On another front, the Government has endeavoured to develop the Hetao Hong Kong Park into a world-class innovation and technology (I&T) hub and, in accordance with the Development Outline for the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone promulgated in 2024, take forward at full steam the development of the Hong Kong Park. San Tin Technopole (STT) is an extension of the Loop. Together with the Hetao Hong Kong Park, there

will be a co-ordinated development at upstream, midstream and downstream levels, creating a comprehensive ecosystem for I&T industries. While the Loop focuses on research and development (R&D), commercialisation, and pilot production in the upstream and midstream levels, the STT will provide a large piece of land which can help accelerate the commercialisation of R&D results and provide industrial space for prototyping, pilot and mass production.

Taking into account considerations such as the industry positioning and timing of availability of industry sites in different regions, the Government will co-ordinate with various park companies on the development strategies of the Hung Shui Kiu Industry Park, the Hetao Hong Kong Park and the STT. In addition, the Secretary for Development and the Secretary for Innovation, Technology and Industry will serve as the official directors on the Board of Directors of the “Hung Shui Kiu Industry Park Company Limited”, and can ensure that the industry sites in Hung Shui Kiu, the Hetao Hong Kong Park and the STT would generate synergistic and complementary effects through their direct participation in the company’s decision-making process.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)017****(Question Serial No. 1627)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the Northern Metropolis Co-ordination Office, please advise of the following:

a.

Year	Civil service establishment ceiling	Number of vacancies in the civil service establishment (since the financial year of)	Expenditure on manpower (\$)	Total Expenditure (\$)
2024-25				
2025-26				
2026-27			(Estimate)	(Estimate)

b. How to make effective use of the funding to advance the integrated energy system of “electricity, computing, and carbon” in the Northern Metropolis?

Asked by: Hon CHAN Yung (LegCo internal reference no.: 15)

Reply:

a.

Year	Civil service establishment ceiling	Number of vacancies in the civil service establishment (since the financial year of)	Expenditure on manpower (\$) (Note 1)	Total Expenditure (\$)
2024-25	23	1	37.6 million	(Note 2)
2025-26	25	2	40.2 million (revised estimate)	(Note 2)
2026-27 (estimate)	28	3	47.26 million	(Note 2)

Note 1 : Including civil service posts/staff employed on non-civil service contract terms or post-retirement service contract terms

Note 2 : The operating expenses of the Northern Metropolis Co-ordination Office are included in the overall departmental expenditure of the Planning and Lands Branch under the Development Bureau, and no breakdown figures can be provided.

- b. According to the Environment and Ecology Bureau, under the Scheme of Control Agreements (SCAs) entered into between the two power companies and the Government, the power companies are obliged to contribute to the development of Hong Kong by providing, operating and maintaining sufficient electricity related-facilities and supplying electricity to meet the demand. In accordance with the five-year Development Plan under the SCA, the CLP Power Hong Kong Limited has carried out constructions to meet the electricity demand in the Northern Metropolis (NM). These include the electricity supply facilities in areas such as the Loop and Hung Shui Kiu, so as to tie in with the overall development of the NM and ensure stable electricity supply. Furthermore, as the enhancement of the Clean Energy Transmission System is to be completed within 2026, Hong Kong will be able to gradually import more zero-carbon energy from the Chinese Mainland.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)018

(Question Serial No. 1633)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government plans to inject a funding of \$10 billion to the Hung Shui Kiu Industry Park. Please provide detailed information on how the funds will be used.

Asked by: Hon CHAN Yung (LegCo internal reference no.: 29)

Reply:

The Government established the wholly government-owned, non-statutory “Hung Shui Kiu Industry Park Company Limited” (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the Northern Metropolis.

Following the consultation with the Panel on Development of the Legislative Council in March 2026, the Development Bureau will submit funding application to the Finance Committee in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park, procuring the software and hardware equipment needed for providing value-added services to support enterprises’ growth, and supporting the Park Company’s operating expenses for the initial five years.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government’s capital injection in accordance with the Government’s industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)019

(Question Serial No. 1351)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Estimates and Matters Requiring Special Attention in 2025-26, the Government continued to support the Urban Renewal Authority (URA) in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans. In this connection, please advise this Committee of the following:

1. given that, as mentioned under the Programme, the Government continued to implement new planning tools and commence Phase I of the “Nullah Road Urban Waterway” redevelopment project in Mong Kok East as recommended by the District Study for Yau Ma Tei and Mong Kok (YMDS), whether the Government has drawn up any timetable for Phase II of the redevelopment project; if yes, the scope of its coverage; and the latest progress of other development nodes in the YMDS;
2. given that, as mentioned under the Programme, the Government continued to support the URA to continue conducting district planning studies for Tsuen Wan and Sham Shui Po respectively, the scope of redevelopment under the Sham Shui Po Study and the nodes initially considered for priority redevelopment; and the time of commencing the redevelopment work in Sham Shui Po; and
3. given that, as mentioned under the Programme, the Government will finalise and implement the specific measures in 2026 relating to the use of newly developed land to drive urban redevelopment projects, including relaxing the current arrangement for transfer of plot ratio and suitably increasing the plot ratio of private redevelopment projects for the seven designated areas with more pressing redevelopment need on a pilot basis, and will make use of newly developed land to promote urban redevelopment and commence consultation, how the consultation exercise will commence specifically; and whether the consultation exercise will be conducted at designated areas.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 6)

Reply:

1. Since the completion of the District Study for Yau Ma Tei and Mong Kok (YMDS) by the Urban Renewal Authority (URA) in 2021, the Government has been implementing in phases the recommendations and new planning tools put forward in the YMDS, including implementing a pilot scheme on transfer of plot ratio within the same district, permitting interchangeability of domestic/non-domestic plot ratio in Yau Mong districts, and removing the plot ratio restriction of the commercial zone along Nathan Road. The URA also launched the Sai Yee Street/Flower Market Road Development Scheme (i.e. Phase I of the “Nullah Road Urban Waterway” redevelopment project) in mid-March 2024. As for other redevelopment projects that the URA has planned to commence in response to the YMDS, as the URA must observe the principle of confidentiality for its business plan for redevelopment, it will only promulgate through publication in the Gazette and other means the details of a redevelopment project, including its location and boundary, upon official commencement of the project.

In fact, the redevelopment projects proposed by the YMDS cannot be taken up solely by the Government or the URA, and active participation by the private sector is needed. The various planning tools mentioned above and measures to enhance market incentives for redevelopment projects (see response (3) below) as further proposed in the 2025 Policy Address are precisely introduced with the aim of incentivising and guiding more private organisations to participate in redevelopment so as to expedite urban renewal.

2. The URA commenced district planning studies for Sham Shui Po and Tsuen Wan in 2022, aiming at developing urban renewal master plans for these two old districts by restructuring land use and replanning under-utilised land, with a view to addressing future urban renewal, population changes and development needs. Regarding the Sham Shui Po district planning study, the URA has divided the study area into four distinct thematic zones, namely the Inno-Design and Active Spine (the area between Tung Chau Street and Lai Chi Kok Road); the LOHAS Neighbourhood (the area to the north of Cheung Sha Wan Road); the Exuberant, Fun and Green Precinct (the area between Yen Chow Street and Boundary Street); and the Twin Hill Green and Historic Spine (the area surrounding Woh Chai Hill and Garden Hill).

The URA submitted the plan related to the Study to the Government by the end of 2025. Relevant government bureaux/departments are reviewing and providing comments to the proposals. The URA will revise the proposals having regard to the Government's comments, and will submit the final report. This arrangement is similar to the procedure for the District Study for Yau Ma Tei and Mong Kok a few years ago. The Government will draw up the implementation arrangements based on the final report's recommendations and stakeholders' feedback.

3. Regarding the specific measures relating to the use of newly developed land to drive urban redevelopment projects, including the proposals of relaxing the current arrangement for transfer of plot ratio and suitably increasing the plot ratio of private redevelopment projects for the seven designated areas with more pressing

redevelopment need on a pilot basis, the Development Bureau already consulted the Panel on Development of the Legislative Council on the specific proposals on 13 October 2025 and conducted a two-month consultation exercise from October to December 2025, during which relevant stakeholders' views were collected, including the URA Board, professional bodies and industry associations. The relevant stakeholders in general supported our proposed direction. We are now studying the suggestions on technical matters in order to formulate the implementation details. Our target is to finalise and implement the relevant measures in around mid-2026.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)020

(Question Serial No. 1352)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding harbourfront planning and co-ordination of harbourfront-related planning and land issues, please advise this Committee:

1. with respect to the \$6.5 billion harbourfront enhancement dedicated funding approved years ago to take forward harbourfront development projects, of the amount used so far and the remaining balance of the funding that has not been used;
2. given that the Government indicated earlier that the focus would extend to the Kowloon harbourfront in the future, of the locations of the sections involved, the length of the proposed harbourfront development, specific description of the development, the estimated expenditure involved, and the commencement and completion times of the projects;
3. with respect to the proposed harbourfront development projects mentioned above, whether the expenditures for developing these projects will be included in the \$6.5 billion harbourfront enhancement dedicated funding approved previously; if not, whether the Government will consider provision new funding to promote the construction and enhancement of the harbourfront in a continuous manner;
4. with respect to the harbourfront enhancement dedicated funding approved years ago, given that it was mentioned that two studies would be conducted regarding (i) enhancing the pedestrian experience and connectivity from the hinterland to and within harbourfront areas; and (ii) identifying a suitable model for managing and maintaining future harbourfront projects respectively, of the actual expenditures, progress or related results of these two studies; and
5. with respect to the harbourfront sections that have been connected, whether the Government will consider providing additional clearer signage or implement other

measures to enhance the guidance directing locals and tourists from the hinterland to the harbourfront so as to improve the connectivity between the hinterland and the harbourfront; if so, of the details and related expenditures; if not, the reasons for that.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 7)

Reply:

The Government has been striving to enhance the Victoria Harbourfront under the “incremental approach”, with a view to connecting harbourfront promenades on both sides of the Victoria Harbour and providing quality public spaces. To enhance the Victoria Harbourfront, with the support of the Harbourfront Commission, the Government has been actively taking forward 12 projects with the \$6.5 billion dedicated funding for harbourfront enhancement. The table at the Annex sets out the details of the completed projects with seven fully opened promenades (involving approved funding of about \$2.2 billion), one project with works being carried out (involving approved funding of about \$0.7 billion) and four projects under planning (involving earmarked funding of about \$3.6 billion). All the \$6.5 billion dedicated funding has been committed to the abovementioned projects.

Regarding the harbourfront development in Kowloon, more than 14 kilometres (or nearly 70%) of the approximately 21 kilometres of the developable harbourfront has been opened to the public at present. Taking into account projects expected to be completed in 2026, including the pedestrian walkway connecting the West Kowloon Cultural District to Tai Kok Tsui, the waterfront promenade next to the Kai Tak New Acute Hospital and the event space and public open space at the former Hung Hom Railway Freight Yard Pier site, the length of connected harbourfront promenades in Kowloon will reach around 15 kilometres. The length is expected to be further extended to approximately 16 kilometres by 2028, with this additional 1-kilometre section funded by the Government/the Hong Kong Housing Society and partly by developers.

To enhance accessibility and visitor experience, we have been enhancing outdoor installations with special features and wayfinding signage at various opened harbourfront sections, such as the pedestrian walkway on Shing Sai Road and Fung Mat Road behind the Western District Public Cargo Working Area. Furthermore, to facilitate visits, wayfinding signage with special features has been installed every half kilometre along the entire length of the harbourfront on Hong Kong Island, enabling members of the public to explore diverse landscapes along different sections of the Victoria Harbour. Moreover, in response to the recommendations by the Consultancy Study on Enhancing Visitors’ Experience and Connectivity from the Hinterland to and within Harbourfront Areas, we are installing signs in a number of harbourfront areas, such as Tsuen Wan, Cheung Sha Wan, Tai Kok Tsui, and Cha Kwo Ling, expected to be completed in the second quarter of 2026. As for the event spaces developed by private operators (e.g. the former Hung Hom Railway Freight Yard Pier site), we have also required the operators to provide signs and wayfinding signage to guide visitors to the harbourfront.

**Projects with the \$6.5 billion dedicated funding for harbourfront enhancement
applicable to the Victoria Harbourfront**

	Project (# Fully opened; * works being carried out; ^ under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
Hong Kong Island				
1.	Sai Ying Pun Harbourfront Park (originally known as Open Space at Eastern Street North, Sai Ying Pun) [#]	1.32	/	The Project has been concluded and the site opened for public enjoyment in December 2025.
2.	Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre [#]	1.40	560	The project has been concluded and the site opened for public enjoyment in April 2021.
3.	Celebration Precinct, Wan Chai North [^]	1.85	/	The site is currently opened for public enjoyment. We are also taking forward the development of a nearby site above the Exhibition Centre Station in Wan Chai North to create a new landmark with event venues.
4.	Pierside Precinct, Wan Chai North [#]	4.04	412	Part of the site has been opened for public enjoyment by phases since December 2020, with the waterfront part fully opened since October 2021.
5.	Water Sports and Recreation Precinct, Wan Chai North [#]	1.39	770	The project has been concluded and the site fully opened in December 2023.
6.	Revitalised Typhoon Shelter Precinct, Causeway Bay [#]	2.53	317	With the completion of enhancement works on the promenade near Victoria Park Road and introduction of features such as harbour steps, the Precinct was opened for public enjoyment in September 2022.
7.	East Coast Park Precinct, North Point [*]	4.70	772	The Legislative Council (LegCo) approved a funding of about \$693.6 million in October 2024 to take forward the works, including enhancement of the Phase 1 site (i.e. area to the west of Watson Road), which is now open to the public; the construction works of the remaining portion (i.e. area to the east of Watson Road); and enhancement of the adjoining Oil Street sitting-out area. Construction works commenced in November 2024 for estimated completion in 2028.

	Project ([#] Fully opened; * works being carried out; ^ under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
8.	East Coast Boardwalk (originally known as Boardwalk underneath the Island Eastern Corridor) [#]	/	1 800	The LegCo approved a funding of around \$1.68 billion in October 2021 for this project. The western section of the Boardwalk (including the enhanced North Point Promenade) and the eastern section have been opened for public enjoyment since January and December 2025 respectively.
Kowloon and Tsuen Wan				
9.	Tsuen Wan Waterfront Enhancement [^]	2.05	/	Under the “incremental approach”, Phase 1 (i.e. promenade along Hoi On Road) was completed and opened by phases between September 2019 and April 2021. As regards Phase 2 (i.e. the portion from Hoi On Road to Hoi Hing Road), planning for the enhancement works is underway while the relevant section has been fully opened.
10.	Kai Tak Metro Park [^]	12.80	583	The approximately 580-metre long harbourfront promenade facing To Kwa Wan Typhoon Shelter at the Kai Tak Metro Park site was opened for public enjoyment in December 2024 under the “incremental approach” to tie in with the recently opened Kai Tak Sports Park, the Shing Fung Road Park and the public open space of the private development at the south-east of the former runway in Kai Tak. Construction works that will soon be started at the landscaped platform of the Kai Tak Metro Park site adjacent to the Kai Tak Sports Park and the Shing Fung Road Park are expected to be completed within 2026. In addition, the Urban Renewal Authority will provide an 11-a-side artificial turf soccer pitch within the Metro Park site, with the works expected to be completed in 2027. In the short-term, the other portions within the Metro Park will continue to be used mainly as works sites for major infrastructural projects in the district (e.g. remaining works of the Central Kowloon Bypass, the smart and green mass transit system in Kai Tak). Subject to the progress of the project, the site will be developed as the remaining portion of the Metro Park in the long run.

	Project ([#] Fully opened; * works being carried out; ^ under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
11.	Cha Kwo Ling Waterfront (i.e. Promenade of the Development of New Campus of Vocational Training Council (VTC) at Kowloon East (Cha Kwo Ling) Project)^	4.50	1 043	This promenade project will be taken forward as part of the adjacent campus development project of VTC. With the LegCo's funding approval of the pre-construction works in July 2022, a consultant was engaged by the project proponent to devise a detailed design for the promenade. Meanwhile, the waterfront area near the Kwun Tong Sewage Pumping Station was opened in August 2023 (i.e. Cha Kwo Ling Promenade).
12.	Hung Hom Urban Park [#]	2.20	/	Phase 1 and Phase 2 works have been completed and fully opened since July 2025. To promote "place-making" for harbourfront development, part of the site is used by a non-government organisation by short-term tenancy to provide specially designed children play facilities. Related facilities commenced operation upon completion of works in 2025.
Others				
13.	Consultancy studies on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas, and Design Guidelines for Promenades and Measures for Better Water-land Interface	N/A	N/A	The consultants sought views from members of the Harbourfront Commission in June and November 2024, respectively, and have completed the final reports. We are progressively implementing the relevant recommendations, and will refer to them for the design directions on harbourfront development projects and enhancement works in the future.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)021

(Question Serial No. 2221)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Budget Speech, the Development Bureau is conducting a comprehensive review of Operation Building Bright 2.0 (OBB 2.0) to draw up a new subsidy scheme, and will earmark \$3 billion accordingly. In this connection, will the Government advise this Committee:

1. what specific areas the review of OBB 2.0 covers;
2. of the new subsidy scheme's differences from OBB 2.0; whether it is targeted at specific categories or types of buildings (such as building age, scale, location or risk level); and the estimated number of beneficiary buildings based on the existing \$3 billion earmarked;
3. given that three rounds of applications have been received since the implementation of OBB 2.0, of the amount of subsidies granted, the number of buildings with building maintenance completed and the number of buildings with building maintenance not completed, with a breakdown by district;
4. of the latest situation where building repair works have been carried out in subsidised buildings under various milestones and the target achievement rates;
5. given that it takes a longer time for Category 1 and Category 2 buildings covered by OBB 2.0 to complete maintenance works, whether the Government has analysed the reasons behind this, and what measures can be taken to expedite the progress of these works; and

6. of the remaining balance of OBB 2.0 at present; when the works with applications submitted and repair works not completed will be completed, and whether the funds are sufficient to cover the costs?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 4)

Reply:

1. & 2.

Since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the Urban Renewal Authority (URA) to first roll out the enhanced version of “Smart Tender”⁽¹⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note⁽¹⁾: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the

URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

3. There are two categories of buildings under OBB 2.0. Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS). Owners of eligible buildings may apply to the URA within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD.

As at end-2025, there were a total of 3 863 eligible buildings under OBB 2.0 approved/selected, including 2 099 Category 1 buildings and 1 764 Category 2 buildings⁽²⁾. The geographical distribution of the number of Category 1 buildings approved-in-principle, the number of Category 2 buildings selected by the BD, the number of buildings with commenced prescribed inspection or repair works, the number of buildings with repair works completed under OBB 2.0 and the amount of subsidy approved are set out in the table below:

Note⁽²⁾ : This excludes 482 buildings originally selected by the BD as Category 2 buildings but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

	Number of Category 1 buildings approved-in-principle	Number of Category 2 buildings selected by the BD ⁽²⁾	Number of buildings with commenced prescribed inspections or repair works (including those with repair works completed in the next column)		Number of buildings with prescribed repair works completed		Subsidy approved ⁽³⁾ (\$'000)
			Cat. 1	Cat. 2	Cat.1	Cat. 2	
Central & Western	193	120	165	120	32	58	63,930
Eastern	129	64	110	64	11	47	59,490
Kowloon City	219	301	199	301	39	165	112,120
Kwai Tsing	48	7	39	7	3	1	24,020
Kwun Tong	91	22	81	22	9	6	85,800
North	31	77	29	77	0	11	48,950
Islands	2	1	2	1	0	0	1,400
Sai Kung	2	0	1	0	0	0	2,320
Sham Shui Po	319	411	291	411	45	251	160,040
Sha Tin	34	4	34	4	1	1	15,710
Southern	34	18	32	18	3	12	160,100

	Number of Category 1 buildings approved-in-principle	Number of Category 2 buildings selected by the BD ⁽²⁾	Number of buildings with commenced prescribed inspections or repair works (including those with repair works completed in the next column)		Number of buildings with prescribed repair works completed		Subsidy approved ⁽³⁾ (\$'000)
			Cat. 1	Cat. 2	Cat.1	Cat. 2	
Tai Po	52	39	39	39	3	11	92,060
Tsuen Wan	114	64	102	64	13	19	21,790
Tuen Mun	44	8	40	8	8	5	35,470
Wan Chai	151	90	128	90	15	46	30,820
Wong Tai Sin	74	51	68	51	20	14	71,520
Yau Tsim Mong	493	474	438	474	65	240	164,710
Yuen Long	69	13	58	13	10	5	17,450
Total	2 099	1 764	1 856	1 764	277	892	1,167,700

Note⁽³⁾: Subsidy approved includes the amount of subsidies released and committed to be released as at end-2025 by the URA to the applications. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies (This is primarily because owner-occupiers of Category 1 buildings (if approved by the URA) have not yet completed the works contracts, and owner-occupiers of Category 2 buildings must wait for the BD to complete the relevant works before they can submit an application to the URA).

4. The figures on Category 1 buildings and Category 2 buildings under OBB 2.0 as at end-2025, broken down by milestones and the respective percentages of reaching the milestones, are set out in the table below:

Milestone	Number of Category 1 Buildings (proportion to total number of Category 1 buildings)	Number of Category 2 Buildings (proportion to total number of Category 2 buildings)	Total Number of Buildings (proportion to total number of buildings)
a) Prescribed inspection commenced but not yet completed	124 (6%)	278 (16%)	402 (10%)
b) Prescribed inspection completed but prescribed repair works not yet commenced	1 046 (50%)	103 (6%)	1 149 (30%)
c) Prescribed repair works commenced but not yet completed	409 (19%)	491 (28%)	900 (23%)

Milestone	Number of Category 1 Buildings (proportion to total number of Category 1 buildings)	Number of Category 2 Buildings (proportion to total number of Category 2 buildings)	Total Number of Buildings (proportion to total number of buildings)
d) Prescribed repair works completed	277 (13%)	892 (50%)	1 169 (30%)

5. As at end-2025, all subsidised cases under OBB 2.0 were able to complete the repair works within five years from the date the URA issuing Approval in-Principle (AIP) letters. Based on the URA's experience and feedback from owners/owners' corporations (OCs), the challenges and/or difficulties in arranging inspection and repair works mainly lie in: (i) long time spent by owners to discuss and reach consensus on the scope of registered inspectors (RI) services or repair works for tender invitation; and (ii) tender evaluation and assessment. Besides, the pandemic in the past few years was also believed to have an impact on the overall progress of organising and undertaking the prescribed inspections and repair works.

Following a thorough, stage-by-stage review of the OBB 2.0 workflow, since May 2024, the Development Bureau and the URA have introduced improvement measures to strengthen monitoring and tender invitation support for owners which have participated in OBB 2.0, so as to facilitate timely inspection and repair works. These measures include: (i) the URA introduces a "pre-qualified list" based on certain basic information, whereby owners in the third round of OBB 2.0⁽⁴⁾ must invite works consultants and contractors on such "pre-qualified list" to tender; (ii) drawing up timetables for tender and works and requiring compliance from owner applicants in the third round; (iii) if the owners fail to invite tenders on time, the URA will step in as appropriate and invite tenders for the buildings on their behalf (but the owners remain responsible for tender evaluation and making the final selection); and (iv) providing standardised tender assessment table and guidelines for owners and OCs, with a view to expediting the process of tender assessment. As at February 2026, of the 927 AIP letters issued by the URA under the third round of OBB 2.0, there were 368 cases reaching the first milestone deadline (i.e. awarding an RI consultancy contract within five months). More than 90% (345 cases) had invited tenders and awarded contracts in respect of appointment of RIs before the deadline, with fewer than 10% (23 cases) requiring intervention by the URA. The Government will work closely with the URA to pay close attention to the implementation of OBB 2.0 and assist owners in commencing and completing the required works as soon as practicable.

Note⁽⁴⁾: Applications for the third round closed in September 2023, and the URA began issuing AIP letters to eligible applicants in batches from May 2024.

6. The Government's provision of \$6 billion under OBB 2.0 is disbursed to the URA by instalments on an annual basis. As at 2025-26, a total of \$3.93 billion was disbursed to the URA by the Government. The estimated disbursement for 2026-27 is \$300 million.

Only owner-occupiers can benefit from subsidies under OBB 2.0. Generally speaking, owner-occupiers of Category 1 buildings (if approved by the URA) can only apply for subsidies from the URA after completing the procurement of works contracts for their buildings. Applicants may choose to either apply for full release of subsidies from the URA upon completion of the repair works, or apply for the relevant portion of subsidies from the URA by instalments based on the works progress. As for the owner-occupiers of Category 2 buildings, they can only submit applications to the URA after the default works have been completed by the government consultants or contractors appointed by the BD. At present, a substantial number of buildings participating in OBB 2.0 have yet to reach the stage under which individual owner-occupiers may submit applications for partial or full release of subsidies.

Since the works and release of subsidies under OBB 2.0 may span across several years, the URA needs to earmark sufficient funds for Category 1 buildings issued with AIP letters and Category 2 buildings selected by the BD for owners' future applications for subsidies. After the third round of applications, the funds for OBB 2.0 will be exhausted.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)022

(Question Serial No. 2673)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Budget Speech, the Urban Renewal Authority (URA) will launch an enhanced version of “Smart Tender” in the second half of this year, and the Bureau will provide subsidies to encourage owners to utilise the paid services of “Smart Tender”. For these two measures, the Government proposes allocating a total of \$300 million to the URA. In this connection, please advise this Committee of the following:

1. It is reported that, of the funding of \$300 million, \$200 million will be used to subsidise owners utilising the enhanced “Smart Tender” services. How many buildings, as estimated by the Government, will benefit from this batch of funding? How long are the funds expected to meet the building maintenance demand in Hong Kong?
2. Please specify the categories and specific numbers of professionals the URA needs to employ for promoting the enhanced version of “Smart Tender”.
3. How many applications have the URA received and approved since the launch of “Smart Tender”? What is the average approval time for the applications approved? Of the applications approved, what are the numbers of cases where the building rehabilitation works (i) have commenced and (ii) have been completed? For the cases where the works have been completed, what are the average and longest durations of services provided by “Smart Tender” for these cases?
4. It is reported that the Government’s original idea behind the enhanced version of “Smart Tender” was to directly select contractors or consultants for the beneficiaries, but proposed to offer options to owners after listening to views. Will such a change affect the effectiveness of the enhanced version of “Smart Tender” in combating bid-rigging?

5. The Government mentioned earlier that it was necessary to strengthen the supervision and enforcement of building maintenance after the fire incident at Wang Fuk Court and that buildings applying for maintenance subsidies would be required to join “Smart Tender” platform in the future. However, after the fire incident, there are views suggesting that it may dampen owners’ willingness in participating in building maintenance. Has the Government assessed the average number of applications received annually for participation in the enhanced version of “Smart Tender” in the next three years?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 5)

Reply:

1. - 2. & 4. - 5.

Following the fire incident in Tai Po, the Development Bureau has reviewed the procurement arrangements in relation to building inspection and maintenance works carried out by works consultants and contractors, with a view to reducing the opportunities for illegal collusion among consultants, contractors, and individual owners, as well as reducing the risk of bid-rigging. The Development Bureau in collaboration with the Urban Renewal Authority (URA) will launch an enhanced version of “Smart Tender” in the second half of 2026, with a view to assisting owners’ corporations and owners in engaging compliant consultants and contractors to properly carry out building maintenance works.

The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

The Government has proposed allocating a total of \$300 million to the URA, with \$100 million as start-up capital for the URA to actively consider establishing a subsidiary company dedicated to providing the enhanced “Smart Tender” services and ensure the subsidiary has sufficient initial capital to launch the new service; the remaining \$200 million will be used to provide fee concession subsidies for owners using “Smart Tender”. As “Smart Tender” is a paid service, the subsidiary will be able to achieve break-even in the long run by charging fees.

The Development Bureau is working out the details of the enhanced version of “Smart Tender” with the URA, with the target of reporting the specific proposed measures and implementation details to the Panel on Development of the Legislative Council in

mid-2026, consulting members of the sector, and rolling out the enhanced services in the second half of 2026.

3. The URA launched “Smart Tender” in May 2016. The Government allocated \$300 million in October 2017 to subsidise owners to participate in “Smart Tender” at a concessionary rate.

As at end-2025, the number of applications received for “Smart Tender”, the number of applications approved-in-principle, the number of building rehabilitation works that have commenced but are yet to be completed, the number of completed building rehabilitation works and the average processing time are set out in the table below:

Number of applications received (cases)	Number of applications approved-in-principle (cases)		Average time for issuing approval-in-principle ^{Note}
	Number of building rehabilitation works that have commenced but are yet to be completed (cases)	Number of completed building rehabilitation works (cases)	
Around 4 400	Around 100	Around 3 600	Around 30 days

The URA does not maintain statistics on the average and longest durations of “Smart Tender services provided in respect of completed building rehabilitation works.

Note: It is calculated from the date when an owner submits all necessary documents to the URA.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)023

(Question Serial No. 0391)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

According to the Programmes of the latest Budget, the Development Bureau will continue to oversee the implementation of measures to facilitate the revitalisation of industrial buildings (IBs), and put forward recommendations on the way forward for the Revitalisation Scheme for IBs taking into account the study on utilisation of existing industrial stock being undertaken by the Planning Department. In this connection, will the Government advise this Committee of the following:

1. relevant statistical data, including the number of applications for the Revitalisation Scheme of IBs, the respective original floor areas, additional floor areas, and rezoning condition over the past three years;
2. whether the Government has conducted analysis and study on the latest available data to understand the effectiveness of the relevant scheme and market trends; whether the study includes statistics on the revitalisation potential of IBs in specific areas or sectors (such as technology and creative industries), and how these findings will guide the recommendations on the way forward for IB development (such as expanding non-industrial uses or enhancing land arrangements); and
3. in respect of accelerating the establishment of a new industrialisation system, how the policy on revitalising IBs can integrate with this development (such as releasing industrial land to support technology parks or new industrialisation; whether the Government is conducting or planning to conduct any comprehensive study on related hardware facilities (such as smart building management or green retrofitting) to better support the development of new industries in Hong Kong; if so, the details and associated costs?

Asked by: Hon CHEUNG Pui-kong (LegCo internal reference no.: 26)

Reply:

1. The Government reactivated the Revitalisation Scheme for Industrial Buildings (IBs) (Revitalisation Scheme) in 2018, mainly comprising two aspects of measures to encourage redevelopment and wholesale conversion of IBs. In respect of redevelopment of IBs, the prevailing policy allows an increase in the maximum permitted non-domestic plot ratio of up to 20 per cent to provide incentives to private owners to redevelop IBs constructed before 1987. In the past three financial years (from April 2023 to end-February 2026), excluding the applications withdrawn by applicants, the Town Planning Board (TPB) received a total of six applications (involving six redevelopment projects) for relaxation of plot ratio for redevelopment of IBs, which were all approved. The total gross floor area after the proposed redevelopment is approximately 97 365 square metres. The relevant applications did not involve rezoning. The applicants were not required to submit information on the original floor area of the relevant IBs before redevelopment when applying for planning permission from the TPB. Among the six approved applications mentioned above, three applications involved relaxation of plot ratio by 20 per cent from 9.5 to 11.4, while the other three applications involved relaxation of plot ratio by 20 per cent from 12 to 14.4.

In respect of wholesale conversion, waiver fees could be exempted for IBs aged 15 years or above in zones such as “Commercial” or “Industrial” zones under the prevailing policy. If the concerned IB was constructed in or after 1987, not less than ten per cent of the converted floor space must be used for purposes designated by the Government (such as innovation and technology). In the past three years (from March 2023 to end-February 2026), the Lands Department (LandsD) did not receive any relevant waiver application. In the same period, there were two cases in which wholesale conversion works have been completed, and the permitted non-industrial uses include commercial, offices, retail and food and beverage facilities, etc.

2. To facilitate the proper planning of industrial land development in Hong Kong, the Planning Department (PlanD) has conducted five rounds of Area Assessments of Industrial Land in the Territory since 2000, and to date more than 300 hectares of industrial land have been rezoned for other uses such as business and residential uses, which is conducive to unleashing the development potential of industrial land in urban areas. The Development Bureau is conducting a new round of Study on Utilisation of Existing Industrial Stock with the PlanD and the LandsD. The main objectives include:
 - (a) reviewing the effectiveness of the Revitalisation Scheme and exploring the incentives to further encourage market participation in redevelopment or wholesale conversion of IBs;
 - (b) exploring the rezoning of certain sites in industrial areas for non-industrial uses in order to unleash the development potential of industrial land in urban areas and accelerate the transformation of old industrial areas; and
 - (c) understanding the emerging industries or uses (such as innovative scientific research, art studios, etc.) in private IBs, and exploring the feasibility of further

widening the scope of permissible non-industrial uses in IBs, so as to further optimise the use of IB floor space on the premise of safeguarding public safety.

We will consider the views from the industry and the market when putting forward recommendations in 2026, including the way forward for the Revitalisation Scheme.

3. In respect of the development of new industrialisation, the Government actively steers local manufacturers towards smart manufacturing. To promote the development of new industrialisation and support manufacturers in establishing new smart production lines or production facilities in Hong Kong, or upgrading and transforming existing production lines, the Innovation and Technology Commission provides matching subsidies to eligible enterprises through the Innovation and Technology Fund. As mentioned above, when conducting the new round of Study on Utilisation of Existing Industrial Stock, we will consider the views from the industry and the market, and will maintain communication with relevant policy bureaux. In addition, the Northern Metropolis is being planned and developed with an “industry-led” approach, and is gradually making industry sites available. The wholly government-owned “Hung Shui Kiu Industry Park Company Limited” established in early 2026 will be responsible for the development and operation of the around 23-hectare industry sites located in Hung Shui Kiu, and can also provide workspace to attract companies engaging in smart production and advanced manufacturing to establish a foothold.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)024

(Question Serial No. 1111)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Support Service Centre for Minority Owners under Compulsory Sale (SMOCS) under the steer of the Dedicated Office of Support Services for Minority Owners under Compulsory Sale (DOSS) of the Development Bureau commenced operation in 2024 and will provide public seminars at different places. In this connection, will the Government advise this Committee of:

1. the number of public seminars held by DOSS to enhance district publicity and public education in each of the past two years;
2. further to the above question, the number of in-person attendees and online attendees of these public seminars in each of the past two years;
3. in respect of these public seminars, the average cost per session; and whether the costs were borne by DOSS;
4. the number of visitors to the SMOCS in each of the past two years;
5. given that the DOSS provides subsidies to minority owners seeking professional mediation and independent property valuation services, the respective number of applications for subsidies as well as applications approved and rejected in each of the past two years;
6. further to the above question, the average amount of subsidies involved in the approved applications; and
7. further to the above question, three main reasons for rejecting the applications?

Asked by: Hon CHIK Kit-ling, Elaine (LegCo internal reference no.: 109)

Reply:

1. - 4.

To strike a balance between expediting the redevelopment of old buildings and protecting the interests of property owners, the Development Bureau (DEVB) set up in August 2024 the Dedicated Office of Support Services for Minority Owners under Compulsory Sale (hereinafter referred to as “DOSS”) to commission and steer the Support Service Centre for Minority Owners under Compulsory Sale (hereinafter referred to as “SMOCS”), which was set up by the Urban Renewal Authority (hereinafter referred to as “URA”), to provide one-stop, more comprehensive and effective support services to minority owners at different stages of compulsory sale applications.

Commencing its operation in August 2024, the SMOCS, supported by the financial resources of the URA, is entirely independent of the URA in operation and directly accountable to the DOSS under the DEVB, including reporting its work progress to the DOSS on a monthly basis. Furthermore, the SMOCS also works with the non-governmental organisation (NGO) engaged through open tender to enhance the understanding of the public and minority owners of old buildings on private property acquisition activities and the compulsory sale application mechanism through organising free educational talks and outreach services. The statistics on the educational talks organised by the SMOCS, in collaboration with the NGO, from August 2024 to end-February 2026 are set out below:

Year	Number of talks	Number of attendees ^{Note(1)}
2024-25 (counting from the SMOCS’ commencement of operation in August 2024)	- Four large-scale district talks; - Six district organisation talks; and 15 smaller-scale talks organised at district elderly centres and other venues	<u>Four large-scale district talks</u> In-person attendee: 286 Online attendee: 181 <u>Six district organisation talks</u> In-person attendee: 80 <u>15 smaller-scale talks</u> In-person attendee: 630
2025-26 (As at end-February 2026)	- Four large-scale district talks - Four smaller-scale talks organised at district elderly centres and other venues (Note(2): One large-scale district talk and two smaller-scale talks would be organised in March 2026)	<u>Four large-scale district talks</u> In-person attendee: 56 Online attendee: 155 <u>Four smaller-scale talks organised at district elderly centres and other venues</u> In-person attendee: 45

^{Note(1)} No online attendance has been arranged for district organisation talks and smaller-scale talks.

Given that most requests for assistance or enquiries were made by phone or email, and that the SMOCS, in collaboration with the NGO, proactively conducted over 1 200 home visits in areas or buildings with active compulsory sales and private property acquisition activities, the number of talks held in 2025-26 was fewer than that in the previous year. As for the number of in-person visitors to the SMOCS, 130 visitors have been recorded so far.

Currently, the educational talks are arranged by the SMOCS and the resources involved in its operation are provided by the URA. Hence, no government expenditure is involved.

5. - 7.

Most of the services provided or arranged by the SMOCS (such as preliminary advisory services provided by volunteer lawyers and surveyors, mediation talks, etc.) are free of charge. For some services requiring professional support, such as conducting mediation meetings and provision of valuation reports for the minority owners' reference, the SMOCS will offer subsidy or allowance for eligible minority owners to assist them in handling compulsory sale cases.

Since its commencement of operation in August 2024, one minority owner submitted an application for subsidy to the SMOCS in 2024-25. In this case, an amount of \$4,500 was granted as mediation fee subsidy, and an independent third-party property valuation report was obtained at a concessionary fee of \$4,500 for reference purposes, so as to assist in the mediation. The SMOCS has not received other application for subsidy at the moment.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)025

(Question Serial No. 1112)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government contracts out on conditions government-owned harbourfront land to private or non-profit-making organisations in the form of “Harbourfront Event Space” for management and operation and allow other users to rent the venues for hosting events. In this connection, will the Government advise this Committee of the following:

1. the number of harbourfront sites the Bureau has currently granted to private or non-profit-making organisations under “short-term tenancies” or “operating contracts” for management and operation; and the respective lessee, lease conditions, lease area, monthly rent, and end date of the existing leases; and
2. of the aforementioned sites, the number of venues that are contracted out and subleased to provide regular food and beverage (F&B) facilities, the details, and whether the Government has imposed any additional operational conditions on these F&B facilities;
3. whether there are any lessees or operators who failed to meet the annual promised number of days for renting related sites to host events over the past five years; and
4. other than tightening lease conditions, what specific actions the Government, as the owner of the related land, has taken to effectively monitor the use of the harbourfront sites that are contracted out to meet public expectations?

Asked by: Hon CHIK Kit-ling, Elaine (LegCo internal reference no.: 110)

Reply:

1. & 2.

To make the harbourfront more vibrant and attractive, the Development Bureau (DEVB) has been committed to experimenting a variety of new design and management models

at the harbourfront, including leasing some suitable harbourfront sites to private or non-profit-making organisations for management and operation through short-term tenancies (STTs), with a view to introducing more events and facilities, as well as enhancing the harbourfront experience of residents and tourists alike. Examples include the harbourfront event spaces in Central, Wan Chai and Hung Hom.

In recent years, we have been introducing commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable harbourfront locations on a pilot basis to bring convenience and better experience to visitors. In particular, three smart specialty vending facilities commenced their operation at the promenades in Wan Chai, Kwun Tong and Cha Kwo Ling in 2024, offering a variety of snacks, specialty drinks and “pop-up” products, as well as providing spots for visitors to take photos. Besides, two refreshment stalls were set up at the harbourfront in Wan Chai in end-2025, which have provided entrepreneurial opportunities related to F&B businesses for young people in particular. Moreover, the new tenancy for Central Harbourfront Event Space (CHES) commencing in July 2026 also requires the tenant to provide, within one year from the commencement of the new tenancy and on a regular basis, F&B facilities in the promenade area, with a view to offering convenience to both event participants at the event space as well as visitors to the harbourfront outside the period of any particular events.

Details of harbourfront sites (including those providing F&B facilities) under the DEVB leased on STTs are set out in the Annex.

3. & 4.

We have all along attached great importance to the management and operation of harbourfront sites, and have been continuously optimising site management through a multi-pronged approach to ensure that the public can enjoy better harbourfront experience. As regards tenancy terms, we have established specific terms for individual sites. For example, tenants of CHES and Wan Chai Harbourfront Event Space are required to organise projects/events open to the public for at least 30% of all days each year, and the total number of events organised throughout the year must meet the levels proposed in the tenders. According to records, the relevant tenants were able to meet the requirements over the past five years. Meanwhile, the new tenancy for CHES commencing in July 2026 extends the fixed term from three years to five years, with a view to incentivising the tenant to make long-term investments and planning. New terms have also been added to place a heavier onus on the tenant’s monitoring role and regularise the communication and alert mechanisms, enabling the DEVB to intervene as venue owner in a timely manner. Specific requirements include –

- (1) The tenant is required to assess the credentials and experience of the applicants, their capability in hosting events, the feasibility of the proposed events, etc., before confirming approval of venue applications from event organisers. The tenant shall submit regular assessment reports to the DEVB;
- (2) The tenant shall closely monitor the progress of event preparation and alert the DEVB in a timely manner, such as whether the event is in alignment with the original proposal, whether the relevant licenses or permits have been applied for

and obtained in a timely manner, and whether the ticketing arrangement is proper;
and

- (3) The tenant and event organisers are required to hold a tripartite meeting with the DEVB prior to the events to confirm the progress of the final stage preparation and the arrangements made.

Short-term tenancies of harbourfront sites under the Development Bureau (DEVB) (as at 28 February 2026)

	Location (specific project)	Lessee (*private organisation; ^charitable organisation)	Area (square metres approximately)	Major lease conditions⁽¹⁾	Rent (#monthly rent) (HK\$)	End date of existing lease
1.	Lung Wo Road, Central	Central Venue Management Limited and Serious Staging Limited*	36 600	The organisation of projects/events open to the public for at least 30% of all days each year, and the total number of events organised throughout the year must meet the level proposed in the tender (including free or charged entertainment events, trade exhibitions, markets, etc.).	988,000 [#]	30 June 2026
2.	Government site in front of Central Pier Nos 9 and 10	The Entertainment Corporation Limited*	7 300	The setting up, operation and management of an observation wheel and ancillary facilities.	1,800,000 [#]	31 October 2029
3.	Hung Hing Road, Wan Chai	Serious Staging Limited*	13 700	The organisation of projects/events open to the public for at least 30% of all days each year, and the total number of events organised throughout the year must meet the level proposed in the tender (including free or charged arts performances, public exhibitions and markets, etc.).	185,000 [#]	30 June 2027

	Location (specific project)	Lessee (*private organisation; ^charitable organisation)	Area (square metres approximately)	Major lease conditions⁽¹⁾	Rent (#monthly rent) (HK\$)	End date of existing lease
4.	Hoi Shin Lane, Quarry Bay ⁽²⁾	Church Body of the Hong Kong Sheng Kung Hui^	3 740	The setting up, operation, and management of non-profit-making public recreational facilities and other ancillary facilities, and the organisation of related projects/events.	Nominal rent of \$1 per annum	Renewed quarterly
5.	Former Hung Hom Railway Freight Yard Pier site	Bay Area Media Limited*	18 396	The setting up, operation, and management of the site as a “harbourfront event space,” and opening part of the pier space for public enjoyment.	38,800 [#]	31 December 2028
6.	1 Wa Shun Street, Hung Hom ⁽²⁾	Playright Children’s Play Association^	2 210	The setting up, operation, and management of non-profit-making public recreational and leisure spaces, and the organisation of related projects/events.	Nominal rent of \$1 per annum	28 September 2027 and renewed quarterly afterwards
7.	Hoi Bun Road, Kwun Tong, Kowloon (including the event venues and ancillary structures below Kwun Tong Bypass)	Action Dragon Limited*	8 570	The organisation of projects/events open to the public every year, and the total number of events organised throughout the year must meet the level proposed in the tender; upon approval of the Standing Committee, subletting the site and ancillary structures to third parties for use as retail, service and restaurant premises; and the provision of public spaces.	15,000 [#]	30 May 2030

	Location (specific project)	Lessee (*private organisation; ^charitable organisation)	Area (square metres approximately)	Major lease conditions⁽¹⁾	Rent (#monthly rent) (HK\$)	End date of existing lease
8.	Harbour Fun Restaurant & Bar, Water Sports and Recreation Precinct, Wan Chai	Fisherman's Wharf Limited*	320	For use as “operation of restaurant” and the sale of light refreshments.	10,000 [#]	23 June 2028
9.	Ocean Explorer Waters Sports Hub, Water Sports and Recreation Precinct, Wan Chai	Hong Kong Playground Association^	260 (and water body of around 1.5 hectares)	For use of “water sports and recreational business”, and the sale of packaged food, beverages and other products (such as sunscreen); and applications may be made to the Government for organising or co- organising temporary events within the Precinct with other organisations.	5,000 [#]	23 June 2028
10.	Smart specialty vending facility, Water Sports and Recreation Precinct, Wan Chai	Noki Asia Limited*	36	For use of “sale of light refreshments by means of a vending machine”.	10,000 [#]	31 March 2026
11.	Lung King No. 8, Lung King Street, Wan Chai	G.A.Y. Trading Limited*	4 600	For use of “outdoor children's go-kart hire business”, and the sale of light refreshments and other products (such as toys and sun cream).	3,600 [#]	30 June 2026

	Location (specific project)	Lessee (*private organisation; ^charitable organisation)	Area (square metres approximately)	Major lease conditions⁽¹⁾	Rent (#monthly rent) (HK\$)	End date of existing lease
12.	Refreshment stall, HarbourChill, Wan Chai	Hong Kong Playground Association ^	30	For use of “operation of refreshment stall business”.	2,400 [#]	20 December 2027
13.	Automatic photo booth, HarbourChill, Wan Chai	STAYBLUE*	13	Installation and operation of automatic photo booth, and the use of “provision and sale of photography services”.	3,000 [#]	29 February 2028
14.	Refreshment kiosk, Tin Chiu Street, East Coast Boardwalk, North Point	Locolla Limited*	8	For use of “bicycle rental business”, sale of packaged food and beverages; and applications may be made to the Government for organising or co-organising temporary events on the Boardwalk with other organisations.	6,000 [#]	30 September 2027
15.	Multi-purpose space and outside seating accommodation, East Coast Boardwalk, North Point	Nodi Concept KT Limited*	110	For use of “light refreshment restaurant”, the installing of “outside seating accommodation”; and applications may be made to the Government for organising or co-organising temporary events on the Boardwalk with other organisations.	1,000 [#]	30 April 2029
16.	Smart specialty vending facility, Kwun Tong and Cha Kwo Ling Harbourfront	IVM Technology Limited*	72	For use of “sale of light refreshments by means of a vending machine”.	9,000 [#]	15 June 2026

	Location (specific project)	Lessee (*private organisation; ^charitable organisation)	Area (square metres approximately)	Major lease conditions⁽¹⁾	Rent (#monthly rent) (HK\$)	End date of existing lease
17.	Automatic vending machines - Belcher Bay Promenade, Kennedy Town - HarbourChill, Wan Chai - Water Sports and Recreation Precinct, Wan Chai - Revitalised Typhoon Shelter Precinct, Causeway Bay	(1) Vitasoy International Holdings Limited* (2) Swire Coca-Cola Limited*	Not applicable	For use of “business involving the sale of soft drinks and drinking water by means of a vending machine”.	(1) 30,910# (2) 880#	31 July 2027
18.	Automatic vending machines, East Coast Boardwalk, North Point	(1) Eat 3D Limited* (2) Hyakunousha International Limited* (3) Swire Coca-Cola Limited*	Not applicable	For use of “business involving the sale of light refreshments and soft drinks by means of a vending machine”.	(1) 2,400# (2) 3,000# (3) 29,415#	30 June 2027

Note:

- (1) The standard contractual terms which tenants are generally required to comply with include, but are not limited to: operate on a self-financing basis; apply for and obtain by themselves all necessary licences, permits or approvals from the relevant government departments according to the nature of the business and actual operational requirements; be responsible for the daily management, repair and maintenance of the relevant facilities, installations and equipment within the leased area, and ensure their safe operation; regularly update the content of the projects/events organised at the sites and carry out relevant promotional activities; and upon expiry or termination of the tenancy, return the leased areas and associated facilities. The lease conditions listed above are not exhaustive, and the specific terms of the relevant tenancy agreement shall prevail.
- (2) The relevant projects receive funding approved under the Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations launched by the DEVB.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)026

(Question Serial No. 1113)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

1. What are the details of the “shared paths” currently provided by the Government at the harbourfront promenades in Kai Tak and Hong Kong Island?
2. Further to the above question, how many complaints were received for each “shared path” in each of the past three years?
3. Further to the above question, how many cases of incidents or accidents involving injuries or fatalities were received for each “shared path” in each of the past three years?
4. Further to the above question, how many times were each “shared path” lent out to organisations for hosting events in each of the past three years?
5. As of now, does the Government have any plans to extend “shared paths” to other locations? If yes, what are the details? If no, what are the reasons?

Asked by: Hon CHIK Kit-ling, Elaine (LegCo internal reference no.: 111)

Reply:

The GreenWay in the Kai Tak Development Area and the “Shared Path” on the northern shore of Hong Kong Island adopt the concept of shared space for pedestrians and cyclists, thereby more effectively utilising the open space and waterfront in the area, promoting the integration of cycling routes with the surrounding environment, and enhancing the continuity of the waterfront. Currently, approximately 4.3 kilometres of the GreenWay have been opened in the Kai Tak Development Area, while two sections of the “Shared Path” have been opened along the northern shore of Hong Kong Island, namely the one located at East Coast Boardwalk in North Point (approximately 2.2 kilometres) and the other at Central and Western District Promenade (Central Section) to the Wan Chai Temporary Promenade

(approximately 1 kilometre). The numbers of complaints, accidents and activities for the aforementioned facilities over the past three years are set out in the Annex.

Further to the sections already opened, the remaining sections of the GreenWay in the Kai Tak Development Area will be progressively implemented and opened to dovetail with government and private development projects in the area. As for Hong Kong Island, the East Coast Park Precinct in North Point under construction has reserved space and provided hardware facilities to facilitate the possible future implementation of “Shared Path”. As for the implementation of “Shared Path” in other areas, it will depend on considerations such as the environment and constraints of individual sites, usage patterns, and district-specific factors.

Statistics on GreenWay and “Shared Paths” over the past three years

(1) Complaints

	2023-24	2024-25	2025-26
GreenWay in Kai Tak [#]	/	4	8
“Shared Path” from Central to Wan Chai	2	0	4
“Shared Path” at East Coast Boardwalk [^]	/	2	4

(2) Accidents

	2023-24	2024-25	2025-26
GreenWay in Kai Tak [#]	/	0	0
“Shared Path” from Central to Wan Chai	0	0	0
“Shared Path” at East Coast Boardwalk [^]	/	0	2

(3) Number of activities

	2023-24	2024-25	2025-26
GreenWay in Kai Tak [#]	/	9	6
“Shared Path” from Central to Wan Chai	13	19	20
“Shared Path” at East Coast Boardwalk [^]	/	3	9

[#] GreenWay in Kai Tak was opened to the public in September 2024.

[^] East Coast Boardwalk (Western Section) and (Eastern Section) were opened to the public in January and December 2025.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)027

(Question Serial No. 1378)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Budget, the potential of private land in the Northern Metropolis (NM) will be unlocked for the development of innovation and technology (I&T) industries through tripartite co-operation between the Government, developers and enterprises. In this connection, will the Government advise this Committee of the following:

1. In terms of financial arrangement, how will this tripartite co-operation model ensure that our public finance will receive an equivalent and appropriate return; and how will it concurrently ensure that the long-term returns on public funds can be used on the infrastructure expenditure in developing the NM? For example, by converting part of the premium into government investment, exchanging part of the premium for a share of future revenue from or property ownership regarding the future industry park operation, thereby allowing the returns on public funds to continue to be invested in the development of the NM. Will the Government explore the feasibility of this proposal?
2. As regards risk management and allocation of responsibilities, given the higher risks associated with the business model of I&T industries, if a technology enterprise partnering with a developer fails or withdraws in the future, resulting in the project being shelved or failing to meet its industry-driven objectives, what clawback mechanisms and measures will be in place between the Government and developers? This includes whether the Government will include clauses in the agreements requiring that developers must bring in specific industry categories within a designated time limit, otherwise they will be required to pay the premium difference, or be subject to other penalties, with a view to preventing the private sector from using the guise of I&T to essentially develop real estate, and ensuring that land resources in the Loop and San Tin are utilised to promote I&T development.
3. What breakthroughs are expected in the promotion of public-private partnerships in 2026-27, and have any resources been earmarked correspondingly?

Asked by: Hon CHIU Duncan (LegCo internal reference no.: 4)

Reply:

1. & 3.

The Financial Secretary has proposed in the 2026-27 Budget that ways are being explored for further encouraging developers owning land in the Northern Metropolis (NM) to collaborate with technology or advanced manufacturing enterprises in submitting joint development proposals to the Government. It is expected that, through tripartite co-operation, relevant land and corporate resources will be channelled towards the target industries for priority development in Hong Kong. In doing so, the business sector will have greater participation in the innovation and technology (I&T) transformation of Hong Kong's economy, thereby expediting the development of the NM through concerted efforts.

In this connection, the Government has introduced multiple measures to encourage land owners to promote industry development on the private land they own in the NM. These measures include in-situ land exchange arrangement which is applicable to designated industry sites, "Pay for What You Build", "phased development", and the surrender of private land to be resumed by the Government within the NM to offset the land premium payable for large-scale land disposal or in-situ land exchange. The Financial Secretary has also expressed that the Government will prepare "preferential policy packages" covering land, tax incentives, financial subsidies, co-investment, etc., and will adopt flexible and innovative approaches for collaboration with enterprises. If land owners and relevant industry enterprises wish to receive support from the Government so as to facilitate the anchoring of industries in the NM, they can submit joint development proposals and the Government will consider each case on its own merits, including the economic benefits to be brought about by the project to Hong Kong. If needed, the Office for Attracting Strategic Enterprises and Invest Hong Kong are happy to assist developers in seeking suitable industry partners. If any collaboration projects are implemented, the Government will make announcements to ensure openness and transparency of information.

2. The Innovation, Technology and Industry Bureau stated that the development of I&T industry, in particular the investment in new I&T sites, involves a certain degree of commercial risks. Whilst managing risks, the Government also needs to strike an appropriate balance with regard to the market's concerns about flexibility in investment and business operations. The land grant conditions for relevant I&T sites will clearly set out the I&T use and the industry direction of the land, with a view to ensuring that public resources will not be misused.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)028

(Question Serial No. 0172)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Given that the Government will continue to co-ordinate, champion and drive the overall development of the Northern Metropolis through the Northern Metropolis Co-ordination Office (NMCO); will the Government advise this Committee of the following:

1. the manpower establishment of the NMCO and the estimated expenditure involved since its establishment, as well as the manpower establishment and estimated expenditure for the coming year;
2. the key performance indicators (KPIs) of the NMCO and their completion status since its establishment, and whether the Government has reviewed and evaluated its operation; and
3. the KPIs for the NMCO in the coming year, and whether the Government plans to expand its functions; if so, the details; if not, the reasons for that?

Asked by: Hon CHU Lap-wai (LegCo internal reference no.: 49)

Reply:

1. The Northern Metropolis Co-ordination Office (NMCO) was established in June 2023. In 2025-26, the NMCO had 36 staff members (including civil service posts/staff employed on non-civil service contract or post-retirement service contract terms), with expenditure on salaries of approximately \$40.2 million. In 2026-27, the NMCO is expected to have 40 staff members, with an estimated expenditure on salaries of \$47.26 million.

2. & 3.

The Northern Metropolis (NM) development is a cross-bureaux undertaking, requiring close inter-bureaux co-operation and co-ordination. Since its establishment in June 2023, the NMCO has assumed an overall championing and co-ordinating role with multiple functions in taking forward the NM development. With the latest development of the NM, the related work has become heavier and more complex, and the NMCO is currently leading the following tasks:

- (a) Formulate dedicated legislation to accelerate the development of the NM: The NMCO is conducting a public consultation on the dedicated legislation for the NM. The target is to introduce the bill into the Legislative Council (LegCo) for vetting in mid-2026, and to submit together the draft of the first batch of subsidiary legislation for preview. We will strive to have the primary legislation passed within this year, and then formally submit the first batch of subsidiary legislation to the LegCo for vetting;
- (b) Assist in the formulation of Hong Kong's Five-Year Plan and ensure the proactive alignment of the NM development with the national "15th Five-Year Plan": The development of the NM can better utilise the complementary strengths of the Mainland and Hong Kong, enabling Hong Kong to participate more deeply in Guangdong-Hong Kong-Macao Greater Bay Area development. The "15th Five-Year Plan" has also stated to accelerate the development of the NM. The NMCO will assist in the formulation of Hong Kong's Five-Year Plan and its alignment with the national "15th Five-Year Plan", ensuring the implementation of relevant measures;
- (c) Ensure the smooth implementation of innovative and diversified development approaches: The NMCO has commenced the tender invitation for the pilot area of large-scale land disposal in Hung Shui Kiu in end-December 2025. At the same time, the Development Bureau (DEVB) has introduced other innovative land administration measures, such as "Pay for What you Build", "phased development", allowing staged payments of land premium under large-scale land disposal, and allowing land owners to voluntarily surrender land planned to be resumed by the Government within the NM to offset the premium payable for in-situ land exchange or large-scale land disposal in the New Development Areas (NDAs) of the NM. These measures aim to reduce the cash flow pressure of the enterprises in land development, thereby incentivising investments from the market;
- (d) Promote industry anchoring through ensuring proper planning and allocation of land, and handling supporting infrastructure: The planning of the NM is "industry-driven". The NMCO needs to work closely with relevant bureaux, Invest Hong Kong and the Office for Attracting Strategic Enterprises to co-ordinate on the land planning and allocation of land, as well as handling supporting infrastructure, to drive the development of key industries in the NM and bring in relevant enterprises;
- (e) Oversee the planning work, land resumption arrangements, construction progress and funding applications for various NDAs: Among the nine NDAs in the NM, the

construction of four NDAs (including Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South and San Tin Technopole and the Loop) is in full swing, with related land resumption work also underway; while the other five NDAs (including Ngau Tam Mei, Lau Fau Shan/Tsim Bei Tsui/Pak Nai, New Territories North New Town, Ma Tso Lung and Au Tau) are at different planning stages. The DEVB will seek funding approval from the LegCo to commence site formation and engineering infrastructure works for Ngau Tam Mei and the Phase 1 Stage 2 of San Tin Technopole, as well as the construction of the government joint-user complex at Kwu Tung North, etc. These tasks involve extensive and complex issues, requiring cross-departmental strategic guidance to formulate pragmatic and efficient implementation plans, address challenges encountered, and ensure the smooth progress of the relevant work.

- (f) Oversee public engagement activities and promote the NM: One of the important tasks of the NMCO is to enhance understanding among various stakeholders, strengthen cross-sector collaboration, and promote the NM as a flagship project, demonstrating Hong Kong's capability and determination to drive sustainable and high-quality development and attract investment and enterprises.
- (g) Support the work of the NM Projects Supervision Office (NMPSO): The DEVB has established the NMPSO, chaired by the Permanent Secretary for Development (Planning & Lands), to expedite the approval of large-scale private development projects in the NM. Cases escalated to the DEVB (i.e. those that cannot be resolved at the first or second tier at departmental levels under the new mechanisms) are expected to be complex or involve multiple departments, requiring steer to resolve differences among different parties. Additionally, the focus of development in the NDAs of the NM is expected to shift from public works to private projects in the coming years, leading to an increasing demand for assistance from the NMPSO by developers.
- (h) Balance development and conservation, and promote urban-rural integration: While the development of the NM is accelerating, great importance is also attached to conservation, protecting natural ecology through projects like the Long Valley Nature Park, the proposed Sam Po Shue Wetland Conservation Park, the Lau Fau Shan Coastal Protection Park, etc. These projects require the NMCO to co-ordinate across different policy areas. Furthermore, the NMCO is leading a study on urban-rural integration in the NM and will report major recommendations, including the NM Urban-rural Integration Fund of \$200 million as a pilot scheme, to the Panel on Development of the LegCo in mid-2026.

The NMCO's key performance indicators will be assessed based on the progress of the specific tasks as mentioned above, and the overall performance will depend on whether some 900 hectares of "spade-ready sites" (including about 300 hectares of industry land) can be supplied as planned in the next five years (from 2026-27 to 2030-31) and another about 900 hectares of "spade-ready sites" (including about 150 hectares of industry land) in the second five years (from 2031-32 to 2035-36), so as to handover the "spade-ready sites" to government departments and developers to take forward residential, industry and other developments in the NM.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)029

(Question Serial No. 0924)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

In respect of the work related to the Government's open invitation for expressions of interest (EOIs) and collection of market feedback on the proposed developments (including the provision of new marinas) at ex-Lamma Quarry and the Aberdeen Typhoon Shelter expansion area, as well as the relevant funding arrangements for the projects in the 2026-27 Budget, will the Government advise this Committee of the following:

1. the major types of market participation and core feedback to date; whether the Government will adjust the projects' overall investment estimation, development scale and corresponding budgetary arrangements based on market feedback; and the relevant timetable for assessment work;
2. the total amount of the overall investment estimation for the proposed development projects; the dedicated expenditures and corresponding manpower establishment earmarked in the 2026-27 Budget for the projects' preliminary studies, planning and design, tender preparation and so forth; and the development modes to be adopted, the ratio and specific uses of relevant expenditures funded by public coffers;
3. the scale of relevant facilities, investment amount, fee pricing mechanism and projected long-term financial returns regarding the proposed new marinas in the projects; and whether the Government has assessed the economic pulling effect such facilities will bring to Hong Kong's prime tourism and marine industries (including the number of job opportunities expected to be created); if so, the results;
4. the budgetary allocation for the projects' supporting public sitting-out facilities, shoreline public spaces, environmental protection works and transport infrastructure; and how the Government ensures that public coffers injected can strike a balance between commercial development and public interests, thereby safeguarding the public right to use the relevant shoreline resources in a fair manner; and

5. the subsequent implementation timetable and the yearly budgetary allocation plans for the projects drawn up by the Government with reference to the results of this EOI exercise; and what budgetary control and risk management mechanisms are in place to address the risks (such as cost overruns and market demand falling short of expectations) which may arise from the projects?

Asked by: Hon CHU Lap-wai (LegCo internal reference no.: 15)

Reply:

1. The 2024 Policy Address set out the initiative of inviting the market to construct and operate marinas at three locations, namely the Aberdeen Typhoon Shelter (ATS) expansion area, ex-Lamma Quarry (ELQ) and the waterfront site in the vicinity of the Hung Hom Station. The Development Bureau (DEVB) invited the market in the first half of 2025 to submit expressions of interest (EOIs) on the proposed developments at ELQ and the ATS expansion area, and received 22 and 8 EOI submissions respectively. The EOIs submitted for the ELQ development project mainly set out views on the entire development project and its individual development elements (i.e. tourism/recreation, marina and low-density residential development), transport infrastructure and implementation modes, etc. The EOIs submitted for the development project at the ATS expansion area mainly set out views on the site requirements and the uses regarding the ancillary facilities required for marina operation, but some also expressed support for the Government's attempt to leverage market forces to take forward relevant marina development project by land tender.

The DEVB is consolidating and analysing the views collected regarding the ELQ project. We aim to commence the statutory plan rezoning procedures within 2026.

Furthermore, the DEVB has carefully examined the views in all EOIs submitted for the development project at the ATS expansion area, and held meetings to exchange views with enterprises/organisations which had submitted EOIs, with a view to finalising the development parameters. We have submitted discussion paper to the Southern District Council in March 2026, and attended meeting to brief the District Council about the development proposal' with the aim to invite open tenders for land in the first half of 2027 so as to enable private developer to develop marina-cum-private residential project at the ATS expansion area.

2. The total investment amount for the proposed developments will be subject to the development proposals submitted by the private sector based on the development parameters determined by the Government at the tendering stage. At the present stage, we are unable to make an estimation on the total investment amount.

Regarding the ELQ development, we commissioned a consultant in November 2023 to conduct a technical review on the site in order to formulate a proposed scheme. The aforementioned technical review has been completed, and hence there is no need for 2026-27 Budget to reserve funding for the concerned review.

As regards the proposed development at the ATS expansion area, the Government has commissioned a consultant to conduct technical assessments in order to finalise the detailed development parameters and requirements of the project, as well as assisting in completing the relevant statutory procedures before tender. The budget for the consultancy fees in 2026-27 is approximately \$10 million.

The Government plans to dispose the sites (including the adjacent water bodies) for the forementioned two development projects by open tender, allowing private developers to construct and operate the concerned facilities. The tendering work will be conducted by the existing manpower of the DEVB and the concerned departments, and no additional expenditure is incurred in this regard.

3. We anticipate that the two projects would provide a total of about 400 yacht berthing spaces. As for the two development projects, the investment amount, fee pricing mechanism, projected long-term financial returns, and related economic benefits will be subject to the detailed development parameters and requirements finalised by the Government in respect of the development projects in the future, as well as the development proposals submitted by the private sector based on the development parameters determined by the Government at the tendering stage.

As mentioned above, the DEVB invited the market to submit EOIs for the two projects in the first half of 2025. The feedback collected generally agreed that the provision of marinas would help advance the policy objective of developing the yacht economy as proposed in the Policy Address. As mentioned in the Policy Address, in addition to providing more marinas, all relevant policy bureaux/departments are pressing ahead with an array of supporting measures to enhance amenities for the yacht industry and promote prime yacht tourism. The Government believes that developing the yacht economy is a major initiative to drive diversified economic development, which will help attract more high-end tourists to visit Hong Kong and create value for the city.

4. According to the proposed scheme for the ELQ development, we intend to leverage the beautiful environment and man-made lake of ELQ, nearby villages, hiking trail, seafood street, and the water body off the site and develop the area into a resort and outdoor recreational zone, thereby promoting island tourism and taking forward yacht tourism. The proposed marina will create synergies with the resort and out-door recreational facilities (such as waterfront promenades) to be provided at the entire adjacent site and the nearby water body, thereby enabling the entire development plan to invigorate Lamma Island and add to the highlights of characteristic island tourism for both local and overseas visitors.

As for the proposed expansion of the ATS under the public works programme, apart from constructing new eastern and western breakwaters to expand the existing ATS southwards in providing more public berths, we propose to modify and open the existing eastern breakwater adjacent to Shum Wan Road as public open space, taking into account that the expansion area is adjacent to Water World Ocean Park and its Adventure Zone under development and the nearby resort hotel, as well as its wonderful view facing the Aberdeen Channel. The future marina developer will be responsible for the maintenance and upkeep of the public open space and will open it to the public within a reasonable time frame. We will consider allowing appealing events to be held

in the public open space and permitting part of the project's floor space connecting the public open space to be used for dining/retail uses, with a view to enriching user experience. Besides, we propose providing a public open space and public landing facilities on the newly constructed eastern breakwater, and building a pedestrian walkway leading to the waterfront promenade near Water World Ocean Park, so that locals and tourists can enjoy the beautiful scenery and natural geological features (such as sea caves) along the way. The project will seamlessly connect Ocean Park with the abundant blue and green resources of the Southern District, making the public open space at the new eastern breakwater a new landmark in the Southern District, further enhancing the district's appeal to locals and tourists.

5. As mentioned above, the two development projects would use open tender for market to bid for the sites, the government would receive land premium during the process, and the successful bidder would bear the financial responsibility for design, construct and operate the proposed facilities. In other words, budget overrun or the risks of market changes would be borne by the successful bidder. The government would impose in the land lease the building covenant period of different facilities to ensure that the proposed development could be completed as planned, and would also stipulate in the land lease opening hours of the public facilities and the relevant management and maintenance responsibilities so as to protect the right of public to use those facilities.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)030

(Question Serial No. 1259)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned under Programme (2) that the Government conducted expressions of interest (EOIs) exercises to collect market feedback on the proposed developments at the ex-Lamma Quarry (ELQ) and the Aberdeen Typhoon Shelter expansion area including provision of new yacht berthing facilities thereat. As the deadline for EOI submissions closed on 2 July 2025, the Government will continue to take forward the proposal for developing the ELQ site by finalising the development parameters in the light of the EOI feedback, with a view to commencing the relevant statutory procedures within 2026. In this connection, will the Government advise this Committee:

1. of the total number of EOI submissions the Government has received, and the numbers of institutions and investors involved;
2. whether the Government is satisfied with the market response to the EOI exercises; and the follow-up action; and
3. of the timetable for implementing the remaining work after the Government finalises the development parameters?

Asked by: Hon CHUANG Ka-pun, Albert (LegCo internal reference no.: 15)

Reply:

1. The Development Bureau (DEVB) invited the market to submit expressions of interest (EOIs) on the development of the ex-Lamma Quarry (ELQ) in the first half of 2025, and received a total of 22 EOI submissions from enterprises/institutions, including local and Mainland developers, hotel groups, hotel/resort operators, and foreign chambers of commerce.

2. & 3.

The DEVB is consolidating and analysing the feedback collected on the ELQ project. We aim to commence the statutory plan rezoning procedures within 2026.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)031****(Question Serial No. 2356)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned under Programme (2), the revised provision for 2025-26 is \$1,364.5 million, representing a considerable decrease of \$291.8 million, or approximately 17.6%, as compared with the original estimate of \$1,656.3 million for the year. In this connection, will the Government advise this Committee of the reason for the decrease in revised provision for 2025-26?

Asked by: Hon CHUANG Ka-pun, Albert (LegCo internal reference no.: 13)

Reply:

Under Programme (2), the revised estimate for 2025-26 is \$291.8 million (-17.6%) lower than the original estimate, which is mainly due to the adjustments in cash flow requirements for some of the non-recurrent items (a net decrease of \$288.29 million in total). The relevant items are tabulated below:

Non-recurrent items with a decrease in the revised estimate for 2025-26 as compared with the original estimate:

Non-recurrent item	Amount of decrease
Building Drainage System Repair Subsidy Scheme	\$200 million
Operation Building Bright 2.0	\$100 million
Establishment of Geospatial Lab	\$9.76 million
Development of Common Spatial Data Infrastructure Portal	\$0.53 million
Total:	\$310.29 million

Non-recurrent items with an increase in the revised estimate for 2025-26 as compared with the original estimate:

Non-recurrent item	Amount of increase
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	\$17 million
Subsidy for property owners to participate in Smart Tender scheme	\$5 million
Total:	\$22 million

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)032

(Question Serial No. 3078)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in Programme (2), the Planning and Lands Branch set up the Northern Metropolis Projects Supervision Office (NMPSO) in 2025 to strengthen the co-ordination and supervision of the approval process of private projects in the Northern Metropolis, with a view to reducing cost and saving time by accelerating the process. In this connection, will the Government advise this Committee of:

1. the manpower and estimated expenditure involved in the NMPSO;
2. the work details and implementation progress since the establishment of the NMPSO;
3. given that the NMPSO has established timeframes and phased escalation mechanism, please list the various timeframes regarding approval and phased escalation?

Asked by: Hon CHUANG Ka-pun, Albert (LegCo internal reference no.: 14)

Reply:

1. The Government has, under the Working Group on Planning and Development led by the Deputy Financial Secretary, established the Northern Metropolis Projects Supervision Office (NMPSO) chaired by the Permanent Secretary for Development (Planning & Lands). The Government has also established timeframes for approval and escalation mechanisms covering the key approval processes at planning, lands and buildings stages, with a view to strengthening the monitoring and expediting the approvals of large-scale private development projects in the Northern Metropolis (NM). The NMPSO holds meetings regularly to discuss cases referred by departments under the new mechanisms or brought up by developers seeking assistance, and to provide high-level facilitation. The Planning Department (PlanD), the Lands Department (LandsD) and the Buildings Department (BD) have also formulated key performance

indicators (KPIs) for performance monitoring. The Development Bureau (DEVB) promulgated the implementation details of these new measures among bureaux/departments in mid-January 2026 via a DEVB General Circular No. 1/2026 (the Circular), which has also been made available to the trade and the public on the DEVB's website (https://www.devb.gov.hk/en/publications_and_press_releases/general_circulars/index.html). The related work is currently supported mainly by staff from the Northern Metropolis Co-ordination Office under the Planning and Lands Branch (PLB), and in 2026-27, the Government will create five additional posts (including two time-limited civil service posts, namely one Senior Building Surveyor and one Land Surveyor, as well as three officers on post-retirement service contract terms, namely one Senior Town Planner, one Personal Secretary I and one Clerical Assistant) to strengthen support for the NMPSO. The estimated expenditure on salaries for the above posts in 2026-27 is approximately \$5.8 million, while the operating expenses are included in the overall departmental expenditure of the PLB of the DEVB and hence we are not able to provide a breakdown.

2. & 3.

The new measures apply to large-scale residential projects (with 500 flats or more), commercial developments (with gross floor area of 100 000 square metres or more), and all industry-related developments such as those related to innovation and technology, education, medical and healthcare, etc., with a view to supporting NM's "industry-driven" strategy. Other projects with strategic significance or with policy support requiring fast-track processing are also applicable. Under the new measures, the three departments under the DEVB, including the PlanD, the LandsD and the BD, have respectively established a three-tier monitoring and escalation mechanism regarding the key approval processes of large-scale private development projects in the NM, and have also formulated KPIs. The details are as follows:

For planning, the PlanD has established a three-tier monitoring and escalation mechanism for planning applications and pre-application enquiries involving large-scale private development projects. The first tier is managed by the PlanD's District Planning Officers. If relevant departments fail to give comments within three weeks, or there are disputes or major conflicting views regarding certain matters, the case will be escalated to the second tier within four weeks upon receipt of the case for personal processing by the Assistant Director or Deputy Director of Planning. If issues remain unresolved within six weeks, the case will be escalated to the third tier, i.e. the NMPSO for handling, which will give steer or ruling within eight weeks upon receipt of the case. The PlanD's KPI is that at least 80% of projects processed under the mechanism can be completed within six months.

As for lands administration, the LandsD will introduce a three-tier monitoring and escalation mechanism, which will apply to various types of land transactions including the approval procedures of lease modifications and land exchange. Under the new mechanism, for applications involving large-scale private development projects, the LandsD will first consult the relevant departments, and a D1-level officer in the first tier will co-ordinate the views of different departments. If issues between departments remain unresolved, the case will be examined by the second tier, i.e. an Assistant Director-level officer. If it is foreseen that the case cannot be submitted to the District Lands Conference (DLC) for approval in a timely manner, the three-tier mechanism will

be activated, and the case will be referred to the NMPSO for a resolution between 12 to 14 weeks following receipt of the application. The LandsD's KPI is enabling the DLC to consider the case within 20 weeks upon receipt of a valid application.

Regarding buildings approval, the BD will further expedite the processing of general building plans submitted for the first time or following major revisions, one of the KPIs is to shorten the processing time for large-scale projects in the NM from the current 60 days to 45 days. Under the new measures, the BD will establish a three-tier monitoring mechanism regarding the approval process. A D1 officer from the BD will co-ordinate the views of various departments in the first tier, and will discuss principle-based matters with departmental representatives as and when necessary. If issues cannot be resolved, the case will be referred to the second tier, where an Assistant Director-level officer from the BD will intervene to negotiate feasible solutions. The third tier involves the NMPSO, which will focus on processing complicated and controversial cases which cannot be resolved after the first two rounds of submissions. Another KPI of the BD is that at least 80% of applicable projects, which do not involve major planning, lands or fire safety issues, can be approved during the first or second plan submission.

Since the DEVB issued the Circular in mid-January 2026, the NMPSO has held meetings in end-January and early March respectively. As at end-February, there have been no cases requiring referral to the NMPSO for high-level intervention under the newly established monitoring and escalation mechanisms.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)033****(Question Serial No. 1194)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government will receive land premium revenue through land sale, lease modification, etc. in 2026-27. Pursuant to the Budget, the revenue from land premium is estimated to be \$18 billion for 2026-27. However, land premium revenue originates from multiple sources including public auction and lease modification. In this connection, will the Government inform this Committee of:

the annual number of cases involving lease modification and land exchange and the average time taken to complete the processing of cases over the past three financial years, and among them, the number of cases referred to the Lands Tribunal for handling or enrollment in the Pilot Scheme for Arbitration on Land Premium due to failure to reach an agreement on land premium?

Asked by: Hon FAN Hoi-kit, Alex (LegCo internal reference no.: 3)

Reply:

The number and average processing time of applications for lease modification and land exchange completed by the Lands Department (LandsD) over the past three financial years are tabulated below:

Financial year	Number of applications for lease modification and land exchange completed	Average processing time from valid application to execution (Weeks) (approximately) ^{Note}
2023-24	96	23
2024-25	69	25
2025-26 (as at 31 December 2025)	55	22

Note: The average processing time indicated does not include time taken for processing that cannot be controlled by the LandsD, e.g. applicants applying for planning permission for their proposed development schemes, preparing the necessary technical assessments, proving legal title for the private lots involved and land premium negotiations.

As the land premium is proposed and negotiated with the applicant by the LandsD in its capacity as the landlord, relevant cases do not fall within the jurisdiction of the Lands Tribunal. If the applicant and the LandsD are unable to reach an agreement on the land premium, both parties may resolve the matter through the LandsD's internal appeal mechanism. Over the past three financial years, no cases were enrolled in the Pilot Scheme for Arbitration on Land Premium as a result of such disagreement.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)034

(Question Serial No. 1195)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

In 2026-27, the Government will accelerate the development of the Northern Metropolis (NM) through transferring \$150 billion from the Exchange Fund and expanding the scale of bond issuance. The Financial Secretary has stated that the annual investment in the NM will not exceed \$100 billion in the future, and that he expects public and private sector investment will each account for half of the total. In this connection, will the Government advise this Committee of, as estimated by the Development Bureau, the total expenditures on works required for the development of the NM in the coming five years (from 2026-27 to 2030-31); the number of specific projects involved (including New Development Areas, transport infrastructure and “three connections and one levelling” works); and a breakdown of the estimated phased expenditures for these projects?

Asked by: Hon FAN Hoi-kit, Alex (LegCo internal reference no.: 4)

Reply:

The Northern Metropolis covers nine New Development Areas (NDAs) in different development stages, four of which (i.e. Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South, and San Tin Technopole and the Loop) are under construction, and the remaining five (i.e. Ngau Tam Mei, Lau Fau Shan, New Territories North New Town, Ma Tso Lung and Au Tau) are in different planning stages. For NDAs or part of them with site formation and engineering infrastructure works commenced, the total project estimates as well as the estimated expenditures in the coming five years (2026-27 and 2030-31) for the relevant engineering works are tabulated as below:

NDAs	Total project estimates for site formation and infrastructure works (in money-of-the-day prices)	Estimated expenditure for the coming five years
Kwu Tung North/Fanling North	<u>First Phase Development</u> (PWP Item Nos. 7747CL and 7759CL) \$18,216.5 million (funding approved)	Around \$900 million
	<u>Remaining Phase Development</u> (PWP Item No. 7828CL) \$30,167.9 million (funding approved)	Around \$20,300 million
Hung Shui Kiu/Ha Tsuen	<u>First Phase Development</u> (PWP Item Nos. 7845CL (Part) and 7796CL) \$1,630.2 million (funding approved)	Around \$100 million
	<u>Second Phase Development</u> (PWP Item Nos. 7787CL and 7829CL) \$25,946.8 million (funding approved)	Around \$20,000 million
Yuen Long South	<u>First Phase Development</u> (PWP Item Nos. 7817CL and 7872CL (Part)) \$7,239.5 million (funding approved)	Around \$3,000 million
	<u>Second Phase Development</u> (PWP Item No. 7906CL)) \$13,764.6 million (funding approved)	Around \$9,500 million
San Tin Technopole	<u>Phase 1 Stage 1 Development</u> (PWP Item No. 7899CL) \$27,175.1 million (funding approved)	Around 20,000 million
Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone	<u>Land Decontamination and Advance Engineering Works</u> (PWP Item No. 7748CL) \$517.6 million (funding approved)	Around \$6 million
	<u>Main Works Package 1</u> (PWP Item No. 7856CL) \$13,217.3 million (funding approved)	Around 5,000 million

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)035

(Question Serial No. 1196)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

With a view to accelerating the development of the Northern Metropolis (NM), the Development Bureau has set up the Northern Metropolis Projects Supervision Office (NMPSO) under the Working Group on Planning and Development in 2026-27. In this connection, will the Government advise this Committee of:

1. the actual expenditure and manpower establishment of the NMPSO in 2025-26, and its estimated expenditure and estimated manpower establishment in 2026-27;
2. the total number of applications involving large-scale private developments processed by the NMPSO since its establishment, and the number and major types (such as residential, commercial and industry development) of NM projects involved; and
3. whether the Government has set any specific KPIs (such as target approval timeframe) for NMPSO to approve cases; if yes, of such KPIs and to what extent they are met to date?

Asked by: Hon FAN Hoi-kit, Alex (LegCo internal reference no.: 5)

Reply:

1. The Government has, under the Working Group on Planning and Development led by the Deputy Financial Secretary, established the Northern Metropolis Projects Supervision Office (NMPSO) chaired by the Permanent Secretary for Development (Planning & Lands). The Government has also established timeframes for approval and escalation mechanisms covering the key approval processes at planning, lands and buildings stages, with a view to strengthening the monitoring and expediting the approvals of large-scale private development projects in the Northern Metropolis (NM). The NMPSO holds meetings regularly to discuss cases referred by departments under

the new mechanisms or brought up by developers seeking assistance, and to provide high-level facilitation. The Planning Department (PlanD), the Lands Department (LandsD) and the Buildings Department (BD) have also formulated key performance indicators (KPIs) for performance monitoring. The Development Bureau (DEVB) promulgated the implementation details of these new measures among bureaux/departments in mid-January 2026 via a DEVB General Circular No. 1/2026 (the Circular), which has also been made available to the trade and the public on the DEVB's website (https://www.devb.gov.hk/en/publications_and_press_releases/general_circulars/index.html). The related work is currently supported mainly by staff from the Northern Metropolis Co-ordination Office under the Planning and Lands Branch (PLB), and in 2026-27, the Government will create five additional posts (including two time-limited civil service posts, namely one Senior Building Surveyor and one Land Surveyor, as well as three officers on post-retirement service contract terms, namely one Senior Town Planner, one Personal Secretary I and one Clerical Assistant) to strengthen support for the NMPSO. The estimated expenditure on salaries for the above posts in 2026-27 is approximately \$5.8 million, while the operating expenses are included in the overall departmental expenditure of the PLB of the DEVB and hence we are not able to provide a breakdown.

2. & 3.

The new measures apply to large-scale residential projects (with 500 flats or more), commercial developments (with gross floor area of 100 000 square metres or more), and all industry-related developments such as those related to innovation and technology, education, medical and healthcare, etc., with a view to supporting NM's "industry-driven" strategy. Other projects with strategic significance or with policy support requiring fast-track processing are also applicable. Under the new measures, the three departments under the DEVB, including the PlanD, the LandsD and the BD, have respectively established a three-tier monitoring and escalation mechanism regarding the key approval processes of large-scale private development projects in the NM, and have also formulated KPIs. The details are as follows:

For planning, the PlanD has established a three-tier monitoring and escalation mechanism for planning applications and pre-application enquiries involving large-scale private development projects. The first tier is managed by the PlanD's District Planning Officers. If relevant departments fail to give comments within three weeks, or there are disputes or major conflicting views regarding certain matters, the case will be escalated to the second tier within four weeks upon receipt of the case for personal processing by the Assistant Director or Deputy Director of Planning. If issues remain unresolved within six weeks, the case will be escalated to the third tier, i.e. the NMPSO for handling, which will give steer or ruling within eight weeks upon receipt of the case. The PlanD's KPI is that at least 80% of projects processed under the mechanism can be completed within six months.

As for lands administration, the LandsD will introduce a three-tier monitoring and escalation mechanism, which will apply to various types of land transactions including the approval procedures of lease modifications and land exchange. Under the new mechanism, for applications involving large-scale private development projects, the LandsD will first consult the relevant departments, and a D1-level officer in the first tier will co-ordinate the views of different departments. If issues between departments

remain unresolved, the case will be examined by the second tier, i.e. an Assistant Director-level officer. If it is foreseen that the case cannot be submitted to the District Lands Conference (DLC) for approval in a timely manner, the three-tier mechanism will be activated, and the case will be referred to the NMPSO for a resolution between 12 to 14 weeks following receipt of the application. The LandsD's KPI is enabling the DLC to consider the case within 20 weeks upon receipt of a valid application.

Regarding buildings approval, the BD will further expedite the processing of general building plans submitted for the first time or following major revisions, one of the KPIs is to shorten the processing time for large-scale projects in the NM from the current 60 days to 45 days. Under the new measures, the BD will establish a three-tier monitoring mechanism regarding the approval process. A D1 officer from the BD will co-ordinate the views of various departments in the first tier, and will discuss principle-based matters with departmental representatives as and when necessary. If issues cannot be resolved, the case will be referred to the second tier, where an Assistant Director-level officer from the BD will intervene to negotiate feasible solutions. The third tier involves the NMPSO, which will focus on processing complicated and controversial cases which cannot be resolved after the first two rounds of submissions. Another KPI of the BD is that at least 80% of applicable projects, which do not involve major planning, lands or fire safety issues, can be approved during the first or second plan submission.

Since the DEVB issued the Circular in mid-January 2026, the NMPSO has held meetings in end-January and early March respectively. As at end-February, there have been no cases requiring referral to the NMPSO for high-level intervention under the newly established monitoring and escalation mechanisms.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)036

(Question Serial No. 1197)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Amid the trend of reduction in the overall civil service establishment, the manpower arrangements for the Development Bureau (DEVB) and the departments under its preview in 2025-26 have drawn considerable attention. In this connection, will the Government advise this Committee of the following:

1. the approved total staff establishments of the DEVB, Lands Department, Planning Department, and Civil Engineering and Development Department over the past three financial years; and the number of supernumerary posts and the manpower figures;
2. the projected net increase or net decrease in the numbers of posts on establishment and supernumerary to the establishment of the aforesaid departments in 2026-27; and
3. the number of dedicated posts created in the aforesaid departments in 2025-26 to cope with the substantial workload related to the planning, land resumption and engineering works of the Northern Metropolis; of these posts, the number of directorate posts; and whether these posts are supernumerary or permanent posts?

Asked by: Hon FAN Hoi-kit, Alex (LegCo internal reference no.: 6)

Reply:

1. The figures on the civil service establishment and strength of the Development Bureau (DEVB), Lands Department (LandsD), Planning Department (PlanD), and Civil Engineering and Development Department (CEDD) over the past three years are tabulated below:

Year	2023-24	2024-25	2025-26 (Revised estimate)
DEVB			
(a) Total establishment*:	666	674	669
(b) Strength #:	650	659	640
(c) Number of time-limited directorship posts:	7	7	6
LandsD			
(a) Total establishment*:	4 713	4 651	4 535
(b) Strength #:	4 246	4 150	4 004
(c) Number of time-limited directorship posts:	2	2	1
PlanD			
(a) Total establishment*:	965	965	957
(b) Strength #:	865	888	867
(c) Number of time-limited directorship posts:	2	2	1
CEDD			
(a) Total establishment*:	2 099	2 093	2 082
(b) Strength #:	1 947	1 930	1 894
(c) Number of time-limited directorship posts:	14	14	9

* Establishment figures include permanent and time-limited directorship and non-directorship posts.

The relevant figures include officers on final leave.

2. The figures on the projected net increase/decrease in the civil service establishment and time-limited directorship posts of the aforesaid departments in 2026-27 are tabulated below:

DEVB	
(a) Net increase/decrease in the establishment*:	- 16
(b) Net increase/decrease in the number of time-limited directorship posts:	+ 1
LandsD	
(a) Net increase/decrease in the establishment*:	- 139
(b) Net increase/decrease in the number of time-limited directorship posts:	0
PlanD	
(a) Net increase/decrease in the establishment*:	- 33
(b) Net increase/decrease in the number of time-limited directorship posts:	- 1
CEDD	
(a) Net increase/decrease in the establishment*:	- 84
(b) Net increase/decrease in the number of time-limited directorship posts:	- 4

* Establishment figures include permanent and time-limited directorship and non-directorship posts.

3. The numbers of dedicated civil service posts created in the aforesaid departments in 2025-26 to cope with the substantial workload related to the planning, land resumption and engineering works of the Northern Metropolis are tabulated below:

	Number of dedicated posts *	
	Number of directorate posts	Number of non-directorate posts
DEVB	0 (0)	2
LandsD	0 (0)	0
PlanD	0 (0)	0
CEDD	0 (0)	2

* Establishment figures include permanent and time-limited posts.

() – Number of time-limited directorate posts.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)037

(Question Serial No. 1217)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Projects Facilitation Office (hereinafter referred to as “DPFO”), specifically tasked to track the approval situation of large-scale private projects, monitor and track private residential projects providing 500 units or more and private commercial projects with a gross floor area of 100 000 square metres or more outside the Northern Metropolis. In this connection, will the Government inform this Committee of the following:

1. Please provide the total number of eligible project cases tracked by the DPFO in each of the past five years, with a breakdown by residential project and commercial project.
2. Development approval applications typically involve inter-departmental processes including planning applications, lease modification/land exchange and building plan approval. It is the DPFO's objective to ensure effective processing of cases, but it does not replace the approving authorities. For cases tracked by the DPFO over the past five years, what is the average processing time from submission of a complete application by an applicant to approval finally given by the relevant department? Please provide a breakdown by project category (residential/commercial) and a comparison between such cases and general projects which are not tracked.
3. The DPFO provides regular progress reports to the Steering Group on Streamlining Development Control and, where necessary, seek steer from higher levels (including Committee on Planning and Land Development) to resolve issues hindering progress. Among the cases tracked by the DPFO over the past five years, how many of them required referral to the aforesaid high-level Committee for intervention due to inter departmental co-ordination issues or significant issues hindering progress? What is the specific nature of the issues involved in these cases (e.g. land ownership, planning density, environmental impact assessment requirement, supporting infrastructure)? How long did it take to resolve the matter on average?

4. What is the manpower establishment and strength of the DPFO respectively since its establishment in 2020? What are the annual administrative expenses (including staff remuneration and office expenses) of the DPFO over the past five years? What is the expected net increase or net decrease of permanent and supernumerary posts in 2026-27?

Asked by: Hon FAN Hoi-kit, Alex (LegCo internal reference no.: 31)

Reply:

1. & 2.

The whole development process of larger-scale projects would include town planning, lease modification/land exchange or building plans approvals. The full process facilitation service provided by the Development Projects Facilitation Office may span across a few years. We therefore are unable to provide a breakdown solely for the projects tracked every year. That said, the DPFO has been proactively tracking the development applications of each project. From December 2020 to end-January 2026, 110 residential projects and three commercial projects, which were handled by the DPFO, had been granted with development approvals under the relevant planning or building regimes or had completed the relevant lease modification/land exchange transactions. As at end-January 2026, 48 residential projects and six commercial projects were being tracked or facilitated by the DPFO.

3. To expedite the development approvals for large-scale private development projects, the Development Bureau (DEVB), in collaboration with its departments and other relevant departments, has formulated new measures to strengthen internal monitoring to enable timely intervention from higher levels, thereby expediting development approvals. The DEVB promulgated the relevant General Circular No. 1/2026 (the Circular) on 15 January 2026 (available at https://www.devb.gov.hk/filemanager/en/content_2398/DEVB%20General%20Circular%201_2026.pdf). Specifically, under the new measures, the three departments under the DEVB including the Planning Department, the Lands Department and the Buildings Department will set up a three-tier monitoring and escalation mechanism regarding the approval processes under their purview. Apart from the aforesaid three departments, large-scale development projects may also involve approval by other departments. The DEVB will require departments to provide comments, reconcile differences and escalate for steer from higher levels within specified times, as well as engaging in close collaboration with different departments. For cases unresolved at the departmental level, such as those involving projects in the Northern Metropolis (NM), they will be escalated to the newly established NM Projects Supervision Office led by the Permanent Secretary for Development (Planning & Lands); while the projects outside the NM will be escalated to the Steering Group on Streamlining Development Control (SGSDC) chaired by the Under Secretary for Development.

Upon promulgation of the Circular, the SGSDC held its first meeting in end-February, reviewing 48 residential projects and six commercial projects outside the NM which are being tracked or facilitated by the DPFO. At the meeting, the SGSDC also intervened and facilitated the application for a “Certificate of Compliance” for a commercial development project, thereby enabling the relevant department to process the application

smoothly. As the complexities and issues faced by different development projects vary, it is not appropriate to directly compare the processing times of different projects. That said, the DPFO and the SGSDC will proactively track the development applications of various projects and maintain close liaison with relevant bureaux/departments, with a view to resolving issues encountered during the approval process as soon as practicable.

4. The DPFO comprises a multi-disciplinary team of about ten staff members with background in town planning, land administration and building matters, including civil service posts and staff employed on non-civil service contract or post-retirement service contract terms. Since the manpower and resources of the DPFO are shared with the Land Sharing Office (which was set up under the DEVB in May 2020 to provide one-stop consultation and facilitation services for project proposals under the Land Sharing Pilot Scheme) and other staff in the DEVB and various departments are also involved in handling the relevant cases, a separate breakdown on the resources dedicated to the DPFO is not readily available. The estimated manpower of the DPFO for 2026-27 is expected to remain largely the same compared to past years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)038

(Question Serial No. 2013)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Matters Requiring Special Attention in 2026-27 under Programme (2), the Branch will “continue to work with relevant bureaux and departments to pursue the development concept of ‘single site, multiple use’ in providing sports, recreational, cultural and social welfare facilities for the community”. Were there any successful examples over the past three years? What are the work plans or targets for the next year?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 31)

Reply:

The Government will continue adhering to the development concept of “single site, multiple use” (SSMU) in order to make good use of limited land resources to provide sports, recreational, cultural and social welfare facilities for the community.

The Joint-user Complex at Site G2, Anderson Road Quarry is currently under construction with expected completion by 2027. It will provide sports, recreational, cultural and welfare facilities, as well as a public car park. Works for two other projects have commenced. Among these, the project of the Joint-user Complex in Area 67, Tseung Kwan O was granted funding approval from the Finance Committee (FC) of the Legislative Council (LegCo) in April 2024 with expected completion by the end of 2028 at the earliest. It will provide facilities such as a public market, a district health centre, a maternal and child health centre, various social welfare facilities (such as a day care centre for the elderly), and a public car park. As for the Joint-user Complex at Cheung Sha Wan Road, Sham Shui Po, the project was granted funding approval from the FC of the LegCo in September 2025. Scheduled for completion by 2030, it will offer sports, recreational, medical and welfare facilities.

Looking ahead to the coming year, the Development Bureau plans to seek funding approval from the LegCo for the proposed works of two SSMU projects within this legislative session.

These projects are the Joint-user Complex at Carpenter Road, Kowloon City and the Joint-user Complex and Joint-user General Office Building at Area 29, Kwu Tung North. We will continue to work with relevant policy bureaux and departments to take forward the work for the other SSMU projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)039

(Question Serial No. 2014)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As announced in the 2025-26 Budget, more commercial facilities such as food and beverages, retail and entertainment (including pop-up sale points) will be introduced on a pilot basis at selected suitable harbourfront locations to provide convenience and a better experience for visitors. What are the specific examples and outcomes of this policy to date? Are there any concrete implementation plans for the coming year to allow locals and tourists to enjoy more and greater benefits as soon as possible?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 33)

Reply:

To make the harbourfront more vibrant and attractive, the Development Bureau has been committed to experimenting a variety of new design and management models at the harbourfront. In recent years, we have been introducing commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable harbourfront locations on a pilot basis to bring convenience and better experience to visitors. In particular, three smart specialty vending facilities commenced their operation at the promenades in Wan Chai, Kwun Tong and Cha Kwo Ling in 2024, offering snacks, specialty drinks and “pop-up” products. They are also specially designed for visitors to take photos. Besides, two stalls offering light refreshment were set up at HarbourChill in Wan Chai in end-2025. These stalls have provided entrepreneurial opportunities related to F&B for young people in particular. The overall operation of these vending facilities and stalls has generally been smooth, with positive feedback from the public.

We are gathering feedback on the provision of F&B facilities along the harbourfront. We will consider introducing popular items for the upcoming F&B facilities to be provided at the harbourfront sections in Hung Hom, Central, North Point, and Tsim Sha Tsui in 2026 by phases. Besides, space and infrastructure have been reserved in some government and

privately-run harbourfront sites (including the East Coast Boardwalk, East Coast Park Phase 2, and Site 3 of the New Central Harbourfront) to provide commercial facilities including provision of F&B. Of these sites, the East Coast Boardwalk has provided bicycle rental and refreshment services since March 2026.

We will keep in view the implementation of the aforementioned F&B facilities, and review and make adjustments in a timely manner. We expect to make more effective use of the Victoria Harbourfront to meet the needs of residents and tourists and enrich their experience, thereby bringing more visitors to and injecting more vitality into the harbourfront.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)040

(Question Serial No. 2289)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Matters Requiring Special Attention in 2026-27 under Programme (2), the Bureau will have to complete a series of preparatory work in the first half of 2026 for the Park Company wholly owned by the Government to commence operation by mid-2026, including rezoning and granting of the land, capital injection to the Park Company, appointing the Board of Directors and the Chief Executive Officer (CEO), recruiting other key staff, etc. In this connection, will the Government advise this Committee of the following:

1. how and under which fund/head of expenditure the injection into the Park Company in the Northern Metropolis will be made;
2. how the Government can acquire an investment return that it is entitled to when the developments of the Industry Park and relevant enterprises mature in the future; and
3. whether a global open recruitment will be conducted for the posts of the CEO and key staff of the Park Company; whether non-Hong Kong residents are allowed to take up some of the posts, with a view to attracting talent from within and outside Hong Kong who are proficient in industry development and industry park management?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 29)

Reply:

1. The Government established the wholly government-owned, non-statutory “Hung Shui Kiu Industry Park Company Limited” (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts

public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the Northern Metropolis (NM).

Following the consultation with the Panel on Development of the Legislative Council in March 2026, the Development Bureau will submit funding application to the Finance Committee in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs.

2. In the long run, the Park Company should shift towards expanding the adoption of PPP models, and gradually scaling up private investment to build industry clustering, which would also enable the Park Company to meet operating expenses on an on-going basis through rental, service fees and other revenue sources, with a view to achieving financial self-sustainability and retaining surplus to support the Park Company's on-going development in the long run.

The development of the Industry Park is aimed at accelerating the bringing in of industries to the NM and development of an industry ecosystem, thereby transforming into new impetus for Hong Kong's economic growth, and promoting the development of real economy and economic diversification in Hong Kong. According to the "Economic Impact Analysis Study" conducted by the consultant engaged for the Park Company proposal, upon the full operation of its 23-hectare sites, the Industry Park's economic contribution to Hong Kong (including direct, indirect and induced impacts) is estimated to reach around \$11 billion per annum and create about 11 900 local jobs.

3. With the aim of enabling the Park Company to commence operation by mid-2026, we commenced the open recruitment exercise for the Chief Executive Officer (CEO) of the Park Company in end-January 2026 through the recruitment consultant engaged. The recruitment exercise is underway. In addition to publishing job advertisements and receiving applications directly from job seekers, the recruitment consultant proactively reached out to potential suitable candidates, with a view to identifying the most suitable and competent talent for the position of the CEO. A considerable number of candidates have expressed interest in the position, including those from Hong Kong, the Chinese Mainland and overseas. In our recruitment advertisement, we have specified that the ideal candidate for the CEO position should possess attributes such as having strong vision in driving the development of industries in the NM, experience in business development and/or new project development gained from sizable organisation and experience in developing specific industries as well as operating and managing an industry park-type project. As for other key staff of the Park Company (such as senior executives responsible for various major areas of the Park Company), we will leave it to the Board of Directors and the CEO of the Park Company to establish the internal corporate governance structure and recruit the necessary personnel after they assume their positions.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)041

(Question Serial No. 2290)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the comprehensive review of Operation Building Bright 2.0 and new funding of \$3 billion earmarked for a new subsidy scheme, will the Government consult relevant organisations and bodies, including but not limited to the Independent Commission Against Corruption, Competition Commission, Property Management Services Authority and property management associations, as well as relevant professional institutes and chambers of commerce in the construction industry, with a view to ensuring that the new funding will not lead to more improper behaviours such as bid-rigging?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 32)

Reply:

Since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the Urban Renewal Authority (URA) to first roll out the enhanced version of “Smart Tender”^{Note} in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)042

(Question Serial No. 2201)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Paragraph 190 of the Budget Speech proposes allocating \$200 million for launching the “Northern Metropolis (NM) Urban-rural Integration Fund” as a pilot scheme to encourage rural tourism projects. Please advise of the following:

- (a) whether the \$200 million “NM Urban-Rural Integration Fund” will include nearby outlying islands (such as Kat O and Ap Chau) in the scope of subsidy; if so, the specific eligible and approval criteria for applications; if not, the reasons for that; and
- (b) how the “NM Urban-Rural Integration Fund” will be promoted to synergise with “island hopping” yacht tours in terms of including the formulation of co-ordinated planning for island tourism, addition of berths in hotspot waters and enhanced ferry services for outlying islands with pilot electric and environmentally friendly ferries.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 35)

Reply:

- (a) The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief

the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

Eligible sites under the Countryside Conservation Funding Scheme include (a) the priority sites for enhanced conservation and private land in country park enclaves or in country parks, excluding those located on Lantau; and (b) remote countryside areas where public transportation is not accessible within 500 metres walking distance of the site, excluding those located on Lantau (i.e. 92 remote countryside villages^{Note}). The pilot scheme of the Fund will support over 200 existing villages located within the NM but not covered by the Countryside Conservation Funding Scheme. As such, the applicable villages do not overlap under these two schemes.

Note: Of the 92 remote countryside villages, 13 (including Lai Chi Wo, Mui Tsz Lam, Kat O and Ap Chau, etc.) are located in North District and fall within the coverage of the NM. These 13 villages are eligible to apply for the Countryside Conservation Funding Scheme. As such, it is proposed not to cover these villages under the pilot scheme of the Fund.

- (b) The Blue and Green Recreation, Tourism and Conservation Circle is situated in the easternmost part of the NM. With a vast area, the circle has abundant blue and green resources, as well as numerous traditional villages and islands, so that it has high potential for recreational and tourism development. The Planning Department and the Civil Engineering and Development Department will commence a study within 2026 to consider how to better utilise the blue-green natural resources within the area for promotion of island hopping and other forms of tourism.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)043

(Question Serial No. 2616)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the expenditure and planning for the development of yacht berths and related infrastructure, please advise:

- (a) of the actual distribution and number of private and public yacht berths in Hong Kong as at end-2025, and the situation of superyacht berths;
- (b) given that it was proposed in the latest Policy Address to construct and operate yacht berthing facilities at the ex-Lamma Quarry, Aberdeen Typhoon Shelter expansion and Hung Hom Station waterfront projects, whether there is any provision earmarked for these projects in the 2026-27 Budget; if so, of the details of the provision for each project; if not, the reasons for that; and
- (c) whether there is any provision in the 2026-27 Budget for enhancing the existing typhoon shelter facilities (such as improving landing facilities); if so, of the details and estimates of expenditures; if not, the reasons for that?

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 27)

Reply:

- (a) According to the Office of the Licensing Authority under the Home Affairs Department, there are currently nine marinas in Hong Kong which hold valid Certificates of Compliance for clubs, namely Royal Hong Kong Yacht Club, Aberdeen Boat Club, the Hebe Haven Yacht Club, Clearwater Bay Golf and Country Club, Club Marina Cove, Lantau Yacht Club, Gold Coast Yacht and Country Club, Aberdeen Marina Club, and Hong Kong Marina. All the marinas mentioned above are currently operated by private organisations, providing their members with a total of around 2 160 yacht berths and other related facilities and services at 12 locations. Separately, according to the

information of the Marine Department, there are currently 14 typhoon shelters located in different parts of Hong Kong waters, providing 421.6 hectares of berthing space for vessels. These typhoon shelters include Aberdeen South Typhoon Shelter, Aberdeen West Typhoon Shelter, Causeway Bay Typhoon Shelter, Cheung Chau Typhoon Shelter, Hei Ling Chau Typhoon Shelter, Kwun Tong Typhoon Shelter, New Yau Ma Tei Typhoon Shelter, Rambler Channel Typhoon Shelter, Sam Ka Tsuen Typhoon Shelter, Shau Kei Wan Typhoon Shelter, Shuen Wan Typhoon Shelter, To Kwa Wan Typhoon Shelter, Tuen Mun Typhoon Shelter and Yim Tin Tsai Typhoon Shelter. Apart from typhoon shelters, local vessels can also choose to berth at 18 sheltered anchorages. Departments concerned do not have the other information as requested in the question.

- (b) The Development Bureau (DEVB) is taking the lead in taking forward the three projects at ex-Lamma Quarry (ELQ), the Aberdeen Typhoon Shelter (ATS) expansion area and the Hung Hom Station waterfront area respectively, with a view to encouraging the private market to construct and operate new yacht berths. It is expected that a total of approximately 600 new berths will be provided under these three projects. The Government plans to dispose the sites for the forementioned three development projects (including the adjacent water bodies) by open tender, allowing private developers to construct and operate yacht berthing facilities. The tendering work will be conducted by the existing manpower of the DEVB and the departments concerned, and no additional expenditure is incurred in this regard.

As regards the proposed development at the ATS expansion area, the Government has commissioned a consultant to conduct technical assessments in order to finalise the detailed development parameters and requirements of the project, as well as assisting in completing the relevant statutory procedures before tender. The budget for the consultancy fees in 2026-27 is approximately \$10 million. As for the two projects for the ELQ development and the Hung Hom Station waterfront area, the feasibility study for the former has already completed in earlier years, and hence there is no need for the 2026-27 Budget to reserve funding for it, while that for the latter is being conducted by the MTR Corporation Limited.

- (c) Regarding Aberdeen South Typhoon Shelter, the Civil Engineering and Development Department is constructing landing cum harbour steps at the sloping seawall along Ap Lei Chau Praya Road. The construction estimate for the related works in 2026-27 is \$2 million. Furthermore, we plan to seek funding approval from the Legislative Council for the expansion of ATS in the second quarter of 2026. As tender evaluation is under processing, the funding required for the engineering works is yet to be confirmed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)044

(Question Serial No. 3179)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The scenery on both sides of the Victoria Harbour is an important landmark of Hong Kong, and the Development Blueprint for Hong Kong's Tourism Industry 2.0 also mentions the need to optimise the use of harbourfront resources. In this connection, will the Government advise of the following:

1. the respective number of completed and ongoing activities as well as respective manpower and estimated expenditures involved since the opening of Harbourfront Shared Spaces;
2. whether the Government has, through setting up of a dedicated department or inter departmental co-operation, conducted any study to strike a balance between the types of activities suitable for Harbourfront Shared Spaces and the interests of locals and inbound tourists, with a view to actively liaising with local and international units for the purpose of introducing more diverse and appealing activities; if so, the details;
3. given that the event spaces at the harbourfront areas in Central and Wan Chai have an area of 36 000 square metres and 13 300 square metres respectively and are suitable for hosting events of varying scales on a short- to medium-term basis, whether there are any targets for the use of these spaces to promote mega event economy and tourism development in the future; and
4. given the geographical advantages of the harbourfront areas in Central and Wan Chai located in the core urban area on the northern shore of Hong Kong Island, whether there will be any future support for international and large-scale groups interested in renting these event spaces to develop their brand events and landmarks, thereby developing a harbourfront economy?

Asked by: Hon HO King-hong, Adrian Pedro (LegCo internal reference no.: 39)

Reply:

The Government has been striving to enhance the Victoria Harbourfront, providing the public with harbourfront sites that are diversified, vibrant, accessible and inclusive.

With the efforts of the Harbour Office (HO) under the Development Bureau (DEVB), currently there are seven “Harbourfront Shared Spaces” (HSSs) which adopt an open management mode of public spaces. They include the Belcher Bay Promenade in Kennedy Town, HarbourChill in Wan Chai, the Water Sports and Recreation Precinct in Wan Chai, the Revitalised Typhoon Shelter Precinct in Causeway Bay, the breakwater at the East Coast Park Precinct in North Point, the East Coast Boardwalk (recently fully opened in end-2025) in North Point and the Tsuen Wan Promenade. The design of HSSs is relatively simple with fewer fixed facilities, which allows greater flexibility for different users to engage in various activities, thereby creating a more vibrant and diversified experience.

In 2025, approximately 110 events/activities of various scales and types were organised by different government departments and organisations at various HSSs, including concerts of different scales and types, carnivals, drone shows, water and land based sports and charity events, which inject vibrancy into the harbourfront and enrich the experience for both locals and tourists in a continuous manner. As the management of the aforesaid HSSs was part of the overall duties of the HO under the DEVB and a lot of events/activities were organised by or involved staff of other bureaux/departments, we are unable to provide a breakdown of the expenditures and the manpower involved concerning the events/activities organised thereat.

The Central Harbourfront Event Space (CHES) and the Wan Chai Harbourfront Event Space (WCHES) are sites at the harbourfront areas that have been let to the private sector for operation. They are two of the venues in which events/activities of various types and scales could be staged in Hong Kong, including signature events such as the Hong Kong Wine and Dine Festival and “Symphony Under the Stars”, as well as large-scale outdoor concerts, variety shows and carnivals. Some signature events held at the aforesaid event spaces were also supported by relevant departments in various forms. For instance, Art Central 2025 and Clockenflap Music & Arts Festival 2025 held at the CHES have received funding from the Mega Arts and Cultural Events Fund established by the Culture, Sports and Tourism Bureau. These cultural and recreational mega events can bring diversified experiences to residents and tourists alike and promote the mega-event economy. Furthermore, the Commerce and Economic Development Bureau launched the Incentive Scheme for Recurrent Exhibitions 2.0 on 1 July 2025 to subsidise the venue rentals of large-scale international exhibitions organised by private organisers at specified venues (including the CHES which is newly included in the Scheme) to further promote the development of the convention and exhibition industry and the mega-event economy, thereby generating overall economic benefits for Hong Kong.

The new tenancy of the CHES will commence in July 2026 for a term of five years. The fixed term of the tenancy, which is extended to five years in this tender exercise, requires the tenant to provide food and beverage facilities on a regular basis, with a view to unleashing the potential of the Event Space and promoting mega-event economy. In addition, if the actual number of event days held at the Event Space as rented out each year falls short of the commitment, the tenant is required to pay a compensation amount to the Government (equivalent to 10 per cent of the monthly rent of the Event Space for each day of shortfall).

The arrangement aims to ensure the tenant will fully utilise the Event Space, maximising its efficiency.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)045

(Question Serial No. 0604)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government has proposed to transfer from the Exchange Fund a total of 150 billion in two years in support of infrastructure projects in the Northern Metropolis, and made it clear that it would not be a normalised arrangement; and that no transfer will be made if the Exchange Fund incurs a loss. Meanwhile, the Government is exploring a tripartite co-operation mode involving “the Government, developers, and technology enterprises”.

Please advise of, given the substantial public funds involved, any selection criteria for specific projects and profit distribution mechanisms for public-private partnerships in place to ensure that the “tripartite co-operation” mode can accelerate the development while preventing potential conflicts of interest, as well as ensuring that the quality of public infrastructure is not compromised by commercial interests.

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 3)

Reply:

The Financial Secretary has proposed in the 2026-27 Budget that ways are being explored for further encouraging developers owning land in the Northern Metropolis (NM) to collaborate with technology or advanced manufacturing enterprises in submitting joint development proposals to the Government. It is expected that, through tripartite co-operation, relevant land and corporate resources will be channelled towards the target industries for priority development in Hong Kong. In doing so, the business sector will have greater participation in the innovation and technology transformation of Hong Kong's economy, thereby expediting the NM development through concerted efforts.

In this connection, the Government has introduced multiple measures to encourage land owners to promote industry development on the private land they own in the NM. These measures include in-situ land exchange arrangement which is applicable to designated

industry sites, “Pay for What You Build”, “phased development”, and the surrender of private land to be resumed by the Government within the NM to offset the land premium payable for large-scale land disposal or in-situ land exchange. The Financial Secretary has also expressed that the Government will prepare the “preferential policy packages” covering land, tax incentives, financial subsidies, co-investment, etc., and will adopt flexible and innovative approaches for collaboration with enterprises. If land owners and relevant industry enterprises wish to receive support from the Government so as to facilitate the anchoring of industries in the NM, they can submit joint development proposals and the Government will consider each case on its own merits, including the economic benefits to be brought about by the project to Hong Kong. If any collaboration projects are implemented, the Government will make announcements to ensure transparency and openness of information.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)046****(Question Serial No. 0625)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Northern Metropolis (NM) has entered the peak period of “land resumption and commencement of construction”. Will the Financial Secretary set out specifically the cash flow requirements for each sub-project in the NM (such as San Tin Technopole and the development area in Lau Fau Shan) for 2026-27.

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 30)

Reply:

The Northern Metropolis covers nine New Development Areas (NDAs) in different development stages, four of which (i.e. Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South, and San Tin Technopole and the Loop) are under construction. For the NDAs or their respective phases where site formation and engineering infrastructure works have already commenced, the estimated expenditures on the works and land resumption for the related projects in 2026-27 are tabulated below:

NDA	PWP Item involved	Estimated expenditure on engineering works in 2026-27	Estimated expenditure on land resumption in 2026-27
Kwu Tung North/Fanling North	<u>First Phase Development</u> comprising PWP Item Nos. 7747CL and 7759CL	\$856 million	\$528.2 million
	<u>Remaining Phase Development</u> comprising PWP Item No. 7828CL	\$3,972.1 million	\$3,045.9 million

NDA	PWP Item involved	Estimated expenditure on engineering works in 2026-27	Estimated expenditure on land resumption in 2026-27
Hung Shui Kiu/Ha Tsuen	<u>First Phase Development</u> comprising PWP Item Nos. 7845CL (Part) and 7796CL	\$40.78 million	\$6.667 million
	<u>Second Phase Development</u> comprising PWP Item Nos. 7787CL and 7829CL	\$3,016 million	\$6,045.8 million
Yuen Long South	<u>First Phase Development</u> comprising PWP Item Nos. 7817CL and 7872CL (Part)	\$1,509.8 million	\$59.44 million
	<u>Second Phase Development</u> comprising PWP Item No. 7906CL	\$450 million	\$3,532.8 million
San Tin Technopole	<u>Phase 1 Stage 1 Development</u> comprising PWP Item No. 7899CL	\$1,316.4 million	\$4,345.4 million
Hong Kong Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone	<u>Land Decontamination and Advance Engineering Works</u> comprising PWP Item No. 7748CL	\$6.002 million	No expenditure incurred
	<u>Main Works Package 1</u> comprising PWP Item No. 7856CL	\$1,385.6 million	\$4.141 million

As for the remaining phases of the aforementioned NDAs (excluding Kwu Tung North/Fanling North) and the other five NDAs (namely Ngau Tam Mei, Lau Fau Shan, New Territories North New Town, Ma Tso Lung, and Au Tau), which are at different planning stages, the relevant engineering proposals, detailed designs and implementation phasing are yet to be finalised.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)047

(Question Serial No. 2397)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the development of an “industrial belt” in the Northern Metropolis, will the Government advise whether the progress of relevant infrastructural projects (such as the Hung Shui Kiu/Ha Tsuen New Development Area) has been affected, leading to adjustments to the estimate?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 20)

Reply:

Among the nine New Development Areas in the Northern Metropolis, the construction of four (i.e. Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South and San Tin Technopole and the Loop), involving more than 800 hectares of land, is in full swing. The progress of the projects has fallen within expectations so far. In fact, the Government has always strictly scrutinised the estimated costs of public works projects, and the relevant works departments have also taken various measures to optimise project designs and reduce construction costs, including the full adoption of “new engineering contract”, the digitalisation of engineering works, the standardisation of engineering design as well as the review of engineering design during the construction stage, etc.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)048

(Question Serial No. 2398)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Northern Metropolis (NM) is the new engine of Hong Kong's economic development for the coming 20 years. It covers a vast area of approximately 30 000 hectares, with the project scope encompassing land resumption and compensation, site formation, supporting infrastructure and the construction of large-scale public facilities. To avoid repeating the mistakes of the past, where infrastructure projects frequently ran over budget, what proportion of the "public-private partnership" or "developer-led" model has the Government introduced into the development of the NM? How much is this type model expected going to save the Treasury regarding upfront expenditure on engineering works?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 31)

Reply:

To further accelerate the delivery of the Northern Metropolis (NM), the Government will continue to adopt innovative and diversified development approaches to better integrate a capable government with an efficient market by way of "public-private partnership". These include in-situ land exchange, large-scale land disposal, the establishment of industry park company, "phased development", longer government tenancies, and "Pay for What You Build". The Financial Secretary has proposed in the 2026-27 Budget that ways are being explored for further encouraging developers owning land in the NM to collaborate with technology or advanced manufacturing enterprises in submitting joint development proposals to the Government. It is expected that, through tripartite co-operation, relevant land and corporate resources will be channelled towards the target industries for priority development in Hong Kong. In doing so, the business sector will have greater participation in the innovation and technology transformation of Hong Kong's economy, thereby expediting the NM development through concerted efforts.

The upfront development cost to be saved for the Government depends on the relevant mode of partnership or development. Taking in-situ land exchange as example, the Government has earlier invited applications for in-situ land exchange for three New Development Areas (NDAs) in the NM (including Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South), and a total of six applications have been completed to date. These applications saved the Government more than \$2 billion in expenses relating to land resumption and engineering works, brought about \$9.2 billion of premium revenue to the Government ahead of schedule, and accelerated the provision of around 9 000 residential units. Population intake for one of the private residential developments commenced in end-2022, making it the first residential project in the NDAs within the NM to have population intake. We also plan to invite applications for in-situ land exchange for the development of San Tin Technopole in the coming year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)049

(Question Serial No. 1074)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Budget Speech pointed out that the “Development Bureau (DEVB) is conducting a comprehensive review of the Operation Building Bright 2.0 (OBB 2.0) to draw up a new subsidy scheme. We will earmark \$3 billion accordingly. Moreover, we will allocate \$1 billion to extend the Lift Modernisation Subsidy Scheme to provide subsidies to property owners.” In this connection, could this Committee be advised:

1. with respect to the \$3 billion earmarked by the Government for OBB 2.0, of the detailed breakdown of the expenditures for the above measures (e.g. administrative costs, subsidy cap, regulatory costs, and publicity and evaluation expenses); the 2026-27 staff establishment plans of the DEVB or the Urban Renewal Authority for reviewing and extending the scheme; and how it is expected to ensure the effective allocation of additional resources and enhance building maintenance safety;
2. given that OBB 2.0 has been injected with \$6 billion since its launch in 2018 and the funds are nearly exhausted, of the effectiveness of its implementation so far (including the number of beneficiary buildings, the total number of beneficiary units/residents, the completion rate of works, and its contribution to extending building lifespan and reducing redevelopment pressure); how the Government will enhance the scheme to target key groups such as three-nil buildings, owners with financial difficulties and old dilapidated buildings, and strengthen anti-bid-rigging efforts with the grant of additional funding;
3. of the work direction and timetable for the DEVB to conduct a comprehensive review of OBB 2.0 (including the completion time of the review, the arrangements for consulting the Panel on Development of the Legislative Council, and the expected timeline for seeking funding approval from the Finance Committee and launching the

new scheme next year); and expected enhancements under the new subsidy scheme in respect of subsidy levels, eligibility criteria, targetedness and anti-bid-rigging measures?

Asked by: Hon HUNG Kam-in (LegCo internal reference no.: 28)

Reply:

The Government launched Operation Building Bright 2.0 (OBB 2.0)⁽¹⁾ in July 2018, injecting \$6 billion to subsidise owners of private buildings in need to carry out building maintenance works. It was expected to subsidise approximately 4 300 buildings, involving around 280 000 households. Among them, over 70% are buildings aged over 50 years; approximately 25% are three-nil buildings; and nearly 80% have received MBIS notices.

Note⁽¹⁾ : There are two categories of buildings under OBB 2.0. Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS). Owners of eligible buildings may apply to the URA within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD.

As at end-2025, there were a total of 3 863 eligible buildings under OBB 2.0 approved/selected, including 2 099 Category 1 buildings and 1 764 Category 2 buildings⁽²⁾. The figures on Category 1 buildings and Category 2 buildings under OBB 2.0, broken down by milestones and the respective percentages of reaching the milestones, are set out in the table below:

Note⁽²⁾ : This excludes 482 buildings originally selected by the BD as Category 2 buildings but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

Milestone	Number of Category 1 Buildings (proportion to total number of Category 1 buildings)	Number of Category 2 Buildings (proportion to total number of Category 2 buildings)	Total Number of Buildings (proportion to total number of buildings)
a) Prescribed inspection commenced but not yet completed	124 (6%)	278 (16%)	402 (10%)
b) Prescribed inspection completed but prescribed repair works not yet commenced	1 046 (50%)	103 (6%)	1 149 (30%)
c) Prescribed repair works commenced but not yet completed	409 (19%)	491 (28%)	900 (23%)

Milestone	Number of Category 1 Buildings (proportion to total number of Category 1 buildings)	Number of Category 2 Buildings (proportion to total number of Category 2 buildings)	Total Number of Buildings (proportion to total number of buildings)
d) Prescribed repair works completed	277 (13%)	892 (50%)	1 169 (30%)

After years of implementation, the funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the URA to first roll out the enhanced version of “Smart Tender”⁽³⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note⁽³⁾: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA

will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)050

(Question Serial No. 2370)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 190 of the Budget Speech, it is proposed allocating \$200 million for launching the “Northern Metropolis (NM) Urban-rural Integration Fund” as a pilot scheme. The scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. In this connection, will the Government advise this Committee of the following:

1. the types of rural tourism projects expected to be promoted under the pilot scheme; the number of projects can be funded; the average and maximum amounts of each subsidised project; when the pilot scheme is expected to commence at the earliest; and
2. whether the Government will consider extending the pilot scheme to cover rural tourism and promotion projects in areas outside the NM such as Sai Kung and Tai Po, thereby benefiting villages across Hong Kong; if so, the details; if not, the reasons for that?

Asked by: Hon IP Ngo-tung, Chris (LegCo internal reference no.: 2)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational

projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)051

(Question Serial No. 2371)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 235 of the Budget Speech, the Development Bureau is conducting a comprehensive review of Operation Building Bright 2.0 (OBB 2.0) to draw up a new subsidy scheme, and the Government will earmark \$3 billion accordingly. In this connection, will the Government advise this Committee:

1. of the annual number of subsidised cases and amount of subsidies under OBB 2.0 over the past three years, broken down by Category 1 and Category 2;
2. of the annual number of applications expected to be subsidised in view of the \$3 billion newly earmarked by the Government; and
3. given that the Government is drawing up a new subsidy scheme, whether it plans to change the eligibility criteria of Category 1 buildings; if so, of the details; if not, the reasons for that?

Asked by: Hon IP Ngo-tung, Chris (LegCo internal reference no.: 4)

Reply:

1. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)⁽¹⁾. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department

(BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD.

Note⁽¹⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary for the common parts, external walls and projections or signboards of the buildings.

The number of eligible applications received for Category 1 buildings, the number of approved applications involving Category 1 buildings, and the amount of subsidies approved over the past three years are set out in the table below as broken down by year:

Year	Number of eligible applications received for Category 1 buildings⁽²⁾ (cases)	Number of approved applications involving Category 1 buildings⁽³⁾ (cases)	Subsidy approved⁽⁴⁾ (\$'000)
2023 ⁽⁵⁾	1 296	84	41,560
2024	117	274	149,310
2025	23	487	535,090
Total	1 436	845	725,960

In addition to processing applications for the third round of OBB 2.0 in 2023, the URA also processes applications from buildings switched from Category 2 to Category 1 in other years. Under the prevailing mechanism, if owners of buildings selected as Category 2 eventually take up the organisation of inspection and repair works for the common areas of their buildings, they can apply to the URA for turning the relevant buildings into Category 1 buildings.

Note⁽²⁾: Applications for Category 1 buildings under OBB 2.0 are made on the basis of Deed of Mutual Covenant (DMC). Some buildings may have more than one DMC, and some DMCs may cover more than one building. The number of applications received therefore may not correspond to the number of buildings involved.

Note⁽³⁾: This excludes 280 cases where the applications were initially approved from 2023 to 2025 but were subsequently revoked by the URA due to unsatisfactory progress, or were withdrawn by the owners themselves.

Note⁽⁴⁾: Subsidy approved includes the amount of subsidies released and committed to be released as at end-2025 by the URA to the applications. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies (This is primarily because owner-occupiers of Category 1 buildings (if approved by the URA) have not yet completed the works contracts, and owner-occupiers of Category 2 buildings must wait for the BD to complete the relevant works before they can submit an application to the URA).

Note⁽⁵⁾: The application period for the third round of OBB 2.0 was from 1 April 2023 to 30 September 2023.

The number of Category 2 buildings selected by the BD and the amount of subsidies approved as at end-2025 are set out in the table below as broken down by year:

Year	Number of Category 2 buildings selected by the BD⁽⁶⁾	Subsidy approved⁽⁴⁾ (\$'000)
2023	214	27,470
2024	211	31,280
2025	242	44,140
Total	667	102,890

Note⁽⁶⁾: This excludes 268 buildings selected by the BD as Category 2 buildings from 2023 to 2025 but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

2. - 3.

Since the implementation of OBB 2.0 in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the URA to first roll out the enhanced version of “Smart Tender”⁽⁷⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note⁽⁷⁾: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)052

(Question Serial No. 2291)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Matters Requiring Special Attention in 2026-27 under Programme (2), the Planning and Lands Branch will continue to oversee enhanced measures for improving the workflow of the Mandatory Building Inspection Scheme (MBIS) and Operation Building Bright 2.0 (OBB 2.0); and conduct a comprehensive review of OBB 2.0 and with new funding of \$3 billion earmarked, work out the details of a new subsidy scheme to be rolled out in 2027 the earliest to incentivise eligible owners to properly maintain their residential buildings. In this connection, will the Government advise this Committee of:

1. a breakdown of the estimated expenditure regarding the new funding of \$3 billion and the staff establishment involved;
2. the preparatory work and implementation timetable of the new subsidy scheme; and
3. the details (beneficiaries, coverage, conditions, subsidy amount, workflow) of the new subsidy scheme and its similarities with and differences from OBB 2.0, in tabular form?

Asked by: Hon KAN Wai-mun, Carmen (LegCo internal reference no.: 14)

Reply:

Since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the

Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the Urban Renewal Authority (URA) to first roll out the enhanced version of “Smart Tender”^{Note} in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)053

(Question Serial No. 2926)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Matters Requiring Special Attention in 2026-27 under Programme (2), the Planning and Lands Branch (PLB) will work with the Urban Renewal Authority (URA) to finalise enhancements to “Smart Tender” with a view to rolling out the stepped-up version in the latter half of 2026. In this connection, will the Government advise this Committee:

1. of the estimated expenditure breakdown of the commitment of \$100 million for the stepped-up version of “Smart Tender” and the manpower establishment involved;
2. of the progress of the preparatory work for the stepped-up version of “Smart Tender”;
3. of the PLB’s plan to promote the stepped-up version of “Smart Tender” in 2026-27 and the manpower establishment and estimated expenditure involved in the related work;
4. how to ensure that the URA, a body not subject to full audit by the Audit Commission, is effectively supervised by the Development Bureau under the relevant ordinances and by the Audit Commission in relation to value for money; and
5. in view of the URA’s expanded functions, whether there are any plans to include the URA in the scope of audit; if so, of the details; if not, of the reasons for that?

Asked by: Hon KAN Wai-mun, Carmen (LegCo internal reference no.: 12)

Reply:

1. - 2.

Following the fire incident in Tai Po, the Development Bureau has reviewed the procurement arrangements in relation to building inspection and maintenance works carried out by works consultants and contractors, with a view to reducing the opportunities for illegal collusion among consultants, contractors, and individual owners, as well as reducing the risk of bid-rigging. The Development Bureau in collaboration with the Urban Renewal Authority (URA) will launch an enhanced version of “Smart Tender” in the second half of 2026, with a view to assisting owners’ corporations and owners in engaging compliant consultants and contractors to properly carry out building maintenance works.

The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

The Government has proposed allocating a total of \$300 million to the URA, with \$100 million as start-up capital for the URA to actively consider establishing a subsidiary company dedicated to providing the enhanced “Smart Tender” services and ensure the subsidiary has sufficient initial capital to launch the new service; the remaining \$200 million will be used to provide fee concession subsidies for owners using “Smart Tender”. As “Smart Tender” is a paid service, the subsidiary will be able to achieve break-even in the long run by charging fees.

The Development Bureau is working out the details of the enhanced version of “Smart Tender” with the URA, with the target of reporting the specific proposed measures and implementation details to the Panel on Development of the Legislative Council (LegCo) in mid-2026, consulting members of the sector, and rolling out the enhanced services in the second half of 2026.

3. Prior to the launch of the enhanced “Smart Tender” service in the second half of 2026, the relevant units of the Planning and Lands Branch (PLB) under the Development Bureau and the URA will promote the scheme through various channels such as the URA’s one-stop online Building Rehabilitation Platform, traditional media, online advertisement and outreaching efforts to owners’ corporations, property management companies, and the building maintenance industry. As it is part of the PLB’s day-to-day work to maintain liaison with the URA, we do not maintain a breakdown of the expenditure and manpower incurred solely for the work related to “Smart Tender”.

4. - 5.

Under the existing regime, the URA is not a public body subject to value-for-money audits carried out by the Director of Audit, and its business and operating model are different from those of general government departments or subvented organisations in nature. That said, under the existing regime, the URA's daily operation is subject to the monitoring by the Government and the LegCo. Under section 4 of the Urban Renewal Authority Ordinance (Cap. 563) (the Ordinance), all members of the Board of the URA, including the Chairman, shall be appointed by the Chief Executive for a term not exceeding three years. Members of the Board also comprise four non-executive directors who are public officers (i.e. the Director of Buildings, the Director of Lands, the Director of Planning and the Deputy Director of Home Affairs). The Ordinance also stipulates that the URA shall exercise due care and diligence in the handling of its finances. Moreover, pursuant to sections 21 and 22 of the Ordinance, the URA shall at least three months before the end of each financial year submit to the Financial Secretary (FS) for approval a draft corporate plan for a period of five years beginning from the next financial year and a draft business plan for the next financial year. These two drafts shall be approved by the Board of the URA prior to submission to the FS. The FS may approve or refuse to approve the two drafts under the Ordinance. In deciding whether to approve the draft corporate plan and draft business plan, the FS will mainly deliberate at the macro-policy level and financial aspects, and may offer comments on specific aspects and request the URA to make adjustments as necessary.

Meanwhile, pursuant to the Ordinance, the URA shall appoint an auditor to audit its accounts. After the end of each financial year, the URA shall furnish a report on the affairs of the URA for that year, the audited financial statements, and the auditor's report on audit of those statements. The aforesaid report and financial statements shall also be tabled in the LegCo. The Secretary for Development, together with the Chairman and Chief Executive Officer of the URA, attends the LegCo Panel on Development annually to report on the URA's operations and financial situation and to answer questions from members of the LegCo.

We understand that Members attach great importance to the URA's implementation of the enhanced version of "Smart Tender". As such, the URA will continue to align its work with the Government's policy objectives and strive to carry out the relevant work effectively. The URA will also report to the LegCo from time to time on the progress of its work, addressing the concerns of Members and the public.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)054

(Question Serial No. 1027)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Which types of rural tourism projects (folk culture experiences, outdoor adventures or ecological research and study) will the “Northern Metropolis Urban-rural Integration Fund” as a pilot scheme with a funding of \$200 million prioritise supporting? Is a certain proportion of the \$200 million reserved for the tourism industry to apply in respect of projects that support “tourism is everywhere”?

Asked by: Hon KONG Man-wai, Vivian (LegCo internal reference no.: 3)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)055

(Question Serial No. 1028)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

What are the application process for non-governmental organisations and relevant bodies, and the subsidy cycle and criteria for evaluating effectiveness? How will the pilot scheme synergise with the planning of eco-tourism and the development of the innovation and technology (I&T) industry in the Northern Metropolis (NM)? Will it create routes of “NM+I&T” and “integrated business+tourism”? What is the budgetary arrangements for related infrastructure, such as transportation, parking, restricted area access, toilets and guided tour facilities?

Asked by: Hon KONG Man-wai, Vivian (LegCo internal reference no.: 4)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will

subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To improve transparency and accountability of the pilot scheme, we will cover how we plan to regularly announce the implementation status of projects that have been granted subsidies in our briefing to the Panel on Development in the middle of this year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)056

(Question Serial No. 1029)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government aims to bring economic vitality to rural villages through the “Northern Metropolis Urban-rural Integration Fund” initiative. What are the quantitative targets set by the Government? Is it the growth rate of income from rural tourism or the number of employment opportunities created? How will the Government monitor projects’ impact on local ecological environment? How will the Government measure whether sustainable development is achieved, balancing ecological conservation, community well-being and economic benefits?

Asked by: Hon KONG Man-wai, Vivian (LegCo internal reference no.: 5)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will

subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To improve transparency and accountability of the pilot scheme, we will cover how we plan to regularly announce the implementation status of projects that have been granted subsidies in our briefing to the Panel on Development in the middle of this year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)057

(Question Serial No. 1013)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 235 of the Budget Speech, the Development Bureau is conducting a comprehensive review of Operation Building Bright 2.0 (OBB 2.0) to draw up a new subsidy scheme, and will earmark \$3 billion accordingly. Moreover, it will allocate \$1 billion to extend the Lift Modernisation Subsidy Scheme to provide subsidies to property owners. In this connection, will the Government advise this Committee of:

the (i) number of applications received; (ii) number of approved applications; (iii) number of buildings and residential units involved; (iv) closing date for each round of applications and (v) total amount of subsidies granted to date, broken down by different rounds of applications (the first round, second round and third round) under OBB 2.0?

Asked by: Hon KOON Ho-ming, Peter Douglas (LegCo internal reference no.: 19)

Reply:

There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS). Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD.

As at end-2025, there were a total of 3 863 eligible buildings under OBB 2.0 approved/selected, including 2 099 Category 1 buildings and 1 764 Category 2 buildings⁽¹⁾. The number of eligible applications received for Category 1 buildings, the number of approved applications (including the numbers of cases, and buildings and residential units involved), the number of Category 2 buildings selected by the BD (including the number of residential units involved) are set out in the table below as broken down by the first round, second round and third round respectively under OBB 2.0:

Note⁽¹⁾: This excludes 482 buildings originally selected by the BD as Category 2 buildings but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

	First round	Second round	Third round
Number of eligible applications received for Category 1 buildings⁽²⁾ (cases)	631 (523 buildings involved) (closed for application on 31 October 2018)	959 (872 buildings involved) (closed for application on 30 October 2020)	1 306 (1 644 buildings involved) (closed for application on 30 September 2023)
Number of approved applications for Category 1 buildings⁽³⁾ (cases)	485 (416 buildings involved) (25 802 residential units involved)	770 (725 buildings involved) (48 094 residential units involved)	828 (958 buildings involved) (111 251 residential units involved)
Number of Category 2 buildings selected by the BD	610 (14 028 residential units involved)	761 (17 628 residential units involved)	393 ⁽⁴⁾ (9 073 residential units involved)
Subsidy approved⁽⁵⁾ (\$'000)	353,670	232,860	581,170

First round: First round of applications under OBB 2.0 for Category 1 buildings or Category 2 buildings selected by the BD on or before 31 March 2021.

Second round: Second round of applications under OBB 2.0 for Category 1 buildings or Category 2 buildings selected by the BD from 1 April 2021 to 30 April 2024.

Third round: Third round of applications under OBB 2.0 for Category 1 buildings or Category 2 buildings selected by the BD after 30 April 2024.

Note⁽²⁾: Application for Category 1 buildings under OBB 2.0 is made on the basis of Deed of Mutual Covenant (DMC). Some buildings may have more than one DMC, and some DMCs may cover more than one building. The number of applications received therefore may not correspond to the number of buildings involved.

In addition to processing applications for the first to third rounds of OBB 2.0, the URA also processes applications from buildings switched from Category 2 to Category 1. Under the prevailing mechanism, if owners of buildings selected as Category 2 eventually take up the organisation of inspection and repair works for the common areas of their buildings, they can apply to the URA for turning the relevant buildings into Category 1 buildings.

- Note⁽³⁾: This excludes 139 cases (first round), 170 cases (second round) and 72 cases (third round) where the applications were initially approved but were subsequently revoked by the URA due to unsatisfactory progress, or were withdrawn by the owners themselves.
- Note⁽⁴⁾: Given that the counting period for the third round lasted only around one and a half years i.e. from 1 May 2024 to 31 December 2025, fewer Category 2 buildings were selected by the BD during this period than in the first and second rounds (both lasted around three years).
- Note⁽⁵⁾: Subsidy approved includes the amount of subsidies released and committed to be released as at end-2025 by the URA to the applications. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies (This is primarily because owner-occupiers of Category 1 buildings (if approved by the URA) have not yet completed the works contracts, and owner-occupiers of Category 2 buildings must wait for the BD to complete the relevant works before they can submit an application to the URA).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)058

(Question Serial No. 1454)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government will continue to support the relevant departments and the Urban Renewal Authority (URA) to step up urban renewal with an innovative and district-based approach. Please advise this Committee of the following:

1. with respect to the support for the URA's studies on urban renewal of old districts such as Tsuen Wan and Sham Shui Po Districts, whether there are any specific implementation timetable and budget allocated for the work in the financial year; if so, the details; and
2. with respect to the use of newly developed land to promote urban redevelopment, how much funding the Government has reserved in the 2026-27 Budget; and the positions under the dedicated team or staff establishment responsible for this policy and the related estimated expenditure.

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 6)

Reply:

1. The Urban Renewal Authority (URA) commenced district planning studies for Sham Shui Po and Tsuen Wan Districts in 2022, aiming at developing urban renewal master plans for these two old districts by restructuring land use and replanning under-utilised land, with a view to addressing future urban renewal, population changes and development needs. The URA submitted the plans related to both studies to the Government by the end of 2025. Relevant government bureaux/departments are reviewing and providing input to the proposals. The URA will revise the proposals having regard to the Government's comments and submit the final report. This arrangement is similar to the procedure for the District Study for Yau Ma Tei and Mong

Kok a few years ago. The Government will draw up the implementation arrangements based on the final report's recommendations and stakeholders' feedback.

2. To expedite urban renewal, the Government has proposed innovative initiatives with a new mindset, making use of newly developed land resources to increase incentives for redevelopment of old districts. These initiatives include, among others, relaxing the current arrangement for the transfer of plot ratio and suitably increasing the plot ratio of private redevelopment projects on a pilot basis in seven designated areas with more pressing redevelopment need. As the relevant work was handled by the existing resources and manpower of the Development Bureau and relevant departments (including the Planning Department and the Lands Department) as part of their overall duties, we are unable to provide the breakdown of the staff establishment and estimated expenditure involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)059

(Question Serial No. 1455)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government has mentioned that it will finalise and implement the specific measures in 2026 relating to the use of newly developed land to drive urban redevelopment projects, including relaxing the current arrangement for transfer of plot ratio and suitably increasing the plot ratio of private redevelopment projects for the seven designated areas with more pressing redevelopment need on a pilot basis. Will the Government advise this Committee of the following:

1. the internal staff establishment of the Development Bureau (DEVB) responsible for formulating and co-ordinating the aforesaid “arrangement for transfer of plot ratio” and the “pilot scheme on increasing the plot ratio” and the estimated expenditure on salaries in 2026-27; and any external consultants engaged for the relevant inter-departmental working group; if so, the budget for the consultancy fees involved; and
2. a list of the seven designated areas (in tabular form) and the research funds utilised by the DEVB in assessing the redevelopment potential of these areas and the administrative expenses of the relevant supporting staff under the Planning Department; whether the Government has set up any indicators to assess cost-effectiveness when deciding on the extent of the increase in plot ratio so as to ensure that the relevant administrative resources allocated are commensurate with the additional gross floor area expected to be released?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 7)

Reply:

1. To expedite urban renewal, the Government has proposed innovative initiatives with a new mindset, making use of newly developed land resources to increase incentives for redevelopment of old districts. These initiatives include, among others, relaxing the

current arrangement for the transfer of plot ratio and suitably increasing the plot ratio of private redevelopment projects on a pilot basis in seven designated areas with more pressing redevelopment need. The relevant work was handled by the existing resources and manpower of the Development Bureau (DEVB) and relevant departments (including the Planning Department and the Lands Department), without engagement of any external consultants. As the work was part of their overall duties, we are unable to provide the breakdown of the manpower and administrative expenses involved.

2. Regarding the proposed measure to suitably increase the plot ratio of private redevelopment projects for the seven designated areas with more pressing redevelopment need on a pilot basis, these seven areas are covered by Outline Zoning Plans (OZPs) and are the first batch of designated areas specified under the Land (Compulsory Sale for Redevelopment) (Amendment) Ordinance 2024, namely:

Name of OZP	OZP Number
Sai Ying Pun & Sheung Wan OZP	S/H3/34
Wan Chai OZP	S/H5/31
Yau Ma Tei OZP	S/K2/24
Mong Kok OZP	S/K3/36
Cheung Sha Wan OZP	S/K5/39
Ma Tau Kok OZP	S/K10/30
Tsuen Wan OZP	S/TW/35

As mentioned above, the relevant work was handled by the existing resources and manpower of the DEVB and relevant departments (including the Planning Department and the Lands Department). As the work was part of their overall duties, we are unable to provide the breakdown of the manpower and administrative expenses involved.

The policy intent for the proposal of increasing the plot ratio of private redevelopment projects in the designated areas is to incentivise market participation and improve the business case of private redevelopment projects, given that the plot ratio of many aged and dilapidated buildings has been fully utilised, and that there is little financial incentive for the market to acquire, demolish and redevelop these buildings. However, allowing continued dilapidation of old buildings will only result in urban hazards and pose threats to public safety. Therefore, we propose suitably increasing the plot ratio to increase the market incentive to participate in redevelopment. That notwithstanding, the actual number of redevelopment projects that can be taken forward and the additional gross floor area that can be released will depend on the market response. We will finalise and implement the specific measures in around mid-2026, and will review the effectiveness of these measures in a timely manner after the implementation of such measures for a period of time.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)060

(Question Serial No. 1457)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government has been emphasising the enhancement of the harbourfront sections on both sides of Victoria Harbour. Please advise this Committee of the following:

1. the expenditure reserved for enhancing the facilities and accessibility of the harbourfront sections in 2026-27; and how the Tsuen Wan Waterfront will be enhanced in 2026-27; and
2. whether any specific funding has been allocated for carrying out research on harbourfront management modes to introduce commercial elements for the promotion of harbourfront projects.

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 9)

Reply:

The Government has been striving to enhance the Victoria Harbourfront under the “incremental approach”, with a view to connecting harbourfront promenades on both sides of Victoria Harbour and providing quality public spaces. To enhance the Victoria Harbourfront, with the support of and in consultation with the Harbourfront Commission, the Government has been actively taking forward 12 projects with the \$6.5 billion dedicated funding for harbourfront enhancement, with about \$2.9 billion already approved by the Legislative Council and/or the relevant authorities. We will seek approval for deploying the remaining sum in due course as appropriate. Of the 12 related projects, sites under seven projects have been fully opened, and works of five projects are underway or under planning.

Regarding Tsuen Wan Waterfront Enhancement, Phase 1 (i.e. promenade along Hoi On Road) was completed and opened by phases between 2019 and 2021 to enable visitors to enjoy the beautiful scenery of the Rambler Channel and Tsing Yi Island. As regards Phase 2 (i.e. the

portion from Hoi On Road to Hoi Hing Road), the relevant section has been fully opened while planning for the enhancement works is underway. To enrich visitor experience, we will carry out minor improvement works along the Tsuen Wan promenade, including replacement of distinctive outdoor installations and provision of additional fitness facilities. These works are expected to be completed by the third quarter of 2026. Besides, “Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park - phase 1 development” project has largely been completed in the first quarter of 2026, including enhancement of the existing 11-a-side natural turf pitch, children play’s area and pavilions along the promenade, as well as provision of fitness equipment for adults and the elderly, a community garden and a basketball practice court, so as to cope with the local development and meet public needs. The Architectural Services Department, the Leisure and Cultural Services Department and other relevant government departments have commenced the inspection and handover procedures.

To further enhance the accessibility of the harbourfront, we have been continuing our efforts in conducting various studies in respect of different areas, including, among others, a feasibility study launched in December 2025 in relation to the enhancement of pedestrian connectivity of New Praya, Kennedy Town in Hong Kong Island West; and the Study on East Kowloon Harbourfront Trail in March 2026 to explore options to enhance the accessibility and facilities for waterfront sections that have not been connected yet. We target to consult stakeholders on the relevant proposals in the second quarter of 2026 and 2027 respectively.

In addition, the Development Bureau has been committed to experimenting a variety of new design and management models at the harbourfront for making the harbourfront more vibrant and attractive. In recent years, we have been introducing commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable harbourfront locations on a pilot basis to bring convenience and better experience to visitors. In particular, three smart specialty vending facilities commenced their operation at the promenades in Wan Chai, Kwun Tong and Cha Kwo Ling in 2024, offering a variety of snacks, specialty drinks and “pop-up” products, as well as providing spots for visitors to take photos. Besides, two stalls offering light refreshment were set up at HarbourChill in Wan Chai in end-2025, which have provided entrepreneurial opportunities related to F&B businesses for young people in particular. We are gathering feedback on the provision of F&B facilities along the harbourfront and will consider introducing popular items for the upcoming F&B facilities to be provided at the harbourfront sections in Hung Hom, Central, North Point and Tsim Sha Tsui in 2026 by phases. Besides, space and infrastructure have been reserved in some government and privately-run harbourfront sites (including the East Coast Boardwalk, East Coast Park Phase 2, and Site 3 of the New Central Harbourfront) to provide commercial facilities including provision of F&B facilities. Of these sites, the Boardwalk has provided bicycle rental services and refreshment since March 2026.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)061

(Question Serial No. 1458)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The third round of Operation Building Bright 2.0 (OBB 2.0) has introduced a pre-qualified list and time limits for tender to improve its application process, with a view to safeguarding the rights of property owners and accelerating the progress of the scheme. Will the Government advise this Committee of the following:

1. the information on the third round of OBB 2.0 in tabular form: the (i) number of approved applications for Category 1 (upon application by owner organisations) and Category 2 (default works carried out by the Buildings Department) across the territory and all districts (including Kwai Tsing District); and (ii) expenditure amounts; and the changes in the (i) staff establishment and (ii) estimated expenditure as compared with the previous two rounds of the scheme to enhance monitoring; and the indicators used to assess the effectiveness of the measures; and
2. the percentage of cases where consultant contracts for inspectors were successfully awarded within the milestone deadline after the introduction of the pre-qualified list; the actual number of cases where government intervention was required for carrying out the tendering exercises for those who failed to reach the milestone and the additional administrative costs involved; and how the Government evaluates the financial effectiveness of this approach in preventing maintenance delays and saving overall social costs?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 10)

Reply:

1. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)⁽¹⁾. Owners of eligible buildings may apply to the URA within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD.

Note⁽¹⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary for the common parts, external walls and projections or signboards of the buildings.

As at end-2025, there were a total of 3 863 eligible buildings under OBB 2.0 approved/selected, including 2 099 Category 1 buildings and 1 764 Category 2 buildings⁽²⁾. The geographical distribution of the number of Category 1 buildings approved-in-principle, the number of Category 2 buildings selected by the BD, and the amount of subsidy approved under the third round of OBB 2.0 are set out in the table below:

Note⁽²⁾ : This excludes 482 buildings originally selected by the BD as Category 2 buildings but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

	Third round of OBB 2.0		
	Number of Category 1 buildings approved-in-principle	Number of Category 2 buildings selected by the BD	Subsidy approved ⁽³⁾ (\$'000)
Central & Western	90	15	43,070
Eastern	65	8	13,120
Kowloon City	93	41	6,540
Kwai Tsing	34	4	50
Kwun Tong	42	12	48,200
North	20	41	47,240
Islands	1	1	1,400
Sai Kung	1	0	2,230
Sham Shui Po	121	67	45,160
Sha Tin	30	1	13,550
Southern	18	2	157,110
Tai Po	33	14	85,210
Tsuen Wan	57	25	1,530
Tuen Mun	38	3	31,320
Wan Chai	87	12	5,160

	Third round of OBB 2.0		
	Number of Category 1 buildings approved- in-principle	Number of Category 2 buildings selected by the BD	Subsidy approved⁽³⁾ (\$'000)
Wong Tai Sin	31	21	55,900
Yau Tsim Mong	164	121	16,560
Yuen Long	33	5	7,820
Total	958	393	581,170

Note⁽³⁾: Subsidy approved includes the amount of subsidies released and committed to be released as at end-2025 by the URA to the applications. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies (this is primarily because owner-occupiers of Category 1 buildings (if approved by the URA) have not yet completed the works contracts, and owner-occupiers of Category 2 buildings must wait for the BD to complete the relevant works before they can submit an application to the URA).

The URA is responsible for administering OBB 2.0 under the “all-in-one” Integrated Building Rehabilitation Assistance Scheme and absorbs the associated administrative cost with its own resources. The URA does not have a breakdown of the expenditure and manpower incurred solely for administering OBB 2.0.

The BD arranges for consultants and government contractors to carry out the prescribed inspection and repair works in default of the owners of Category 2 buildings, with the relevant costs to be recovered from the owners afterwards. The work of OBB 2.0 falling under the BD’s purview is carried out by the professional and technical staff of the Mandatory Building Inspection Sections of the BD as part of their overall duties. The BD is unable to provide a breakdown of the resources and manpower establishment incurred solely for OBB 2.0.

The figures on Category 1 buildings and Category 2 buildings under OBB 2.0 as at end-2025, broken down by milestones and the respective percentages of reaching the milestones, are set out in the table below:

Milestone	Number of Category 1 Buildings (proportion to total number of Category 1 buildings)	Number of Category 2 Buildings (proportion to total number of Category 2 buildings)	Total Number of Buildings (proportion to total number of buildings)
a) Prescribed inspection commenced but not yet completed	124 (6%)	278 (16%)	402 (10%)

Milestone	Number of Category 1 Buildings (proportion to total number of Category 1 buildings)	Number of Category 2 Buildings (proportion to total number of Category 2 buildings)	Total Number of Buildings (proportion to total number of buildings)
b) Prescribed inspection completed but prescribed repair works not yet commenced	1 046 (50%)	103 (6%)	1 149 (30%)
c) Prescribed repair works commenced but not yet completed	409 (19%)	491 (28%)	900 (23%)
d) Prescribed repair works completed	277 (13%)	892 (50%)	1 169 (30%)

2. As at end-2025, all subsidised cases under OBB 2.0 were able to complete the repair works within five years from the date the URA issuing Approval in-Principle (AIP) letters. Based on the URA's experience and feedback from owners/owners' corporations (OCs), the challenges and/or difficulties in arranging inspection and repair works mainly lie in: (i) long time spent by owners to discuss and reach consensus on the scope of registered inspectors (RI) services or repair works for tender invitation; and (ii) tender evaluation and assessment. Besides, the pandemic in the past few years was also believed to have an impact on the overall progress of organising and undertaking the prescribed inspections and repair works.

Following a thorough, stage-by-stage review of the OBB 2.0 workflow, since May 2024, the Development Bureau and the URA have introduced improvement measures to strengthen monitoring and tender invitation support for owners which have participated in OBB 2.0, so as to facilitate timely inspection and repair works. These measures include: (i) the URA introduces a "pre-qualified list" based on certain basic information, whereby owners in the third round of OBB 2.0⁽⁴⁾ must invite works consultants and contractors on such "pre-qualified list" to tender; (ii) drawing up timetables for tender and works and requiring compliance from owner applicants in the third round; (iii) if the owners fail to invite tenders on time, the URA will step in as appropriate and invite tenders for the buildings on their behalf (but the owners remain responsible for tender evaluation and making the final selection); and (iv) providing standardised tender assessment table and guidelines for owners and OCs, with a view to expediting the process of tender assessment. As at February 2026, of the 927 AIP letters issued by the URA under the third round of OBB 2.0, there were 368 cases reaching the first milestone deadline (i.e. awarding an RI consultancy contract within five months). More than 90% (345 cases) had invited tenders and awarded contracts in respect of appointment of RIs before the deadline, with only 10% (23 cases) requiring intervention by the URA. The Government will work closely with the URA to pay close attention to the implementation of OBB 2.0 and assist owners in commencing and completing the required works as soon as practicable. Data shows that the implementation of these improvement measures has indeed accelerated the pace at which building owners carry

out inspection and repair works, thereby reducing the long-term financial burden on society caused by delays in building maintenance.

Note⁽⁴⁾: Applications for the third round closed in September 2023, and the URA began issuing AIP letters to eligible applicants in batches from May 2024.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)062

(Question Serial No. 1460)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It was announced in the 2021-22 Budget that the Government would provide \$1 billion funding and in partnership with the Urban Renewal Authority to implement the “Building Drainage System Repair Subsidy Scheme”, which provides financial support to owners of aged buildings with a relatively low rateable value and assists them in conducting investigation, maintenance or improvement works for drains of the buildings. However, the cumulative expenditure up to 31 December 2025 was approximately \$511 million, accounting for about half of the funding. Will the Government advise this Committee of the following:

1. since the implementation of the scheme, the (i) number of buildings that have benefited and (ii) amount of expenditure, with a breakdown by year and by district;
2. since the implementation of the scheme, the number of applications rejected due to ineligibility; and the proportion of the applications; and
3. the estimated expenditure and expected number of cases to be handled in 2026-27; and whether the Bureau has earmarked funds to enhance the application process or expand the scope of beneficiaries to expedite the implementation of the scheme?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 12)

Reply:

1. In response to the public concerns on defective drains amid the COVID-19 pandemic, the Building Drainage System Repair Subsidy Scheme (the Scheme) was launched on 1 May 2021. It was implemented by the Urban Renewal Authority (URA), the Government's partner, to subsidise the maintenance and/or improvement works for the

common drainage systems of old residential or composite buildings. There are two categories of buildings under the Scheme. Category 1 buildings are eligible buildings with owners who are willing and able to organise among themselves to take up the relevant works for their buildings. Category 2 buildings are those with outstanding statutory orders/notices and the owners concerned have difficulties in co-ordinating the required works by themselves. As such, it is necessary for the Buildings Department (BD) to exercise its statutory power to carry out the works in default of owners on a risk basis.

The number of Category 1 buildings approved-in-principle⁽¹⁾, the number of Category 2 buildings⁽²⁾ selected by the BD, and the amount of subsidy approved as at end-2025 are set out in the table below as broken down by year and district:

Note⁽¹⁾: This excludes 232 buildings where the applications were initially approved but were subsequently revoked by the URA due to unsatisfactory progress, or were withdrawn by the owners themselves.

Note⁽²⁾: This excludes 479 buildings originally selected by the BD as Category 2 buildings but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

	2021		2022		2023		2024		2025		Subsidy approved ⁽⁴⁾ (\$'000)
	Cat. 1	Cat. 2	Cat. 1	Cat. 2	Cat. 1	Cat. 2	Cat. 1	Cat. 2	Cat. 1	Cat. 2 ⁽³⁾	
Central & Western	20	37	54	50	31	22	44	17	39	-	8,031
Eastern	12	18	30	27	24	9	24	3	23	-	5,885
Kowloon City	13	79	49	106	54	42	50	25	31	-	7,304
Kwai Tsing	4	0	13	1	12	0	8	3	14	-	5,132
Kwun Tong	13	6	24	2	30	2	18	7	14	-	10,540
North	0	8	5	6	8	9	3	9	5	-	6,043
Islands	0	0	0	0	20	0	1	1	0	-	0
Sai Kung	0	0	0	0	1	0	0	0	1	-	0
Sham Shui Po	45	99	82	179	65	43	62	59	45	-	24,880
Sha Tin	5	1	10	2	3	1	2	1	8	-	120
Southern	4	4	11	3	13	2	30	1	2	-	1,085
Tai Po	0	4	6	11	6	8	21	7	11	-	9,352
Tsuen Wan	11	15	35	18	18	11	23	19	22	-	1,765
Tuen Mun	10	1	3	5	9	0	16	1	18	-	2,789
Wan Chai	10	18	35	23	18	17	30	16	39	-	8,259
Wong Tai Sin	0	8	19	11	14	9	13	15	12	-	5,120
Yau Tsim Mong	41	124	124	145	100	60	78	63	73	-	25,822
Yuen Long	13	5	20	2	9	1	6	0	13	-	5,597
Total	201	427	520	591	435	236	429	247	370	-	127,724

Note⁽³⁾: As applications for the Scheme closed in 2024, the BD did not select any Category 2 buildings in 2025.

Note⁽⁴⁾: Subsidy approved includes the amount of subsidies released and committed to be released as at end-2025. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies.

2. As at end-2025, a total of 2 970 applications received for Category 1 buildings under the Scheme⁽⁵⁾. Of these cases, 460 applications were not approved-in-principle, accounting for 15.5% of the total applications. Besides, there were 254 applications (about 8.5%) that were initially approved but were subsequently revoked by the URA due to unsatisfactory progress, or were withdrawn by the owners themselves.

Note⁽⁵⁾: Application for Category 1 buildings under the Scheme was made on the basis of Deed of Mutual Covenant (DMC). Some buildings may have more than one DMC, and some DMCs may cover more than one building. The number of applications received therefore may not correspond to the number of buildings involved.

3. The Government's provision of \$1 billion under the Scheme is disbursed to the URA by instalments on an annual basis. As at 2025-26, a total of \$563 million was disbursed by the Government. The estimated disbursement for 2026-27 is \$60 million.

Considering that the COVID-19 pandemic was over and that most applicants of the Scheme had concurrently applied for "Operation Building Bright 2.0", which also covers the maintenance works for common drainage systems, the Government and the URA decided to end the Scheme on 31 May 2024.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)063

(Question Serial No. 1461)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Land Sharing Pilot Scheme (LSPS) is aimed at increasing land supply in the short to medium term, and the Government will update and announce the ten-year formation forecast of “spade-ready sites”. Will the Government advise this Committee:

1. of the (i) project name and district; (ii) current approval progress (e.g. whether an agreement has been signed, statutory planning procedures are in progress); (iii) estimated works commencement and completion dates; and (iv) estimated numbers of public and private residential units to be provided in the districts involved in the LSPS since its launch;
2. of the dedicated manpower and expenditure on salaries allocated in 2026-27 to co-ordinate, update and announce the ten-year formation forecast of “spade-ready sites”; and the Government’s estimate of the LSPS’s specific contribution (in hectares) and the proportion of such contribution to the supply of “spade-ready sites” in the coming ten years in this forecast model with reference to the current approval progress of the LSPS; and
3. whether the Bureau has earmarked any additional provision or engaged external consultants to explore how to reduce the time needed for administration procedures (from application received to land delivered) under the LSPS in 2026-27; if so, of the relevant estimated consultancy fees?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 13)

Reply:

1. The Land Sharing Pilot Scheme (LSPS) was launched by the Development Bureau (DEVB) in May 2020 for a term of three years, and was subsequently extended for one

year until May 2024. The Land Sharing Office (LSO) of the DEVB received a total of six applications during the entire application period, all of which have received support or endorsement in-principle. The details of these six applications are tabulated below:

Application number	Location	Area (hectare) (about)	Number of units (about)			Current progress
			Public Housing	Private Housing	Total	
LSPS/001	Lo Fai Road and Ting Kok Road, Tai Po	2.6	1 300	500	1 800	- The project proponent has completed the statutory town planning procedures - The project proponent has commenced lease modification procedures with the Lands Department (LandsD)
LSPS/002	Ho Chau Road (Near Tung Shing Lei), Yuen Long	4.5	1 700	1 300	3 000	- The project proponent has completed all relevant statutory procedures (including town planning and gazettal of road and drainage works) - The project proponent has commenced lease modification procedures with the LandsD
LSPS/003	Lam Kam Road (Near Lam Tsuen), She Shan, Tai Po	19.34	8 400	3 600	12 000	The project proponent is conducting a detailed technical assessment
LSPS/004	South of She Shan Road, Lam Tsuen, Tai Po	6.83	4 500	1 200	5 700	The project proponent is conducting a detailed technical assessment
LSPS/005	Wing Ning Tsuen, Long Ping Road, Yuen Long	4.6	4 100	1 600	5 700	Statutory town planning procedures are expected to be completed in the second quarter of 2026
LSPS/006	Lei Muk Road, Kwai Chung	1.25	800	300	1 100	The project proponent is expected to commence statutory town planning procedures in the second quarter of 2026
Total		39.1	20 800	8 500	29 300	-

- According to the latest ten-year formation forecast of “spade-ready sites” (i.e. 2026-27 to 2035-36) announced in September 2025, LSPS/001 (Lo Fai Road and Ting Kok Road, Tai Po), 002 (Ho Chau Road, Yuen Long), 003 (Lam Kam Road (Near Lam Tsuen), She Shan, Tai Po) and 005 (Wing Ning Tsuen, Yuen Long) have been included in the statistics. It is expected that a total of 14.3 hectares of land will be produced for the development of public housing. The sizes and years of actual land production are subject to the progress of individual applications.

It is part of the DEVB's overall land development work to co-ordinate, update and announce the ten-year formation forecast of "spade-ready sites". The Government does not maintain any statistics on the breakdown of the relevant manpower and expenditures.

3. The LSO will continue to act as a one-stop-shop for applicants in co-ordinating the relevant bureaux and departments to expedite the processing of the current six applications, with a view to providing land for housing development as soon as possible. The LSO will continue to take forward the relevant work with the existing manpower and resources, with no additional resources earmarked to engage external consultants to conduct a study.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)064

(Question Serial No. 1474)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 803 Funding Scheme to Support the Use of Vacant
Government Sites by Non-government Organisations)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2026-27 that the Branch will continue to implement the funding scheme to support the use of vacant government sites by non-government organisations for community, institutional or other non-profit making purposes. In this connection, will the Government advise this Committee of the following:

1. the (i) location; (ii) beneficiary organisations; (iii) short-term use of the site; (iv) proposed services to be provided; (v) funding amount; (vi) lease expiration date; and (vii) annual rent payable to the Government in respect of the land granted by the Development Bureau under the scheme over the past three years; and
2. the number, area and geographical distribution of vacant government land available for application under this scheme as of now?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 30)

Reply:

1. In 2019, the Development Bureau (DEVB) launched the funding scheme to support non-government organisations (NGOs) to take forward worthy projects for the community on vacant government sites. NGOs, which have secured in-principle approval of the Lands Department (LandsD) or relevant departments for short-term tenancy for use of vacant government sites/school premises, may apply for subsidies under the funding scheme to support one-off, basic and essential restoration works. The total commitment of the funding scheme is \$1.5 billion. As at 28 February 2026, the DEVB received 51 applications, 32 of which were approved for NGOs to take forward a variety

of worthy community projects. The remaining applications are being processed. Details of the applications approved for funding over the past three financial years (i.e. 2023-24 to 2025-26) are set out in the Annex.

2. It is the Government's policy to make gainful use of our scarce land resources. Generally speaking, the LandsD puts vacant government sites, which are pending determination or implementation of long-term use, under its management for temporary use by government bureaux/departments (B/Ds). If there is no B/D taking up the site, individual vacant sites may be made available for specific uses supported by relevant B/Ds through open tender. For sites (including vacant school premises) with no temporary use identified by the Government under the above process, the LandsD will publish the site details on the "GeoInfo Map" website to invite tenancy applications by NGOs for community, institutional, or other non-profit-making use on a short-term basis.

As at 28 February 2026, 424 vacant government sites (including 48 vacant school premises) were available for short-term tenancy applications. A breakdown of the number of these sites by district is provided below:

District Council district	Number of sites (including vacant school premises)
Central & Western	9 (0)
Islands	47 (11)
Kowloon City	4 (0)
Kwai Tsing	8 (1)
Kwun Tong	1 (0)
North	54 (5)
Sai Kung	34 (7)
Sha Tin	17 (3)
Sham Shui Po	4 (0)
Southern	19 (0)
Tai Po	45 (7)
Tsuen Wan	6 (0)
Tuen Mun	25 (2)
Wan Chai	14 (0)
Yau Tsim Mong	0 (0)
Yuen Long	137 (12)
Total	424 (48)

Vacant government sites under the LandsD's management which are available for application for short-term use, together with the relevant information (including the locations and areas of respective sites), can be found on the department's "GeoInfo Map" website (https://www.map.gov.hk/gm/map/search/faci/_VGS).

**Details of applications approved for funding
over the financial years from 2023-24 to 2025-26
under the funding scheme to support the use of vacant government sites by
non-government organisations**

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Services proposed to be/being provided	Approved funding ceiling* to date (\$ million)	Expiry date of tenancy agreement and annual rentals payable to the Government
1	Shiu Fai Terrace, Wan Chai (Ex-Pun U Association Wah Yan Primary School)	Hong Kong Air Cadet Corps	Youth training centre	Project was completed, and operation has commenced to provide young people with aviation education and related training courses	Stage 1: 5.0 Stage 2: 34.8 Total: 39.8	The fixed term will expire in November 2028, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
2	Junction of To Shek Street and Sha Tin Wai Road, Sha Tin	Hong Kong, China Table Tennis Association	Table tennis training centre	Project is underway, and table tennis training courses will be provided upon completion	Stage 1#: 4.9 Stage 2: 52.0 Total: 56.9	The fixed term will expire in October 2026, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
3	Wa Shun Street, Hung Hom harbourfront	Playright Children's Play Association	Public recreation and open space	Project was completed, and operation has commenced to provide recreation space and facilities for the public	Stage 1#: 7.2 Stage 2: 52.8 Total: 60.0	The fixed term will expire in September 2027, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
4	Junction of Nullah Road and Tung Choi Street, Mong Kok	Concern for Grassroots' Livelihood Alliance	Community service centre	Project was completed, and operation has commenced to provide various community services in the district	Stage 1#: 3.3 Stage 2: 15.1 Total: 18.4	The fixed term will expire in August 2026, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
5	Lung Cheung Road, Wong Tai Sin	Chinese Dance Art Association	Dance centre	Project was completed, and operation will soon commence to provide performing arts and relevant training courses to the public	Stage 1#: 6.9 Stage 2: 63.1 Total: 70.0	The fixed term expired in January 2026, and might be renewed on a quarterly basis thereafter at a nominal rent of \$1

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Services proposed to be/being provided	Approved funding ceiling* to date (\$ million)	Expiry date of tenancy agreement and annual rentals payable to the Government
6	San Ping Circuit, Tuen Mun (Ex-St. Simon's Primary School)	Paws United Charity	Animal rehoming centre	Project is underway, and temporary shelter and animal rehoming services will be provided to stray animals upon completion	Stage 1#: 7.4 Stage 2: 62.6 Total: 70.0	The fixed term will expire in October 2027, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
7	Ha Wong Yi Au, Tai Po (Ex-Fish Marketing Organization Tai Po Primary School)	Home of Loving Faithfulness	Residential Care Home for persons with disabilities	Project is underway, and care home bedspaces will be provided to persons with disabilities upon completion	Stage 2: 70.0 (the cost for the detailed design in Stage 1 was absorbed by the provision from the organisation)	The fixed term will expire in January 2031, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
8	Near Tai Tam Reservoir	Scout Association of Hong Kong	Sea activity centre	Project is underway, and sea activity training courses will be provided for public participation upon completion	Stage 1#: 3.7 Stage 2: 28.5 Total: 32.2	The fixed term will expire in August 2027, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
9	Sha Tau Kok, North District (Ex-King Sau School)	Lin Ma Hang Village Charity Fund	Hakka cultural centre	Project is underway, and Hakka culture will be promoted upon completion	Stage 1#: 6.6 Stage 2: 40.8 Total: 47.4	The fixed term will expire in September 2026, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
10	Shek Mun, Sha Tin	Christian & Missionary Alliance Church Union Hong Kong	Community service centre	Project is underway, and various social services will be provided in the community upon completion	Stage 1#: 3.8 Stage 2: 32.2 Total: 36.0	The fixed term will expire in September 2028, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
11	Leung Choi Lane, Tuen Mun	Hong Kong Institute of Utility Specialists	Non-profit-making utility training centre	Project is underway, and utility infrastructure training services and promotion of relevant knowledge will be provided upon completion	Stage 1: 4.0 Stage 2: 24.9 Total: 28.9	The fixed term will expire in October 2027, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Services proposed to be/being provided	Approved funding ceiling* to date (\$ million)	Expiry date of tenancy agreement and annual rentals payable to the Government
12	Ta Kwu Ling, North District (Ex-Ping Yeung Public School)	Hung Hei Lun Charity Organisation	Youth centre	Project is underway, and diversified activities will be provided to young people upon completion	Stage 1: 9.5 Stage 2: 54.3 Total: 63.8	The fixed term expired in February 2026, and might be renewed on a quarterly basis thereafter at a nominal rent of \$1
13	Shek Pik, Lantau Island (Ex-Tung Wan Mok Law Shui Wah School)	Christian New Life Association	Drug treatment and rehabilitation centre	Project is underway, and drug treatment and rehabilitation services will be provided to drug abusers	Stage 1: 12.0	The fixed term will expire in June 2031, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
14	Ha Yau Tin Tsuen, Shap Pat Heung, Yuen Long (Ex-Pui Tak School)	Yuen Long District Arts Committee	Arts education centre	Project is underway, and arts education activities will be provided upon completion	Stage 1: 4.5	The fixed term will expire in September 2027, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1
15	Canton Road, Tsim Sha Tsui (Ex-Canton Road Government Primary School)	FTU Employment Service Limited	Vocational training centre	Project is underway, and vocational training services will be provided upon completion	Stage 1: 3.5	The fixed term will expire in September 2030, and may be renewed on a quarterly basis thereafter at a nominal rent of \$1

Note:

* Generally speaking, depending on the scale of an individual project, the DEVB may process and approve funding applications for the project in stages. We will consider first approving and granting the costs for detailed design and site investigation in Stage 1 for the organisation to start the preliminary work. When the detailed design of the project and cost estimate of the construction works are more certain, the DEVB will then consider approving and granting the funding for Stage 2 (i.e. the funding for the construction costs).

Funding application for Stage 1 of the project was approved before 2023-24.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)065

(Question Serial No. 1475)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Matters Requiring Special Attention in 2026-27, a comprehensive review of Operation Building Bright 2.0 (OBB 2.0) will be conducted and new funding of \$3 billion earmarked for rolling out a new subsidy scheme to incentivise eligible owners to properly maintain their residential buildings. In this connection, will the Government advise this Committee:

1. of the specific information on the planned areas where the funding of \$3 billion for the new subsidy scheme will be used, the respective funding proportions for the planned areas and the respective application criteria;
2. what regulatory mechanisms the Government will put in place for this funding of \$3 billion to ensure the appropriate allocation and more effective use of the funds; and
3. of the specific information on the scope the review of OBB 2.0 will cover; the channels to collect feedback from stakeholders such as property owners, owners' corporations, district organisations and relevant industries; and the anticipated times of completing the review and announcing the report thereof?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 31)

Reply:

Since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment

alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the Urban Renewal Authority (URA) to first roll out the enhanced version of “Smart Tender”^{Note} in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)066

(Question Serial No. 1476)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Bureau co-ordinates and oversees the operation of the Support Service Centre for Minority Owners under Compulsory Sale (SMOCS), which was established by the Urban Renewal Authority, to provide one-stop comprehensive support services to minority owners of old buildings affected by the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545). In this connection, will the Government advise this Committee:

1. of the number of people requesting assistance, the number of buildings assisted, the number of compulsory sale cases involved and the relevant details since the establishment of the SMOCS, in tabular form and broken down by service type, district and building type, as well as a description of the corresponding manpower dedicated to various types of services; and
2. whether the existing manpower establishment and estimated expenditure for the SMOCS can cope with the demand from compulsory sale applications in the future; if not, whether the Government plans to increase the allocation of resources in response to the growing demand from compulsory sale applications in old districts?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 34)

Reply:

1. To strike a balance between expediting the redevelopment of old buildings and protecting the interests of property owners, the Development Bureau (DEVB) set up in August 2024 the Dedicated Office of Support Services for Minority Owners under Compulsory Sale (hereinafter referred to as "DOSS") to commission and steer the Support Service Centre for Minority Owners under Compulsory Sale (hereinafter referred to as "SMOCS"), which was set up by the Urban Renewal Authority (hereinafter referred to as "URA"), to provide one-stop, more comprehensive and

effective support services to minority owners at different stages of compulsory sale applications. The SMOCS is entirely independent of the URA in operation and directly accountable to the DOSS under the DEVB.

During the period from the service commencement of the SMOCS in August 2024 to end-February 2026, the Lands Tribunal received a total of seven compulsory sale applications. The SMOCS has taken the initiative to provide the affected minority owners with support services, as well as providing the minority owners in need with preliminary professional advisory services, mediation support service, referrals to legal and related professional services, emotional counselling, relocation support services, etc. The statistical figures on the major services in relation to the aforesaid compulsory sale cases are set out below:

Number of compulsory sale cases	7
Number of buildings involved [#]	14
Building type and districts [#]	Composite buildings in Kowloon City District: 4 Composite buildings in Central and Western District: 2 Residential buildings in Central and Western District: 6 Composite buildings in Eastern District: 2
Affected minority owners	A total of 28 affected minority owners, with the SMOCS taking the initiative to successfully contact 17 of them to provide various types of services
Support services provided	Including briefing sessions on the SMOCS services to explain the legal procedures for compulsory sale and the support services available at different stages. The minority owners in need were also provided with preliminary professional advisory services, mediation support service, referrals to legal and related professional services, emotional counselling, and relocation support services, etc.
Subsidised services	Minority owners were provided with mediation subsidies and valuation reports of the relevant properties at a concessionary rate for their reference

[#] Source of information: Notice of Application to Lands Tribunal for an Order for Sale

At present, the SMOCS is providing approximately 70 minority owners with case support services at various stages (including the aforesaid 17 affected minority owners proactively contacted by the SMOCS, and approximately 20 minority owners who had been affected by previous compulsory sale applications or private property acquisition activities prior to the establishment of the SMOCS). These cases involve a total of around 30 buildings. Furthermore, the SMOCS has handled more than 600 email and telephone enquiries since its establishment.

In 2025-26, the SMOCS and the non-government organisation commissioned by it employed two and five staff members respectively to provide the aforesaid support services relating to compulsory sale.

2. The existing manpower of the SMOCS is able to cope with the current service demand. DOSS under the DEVB will continue to closely monitor the number of compulsory sale cases and regularly review the scope and level of services provided by the SMOCS, so as to consider in a timely manner whether adjustments to the services should be made to meet minority owners' needs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)067

(Question Serial No. 1477)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2026-27 that the Branch will continue to oversee the implementation of measures to facilitate the revitalisation of industrial buildings (IBs). In this connection, will the Government advise this Committee of the following:

1. What is the overall implementation of measures to facilitate the revitalisation of IBs over the past three financial years? Please specify the number of IBs that have been revitalised, the total floor area involved, and the number of projects still in the application and approval stages across the territory and in various districts, broken down by revitalisation type.
2. What is the amount of expenditure involved for the implementation of measures to facilitate the revitalisation of IBs in 2025-26? What is the estimated expenditure on the overseeing work in 2026-27? If there are any adjustments, what are the reasons and basis for these adjustments?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 35)

Reply:

1. The Government reactivated the Revitalisation Scheme for Industrial Buildings (IBs) (Revitalisation Scheme) in 2018, mainly comprising two aspects of measures to encourage redevelopment and wholesale conversion of IBs, on the premise of safeguarding public safety to enable effective utilisation of IB spaces. In respect of redevelopment of IBs, the prevailing policy allows an increase in the maximum permitted non-domestic plot ratio up to 20 per cent to provide incentives to private owners to redevelop IBs constructed before 1987. In the past three financial years (from April 2023 to end-February 2026), excluding the applications withdrawn by

applicants, the Town Planning Board received a total of six applications (involving six redevelopment projects) for relaxation of plot ratio for redevelopment of IBs. All of these applications were approved. The number of applications in all districts and the respective total gross floor areas after the proposed redevelopment are set out below:

District	Number of applications	Total gross floor areas after the proposed redevelopment (square metres)
Kwun Tong	2	43 813
Kwai Tsing	2	31 257
Eastern	1	14 069
Tsuen Wan	1	8 226

For wholesale conversion of IBs aged 15 years or above in zones such as “Commercial” or “Other Specified Uses” annotated “Business” or “Industrial” zones, waiver fees could be exempted under the prevailing policy. If the concerned IB was constructed in or after 1987, not less than ten per cent of the converted floor space must be used for purposes designated by the Government (such uses include innovation and technology). In the past three years (from April 2023 to end-February 2026), the Lands Department (LandsD) did not receive any relevant waiver application. In the same period, there were two cases in which wholesale conversion works have been completed, and the permitted non-industrial uses include commercial, offices, retail and food and beverage facilities, etc.

2. As the work related to the Revitalisation Scheme is handled by staff of the Development Bureau, Planning Department and LandsD as part of their overall duties, we are unable to provide a breakdown of the manpower involved solely for handling this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)068

(Question Serial No. 3072)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 878 Building Maintenance Grant Scheme for Needy Owners)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

In connection with the implementation and processing situations of the Building Maintenance Grant Scheme for Needy Owners (BMGSNO), will the Government advise this Committee of:

1. the number of applications received, the number of applications approved, the average processing time, and the accumulative amount of subsidy granted under the BMGSNO to date; and
2. the accumulative amount of subsidy granted under the BMGSNO over the past three financial years broken down by maintenance project type?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 32)

Reply:

1. The Building Maintenance Grant Scheme for Needy Owners (BMGSNO) aims to provide financial assistance to needy owner-occupiers to subsidise the costs of repairs and maintenance of their self-occupied properties (including building common areas and owner-occupied flats) in order to alleviate building dilapidation and to enhance the safety of their homes. The BMGSNO is implemented by the Urban Renewal Authority (URA).

As at end-2025, the number of applications received, the number of applications approved-in-principle, average processing time and subsidy granted under the BMGSNO are tabulated below:

Number of applications received	Number of applications approved-in-principle⁽¹⁾	Average time for granting an approval-in-principle	Subsidy granted⁽²⁾ (\$'000)
38 806	21 802	around 155 days	953,894

Note⁽¹⁾ : Some applications for the BMGSNO were not approved-in-principle as they exceeded the income and asset limits.

Note⁽²⁾ : The approved subsidy as at end-2025 includes the amount of subsidy granted or promised to be granted.

2. The amounts of subsidy granted under the BMGSNO over the past three years is tabulated below by maintenance works type. The URA does not maintain any breakdown on maintenance type.

Year	Maintenance works	Subsidy granted⁽²⁾ (\$'000)
2023	Building common areas	97,422
	Owner-occupied flats	91,105
2024	Building common areas	113,124
	Owner-occupied flats	111,523
2025	Building common areas	112,821
	Owner-occupied flats	121,720
Total		647,715

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)069

(Question Serial No. 3073)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Budget Speech, \$300 million will be provided to support an enhanced version of “Smart Tender” and encourage owners to utilise the paid services of “Smart Tender”. In this connection, will the Government advise this Committee of the following:

1. With respect to the subsidies for owners joining “Smart Tender”, how the related funds have been used as a whole of since its implementation? Please set out various types of services, the sum of cumulative expenditure, and the numbers of beneficiary buildings and owners.
2. What is the specific proposal for the new provision of \$100 million for the enhanced “Smart Tender” services in the 2026-27 Budget? Please set out in detail the amount and percentage corresponding to each use.
3. Will the enhanced version of “Smart Tender” generates annual operational expenses on an ongoing basis upon its launch and implementation in the second half of 2026? If so, what financial arrangements has the Government planned to ensure the sustainable operation of the scheme?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 33)

Reply:

1. The Urban Renewal Authority (URA) launched “Smart Tender” in May 2016. The Government allocated \$300 million in October 2017 to subsidise owners to participate in “Smart Tender” at a concessionary rate.

As at end-2025, a total of 4 400 applications were received under “Smart Tender”, of which 4 370 applications were approved-in-principle, benefiting 5 202 buildings and involving 446 430 households. The total amount of subsidy approved^{Note} was around \$155 million. The URA does not maintain a breakdown of the maintenance types.

Note: Subsidy approved includes the amount of subsidies released and committed to be released as at end 2025.

2. - 3.

Following the fire incident in Tai Po, the Development Bureau has reviewed the procurement arrangements in relation to building inspection and maintenance works carried out by works consultants and contractors, with a view to reducing the opportunities for illegal collusion among consultants, contractors, and individual owners, as well as reducing the risk of bid-rigging. The Development Bureau in collaboration with the URA will launch an enhanced version of “Smart Tender” in the second half of 2026, with a view to assisting owners’ corporations and owners in engaging compliant consultants and contractors to properly carry out building maintenance works.

The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

The Government has proposed allocating a total of \$300 million to the URA, with \$100 million as start-up capital for the URA to actively consider establishing a subsidiary company dedicated to providing the enhanced “Smart Tender” services and ensure the subsidiary has sufficient initial capital to launch the new service; the remaining \$200 million will be used to provide fee concession subsidies for owners using “Smart Tender”. As “Smart Tender” is a paid service, the subsidiary will be able to achieve break-even in the long run by charging fees.

The Development Bureau is working out the details of the enhanced version of “Smart Tender” with the URA, with the target of reporting the specific proposed measures and implementation details to the Panel on Development of the Legislative Council in mid-2026, consulting members of the sector, and rolling out the enhanced services in the second half of 2026.

Following the launch of the enhanced version of “Smart Tender”, the Government will review its operation and effectiveness in a timely manner, including how “Smart Tender” as a fee-based service will gradually reflect the arrangement of user-pay.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)070

(Question Serial No. 2237)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

While the estimate for 2026-27 under Programme (2) will increase by \$122.2 million (9.0%), it is estimated that there will be a net decrease of nine posts in 2026-27, and the overall establishment will gradually decrease from 219 posts in 2025 to 202 posts in 2027. In this connection, will the Government advise this Committee of the following:

1. the specific ranks of posts expected to be reduced in 2025-26 and 2026-27, and the reasons for that;
2. the estimated savings arising from manpower reduction in 2026-27; and
3. with respect to departmental expenses under the operating account, the estimate for temporary staff in 2026-27 is \$16.94 million higher than that in 2025-26, what are the reasons for such increase, which types of posts are expected to be involved and their average salary?

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 7)

Reply:

1. Having reviewed the overall service needs, resource allocation and work priorities, as well as following the consolidation of internal resources, the Planning and Lands Branch (PLB) has deleted some civil service posts at different ranks in 2025-26 and 2026-27 to optimise the use of civil service manpower resources. These posts involved professional grades and technical officers (including Engineer, Land Surveyor, Town Planner, Landscape Architect, Survey Officer, and Technical Officer), and general/common grades officers (including Administrative Officer, Executive Officer, Clerical Officer, Personal Secretary and Workman II).

2. There will be a net decrease of nine posts in the PLB in 2026-27, and the estimated saving in salaries is approximately \$6.7 million.
3. The PLB's estimate for temporary staff in 2026-27 is \$16.94 million higher than that of the revised estimate in 2025-26. This is mainly due to the expected increase in the employment of non-civil service temporary staff (including professional, executive, secretarial and clerical posts) to meet operational needs, and the increase in training places under the Graduate Training Scheme in 2026-27. The monthly salaries of these staff range between \$25,000 and \$147,000.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)071

(Question Serial No. 2238)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding conducting a comprehensive review of Operation Building Bright 2.0 (OBB 2.0) and, with new funding of \$3 billion earmarked, working out the details of a new subsidy scheme to be rolled out in 2027 the earliest to incentivise eligible owners to properly maintain their residential buildings, will the Government advise this Committee of:

1. the preliminary details of the new subsidy scheme;
2. the new scheme's differences from the existing schemes such as OBB 2.0 and the inadequacies it is aimed at tackling while the existing schemes fail to address; and
3. the anticipated allocation of the new funding of \$3 billion earmarked?

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 8)

Reply:

Since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a

comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the Urban Renewal Authority (URA) to first roll out the enhanced version of “Smart Tender”^{Note} in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)072

(Question Serial No. 0375)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Budget Speech, the Government will conduct a comprehensive review of Operation Building Bright 2.0 (OBB 2.0) and with new funding of \$3 billion earmarked, work out the details of a new subsidy scheme to be rolled out in 2027 the earliest to incentivise eligible owners to properly maintain their residential buildings. In this connection, will the Government advise this Committee:

1. given that the Government has implemented three rounds of OBB 2.0, of the total number of applications received, the total number of projects granted and the total amount of subsidy involved since the implementation of these three rounds of the scheme to date, broken down by year;
2. of the number of subsidised buildings which have been disqualified or waitlisted for subsidy over the past three rounds of the scheme, broken down by District Council districts;
3. of the manpower and operating expenses involved in processing the applications in each of the first to third rounds;
4. given that the third round of OBB 2.0 was closed for application on 30 September 2023, of the remaining account balance of the scheme; and whether the remaining funds will be carried forward so that a new round of applicants can apply; and
5. given that an additional \$3 billion will be allocated to support OBB 2.0 as announced in the Budget, of the manpower establishment for processing the cases, of the number of applications each staff member will handle, and the estimated time required for processing each case on average?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 28)

Reply:

1. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)⁽¹⁾. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD. As at end-2025, there were a total of 3 863 eligible buildings under OBB 2.0 approved/selected, including 2 099 Category 1 buildings (involving 2 083 applications) and 1 764 Category 2 buildings⁽²⁾.

Note⁽¹⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary for the common parts, external walls and projections or signboards of the buildings.

Note⁽²⁾: This excludes 482 buildings originally selected by the BD as Category 2 buildings but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

As at end-2025, the number of eligible applications received for Category 1 buildings, the number of approved applications involving Category 1 buildings, and the amount of subsidies approved are set out in the table below as broken down by year:

Year	Number of eligible applications received ⁽³⁾ (cases)	Number of approved applications ⁽⁴⁾ (cases)	Subsidy approved ⁽⁵⁾ (\$'000)
2018 ⁽⁶⁾	579	-	-
2019	1	249	-
2020 ⁽⁷⁾	806	227	65,240
2021	35	290	19,450
2022	39	472	136,100
2023 ⁽⁸⁾	1 296	84	41,560
2024	117	274	149,310
2025	23	487	535,090
Total	2 896	2 083	946,750

In addition to processing applications for the first to third rounds of OBB 2.0 in 2018, 2020 and 2023 respectively, the URA also processes applications from buildings switched from Category 2 to Category 1 in other years. Under the prevailing mechanism, if owners of buildings selected as Category 2 eventually take up the

organisation of inspection and repair works for the common areas of their buildings, they can apply to the URA for turning the relevant buildings into Category 1 buildings.

Note⁽³⁾: Application for Category 1 buildings under OBB 2.0 is made on the basis of Deed of Mutual Covenant (DMC). Some buildings may have more than one DMC, and some DMCs may cover more than one building. The number of applications received therefore may not correspond to the number of buildings involved.

Note⁽⁴⁾: This excludes 381 cases where the applications were initially approved but were subsequently revoked by the URA due to unsatisfactory progress, or were withdrawn by the owners themselves.

Note⁽⁵⁾: Subsidy approved includes the amount of subsidies released and committed to be released as at end-2025 by the URA to the applications. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies (This is primarily because owner-occupiers of Category 1 buildings (if approved by the URA) have not yet completed the works contracts, and owner-occupiers of Category 2 buildings must wait for the BD to complete the relevant works before they can submit an application to the URA).

Note⁽⁶⁾: The application period for the first round of OBB 2.0 was from 9 July 2018 to 31 October 2018.

Note⁽⁷⁾: The application period for the second round of OBB 2.0 was from 2 July 2020 to 30 October 2020.

Note⁽⁸⁾: The application period for the third round of OBB 2.0 was from 1 April 2023 to 30 September 2023.

The number of Category 2 buildings selected by the BD and the amount of subsidies approved as at end-2025 are set out in the table below as broken down by year:

Year	Number of Category 2 buildings selected by the BD ⁽²⁾	Subsidy approved ⁽⁵⁾ (\$'000)
2018 ⁽⁹⁾	68	-
2019	241	-
2020	267	11,240
2021	282	67,630
2022	239	39,190
2023	214	27,470
2024	211	31,280
2025	242	44,140
Total	1 764	220,950

Note⁽⁹⁾: The BD began selecting Category 2 buildings under OBB 2.0 since July 2018.

- Since the implementation of improvement measures under OBB 2.0 in May 2024, the URA has been robustly enforcing the milestones. If the owners/ owners' corporations of Category 1 buildings fail to reach the milestones set by the URA (including award of registered inspector consultancy contracts, tender invitation for repair works contracts and award of repair works contracts) within the timeframes without any reasonable

explanation, the approved applications will be revoked so that resources can be allocated to other buildings in need. As at end-2025, the number of buildings from the first, second and third rounds with the URA's revocation of approved applications under OBB 2.0, broken down by district, is set out below:

	First round	Second round	Third round
Central & Western	4	9	3
Eastern	4	7	-
Kowloon City	9	12	-
Kwai Tsing	-	-	-
Kwun Tong	3	9	-
North	-	1	-
Islands	-	-	-
Sai Kung	-	-	-
Sham Shui Po	13	8	1
Sha Tin	-	1	-
Southern	-	-	-
Tai Po	-	-	1
Tsuen Wan	2	7	-
Tuen Mun	-	-	-
Wan Chai	3	5	1
Wong Tai Sin	2	2	-
Yau Tsim Mong	19	21	3
Yuen Long	-	3	1
Total	59	85	10

3. The URA is responsible for administering OBB 2.0 under the “all-in-one” Integrated Building Rehabilitation Assistance Scheme and absorbs the associated administrative cost with its own resources. The URA does not have a breakdown of the expenditure and manpower incurred solely for administering OBB 2.0.

To avoid causing undue pressure on the building repair and maintenance market owing to a huge upsurge in new projects at the same time, the URA has all along processed OBB 2.0 applications in stages and issued Approval-in-Principle (AIP) letters in batches, ranging from within one to 2.5 years after closing of application.

The Government's provision of \$6 billion under OBB 2.0 is disbursed to the URA by instalments on an annual basis. As at 2025-26, a total of \$3.93 billion was disbursed to the URA by the Government. The estimated disbursement for 2026-27 is \$300 million.

4. Only owner-occupiers can benefit from subsidies under OBB 2.0. Generally speaking, owner-occupiers of Category 1 buildings (if approved by the URA) can only apply for subsidies from the URA after completing the procurement of works contracts for their buildings. Applicants may choose to either apply for full release of subsidies from the URA upon completion of the repair works, or apply for the relevant portion of subsidies from the URA by instalments based on the works progress. As for the owner-occupiers of Category 2 buildings, they can only submit applications to the URA after the default

works have been completed by the government consultants or contractors appointed by the BD. At present, a substantial number of buildings participating in OBB 2.0 have yet to reach the stage under which individual owner-occupiers may submit applications for partial or full release of subsidies.

For the third round of applications, the URA received 1 264 valid applications involving 1 600 buildings. The URA began issuing AIP letters in batches from May 2024. It is expected that the total number of buildings subsidised under the entire \$6 billion OBB 2.0 will reach 4 300.

Since the works and release of subsidies under OBB 2.0 may span across several years, the URA needs to earmark sufficient funds for Category 1 buildings issued with AIP letters and Category 2 buildings selected by the BD for owners' future applications for subsidies. After the third round of applications, the funding for OBB 2.0 will be exhausted.

5. Since the implementation of OBB 2.0 in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of "Smart Tender", can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the URA to first roll out the enhanced version of "Smart Tender"⁽¹⁰⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of "Smart Tender" has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on

Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note⁽¹⁰⁾: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)073

(Question Serial No. 0377)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Budget Speech, to support “tourism is everywhere” and promote “urban-rural integration”, it is proposed allocating \$200 million for launching the “Northern Metropolis Urban-rural Integration Fund” as a pilot scheme. The scheme aims to encourage non-governmental organisations (NGOs) and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. In this connection, will the Government advise this Committee of the following:

1. the details of the pilot scheme; and when it will start accepting applications;
2. whether there is a subsidy cap for each approved project; and the criteria or requirements for such applications;
3. the anticipated time for approving each application;
4. the staff establishment and operating expenses involved in handling matters related to the Fund such as accepting and approving applications;
5. how the Government will ensure that resources are effectively used to avoid becoming mere theoretical research by NGOs or universities; and how to prevent the scheme from becoming a mere “new funding pool” for seeking funds; and
6. in addition to launching the Fund as a pilot scheme to encourage rural tourism projects, how the Government will further improve rural roads, parking spaces and other infrastructure to truly open up the opportunities for rural tourism?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 30)

Reply:

1. -3. & 5.

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau (DEVB) plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

4. The work under the pilot scheme of the Fund will mainly be supported by the existing manpower of the NM Co-ordination Office. The DEVB will review the manpower arrangement for the relevant work in the future, and redeploy and/or increase manpower as needed.
6. In taking forward the New Development Areas in the NM, the Government will conduct planning and engineering studies, consult relevant departments and locals, and improve transport connection to adjacent rural areas where appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)074

(Question Serial No. 0807)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government has mentioned in the Matters Requiring Special Attention in 2026-27 that it will continue to work with the MTR Corporation Limited to take forward the development of the new Pak Shek Kok (PSK) Station and its surrounding area, with a view to commissioning the new station by 2033. In this connection, will the Government advise this Committee of:

1. the latest progress of studies including specific details of route planning, station siting and design as well as works expenses;
2. the overall area of the PSK Station and its surrounding area as a comprehensive development project, its estimated residential population at present, and the additional population intake projected to be brought by future developments; and
3. given that, as a matter of fact, five years have passed since the Government's announcement in the 2021 Policy Address that it would conduct a study on the construction of the PSK Station on the East Rail Line and the comprehensive development of its surroundings, and it was further stated in the 2022 Policy Address that it would conduct a study with the target of commissioning the PSK Station by 2033, the reason why the Government has not released the results of its studies and what difficulties have been encountered in the course?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 32)

Reply:

The Government announced in the 2021 Policy Address that it would study the construction of the Pak Shek Kok (PSK) Station on the East Rail Line (EAL) and the integrated development of its vicinity. The Government also invited the MTR Corporation Limited

(MTRCL) to undertake this study. Subsequently, we further stated in the 2022 Policy Address that we would explore the target of commissioning the PSK Station by 2033.

In terms of policy positioning, in addition to adding a station on EAL, the project also involves relocating sports facilities of a university so as to vacate the site, in conjunction with nearby sites, for residential development in order to finance the entire project.

At present, there are approximately 24 000 residents in the PSK area, while the working population at the Science Park by the shore of the Tolo Harbour is around 20 000. The Science Park is the flagship of Hong Kong's technology infrastructure, and we need to enhance the transport infrastructure of PSK by providing railway connection. Aside from benefiting residents in the community, incorporating the Science Park into the railway network will provide greater convenience for its working population, which would also enhance the Science Park's appeal. Furthermore, another objective of this project involves relocating the Hong Kong Education University (EdUHK) Sports Centre to a site near the main campus; while the third objective concerns how to effectively utilise the land released from the relocation of the EdUHK Sports Centre. The original site for the Sports Centre, together with the nearby sites suitable for residential development, can provide more housing and supporting facilities for the area. This development project has its challenges, including the technical complexity of adding a station to an operating railway line; the works and costs related to the relocation of the EdUHK Sports Centre; and the necessary infrastructural upgrade at PSK arising from the new developments.

We understand that following the announcement of the aforesaid development, stakeholders including local residents, the Science Park and its innovation and technology personnel, have been looking forward to the early commencement of works and early commissioning of the PSK Station. The preparatory work for the development project is in its final stage, and the Government will continue to collaborate closely with the MTRCL. Upon completion of internal procedures, the Government will announce the overall proposal for the PSK development project as soon as possible. The target of commissioning the station by 2033 remains unchanged.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)075

(Question Serial No. 2220)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Bureau has announced the establishment of the Hung Shui Kiu Industry Park Company Limited (Park Company) to develop and operate the around 23-hectare Industry Park at Hung Shui Kiu in the Northern Metropolis; and as initiated in the Budget, an initial capital of \$10 billion will also be injected into the Park Company established by the Government. In this connection, will the Government advise this Committee of:

1. the uses or arrangements to which the \$10-billion injection will be allocated;
2. the manpower establishment, posts and remuneration, as well as recruitment procedures regarding the Park Company; and
3. the specific mode of operation of the Park Company in the future?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 31)

Reply:

The Government established the wholly government-owned, non-statutory “Hung Shui Kiu Industry Park Company Limited” (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the Northern Metropolis.

Following the consultation with the Panel on Development of the Legislative Council (LegCo) in March 2026, the Development Bureau will submit funding application to the Finance Committee in May for injecting \$10 billion through the Capital Investment Fund into

the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park, procuring the software and hardware equipment needed for providing value-added services to support enterprises' growth, and supporting the Park Company's operating expenses (including staff remuneration) for the initial five years.

The Park Company will develop the 23-hectare sites by phases, among which, eight hectares are readily available "spade-ready sites", and the remaining 15 hectares will have site formation completed by around end-2027. In order to attract enterprises to the Industry Park, we anticipate that the Park Company may need to invest funding to construct industry facilities on its own and lease out the floor space to enterprises in the initial stage. The Park Company may also sub-let some sites within the Industry Park through tender or direct grant as appropriate for enterprises to build and operate their own topside industry facilities, and may consider forming joint ventures with enterprises to co-develop and co-invest in individual projects through approaches such as equity shareholding or "provision of land as a form of capital contribution". In the long run, the Park Company should shift towards expanding the adoption of PPP models, and gradually scaling up private investment to build industry clustering, which would also enable the Park Company to meet operating expenses on an on-going basis through rental, service fees and other revenue sources, with a view to achieving financial self-sustainability and retaining surplus to support the Park Company's on-going development in the long run.

With the aim of enabling the Park Company to commence operation by mid-2026, we commenced the open recruitment exercise for the Chief Executive Officer (CEO) of the Park Company in end-January 2026 through the recruitment consultant engaged. The recruitment exercise is underway. In addition to publishing job advertisements and receiving applications directly from job seekers, the recruitment consultant proactively reached out to potential suitable candidates, with a view to identifying the most suitable and competent talent for the position of the CEO. As for other key staff of the Park Company (such as senior executives responsible for various major areas of the Park Company), we will leave it to the Board of Directors and the CEO of the Park Company to establish the internal corporate governance structure and recruit the necessary personnel after they assume their positions.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government's capital injection in accordance with the Government's industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu. To uphold transparency, the Park Company will be required to submit annual reports to the LegCo, accounting for its operational and financial situation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)076

(Question Serial No. 3228)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2026-27 that the Branch will continue to oversee the implementation of measures to facilitate the revitalisation of industrial buildings (IBs), and put forward recommendations on the way forward for the Revitalisation Scheme for IBs taking into account the study on utilisation of existing industrial stock being undertaken by the Planning Department. In fact, the Government reactivated the Revitalisation Scheme for IBs in 2018 and subsequently announced in the 2024 Policy Address the extension of the time-limited revitalisation measures for IBs up to December 2027. In this connection, will the Government advise this Committee of the following:

1. the numbers of various applications received by the Government under the Revitalisation Scheme for IBs since 2018; whether there were any rejected applications, and the reasons for rejection;
2. of the applications received, the percentage of applications related to the cultural and artistic sector and creative industries in the total applications; the percentage of rejected applications; and a summary of the reasons for rejection;
3. whether the Government has gathered views from different industrial buildings to conduct a comprehensive review, such as determining whether the scope of units for non-industrial use can be further expanded to meet the diverse needs of various sectors of society; and
4. the staff establishment and operating expenses involved for handling revitalisation of IBs?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 39)

Reply:

1. & 2.

The Government reactivated the Revitalisation Scheme for Industrial Buildings (IBs) (Revitalisation Scheme) in 2018, mainly comprising two aspects of measures to encourage redevelopment and wholesale conversion of IBs. In respect of redevelopment of IBs, the prevailing policy allows an increase in the maximum permitted non-domestic plot ratio up to 20 per cent to provide incentives to private owners to redevelop IBs constructed before 1987. As at end-February 2026, the Town Planning Board (TPB) approved a total of 71 redevelopment projects for relaxation of plot ratio for redevelopment of IBs. The TPB rejected three similar planning applications, the reasons being failure of the applicant to demonstrate adequate planning and design merits to be brought about by the proposed development; adverse impact on the area to be caused by the proposed development; and failure of the applicant to provide reasonable justifications for applying for further relaxation of plot ratio after obtaining approval for a 20 per cent increase in plot ratio for the redevelopment project (i.e. requesting a relaxation of plot ratio beyond the 20 per cent ceiling). For these three rejected applications in respect of redevelopment, the owners concerned have eventually obtained TPB's approval to relax the plot ratios through revising the original proposals and resubmission of planning applications to address the TPB's concerns. These three applications have been counted in the aforesaid 71 approved redevelopment projects. Among these, the commercial floor space of the redeveloped IBs can be used for art and culture or creative industries uses, but the actual use of the floor space is a commercial decision of the relevant owners. As such, the Government does not maintain breakdown figures for IB redeveloped into art and culture or creative industries uses.

In respect of wholesale conversion, waiver fees could be exempted for IBs aged 15 years or above in zones such as "Commercial" or "Other Specified Uses" annotated "Business" or "Industrial" zones under the prevailing policy. If the concerned IB was constructed in or after 1987, not less than ten per cent of the converted floor space must be used for purposes designated by the Government, such as arts and culture and innovation and technology. As at end-February 2026, excluding the applications withdrawn by applicants, the Lands Department (LandsD) received a total of seven applications in respect of wholesale conversion of IBs, among which five were approved.

In addition to the two measures mentioned above, for IBs with fragmented ownership and yet under any plan for redevelopment or conversion, we have relaxed the policy on waiver applications to allow individual units of these IBs to be used for specific non-industrial uses not listed in the lease. Specifically, under the premise of not compromising public safety and provided that the use concerned is one of the uses always permitted in respect of the site as specified in the Outline Zoning Plan, the prevailing policy allows the owner to use individual units of an IB for "Art Studio", "Office (Design and Media Production)", "Offices (Audio-visual Recording Studio)", "Office (used by "specific creative industries" including design and media production companies, printing and publishing, film companies and industry organisations related to the film industry), as well as "Research, Design and Development Centre", without having to apply for a short-term waiver from the LandsD and pay any fees. For IBs

with fragmented ownership and yet under any plan for redevelopment or wholesale conversion, the other units could still be used for industrial purposes. For the sake of public safety, the uses that are covered under the aforesaid relaxation measure thus do not include any uses or activities that directly provide services or goods attracting visits by members of the public. Since the owners do not need to apply for a short-term waiver from the LandsD for using individual units of IBs for the aforesaid specific non-industrial uses, the Government does not have statistics on the individual units of the IBs used for the aforesaid specific non-industrial uses.

3. To continue encouraging redevelopment and wholesale conversion of aged IBs, the Government announced in the 2024 Policy Address the extension of the time-limited revitalisation measures for IBs up to December 2027, with enhancement of the measure on wholesale conversion. In addition, the Development Bureau (DEVB) is conducting a new round of Study on Utilisation of Existing Industrial Stock with the Planning Department (PlanD) and the LandsD, and will consider the views from the industry and the market when putting forward recommendations in 2026, including the way forward for the Revitalisation Scheme, so as to further optimise the use of the floor space of IBs under the premise of not compromising public safety.
4. As the work related to the Revitalisation Scheme is handled by staff of the DEVB, PlanD and LandsD as part of their overall duties, we are unable to provide a breakdown of the manpower involved solely for handling this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)077

(Question Serial No. 1124)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 214 of the Budget Speech, the Government will shortly conduct public consultation on the proposal to introduce a dedicated legislation to accelerate the development of the Northern Metropolis (NM) (the dedicated legislation). The aim is to introduce a bill in the middle of this year. In this connection, will the Government advise this Committee of the following:

1. the staff establishment and related estimated expenditure involved in introducing the dedicated legislation (in tabular form and broken down by department);
2. how the Government will strike a balance between the needs of accelerated development and environmental conservation when formulating the dedicated legislation; and
3. as it is also mentioned in paragraph 214 of the Budget Speech that the NM Project Supervision Office will expedite large-scale private development projects in the NM by strengthening co-ordination and imposing time limits on the approval process, how the relevant administrative measures will complement the dedicated legislation to expedite the NM development?

Asked by: Hon LAU Ka-keung (LegCo internal reference no.: 10)

Reply:

1. The dedicated legislation for the Northern Metropolis (NM) involves a range of policy areas, and the NM Co-ordination Office (NMCO) under the Development Bureau (DEVB) is co-ordinating the relevant preparatory work in consultation with various bureaux and departments. As the relevant preparatory work is mainly carried out by existing manpower of the NMCO as part of their overall duties, we are unable to provide

a breakdown of the staff establishment and estimated expenditure involved in this regard.

2. The Government has proposed to introduce dedicated legislation to accelerate the development of the NM, with the objectives of further removing barriers in respect of planning and lands procedures in the NM, expediting construction works, and facilitating business operation. The dedicated legislation will comprise a piece of primary legislation serving as the main framework, and will set out specified areas and delegate to the Chief Executive in Council the power to further enact subsidiary legislation on the specified areas, as and when necessary, to implement the relevant detailed measures. Specifically, we propose six areas where subsidiary legislation can be enacted. These include streamlining town planning procedures, expediting compensation payment for land resumed, facilitating the adoption of innovative construction technology arrangements, streamlining the procedures and requirements for construction noise permit applications, facilitating and regulating cross-boundary flow of elements, and establishing statutory corporations for designated areas. Amongst others, we will duly consider concerns on environmental conservation. For instance, with respect to the streamlining of the town planning procedures for change in land uses or development parameters/requirements, the relevant proposal will only apply to non-conservation zones. As for the proposal regarding construction noise permits, it is merely proposed to streamline the application procedures and requirements while maintaining prevailing noise control standards that protect members of the public.
3. The dedicated legislation for the NM will focus on handling subjects that require legislative procedures, including relaxing restrictions under existing laws and regulations. It will complement administrative measures. In terms of administrative measures, the Government has, under the “Working Group on Planning and Development” led by the Deputy Financial Secretary, established the “Northern Metropolis Projects Supervision Office” (NMPSO) chaired by the Permanent Secretary for Development (Planning & Lands). The Government has also established timeframes for approval and escalation mechanisms covering the key approval processes at planning, lands and buildings stages, with a view to strengthening the monitoring and expediting the approvals of large-scale private development projects in the NM. The NMPSO holds meetings regularly to discuss cases referred by departments under the new mechanisms or brought up by developers seeking assistance, and to provide high-level facilitation. The DEVB promulgated the implementation details of these new measures among bureaux/departments in mid-January 2026 via a DEVB General Circular No. 1/2026, which has also been made available to the trade and the public on the DEVB’s website (https://www.devb.gov.hk/en/publications_and_press_releases/general_circulars/index.html).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)078

(Question Serial No. 3108)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As stated in paragraph 234 of the Budget Speech, the Government will allocate a total of \$300 million to the Urban Renewal Authority (URA) for launching an enhanced version of “Smart Tender”, and will provide subsidies to encourage owners to utilise the paid services of “Smart Tender”. In this connection, will the Government advise this Committee of:

1. the proposed use and allocation ratio of the funding of \$300 million;
2. the forms of subsidy, subsidy amounts and application procedures proposed by the Government to encourage owners to utilise the paid services of “Smart Tender”;
3. how the Government will evaluate the effectiveness of the enhanced version of “Smart Tender” in reducing the risk of bid-rigging in building maintenance works;
4. given that, as mentioned in paragraph 235 of the Budget Speech, the Government will earmark \$3 billion and \$1 billion to Operation Building Bright 2.0 and the Lift Modernisation Subsidy Scheme respectively, how these schemes will be implemented in line with “Smart Tender” services in order to provide comprehensive support for owners in carrying out building maintenance; and
5. what measures the URA will implement to further enhance publicity and promotion, so that more owners will know and utilise “Smart Tender” services?

Asked by: Hon LAU Ka-keung (LegCo internal reference no.: 9)

Reply:

1. - 3.

Following the fire incident in Tai Po, the Development Bureau has reviewed the procurement arrangements in relation to building inspection and maintenance works carried out by works consultants and contractors, with a view to reducing the opportunities for illegal collusion among consultants, contractors, and individual owners, as well as reducing the risk of bid-rigging. The Development Bureau in collaboration with the Urban Renewal Authority (URA) will launch an enhanced version of “Smart Tender” in the second half of 2026, with a view to assisting owners’ corporations and owners in engaging compliant consultants and contractors to properly carry out building maintenance works.

The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

The Government has proposed allocating a total of \$300 million to the URA, with \$100 million as start-up capital for the URA to actively consider establishing a subsidiary company dedicated to providing the enhanced “Smart Tender” services and ensure the subsidiary has sufficient initial capital to launch the new service; the remaining \$200 million will be used to provide fee concession subsidies for owners using “Smart Tender”. As “Smart Tender” is a paid service, the subsidiary will be able to achieve break-even in the long run by charging fees.

The Development Bureau is working out the details of the enhanced version of “Smart Tender” with the URA, with the target of reporting the specific proposed measures and implementation details to the Panel on Development of the Legislative Council in mid-2026, consulting members of the sector, and rolling out the enhanced services in the second half of 2026.

4. Since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose. Moreover, the Government will allocate \$1 billion to extend the Lift Modernisation Subsidy Scheme to provide subsidies to property owners.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the URA to first roll out the enhanced version of “Smart Tender” ^{Note} in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

5. Prior to the launch of the enhanced “Smart Tender” service in the second half of 2026, The Development Bureau and the URA will promote the scheme through various channels such as its one-stop online Building Rehabilitation Platform, traditional media, online advertisement and outreaching efforts to owners’ corporations, property management companies, and the building maintenance industry.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)079

(Question Serial No. 0601)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 28 of the Budget Speech, the Government is accelerating the development of the Northern Metropolis (NM), including adopting a large-scale land disposal approach in land allocation and expediting the bringing in of enterprises and industries. The Government also mentioned that it would implement a “phased development” approach on a trial basis with reference to the Mainland’s “1.5-level development” concept. In this connection, will the Government advise this Committee of the current status of inviting market feedback on the NM?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 4)

Reply:

The Chief Executive has proposed in his 2025 Policy Address to implement a “phased development” approach on a trial basis with reference to the Mainland’s “1.5-level development” concept, under which temporary low-density facilities, such as retail, entertainment or convention and exhibition facilities will be developed initially on designated land parcels in New Development Areas to attract businesses, bringing income and footfall to the area to create momentum before long-term development is rolled out. We plan to first invite the market to submit expressions of interest on pilot areas within 2026, with a view to gathering feedback before implementing the relevant work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)080

(Question Serial No. 0715)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 190 of the Budget Speech, the Government will allocate \$200 million for launching the “Northern Metropolis Urban-rural Integration Fund” as a pilot scheme. The scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. In this connection, will the Government advise this Committee of the following:

1. When will the application framework and specific guidelines for the fund be announced? When does the Government expect to complete the procedures related to the Legislative Council and officially open the fund for applications?
2. Is there any specific application process in place? If so, what documents (such as project proposals, financial budgets and benefit evaluations) will applicants need to submit? Will interviews or on-site visits be arranged during the approval process? How long will the entire approval process be completed as expected?
3. Which government department will be responsible for co-ordinating and approving the fund?
4. What specific restrictions will be considered when approving applications for the fund? For example: Will there be any upper or lower limits on the scale of the project (such as land area and investment amount)? Will there be any specific requirements on the project location? Will there be any restrictions on the project's operational mode (such as degree of commercialisation and visitor capacity) to avoid excessive impact on the rural environment and residents' lives?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 22)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

The work under the pilot scheme will be supported by the NM Co-ordination Office.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)081

(Question Serial No. 0718)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2026-27 that the Branch will continue to co-ordinate, champion and drive the overall development of the Northern Metropolis (NM) through the Northern Metropolis Co-ordination Office (NMCO). The image of a city is often showcased through its architectural art and culture. The NM is predominantly a low-density development area, suitable for displaying art and cultural installations. In this connection, will the Government advise this Committee of the following:

Will the Bureau consider, by drawing on successful foreign experiences, allocating a small percentage of funds earmarked for the new development projects in the NM to “architectural art and culture” elements, enabling more young people or designers to unleash their creativity and promote architectural art and culture? If so, please specify: (a) whether a proportion has been set; (b) the number of projects involved; and (c) the amount of the budget? If not, what are the reasons?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 26)

Reply:

The Government is committed to promoting the development of cultural and creative sectors as industries, and has outlined relevant strategic directions in the “Northern Metropolis Action Agenda”. The Northern Metropolis (NM) is rich in historical and cultural resources, and the national “15th Five-Year Plan” explicitly supports Hong Kong’s development into an East-meets-West centre for international cultural exchange. The new development projects in the NM provide significant opportunities to this end. The new land and communities within the NM, along with its close ties with the Mainland, can effectively support the development of cultural facilities and leverage the historical and cultural resources of

traditional townships and the “Urban-rural Integration” environment to further enhance Hong Kong’s cultural and artistic strength.

We agree that young people or designers should be allowed to participate more in the development of the NM. To this end, the Civil Engineering and Development Department (CEDD) will engage architectural design firms to participate in the design of the district park and an open space with flood retention function in Fanling North, and is finalising the details of the related project. Besides, the CEDD will seek suitable projects for design competitions when taking forward projects, with a view to attracting young people to participate and showcase their creativity. For example, the CEDD recently organised “Glow in the Art-Visual Design Competition for S960 Footbridge at Fanling North NDA” at the Lung Yeuk Tau Roundabout, providing young designers with more opportunities to unleash their creativity to promote architectural art and culture. Design competitions will also be organised for the exhibition gallery for the NM being constructed in Kwu Tung North, inviting young designers to submit design proposals for NM-themed art installations for the gallery.

Separately, the “minor community beautification and improvement works for Tin Shui Wai Riverside” near the Hung Shui Kiu/Ha Tsuen NDA, and the “minor improvement works for Tun Yu Pier (near Ha Wan Village East Road)” under the project of Development of the Loop are improvement works with cultural and community characteristics. The former mainly involves artistic painting and facility beautification along the Tin Shui Wai Riverside; the latter provides additional sitting-out facilities in Tun Yu Pier to enhance visitor experience while preserving and promoting its historical features. The aforementioned two on-going beautification and improvement projects for existing facilities are expected to be completed by the second quarter of 2026. The estimated expenditures for the two projects are as follows:

Projects for beautifying and improving existing facilities	Estimated expenditure
Minor community beautification and improvement works for Tin Shui Wai Riverside	Around \$2.5 million
Minor improvement works for Tun Yu Pier (near Ha Wan Village East Road)	Around \$2.8 million

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)082

(Question Serial No. 0721)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2026-27 that the Branch will continue to sustain efforts in land creation, and take forward various land creation projects in a paced manner, with a view to getting ready sufficient land for rolling out as and when needed to support Hong Kong's long-term economic development and people's livelihood needs, and building up a healthy land reserve in the long run. In this connection, will the Government advise this Committee of:

1. the current progress of land creation in the Northern Metropolis (NM); and
2. given the Government's plan to achieve the target of producing 1 800 hectares of "spade-ready sites" in ten years, the future short-, medium-, and long-term plans for land creation in the NM, and the specific target for "spade-ready sites" at each stage?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 29)

Reply:

The Northern Metropolis (NM), covering nine New Development Areas (NDAs) in different development stages, is anticipated to provide some 3 000 hectares of new development land. Of these NDAs, the construction works for four (namely Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South, and San Tin Technopole and the Loop), involving over 800 hectares of land, are processing at full steam. The Government has so far resumed more than 520 hectares of private land, and completed site formation of approximately 120 hectares of land in these four NDAs in total. In 2026-27, we will seek funding approval from the Legislative Council to commence the site formation and engineering infrastructure works for the fifth NDA, i.e. Ngau Tam Mei NDA, as well as the Phase 1 Stage 2 Development of San Tin Technopole.

In the next five years (2026-27 to 2030-31), we anticipate that the NM will produce approximately 900 hectares of “spade-ready sites”, around 300 hectares of which are industry land, accounting some 40% of the total industry land in the NM. Besides, some 70 000 housing units will be completed and ready for intake, and about 1 million square metres of economic floor space will be provided. In the second five-year period (2031-32 to 2035-36), it is anticipated that the NM will produce an additional 900 hectares of development land, with about 170 000 housing units completed and over 9 million square metres of economic floor space to be made available to the market.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)083

(Question Serial No. 0751)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 190 of the Budget Speech, it is proposed allocating \$200 million for launching the “Northern Metropolis Urban-rural Integration Fund” as a pilot scheme. The scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects. In this connection, will the Government advise this Committee of the following:

1. In the process of promoting “urban-rural integration”, will the Government enhance the participation role of rural organisations? For example, will rural committees be entrusted to collect views from villagers and stakeholders on rural tourism projects to ensure that the planning meets local actual needs? Will representatives of rural organisations be included in the project evaluation mechanism for the fund to reflect local experience?
2. There are views that rural residents should be given priority in employment positions created by subsidised projects under the fund. Will the Government include relevant requirements in the approval criteria of the fund to enable rural residents to share the fruits of development?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 34)

Reply:

The rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations (NGOs) and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects

under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau (DEVB) plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To further promote the concept of “Urban-rural Integration” in the NM, the Government has earlier commissioned a consultant to conduct a study. During the process, villagers, rural committees, and indigenous inhabitants cum scholars, etc., were invited to express their views and opinions on “Urban-rural Integration”. In formulating the application details of the pilot scheme of the Fund, the DEVB will also consider how to ensure that the application projects would have incorporated opinions of relevant villagers and rural committees, and that the projects can genuinely bring economic benefits to villages, thereby allowing villagers to share the benefits of development.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)084

(Question Serial No. 0752)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Paragraph 190 of the Budget Speech has mentioned about promotion of “urban-rural integration”. It is reported that the Government launched a consultancy study in 2024 on how to promote “urban-rural integration” in the Northern Metropolis, and will formulate guidelines for the implementation of “urban-rural integration.” In this connection, will the Government advise this Committee of the following:

1. the progress of the aforementioned consultancy study on “urban-rural integration”; the relevant commissioning mechanism for the consultancy study, the organisation undertaking the study and the expenditure involved; the detailed contents of the study; and when it will be published; and
2. whether the Government will specify specific project categories in respect of revitalisation of feature village buildings, establishment of village heritage trails, improvement to rural sewage systems and so on within the fund in the future to provide technical support or planning frameworks?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 35)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations (NGOs) and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can

support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau (DEVB) plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-Rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To further promote the concept of “Urban-rural Integration” in the NM, the Government has earlier commissioned Arup-Binnies Joint Venture to conduct a study, with a study cost of approximately \$3 million. During the process, villagers, locals and stakeholders, including rural committees, indigenous inhabitants cum scholars, NGOs, and professional associations, etc. were invited to express their views and opinions on “Urban-rural Integration”. After consulting the Panel on Development of the LegCo in mid-2026, the DEVB plans to roll out the guidelines on promoting “Urban-rural Integration” in the NM in the second half of 2026. The guidelines will propose a number of measures to promote “Urban-rural Integration”, including the revitalisation of feature village buildings, establishment of village heritage trails, relaxation of user restrictions on New Territories Exempted Houses (commonly known as “village houses”) to allow conversion of the whole village house into restaurants or guesthouses, promotion of village infrastructure construction such as improvements to village sewerage, reserving space for open space use and traditional festivities, and the establishment of the pilot scheme of the Fund.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)085

(Question Serial No. 0753)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Matters Requiring Special Attention in 2026-27, the Branch will continue to promote urban-rural integration in the Northern Metropolis (NM); in the NM Development Strategy, the Government also strives to create a unique metropolitan landscape, featured with “Urban-Rural Integration and Co-existence of Development and Conservation”. In this connection, will the Government advise this Committee of the following:

1. How will the Government specifically realise the objective of “preserving the layout and appearance of traditional villages” during the planning process of the NM? For example, will funds be earmarked for introducing cultural heritage conservation projects in individual New Development Areas (such as San Tin Technopole and Hung Shui Kiu) on a pilot basis?
2. How does the Government determine the specific objectives and performance indicators for “urban-rural integration”? For example, will quantifiable assessment standards be established for the improvement of rural residents’ quality of life, effectiveness of traditional cultural inheritance and enhancement of rural economic vitality?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 36)

Reply:

The rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. The Government has all along taken into account “Urban-rural Integration” in the planning and design of New Development Areas (NDAs) in the NM. For instance, when planning NDAs, the Government will fully preserve traditional indigenous villages. To integrate development with the villages, we will lower the height of buildings around villages to maintain open rural landscapes, and will preserve feng shui woodlands of ecological value. We will also reserve ventilation corridors to allow prevailing winds to

penetrate into the villages. Besides, we will strive to respect and retain other natural resources with traditional rural cultural value within or near traditional villages, such as natural streams and trees. We will also adapt to local conditions, integrating these natural/cultural resources with open spaces and landscape corridors under planning to create green corridors as part of the blue-green resources and public spaces, connecting traditional villages with future communities of NDAs. The Government will also proactively explore incorporating historical buildings into the planning of NDAs in the NM. While preserving them, we will establish buffer zones and open spaces nearby, and provide sufficient pedestrian and visual connections. These open spaces can be developed into squares to provide space for hosting traditional festival activities, such as dragon and lion dances, the Yu Lan Festival, and basin banquets, etc., thereby offering a better environment and setting for the inheritance of intangible cultural heritage. The Government is also exploring the linking of historical buildings in traditional rural townships by establishing heritage trails. We can further enhance urban-rural interaction by improving the pedestrian and cycling networks between traditional rural townships and NDAs.

To further promote “Urban-rural Integration” in the NM, the Government has earlier commissioned a consultant to conduct a study. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund will mainly support infrastructure upgrades, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)086

(Question Serial No. 2372)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 235 of the Budget Speech that an additional \$3 billion will be earmarked for Operation Building Bright 2.0 (OBB 2.0). In this connection, will the Government advise this Committee of the following:

1. the specific effectiveness of OBB 2.0 over the past three years; and whether the Government can provide the number of buildings with approved applications, the number of beneficiary households, the amount of subsidies released, and the number of buildings with completed maintenance works, broken down by year;
2. given that OBB 2.0 was previously criticised for issues such as bid-rigging and high project costs, how the Government will enhance the approval and regulatory mechanisms for the new funding scheme earmarked with \$3 billion?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 8)

Reply:

1. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)⁽¹⁾. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and

seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD.

Note⁽¹⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary for the common parts, external walls and projections or signboards of the buildings.

As at end-2025, there were a total of 3 863 eligible buildings under OBB 2.0 approved/selected, including 2 099 Category 1 buildings and 1 764 Category 2 buildings⁽²⁾. The figures on Category 1 buildings and Category 2 buildings under OBB 2.0, broken down by milestones and the respective percentages of reaching the milestones, are set out in the table below:

Note⁽²⁾ : This excludes 482 buildings originally selected by the BD as Category 2 buildings but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

Milestone	Number of Category 1 Buildings (proportion to total number of Category 1 buildings)	Number of Category 2 Buildings (proportion to total number of Category 2 buildings)	Total Number of Buildings (proportion to total number of buildings)
a) Prescribed inspection commenced but not yet completed	124 (6%)	278 (16%)	402 (10%)
b) Prescribed inspection completed but prescribed repair works not yet commenced	1 046 (50%)	103 (6%)	1 149 (30%)
c) Prescribed repair works commenced but not yet completed	409 (19%)	491 (28%)	900 (23%)
d) Prescribed repair works completed	277 (13%)	892 (50%)	1 169 (30%)

The number of approved applications involving Category 1 buildings⁽³⁾ (including the number of residential units involved), the number of Category 2 buildings selected by the BD (including the number of residential units involved), the number of buildings with repair works completed and the amount of subsidies involved over the past three years are set out in the table below as broken down by year:

Note⁽³⁾: Application for Category 1 buildings under OBB 2.0 is made on the basis of Deed of Mutual Covenant (DMC). Some buildings may have more than one DMC, and some DMCs may cover more than one building. The number of applications received therefore may not correspond to the number of buildings involved.

	2023 ⁽⁴⁾	2024	2025
Category 1 building			
Number of approved applications⁽⁵⁾	79 (involving 4 525 residential units)	481 (involving 55 359 residential units)	517 (involving 58 701 residential units)
Number of buildings with prescribed repair works completed⁽⁶⁾	30	67	68
Subsidy approved⁽⁷⁾ (\$'000)	41,560	149,310	535,090
Category 2 building			
Number of Category 2 buildings selected by the BD⁽⁸⁾	214 (involving 4 844 residential units)	211 (involving 5 380 residential units)	242 (involving 5 486 residential units)
Number of buildings with prescribed repair works completed⁽⁹⁾	242 ⁽¹⁰⁾	201	200
Subsidy approved⁽⁷⁾ (\$'000)	27,470	31,280	44,140

To avoid causing undue pressure on the building repair and maintenance market owing to a huge upsurge in new projects at the same time, the URA has all along processed the OBB 2.0 applications in stages and issued Approval-in-Principle (AIP) letters in batches, ranging from within one to 2.5 years after closing of application. For the third round of applications, the URA began issuing AIP letters in batches from May 2024.

In addition to processing applications for the third round of OBB 2.0 in 2023, the URA also processes applications from buildings switched from Category 2 to Category 1 in other years. Under the prevailing mechanism, if owners of buildings selected as Category 2 eventually take up the organisation of inspection and repair works for the common areas of their buildings, they can apply to the URA for turning the relevant buildings into Category 1 buildings.

Note⁽⁴⁾ : The application period for the third round of OBB 2.0 was from 1 April 2023 to 30 September 2023.

Note⁽⁵⁾ : This excludes 226 buildings approved between 2023 and 2025 where the applications were subsequently revoked by the URA due to unsatisfactory progress, or were withdrawn by the owners themselves.

Note⁽⁶⁾ : As it took a certain period of time to carry out and complete the inspection and repair works covered by OBB 2.0, the number of Category 1 buildings with repair works completed may not correspond to the number of applications approved in that particular year.

Note⁽⁷⁾ : Subsidy approved includes the amount of subsidies released and committed to be released as at end-2025 by the URA to the applications. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies (This is primarily because owner-occupiers of Category 1 buildings (if approved by the URA) have not yet completed the works contracts, and owner-occupiers of Category 2 buildings must wait for the BD to complete the relevant works before they can submit an application to the URA).

Note⁽⁸⁾ : This excludes 268 buildings selected by the BD as Category 2 buildings from 2023 to 2025 but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

Note⁽⁹⁾ : As it took a certain period of time to carry out and complete the inspection and repair works covered by OBB 2.0, the number of Category 2 buildings with repair works completed may not correspond to the number of buildings selected by the BD in that particular year.

Note⁽¹⁰⁾ : Since 2023, the BD has set an internal indicator of 200 for the number of Category 2 buildings with prescribed repair works completed annually. Many projects which had been delayed due to the pandemic in previous years resumed successively in 2022. As a result, the number of buildings with repair works completed in 2023 exceeded the internal indicator.

2. Since the implementation of OBB 2.0 in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the URA to first roll out the enhanced version of “Smart Tender”⁽¹¹⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will

complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note⁽¹¹⁾: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)087

(Question Serial No. 3106)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 268 of the Budget Speech, the Government will accelerate the development of the Northern Metropolis (NM) and other public works projects relating to the economy and people's livelihood, the Government plans to raise the total borrowing ceiling of the two bond programmes from \$700 billion announced last year to \$900 billion. In this connection, will the Government advise this Committee of the following:

1. Has the Government conducted a detailed assessment of financial returns regarding the overall development of the NM; if so, please provide the projected data as follows:

the estimated number and time distribution of job opportunities to be created;

the estimated rates and years of contribution to the Gross Domestic Product; and

the estimated amount of private investment and magnitude of increase in government revenue to be generated;

if not, what are the reasons?

2. It is noted that the development of the NM is a long-term investment for the coming 20 to 30 years. Has the Government estimated the internal rate of return of the entire investment cycle (such as 20 to 30 years)? If so, what are the related estimates? If not, what are the reasons?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 25)

Reply:

The Northern Metropolis (NM) covers nine New Development Areas in different development stages, four of which (i.e. Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South, and San Tin Technopole and the Loop) are under construction, and the remaining five (i.e. Ngau Tam Mei, Lau Fau Shan, New Territories North New Town, Ma Tso Lung and Au Tau) are in different planning stages. Upon full development of the NM, it is expected to provide approximately 650 000 job opportunities.

The NM development will span across ten to 20 years and will be industry-driven. We will specifically conduct assessments of economic benefits brought by individual industry parks. According to preliminary estimates, upon full operation of the two phases, the Hong Kong Park in the Loop is expected to bring an annual economic contribution of approximately \$90 billion; while San Tin Technopole is also expected to bring an annual economic contribution of around \$250 billion or more in the stage of full operation. Besides, the Hung Shui Kiu Industry Park Company Limited wholly owned by the Government was established in January 2026, responsible for the development and operation of the 23-hectare of industry land in Hung Shui Kiu. Upon full operation, it is expected to contribute approximately \$11 billion annually to Hong Kong's economy.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)088

(Question Serial No. 3212)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Matters Requiring Special Attention in 2026-27, the Government will continue to promote urban-rural integration in the Northern Metropolis. Meanwhile, there are views suggesting that the policy related to home-stay lodgings in rural areas should be relaxed to support the development of cultural tourism. In this connection, will the Government advise this Committee of the following:

1. whether the Government, in the process of promoting urban-rural integration, will simultaneously review relevant legislation (such as the Buildings Ordinance and the Hotel and Guesthouse Accommodation Ordinance), prioritise selected pilot areas for “rural home-stay lodgings”, and establish a dedicated task force to assist applicants with licence and site application matters; and
2. whether the Government will take the lead in providing policy support to explore a multi-partite collaborative mode for the development of village tourism and home-stay lodgings, and carry out a study on an operation mode based on tripartite collaboration among the Government, professional bodies and villagers for developing home-stay lodgings and village tourism in a paced manner so long as regulatory compliance and safety are ensured, with a view to promoting local employment, revitalising the village economy and preserving the characteristics and cultures of the rural areas, and thereby enabling villagers to share the fruits of development?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 37)

Reply:

While developing the Northern Metropolis (NM), the Government also aims to utilise some of the rural characteristics of the NM to bring vitality and economic activities to villages, thereby enabling the NM to become a metropolis with diverse appeal and enhancing the NM's

attractiveness to enterprises and members of the public; creating more tourist attractions for local residents and tourists; and ensuring that villagers in the NM share the fruits of its development. After consulting the Panel on Development of the Legislative Council (LegCo) in mid-2026, the Development Bureau plans to roll out the guidelines on promoting “Urban-rural Integration” in the NM in the second half of this year. The guidelines will propose a number of measures to promote “Urban-rural Integration”, including the revitalisation of feature village buildings, establishment of village heritage trails, relaxation of user restrictions on New Territories Exempted Houses (commonly known as “village houses”) to allow conversion of the whole village house into restaurants or guesthouses, promotion of village infrastructure construction such as improvements to village sewerage, reserving space for open space use and traditional festivities, and the establishment of a \$200-million “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme.

The pilot scheme of the Fund has just been announced in the 2026-27 Budget. To support “tourism is everywhere” and promote “Urban-rural Integration”, the pilot scheme will encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The plans to brief the Panel on Development of the LegCo in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund. We will consider how to facilitate collaboration amongst organisations under the pilot scheme.

Regarding “home-stay lodgings”, the Office of the Licensing Authority (OLA) under the Home Affairs Department is responsible for licensing and enforcement work under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (the Ordinance). The OLA has all along adopted a flexible and pragmatic approach in processing all hotel and guesthouse licence applications, with a view to facilitating the operation of licensed premises while ensuring building and fire safety. If the operation mode of a “home-stay lodging” falls within the definition of “hotel” or “guesthouse” under the Ordinance (i.e. premises which are held out as providing sleeping accommodation to any persons presenting themselves willing to pay a fee for such accommodation for a period of less than 28 consecutive days), a relevant licence is required. Premises operating as “home-stay lodgings” are generally issued with a guesthouse licence. In processing applications, the OLA handles each case in a flexible and pragmatic manner, provided that building and fire safety are ensured. Recognising the unique characteristics and constraints of village houses in rural areas, the OLA allows applicants to propose alternative measures on a case-by-case basis. A licence will be issued as long as the building and fire safety can be ensured. The OLA has endeavoured to facilitate applicants by actively promoting electronic services, streamlining the application process and providing assistance according to local conditions, with a view to expediting the approval and issuance of licences. The OLA has drawn up the Guide to Licence Application under the Hotel and Guesthouse Accommodation Ordinance and the Guide to Licence Applications for Holiday Flat, which set out the building and fire safety standards and requirements applicable

to village houses in rural areas, thereby facilitating applications for holiday flat licences. The OLA will also issue a new Guide to Licence Application for Guesthouse in Village House, which will set out the flexible building and fire safety requirements in accordance with the actual situations of villages, and provide clearer and more specific requirements and measures to facilitate application by interested operators.

Regarding conservation and tourism in more remoted rural areas, due to the special setting of countryside villages, guesthouse and food business licence applications in countryside areas may involve addressing the planning and lands matters arising from licensing requirements. In this connection, the Countryside Conservation Office under the Environment and Ecology Bureau published the Guide to Guesthouse and Food Business Licence Applications in Countryside Areas (“the Guide”) in December 2025. The Guide covers aspects such as planning, land and building safety, and aims to streamline licence applications for existing Old Village Houses of about 90 remote countryside villages in the New Territories without vehicular access. The streamlining measures have successfully facilitated the granting of business licences for the guesthouses, a takeaway shop and a restaurant in Lai Chi Wo, Yim Tin Tsai and Kuk Po respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)089

(Question Serial No. 0686)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The 2026-27 Budget has proposed several strategic investments for the future. Regarding the development of the Northern Metropolis (NM), the Government has specified the adoption of the large-scale land disposal approach, establishment of dedicated companies for San Tin Technopole and Hung Shui Kiu Industry Park, and raising the total borrowing ceiling of the two bond programmes to \$900 billion. About \$160 billion to \$220 billion worth of bonds will be issued in each of the next five years, about half of which will be used for re-financing the short-term debts. Regarding the large-scale land disposal approach for the NM and establishment of dedicated companies, will the Government advise this Committee of the following:

1. For the dedicated company of the Hung Shui Kiu Industry Park, what are its (i) legal nature (statutory body or non-profit company); (ii) corporate structure; (iii) manpower establishment; and (iv) estimated expenditure for the first three years? Will the Government invite practitioners and professionals to join the Board of Directors to draw on market experience?
2. It is planned to inject an initial capital of \$10 billion to the Hung Shui Kiu Industry Park Company Limited. What are the proposed uses and expenditure breakdown of this funding? What key performance indicators will the Government use to measure the company's operational effectiveness?
3. What is the specific timetable for the Government to conduct a public consultation on the dedicated legislation to accelerate the development of the NM? What are the specific proposals for the streamlined procedures (such as building plan approval, land resumption compensation, and amendments to Outline Zoning Plans) that the proposed legislation will cover?

Asked by: Hon LEE Ka-kui , Elvin (LegCo internal reference no.: 5)

Reply:

1. & 2.

The Government established the wholly government-owned, non-statutory “Hung Shui Kiu Industry Park Company Limited” (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership models, with a view to accelerating the bringing in of industries to the Northern Metropolis (NM).

In terms of corporate structure, the Board of Directors (BoD) and the Chief Executive Officer (CEO) of the Park Company shall be appointed on the approval of the Chief Executive. The BoD, which is expected to have appointments completed by the second quarter of 2026, will comprise official directors and non-official directors, including a chairperson to be appointed from the non-official directors. The five directors of policy bureaux relevant to the development of the Park Company, including the Secretary for Development; the Secretary for Financial Services and the Treasury; the Secretary for Commerce and Economic Development; the Secretary for Innovation, Technology and Industry; and the Secretary for Transport and Logistics, will serve as the official directors. The Government will participate directly in the major decisions of the Park Company through the official directors. The non-official directors will come from diverse backgrounds and sectors, allowing the Park Company to draw on the expertise from outside the Government.

We aim to enable the Park Company to commence operation by mid-2026, and the open recruitment exercise for the CEO of the Park Company is underway. As for other key staff of the Park Company (such as senior executives responsible for various major areas of the Park Company), we will leave it to the BoD and the CEO of the Park Company to establish the internal corporate governance structure and recruit the necessary personnel after they assume their positions.

Following the consultation with the Panel on Development of the Legislative Council (LegCo) in March 2026, the Development Bureau will submit funding application to the Finance Committee in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park, procuring the software and hardware equipment needed for providing value-added services to support enterprises’ growth, and supporting the Park Company’s operating expenses for the initial five years.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government’s capital injection in accordance with the Government’s industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu.

3. The Government has proposed to introduce dedicated legislation to accelerate the development of the NM, with the objectives of further removing barriers in respect of planning and lands procedures in the NM, expediting construction works, and facilitating business operation. The dedicated legislation will comprise a piece of primary legislation serving as the main framework, and will set out specified areas and delegate to the Chief Executive in Council the power to further enact subsidiary legislation on the specified areas, as and when necessary, to implement the relevant detailed measures. Specifically, we propose six areas where subsidiary legislation can be enacted. These include streamlining town planning procedures, expediting compensation payment for land resumed, facilitating the adoption of innovative construction technology arrangements, streamlining the procedures and requirements for construction noise permit applications, facilitating and regulating cross-boundary flow of elements, and establishing statutory corporations for designated areas.

We are conducting a public consultation on the dedicated legislation for the NM (until 22 May 2026), with the target of introducing the bill into the LegCo for vetting in mid-2026, and to submit together the draft of the first batch of subsidiary legislation for preview. We will strive to have the primary legislation passed within this year, and then formally submit the first batch of subsidiary legislation to the LegCo for vetting.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)090

(Question Serial No. 0791)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 65 of the 2026-27 Budget Speech, the Government is exploring ways of further encouraging developers owning land in the Northern Metropolis (NM) to collaborate with technology or advanced manufacturing enterprises in submitting joint development proposals to the Government. It is expected that, through tripartite co-operation, relevant land and corporate resources will be channelled towards the target industries for priority development in Hong Kong. In doing so, the business sector will have greater participation in the innovation and technology (I&T) transformation of our economy, thereby expediting the NM development through concerted efforts. This initiative embodies the Government's active efforts to channel market forces towards the development of the NM, driving the implementation of the "South-North dual engine (finance-I&T)" strategic pattern. However, the current progress of the exploration, the specific design of the tripartite co-operation mode, the incentives and support measures the Government will provide, and how to ensure that the co-operation proposal can truly align with the directions of Hong Kong's key industry development are the focus of attention in society. In this connection, will the Government advise this Committee:

1. given that the Government is exploring ways of further encouraging developers owning land in the NM to collaborate with technology or advanced manufacturing enterprises in submitting joint development proposals to the Government, of the current progress of the exploration, and the anticipated time of its completion with specific arrangements announced; and
2. given that the Government expects that, through tripartite co-operation (the Government, developers and technology enterprises), land and corporate resources will be channelled towards the target industries for priority development in Hong Kong, of the specific channelling mechanism; and whether a dedicated matching platform will be established to assist developers in finding suitable technology partners?

Asked by: Hon LEE Ka-kui, Elvin (LegCo internal reference no.: 31)

Reply:

1. & 2.

The Financial Secretary has proposed in the 2026-27 Budget that ways are being explored for further encouraging developers owning land in the Northern Metropolis (NM) to collaborate with technology or advanced manufacturing enterprises in submitting joint development proposals to the Government. It is expected that, through tripartite co-operation, relevant land and corporate resources will be channelled towards the target industries for priority development in Hong Kong. In doing so, the business sector will have greater participation in the innovation and technology transformation of Hong Kong's economy, thereby expediting the NM development through concerted efforts.

In this connection, the Government has introduced multiple measures to encourage land owners to promote industry development on the private land they own in the NM. These measures include in-situ land exchange arrangement which is applicable to designated industry sites, "Pay for What You Build", "phased development", and the surrender of private land to be resumed by the Government within the NM to offset the land premium payable for large-scale land disposal or in-situ land exchange. The Financial Secretary has also expressed that the Government will prepare "preferential policy packages" covering land, tax incentives, financial subsidies, co-investment, etc., and will adopt flexible and innovative approaches for collaboration with enterprises. If land owners and relevant industry enterprises wish to receive support from the Government so as to facilitate the anchoring of industries in the NM, they can submit joint development proposals and the Government will consider each case on its own merits, including the economic benefits to be brought about by the project to Hong Kong. If needed, the Office for Attracting Strategic Enterprises and Invest Hong Kong are happy to assist developers in seeking suitable industry partners. If any collaboration projects are implemented, the Government will make announcements to ensure transparency and openness of information.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)091

(Question Serial No. 3001)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The 2026-27 Budget proposes multiple measures to promote the development of the tourism industry to support the vision of “tourism is everywhere”. In terms of “urban-rural integration”, the Government proposes allocating \$200 million for launching the “Northern Metropolis Urban-rural Integration Fund” as a pilot scheme. The scheme aims to encourage non-governmental organisations (NGOs) and relevant bodies to take forward rural tourism projects. The relevant measures will bring new opportunities for the integration of the tourism industry with other sectors. However, the latest arrangements of these measures, the details of the use of the provision, and the application mechanisms are the focus of societal concerns. In this connection, will the Government advise this Committee of the following:

1. the proposed period for use and the breakdown of expenditure in respect of the funding of \$200 million; and the eligibility criteria, subsidy scope, and assessment criteria for the fund;
2. whether the fund will accept applications for projects related to cultural tourism, such as cultural tours and reading camps in boundary areas like Sha Tau Kok; if so, the eligibility criteria and subsidy cap for such projects;
3. when it will be open for applications as expected by the Government; and whether application briefings and workshops will be organised for NGOs and relevant bodies to help them understand the application procedure; and
4. whether the fund will prioritise comprehensive projects that integrate cultural activities with rural characteristics to promote the objectives of “urban-rural integration” and “tourism is everywhere”?

Asked by: Hon LEE Ka-kui , Elvin (LegCo internal reference no.: 34)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)092

(Question Serial No. 0508)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As proposed in paragraph 211 of the Budget Speech, an initial capital of \$10 billion will be injected into the Hung Shui Kiu Industry Park Company Limited (Park Company) to support its initial operation and development needs. In this connection, will the Government advise this Committee of the following:

- (a) the estimated manpower establishment and expenditure on salaries, operation and equipment involved of the Development Bureau (DEVB) for operating the Park Company in 2026-27;
- (b) the division of functions, as well as similarities and differences regarding the positioning between the Hung Shui Kiu Industry Park (Industry Park) and the “Smart and Green Industrial Port” at Lung Kwu Tan/Tuen Mun West proposed by the DEVB in a paper submitted to the Panel on Development of the Legislative Council in July 2025 (LC Paper No. CB(1)1200/2025(05));
- (c) with respect to the initial capital, whether the DEVB has, at this stage, drawn up the preliminary plans regarding key industries to be supported as well as resource allocation; if so, the details; if not, the reasons and when they are expected to be announced;
- (d) whether the DEVB has formulated any key performance indicators regarding the effectiveness of introduction of industries, the number of jobs to created, etc. at the Industry Park; if so, the details; if not, the reasons for that;
- (e) the DEVB's support measures for brownfield operations affected by the development of the Industry Park, for example, whether sites will be reserved within the Industry Park for their relocation; and the DEVB's measures for encouraging market investment in the upgrading and transformation of brownfield operations given that the DEVB has not

been successful in the tendering exercise regarding multi-storey buildings for modern industries; and

- (f) given that the Hung Shui Kiu/Ha Tsuen New Development Area also includes logistics parks planned by the Transport and Logistics Bureau, how the two bureaux will ensure that the Industry Park and the logistics parks will be co-ordinated in their planning to achieve synergies, rather than duplicated construction and vicious competition?

Asked by: Hon LEE Kwong-yu (LegCo internal reference no.: 23)

Reply:

The Government established the wholly government-owned, non-statutory “Hung Shui Kiu Industry Park Company Limited” (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership models, with a view to accelerating the bringing in of industries to the Northern Metropolis (NM).

(a) & (c)

Following the consultation with the Panel on Development of the Legislative Council in March 2026, the Development Bureau (DEVB) will submit funding application to the Finance Committee (FC) in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park, procuring the software and hardware equipment needed for providing value-added services to support the enterprises’ growth, and supporting the Park Company’s operating expenses for the initial five years. We will provide further details when submitting the funding application to the FC.

The Park Company is not operated by the DEVB. In terms of corporate structure, the Park Company will be supervised by its Board of Directors (BoD), which comprises official directors and non-official directors from diverse backgrounds and sectors, and a chairperson to be appointed from the non-official directors. The Government will participate directly in the major decisions of the Park Company through the official directors. The Chief Executive Officer will oversee the overall development of the Industry Park and the daily operations of the Park Company in accordance with the BoD’s decisions.

- (d) After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government’s capital injection in accordance with the Government’s industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu.
- (e) One of the objects of the Park Company is to provide accommodation and technical support to selected brownfield operators affected by government development to move

up the value chain. Specifically, the Park Company may consider leasing out part of the sites of the Industry Park under a longer tenancy term to brownfield operators affected by Government development. Subject to the development plan to be drawn up by the Park Company after it commences operation, the Park Company may also consider providing support in terms of funding, technology and equipment to assist the brownfield operators in the Industry Park in reviewing and improving their production processes with a view to gradually moving up the value chain.

(b) & (f)

The Government will co-ordinate the development positioning of various industry sites, flexibly respond to market changes, and meet the actual development needs of enterprises.

In respect of the Hung Shui Kiu Industry Park, the Park Company will capitalise on the locational advantage of Hung Shui Kiu for its good transport network and proximity to Qianhai in Shenzhen to drive the development of industries with a competitive edge and supported by the Government, e.g. high value-added or smart production (such as pharmaceutical manufacturing and food processing) and advanced construction. Together with some of the nearby industry sites that may be granted to the Park Company in the future, the Industry Park is expected to be able to develop a diverse range of industries and complement the development of the Hung Shui Kiu University Town with the integration among the industry, academia and research sectors.

On another front, Lung Kwu Tan/Tuen Mun West (LKT/TMW) has extensive sea frontage and is in proximity to the NM, the Hong Kong International Airport and the Pearl River Delta region, with excellent land and marine transport connectivity. In mid-2025, we announced the preliminary development proposals for LKT reclamation and the re-planning of TMW, proposing to leverage the strategic location of LKT and TMW to promote industry development with “Smart and Green Industrial Port” as the development positioning for developing four core industries with growth potential, namely green/new energy, advanced construction, circular economy and modern logistics/River Trade Terminal. Taking into account the public views received, we are further refining the broad land use proposal and conducting detailed engineering/technical assessments for formulating the relevant Recommended Outline Development Plan.

As for the Modern Logistics Cluster developed by the Transport and Logistics Bureau (TLB) in the Hung Shui Kiu/Ha Tsuen New Development Area, it has a certain degree of complementarity with the Hung Shui Kiu Industry Park in terms of the industry development positioning and function. The DEVB and the TLB will continue to closely co-ordinate on the development positioning and mode of relevant industry sites in Hung Shui Kiu. In addition, the two Directors of Bureaux will serve as the official directors of the Park Company, and can ensure the 23-hectare sites of the Industry Park and the sites of the Modern Logistics Cluster would achieve synergy through their direct participation in the company’s decision-making process.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)093

(Question Serial No. 2329)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Matters Requiring Special Attention in 2026-27 under Programme (2), the Development Bureau will continue to co-ordinate, champion and drive the overall development of the Northern Metropolis (NM) through the Northern Metropolis Co-ordination Office (NMCO). As the Chief Executive announced in his 2025 Policy Address to establish the Committee on Development of the NM (CDNM) chaired by him, under which the three working groups would be set up, will the Government advise this Committee of the following:

- (a) the division of functions between the CDNM and the NMCO and the similarities and differences in their positioning; and the functions originally undertaken by the NMCO now taken over by the CDNM;
- (b) the policy bureau/department responsible for providing secretarial support for the CDNM; the estimated manpower establishment and expenditure on salaries, operation and equipment for this work in 2026-27;
- (c) the manpower establishment and expenditure on salaries, operation and equipment of the NMCO in 2025-26 and in 2026-27 as projected;
- (d) the key performance indicators of the NMCO and their completion status in 2025-26;
- (e) the expected key performance indicators for the NMCO in 2026-27; and
- (f) the (1) area of development land; (2) costs of preliminary studies; (3) costs of site formation and infrastructure works; (4) number of public housing; (5) number of private housing; (6) size of new population; (7) time of first population intake; (8) area of land for industries; (9) commercial floor area; (10) number of new jobs; (11) commissioning time of first batch of industries and (12) completed date of development (in tabular form)

in respect of (i) Hung Shui Kiu/Ha Tsuen; (ii) Lau Fau Shan/Tsim Bei Tsui/Pak Nai; (iii) Yuen Long South; (iv) Ngau Tam Mei; (v) San Tin Technopole (including the Hetao Hong Kong-Shenzhen Innovation and Technology Park); (vi) Kwu Tung North (including Ma Tso Lung); (vii) Fanling North and (viii) the various land parcels in the New Territories North New Town within the NM according to the latest estimation by the Government?

Asked by: Hon LEE Kwong-yu (LegCo internal reference no.: 21)

Reply:

(a) - (c)

With the overall planning of the Northern Metropolis (NM) announced, the focus of our future work is to accelerate construction and promote industry anchoring. The 2025 Policy Address announced the proposal to raise the level of decision-making by establishing the Committee on Development of the NM (CDNM) under the leadership of the Chief Executive, under which three working groups led by the Secretaries/Deputy Secretary would be set up to ensure high-level supervision and policy co-ordination. The new governance structure ensures seamless integration among the decision-making, execution, and co-ordination levels.

The NM Co-ordination Office (NMCO) under the Development Bureau (DEVB) provides secretariat support for the CDNM. Since its establishment in June 2023, the NMCO has assumed an overall championing and co-ordinating role with multiple functions in taking forward the NM development. As providing secretariat support for the CDNM is part of the NMCO's duties, we do not maintain breakdown figures on the related staff establishment and expenditure on salaries, operation and equipment in this regard.

In 2025-26, the NMCO had 36 staff members (including civil service posts/staff employed on non-civil service contract or post-retirement service contract terms), with an expenditure on salaries of \$40.20 million. In addition, as the operating expenses of the NMCO are subsumed under the overall departmental expenditure of the Planning and Lands Branch under the DEVB, no separate breakdown is available. In 2026-27, the NMCO is expected to have 40 staff members, with an estimated expenditure on salaries of \$47.26 million.

(d) & (e)

The NM development is a cross-bureaux undertaking, requiring close inter-bureaux co-operation and co-ordination. With the latest development of the NM, the work of the NMCO has become heavier and more complex, and is currently leading the following tasks:

- (i) Formulate dedicated legislation to accelerate the development of the NM: The NMCO is conducting a public consultation on the dedicated legislation for the NM. The target is to introduce the bill into the Legislative Council (LegCo) for vetting in mid-2026, and to submit together the draft of the first batch of subsidiary legislation for preview. We will strive to have the primary legislation passed

within this year, and then formally submit the first batch of subsidiary legislation to the LegCo for vetting;

- (ii) Assist in the formulation of Hong Kong's Five-Year Plan and ensure the proactive alignment of the NM development with the national "15th Five-Year Plan": The development of the NM can better utilise the complementary strengths of the Mainland and Hong Kong, enabling Hong Kong to participate more deeply in the Guangdong-Hong Kong-Macao Greater Bay Area development. The "15th Five-Year Plan" has also stated to accelerate the development of the NM. The NMCO will assist in the formulation of Hong Kong's Five-Year Plan and its alignment with the national "15th Five-Year Plan", ensuring the implementation of relevant measures;
- (iii) Ensure the smooth implementation of innovative and diversified development approaches: The NMCO has commenced the tender invitation for the pilot area under large-scale land disposal in Hung Shui Kiu in end-December 2025. At the same time, the Development Bureau (DEVB) has introduced other innovative land administration measures, such as "Pay for What you Build", "phased development", allowing staged payments of land premium under large-scale land disposal, and allowing land owners to voluntarily surrender land planned to be resumed by the Government within the NM to offset the premium payable for in-situ land exchange or large-scale land disposal in the New Development Areas (NDAs) of the NM. These measures aim to reduce the cash flow pressure of the enterprises in land development, thereby incentivising investments from the market;
- (iv) Promote industry anchoring through ensuring proper planning and allocation of land, and handling supporting infrastructure: The planning of the NM is "industry-driven". The NMCO needs to work closely with relevant bureaux, the Invest Hong Kong and the Office for Attracting Strategic Enterprises to co-ordinate on the planning and allocation of land, as well as handling supporting infrastructure, to drive the development of key industries in the NM and bring in relevant enterprises;
- (v) Oversee the planning work, land resumption arrangements, construction progress and funding applications for various NDAs: Among the nine NDAs in the NM, the construction of four NDAs (including Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South and San Tin Technopole and the Loop) is in full swing, with related land resumption work also underway; while the other five NDAs (including Ngau Tam Mei, Lau Fau Shan/Tsim Bei Tsui/Pak Nai, New Territories North New Town, Ma Tso Lung and Au Tau) are at different planning stages. The DEVB will seek funding approval from the LegCo to commence site formation and engineering infrastructure works for Ngau Tam Mei and the Phase 1 Stage 2 Development of San Tin Technopole, as well as the construction of the government joint-user complex at Kwu Tung North, etc. These tasks involve extensive and complex issues, requiring cross-departmental strategic guidance to formulate pragmatic and efficient implementation plans, address challenges encountered, and ensure the smooth progress of the relevant work.

- (vi) Oversee public engagement activities and promote the NM: One of the important tasks of the NMCO is to enhance understanding among various stakeholders, strengthen cross-sector collaboration, and promote the NM as a flagship project, demonstrating Hong Kong's capability and determination to drive sustainable and high-quality development and attract investment and enterprises.
- (vii) Support the work of the NM Projects Supervision Office (NMPSO): The DEVB has established the NMPSO, chaired by the Permanent Secretary for Development (Planning & Lands), to expedite the approval of large-scale private development projects in the NM. Cases escalated to the DEVB (i.e. those that cannot be resolved at the first or second tier at departmental levels under the new mechanisms) are expected to be complex or involve multiple departments, requiring steer to resolve differences among different parties. Additionally, the focus of development in the NDAs of the NM is expected to shift from public works to private projects in the coming years, leading to an increasing demand for assistance from the NMPSO by developers.
- (viii) Balance development and conservation, and promote urban-rural integration: While the development of the NM is accelerating, great importance is also attached to conservation, protecting natural ecology through projects like the Long Valley Nature Park, the proposed Sam Po Shue Wetland Conservation Park, the Lau Fau Shan Coastal Protection Park, etc. These projects require the NMCO to co-ordinate across different policy areas. Furthermore, the NMCO is leading a study on urban-rural integration in the NM and will report major recommendations, including the NM Urban-rural Integration Fund of \$200 million as a pilot scheme, to the Panel on Development of the LegCo in mid-2026.

The NMCO's key performance indicators will be assessed based on the progress of the specific tasks as mentioned above, and the overall performance will depend on whether some 900 hectares of "spade-ready sites" (including about 300 hectares of industry land) can be supplied as planned in the next five years (from 2026-27 to 2030-31), and another about 900 hectares of "spade-ready sites" (including about 150 hectares of industry land) in the second five years (from 2031-32 to 2035-36), so as to handover the "spade-ready sites" to government departments and developers to take forward residential, industry and other developments in the NM.

- (f) According to the current planning, the details of the respective NDAs in the NM are set out in the following tables:

Table 1 :

(approximately)	Hung Shui Kiu/Ha Tsuen ¹	Lau Fau Shan/Tsim Bei Tsui/Pak Nai ¹	Yuen Long South ²	Ngau Tam Mei
Area of development land	452 hectares (ha)	411 ha ⁶	185 ha	127 ha
Cost of preliminary studies launched ³	\$710 million	\$189.7 million	\$248.1 million	\$206.4 million
Cost of site formation and engineering infrastructure works launched ⁴	\$27,577 million	To be confirmed	\$21,004.1 million	To be confirmed
Number of public housing units	36 700	48 000 — 53 000 (public/private housing split to be confirmed)	22 300	800
Number of private housing units	37 300		10 600	13 000
New population	204 300	141 000 — 146 000	98 700	35 400 — 38 500
Year of first population intake	2024	To be confirmed	2029	2033
Area of industry land ⁵	103 ha	115 ha	11 ha	52 ha
Economic floor space	6 000 000 square metres	To be confirmed	727 000 square metres	130 000 square metres
Number of New jobs	150 000	50 000	13 700	26 000
Year of first intake of industries	The Hung Shui Kiu Industry Park Company was established for the 23-hectare of industry land in January 2026	To be confirmed	First batch of industry land will have been formed within 2026	First batch of sites for the NM University Town and hospital use is expected to have been formed starting from 2028
Year of completion of site formation and engineering infrastructure works	The Remaining Phase Development for Hung Shui Kiu/Ha Tsuen will be implemented together with the Lau Fau Shan development, with the completion date to be confirmed		2033 ⁹	Around 2035 ⁹

Table2 :

(approximately)	San Tin Technopole	Hetao Hong Kong Park	Kwu Tung North/Fanling North ¹	Ma Tso Lung ¹	New Territories North New Town ¹
Area of development land	539 ha	87 ha	320 ha	52 ha ⁷	1 175 ha
Cost of preliminary studies launched ³	\$1,151.2 million	\$351.8 million	\$1,188.4 million	\$28.9 million	\$200.8 million
Cost of site formation and engineering infrastructure works launched ⁴	\$26,817.7 million	\$13,734.9 million	\$48,384.4 million	To be confirmed	To be confirmed
Number of public housing units	50 000 — 54 000 (public/private housing split under review)	Not applicable	57 500	Not applicable	163 000 — 176 000 ⁸ (public/private housing split to be confirmed)
Number of private housing units		Not applicable	28 700	9 800 — 10 700	
New population	147 000 — 159 000	Not applicable	226 700	25 600 — 28 000	398 000 — 433 000
Year of first population intake	2031	Not applicable	2022	To be confirmed	To be confirmed
Area of industry land ⁵	243 ha	87 ha	5 ha	Not applicable	300 ha
Economic floor space	7 150 000 square metres	2 000 000 square metres	1 275 000 square metres	Pending detailed land use planning	Pending detailed land use planning
Number of New jobs	165 000	50 000	53 000	3 000	165 000
Year of first intake of industries	Dedicated company for San Tin Technopole will be established in 2026	2025	Tender of the industry land (included in the pilot area under large-scale land disposal) will be launched in 2026 the earliest	Not applicable	First batch of sites for the NM University Town is expected to have been formed starting from 2030

(approximately)	San Tin Technopole	Hetao Hong Kong Park	Kwu Tung North/Fanling North ¹	Ma Tso Lung ¹	New Territories North New Town ¹
Year of completion of site formation and engineering infrastructure works	2039	2031 ¹⁰	2031	To be confirmed	Around 2035 ⁹ (Priority Development Area)

Remarks:

1. The planning studies for the NDAs are still underway, and the development parameters may be adjusted in the course of the studies.
2. An intensification review for the Third Phase Development of Yuen Long South is underway. The development area, development density, number of housing units, new population, economic floor space and number of new jobs will be adjusted based on the results of this review.
3. Including the actual fees (for the studies completed) or estimated expenditure (for the studies underway) involved for the studies launched.
4. Including the NDAs or their certain phases where site formation and engineering infrastructure works have commenced, namely Kwu Tung North/Fanling North (First and Remaining Phases), Hung Shui Kiu/Ha Tsuen (First and Second Phases), Yuen Long South (First and Second Phases), San Tin Technopole (Phase 1 Stage 1), and the Hetao Hong Kong Park (First Phase). For the remaining phases of the aforementioned NDAs (excluding Kwu Tung North/Fanling North) as well as the other five NDAs (i.e. Ngau Tam Mei, Lau Fau Shan, New Territories North New Town, Ma Tso Lung and Au Tau), as they are still undergoing various stages of studies, the relevant engineering proposals, detailed designs and implementation phasing are yet to be finalised. Reliable estimation of the project costs can only be made for these projects when the related studies/designs reach a more mature stage.
5. The figures on industry land also include land reserved for the NM University Town and the cultural/sports hub.
6. Including some of the land in the Remaining Phase of Hung Shui Kiu/Ha Tsuen NDA.
7. Including some of the land in the Remaining Phase of Kwu Tung North NDA.
8. The existing and planned 16 000 public housing units at Queen's Hill are included.
9. As the studies for the relevant NDAs are still underway, the year of completing the site formation and engineering infrastructure works is a preliminary estimation only and may be adjusted in the future.
10. Subject to the departure time of the community isolation facilities and the Central Government-Aided Emergency Hospital currently located at the Loop.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)094

(Question Serial No. 2330)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 190 of the Speech, it is proposed allocating \$200 million for launching the “Northern Metropolis (NM) Urban-rural Integration Fund” as a pilot scheme. The scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. In this connection, will the Government advise this Committee of the following:

- (a) the duration of the pilot scheme, application criteria for projects, subsidy cap for each project, anticipated number of projects to be promoted, number of villages covered, and other key performance indicators;
- (b) additional staff establishment as well as expenditure on salaries, operation and equipment involved in the Bureau's promotion of the scheme in 2026-27;
- (c) whether the Government will set up tourist centres at various transport hubs in the NM to provide one-stop information for locals and tourists, while facilitating the Government's management of related tourism activities; and
- (d) whether the Government has any measures other than promoting rural tourism to promote urban-rural integration, enabling rural residents to benefit from development while avoiding the impact of “over-tourism” on villages?

Asked by: Hon LEE Kwong-yu (LegCo internal reference no.: 22)

Reply:

(a) - (c)

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote

“Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations (NGOs) and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau (DEVB) plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-Rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To improve transparency and accountability of the pilot scheme of the Fund, we will cover how we plan to regularly announce the implementation status of projects that have been granted subsidies in our briefing to the Panel on Development in mid-2026.

The work under the pilot scheme of the Fund will mainly be supported by the existing manpower of the NM Co-ordination Office. The DEVB will review the manpower arrangement for the relevant work in the future, and redeploy and/or increase manpower as needed.

- (d) To further promote “Urban-rural Integration” in the NM, the Government has earlier commissioned a consultant to conduct a study. During the process, villagers, locals and stakeholders, including rural committees, indigenous inhabitants cum scholars, NGOs, professional associations, etc., were invited to express their views and opinions on “Urban-rural Integration”. After consulting the Panel on Development of the LegCo in mid-2026, the DEVB plans to roll out the guidelines on promoting “Urban-rural Integration” in the NM in the second half of 2026. The guidelines will propose a number of measures to promote “Urban-rural Integration”, including the revitalisation of feature village buildings, establishment of village heritage trails, relaxation of user restrictions on New Territories Exempted Houses (commonly known as “village houses”) to allow conversion of the whole village house into restaurants or guesthouses, promotion of village infrastructure construction such as improvements to village sewerage, reserving space for open space use and traditional festivities, and the establishment of the pilot scheme of the Fund.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)095

(Question Serial No. 3185)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 214 of the Budget Speech, the Northern Metropolis Projects Supervision Office (NMPSO) will expedite large-scale private development projects in the Northern Metropolis (NM) by strengthening co-ordination and imposing time limits on the approval process. These administrative arrangements are also applicable to development projects outside the NM. Meanwhile, according to the Development Bureau General Circular (No. 1/2026) titled Expediting Development Approvals for Large-Scale Private Developments, non-NM projects will be escalated to the Steering Group on Streamlining Development Control (SGSDC) chaired by the Under Secretary for Development, as supported by the Development Projects Facilitation Office. In this connection, will the Government advise this Committee of the following:

- (a) the manpower establishment and expenditure on salaries, operation and equipment of the NMPSO for 2025-26 and as estimated for 2026-27;
- (b) the number of projects which the NMPSO has been/will be involved in the approval process in 2025-26 and as estimated in 2026-27, as well as the locations and areas of such projects;
- (c) the manpower establishment and expenditure on salaries, operation and equipment of the SGSDC for 2025-26 and as estimated for 2026-27;
- (d) the number of projects which the SGSDC has been/will be involved in the approval process in 2025-26 and as estimated in 2026-27, as well as the locations and areas of such projects; and
- (e) how the NMPSO and the SGSDC are going to ensure their approval standards and handling of cases are consistent?

Asked by: Hon LEE Kwong-yu (LegCo internal reference no.: 24)

Reply:

To expedite approval of large-scale private developments, the Development Bureau (DEVB) has worked with its underpinning and other departments to formulate new measures regarding key approval processes in the development cycle, so as to strengthen internal monitoring and facilitate timely high-level intervention. These new measures are applicable territory-wide to both development projects within and outside the Northern Metropolis (NM). The new internal monitoring and escalation mechanisms cover the three key approval of the development process, i.e. planning, lands, and buildings stages. The DEVB promulgated the implementation details of these new measures among bureaux/departments in mid-January 2026 via a DEVB General Circular (the Circular), which has also been made available to the trade and the public on the DEVB's website (https://www.devb.gov.hk/en/publications_and_press_releases/general_circulars/index.html).

The new measures apply to large-scale residential projects (with 500 flats or more); commercial developments (with gross floor area of 100 000 square metres or more), and all industry-related developments such as those related to innovation and technology, education, medical and healthcare, etc., with a view to supporting NM's "industry-driven" strategy. Other projects with strategic significance or with policy support requiring fast-track processing are also applicable. The new measures emphasise on introducing timeframes for approval on key approval processes and escalation mechanisms to expediting the approvals. Cases unresolved among departments will be escalated to the newly established Northern Metropolis Projects Supervision Office (NMPSO) chaired by the Permanent Secretary for Development (Planning & Lands) for NM projects, and the Steering Group on Streamlining Development Control (SGSDC) chaired by the Under Secretary for Development for non-NM projects. Furthermore, developers may also bring challenging cases to the NMPSO or the SGSDC for facilitation. The NMPSO and the SGSDC hold meetings regularly to discuss cases escalated by departments under the new mechanisms or brought up by developers seeking assistance, and to provide high-level facilitation.

- (a) The work of the NMPSO is currently supported mainly by staff from the Northern Metropolis Co-ordination Office under the Planning and Lands Branch (PLB), and in 2026-27, the Government will create five additional posts (including two time-limited civil service posts, namely one Senior Building Surveyor and one Land Surveyor, as well as three officers on post-retirement service contract terms, namely one Senior Town Planner, one Personal Secretary I and one Clerical Assistant) to strengthen support for the NMPSO. The estimated expenditure on salaries for the above posts in 2026-27 is approximately \$5.8 million, while the operating expenses are included in the overall departmental expenditure of the PLB of the DEVB and hence we are not able to provide a breakdown.
- (b) Since the DEVB issued the Circular in mid-January 2026, the NMPSO has held meetings in end-January and early March respectively. As at end-February, there have been no cases requiring referral to the NMPSO for high-level intervention under the newly established monitoring and escalation mechanisms.

- (c) As the work of the SGSDC is part of the overall work of the PLB, we are not able to provide a breakdown of manpower resources.
- (d) Since the DEVB issued the Circular in mid-January 2026, the SGSDC has held a meeting in end-February. As at end-February, there have been no cases requiring referral to the SGSDC for high-level intervention under the newly established monitoring and escalation mechanisms.
- (e) The NMPSO and the SGSDC process cases according to the arrangements under the Circular. The NMPSO and SGSDC have been established to provide a platform for resolving differences of opinion and enabling departments to collaborate on processing challenging cases, and this framework will not supersede the approval authority of individual departments.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)096

(Question Serial No. 0837)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

In light of the ongoing judicial review of the Small House Policy, the Government suspended the implementation of two village expansion area (VEA) projects with land already resumed (i.e. those in Pai Tau and Sheung Wo Che VEA as well as Ha Mei San Tsuen VEA) in earlier years. In view of the ruling made by the Court of Final Appeal in 2021 on the judicial review against the Small House Policy which upheld its lawfulness and compatibility with the Basic Law, the Development Bureau clearly stated in 2022 that it was examining the reactivation of the two VEA projects with land already resumed. In this connection, will the Government advise this Committee of the following:

1. the progress of the Government's examining the reactivation of the said two VEA projects with land already resumed; and whether the arrangement for reselling the land to villagers for self-development of small houses will be implemented;
2. if the arrangement for reselling the land to villagers for self-development of small houses is implemented, the details of the land allocation mechanism, including (i) the delineation of each land parcel in terms of area; (ii) the priority order and criteria for villagers to select locations; and (iii) whether it is necessary for the villagers who are allocated land to pay land premium; if so, the basis for determining the land premium;
3. the staff establishment and the expenditure or the revised estimated expenditure for examining the reactivation of the two VEA projects with land already resumed over the past three years; and
4. the frequency, form and content of communication made by the Government with the relevant village stakeholders (including rural committees, village representatives and indigenous inhabitants) in relation to the reactivation of the projects over the past three years; and villagers' general views on the proposal of "resale of land for self-development";

5. whether the scheme will be implemented on a trial basis and applicable to other VEAs with suspended projects due to judicial review in the future; if so, the details; if not, the reasons for that; and
6. the number of small houses that can be provided under the entire scheme; and the anticipated times of completing land allocation and allowing villagers to commence the construction works?

Asked by: Hon LEE Tsz-king, Dominic (LegCo internal reference no.: 19)

Reply:

Under the Village Expansion Area (VEA) Scheme, the Government would assemble land (including resuming private land), carry out site formation and other relevant public works, and then allow eligible villagers to apply for private treaty grant of government land within the completed VEA for building small houses. Relevant villagers are required to pay to the Government a concessionary premium for grant of the land, and the relevant portion of public works cost incurred by the Government for land resumption and clearance, site formation and infrastructural works for the VEA.

VEA projects in Pai Tau and Sheung Wo Che, Sha Tin and Ha Mei San Tsuen, Yuen Long are the two VEA projects for which land resumption has been completed. Due to the review of the Small House Policy (the Policy) and the judicial review against the Policy, the Government had previously suspended the implementation of the VEA projects. Subsequently, with the Court of Final Appeal making in late 2021 the final ruling which upheld the Policy's lawfulness and compatibility with the Basic Law, the Government examined the reactivation of the preparatory work for the two said VEA projects, including technical reviews, appraisal of the latest development status of the circumstances, cost estimations, and resources priorities for government works.

In view of the Government's financial situation, all bureaux, including the Development Bureau (DEVB), reviewed the implementation timetable of the works projects under their purview. Considering the priority and urgency of projects, the DEVB is not able to provide a concrete timetable for implementing the two VEA projects above. That said, in recent years, the DEVB has maintained communication with the Heung Yee Kuk (HYK) on related matters through various platforms, including listening to the relevant village stakeholders' views through regular meetings with HYK, to explore feasible options to release suitable land for villagers' self-development of small houses. In early 2026, we briefed HYK on the Government's latest assessment and suggestions, and HYK's initial response was positive. We are consulting HYK and village representatives of the relevant VEAs on, among others, specific land allocation arrangements (including the number of small houses that can be built and the construction costs to be borne by the villagers) and the timetable, with a view to reaching a consensus as soon as possible to take forward the next step.

Since the introduction of the VEA Scheme, the Government has completed works for 36 VEAs. In respect of the remaining 10 frozen VEA projects, except those aforementioned in Pai Tau and Sheung Wo Che, Sha Tin and Ha Mei San Tsuen, Yuen Long with land resumption completed, land resumption has not yet commenced for the other eight projects

(i.e. VEA projects in Siu Lek Yuen, Sha Tin; Wo Liu Hang, Sha Tin; Sheung/Ha Keng Hau and Hin Tin, Sha Tin; Yuen Long Kau Hui; Ling Hill, North District; Ng Uk Tsuen, North District; Mang Kung Uk, Sai Kung; and Chuen Lung, Tsuen Wan). Among them, two (i.e. Mang Kung Uk, Sai Kung and Siu Lek Yuen, Sha Tin) were “unfreezed” in January 2019, and the Government has since resumed processing small house applications in respect of private and government land. We will actively discuss with HYK and relevant village representatives in relation to unfreezing of other VEAs to allow private landowners to carry out development in accordance with the planning, land administration and other prevailing policy frameworks.

Matters related to VEAs are largely handled by the existing manpower of the DEVB, the Civil Engineering and Development Department and the Lands Department. As such, we are unable to provide a separate breakdown incurred solely for the projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)097

(Question Serial No. 0821)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

According to paragraph 216 of the Budget Speech, in view of the vacancy rate in the non-residential property market as well as the supply and demand situation at present and in the future, the Government will not put up general commercial sites for sale in the coming year. In this connection, will the Government advise this Committee of the following:

1. the quantitative targets such as vacancy rate, market rent and supply and demand situation that the Government will adopt as criteria for re-launching commercial sites; and
2. the number of commercial sites currently held by the Government as reserve, and whether the Government will consider converting some of these commercial sites into other uses and putting them up to the market?

Asked by: Hon LEE Wai-wang, Robert (LegCo internal reference no.: 16)

Reply:

1. In view of the vacancy rate in the non-residential property market and the supply and demand situation, it was announced in the 2026-27 Budget that the Government will not put up general commercial sites for sale in the coming year. The Government will continue to closely monitor the market situation, conduct comprehensive assessments, and remain prudent and pragmatic in considering the timing of re-launching commercial sites. As such, it is not appropriate to set concrete targets in this regard.

While no commercial sites will be put up in the coming year, the Government will continue to consider converting commercial sites into residential or other more flexible uses, with a view to meeting the housing and economic development needs of Hong Kong. For example, among the nine residential sites on the 2026-27 Land Sale List as

announced by the Government in February 2026, two sites in Shek Mun, Sha Tin, were originally planned for commercial use and will be converted into residential use after assessment. Moreover, the Development Bureau (DEVB) earlier has invited the market to submit expressions of interest for post-secondary education student hostel development at three commercial sites in Tung Chung, Kai Tak and Sha Tin respectively, and is now analysing the views received from the market. The Government would make available one or more of these sites supporting student hostel development for land sale in 2026-27 at the earliest.

2. As for the reserve of commercial sites, the DEVB releases the ten-year formation forecast of developable land (i.e. “spade-ready sites”) on an annual basis, which includes economic land such as sites earmarked for commercial, innovation and technology, logistics and other industries. The formation forecast of “spade-ready sites” for 2026-27 to 2035-36 announced by the DEVB is available at https://www.devb.gov.hk/en/publications_and_press_releases/10-year-supply-forecast-of-developable-land/index.html.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)098

(Question Serial No. 2686)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 211 of the Budget Speech, the Hung Shui Kiu Industry Park Company Limited established by the Government will develop and operate around 23-hectare industry land in Hung Shui Kiu through direct participation and public-private partnership with a view to bringing in more industries in an accelerated manner. In this connection, will the Government advise this Committee:

1. of the progress of the industry park in attracting investments and enterprises, what industries will primarily be brought in, and what preferential policies will be introduced to attract enterprises to establish a foothold therein; and
2. given that at present many gold companies are interested in setting up gold refineries in Hong Kong, whether the Government will allow the establishment of gold refineries in the Hung Shui Kiu Industry Park; if not, of the Government's proposed location for setting up gold refineries?

Asked by: Hon LEE Wai-wang, Robert (LegCo internal reference no.: 21)

Reply:

1. The Government established the wholly government-owned, non-statutory "Hung Shui Kiu Industry Park Company Limited" (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership models, with a view to accelerating the bringing in of industries to the Northern Metropolis.

The Park Company will capitalise on the locational advantage of Hung Shui Kiu for its good transport network and proximity to Qianhai in Shenzhen to drive the development of industries with a competitive edge and supported by the Government, e.g. high value-added or smart production (such as pharmaceutical manufacturing and food processing) and a diverse range of industries including advanced construction. The Park Company will proactively attract high-quality enterprises, apply preferential offers provided by the Park Company and seek policy support from the Government as necessary (which may include rental concessions, financial subsidies, tax incentives, etc.), and attract enterprises to establish a foothold through tailored packages. The Park Company will also work with Office for Attracting Strategic Enterprises (OASES) and Invest Hong Kong (InvestHK) to help Chinese Mainland enterprises to “go global” via Hong Kong and help overseas firms to enter the Chinese Mainland market, fully utilising Hong Kong’s advantages as an international city and reinforcing its role as a “super connector”.

The Development Bureau (DEVB) has been proactively working with InvestHK and OASES to attract enterprises and investments, introducing the future development of the Industry Park to enterprises interested in establishing a foothold therein. Following the Park Company’s commencement of operation in mid-2026, the DEVB will facilitate the Park Company to continue the engagement with relevant enterprises.

2. The Government has proposed to expedite the establishment of an international gold trading market, including encouraging gold traders to set up or expand refineries in Hong Kong. InvestHK will work with relevant policy bureaux and departments to provide support to these enterprises as appropriate, including assisting in identifying plant and storage sites, and providing relevant information and guidance. Among the around 23-hectare sites of the Industry Park, eight hectares are “spade-ready sites”. Subject to the industry development plans and actual needs of the relevant enterprises, they may consider establishing a foothold in the Industry Park.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)099

(Question Serial No. 0105)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 189 of the Budget Speech, after the phased opening of a waterfront site near Hung Hom Station this quarter, the harbourfront promenades in Kowloon will be extended to about 15 kilometres. In this connection, will the Government advise this Committee of the following:

1. the respective length of each harbourfront promenade in Kowloon at present;
2. the future plans to open up more harbourfront promenades on both sides of Victoria Harbour and the expenditure involved;
3. given that the harbourfront promenades at To Kwa Wan and Hung Hom are allegedly blocked and cannot be connected as they cover the waterfront in the vicinity of Hoi Sum Park Phase 2, Kowloon City Vehicular Ferry Pier and Grand Waterfront, whether consideration will be given to connecting these sections of the harbourfront promenade by making reference to the boardwalk constructed at the eastern section of the East Coast Boardwalk; and
4. given that the Bureau stated last year that a study would commence within 2025, the possible plan to further connect the East Kowloon harbourfront (including the sections along Hung Hom and To Kwa Wan which have not been connected so far) and enhance the harbourfront facilities along these sections, the expenditure involved, and the results of the study?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 8)

Reply:

The Government has been striving to enhance the Victoria Harbourfront under the “incremental approach”, with a view to connecting harbourfront promenades on both sides of Victoria Harbour and providing quality public spaces. The total length of the harbourfront promenades in Kowloon will reach approximately 15 kilometres upon completion of the projects in 2026, and the length will be further extended to approximately 16 kilometres by 2028. Taking the former runway area of Kai Tak as an example, out of the 4.7 kilometres of the developable harbourfront promenades along the waterfront, 4.1 kilometres has been connected and opened to the public. The remaining 0.6 kilometres of the harbourfront promenade will be handed over to the future franchise company of the Smart and Green Mass Transit System in Kai Tak which will undertake its construction concurrently with the development of the site.

Of the projects co-ordinated by the Development Bureau (DEVB) and to be completed by 2026, the budget for the works project of the Pedestrian Walkway Linking West Kowloon Cultural District and Tai Kok Tsui is approximately \$29.9 million. Upon completion, the pedestrian walkway will be managed by the Highways Department. Besides, the site of the Former Hung Hom Railway Freight Yard Pier, which was granted by the DEVB to a private operator for development as harbourfront event space, has been opened to the public in phases since March 2026. All costs and manpower for the development, operation, management and maintenance of the project are borne by the operator. The Government has earlier carried out basic improvement works on the site (including site formation, replacement of fences, and provision of water and electricity facilities), with the project cost amounting to approximately \$33.0 million. The DEVB oversees the work related to the project, which is absorbed by existing staff and resources.

To further connect and enhance the East Kowloon harbourfront, we have commenced the Study on East Kowloon Harbourfront Trail (the Study) in March 2026, with an estimated expenditure of around \$23.3 million. The Study will explore options to enhance the accessibility and facilities for waterfront sections that have not been connected yet, including the harbourfront promenades in the vicinity of Hung Hom and To Kwa Wan. We target to consult stakeholders on the relevant proposals in 2027. The directions of the Study for the vicinity of Hoi Sham Park Phase 2, Kowloon City Vehicular Ferry Pier and Grand Waterfront are set out as follows:

- (i) Waterfront in the vicinity of the Fishtail Rock in Hoi Sham Park: We consider that the waterfront section of Fishtail Rock, being one of the only remaining natural shorelines along Victoria Harbour, should be retained and there are no plans for reclamation at this stage. Currently, there is a pedestrian connection behind the Fishtail Rock connecting to the promenade of the Hoi Sham Park Extension. We will continue to explore with the Leisure and Cultural Services Department concrete proposals for enhancing the existing pedestrian connection, such as installing wayfinding signages, with a view to further improving the walking environment of the waterfront in the vicinity of the Fishtail Rock.
- (ii) The Kowloon City Vehicular Ferry Pier is a government property and currently not open to the public. We are discussing with relevant departments regarding its upkeep and maintenance arrangements, including the reinforcement works required to ensure

structural safety before the pier is put to long-term use. In the aforementioned Study, we will consider the possibility of revitalising the pier and maintain communication with the Highways Department and other relevant departments to ensure that the related works can align with the development of the Ma Tau Kok Landscape Deck and the surrounding waterfront areas.

- (iii) Waterfront gas facility site off Grand Waterfront in To Kwa Wan: Currently, the gas offtake station and the jetty for transfer of naphtha, the raw material for the production of gas, are still in operation. The Study will consider viable pedestrian connection options while minimising the impact on the gas facility. During the process, we will consult the land owner and ensure that the relevant arrangements comply with the quantitative risk assessment recently completed by the Civil Engineering and Development Department on different pedestrian connection options.

We will leverage the amended Protection of the Harbour Ordinance (Cap. 531) as appropriate, under which enhancement proposals involving only small-scale reclamations for harbour enhancement projects may be expedited through the newly introduced and streamlined mechanism.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)100

(Question Serial No. 2607)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 64 of the Budget Speech, one of the keys to realising the vision of building the Northern Metropolis (NM) into a new international innovation and technology city is to release the potential of the underdeveloped private land therein, and convert them to industrial space and ancillary facilities, thereby providing staunch support for accelerated development of the real economy and industries. In this connection, will the Government advise this Committee:

1. the quantity and area of the aforementioned underdeveloped private land; and
2. the specific details of the projects for the major development areas in the NM mentioned above?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 14)

Reply:

1. The Financial Secretary has proposed in the 2026-27 Budget that ways are being explored for further encouraging developers owning land in the Northern Metropolis (NM) to collaborate with technology or advanced manufacturing enterprises in submitting joint development proposals to the Government. It is expected that, through tripartite co-operation, relevant land and corporate resources will be channelled towards the target industries for priority development in Hong Kong. In doing so, the business sector will have greater participation in the innovation and technology transformation of Hong Kong's economy, thereby expediting the NM development through concerted efforts.

In this connection, the Government has introduced multiple measures to encourage land owners to promote industry development on the private land they own in the NM.

These measures include in-situ land exchange arrangement which is applicable to designated industry sites, “Pay for What You Build”, “phased development”, and the surrender of private land to be resumed by the Government within the NM to offset the land premium payable for large-scale land disposal or in-situ land exchange. The Financial Secretary has also expressed that the Government will prepare “preferential policy packages” covering land, tax incentives, financial subsidies, co-investment, etc., and will adopt flexible and innovative approaches for collaboration with enterprises. If land owners and relevant industry enterprises wish to receive support from the Government so as to facilitate the anchoring of industries in the NM, they can submit joint development proposals and the Government will consider each case on its own merits, including the economic benefits to be brought about by the project to Hong Kong. If any collaboration projects are implemented, the Government will make announcements to ensure transparency and openness of information. At the current stage, no information about the private land involved can be provided.

2. The NM, covering nine New Development Areas (NDAs), will provide some 3 000 hectares of new development land. Of these NDAs, four (namely Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South, and San Tin Technopole and the Loop) are under construction, while the remaining five (namely Ngau Tam Mei, Lau Fau Shan, New Territories North New Town, Ma Tso Lung area and Au Tai) are at different planning stages. The Government plans to seek funding approval from the Legislative Council in 2026-27 for kickstarting projects such as the site formation and engineering infrastructure works for the Ngau Tam Mei NDA and Phase 1 Stage 2 of San Tin Technopole, as well as the government joint-user complex at Kwu Tung North, etc.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)101

(Question Serial No. 0509)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Revitalisation of industrial buildings can put vacant space to effectively use. In this connection, will the Government advise this Committee of the following:

1. the manpower establishment and overall expenditure by the Government for the revitalisation of IBs;
2. the vacancy rate of private flatted factories over the past year, broken down by specific use;
3. the ownership status (single ownership or dispersed ownership) of private flatted factories over the past year, broken down by District Council districts; and
4. figures on plot ratio relaxed in cases where applications for the redevelopment of private flatted factories were approved to increase non-domestic plot ratio over the past three years?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 38)

Reply:

1. As the work related to the Revitalisation Scheme for Industrial Buildings (IBs) (Revitalisation Scheme) is handled by staff of the Development Bureau (DEVB), Planning Department (PlanD) and Lands Department (LandsD) as part of their overall duties, we are unable to provide a breakdown of the manpower involved solely for handling this work.
2. According to the preliminary findings of the Rating and Valuation Department (RVD), the vacancy and vacancy rate of private flatted industrial buildings (IBs) at the year-end

of 2025 were approximately 1 231 000 square metres and 7.6 per cent respectively. The final figures will be released in the Hong Kong Property Review 2026 to be published by the RVD in April 2026. These vacant properties refer to premises designed for general manufacturing processes and uses directly related to such processes.

3. The Government does not compile and maintain relevant figures on the ownership of private flatted IBs territory-wide.
4. The Government reactivated the Revitalisation Scheme in 2018 to enable effective utilisation of IB spaces on the premise of safeguarding public safety. In respect of redevelopment of IBs, the prevailing policy allows an increase in the maximum permitted non-domestic plot ratio up to 20 per cent to provide incentives to private owners to redevelop IBs constructed before 1987. In the past three financial years (from April 2023 to end-February 2026), excluding the applications withdrawn by applicants, the Town Planning Board received a total of six applications (involving six redevelopment projects) for relaxation of plot ratio for redevelopment of IBs. All of these applications were approved, among which three applications involved relaxation of plot ratio by 20 per cent from 9.5 to 11.4, while the other three applications involved relaxation of plot ratio by 20 per cent from 12 to 14.4.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)102

(Question Serial No. 0846)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 189 of the Budget Speech that after the phased opening of a waterfront site near Hung Hom Station in the first quarter of this year, the harbourfront promenades in Kowloon will be extended to about 15 kilometres. According to a recent government press release, a total of two tenders were received for the site, which has now been granted to a private organisation for short-term use, with a duration of about three years and a rent of approximately \$1.33 million. In this connection, will the Government advise this Council of:

- (a) the rents and uses proposed by the unsuccessful bidders;
- (b) how the Development Bureau, drawing on the experience of awarding the “Fly the Flyover Operation” at Kwun Tong harbourfront to a private organisation for operation, will ensure that the successful bidder can strengthen the connection with the neighbouring community and facilitate the rental of facilities by district groups to increase utilisation rate of the site;
- (c) given that the Bureau has preliminarily proposed in the paper submitted to the Panel on Development of the Legislative Council (LegCo) in April 2025 (LC Paper No. CB(1)690/2025(03)) that the aforesaid site be developed in the long term into a facility integrating dining and retail, leisure and entertainment, yacht tourism, and water-friendly elements, and the Bureau has mentioned under Programme (2) in Matters Requiring Special Attention in 2026-27 that it will continue to oversee the detailed technical assessments conducted by the MTR Corporation Limited (MTRCL) on the sites around Hung Hom Station and its waterfront areas, with a view to finalising the development proposal and detailed development parameters and commencing the relevant statutory procedures in the second half of 2026, whether there are any changes to the development proposal under this premise;

- (d) how the Bureau will ensure that the accessibility of the harbourfront promenade between Hung Hom and Tsim Sha Tsui will not be seriously affected during the construction of long-term facilities after the end of the site's short-term use; and
- (e) given that the Bureau has mentioned in the LegCo paper mentioned in item (c) that only about one-quarter of the area of the Cross-Harbour Tunnel Toll Plaza will be included in the study scope, whether the Bureau will consider discussing with the MTRCL or other organisations to expand the study scope, with a view to providing more facilities for locals and tourists?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 32)

Reply:

- (a) The Government had invited open quotations for the revitalisation of the Former Hung Hom Railway Freight Yard Pier for short-term use as harbourfront event space. A two-envelope approach was adopted in this quotation exercise, under which the weighting for the technical proposal was 70% and that for the price proposal was 30%. A total of two quotations were received. The award of quotation was announced through the press release issued on 23 February 2026. Despite the higher rent proposed by the unsuccessful bidder than that of the successful bidder, the technical proposal of the successful bidder (including events and installations, availability of catering and entertainment facilities, and night-time activities, etc.) is more appealing in general and better aligned with the objective of attracting residents and tourists alike. Upon calculating the technical score (70% weighing) and price scores (30% weighing), the successful bidder attained the highest combined score.
- (b) The successful bidder has committed in its quotation to organising guided tours for the elderly on a regular basis, collaborating with community centres and neighbourhood elderly centre, and establishing community “health spots” to enhance connections with the community. Through regular monitoring, the Development Bureau (DEVB) will ensure that the successful bidder implements the relevant activities as outlined in the quotation. If external parties are interested in renting the Hung Hom harbourfront event space, and the relevant activities are not in conflict with the venue management, we will make arrangements to accommodate as appropriate..
- (c) Situated at the city centre with panoramic views of Victoria Harbour and conveniently served by transportation, the sites around Hung Hom Station and the harbourfront areas have the potential to be developed into another new tourist landmark. The DEVB announced preliminary land use proposals in April 2025 for developing the place into a new harbourfront landmark through re-planning, focusing on multiple aspects such as entertainment experiences, the use of water body and pedestrian connectivity. The Government, in collaboration with the Mass Transit Railway Corporation Limited, are currently conducting detailed technical assessments for the proposed development so as to enhance the design and finalise the detailed development parameters. During the process, the views collected during the public consultation will also be considered. The Government will announce the enhanced land development proposals in the Panel on Development of the Legislative Council in the third quarter of 2026. The plan to

subsequently commence the relevant statutory procedures within this year remains unchanged.

- (d) Our land use proposals covers a number of measures that will benefit the Hung Hom community as a whole, including enhancing pedestrian connectivity between the hinterland in Hung Hom and the harbourfront area, Tsim Sha Tsui East harbourfront promenade and Hung Hom harbourfront promenade, as well as improving the waiting environment for passengers of cross-harbour buses using the Cross Harbour Tunnel (CHT). The Project Team is currently conducting a detailed technical assessment regarding the project's impact on different areas, including transport and the environment, and is formulating appropriate mitigation measures to ensure that connectivity within the area will not be affected during the construction of long-term facilities.
- (e) The Transport Department (TD) will utilise the road spaces vacated by the former CHT facilities according to traffic management and road safety needs. At present, the Highways Department has completed the demolition works of all toll booths, toll islands and toll plaza shelters in the CHT. The TD has also made use of the released road spaces for straightening the road alignment, with a view to further rationalising the traffic at tunnel entrances and exits on the Kowloon side of the CHT. The relevant works were completed in early 2025. The TD will continue to review the future traffic condition of the road section, and proactively consider how to complement the development of the neighbouring areas, and improve the traffic and cross-harbour bus service.

Furthermore, we will improve the pedestrian connectivity within the area in order to attract tourists and the public to visit the new harbourfront landmark in Hung Hom. We have explored preliminary ideas including enhancing existing pedestrian connections. The two existing pedestrian walkways connecting Hung Hom Station to Tsim Sha Tsui East and the Hong Kong Polytechnic University are proposed to be widened and refurbished respectively according to our preliminary land use proposals, and greenery is proposed to be added to improve the walking experience for the public.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)103

(Question Serial No. 0933)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 190 of the Budget Speech, it is proposed allocating \$200 million for launching the “Northern Metropolis Urban-rural Integration Fund” as a pilot scheme. The scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. In this connection, will the Government advise this Committee of the following:

- (a) Resource allocation framework: What is the preliminary allocation framework for this funding of \$200 million? For example, what are the expected amounts or proportions allocated to direct project subsidy, administrative expenses, promotional activities and evaluation research? Will the Government impose any subsidy cap on each application? How many projects will be subsidised under the entire pilot scheme as expected?
- (b) Application and approval mechanism: What are the detailed eligibility criteria, evaluation criteria and timetable for the scheme? Will the evaluation criteria include projects' creativity, expected contribution to rural economic vitality, cultural heritage value, environmental impact, and level of community involvement? When is the application period expected to begin? How long will the entire approval process take?
- (c) Performance evaluation indicators: What key performance indicators (KPIs) will the Government set to measure the effectiveness of the pilot scheme (e.g. number of successfully approved projects, employment opportunities created, number of rural tourists attracted and amount of spending, and number of benefiting villages)? Is there any timetable for mid-term review and final evaluation?
- (d) Feasibility and sustainability considerations: When reviewing projects, will the Government take into account the tourist carrying capacity of the relevant villages, existing and planned supporting facilities (such as toilets, sitting-out areas, roads and

parking lots) to ensure that project development will not overburden the community and that there are conditions for sustainable operation?

Asked by: Hon NG Kam-wah, Webster (LegCo internal reference no.: 13)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To improve transparency and accountability of the pilot scheme, we will cover how we plan to regularly announce the implementation status of projects that have been granted subsidies in our briefing to the Panel on Development in the middle of this year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)104

(Question Serial No. 2234)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Financial Secretary mentioned in paragraph 190 of his Budget Speech, “To support ‘tourism is everywhere’ and promote ‘urban-rural integration’, we propose allocating \$200 million for launching the ‘Northern Metropolis (NM) Urban-rural Integration Fund’ as a pilot scheme. The scheme aims to encourage non-governmental organisations (NGOs) and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages.” Please advise this Committee of the details of the pilot scheme and how the funding of \$200 million will be utilised. How will NGOs and relevant bodies be encouraged to take forward rural tourism projects? What are the key performance indicators?

Asked by: Hon NG Kit-chong, Johnny (LegCo internal reference no.: 32)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will

subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To improve transparency and accountability of the pilot scheme, we will cover how we plan to regularly announce the implementation status of projects that have been granted subsidies in our briefing to the Panel on Development in the middle of this year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)105

(Question Serial No. 0651)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 217 of the Budget Speech, the Development Bureau is inviting the market to submit expressions of interest for post-secondary student hostel development on three sites. Subject to market response, the relevant sites may be put up for tender. Will the Government advise this Committee of the following:

1. the locations, site areas, estimated number of hostel places that can be provided, and lease conditions in respect of these three sites;
2. what specific and quantifiable criteria the Government will adopt to assess the level of enthusiasm in market response; and
3. the detailed timetable for the entire scheme?

Asked by: Hon NG Wun-kit (LegCo internal reference no.: 28)

Reply:

To consolidate Hong Kong's position as an international hub for post-secondary education, the Government streamlines development control and leverages market forces, so as to boost student hostel supply under an innovative and flexible approach. As proposed in the 2025 Policy Address, the Development Bureau (DEVB) would explore putting up sites suitable for student hostel development through land sale. In this connection, on 20 January 2026, the DEVB invited the market to submit expressions of interest (EOIs) within two months (i.e. by 20 March 2026) for post-secondary student hostel development at three commercial sites in Kai Tak, Siu Lek Yuen (Sha Tin), and Tung Chung East.

Respondents to the EOI exercise are invited to indicate their interest in bidding for one or more of the sites, share their preliminary plans for the hostel operation, and provide views on

the land disposal arrangements including the proposed alienation restriction and the Building Covenant period. The Government's preliminary estimate is that around 4 500 hostel places can be provided in total on the three sites, but the actual number of hostel places will depend on the design of the project proponents. Some salient features of the three sites are highlighted as follows:

Site in Kai Tak

The site in Kai Tak is located at the former South Apron area of the Kai Tak Development Area, near the Kai Tak Sports Park and adjacent to the New Acute Hospital that is expected to commence operation in 2026. Nearby MTR stations include Kai Tak Station and Kowloon Bay Station. Its site area is around 0.74 hectares (ha) and is subject to a maximum plot ratio (PR) of 5.8, a building height restriction (BHR) of 80mPD, a maximum site coverage of 65 per cent, and a maximum gross floor area (GFA) of around 43 000 square metres (sq m).

Site in Siu Lek Yuen, Sha Tin

The immediate area of the site in Siu Lek Yuen is intermixed with commercial, residential, and other uses and is in proximity to the MTR City One Station and Shek Mun Station. Of around 0.11 ha, the site is subject to a maximum PR of 9.5, a BHR of 120mPD, and a maximum GFA of around 10 000 sq m.

Site in Tung Chung East

The site in Tung Chung New Town Extension is located close to the MTR Tung Chung East Station that is expected to commence operation in 2029. Its site area is around 0.25 ha and is subject to a maximum PR of 9, a BHR of 160mPD, and a maximum GFA of around 23 000 sq m.

The Government is analysing the views received from the market and would make available one or more of these sites supporting student hostel development for land sale through open tender in 2026-27 at the earliest.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)106

(Question Serial No. 2155)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 211 of the Budget Speech, the Government has established the Hung Shui Kiu Industry Park Company Limited, and plans to seek funding approval from the Legislative Council for injecting an initial capital of \$10 billion to develop and operate around 23-hectare industry sites in Hung Shui Kiu. In this connection, will the Government inform this Committee:

1. of the uses of this initial capital of \$10 billion including the allocation ratio of different aspects such as site formation, infrastructure works, operating expenses and bringing in of industries; and
2. apart from relying on government injections, whether the Government plans to tap into market funding such as issuing shares or bonds, bringing in strategic investors and public-private partnerships, so as to diversify the financing channels; if so, of the specific implementation timetables and the target amount to be raised; if not, the reasons for that?

Asked by: Hon NGAI Ming-tak, Michael (LegCo internal reference no.: 26)

Reply:

The Government established the wholly government-owned, non-statutory “Hung Shui Kiu Industry Park Company Limited” (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the Northern Metropolis (NM).

Following the consultation with the Panel on Development of the Legislative Council in March 2026, the Development Bureau will submit funding application to the Finance Committee in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park (including the project costs for self-developing some industry building facilities, while the Government will complete the site formation and bear the related costs), procuring the software and hardware equipment needed for providing value-added services to support enterprises' growth, and supporting the Park Company's operating expenses for the initial five years.

The Park Company will develop the 23-hectare sites by phases, among which, eight hectares are readily available "spade-ready sites", and the remaining 15 hectares will have site formation completed by around end-2027. In order to attract enterprises to the Industry Park, we anticipate that the Park Company may need to invest funding to construct industry facilities on its own and lease out the floor space to enterprises in the initial stage. The Park Company may also sub-let some sites within the Industry Park through tender or direct grant as appropriate for enterprises to build and operate their own topside industry facilities, and may consider forming joint ventures with enterprises to co-develop and co-invest in individual projects through approaches such as equity shareholding or "provision of land as a form of capital contribution". In the long run, the Park Company should shift towards expanding the adoption of PPP models, and gradually scaling up private investment to build industry clustering, which would also enable the Park Company to meet operating expenses on an on-going basis through rental, service fees and other revenue sources, with a view to achieving financial self-sustainability and retaining surplus to support the Park Company's on-going development in the long run.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government's capital injection in accordance with the Government's industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu.

Apart from the aforementioned injection of \$10 billion as initial capital, the Government may also consider providing direct loans or loan guarantees to the Park Company in the future to facilitate its financing from the market. As mentioned above, the Park Company should seek to attract market capital or adopt PPP models in the long run, for example, the Park Company and the enterprise may form a joint venture to co-develop and co-invest in an individual project with the Park Company providing land as capital and the enterprise providing funding, technology or talent. As for other financing channels, we must take into regard the Park Company's important mission of promoting the development of industries in the NM, such that any future financial surplus should be retained by the company for the benefit of its long-term development, which is unlike listed companies that aim for profit-maximisation and bear accountability to the minority shareholders. If the Park Company were converted into a public company for initial public offering, it would not be conducive to the Government's effective guidance and supervision of its development and operation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)107

(Question Serial No. 2156)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 190 of the Budget Speech, the Government proposes allocating \$200 million for launching the “Northern Metropolis (NM) Urban-rural Integration Fund” as a pilot scheme. The scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. In this connection, will the Government advise this Committee of the following:

1. Has the Government formulated a three-year plan for the aforementioned work? If so, what are the details?
2. At present, the Countryside Conservation Funding Scheme is in place to support rural and tourism project funds. What is the division of functions between the “NM Urban-Rural Integration Fund” and the existing scheme? Will there be any overlaps in project applications or resources? How will the Government ensure effective co-ordination between these schemes?
3. What role will this scheme play in promoting the overall development of the NM? Will there be further increases in resources to expand the scale of the fund in the future in line with the continuous development of the NM?

Asked by: Hon NGAI Ming-tak, Michael (LegCo internal reference no.: 27)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant

bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau (DEVB) plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-Rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

Eligible sites under the Countryside Conservation Funding Scheme include (a) the priority sites for enhanced conservation and private land in country park enclaves or in country parks, excluding those located on Lantau; and (b) remote countryside areas where public transportation is not accessible within 500 metres walking distance of the site, excluding those located on Lantau (i.e. 92 remote countryside villages^{Note}). The pilot scheme of the Fund will support over 200 existing villages located within the NM but not covered by the Countryside Conservation Funding Scheme. As such, the applicable villages do not overlap under these two schemes.

Note: Of the 92 remote countryside villages, 13 (including Lai Chi Wo, Mui Tsz Lam, Kat O and Ap Chau, etc.) are located in North District and fall within the coverage of the NM. These 13 villages are eligible to apply for the Countryside Conservation Funding Scheme. As such, it is proposed not to cover these villages under the pilot scheme of the Fund.

The DEVB will timely review and make necessary adjustments to the arrangements under the pilot scheme in light of, among others, the response in respect of applications as well as the implementation progress and effectiveness of approved projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)108

(Question Serial No. 3138)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraphs 212 and 213 of the Budget Speech, the Government will make appropriate land disposal and financing arrangements for the industry sites in the Northern Metropolis (NM), including large-scale land disposal, flexible land premium payments, and staged payment of premium, and will step up efforts to attract enterprises and investment. In this connection, will the Government advise this Committee of the following:

1. the Government's specific plans and objectives regarding attracting enterprises and investment; and
2. whether the Government has estimated the over financing scale required, target ratio of public to private funding, and amount of private investment estimated to be introduced for the development of the NM over the coming five years; if yes, of the specific figures?

Asked by: Hon NGAI Ming-tak, Michael (LegCo internal reference no.: 25)

Reply:

With the overall planning of the Northern Metropolis (NM) announced, the Government is stepping up actions to attract enterprises and investment by showcasing the potential of the NM, thereby encouraging enterprises to participate in construction, attracting enterprises to establish footholds and fostering industry clustering.

While we have not set specific targets for the financing scale or the ratio of public to private funding for the development of the NM, in order to accelerate the development, the Government has been prioritising the development of the NM in terms of resource allocation and policy measures. Over the next five years, the Government will increase the issuance of government bonds, and over the next two years transfer \$150 billion from the Exchange Fund to the Capital Works Reserve Fund, with a portion of the funding supporting

infrastructure projects in the NM. As for policy measures, to further accelerate the development of the NM, the Government will continue to adopt diverse development models to better integrate a capable government with an efficient market. These include in-situ land exchange, large-scale land disposal, the establishment of industry park company, phased development, flexible land grant arrangements, longer government tenancies, and “Pay for What You Build”, etc. The Financial Secretary has proposed in the 2026-27 Budget that measures of further encouraging developers owning land in the NM to collaborate with technology or advanced manufacturing enterprises in submitting joint development proposals to the Government are being explored. It is expected that, through tripartite co-operation, relevant land and corporate resources will be channelled towards the target industries for priority development in Hong Kong. In doing so, the business sector will have greater participation in the innovation and technology (I&T) transformation of Hong Kong’s economy, thereby expediting the NM development through concerted efforts.

To further attract enterprises to set up in Hong Kong, the Financial Secretary announced that the Government will prepare the preferential policy packages to encourage enterprises to set up in the NM. The package covers land disposal, tax incentives, financial support and co-investment etc., and the Government will adopt flexible and innovative partnership models with enterprises. The Government is currently finalising details such as target industries, and is planning to introduce an amendment bill regarding the tax incentives within 2026.

Furthermore, the Government will introduce dedicated legislation to accelerate the development of the NM, with the objectives of further removing barriers in respect of planning and lands procedures in the NM, expediting construction works, and facilitating industry operation, which are conducive to attracting enterprises and investment. In particular, the Government has proposed to introduce facilitation measures under the dedicated legislation to facilitate and regulate the flow of specified elements at designated areas (such as the Hetao Hong Kong Park) or transport infrastructure projects in the NM. This would mainly include the flow of personnel, data, materials (such as bio-samples, plant and equipment) and capital.

The NM Co-ordination Office (NMCO) under the Development Bureau has been collaborating closely with Invest Hong Kong and the Office for Attracting Strategic Enterprises in reaching out to stakeholders from different sectors and introducing the plans and latest developments regarding the NM to various Mainland and overseas enterprises, with the aim of attracting them to establish footholds in Hong Kong. The NMCO also showcases the latest developments in the NM by participating in major conferences and exhibitions in Hong Kong and the Mainland. Apart from setting up booths at various major exhibitions, the NMCO has participated in many events over the past year to promote the vast opportunities available in the NM. For example, we promoted the NM to Shaanxi enterprises at a seminar on the Greater Bay Area in Xi’an in July 2025; attended the Tenth Belt and Road Summit in September 2025; and the 19th Asian Financial Forum in January 2026, introducing the opportunities in the NM to participants from around the world.

In recent years, the Government has set up a dedicated NM exhibition zone at the City Gallery in Central to enhance public understanding. However, our experience shows that enterprises interested in exploring participation in the development of the NM often wish to gain close-up understanding of its latest progress and conduct on-site visits. As such, “satellite exhibition centres” have also been established in some New Development Areas (NDAs) (including the

Fanling North Community Liaison Centre, the Loop exhibition centre and Hung Shui Kiu/Ha Tsuen NDA Community Liaison Centre) of the NM in recent years, concurrently showcasing the characteristics of these NDAs and presenting in full view the development blueprint for the NM.

Apart from the above, we also plan to set up a larger and multi-purpose core exhibition gallery for the NM in Kwu Tung North NDA, which will adopt more innovative technology to create a panoramic interactive platform. Through multimedia presentations and multi-perspective displays, the exhibition gallery will highlight the NM as Hong Kong's new engine for future development. The first phase is targeted for commissioning in 2027. Besides physical exhibition galleries, we are also preparing to set up an online exhibition gallery to introduce the NM through multimedia to people from around the world.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)109

(Question Serial No. 3139)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart
Tender scheme)
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 235 of the Budget Speech, a comprehensive review of Operation Building Bright 2.0 is being conducted to draw up a new subsidy scheme, and \$3 billion will be earmarked accordingly. In this connection, will the Government advise this Committee of:

1. the allocation mechanism for the \$3 billion, with a breakdown in tabular form by item and amount; and
2. the implementation timetable for this scheme; and whether consideration will be given to launching the scheme simultaneously with the enhanced version of “Smart Tender”?

Asked by: Hon NGAI Ming-tak, Michael (LegCo internal reference no.: 29)

Reply:

Since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the Urban Renewal Authority (URA) to first roll out the enhanced version of “Smart Tender”^{Note} in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)110

(Question Serial No. 1505)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government announced last year that the Northern Metropolis University Town Development Conceptual Framework would be published in the first half of 2026. The latest Budget has proposed to roll out three sites in Hung Shui Kiu/Ha Tsuen, increasing the area from the original five hectares to approximately nine hectares, and to earmark \$10 billion for providing loans to support campus development. Please advise this Committee, given the site formation works for the first batch of Hung Shui Kui sites is expected to complete this year, how the Government will ensure seamless co-ordination between land delivery and the approval of campus development to avoid situations of “land waiting for projects” or “projects waiting for land”. Can the timetable for the ancillary facilities for infrastructure projects (such as transport, water and electricity) be aligned with the needs of the institution’s establishment therein?

Asked by: Hon TAM Chun-kwok (LegCo internal reference no.: 15)

Reply:

The Hung Shui Kiu/Ha Tsuen New Development Area is being implemented in three phases: the First Phase Development, the Second Phase Development, and the Remaining Development. The Second Phase Development, which includes the sites for the University Town, has commenced in phases from the first half of 2024, with the first batch of approximately five hectares of the land for the University Town expected to be formed within 2026, ready for the relevant university(ies) to commence campus development. The Second Phase Development also includes the construction of roads and infrastructure, drainage systems, and water supply/sewerage systems. Based on the current progress, the Second Phase Development is expected to be largely completed by 2030, aligning with the establishment of the relevant university(ies). The Development Bureau will continue to maintain close contact with the Education Bureau; and the Working Group on Planning and Construction of the University Town led by the Chief Secretary for Administration will play

a supervisory role to ensure the timely and smooth implementation of the campus development by the relevant university(ies).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)111

(Question Serial No. 1514)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government advances the development of the Northern Metropolis (NM) on multiple fronts, and have set up exhibition galleries in the community liaison centres of different New Development Areas (NDAs). In this connection, will the Government advise this Committee of the following:

1. the associated expenditure on exhibition and manpower regarding the exhibitions showcasing the development of the NM at the community liaison centres in Fanling North and the Loop which commenced operation in 2023 and 2024 respectively;
2. the number of visitors to the exhibition facilities of these two liaison centres respectively;
3. the specific details, timetable and number of visitors expected to be attracted regarding the exhibition facilities at Hung Shui Kiu Community Liaison Centre which will showcase the Hung Shui Kiu/Ha Tsuen NDA and the overall planning and development of the NM;; and
4. as the development of the NM enters new phases, whether the Government has new plans regarding the proposals and channels for showcasing the achievements of the NM, for example, establishing exhibition galleries in the Mainland or other countries?

Asked by: Hon TAM Chun-kwok (LegCo internal reference no.: 32)

Reply:

With the overall planning of the Northern Metropolis (NM) announced, besides facilitating community understanding and support for the NM as Hong Kong's strategic growth area, we should also step up efforts to attract enterprises and investment by showcasing the potential

of the NM, thereby encouraging enterprises to participate in construction, attracting them to establish footholds and fostering industry clustering.

In recent years, the Government has set up a dedicated NM exhibition zone at the City Gallery in Central to enhance public understanding. However, our experience shows that enterprises interested in exploring participation in the development of the NM often wish to gain close-up understanding of its latest progress and conduct on-site visits. As such, “satellite exhibition centres” have also been established in some New Development Areas (NDAs) of the NM (including the Fanling North Community Liaison Centre, the Loop exhibition centre and the Hung Shui Kiu/Ha Tsuen NDA Community Liaison Centre) in recent years, concurrently showcasing the characteristics of these NDAs and presenting in full view the development blueprint for the NM.

The Fanling North Community Liaison Centre and the Loop exhibition centre were opened in 2023 and 2024 respectively, with a total annual operating expenses of approximately \$4 million. Since the existing staff of the Civil Engineering and Development Department (CEDD) and on-site personnel are responsible for the centres’ operation and management, the expenditure on manpower is included in the CEDD’s overall departmental expenditure, as well as the overall estimated expenses for relevant works projects in the NDAs. We are not able to provide a breakdown in this regard.

Since opening, the Fanling North Community Liaison Centre has received a total of more than 16 000 visitors, whilst the Loop exhibition centre has received approximately 5 000 visitors.

The expanded Hung Shui Kiu/Ha Tsuen NDA Community Liaison Centre was recently opened on 17 March 2026, and we have not made any estimates regarding the expected number of visitors.

We also plan to set up a larger and multi-purpose core exhibition gallery for the NM in Kwu Tung North NDA, which will adopt more innovation and technology to create a panoramic interactive platform. Through multimedia presentations and multi-perspective displays, the exhibition gallery will highlight the NM as Hong Kong’s new engine for future development. The first phase is targeted for commissioning in 2027. Besides physical exhibition galleries, we are also preparing to set up an online exhibition gallery to introduce the NM through multimedia to people from around the world.

Furthermore, the Northern Metropolis Co-ordination Office (NMCO) under the Development Bureau will continue to showcase the latest developments in the NM by participating in major conferences and exhibitions in Hong Kong and the Mainland. In addition to setting up booths at various major exhibitions, the NMCO has also participated in many events over the past year to promote the vast opportunities available in the NM. For example, we promoted the NM to Shaanxi enterprises at a seminar on the Greater Bay Area in Xi’an in July 2025; and introduced the opportunities in the NM to participants from around the world at the 10th Belt and Road Summit in September 2025 and the 19th Asian Financial Forum in January 2026.

As always, the NMCO will continue to collaborate closely with Invest Hong Kong and the Office for Attracting Strategic Enterprises in reaching out to stakeholders from different

sectors and introducing the plans and latest developments regarding the NM to various Mainland and overseas enterprises, with the aim of attracting them to establish footholds in the NM.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)112

(Question Serial No. 1515)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government takes forward the development of the Northern Metropolis (NM) in multiple aspects, including the establishment of a website dedicated to promoting the NM. In this connection, will the Government advise this Committee:

1. of the number of views of the online exhibition gallery since the launch of the website; and how the Government evaluates its effectiveness in promoting the NM as well as bringing in enterprises and investment;
2. given that the website is only available in two languages (i.e. Chinese and English) at present, whether the Government plans to provide more language versions in order to attract more investors from around the world; and
3. whether the Government has any new plans for the external promotion of the NM as its development enters different phases?

Asked by: Hon TAM Chun-kwok (LegCo internal reference no.: 33)

Reply:

Established in end-2023, the Northern Metropolis (NM) website provides the latest information on the NM, covering the four major zones, transport infrastructure, nature conservation and sustainability, implementation mode and tender contracts. It offers a wealth of information for members of the public as well as local and overseas enterprises interested in participating or investing in the NM. The website records a monthly click rate of over 30 000 on average.

The NM website is currently available in Traditional Chinese, Simplified Chinese and English to meet the needs of local investors and a majority of overseas and Mainland investors. We will continue to review the usage condition of the website and the actual needs of investors.

With the overall planning of the NM, we must not only facilitate community understanding of and support for developing the NM as Hong Kong's strategic growth area, but also enhance our efforts to attract enterprises and investment by focusing on showcasing the potential of the NM, thereby encouraging enterprises to participate in construction, attracting enterprises to establish a foothold and fostering industry clustering.

In recent years, the Government has set up a dedicated NM exhibition zone at the City Gallery in Central to enhance public understanding. However, based on our experience, enterprises interested in exploring participation in the development of the NM often wish to gain close-up understanding of its latest progress and conduct on-site visits. As such, "satellite exhibition centres" have also been established in some New Development Areas (NDAs) of the NM in recent years, concurrently showcasing the characteristics of these NDAs and comprehensively outlining the development blueprint for the NM. In particular, we plan to set up a larger and multi-purpose core exhibition gallery for the NM in Kwu Tung North NDA. The core exhibition gallery for the NM will adopt more innovation and technology to create a panoramic interactive platform. Through multimedia presentations and multi-perspective displays, the exhibition gallery will highlight the NM as Hong Kong's new engine for future development. The first phase is targeted for commissioning in 2027.

Besides physical exhibition galleries, we are making preparations for launching an online exhibition gallery to introduce the NM through multimedia to people from around the world.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)113

(Question Serial No. 2381)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the brief that the Branch will continue to promote urban-rural integration in the Northern Metropolis (NM). Please advise this Committee of the following:

1. the measures to promote urban-rural integration in the NM in 2025-26, together with the amounts involved and the progress;
2. whether there is any provision earmarked in 2026-27 for rural conservation or improvement of rural infrastructure within the NM, and the resources allocated to rural conservation projects and their specific content (in tabular form);
3. under the current structure of the NM Co-ordination Office, whether there is a dedicated team responsible for co-ordinating cross-departmental policy on urban-rural integration; if so, the details; if not, whether consideration will be given to establishing one; and
4. for areas currently under construction, such as San Tin and Kwu Tung North, whether the Government has any plans for urban-rural integration; if so, the details; if not, the reasons for that?

Asked by: Hon TAM Chun-kwok (LegCo internal reference no.: 23)

Reply:

1. & 2.

The rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. The Government has all along taken into account “Urban-rural Integration” in the planning and design of New Development Areas (NDAs) in the NM. For instance, when planning NDAs, the Government will fully preserve traditional indigenous villages. To integrate development with the villages, we will lower the

height of buildings around villages to maintain open rural landscapes, and will preserve feng shui woodlands of ecological value. We will also reserve ventilation corridors to allow prevailing winds to penetrate into the villages. Besides, we will strive to respect and retain other natural resources with traditional rural cultural value within or near traditional villages, such as natural streams and trees. We will also adapt to local conditions, integrating these natural/cultural resources with open spaces and landscape corridors under planning to create green corridors as part of the blue-green resources and public spaces, connecting traditional villages with future communities of NDAs. The Government will also proactively explore incorporating historical buildings into the planning of NDAs in the NM. While preserving them, we will establish buffer zones and open spaces nearby, and provide sufficient pedestrian and visual connections. These open spaces can be developed into squares to provide space for hosting traditional festival activities, such as dragon and lion dances, the Yu Lan Festival, and basin banquets, etc., thereby offering a better environment and setting for the inheritance of intangible cultural heritage. The Government is also exploring the linking of historical buildings in traditional rural townships by establishing heritage trails. We can further enhance urban-rural interaction by improving the pedestrian and cycling networks between traditional rural townships and NDAs. In addition to planning, the Government will concurrently promote rural conservation or improve rural infrastructure under various projects, such as works of sitting-out facilities, road improvement projects, upgrading of drainage system to enhance flooding resilience of villages, as well as constructing sewerage to facilitate connection to public trunk sewerage from villages, etc., when implementing infrastructure works in NDAs. These improvement projects will be incorporated into the public works projects of the NDAs and will not be individual projects.

Besides, to further promote the concept of “Urban-rural Integration” in the NM, the Government has earlier commissioned the Arup-Binnies Joint Venture to conduct a study, with a study cost of approximately \$3 million. The amount involved in 2025-26 was approximately \$600,000, while the estimated amount for 2026-27 is approximately \$750,000.

3. & 4.

The 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrades, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau (DEVB) plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund. The work under the pilot scheme will mainly be supported by the existing manpower of the NM Co-ordination Office.

The DEVB will review the manpower arrangement for the relevant work in the future, and redeploy and/or increase manpower as needed.

After consulting the Panel on Development of the LegCo in mid-2026, the DEVB plans to roll out the guidelines on promoting “Urban-rural Integration” in the NM in the second half of 2026. The guidelines will propose a number of measures to promote “Urban-rural Integration”, including the revitalisation of feature village buildings, establishment of village cultural trails, relaxation of user restrictions on New Territories Exempted Houses (commonly known as “village houses”) to allow conversion of the whole village house into restaurants or guesthouses, promotion of village infrastructure construction such as improvements to village sewerage, reserving space for open space use and traditional festivities, and the establishment of the pilot scheme of the Fund.

For NDAs that have entered the construction stage, apart from showcasing planning highlights and works progress at the established Community Liaison Centres at the Loop, Fanling North and Hung Shui Kiu, the Government will also promote messages such as “Urban-rural Integration” and nature conservation. Besides, the Civil Engineering and Development Department (CEDD) organises community activities with elements of “Urban-rural Integration” on a regular basis. For instance, in the Kwu Tung North and Fanling North NDAs, the CEDD organised a mural painting programme in 2025 to highlight the historical and cultural characteristics of villages. It organised six sessions of the community guided tour “Fanling Moments: Urban-Rural Symphony” to introduce young people to rural culture and historical buildings. In 2026, it has launched the “Glowin the Art-Visual Design Competition for S960 Footbridge at Fanling North NDA”, encouraging participants to submit graphic design proposals themed around “Urban-rural Integration”. The winning entries will be displayed on the footbridge to raise public awareness of “Urban-rural Integration”. In the San Tin Technopole project, in addition to previous visits to various villages to collect villagers’ views on the project, the CEDD organised a New Year flower pot distribution activity and participated in a rice cake workshop hosted by villagers in early 2026. It will conduct promotional and public engagement activities related to “Urban-rural Integration” and the San Tin Heritage Trail, and will continue to visit villages to gather villagers’ views.

When taking forward the NDAs, the CEDD will continue to maintain close communication with surrounding villages, understand their concerns, and will co-create and promote projects related to “Urban-rural Integration” with them.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)114

(Question Serial No. 2382)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Controlling Officer's Report, the Development Bureau "set up the Northern Metropolis Projects Supervision Office (NMPSO) to strengthen the co-ordination and supervision of the approval process of private projects in the Northern Metropolis, with a view to reducing cost and saving time by accelerating the process". In this connection, will the Government advise this Committee of:

1. the establishment and funding involved in the NMPSO;
2. the work plans and details of operation of the NMPSO; and
3. the projects to be supervised by the NMPSO, how their progress is expected be accelerated, as well as the goal of costs to be saved?

Asked by: Hon TAM Chun-kwok (LegCo internal reference no.: 25)

Reply:

1. & 2.

The Government has, under the Working Group on Planning and Development led by the Deputy Financial Secretary, established the Northern Metropolis Projects Supervision Office (NMPSO) chaired by the Permanent Secretary for Development (Planning & Lands). The Government has also established timeframes for approval and escalation mechanisms covering the key approval processes at planning, lands and buildings stages, with a view to strengthening the monitoring and expediting the approvals of large-scale private development projects in the Northern Metropolis (NM). The NMPSO holds meetings regularly to discuss cases referred by departments under the new mechanisms or brought up by developers seeking assistance, and to provide high-level facilitation. The Planning Department (PlanD), the Lands Department

(LandsD) and the Buildings Department (BD) have also formulated key performance indicators (KPIs) for performance monitoring. The Development Bureau (DEVB) promulgated the implementation details of these new measures among bureaux/departments in mid-January 2026 via a DEVB General Circular No. 1/2026, which has also been made available to the trade and the public on the DEVB's website (https://www.devb.gov.hk/en/publications_and_press_releases/general_circulars/index.html). The related work is currently supported mainly by staff from the Northern Metropolis Co-ordination Office under the Planning and Lands Branch (PLB), and in 2026-27, the Government will create five additional posts (including two time-limited civil service posts, namely one Senior Building Surveyor and one Land Surveyor, as well as three officers on post-retirement service contract terms, namely one Senior Town Planner, one Personal Secretary I and one Clerical Assistant) to strengthen support for the NMPSO. The estimated expenditure on salaries for the above posts in 2026-27 is approximately \$5.8 million, while the operating expenses are included in the overall departmental expenditure of the PLB of the DEVB and hence we are not able to provide a breakdown.

3. The new measures apply to large-scale residential projects (with 500 flats or more), commercial developments (with gross floor area of 100 000 square metres or more), and all industry-related developments such as those related to innovation and technology, education, medical and healthcare, etc., with a view to supporting NM's "industry-driven" strategy. Other projects with strategic significance or with policy support requiring fast-track processing are also applicable. Under the new measures, the three departments under the DEVB, including the PlanD, the LandsD and the BD, have respectively established a three-tier monitoring and escalation mechanism regarding the key approval processes of large-scale private development projects in the NM, and have also formulated KPIs. The details are as follows:

For planning, the PlanD has established a three-tier monitoring and escalation mechanism for planning applications and pre-application enquiries involving large-scale private development projects. The first tier is managed by the PlanD's District Planning Officers. If relevant departments fail to give comments within three weeks, or there are disputes or major conflicting views regarding certain matters, the case will be escalated to the second tier within four weeks upon receipt of the case for personal processing by the Assistant Director or Deputy Director of Planning. If issues remain unresolved within six weeks, the case will be escalated to the third tier, i.e. the NMPSO for handling, which will give steer or ruling within eight weeks upon receipt of the case. The PlanD's KPI is that at least 80% of projects processed under the mechanism can be completed within six months.

As for lands administration, the LandsD will introduce a three-tier monitoring and escalation mechanism, which will apply to various types of land transactions including the approval procedures of lease modifications and land exchange. Under the new mechanism, for applications involving large-scale private development projects, the LandsD will first consult the relevant departments, and a D1-level officer in the first tier will co-ordinate the views of different departments. If issues between departments remain unresolved, the case will be examined by the second tier, i.e. an Assistant Director-level officer. If it is foreseen that the case cannot be submitted to the District Lands Conference (DLC) for approval in a timely manner, the three-tier mechanism will

be activated, and the case will be referred to the NMPSO for a resolution between 12 to 14 weeks following receipt of the application. The LandsD's KPI is enabling the DLC to consider the case within 20 weeks upon receipt of a valid application.

Regarding buildings approval, the BD will further expedite the processing of general building plans submitted for the first time or following major revisions, one of the KPIs is to shorten the processing time for large-scale projects in the NM from the current 60 days to 45 days. Under the new measures, the BD will establish a three-tier monitoring mechanism regarding the approval process. A D1 officer from the BD will co-ordinate the views of various departments in the first tier, and will discuss principle-based matters with departmental representatives as and when necessary. If issues cannot be resolved, the case will be referred to the second tier, where an Assistant Director-level officer from the BD will intervene to negotiate feasible solutions. The third tier involves the NMPSO, which will focus on processing complicated and controversial cases which cannot be resolved after the first two rounds of submissions. Another KPI of the BD is that at least 80% of applicable projects, which do not involve major planning, lands or fire safety issues, can be approved during the first or second plan submission.

The above measures aim to strengthen internal monitoring and enable timely high-level intervention, thereby accelerating the approval processes for large-scale private development projects in the NM and reducing the costs of works projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)115

(Question Serial No. 3216)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the Budget's proposed injection of a funding of \$10 billion into the Hung Shui Kiu Industry Park Company Limited (Park Company) as initial capital, please advise this Committee of the following:

1. Please set out the timetable for the work such as specific completion of company registration, land disposal and capital injection, and staff appointments for the Hung Shui Kiu Industry Park.
2. Regarding 2026-27 Budget's proposed injection of a funding of \$10 billion into the dedicated company as initial capital, please list out the specific uses of the funds (e.g. infrastructure, public facilities, attracting enterprises and investment), the estimated amounts and allocation ratios; and the expected period for which the funds will be available for use. What is the long-term financial model for the Park Company? Is it expected to continue to rely on government funding in the future?

Asked by: Hon TAM Chun-kwok (LegCo internal reference no.: 38)

Reply:

1. The Government established the wholly government-owned, non-statutory "Hung Shui Kiu Industry Park Company Limited" (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the Northern Metropolis.

In respect of land grant, we have obtained the approval of the Chief Executive in Council for granting the around 23-hectare industry sites in Hung Shui Kiu at a nominal land premium to the Park Company for a term of 50 years. We have also commenced rezoning of the sites. We applied to the Town Planning Board in February 2026 for rezoning the sites of 23 hectares currently restricted to port back-up, storage and workshop uses to a park-specific zoning tailored for the Industry Park, covering different stages in production of various suitable industries, and accommodating supporting facilities including testing and certification, convention and exhibition facilities, talent accommodation, training venues, etc., thereby increasing the land use flexibility and for attracting enterprises and investments. We aim to enable the Park Company to commence operation by mid-2026, and the open recruitment exercise for the Chief Executive Officer of the Park Company is underway. We will also complete the appointments to the Board of Directors (BoD) of the Park Company in the second quarter.

2. Following the consultation with the Panel on Development of the Legislative Council in March 2026, the Development Bureau will submit funding application to the Finance Committee (FC) in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park, procuring the software and hardware equipment needed for providing value-added services to support enterprises' growth, and supporting the Park Company's operating expenses for the initial five years. The Government will consider the projected cash flow requirements of the Park Company on an annual basis and inject the initial capital into the Park Company in tranches. We will provide further details when submitting the funding application to the FC.

The Park Company will develop the 23-hectare sites by phases, among which, eight hectares are readily available "spade-ready sites", and the remaining 15 hectares will have site formation completed by around end-2027. In order to attract enterprises to the Industry Park, we anticipate that the Park Company may need to invest funding to construct industry facilities on its own and lease out the floor space to enterprises in the initial stage. The Park Company may also sub-let some sites within the Industry Park through tender or direct grant as appropriate for enterprises to build and operate their own topside industry facilities, and may consider forming joint ventures with enterprises to co-develop and co-invest in individual projects through approaches such as equity shareholding or "provision of land as a form of capital contribution". In the long run, the Park Company should shift towards expanding the adoption of PPP models, and gradually scaling up private investment to build industry clustering, which would also enable the Park Company to meet operating expenses on an on-going basis through rental, service fees and other revenue sources, with a view to achieving financial self-sustainability and retaining surplus to support the Park Company's on-going development in the long run.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including financing arrangements, key performance indicators, etc.), so as to ensure the Park Company will make effective use of the land asset and the Government's capital injection in accordance with the Government's industry policies to attract enterprises and

investments and to bring in industries for Hung Shui Kiu. We believe that with the land and financial support provided by the Government in the early development stage, the Park Company will be able to gradually establish a sustainable financial model in accordance with its operational strategy under the supervision of the Government and the BoD, which includes implementing diverse financing arrangements such as attracting market capital and adopting PPP models, which should obviate the need for the Park Company to continue relying on the Government's capital injection.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)116

(Question Serial No. 1900)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Under Programme (2) of Head 138, it is the aim of the Development Bureau to facilitate Hong Kong's continual development through effective planning and use of land as well as facilitating urban renewal. In 2025, the Planning and Lands Branch continued to support the relevant departments and Urban Renewal Authority (URA) to step up urban renewal with an innovative and district-based approach, which included supporting the URA to continue conducting a district planning study for Sham Shui Po. In this connection, will the Government advise this Committee of the following:

1. given the opinions that the Government should capitalise on the opportunities brought about by the successive operation of "DX Design Hub" and "Youth Link • Nam Cheong" in Sham Shui Po District, whether the Government has co-ordinated departments in thoroughly reviewing the master renewal plan for Sham Shui Po submitted by the URA to the Bureau at the end of last year, completing and releasing the findings and recommendations of the study, and drawing up a timetable for implementing the redevelopment work in Sham Shui Po District; and the staff establishment responsible for the relevant work; and
2. given that the URA has divided Sham Shui Po into four thematic zones in the Progress Report of the Sham Shui Po District Planning Study, namely Inno-Design and Active Spine, LOHAS Neighbourhood, Exuberant, Fun and Green Precinct, and Twin Hill Green and Historic Spine, whether the Government has considered conducting higher-level planning for the redevelopment of Sham Shui Po District which would integrate the planning of various thematic zones to leverage the strengths of Sham Shui Po and utilise the district's land more effectively, thereby promoting the sustainable development of Hong Kong?

Asked by: Hon TAN Sunny (LegCo internal reference no.: 12)

Reply:

The Urban Renewal Authority (URA) commenced the district planning study for Sham Shui Po in 2022, aiming at developing an urban renewal master plan for the old district by restructuring land use and replanning under-utilised land, with a view to addressing future urban renewal, population changes and development needs. The URA, taking into account the characteristics and development opportunities of various areas in Sham Shui Po District, has incorporated them into the preliminary planning and design directions. It has divided the study area into four thematic zones as the basis for drawing up the planning and design framework and setting the urban renewal master plan. The URA submitted the plan of the study to the Government by the end of 2025. When reviewing the recommendations of the plan, the Development Bureau (DEVB), in conjunction with relevant bureaux/departments, will make holistic considerations, including whether the various parts of the plan can be complementary with each other, and whether consideration has been given to the adoption of transfer of plot ratio arrangement to allow the transfer of unused plot ratio of redevelopment projects to other sites, with a view to making more effective use of land in the district, etc. These comments will then be provided to the URA. The URA will revise the proposals having regard to the Government's comments and submit the final report. This arrangement is similar to the procedure for the District Study for Yau Ma Tei and Mong Kok a few years ago. The Government will draw up the implementation arrangements based on the final report's recommendations and stakeholders' feedback. As the above work will be handled by the existing resources and manpower of the DEVB and relevant departments as part of their overall duties, we are unable to provide the breakdown of the staff establishment involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)117

(Question Serial No. 1447)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is proposed in paragraph 234 of the Budget Speech to allocate a total of \$300 million to support the Urban Renewal Authority (URA) to launch an enhanced version of “Smart Tender” and it is proposed in paragraph 235 to earmark \$3 billion for the Development Bureau (DEVB) to conduct a review of Operation Building Bright 2.0 (OBB 2.0) and draw up a new subsidy scheme; the Buildings Department has mentioned in the Matters Requiring Special Attention in 2026-27 that it will time the issuance of the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme notices for buildings selected with the introduction of enhanced Smart Tender services. In this connection, will the Government advise this Committee of the following:

1. given that the enhanced version of “Smart Tender” will provide a more rigorous pre-qualified list and will render professional advice and support for owners in engaging consultants and contractors, how the Government and the URA will conduct background checks on works consultants and contractors to prevent bid-rigging syndicate from operating covertly;
2. whether the Bureau/Department has estimated the number of buildings the \$300 million will subsidise for using Smart Tender services, and when the funds will be exhausted;
3. the number of staff and amount of expenditure the Department will earmark in 2026-27 to time the introduction of enhanced Smart Tender services;
4. given the Department’s annual target of selecting 300 buildings and working with the URA to carry out inspection and repair works in default of owners under OBB 2.0 in

previous years, as opposed to 302 buildings actually selected in 2025, and that the Department, however, has not provided the number of target buildings this year, explaining that it has to wait for the DEVB to draw up a new funding scheme to replace OBB 2.0 before it can be implemented, whether the Department can commit that the number of buildings under the new scheme will not be less than before; and

5. whether the Bureau/Department will consider relaxing the criteria for default works so as to allow buildings meeting specific criteria such as three-nil buildings to actively apply for government-appointed works consultants and contractors to take up building inspection and repair works?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 21)

Reply:

1. - 2.

Following the fire incident in Tai Po, the Development Bureau has reviewed the procurement arrangements in relation to building inspection and maintenance works carried out by works consultants and contractors, with a view to reducing the opportunities for illegal collusion among consultants, contractors, and individual owners, as well as reducing the risk of bid-rigging. The Development Bureau in collaboration the Urban Renewal Authority (URA) will launch an enhanced version of “Smart Tender” in the second half of 2026, with a view to assisting owners’ corporations and owners in engaging compliant consultants and contractors to properly carry out building maintenance works.

The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

The Government has proposed allocating a total of \$300 million to the URA, with \$100 million as start-up capital for the URA to actively consider establishing a subsidiary company dedicated to providing the enhanced “Smart Tender” services and ensure the subsidiary has sufficient initial capital to launch the new service; the remaining \$200 million will be used to provide fee concession subsidies for owners using “Smart Tender”. As “Smart Tender” is a paid service, the subsidiary will be able to achieve break-even in the long run by charging fees.

The Development Bureau is working out the details of the enhanced version of “Smart Tender” with the URA, with the target of reporting the specific proposed measures and implementation details to the Panel on Development of the Legislative Council (LegCo)

in mid-2026, consulting members of the sector, and rolling out the enhanced services in the second half of 2026.

3. Prior to the launch of the enhanced “Smart Tender” service in the second half of 2026, the relevant units of the Planning and Lands Branch (PLB) under the Development Bureau and the URA will promote the scheme through various channels such as the URA’s one-stop online Building Rehabilitation Platform, traditional media, online advertisement and outreaching efforts to owners’ corporations, property management companies, and the building maintenance industry. As it is part of the PLB’s day-to-day work to maintain liaison with the URA, we do not maintain a breakdown of the expenditure and manpower incurred solely for the work related to “Smart Tender”.

4. - 5.

Since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the URA to first roll out the enhanced version of “Smart Tender” ^{Note} in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the LegCo and seeking funding approval from the Finance Committee.

Note: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)118

(Question Serial No. 2287)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Some brownfield operators in industries such as logistics warehousing and machinery maintenance consider that the land on which they operated will be resumed due to the development of the Northern Metropolis (NM), but it is difficult for them to find suitable sites to resume business, and even if their business can resume, they dare not make long-term investment as the existing short-term tenancy has created uncertainty in their operation. It is mentioned in the Matters Requiring Special Attention in 2026-27 under Programme (2) that the Planning and Lands Branch of the Development Bureau will continue to steer the implementation of measures to assist brownfield operations affected by the Government's clearance exercises through a multi-pronged approach, including provision of one-stop facilitation services through the Development Projects Facilitation Office (DPFO) for displaced brownfield operators who wish to relocate their business. In this connection, will the Government advise this Committee of the following:

- (a) the area of brownfield land resumed/to be resumed to dovetail with the development of the NM or other projects (broken down by District council district) and the number of affected businesses (broken down by industry) over the past three years and in 2026 as projected;
- (b) ex-gratia allowances (EGAs) provided/to be provided by the Government to the brownfield operators mentioned in (a) over the past three years and in 2026 as projected; and the changes of EGA rates during this period;
- (c) the number of brownfield operators mentioned in (a) who sought/will seek relocation support from the DPFO over the past three years and in 2026 as projected;
- (d) the manpower establishment and expenditure on salaries, operation and equipment involved in the DPFO's providing support for brownfield operations over the past three years and in 2026 as projected;

- (e) the amount of land earmarked as industrial, logistics and warehousing land in each New Development Area of the NM and the Lung Kwu Tan/Tuen Mun West “Smart and Green Industrial Port”; given that some operations (such as container transshipment and large machinery maintenance) are not suitable for relocation to buildings, the amount of land, out of the aforesaid land, that will be earmarked as open site in addition to developing multi-storey buildings for modern industries; and
- (f) given that the Chief Executive announced a series of measures, such as “phased development” and “7+7+7” arrangement, in his 2025 Policy Address to remove barriers and ease restrictions for the NM development, whether the Government will consider allowing temporary reprovisioning of brownfield operations under suitable circumstances, apart from projects such as retail, entertainment, or conference and exhibition; if so, the details; if not, the reasons for that?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 20)

Reply:

- (a) As at end-February 2026, the land resumption exercises conducted by the Government for government development projects (including those related to the Northern Metropolis (NM)) affected a total of approximately 2 030 business operators, involving about 253 hectares of land over the past three years (i.e. 2023-24 to 2025-26). Most of these sites are located in Yuen Long District and North District. In terms of industry categories, about 880 are in the warehouse, storage, or logistics sector; about 290 are in vehicle repairing; about 210 are related to the construction industry; about 190 are workshops; and the remaining approximately 460 are in the recycling industry, parking lots, and other sectors. The Government will further commence the remaining land resumption exercises for the NM or other development projects in 2026-27. It is estimated that a total of about 400 business operators will be affected, involving approximately 76 hectares of land. Most of these sites are located in Yuen Long District.
- (b) As at 28 February 2026, the Government granted around \$350 million of ex-gratia allowances (EGAs) to about 260 eligible business operators over the past three years. As regards the around 400 business undertakings to be affected by land resumption exercises in 2026-27 as mentioned in (a) above, it is estimated that around \$320 million of EGAs will need to be disbursed.

The relevant EGA rates will be reviewed annually. If a business operator had been engaged from a licensed/surveyed squatter in an undertaking generally covered by the 1982 Squatter Control Survey or licence issued before the pre-clearance survey (PCS), and no resident has simultaneously made a claim for compensation and rehousing for the same structure, the business operator can be disbursed EGA payable for those operating shops, workshops, godowns, slipways, schools, churches and ornamental fish breeding operators. In particular, the EGAs for shops and workshops are linked to the average rents for private market shops and flatted factories provided by the Rating and Valuation Department. The allowance rates are calculated with reference to the seven months’ rental value for shops and 15 months’ rental value for workshops, multiplied

by one-sixth for outdoor/open-air areas to reflect their nature. The allowance amounts granted to godowns, slipways, schools, churches, and ornamental fish breeding undertakings are calculated based on specific proportions of the allowance rates applicable to shops and workshops.

Besides, if business undertakings have been operating on private land for at least two years immediately before the date of PCS without any breach of lease conditions, or have been operating on government land under a short-term tenancy (STT) (excluding land leased under the abbreviated tender system)/Government Land License for at least two years from the date of the first award without any breach of the tenancy or license terms, and if no other person has simultaneously made a claim for other ex-gratia compensation and/or rehousing for the same site/structure, they may be eligible for the EGA for open-air/outdoor business undertakings. The allowance rates for open areas as well as covered areas occupied by eligible structures are calculated with reference to the EGA rates applicable to the open and covered areas of workshops.

For the latest EGA rates, please refer to the webpage of the Lands Department (LandsD) (<https://www.landso.gov.hk/en/land-acq-clearance/land-resumption-clearance/acquisition-compensation/EGA-rate.html>).

- (c) The Development Bureau (DEVB) set up a dedicated multi-disciplinary team (the Team) under the Development Projects Facilitation Office (DPFO) in April 2023 to provide one-stop advisory and case management services on planning and lands matters to brownfield operators who have identified alternative private land for relocating their businesses, and to co-ordinate with different departments in assisting brownfield operators in obtaining necessary planning approvals and applying for necessary waivers. In this connection, as at end-December 2025, the Team has handled 386 enquiries related to planning and lands matters, and assisted 110 business operators (covering the construction industry, logistics, vehicle repairing, sawmill, etc.) in securing planning approvals for relocating businesses, involving around 87.2 hectares of relocation sites, and among which 60 operators were required to apply for waivers for their relocation sites and all cases were approved.
- (d) The DPFO comprises a multi-disciplinary team of about ten staff members with background in town planning, land administration and building management. Since the DPFO is also responsible for providing one-stop consultation and facilitation services for the relevant project proposals under the DEVB's Land Sharing Pilot Scheme and staff of the DEVB and various departments are also involved in handling the relevant cases, we are unable to provide a separate breakdown of resources solely dedicated to the DPFO for the work related to the handling and support of brownfield operations.
- (e) The NM development adopts an "industry-driven" approach as its key axle. Approximately 800 hectares of new industry land will be provided in the NM. In particular, we would reserve around 165 hectares and around 140 hectares of land for industrial and logistics/warehouse and storage purposes, including land reserved in Hung Shui Kiu/Ha Tsuen, Yuen Long South, and New Territories North New Town for long-term open storage or operational use.

As regards the project of Lung Kwu Tan (LKT) reclamation and the re-planning of Tuen Mun West (TMW) area, we released the preliminary development proposals in mid-2025, and conducted a two-month public engagement exercise thereafter. Leveraging on the strategic location of LKT and TMW to promote industry development, we propose “Smart and Green Industrial Port” as the development positioning for developing four core industries with growth potential, namely green/new energy, advanced construction, circular economy and modern logistics/River Trade Terminal. We will consider reserving sites in LKT (including open-air sites) where appropriate for brownfield operation use, thereby also facilitating their upgrading and transformation along with the development of industries in LKT and TMW. In light of the feedback received from the public engagement exercise, we are further refining the land use proposals for the site covered by the study, and conducting relevant detailed engineering design/technical assessments to formulate the Recommended Outline Development Plan.

- (f) We recognise that existing brownfield operations have been supporting the development of construction, logistics, transportation, recycling industries, etc. and making contributions to Hong Kong’s economy and job market. While the Government does not provide “one-on-one” or “seamless” reprovisioning arrangements to affected business operators (including brownfield operations), we will assist displaced brownfield operators who wish to relocate their operation pursuant to the policy directive of “providing monetary compensation in parallel with facilitation service”. Measures involving relocation space include:
 - (i) Currently, affected brownfield operators who wish to relocate their businesses, having identified suitable sites, may apply to the Town Planning Board (TPB) for planning permission for temporary brownfield uses on the sites concerned under section 16 of the Town Planning Ordinance (Cap. 131). Every planning application is considered by the TPB on individual merits having regard to the site conditions, among other relevant planning considerations. In 2023, the DEVB co-ordinated the Planning Department (PlanD) to review and revise Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (Cap. 131), with the effect of making available more land (mostly private lots) for application for short-term use as brownfield operations. From the revision of TPB guidelines in April 2023 till end-January 2026, the TPB approved about 490 planning applications related to brownfield operations, involving a total of about 230 hectares of land. As at January 2026, the average number of planning applications approved annually after the revision of the guidelines increased by 84% and 96% respectively compared with the average annual figures during the approximately two-year period before the revision of the guidelines. The PlanD is also conducting a further review of the relevant planning guidelines, with consideration given to (1) expanding the coverage of Category 2 areas based on the latest planning conditions (such as land use, accessibility and surrounding uses) to provide more land that can be used for short-term brownfield operations through planning applications; (2) for New Development Area sites proposed for long-term development, subject to policy support, sympathetic consideration may be given to planning applications for short-term brownfield operations, with the effect of

allowing these sites to be used for short-term brownfield operations before the implementation of long-term development;

- (ii) Provision of one-stop services to brownfield operators who have identified alternative private land for relocating their businesses through the DPFO's multi-disciplinary team, and the achievements of the related work are set out at paragraph (c) above;
- (iii) More suitable government sites will be identified for letting to brownfield operators affected by government land resumption exercises by way of STT through restricted tender. Since December 2020, the LandsD has awarded STTs for 25 sites involving a total of 50 420 square metres of land to affected brownfield operators for industrial uses, open storage, warehouse, vehicle repairing, etc.; and
- (iv) In view of the Government's significant increase in land resumption in the coming years to take forward the NM development, the DEVB embarked on another thorough site search exercise in 2025 to make available more possible government sites for short-term use by affected brownfield operators (mainly focusing on government land not yet needed for long-term uses). To this end, the DEVB and the relevant departments have identified around 120 hectares of government land that may be rolled out in batches through restricted tender in the coming years (till 2033). The first batch of sites has been awarded to affected brownfield operators by restricted tender in end-2025 (the relevant number has been included in the figures set out in (iii) above). Besides, we have obtained planning permission from the TPB for three government sites that may be used for short-term brownfield operations. The LandsD will roll out the relevant sites by way of STT through restricted tender in a paced manner.

In addition, to promote industry development, the Government introduced a longer-term government tenancy arrangement in end-March 2026 to assist investors leasing government land in making long-term business development and arrangements, which is conducive to the industry's upgrading and transformation. With the support of the relevant policy bureau, the LandsD may grant tenancies with a longer period, enabling the relevant tenants to have the option to renew upon expiry of each fixed term (each term not exceeding seven years), with a maximum of 21 years in total. It is believed that brownfield operators affected by government development and in need of relocating their businesses can also benefit from this arrangement.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)119

(Question Serial No. 3177)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 878 Building Maintenance Grant Scheme for Needy Owners)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As included in the Matters requiring Special Attention in 2026-27 under Programme (2), the Planning and Lands Branch of the Development Bureau (DEVB) will continue to oversee the implementation of the Building Maintenance Grant Scheme for Needy Owners (BMGSNO) by the Urban Renewal Authority (URA). In this connection, will the Government advise this Committee of the following:

1. the number of applications, number of approved cases, building age involved, amount granted and application purpose in relation to the BMGSNO over the past three years;
2. the committed amount for the BMGSNO and its balance at present, the number of new applications expected to be subsidised, and when it will be exhausted;
3. given that people with hearing impairment are unable to hear the fire alarm and may consequently miss the chance to escape and even put their lives in danger, whether the BMGSNO allows those with hearing impairment to apply for subsidy to install flashing lights in their flats to receive alerts; if so, whether there were such applications in the past; if not, the reasons for that and whether the DEVB will consider making adjustments;
4. whether there are schemes other than the BMGSNO under the Government or the URA currently available for application with regard to other accessibility needs of the disabled and immobile elders; if so, the eligible applicants, applicable building areas, and the maximum amounts of subsidy/loan; and
5. given that the DEVB stated that it would introduce the legislative amendments of the relevant regulations under the Buildings Ordinance into the Legislative Council in the

first half of 2026 to implement the mandatory elderly-friendly building design requirements, whether the DEVB will, on its own (or commission the URA to) roll out a new scheme or enhance the existing ones to subsidise those in need for adaptation works; if so, the details, the estimated new committed amount, and the number of beneficiaries?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 24)

Reply:

1. The Building Maintenance Grant Scheme for Needy Owners (BMGSNO) aims to provide financial assistance to needy owner-occupiers to subsidise the costs of repairs and maintenance of their self-occupied properties (including building common areas and owner-occupied flats) in order to alleviate building dilapidation and to enhance building safety. The BMGSNO is implemented by the Urban Renewal Authority (URA).

Over the past three years, the number of applications received, number of applications approved-in-principle, use of subsidy and subsidy approved under the BMGSNO are tabulated below as broken down by year. The URA does not maintain any breakdown on building age and maintenance type.

		2023	2024	2025
Number of applications received		7 297	7 559	8 491
Number of applications approved-in-principle⁽¹⁾	Maintenance works for building common areas	2 147	2 817	2 357
	Maintenance works for owner-occupied flats	1 956	2 458	2 846
Subsidy approved⁽²⁾ (\$'000)		188,527	224,647	234,541

Note⁽¹⁾: Some applications for the BMGSNO were not approved-in-principle as they exceeded the income and asset limits. As the processing of some cases may span across several years, the number of approved applications may not correspond to the number of applications received in that particular year.

Note⁽²⁾: Subsidy approved includes the amount of subsidies released and committed to be released as at 2025.

2. The Government's provision of \$3 billion⁽³⁾ under the BMGSNO is disbursed to the URA by instalments on an annual basis. As at 2025-26, a total of \$2.2175 billion was disbursed by the Government. The estimated disbursement for 2026-27 is \$240 million.

Note⁽³⁾: In October 2019, the Government announced that the original Building Maintenance Grant for Elderly Owners (with a commitment of \$1 billion) would be strengthened with an additional injection of \$2 billion and renamed as the BMGSNO, which was launched by the URA on 2 July 2020.

The URA approved approximately 5 200 applications over the past year, and it is expected that the BMGSNO can operate until around the end of 2030-31.

3. Installation of flashing alert devices within flats is an eligible item under the BMGSNO. As at end-2025, the URA did not receive any applications from eligible applicants with hearing impairment for subsidy to install such devices.
4. Apart from the BMGSNO, the URA does not currently provide other subsidy or loan schemes dedicated to the disabled or immobile elders. For applicants requiring a loan for accessible facilities or relevant improvement works, they may apply for the Building Safety Loan Scheme (BSLS) implemented by the Buildings Department. The BSLS aims to assist owners of private buildings (including residential, composite, commercial and industrial buildings) in carrying out building maintenance and repair works, with a maximum loan amount of \$1 million per flat.
5. To encourage ageing in place, the Task Force on Promoting Elderly-friendly Building Design (Task Force) led by the Deputy Financial Secretary co-ordinates the relevant bureaux to formulate proposals to promote elderly-friendly building design. The Task Force formulated the proposals on elderly-friendly building design (proposals) in mid-2025, and has implemented the relevant measures in phases. Apart from new private residential buildings, composite buildings and commercial premises often patronised by the elderly (e.g. shopping complexes and clinics, etc.), the proposals are also applicable to alterations and additions to existing buildings of these building types. Owner-occupiers in need (including elders aged 60 or above) may apply to the BMGSNO for subsidy on improvements (such as non-slip tiles/grab rails/shower seats in the bathrooms of their flats). It is expected that the BMGNSO can subsidise improvement works, including the aforesaid ones, until the end of 2030-31.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)120

(Question Serial No. 1483)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 190 of the Budget Speech, to support “tourism is everywhere” and promote “urban-rural integration”, the Government proposes allocating \$200 million for launching the “Northern Metropolis (NM) Urban-rural Integration Fund” as a pilot scheme. The scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. In this connection, will the Government advise this Committee of the following:

1. What are the specific arrangements, together with the estimated expenditure and manpower, for the “NM Urban-rural Integration Fund” as a pilot scheme?
2. “Urban-rural integration” calls for preserving the layout and appearance of traditional villages while planning New Development Areas, as well as improving and enhancing infrastructure in the villages. This involves multiple stakeholders. Has the Government drawn up any plans to enhance inter-departmental co-ordination and provide explanations to all stakeholders?
3. Will the Government consider imposing any subsidy cap on each application? If so, what are the details? If not, what are the reasons?

Asked by: Hon TANG Ming-sum, Michelle (LegCo internal reference no.: 22)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations (NGOs) and

relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau (DEVB) plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To further promote “Urban-rural Integration” in the NM, the Government has earlier commissioned a consultant to conduct a study. During the process, villagers, locals and stakeholders, including rural committees, indigenous inhabitants cum scholars, NGOs, and professional associations, etc., were invited to express their views and opinions on “Urban-rural Integration”.

The work under the pilot scheme of the Fund will mainly be supported by the existing manpower of the NM Co-ordination Office. The DEVB will review the manpower arrangement for the relevant work in the future, and redeploy and/or increase manpower as needed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)121

(Question Serial No. 2082)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the Northern Metropolis Co-ordination Office (NMCO), please inform this Committee:

1. the current manpower establishment, ranks and expenditure on salaries of the NMCO;
2. the number, description, location, land area involved and progress of the projects co-ordinated by the NMCO since its establishment; and
3. the details of the site formation and supply programmes of the NMCO for 2026-27, including the estimated number of new projects, land area involved, the time required and the number of projects to be completed.

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 62)

Reply:

1. In 2026-27, the Northern Metropolis Co-ordination Office (NMCO) is expected to have 40 staff members (including civil service posts and staff employed on non-civil service contract or post-retirement service contract terms), comprising five directorate officers and 35 non-directorate staff. The estimated expenditure on salaries is \$47.26 million.
2. & 3.
The respective areas and progress of New Development Areas (NDAs)/development projects in the Northern Metropolis (NM) are set out as follows:

NDA/ Development project	Area of development land	Progress
Hung Shui Kiu/Ha Tsuen	Around 452 hectares	● The site formation and engineering infrastructure works of the First Phase Development commenced in 2020 and completed in 2025; while the works of the Second Phase Development commenced progressively since 2024. The works of the Remaining Phase Development will be implemented together with the Lau Fau Shan/Tsim Bei Tsui/Pak Nai project ● The Dedicated Rehousing Estate in Hung Shui Kiu has been completed progressively, with population intake of subsidised sale flats since 2024 and population intake of rental units since 2025 ● An open tender under a two-envelope approach for the first pilot area under large-scale land disposal in the NM located in Hung Shui Kiu/Ha Tsuen NDA was launched on 30 December 2025, with the tender closing on 3 July 2026 ● The Government established a wholly government-owned industry park company in early 2026 to develop and operate the around 23-hectare of industry land in the northern part of Hung Shui Kiu/Ha Tsuen. The company is expected to commence operation in mid-2026
Kwu Tung North/Fanling North	Around 320 hectares	● The site formation and engineering infrastructure works for the First Phase Development commenced in 2019. The first private housing development was completed in end-2022, and the first batch of public housing is expected to complete in 2026 ● The site formation and engineering infrastructure works for the Remaining Phase Development commenced in 2024

NDA/ Development project	Area of development land	Progress
Yuen Long South	Around 185 hectares	● The site formation and engineering infrastructure works for the First Phase Development commenced in 2022; while the works for the Second Phase Development commenced in 2025 ● An intensification review for the Third Phase Development is underway
San Tin Technopole	Around 539 hectares	● The site formation and engineering infrastructure works for the Phase 1 Stage 1 Development commenced in 2024, with the first batch of site formation works for the innovation and technology land to complete within 2026 ● The detailed design for the Phase 1 Stage 2 Development and Phase 2 Development is underway ● It is planned to seek funding approval from the Finance Committee (FC) of the Legislative Council (LegCo) in 2026-27 for the site formation and engineering infrastructure works for the Phase 1 Stage 2 Development
Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone	Around 87 hectares	● The Park officially opened in December 2025. The construction of the first three buildings were completed, with the other five under construction ● The Western Cross-River Link Bridge Project, which will connect the two parks in Hong Kong and Shenzhen, commenced in December 2025 and is targeted for completion by mid-2027
Sandy Ridge Data Facility Cluster	More than 11 hectares	● An open tender under a two-envelope approach was launched in 2025, with the announcement of the tender results and commencement of works in March 2026

NDA/ Development project	Area of development land	Progress
Lau Fau Shan/Tsim Bei Tsui/Pak Nai	Around 411 hectares ^{Note1}	● A public engagement exercise on the preliminary development proposal was conducted between February and May 2024 ● An expression of interest exercise on the proposals to develop two eco-tourism nodes at Tsim Bei Tsui and Pak Nai was further conducted between April and July 2025 ● The land use proposal for the NDA, as well as the appropriate development parameters and implementation details are being refined and finalised taking into account the feedback collected and relevant factors
Ngau Tam Mei	Around 127 hectares	● The statutory plan was endorsed by the Town Planning Board. Detailed design is underway ● It is planned to seek funding approval from the FC of the LegCo in 2026-27 for the related site formation and engineering infrastructure works
New Territories North New Town	Around 1 175 hectares	● A public engagement exercise on the preliminary development proposal was conducted between January and March 2025. The land use proposal for the Priority Development Area is being refined first, taking into account the feedback collected and relevant factors
Ma Tso Lung	Around 52 hectares ^{Note2}	● A public engagement exercise on the preliminary development proposal was conducted between January and March 2025. The relevant land use proposal is being refined taking into account the feedback collected and relevant factors
Au Tau	Around 30 hectares	● The Mass Transit Railway Corporation Limited has been engaged to conduct a land use review, with the target of announcing the results of the review within 2026

Note1 Including some of the land in the Remaining Phase of Hung Shui Kiu/Ha Tsuen NDA.

Note2 Including some of the land in the Remaining Phase of Kwu Tung North NDA.

In 2026-27, we will continue to take forward the engineering works and land use planning for various NDAs/development projects in the NM. We plan to seek funding approval from the FC of the LegCo for the site formation and engineering infrastructure works of Ngau Tam Mei NDA and the Phase 1 Stage 2 Development of San Tin Technopole. Besides, we will continue to adopt diversified implementation approaches for the better integration of an efficient market with a capable government. These include completing the tender exercise for the pilot area under large-scale land disposal in Hung Shui Kiu/Ha Tsuen NDA, as well as inviting applications for in-situ land exchange in respect of designated sites in San Tin Technopole, thereby expediting land supply and accelerating the development of the NM.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)122

(Question Serial No. 2083)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As regards the Dedicated Office of Support Services for Minority Owners under Compulsory Sale (DOSS), will the Government advise this Committee of:

1. the number of requests for assistance receive annually, the number of buildings involved, the number of people involved, the services provided and details of follow-up actions taken, as well as the time taken to process cases, since the establishment of DOSS;
2. the number of activities organised annually (including but not limited to outreach promotion, mediation talks and education services), as well as the type, number of beneficiaries and expenditure involved, since the establishment of DOSS; and
3. the number and list of non-governmental organisations, volunteer lawyers, volunteer surveyors and mediators DOSS is currently in collaboration with?

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 64)

Reply:

1. To strike a balance between expediting the redevelopment of old buildings and protecting the interests of property owners, the Development Bureau (DEVB) set up in August 2024 the Dedicated Office of Support Services for Minority Owners under Compulsory Sale (DOSS) to commission and steer the Support Service Centre for Minority Owners under Compulsory Sale (SMOCS), which was set up by the Urban Renewal Authority (URA), to provide one-stop, more comprehensive and effective support services to minority owners at different stages of compulsory sale applications. The SMOCS is entirely independent of the URA in operation and directly accountable to DOSS under the DEVB.

During the period from the establishment of the SMOCS in August 2024 to end-February 2026, the Lands Tribunal received a total of seven compulsory sale applications. The SMOCS has taken the initiative to provide the affected minority owners with support services, as well as providing the minority owners in need with preliminary professional advisory services, mediation support service, referrals to legal and related professional services, emotional counselling, relocation support services, etc. The statistical figures on the major services in relation to the aforesaid compulsory sale cases are set out below:

Number of compulsory sale cases	7
Number of buildings involved [#]	14
Building type and districts [#]	Composite buildings in Kowloon City District: 4 Composite buildings in Central and Western District: 2 Residential buildings in Central and Western District: 6 Composite buildings in Eastern District: 2
Affected minority owners	A total of 28 affected minority owners, with the SMOCS taking the initiative to successfully contact 17 of them to provide various types of services
Support services provided	Including briefing sessions on the SMOCS services to explain the legal procedures for compulsory sale and the support services available at different stages. The minority owners in need were also provided with preliminary professional advisory services, mediation support service, referrals to legal and related professional services, emotional counselling, relocation support services, etc.
Subsidised services	Minority owners were provided with mediation subsidies and valuation reports of the relevant properties at a concessionary rate for their reference

[#]Source of information: Notice of Application to Lands Tribunal for an Order for Sale

At present, the SMOCS is providing approximately 70 minority owners with case support services at various stages (including the aforesaid 17 affected minority owners proactively contacted by the SMOCS, and approximately 20 minority owners who had been affected by previous compulsory sale applications or private property acquisition activities prior to the establishment of the SMOCS). These cases involve a total of around 30 buildings. Furthermore, the SMOCS has handled more than 600 email and telephone enquiries since its establishment.

The time required to handle each case depends on the case type (such as whether it is affected by a compulsory sale application or private property acquisition activity) and the type of support services required by the minority owners. For example, the SMOCS can offer emotional counselling immediately, provide preliminary professional advisory services within 14 days from the date of a compulsory sale application, and assist minority owners in participating in mediation within around three months.

2. The SMOCS works with the non-government organisation (NGO) engaged through open tender to enhance the understanding of the public and minority owners of old buildings on private property acquisition activities and the compulsory sale application mechanism through organising free educational talks and outreach services. The statistical figures on activities organised and outreach services provided by the SMOCS and the NGO from August 2024 to end-February 2026 are set out below:

Service	2024-25 (since the SMOCS commenced operation in August 2024)	2025-26 (as at end-February 2026)
Outreach services	About 2 520 buildings were visited for publicity; and about 75 home visits were conducted	About 1 650 buildings were visited for publicity; and about 1 230 home visits were conducted
Publicity and promotional activities	Different types of publicity and promotional activities were organised in old districts on a monthly basis	Different types of publicity and promotional activities were organised in old districts on a monthly basis
Public and district organisation talks	Four large-scale district talks with a total attendance of about 470; six district organisation talks; and 15 smaller-scale talks at district elderly centres and other venues were organised	Four large-scale district talks with a total attendance of about 210; and four smaller-scale talks at district elderly centres and other venues were organised (Note: One large-scale district talk and two smaller-scale talks would be organised in March 2026)
Training workshops	Two mediator training workshops were organised with about 130 participants; one legal training workshop and one surveying training workshop were also organised	Two mediator training workshops would be organised in March 2026
Enquiry services	About 370 email and telephone enquiries were handled	About 230 email and telephone enquiries were handled

The resources involved in the SMOCS's operation are provided by the URA, and no government expenditure is involved. Hence, the DEVB does not maintain the record of the expenditure on the SMOCS's provision of the aforesaid services.

3. Hong Kong Lutheran Social Service was the NGO engaged through open tender by the SMOCS in 2025-26. The SMOCS works with the NGO, approximately 70 volunteer lawyers, 26 surveyors and around 100 accredited mediators to step up the publicity and public education at the district level, as well as enhancing the understanding of the public and minority owners of old buildings on private property acquisition activities and the

compulsory sale application mechanism. The SMOCS will also provide a wide range of professional services and support to minority owners affected by compulsory sale applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)123

(Question Serial No. 2090)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Bureau has stated that it will recommend rezoning of certain commercial sites into residential uses upon review, when putting up government land for sale. In this connection, will the Government advise this Committee of the amount of land, location, site area, floor areas before and after rezoning, change in plot ratio, and number of residential units to be provided after rezoning and the valuation in respect of residential sites rezoned from commercial sites in each of the past five years, and the respective projections for 2026-27.

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 65)

Reply:

In view of the vacancy rate in the non-residential property market, the supply and demand, it was announced in the 2026-27 Budget that the Government will not put up general commercial sites for sale in the coming year. That said, the Government will continue to consider converting commercial sites into residential or other more flexible uses, with a view to meeting the housing and economic development needs of Hong Kong. Moreover, the Development Bureau (DEVB) earlier has invited the market to submit expressions of interest for post-secondary education student hostel development at three commercial sites in Tung Chung, Kai Tak and Sha Tin respectively, and is now analysing the views received from the market. The Government would make available one or more of these sites supporting student hostel development for land sale in 2026-27 at the earliest.

Among the nine residential sites on the 2026-27 Land Sale List as announced by the Government in February 2026, two sites in Shek Mun, Sha Tin were originally planned for commercial use and will be converted into residential use after assessment. Within the Government's Land Sale List over the past five years (i.e. 2021-22 to 2026-27), a total of five sites originally planned for commercial use were converted into residential use upon rezoning or with approved planning applications. Details are as follows:

Land Sale List	Lot No.	Location	Area (square metres) (approximately)	Maximum total plot ratio upon change of use (approximately)	Projected number of units	Remarks
2026-27	Sha Tin Town Lot No. 626	Sha Tin	7 900	to be confirmed	890 (to be confirmed)	Planning application to be submitted soon
2026-27	Sha Tin Town Lot No. 627	Sha Tin	4 100	to be confirmed	430 (to be confirmed)	Planning application to be submitted soon
2023-24 and 2024-25	New Kowloon Inland Lot No. 6592	Kai Tak	13 950	7.5	1 300	Including the “Smart and Green Mass Transit System in Kai Tak” being tendered under a “transit-oriented development” approach, with the tender closing on 3 July 2026
2022-23	New Kowloon Inland Lot No. 6649	Kai Tak	19 920	8	1 740	Granted in December 2022
2022-23 and 2023-24	New Kowloon Inland Lot No. 6590	Kai Tak	13 500	7.5	1 330	Granted in September 2023

For sites on the Land Sale List put up by the Government via tender, the reserve prices are set by government professional surveyors on the tender closing date based on the development parameters as stipulated in the tender documents, and the prevailing land and property transactions and latest market situation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)124

(Question Serial No. 2102)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Bureau has been promoting “Urban-rural Integration” in the Northern Metropolis (NM). This year’s Budget has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” as a pilot scheme. The scheme aims to encourage non-governmental organisations (NGOs) and relevant bodies to take forward rural tourism projects. In this connection, please advise this Committee of the following:

1. the estimated land area and proportion of urban and rural areas within the NM;
2. the estimated number of villages to be retained in the NM, their locations and the population involved;
3. the estimated number of projects for improving rural infrastructure, their content, the amount involved, and the completion schedule;
4. the timetable for launching the “NM Urban-rural Integration Fund” as a pilot scheme, and the estimated number of projects, their content, the expenditures involved, the number of NGOs and related bodies involved, and the number of beneficiaries.

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 101)

Reply:

1. & 2.

The Northern Metropolis (NM) covers approximately 30 000 hectares, encompassing nine New Development Areas (NDAs) at different planning and development stages (including Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South, San Tin Technopole, Lau Fau Shan, Ngau Tam Mei, New Territories North New Town, Ma Tso Lung, and Au Tau), as well as several mature new towns (including Yuen

Long, Tin Shui Wai, and Fanling/Sheung Shui new towns), with a total development area of around 5 000 hectares within these NDAs and new towns. Besides, the “Village Type Development” zones within the NM cover roughly some 1 300 hectares. Given the presence of some non-development land such as green belts, agricultural land and fung shui woods within the NDAs and new towns, as well as squatter villages and low-density residential developments in rural areas, it is difficult to accurately define the boundaries of urban and rural areas. As such, the Government does not have any figures on the urban and rural areas within the NM in terms of exact area and proportion. Within the NM, there are some 200 recognised villages^{Note} which will not be affected by the developments. The Government does not have population statistics on these recognised villages.

Note: Recognised villages refer to those villages on the List of Recognised Villages under the New Territories Small House Policy drawn up by the Lands Department for the implementation of the Small House Policy.

3. In developing the NM, the Government is also committed to addressing the needs of traditional villages. Through proper planning, the villages can be integrated with the future development in harmony and benefit from the numerous enhanced infrastructure and public facilities. For example, drainage systems within NDAs are generally designed not only to accommodate new development projects but to meet the needs of existing villages, thereby enhancing the overall flood resilience for NDAs and their surroundings. In addition, the Government will carry out drainage improvement works for low-lying villages (such as Tin Ping Shan Tsuen in the Fanling North NDA) to enhance flood resilience for those villages.
4. The traditional rural townships in the NM are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)125

(Question Serial No. 2103)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The development of the Northern Metropolis will adopt large-scale land disposal approach in land allocation, and two dedicated companies will be established for San Tin Technopole and Hung Shui Kiu Industry Park (the Industry Park) respectively. In this connection, will the Government advise this Committee of the following:

1. the differences between adopting the large-scale land disposal approach for land allocation and the traditional government-led land resumption and development approach, the time to be reduced in project development, and whether key performance indicators have been set in this regard; and
2. the specific functions, manpower establishment, budget and division of work with existing government departments regarding the dedicated company to be established for the Industry Park within 2026, as well as its mode of operation (e.g. whether it will operate on a self-financing franchise or service contract with government-owned asset)?

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 77)

Reply:

To further accelerate the delivery of the Northern Metropolis (NM), the Government will continue to adopt innovative and diversified development approaches so as to better integrate a capable government with an efficient market. These include large-scale land disposal and the establishment of industry park company. Under the large-scale land disposal approach, the Government would identify sizeable parcels of land including industry and residential sites with commercial value, as well as public facility sites, for site formation and comprehensive development by the successful tenderer. This aims to better leverage private market forces to expedite the development of the NM. The Government has identified three pilot areas of large-scale land disposal, which are located in Hung Shui Kiu/Ha Tsuen New

Development Area (HSK), Fanling North New Development Area and San Tin Technopole respectively. The tender invitation for the HSK pilot area was the first to commence in end-December 2025, with a closing date on 3 July 2026.

In respect of the HSK pilot area, we have adopted the “two-envelope approach” in the tendering, under which the weighting for premium proposal is 30%, and that for non-premium proposal is 70%. The marking scheme mainly focuses on the development of “Enterprises and Technology Park (E&TP)” sites, including whether strategic industries are developed, whether leading enterprises are introduced, development speed, investment scale, employment opportunities to be created, etc. The purchasers of the E&TP sites winning the tender will be required to enter into service deeds with the Government, submit performance guarantees and arrange for bank bonds, ensuring the implementation of the non-premium proposals within the specified time. Furthermore, to ensure timely completion of the pilot area projects, the Government will also prescribe building covenants and the deadlines for completing specified works (such as park) in the relevant leases. Apart from leveraging market forces for expediting NM development and anchoring of industries, the effectiveness of large-scale land disposal can also be reflected in terms of the investment brought in by the industries and enterprises established there in future, the employment opportunities created, and the timing of population intake for the residential development, etc.

On another front, the Government established the wholly government-owned, non-statutory Hung Shui Kiu Industry Park Company Limited (Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the NM.

Specifically, the Park Company will achieve the following four major objectives -

- (a) capitalise on the locational advantage of HSK for its good transport network and proximity to Qianhai in Shenzhen to drive the development of industries with a competitive edge and supported by the Government, e.g. high value-added or smart production (such as pharmaceutical manufacturing and food processing) and a diverse range of industries including advanced construction;
- (b) masterplan the development of the Industry Park, build the park infrastructure and provide value-added services to support the growth of enterprises;
- (c) adopt diversified PPP models and make use of the preferential offers provided by the Park Company or the Government as necessary (which may include rental concessions, financial subsidies, tax incentives, etc.) to attract investments and enterprises to establish a foothold in the Industry Park; and
- (d) provide accommodation and technical support to selected brownfield operators affected by government development to move up the value chain.

Following the consultation with the Panel on Development of the Legislative Council in March 2026, the Development Bureau will submit funding application to the Finance

Committee in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs.

The Park Company will develop the 23-hectare sites by phases, among which, eight hectares are readily available “spade-ready sites”, and the remaining 15 hectares will have site formation completed by around end-2027. In order to attract enterprises to the Industry Park, we anticipate that the Park Company may need to invest funding to construct industry facilities on its own and lease out the floor space to enterprises in the initial stage. The Park Company may also sub-let some sites within the Industry Park through tender or direct grant as appropriate for enterprises to build and operate their own topside industry facilities, and may consider forming joint ventures with enterprises to co-develop and co-invest in individual projects through approaches such as equity shareholding or “provision of land as a form of capital contribution”. In the long run, the Park Company should shift towards expanding the adoption of PPP models, and gradually scaling up private investment to build industry clustering, which would also enable the Park Company to meet operating expenses on an on-going basis through rental, service fees and other revenue sources, with a view to achieving financial self-sustainability and retaining surplus to support the Park Company’s on-going development in the long run. After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government’s capital injection in accordance with the Government’s industry policies to attract enterprises and investments and to bring in industries for HSK.

We aim to enable the Park Company to commence operation by mid-2026, and the open recruitment exercise for the Chief Executive Officer (CEO) of the Park Company is underway. As for other key staff of the Park Company (such as senior executives responsible for various major areas of the Park Company), we will leave it to the Board of Directors and the CEO of the Park Company to establish the internal corporate governance structure and recruit the necessary personnel after they assume their positions.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)126

(Question Serial No. 2366)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Bureau is conducting a comprehensive review of Operation Building Bright 2.0 (OBB 2.0), and will earmark \$3 billion to draw up a new subsidy scheme. In this connection, will the Government advise this Committee of:

1. the number of subsidy applications involved, number of buildings involved, districts of buildings, relevant building age, amount of subsidies involved, and project approval time in each of the three previous rounds of OBB 2.0, broken down by Category 1 and Category 2 buildings;
2. the balance of OBB 2.0 at present, as well as the number of projects and the number of buildings estimated to be subsidised by the present balance and the new \$3-billion subsidy scheme; and
3. the implementation timetable of the new round of subsidy scheme?

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 63)

Reply:

1. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)⁽¹⁾. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department

(BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD.

Note⁽¹⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary for the common parts, external walls and projections or signboards of the buildings.

As at end-2025, there were a total of 3 863 eligible buildings under OBB 2.0 approved/selected, including 2 099 Category 1 buildings and 1 764 Category 2 buildings⁽²⁾. As regards OBB 2.0 buildings aged between 30 and 39, 40 and 49, and 50 or above, the respective number of Category 1 buildings approved-in-principle, number of Category 2 buildings selected by the BD, and amount of subsidies approved under the first, second and third rounds of the OBB 2.0 are set out in the table below, broken down by geographical distribution:

Note⁽²⁾: This excludes 482 buildings originally selected by the BD as Category 2 buildings but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

Aged between 30 and 39

	Number of Category 1 buildings approved-in-principle			Number of Category 2 buildings selected by the BD			Subsidy approved ⁽³⁾ (\$'000)		
	first round	second round	third round	first round	second round	third round	first round	second round	third round
Central & Western	0	0	1	0	0	0	0	0	2,440
Eastern	0	0	0	0	0	0	0	0	0
Kowloon City	0	0	0	0	0	1	0	0	0
Kwai Tsing	0	0	0	0	0	0	0	0	0
Kwun Tong	0	0	2	0	0	0	0	0	12,190
North	0	0	4	0	0	0	0	0	0
Islands	0	0	1	0	0	0	0	0	1,400
Sai Kung	0	0	0	0	0	0	0	0	0
Sham Shui Po	0	0	0	0	0	2	0	0	0
Sha Tin	0	0	3	0	0	0	0	0	0
Southern	0	0	0	0	0	0	0	0	0
Tai Po	0	0	6	0	0	0	0	0	0
Tsuen Wan	0	0	0	0	0	0	0	0	0
Tuen Mun	0	0	12	0	0	0	0	0	0
Wan Chai	0	0	0	0	0	0	0	0	0
Wong Tai Sin	0	0	0	0	0	0	0	0	0

	Number of Category 1 buildings approved-in-principle			Number of Category 2 buildings selected by the BD			Subsidy approved ⁽³⁾ (\$'000)		
	first round	second round	third round	first round	second round	third round	first round	second round	third round
Yau Tsim Mong	0	0	1	0	0	0	0	0	0
Yuen Long	0	0	0	0	0	2	0	0	0
Total	0	0	30	0	0	5	0	0	16,030

Aged between 40 and 49

	Number of Category 1 buildings approved-in-principle			Number of Category 2 buildings selected by the BD			Subsidy approved ⁽³⁾ (\$'000)		
	first round	second round	third round	first round	second round	third round	first round	second round	third round
Central & Western	0	27	34	0	10	0	0	5,845	32,850
Eastern	0	11	32	0	4	1	0	6,679	10,600
Kowloon City	0	20	45	1	8	5	0	2,248	5,680
Kwai Tsing	0	12	16	0	0	0	0	23,520	0
Kwun Tong	0	2	21	0	0	0	0	19,715	13,530
North	0	10	11	0	3	1	0	1,099	47,050
Islands	0	1	0	0	0	0	0	0	0
Sai Kung	0	0	1	0	0	0	0	0	2,230
Sham Shui Po	0	42	48	0	21	8	0	17,825	41,300
Sha Tin	0	3	26	0	2	0	0	251	13,550
Southern	0	6	16	0	3	0	0	60	157,110
Tai Po	0	18	21	0	10	5	0	4,423	84,790
Tsuen Wan	0	13	31	0	0	0	0	15,747	1,440
Tuen Mun	0	5	24	0	1	0	0	3,970	30,980
Wan Chai	0	13	14	0	2	2	0	2,939	2,680
Wong Tai Sin	0	6	15	0	3	1	0	1,376	55,660
Yau Tsim Mong	0	44	45	2	20	11	0	20,968	4,480
Yuen Long	0	28	19	0	0	0	0	5,253	7,170
Total	0	261	419	3	87	34	0	131,918	511,100

Aged 50 or above

	Number of Category 1 buildings approved-in-principle			Number of Category 2 buildings selected by the BD			Subsidy approved ⁽³⁾ (\$'000)		
	first round	second round	third round	first round	second round	third round	first round	second round	third round
Central & Western	35	40	55	35	60	15	11,170	3,845	7,780
Eastern	30	23	33	25	27	7	26,930	12,760	2,520
Kowloon City	57	49	48	121	130	35	89,460	13,872	860
Kwai Tsing	0	2	18	0	3	4	450	0	50
Kwun Tong	12	35	19	4	6	12	10,130	7,755	22,480
North	1	0	5	7	26	40	430	181	190
Islands	0	0	0	0	0	1	0	0	0
Sai Kung	1	0	0	0	0	0	90	0	0
Sham Shui Po	67	89	73	180	143	57	72,880	24,175	3,860
Sha Tin	0	1	1	0	1	1	0	1,909	0
Southern	4	6	2	10	3	2	1,780	1,149	0
Tai Po	0	1	6	6	9	9	1,810	618	420
Tsuen Wan	20	24	26	17	22	25	3,430	1,083	90
Tuen Mun	0	1	2	0	4	3	0	180	340
Wan Chai	32	19	73	30	46	10	16,420	6,301	2,480
Wong Tai Sin	17	20	16	7	20	20	10,370	3,874	240
Yau Tsim Mong	139	147	118	163	168	110	104,560	22,622	12,080
Yuen Long	1	7	14	2	6	3	3,760	618	650
Total	416	464	509	607	674	354	353,670	100,942	54,040

First round: First round of applications under OBB 2.0 for Category 1 buildings or Category 2 buildings selected by the BD on or before 31 March 2021.

Second round: Second round of applications under OBB 2.0 for Category 1 buildings or Category 2 buildings selected by the BD from 1 April 2021 to 30 April 2024.

Third round: Third round of applications under OBB 2.0 for Category 1 buildings or Category 2 buildings selected by the BD after 30 April 2024.

Note⁽³⁾: Subsidy approved includes the amount of subsidies released and committed to be released as at end-2025 by the URA to the applications. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies (This is primarily because owner-occupiers of Category 1 buildings (if approved by the URA) have not yet completed the works contracts, and owner-occupiers of Category 2 buildings must wait for the BD to complete the relevant works before they can submit an application to the URA).

2. & 3.

The Government's provision of \$6 billion under the OBB 2.0 is disbursed to the URA by instalments on an annual basis. As at 2025-26, a total of \$393 billion was disbursed to the URA by the Government. The estimated disbursement for 2025-26 is \$300 million.

Since the implementation of OBB 2.0 in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of "Smart Tender", can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the URA to first roll out the enhanced version of "Smart Tender"⁽⁴⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of "Smart Tender" has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note⁽⁴⁾: The enhanced "Smart Tender" services include establishing more rigorous "pre-qualified lists" of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)127

(Question Serial No. 3096)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Bureau said that it would continue to oversee the implementation of the standard rates arrangements for charging land premium for various types of developments, covering redevelopment of old industrial buildings and land exchange applications in New Development Areas (NDAs); and land exchange/lease modifications for agricultural land in the New Territories outside NDAs under the pilot scheme. Please advise this Committee of:

1. the number of land resumed under the standard rates arrangements for charging land premium, and the respective areas, districts, land uses and the premium amounts involved in each of the past five years; and
2. the frequency and relevant criteria for the Bureau's review of the standard rates arrangements.

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 61)

Reply:

1. Over the past five years, the Lands Department (LandsD) has completed the processing of a total of 13 lease modifications cases involving charging land premium at standard rates. All cases involve redevelopment of industrial buildings (IBs), and the relevant information is tabulated below:

Year (Note)	Number of cases	Total land area (square metres approximately)	District	Use after lease modification	Premium amount (\$million approximately)
2021	5	4 700	Hong Kong Island, Kowloon, and New Territories	Commercial	2,010
2022	6	40 500	Kowloon, and New Territories	Commercial, Commercial and Residential	18,170
2023	2	2 200	Kowloon	Commercial	1,100

Note: There were no lease modification cases opting for standard rates in 2024 and 2025.

2. In determining and reviewing the levels of the captioned three standard rates, the LandsD will take into account relevant market information, including the premium amounts of similar lease modification and land exchange cases in the same districts, results of government land sale, and the transaction records of other land and property market. It will also consider various factors such as different uses, locations and local ancillary facilities. Specifically:
 - (i) For the standard rates applicable to IB redevelopment and agricultural land in the New Territories outside New Development Areas (NDAs), the LandsD will review the relevant levels of standard rates annually to ensure the rates align with market conditions;
 - (ii) For the standard rates applicable to in-situ land exchange in NDAs, they will be announced after invitation for in-situ land exchange applications in respect of each NDA. Generally speaking, as in-situ land exchange applications in respect of NDAs must be completed within the deadlines for land exchange applications, the standard rates applicable to each NDA will not be adjusted after they are announced within the processing period for such applications so as to provide certainty and reduce disputes.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)128

(Question Serial No. 2057)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Paragraph 145 of the Budget Speech has proposed to provide a half rate tax concession to eligible commodities traders, and paragraph 142 has mentioned that the Government has reserved about 32 hectares of land for developing a modern logistics cluster. In this connection, will the Government advise this Committee of the following:

What is the geographical distribution of potential land areas identified by the Government in the Northern Metropolis for use as approved warehouses for bulk commodities?

Asked by: Hon WONG Wing-wai, Ray (LegCo internal reference no.: 16)

Reply:

The wholly government-owned Hung Shui Kiu Industry Park Company Limited established in early 2026 is responsible for operating the 23-hectare industry sites in Hung Shui Kiu, among which eight hectares are readily available “spade-ready sites”. In collaboration with Invest Hong Kong, we recently organised site visits for some metal depository and refinery enterprises which are interested in the industry sites in Hung Shui Kiu. In addition, approximately 32-hectare land to the south of the aforesaid 23-hectare sites have been reserved for the Transport and Logistics Bureau to develop a modern logistics hub. These land can also be considered if they are suitable for use as commodity warehouses.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)129

(Question Serial No. 2058)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Paragraphs 233 and 234 of the Budget Speech have followed up on the long-term support for the fire incident at Wang Fuk Court, Tai Po and a funding of \$3 billion will be earmarked for the Urban Renewal Authority to strengthen its efforts against bid-rigging related to “Smart Tender”. The Tai Po fire incident has revealed fire safety hazards during building maintenance, while the local innovation and technology sector has developed mature Internet of Things (IoT) fire prevention technologies. In this connection, will the Government advise this Committee of the following:

1. the expenditures and dedicated manpower of the Buildings Department and the Fire Services Department in inspecting old buildings undergoing major maintenance works over the past three years; and the number of prosecutions against contraventions during the period;
2. the number of buildings participating in the Pilot Scheme on the IoT Fire Detection System at present;
3. whether the Government will consider allocating resources from the \$3 billion earmarked for Operation Building Bright 2.0 to require or subsidise old buildings undergoing maintenance works to introduce comprehensive local IoT smart fire monitoring systems (specifically covering hardware such as smoke detection, and real-time monitoring of fire services tank levels and pump water pressure) to ensure fire safety during major maintenance works?

Asked by: Hon WONG Wing-wai, Ray (LegCo internal reference no.: 17)

Reply:

1. The professional and technical staff of the two Existing Buildings Divisions as well as Mandatory Building Inspection Division and Minor Works Unit under the Buildings Department (BD) are conducting inspection of major building maintenance works as part of their overall duties in relation to building safety and maintenance. As the work is part of the BD's routine work, the BD does not have a breakdown of the manpower and relevant expenditure solely involved in the inspection work.

The statistics on prosecution under relevant provisions of the Buildings Ordinance (Cap. 123) involving building maintenance works, registered building professionals and registered contractors over the past three years are tabulated below:

	Number of prosecution
2023	1
2024	2
2025	11

The BD is responsible for fire safety elements in relation to the planning, design, and construction of buildings (such as means of escape, means of access for firefighting and rescue, and fire resisting construction), while the Fire Services Department (FSD) is responsible for fire service installations and equipment in buildings (such as sprinkler system and emergency lighting). As for the inspection of fire service installations in buildings, the FSD does not maintain separate records of inspections conducted on fire service installations in buildings undergoing major maintenance works. To ensure the fire safety of buildings undergoing major maintenance works, the FSD inspected the fire installations and equipment of 461 such buildings between December 2025 and January 2026 through temporary deployment of internal resources. Non-compliance was identified in the fire safety installations of 48 buildings, and a total of 63 Fire Hazard Abatement Notices were issued by the FSD as a result. The relevant prosecution work is still in progress. For the aforesaid inspection operation, the FSD mobilised a total of ten Senior/Station Officers and ten Senior Firemen/Firewomen to carry out the operation through temporary deployment of internal resources.

2. At present, a total of ten buildings are participating in the Pilot Scheme on the Internet of Things (IoT) Fire Detection System (the Pilot Scheme) launched by the FSD.
3. The Development Bureau (DEVB) launched Operation Building Bright 2.0 (OBB 2.0) in July 2018, injecting \$6 billion to subsidise owner-occupiers of private domestic buildings or composite buildings in need to carry out the prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS)⁽¹⁾. It was expected to subsidise approximately 4 300 buildings, involving around 280 000 households. OBB 2.0 covers inspection and repair works including elements related to building design, i.e. external elements (such as external walls and fences); structural elements (such as columns, slabs and beams); drainage systems and fire safety elements (such as means of escape, means of access for firefighting and rescue, and fire resisting construction). After years of implementation, the funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of

buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

Note⁽¹⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary for the common parts, external walls and projections or signboards of the buildings.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the Urban Renewal Authority (URA) to first roll out the enhanced version of “Smart Tender”⁽²⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time.

Note⁽²⁾: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

The FSD launched the Pilot Scheme earlier, which is aimed at providing an alternative solution for the target buildings regulated under the Fire Safety (Buildings) Ordinance (Cap. 572) to comply with relevant fire safety directions, with a view to enhancing the fire safety of such buildings. Considering that the installation of the aforesaid IoT Fire Detection System is not necessarily linked to major building maintenance works, the Government currently has no intention to cover the installation of this system under the new subsidy scheme.

The DEVB will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)130

(Question Serial No. 2074)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 235 of the Budget Speech, the Development Bureau is conducting a comprehensive review of Operation Building Bright 2.0 to draw up a new subsidy scheme, and will earmark \$3 billion accordingly. In this connection, will the Government advise this Committee of the following:

1. the specific arrangements for the utilisation of the budget; the specific measures or key performance indicators the Government has in place to ensure that the additional \$3 billion can effectively shorten the times required for approval and implementation of works;
2. the effectiveness of the previous provision of \$6 billion; the numbers of applications received and approved and the number of buildings with maintenance works actually completed in each of the past three years, as well as the average time of processing applications (from submission to approval); and
3. with respect to three-nil buildings without owners' corporations and having difficulties in co-ordinating the requisite maintenance works on their own, whether the Government will reserve a certain proportion of funds in the new round of the scheme for proactive intervention and carrying out the "default works" for these high-risk buildings?

Asked by: Hon WONG Wing-wai, Ray (LegCo internal reference no.: 33)

Reply:

1. & 3.

Since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the Urban Renewal Authority (URA) to first roll out the enhanced version of “Smart Tender”⁽¹⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note⁽¹⁾: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

2. There are two categories of buildings under OBB 2.0. Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)⁽²⁾. Owners of eligible buildings may apply to the URA within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD.

Note⁽²⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary for the common parts, external walls and projections or signboards of the buildings.

As at end-2025, there were a total of 3 863 eligible buildings under OBB 2.0 approved/selected, including 2 099 Category 1 buildings and 1 764 Category 2 buildings⁽³⁾. The figures on Category 1 buildings and Category 2 buildings under OBB 2.0, broken down by milestones and the respective percentages of reaching the milestones, are set out in the table below:

Note⁽³⁾: This excludes 482 buildings originally selected by the BD as Category 2 buildings but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

Milestone	Number of Category 1 Buildings (proportion to total number of Category 1 buildings)	Number of Category 2 Buildings (proportion to total number of Category 2 buildings)	Total Number of Buildings (proportion to total number of buildings)
a) Prescribed inspection commenced but not yet completed	124 (6%)	278 (16%)	402 (10%)
b) Prescribed inspection completed but prescribed repair works not yet commenced	1 046 (50%)	103 (6%)	1 149 (30%)
c) Prescribed repair works commenced but not yet completed	409 (19%)	491 (28%)	900 (23%)
d) Prescribed repair works completed	277 (13%)	892 (50%)	1 169 (30%)

The number of eligible applications received for Category 1 buildings, the number of approved applications involving Category 1 buildings, and the number of Category 1 buildings with repair works completed over the past three years are set out in the table below as broken down by year:

Year	Number of eligible applications received for Category 1 buildings⁽⁴⁾ (cases)	Number of approved applications involving Category 1 buildings (cases)⁽⁵⁾	Number of Category 1 buildings with prescribed repair works completed⁽⁶⁾
2023 ⁽⁷⁾	1 296	84	30
2024	117	274	67
2025	23	487	68
Total	1 436	845	165

To avoid causing undue pressure on the building repair and maintenance market owing to a huge upsurge in new projects at the same time, the URA has all along processed the OBB 2.0 applications in stages and issued Approval-in-Principle (AIP) letters in batches, ranging from within one to 2.5 years after closing of application. For the third round of applications, the URA began issuing AIP letters in batches from May 2024.

In addition to processing applications for the third round of OBB 2.0 in 2023, the URA also processes applications from buildings switched from Category 2 to Category 1 in other years. Under the prevailing mechanism, if owners of buildings selected as Category 2 eventually take up the organisation of inspection and repair works for the common areas of their buildings, they can apply to the URA for turning the relevant buildings into Category 1 buildings.

Note⁽⁴⁾ : Application for Category 1 buildings under OBB 2.0 is made on the basis of Deed of Mutual Covenant (DMC). Some buildings may have more than one DMC, and some DMCs may cover more than one building. The number of applications received therefore may not correspond to the number of buildings involved.

Note⁽⁵⁾ : This excludes 280 cases approved between 2023 and 2025 where the applications were subsequently revoked by the URA due to unsatisfactory progress, or were withdrawn by the owners themselves.

Note⁽⁶⁾ : As it took a certain period of time to carry out and complete the inspection and repair works covered by OBB 2.0, the number of Category 1 buildings with repair works completed may not correspond to the number of applications approved in that particular year.

Note⁽⁷⁾ : The application period for the third round of OBB 2.0 was from 1 April 2023 to 30 September 2023.

The number of Category 2 buildings selected by the BD and the number of Category 2 buildings with repair works completed over the past three years are set out in the table below as broken down by year:

Year	Number of Category 2 buildings selected by the BD⁽⁸⁾	Number of Category 2 buildings with prescribed repair works completed⁽⁹⁾
2023	214	242 ⁽¹⁰⁾
2024	211	201
2025	242	200
Total	667	643

Note⁽⁸⁾ : This excludes 268 buildings selected by the BD as Category 2 buildings from 2023 to 2025 but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

Note⁽⁹⁾ : As it took a certain period of time to carry out and complete the inspection and repair works covered by OBB 2.0, the number of Category 2 buildings with repair works completed may not correspond to the number of buildings selected by the BD in that particular year.

Note⁽¹⁰⁾ : Since 2023, the BD has set an internal indicator of 200 for the number of Category 2 buildings with prescribed repair works completed annually. Many projects which had been delayed due to the pandemic in previous years resumed successively in 2022. As a result, the number of buildings with repair works completed in 2023 exceeded the internal indicator.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)131

(Question Serial No. 2075)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government is proactively taking forward the development of the Northern Metropolis (NM), and has proposed adopting the large-scale land disposal approach in developing three pilot areas, with a view to accelerating development by leveraging market forces. It is noted that the Government also explores the combination of arrangements (including in-situ land exchange), with a view to incentivising developers to develop. In this connection, will the Government advise this Committee of the following:

- (a) The Government expects that the large-scale land disposal and in-situ land exchange approach will be adopted. Compared with the traditional approach under which land resumption and site formation are fully funded by the Government, how much is estimated to be saved or reduced in initial development cost (cashflow expenditure) for the Treasury?
- (b) Given the current challenging financing environment in the private market, apart from in-situ land exchange and the “two-envelope” tender arrangement, what specific measures will the Government implement to remove barriers and ease restrictions to the approval process (such as town planning, construction policy and lands approval) and requirements for construction works, with a view to effectively reducing developers’ development risks and time costs, thereby enhancing the investment appeal of projects?
- (c) In order to ensure that the NM Co-ordination Office (NMCO) can effectively carry out cross-department co-ordination, does the Government have any specific key performance indications (KPIs) in evaluating the performance of the NMCO? If yes, what are the details? If not, what are the reasons?

Asked by: Hon WONG Wing-wai, Ray (LegCo internal reference no.: 34)

Reply:

- (a) Large-scale land disposal and in-situ land exchange are both innovative and diversified development approaches in the Northern Metropolis (NM). Under the large-scale land disposal approach, the Government would identify sizeable parcels of land including industry and residential sites with commercial value, as well as public facility sites, for site formation and comprehensive development by the successful tenderer. This aims to better leverage market forces to expedite the development of the NM. Tenders are being invited for the pilot area in Hung Shui Kiu, with a closing date set for 3 July 2026. As such, we are not able to disclose the potential savings in upfront development costs for the Government at this stage.

Under the Enhanced Conventional New Town Approach, for specified sites planned for private development, prior to land resumption, the Government allows in-situ land exchange applications from existing land owners, subject to their meeting of the specified criteria and conditions, and requires applicants to complete the land exchange before a deadline specified by the Government. This aims to expedite the development of the New Development Areas (NDAs) through participation of land owners and save the need for land resumption and tender procedures. The Government has invited applications for in-situ land exchange for three NDAs in the NM (including Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South), and a total of six applications for in-situ land exchange in Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen have been completed to date. These applications saved the Government more than \$2 billion in expenses relating to land resumption and engineering works, brought about \$9.2 billion of premium revenue to the Government ahead of schedule, and accelerated the provision of around 9 000 residential units. Population intake for one of the private residential developments commenced in end-2022, making it the first residential project in the NDAs within the NM to have population intake. We also plan to invite applications for in-situ land exchange for the development of San Tin Technopole in the coming year.

(b) & (c)

With the overall planning of the NM announced, a number of NDAs have entered the construction stage, and the next step of work will focus on facilitating and expediting construction works by both the public and private sectors. We will adopt a dual-track approach to combine legislative and administrative measures in streamlining various aspects of town planning and construction works.

For legislative measures, the Government has proposed to introduce dedicated legislation to accelerate the development of the NM, with the objectives of further removing barriers in respect of planning and lands procedures in the NM, expediting construction works, and facilitating business operation. The dedicated legislation will comprise a piece of primary legislation serving as the main framework, and will set out specified areas and delegate to the Chief Executive in Council the power to further enact subsidiary legislation on the specified areas, as and when necessary, to implement the relevant detailed measures. Specifically, we propose six areas where subsidiary legislation can be enacted. These include streamlining town planning procedures, expediting compensation payment for land resumed, facilitating the adoption of innovative construction technology arrangements, streamlining the procedures and

requirements for construction noise permit applications, facilitating and regulating cross-boundary flow of elements, and establishing statutory corporations for designated areas. We are conducting a public consultation on the dedicated legislation for the NM, with the target of introducing the bill into the Legislative Council (LegCo) for vetting in mid-2026, and to submit together the draft of the first batch of subsidiary legislation for preview. We will strive to have the primary legislation passed within 2026, and then formally submit the first batch of subsidiary legislation to the LegCo for vetting.

As for administrative measures, the Government has established the NM Project Supervision Office (NMPSO), chaired by the Permanent Secretary for Development (Planning & Lands). The Government has also established timeframes for approval and escalation mechanisms covering the key approval processes at planning, lands and buildings stages, with a view to strengthening the monitoring and expediting the approvals of large-scale private development projects in the NM. The NMPSO holds meetings regularly to discuss cases escalated by departments under the new mechanisms or brought up by developers seeking assistance, and to provide high-level facilitation. The Development Bureau (DEVB) promulgated the implementation details of these new measures among bureaux/departments in mid-January 2026 via a DEVB General Circular No. 1/2026 (the Circular), which has also been made available to the trade and the public on the DEVB's website (https://www.devb.gov.hk/en/publications_and_press_releases/general_circulars/index.html). The new measures apply to all large-scale residential projects (with 500 flats or more), commercial developments (with gross floor area of 100 000 square metres or more) and all industry-related developments such as those related to innovation and technology, education, medical and healthcare, etc., with a view to supporting NM's "industry-driven" strategy. Other projects with strategic significance or with policy support requiring fast-track processing are also applicable. Under the new measures, the three departments under the DEVB, including the Planning Department (PlanD), the Lands Department (LandsD) and the Buildings Department (BD), have respectively established a three-tier monitoring and escalation mechanism regarding the key approval processes of large-scale private development projects in the NM, and have also formulated key performance indicators (KPIs). The details are as follows:

For planning, the PlanD has established a three-tier monitoring and escalation mechanism for planning applications and pre-application enquiries and suggestions involving large-scale private development projects. The first tier is managed by the PlanD's District Planning Officers. If the relevant departments fail to give comments within three weeks, or there are disputes or major conflicting views regarding certain matters, the case will be escalated to the second tier within four weeks upon receipt of the case for personal processing by the Assistant Director or Deputy Director of Planning. If issues remain unresolved within six weeks, the case will be escalated to the third tier, i.e. the NMPSO for handling, which will give steer or ruling within eight weeks upon receipt of the case. The PlanD's KPI is that at least 80% of projects processed under the mechanism can be completed within six months.

As for lands administration, the LandsD will introduce a three-tier monitoring and escalation mechanism, which will apply to various types of land transactions including the approval procedures of lease modifications and land exchange. Under the new

mechanism, for applications involving large-scale private development projects, the LandsD will first consult the relevant departments, and a D1-level officer in the first tier will co-ordinate the views of different departments. If issues between departments remain unresolved, the case will be examined by the second tier, i.e. an Assistant Director-level officer. If it is foreseen that the case cannot be submitted to the District Lands Conference (DLC) for approval in a timely manner, the three-tier mechanism will be activated, and the case will be referred to the NMPSO for a resolution between 12 to 14 weeks following receipt of the application. The LandsD's KPI is to enable the DLC to consider the case within 20 weeks upon receipt of a valid application.

Regarding buildings approval, the BD will further expedite the processing of general building plans submitted for the first time or following major revisions, and one of the KPIs is to shorten the processing time for large-scale projects in the NM from the current 60 days to 45 days. Under the new measures, the BD will establish a three-tier monitoring mechanism regarding the approval process. A D1 officer from the BD will co-ordinate the views of various departments in the first tier, and will discuss principle-based matters with departmental representatives as and when necessary. If issues cannot be resolved, the case will be referred to the second tier, where an Assistant Director-level officer from the BD will intervene to negotiate feasible solutions. The third tier involves the NMPSO, which will focus on processing complicated and controversial cases which cannot be resolved after the first two rounds of submissions. Another KPI of the BD is that at least 80% of applicable projects, which do not involve major planning, lands or fire safety issues, can be approved during the first or second plan submission.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)132

(Question Serial No. 2076)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government has previously proposed introducing dedicated legislation for the Northern Metropolis to remove barriers and provide a legal basis for the innovative operation model of the new industry park. Regarding the arrangements for introducing the legislation and the future corporate structure, will the Government advise this Committee:

- (a) of the channels through which the Government will extensively consult the business and industry sector and investors in the course of law drafting; any specific mechanism the Government has in place to ensure that the provisions of the dedicated legislation can precisely align with the development goals of the “six critical areas” mentioned in the 2025 Policy Address and meet the industry’s flexible needs in actual development;
- (b) whether the financial operation of the “Industry Park Company” wholly owned by the Government and to be established under the dedicated legislation will be strictly governed by the principles of “self-financing” and “balancing revenues and expenditures”; and
- (c) if the company faces a long payback period for early investments or suffers operational loss, what mechanisms and firewalls the Government will have in place to ensure the financial independence of the company, prevent the direct transfer of financial burdens to the Treasury, and effectively avoid the need to repeatedly seek approval from the Legislative Council for additional provisions; if so, of the details; if not, the reasons for that?

Asked by: Hon WONG Wing-wai, Ray (LegCo internal reference no.: 35)

Reply:

- (a) The Government has proposed to introduce dedicated legislation to accelerate the development of the Northern Metropolis (NM), with the objectives of further removing barriers in respect of planning and lands procedures in the NM, expediting construction works, and facilitating business operation. The dedicated legislation will comprise a piece of primary legislation serving as the main framework, and will set out specified areas and delegate to the Chief Executive in Council (CE-in-C) the power to further enact subsidiary legislation on the specified areas, as and when necessary, to implement the relevant detailed measures. Specifically, we propose six areas where subsidiary legislation can be enacted. These include streamlining town planning procedures, expediting compensation payment for land resumed, facilitating the adoption of innovative construction technology arrangements, streamlining the procedures and requirements for construction noise permit applications, facilitating and regulating cross-boundary flow of elements, and establishing statutory corporations for designated areas.

We are conducting a public consultation on the dedicated legislation for the NM. Views from the business and industry sector and other sectors are welcome to ensure that the relevant proposals would meet the needs of industries. Our target is to introduce the bill into the Legislative Council (LegCo) for vetting in mid-2026, and to submit together the draft of the first batch of subsidiary legislation for preview. We will strive to have the primary legislation passed within this year, and then formally submit the first batch of subsidiary legislation to the LegCo for vetting.

(b) & (c)

Although the Government has no concrete plan for establishing statutory corporations (such as statutory industry park companies) for the NM development at this stage, to prepare for future needs, we propose to take the opportunity of this legislative exercise to also make such empowerment in the primary legislation so that the CE-in-C could establish statutory corporations by enacting subsidiary legislation when needed in the future, and formulate regulations to govern their operation models or related matters. If there are plans to establish statutory industry park companies in the future, the relevant policy bureaux will make reference to the operation model of existing statutory companies wholly owned by the Government. For instance, the Government may provide land or financial support to the companies at their initial stage of establishment, while the companies are expected to achieve financial self-sufficiency in the long run through self-financing, including borrowing or bond issuance, as well as through market investments or public-private partnerships, etc. Where appropriate, these financial requirements may be incorporated into the subsidiary legislation for setting up statutory corporations as statutory regulations for their future operation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)133

(Question Serial No. 0443)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the Government's proposal to allocate \$200 million for launching the "Northern Metropolis Urban-rural Integration Fund" as a pilot scheme to take forward rural tourism projects, will the Government advise this Committee of the following:

1. the period for use, subsidy cap, application threshold and approval criteria in respect of the funding of \$200 million;
2. the implementation timetable, target number of projects, and coverage of rural areas in respect of the pilot scheme;
3. how rural tourism projects will be defined and selected under the fund, and the sustainability and how to ensure economic benefits of projects;
4. the quantitative performance indicators of the scheme, including the anticipated number of jobs created, number of visits and economic benefits; and
5. whether the project achievements and data on the use of provision will be regularly released?

Asked by: Hon WU Yingpeng (LegCo internal reference no.: 19)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support "tourism is everywhere" and promote "Urban-rural Integration", the 2026-27 Budget just announced has proposed allocating \$200 million for launching the "NM Urban-rural Integration Fund" (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant

bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To enhance transparency and accountability of the pilot scheme, we will cover how we plan to regularly announce the implementation status of projects that have been granted subsidies in our briefing to the Panel on Development in the middle of this year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)134

(Question Serial No. 0994)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 234 of the Budget Speech, to reduce the risk of bid-rigging in building repair works, the Urban Renewal Authority (URA) will launch an enhanced version of “Smart Tender” in the second half of this year. In addition to providing a more rigorous pre-qualified list, the URA will render professional advice and support for owners in engaging consultants and contractors. Besides, the URA will provide subsidies to encourage owners to utilise the paid services of “Smart Tender”. In this connection, will the Government advise this Committee:

1. whether it knows how the URA has drawn up a more rigorous “pre-qualified list”; if so, of the details; if not, of the reasons for that;
2. whether it knows the scope of “professional advice and support” provided by the URA for owners;
3. whether it knows the allocation method adopted by the URA in providing subsidies to owners utilising the “Smart Tender” services, of the actual amounts or proportions, and whether the subsidies will vary based on factors such as building age and household income; and
4. after the funding of \$300 million is exhausted, how the enhanced “Smart Tender” services and the subsidy scheme will be sustained?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 24)

Reply:

Following the fire incident in Tai Po, the Development Bureau has reviewed the procurement arrangements in relation to building inspection and maintenance works carried out by works consultants and contractors, with a view to reducing the opportunities for illegal collusion among consultants, contractors, and individual owners, as well as reducing the risk of bid-rigging. The Development Bureau in collaboration with the Urban Renewal Authority (URA) will launch an enhanced version of “Smart Tender” in the second half of 2026, with a view to assisting owners’ corporations and owners in engaging compliant consultants and contractors to properly carry out building maintenance works.

The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

The Government has proposed allocating a total of \$300 million to the URA, with \$100 million as start-up capital for the URA to actively consider establishing a subsidiary company dedicated to providing the enhanced “Smart Tender” services and ensure the subsidiary has sufficient initial capital to launch the new service; the remaining \$200 million will be used to provide fee concession subsidies for owners using “Smart Tender”. As “Smart Tender” is a paid service, the subsidiary will be able to achieve break-even in the long run by charging fees.

The Development Bureau is working out the details of the enhanced version of “Smart Tender” with the URA, with the target of reporting the specific proposed measures and implementation details to the Panel on Development of the Legislative Council in mid-2026, consulting members of the sector, and rolling out the enhanced services in the second half of 2026.

Following the launch of the enhanced version of “Smart Tender”, the Government will review its operation and effectiveness in a timely manner, including how “Smart Tender” as a fee-based service will gradually reflect the arrangement of user-pay.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)135

(Question Serial No. 2281)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 235 of the Budget Speech, the Development Bureau is conducting a comprehensive review of Operation Building Bright 2.0 to draw up a new subsidy scheme, and will earmark \$3 billion accordingly. In this connection, will the Government advise this Committee of the eligibility criteria, subsidy scope and limit of the new subsidy scheme, and when the subsidy scheme will be launched and accept applications?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 25)

Reply:

Since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. There is a general consensus in society that OBB 2.0 can help support owners in implementing major building maintenance works, and that the lifespans of buildings will be effectively extended and the pressure for redevelopment alleviated if owners continue to carry out appropriate building maintenance. As the Government has considered it worthwhile to continue subsidising owners in need, it was announced in the Budget that \$3 billion would be earmarked for this purpose.

To ensure that this \$3 billion of public funds will be utilised more effectively and the target buildings in need will be subsidised more precisely, the Government is conducting a comprehensive review of OBB 2.0 in terms of its implementation experience, analysing the relevant data, and drawing up a new subsidy scheme taking the following aspects into consideration:

- I. how to set more targeted eligibility criteria to enable more precise matching of resources with building maintenance needs (e.g. owners of three-nil buildings and those of old and dilapidated private buildings with less financial means);
- II. how to strengthen an effective regulatory mechanism to ensure that subsidised households, with the support of the enhanced version of “Smart Tender”, can complete the maintenance works for their buildings as soon as possible; and
- III. how to encourage property owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of major repairs in the future.

We intend for the Urban Renewal Authority (URA) to first roll out the enhanced version of “Smart Tender”^{Note} in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, we will complete the review of OBB 2.0 and work out the details of the new subsidy scheme in early 2027. We will launch the new subsidy scheme after consulting the Panel on Development of the Legislative Council and seeking funding approval from the Finance Committee.

Note: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, the URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors. For buildings applying for government maintenance subsidies, after commencement of works, the URA will require consultants and contractors to report to the URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that the URA may offer independent advice to owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)136

(Question Serial No. 0126)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government plans to seek funding approval from the Legislative Council in 2026-27 for kickstarting the site formation and infrastructure works for Ngau Tam Mei New Development Area (NTM NDA). In this connection, will the Government advise this Committee:

1. of the estimated expenditure on the site formation and infrastructure works for NTM NDA respectively;
2. when the Government expects the relevant site formation and infrastructure works to be completed at the earliest respectively; and
3. what measures the Government will take to reduce the cost and shorten the time required for the works?

Asked by: Hon YAO Cho-fai, Andrew (LegCo internal reference no.: 21)

Reply:

1. As the Civil Engineering and Development Department (CEDD) is currently working on the detailed design for the site formation and infrastructure works for Ngau Tam Mei New Development Area, the relevant works proposals, phased construction arrangements and estimated expenditures are yet to be finalised.
2. Subject to the approval of funding application, the relevant site formation and infrastructure works are expected to commence in early 2027 at the earliest, whilst the first batch of formed sites for the University Town and the Integrated Medical Teaching and Research Hospital will be available from 2028 onwards.

3. The CEDD will optimise project designs in accordance with the principle of “fitness-for-purpose and no frills”, and seize the chance to reduce costs without compromising the functionality, quality and safety of works. The measures include:
- (a) adopting some cost-saving designs, such as standardising designs and applying modular integrated construction to reduce construction costs and shorten the time required for the works; innovative construction methods, materials and equipment are also actively adopted to achieve higher works quality and efficiency;
 - (b) utilising innovation and technology to assist in the supervision of works and to fully implement digital technology in site monitoring and supervision, thereby enabling the project team to monitor the real-time progress and performance of each project with a view to uplifting management efficiency, controlling project costs and enhancing site safety; and
 - (c) delivering works using the “New Engineering Contract” form with provision for price adjustment and mechanism for sharing project savings or overspending, which establish a common goal for the two contracting parties to control costs so as to promote co-operation to actively manage works project risks to lower the project costs and manage the time required for the works.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)137

(Question Serial No. 0127)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government plans to seek funding approval from the Legislative Council in 2026-27 in respect of the site formation and engineering infrastructure works for Stage 2 of San Tin Technopole Phase 1 Development. In this connection, will the Government advise this Committee:

1. given that the departure deadline for the project of Phase 1 Stage 2 of San Tin Technopole is between the fourth quarter of 2026 and the third quarter of 2028, of the Government's estimated expenditure on land resumption compensation payable to land owners and affected persons;
2. what plans or measures the Government will take to effectively reach a consensus with land owners and affected persons to ensure the smooth completion of the project; and
3. of the estimated expenditures on the site formation and engineering infrastructure works for Phase 1 Stage 2 Development of San Tin Technopole respectively; and the anticipated time of completion of the relevant site formation and engineering infrastructure works at the earliest?

Asked by: Hon YAO Cho-fai, Andrew (LegCo internal reference no.: 22)

Reply:

1. The estimated land compensation and clearance costs for Phase 1 Stage 2 of San Tin Technopole are around \$19,900 million and \$600 million respectively.
2. Since 2023, the Government has held a number of consultation sessions for persons affected by the development of San Tin Technopole (including local villagers, rural committees and business operators) to explain the works and rehousing and

compensation arrangements, and listen to their views. The Lands Department (LandsD) also began proactively contacting the affected persons as early as March 2024 and issuing notices setting out the estimated departure deadlines, as well as the assistance and compensation which the Government can provide, with a view to enabling the affected persons to make early preparations. Approximately three months before the specific departure deadline, the LandsD will also post notices on the affected structures and in the relevant areas to facilitate their orderly departures.

The Government will continue to maintain close communication with the affected persons through different channels, including arranging for the appointed community liaison service team to proactively reach out to households through home visits and telephone calls, with a view to providing them with appropriate assistance and the latest works updates, and gathering their enquiries and views in a timely manner to seek appropriate solutions.

3. The site formation and engineering infrastructure works for Phase 1 Stage 2 of San Tin Technopole are currently at the design stage, and the estimated expenditures are still being calculated. It is estimated that the site formation for the first batch of sites for Phase 1 Stage 2 will be completed in 2029 the earliest, whilst the overall site formation and engineering infrastructure works are estimated to be largely completed in 2033.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)138

(Question Serial No. 0128)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government plans to inject an initial capital of \$10 billion to support the operation and development of the Hung Shui Kiu Industry Park Company Limited (the Park Company), which has already been established. Will the Government inform this Committee:

1. of the manpower establishment and estimated annual expenditure involved in the Park Company;
2. of the project works included in and the estimated expenditure for the construction of the industry facilities which the Park Company is required to build on its own;
3. when the industry facility works are expected to be completed and commence operation; and
4. when the Park Company is expected to achieve financial self-sustainability?

Asked by: Hon YAO Cho-fai, Andrew (LegCo internal reference no.: 23)

Reply:

The Government established the wholly government-owned, non-statutory “Hung Shui Kiu Industry Park Company Limited” (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the Northern Metropolis.

Following the consultation with the Panel on Development of the Legislative Council (LegCo) in March 2026, the Development Bureau will submit funding application to the Finance Committee in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park, procuring the software and hardware equipment needed for providing value-added services to support enterprises' growth, and supporting the Park Company's operating expenses (including staff remuneration) for the initial five years.

The Park Company will develop the 23-hectare sites by phases, among which, eight hectares are readily available "spade-ready sites", and the remaining 15 hectares will have site formation completed by around end-2027. In order to attract enterprises to the Industry Park, we anticipate that the Park Company may need to invest funding to construct industry facilities on its own and lease out the floor space to enterprises in the initial stage. The Park Company may also sub-let some sites within the Industry Park through tender or direct grant as appropriate for enterprises to build and operate their own topside industry facilities, and may consider forming joint ventures with enterprises to co-develop and co-invest in individual projects through approaches such as equity shareholding or "provision of land as a form of capital contribution". In the long run, the Park Company should shift towards expanding the adoption of PPP models, and gradually scaling up private investment to build industry clustering, which would also enable the Park Company to meet operating expenses on an on-going basis through rental, service fees and other revenue sources, with a view to achieving financial self-sustainability and retaining surplus to support the Park Company's on-going development in the long run.

With the aim of enabling the Park Company to commence operation by mid-2026, we commenced the open recruitment exercise for the Chief Executive Officer (CEO) of the Park Company in end-January 2026. The recruitment exercise is underway. As for other key staff of the Park Company (such as senior executives responsible for various major areas of the Park Company), we will leave it to the Board of Directors and the CEO of the Park Company to establish the internal corporate governance structure and recruit the necessary personnel after they assume their positions.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators, the plan for construction of industry facilities on its own and relevant expenditure estimate), so as to ensure the Park Company will make effective use of the land asset and the Government's capital injection in accordance with the Government's industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu. To uphold transparency, the Park Company will be required to submit annual reports to the LegCo, accounting for its operational and financial situation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)139

(Question Serial No. 0129)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Northern Metropolis Project Supervision Office (NMPSO) will strengthen co-ordination to accelerate the development of large-scale private projects in the Northern Metropolis (NM), and will set clear timeframe for project approvals. The relevant administrative arrangements also apply to projects outside the NM. In this connection, will the Government advise this Committee of:

1. the manpower establishment, specific duties and annual expenditure involved in the NMPSO;
2. whether the NMPSO will set a timeframe for the approval of the construction works and private projects in the NM; if so, of the length of the time allowed;
3. whether key performance indicators (KPIs) will be set regarding completing the approval process within the specified timeframe, and whether a punitive mechanism will be in place if the KPIs are not met; and
4. since the Government has stated that the relevant administrative arrangements also apply to projects outside the NM, please provide examples of which development projects are applicable under the arrangements?

Asked by: Hon YAO Cho-fai, Andrew (LegCo internal reference no.: 24)

Reply:

1. The Government has, under the Working Group on Planning and Development led by the Deputy Financial Secretary, established the Northern Metropolis Projects Supervision Office (NMPSO) chaired by the Permanent Secretary for Development (Planning & Lands). The Government has also established timeframes for approval

and escalation mechanisms covering the key approval processes at planning, lands and buildings stages, with a view to strengthening the monitoring and expediting the approvals of large-scale private development projects in the Northern Metropolis (NM). The NMP SO holds meetings regularly to discuss cases referred by departments under the new mechanisms or brought up by developers seeking assistance, and to provide high-level facilitation. The Planning Department (PlanD), the Lands Department (LandsD) and the Buildings Department (BD) have also formulated key performance indicators (KPIs) for performance monitoring. The Development Bureau (DEVB) promulgated the implementation details of these new measures among bureaux/departments in mid-January 2026 via a DEVB General Circular No. 1/2026, which has also been made available to the trade and the public on the DEVB's website (https://www.devb.gov.hk/en/publications_and_press_releases/general_circulars/index.html). The related work is currently supported mainly by staff from the Northern Metropolis Co-ordination Office under the Planning and Lands Branch (PLB), and in 2026-27, the Government will create five additional posts (including two time-limited civil service posts, namely one Senior Building Surveyor and one Land Surveyor, as well as three officers on post-retirement service contract terms, namely one Senior Town Planner, one Personal Secretary I and one Clerical Assistant) to strengthen support for the NMP SO. The estimated expenditure on salaries for the above posts in 2026-27 is approximately \$5.8 million, while the operating expenses are included in the overall departmental expenditure of the PLB of the DEVB and hence we are not able to provide a breakdown.

2. & 3.

The new measures apply to large-scale residential projects (with 500 flats or more), commercial developments (with gross floor area of 100 000 square metres or more), and all industry-related developments such as those related to innovation and technology, education, medical and healthcare, etc., with a view to supporting NM's "industry-driven" strategy. Other projects with strategic significance or with policy support requiring fast-track processing are also applicable. Under the new measures, the three departments under the DEVB, including the PlanD, the LandsD and the BD, have respectively established a three-tier monitoring and escalation mechanism regarding the key approval processes of large-scale private development projects in the NM, and have also formulated KPIs. The details are as follows:

For planning, the PlanD has established a three-tier monitoring and escalation mechanism for planning applications and pre-application enquiries involving large-scale private development projects. The first tier is managed by the PlanD's District Planning Officers. If relevant departments fail to give comments within three weeks, or there are disputes or major conflicting views regarding certain matters, the case will be escalated to the second tier within four weeks upon receipt of the case for personal processing by the Assistant Director or Deputy Director of Planning. If issues remain unresolved within six weeks, the case will be escalated to the third tier, i.e. the NMP SO for handling, which will give steer or ruling within eight weeks upon receipt of the case. The PlanD's KPI is that at least 80% of projects processed under the mechanism can be completed within six months.

As for lands administration, the LandsD will introduce a three-tier monitoring and escalation mechanism, which will apply to various types of land transactions including

the approval procedures of lease modifications and land exchange. Under the new mechanism, for applications involving large-scale private development projects, the LandsD will first consult the relevant departments, and a D1-level officer in the first tier will co-ordinate the views of different departments. If issues between departments remain unresolved, the case will be examined by the second tier, i.e. an Assistant Director-level officer. If it is foreseen that the case cannot be submitted to the District Lands Conference (DLC) for approval in a timely manner, the three-tier mechanism will be activated, and the case will be referred to the NMPSO for a resolution between 12 to 14 weeks following receipt of the application. The LandsD's KPI is enabling the DLC to consider the case within 20 weeks upon receipt of a valid application.

Regarding buildings approval, the BD will further expedite the processing of general building plans submitted for the first time or following major revisions, one of the KPIs is to shorten the processing time for large-scale projects in the NM from the current 60 days to 45 days. Under the new measures, the BD will establish a three-tier monitoring mechanism regarding the approval process. A D1 officer from the BD will co-ordinate the views of various departments in the first tier, and will discuss principle-based matters with departmental representatives as and when necessary. If issues cannot be resolved, the case will be referred to the second tier, where an Assistant Director-level officer from the BD will intervene to negotiate feasible solutions. The third tier involves the NMPSO, which will focus on processing complicated and controversial cases which cannot be resolved after the first two rounds of submissions. Another KPI of the BD is that at least 80% of applicable projects, which do not involve major planning, lands or fire safety issues, can be approved during the first or second plan submission.

4. The new measures also apply to relevant projects outside the NM. However, the processing time for general building plans submitted for the first time or following major revisions for large-scale projects under the BD shall remain as the current 60 days. Cases outside the NM that cannot be resolved at departmental level will be referred to the Steering Group on Streamlining Development Control, chaired by the Under Secretary for Development, for handling.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)140

(Question Serial No. 0130)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government will seek funding approval from the Legislative Council next year to commence the government joint-user complex project in Kwu Tung North. In this connection, will the Government advise this Committee of the following:

1. the estimated works expenditure of the government joint-user complex in Kwu Tung North, as well as the estimated dates of works commencement, completion and commissioning;
2. the government departments which will move into the complex upon its completion and the number of staff members working thereat; and
3. the details of community facilities and services to be provided at the complex?

Asked by: Hon YAO Cho-fai, Andrew (LegCo internal reference no.: 25)

Reply:

The Government invited tenders for the design and construction works for the joint-user complex (including office building) project at Area 29, Kwu Tung North New Development Area in end-January 2026, with the target of seeking funding approval from the Finance Committee of the Legislative Council (LegCo) within 2026 to commence the construction works in the same year. The government departments to be moved to that office building will include those currently located in the Queensway Government Offices and other urban office buildings, whose operations have no specific location requirements. According to the latest planning by the Leisure and Cultural Services Department, the sports centre in the joint-user complex will include fencing training and competition venues, as well as two multi-purpose ancillary halls, offering a variety of sports facilities and different indoor multi-purpose courts. Regarding the project's estimated expenditure, estimated date of

completion, the specific list of government departments intended to move into the office building, as well as other public facilities to be provided, the details will be set out in the Government's submission for seeking funding approval from the LegCo.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)141

(Question Serial No. 0912)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government is preparing to develop post-secondary student hostels on three sites. In this connection, please advise this Committee of: (1) if the aforesaid sites are launched, whether the Government's land tender prices will take into account that expansion of student hostels is a key initiative to take forward the development of the Northern Metropolis University Town and thus more favourable bidding prices will be offered as compared with those for general commercial sites; and (2) how the Government will strike a balance between market prices and the actual needs of universities.

Asked by: Hon YIM Kong, Erik (LegCo internal reference no.: 9)

Reply:

To consolidate Hong Kong's position as an international hub for post-secondary education, the Government streamlines development control and leverages market forces, so as to boost student hostel supply under an innovative and flexible approach. As proposed in the 2025 Policy Address, the Development Bureau (DEVB) would explore putting up sites suitable for student hostel development through land sale. In this connection, on 20 January 2026, the DEVB invited the market to submit expressions of interest (EOIs) within two months (i.e. by 20 March 2026) for post-secondary student hostel development at three commercial sites in Kai Tak, Siu Lek Yuen (Sha Tin), and Tung Chung East.

Respondents to the EOI exercise are invited to indicate their interest in bidding for one or more of the sites, and to provide their views on the land disposal arrangements. The Government is analysing the views received from the market and would make available one or more of these sites supporting student hostel development for land sale through open tender in 2026-27 at the earliest. As mentioned in the invitation document for the EOI exercise, the tentative implementation arrangement is to put up the sites through simple cash tender. Furthermore, we will set out in the tender documents and the leases that the site(s) is/are only

for student hostel use instead of general commercial land use. Such restriction in the use will be reflected on the tender price, which we believe would lower the cost in land premium to be borne by the successful tenderer.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)142

(Question Serial No. 2293)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee of: the estimated costs of land resumption to be allocated by the Government in the 2026-27 financial year for the development of pilot areas in the Northern Metropolis; and the area of land expected to be resumed.

Asked by: Hon YIM Kong, Erik (LegCo internal reference no.: 8)

Reply:

In end-2024, the Government identified three pilot areas under large-scale land disposal, which are located in Hung Shui Kiu/Ha Tsuen New Development Area (NDA) (Hung Shui Kiu), Fanling North NDA and San Tin Technopole (STT) respectively, and invited the market to submit expressions of interest (EOI). Each pilot area is approximately ten to 20 hectares where the majority was private land. All private land within the pilot areas of Hung Shui Kiu and Fanling North was reverted to government ownership in 2025 or earlier. The tender for the Hung Shui Kiu pilot area has even commenced (with closing date on 3 July 2026). As for the STT pilot area, the land parcels covered and their respective areas may be adjusted in light of the feedback received under the EOI exercise conducted earlier as well as other latest developments. As such, the costs of land resumption involved in 2026-27 cannot be determined. However, the land resumption work for STT as a whole will continue in 2026-27.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)143

(Question Serial No. 0280)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Budget Speech has proposed to establish a dedicated company for the Hung Shui Kiu Industry Park and inject a funding of \$10 billion to accelerate the development of the park. In this connection, will the Government advise this Committee:

1. of the specific allocation of the initial capital planned to be injected into the dedicated company; and of the details of the corresponding amounts or proportions for areas such as formation of the management team and introduction of projects; and
2. whether the amount of funding will be injected in phases; if so, of the number of phases as planned; and of the injection amount and time node for each phase; and
3. what are the key performance targets expected to be achieved upon the establishment of the dedicated company; and of the number of direct employment positions expected to be created in the district?

Asked by: Hon YIU Ming (LegCo internal reference no.: 1)

Reply:

The Government established the wholly government-owned, non-statutory “Hung Shui Kiu Industry Park Company Limited” (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the Northern Metropolis (NM).

Following the consultation with the Panel on Development of the Legislative Council in March 2026, the Development Bureau will submit funding application to the Finance Committee (FC) in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park, procuring the software and hardware equipment needed for providing value-added services to support enterprises' growth, and supporting the Park Company's operating expenses for the initial five years. The Government will consider the projected cash flow requirements of the Park Company on an annual basis and inject the initial capital into the Park Company in tranches. We will provide further details when submitting the funding application to the FC.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government's capital injection in accordance with the Government's industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu.

The development of the Industry Park will help accelerate the bringing in of industries to the NM and development of an industry ecosystem, thereby transforming into new impetus for Hong Kong's economic growth, and promoting the development of real economy and economic diversification in Hong Kong. According to the "Economic Impact Analysis Study" conducted by the consultant engaged for the Park Company proposal, the economic contribution of the first phase development of the Industry Park to Hong Kong (including direct, indirect and induced impacts) is estimated to reach around \$3.9 billion per annum and create around 4 100 local jobs. Upon the full operation of its 23-hectare sites, the economic contribution of the Industry Park to Hong Kong (including direct, indirect and induced impacts) is estimated to reach around \$11 billion per annum and create about 11 900 local jobs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)144

(Question Serial No. 0281)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Budget Speech, the Government will allocate \$200 million for launching the “Northern Metropolis (NM) Urban rural Integration Fund” as a pilot scheme. Will the Government advise this Committee of the following:

1. how the funding is planned to be used and what areas will be covered, such as rural infrastructure improvements, rural environment enhancement and cultural and community development, with a breakdown by item; and
2. given that, as mentioned in last financial year's reply, the Government has formulated guidelines on how to further promote “Urban-rural Integration” in the development of San Tin Technopole and even the entire NM, the progress with respect to these guidelines; and the time for their official release?

Asked by: Hon YIU Ming (LegCo internal reference no.: 2)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau (DEVB) plans to brief the Panel on Development of the

Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund. The DEVB also plans to roll out the guidelines on promoting “Urban-rural Integration” in the NM in the second half of 2026.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)145

(Question Serial No. 0282)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the brief in 2025, the Government, through the Development Projects Facilitation Office (DPFO), monitors the processing of development approvals for larger scale private residential and commercial development projects, and provides one-stop facilitation services for brownfield operators displaced by the Government's clearance exercises. In this connection, will the Government advise this Committee of the following:

1. specific details to date of the number, type and progress of the projects monitored by the DPFO; and
2. specific details to date of the number of cases where one-stop facilitation services were provided to affected brownfield operators, the number of cases where businesses were successfully relocated, the site area involved before and after relocation, and the average processing time required?

Asked by: Hon YIU Ming (LegCo internal reference no.: 4)

Reply:

1. The Development Projects Facilitation Office (hereinafter referred to as the "DPFO") was established under the Development Bureau (DEVB) in December 2020 to facilitate the processing of planning, lease modification/land exchange and building plan applications, etc., for larger-scale private residential development projects (providing a flat yield of 500 or more) until the commencement of works. The purpose is to ensure smooth processing of development applications in order to expedite housing supply. The DPFO expanded its service scope in mid-2022 to cover larger-scale private commercial projects that could provide 100 000 square metres or more commercial gross floor area.

From December 2020 to end-January 2026, 110 residential projects and three commercial projects, which were handled by the DPFO, had been granted with development approvals under the planning or building regimes or had completed the relevant lease modification/land exchange transactions under the lands regime. As at end-January 2026, 48 residential projects and six commercial projects were being tracked or facilitated by the DPFO.

2. To facilitate development of the Northern Metropolis, the Government needs to resume land, including existing brownfield sites, for development. At present, the Government assists brownfield operators affected by government development projects along the policy directive of “providing monetary compensation in parallel with facilitation service”. To this end, the DEVD set up a dedicated multi-disciplinary team (the Team) under the DPFO in April 2023 to provide one-stop advisory and case management services on planning and lands matters to brownfield operators who have identified alternative private land for relocating their businesses. The Team co-ordinates with different departments in assisting brownfield operators in obtaining necessary planning permissions and applying for the necessary land lease waivers.

As at December 2025, the Team processed 386 enquiries related to planning and lands matters, and assisted 110 business operators (covering the construction industry, logistics, vehicle repairing and sawmill) in securing planning approvals for relocating businesses, involving around 87.2 hectares of relocation sites, and among which 60 operators had to apply for waivers for their relocation sites and all cases were approved.

The aforesaid work of assisting brownfield operators to relocate their businesses involves various types of development approval applications (e.g. planning applications, waiver applications, and building plan approval), and the facilitation work involved for each case of relocation is different. We do not maintain statistics on the average processing time of the relevant cases. Relocation cases may involve business restructuring of varying degrees. For example, brownfield operators may consolidate and relocate their businesses scattered across several locations (which may include some brownfield operations not affected by government development projects) to one single site due to individual operational considerations, or relocate their businesses from one single site to multiple sites. We do not maintain statistics on the site area of businesses before relocation in relevant cases.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)146

(Question Serial No. 0283)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2026-27 that the Branch will continue to assist brownfield operations affected by the Government's clearance exercises through a multi-pronged approach. In this connection, will the Government advise this Committee of the following:

1. the area of brownfield land resumed, numbers of affected business operators and operators to whom ex-gratia allowances (EGA) was disbursed, and average time taken for disbursement over the past three years;
2. the total and average amounts of EGA disbursed by the Government to business operators affected by New Development Area projects within the Northern Metropolis over the past three years; and
3. the area of brownfield sites expected to be resumed, number of affected business operators and total amount of EGA expected to be disbursed for the 2026-27 Budget?

Asked by: Hon YIU Ming (LegCo internal reference no.: 5)

Reply:

1. When the Government resumes private land for public purposes, compensation will be provided to affected parties (including business operators on brownfield sites) in accordance with statutory requirements and prevailing policies. As at 28 February 2026, the land resumption exercises conducted by the Government in the New Territories affected a total of approximately 2 030 business operators, involving around 253 hectares of land, over the past three years (i.e. 2023-24 to 2025-26). Of these, the Government has disbursed ex-gratia allowances (EGAs) to about 260 eligible business operators. After land reversion, EGA will be disbursed as soon as possible to

business operators whose eligibility has been confirmed. The timing of payment of EGA is not equivalent to the timing of departure of the business operators, and the displaced operators will be allowed to continue operating on existing sites without paying rent to the Government until the sites are required for commencing the works.

2. Of the 260 business operators having received EGAs as mentioned in the first part of the reply, about 240 are related to the land resumption exercises for the New Development Area projects in the Northern Metropolis, involving EGAs of around \$330 million with the average amount involved per case being approximately \$1.4 million.
3. As estimated by the Government, around 400 business operators will be affected by the land resumption exercises in 2026-27, involving around 76 hectares of land, and the amount of EGA payment is estimated to be about \$320 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)147

(Question Serial No. 0284)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Matters Requiring Special Attention in 2026-27, the Bureau will continue to work with the Environment and Ecology Bureau and relevant departments to facilitate the relocation of livestock farms affected by the Government's clearance exercises. In this connection, will the Government advise this Committee of the following:

1. specific information on the number, type and geographical distribution of livestock farms affected by the Government's clearance exercises;
2. the anticipated number of livestock farms to be relocated due to the Government's clearance exercises, the planned relocation sites and the estimated amount required to facilitate relocation and reprovisioning; and
3. whether the Government has any plans to introduce measures to support the transformation of livestock farms, apart from direct removal compensation; if so, the budgetary arrangement for these measures?

Asked by: Hon YIU Ming (LegCo internal reference no.: 6)

Reply:

1. & 2.

According to information from the Agriculture, Fisheries and Conservation Department (hereinafter referred to as "AFCD"), there are a total of 43 pig farms and 29 chicken farms in Hong Kong. Based on current estimates, in light of the development of New Development Areas (NDAs) in the Northern Metropolis (NM), 31 livestock farms (including 22 pig farms and nine chicken farms) will need to move out progressively, and their distribution is as follows:

NDA in the NM	Affected pig farms	Affected chicken farms
Kwu Tung North/Fanling North	1	Nil
Hung Shui Kiu/Ha Tsuen	Nil	Nil
Yuen Long South	3	2
San Tin Technopole	7	2
Ngau Tam Mei	Nil	1
Lau Fau Shan	4	1
New Territories North New Town	7	3
Ma Tso Lung	Nil	Nil
Total	22	9

Eligible farmers engaged in livestock and poultry farming can apply for the ex-gratia allowance (EGA) for pig and poultry farmers. The enhanced EGA for pig and poultry farmers took effect from October 2023 onwards, which included the updating of the parameters for calculating the loss of profit during the re-establishment period (which is the key component of the EGA) to reflect the higher income of farmers having taken up the role of wholesalers and retailers; adoption of a longer re-establishment period to reflect the up-to-date circumstances; and maintaining the 30% enhancement in the EGA rates first introduced in 1987. In relation to the affected farms in Kwu Tung North/Fanling North and Yuen Long South, the total amount of the EGA involved is estimated to be approximately \$24 million. For affected farms in other NDAs, as the relevant information is subject to verification, the estimated amount of the EGA cannot be provided at this stage.

At present, in the event that a licensed livestock farm is affected by government development projects, the licensee may, in addition to receiving cash ex-gratia compensation, consider relocation and reprovisioning. The relocation site must fulfill the requirements under the Waste Disposal Ordinance (Cap. 354) and the Waste Disposal (Livestock Waste) Regulations (Cap. 354A) governing the handling of livestock waste, the Public Health (Animals and Birds) (Licensing of Livestock Keeping) Regulation (Cap. 139L) with regard to livestock keeping control, biosecurity, environmental protection, etc. and the legislation related to planning and land control.

3. Apart from providing monetary compensation to livestock farm operators affected by government development projects according to the applicable policy, the Development Bureau, the Environment and Ecology Bureau (EEB), the AFCD and the relevant departments have set up an inter-departmental working group to draw up plans to provide assistance. Considering livestock farm operators' aspiration for re-establishment, as well as the EEB's policy objectives set out in the Blueprint for the Sustainable Development of Agriculture and Fisheries (hereinafter referred to as the "Blueprint"), the working group has identified three government sites of about 1 to 2 hectares in the Sheung Shui area for the development of multi-storey livestock farms. The site formation works for the first relocation site in Lo Wu is expected to be completed in the first half of 2026.

The EEB and the AFCD are actively implementing the measures set out in the Blueprint to promote the adoption of multi-storey, environment-friendly and enclosed livestock farming facilities. Technology and automated equipment will be introduced to address sewage discharge and odour issues, while enhancing farming efficiency and biosecurity levels. The measures support the production of high-quality branded livestock products and achieve the goal of sustainable development. The AFCD has also publicly invited organisations to apply for the construction and operation of the first multi-storey, modernised, and environmentally-friendly pig farm on the aforementioned relocation site in Lo Wu. The application was closed on 1 December 2025. The Government will select the suitable organisation based on criteria such as intensification capability, financial viability, and technical assessment, with the selection results expected to be announced in the second quarter of 2026. As for the financial arrangement for the construction of multi-storey livestock farm, the selected organisation may apply for matching grants under the Sustainable Agricultural Development Fund.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)148

(Question Serial No. 0285)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2026-27 that the Branch will continue to roll out measures to streamline development-related administrative procedures. In this connection, will the Government advise this Committee of:

1. the estimated approval time shortened and expenditure saved as a result of the implementation of measures to streamline development-related administrative procedures in the past financial year; and
2. the details of the plan to further streamline administrative procedures in the next financial year; the expected achievements after the implementation of various measures; and the expected extent of reduction in the overall project cycle for relevant development projects?

Asked by: Hon YIU Ming (LegCo internal reference no.: 7)

Reply:

The Development Bureau (DEVB) has been proactively rolling out various measures to streamline development control procedures. The Steering Group on Streamlining of Development Control (SGSDC) led by the DEVB has been reviewing the approval procedures involved in development projects, while the DEVB has also set up a joint subcommittee comprising representatives from professional bodies and the industry under the Land and Development Advisory Committee to provide a standing communication platform for the industry and the Government to discuss matters related to streamlining administrative approval procedures.

In July 2024, the DEVB issued General Circular No. 1/2024 “Adopting a Facilitating and Collaborative Mindset” to set out the guiding principles and good practices to help

bureaux/departments (B/Ds) institutionalise facilitating measures. Since the issuance of the circular, B/Ds had progressively implemented about 70 new measures from the third quarter of 2024 to end-2025, covering areas including the promotion of self-certification, introducing more phased submission arrangements, reviewing the requirements for submitting and updating technical assessments, further streamlining land administration procedures, etc. In 2026, B/Ds will continue to adhere to the SGSDC and the circular, with the aim of implementing another 30 new measures within the year, during which we shall proactively consult the trade as usual.

Furthermore, to expedite the approval of large-scale private development projects, the DEVB introduced new measures in mid-January 2026 regarding the key approval procedures in the development process, with a view to strengthening internal monitoring and facilitating timely high-level intervention. The internal monitoring and escalation mechanism under the new measures covers the three key approval regimes in the development process, i.e. planning, lands and buildings. A three-tier monitoring/escalation mechanism is set up for each of the three regimes applicable to development projects both within and outside the Northern Metropolis. Implementation details have been promulgated through DEVB General Circular No. 1/2026 (https://www.devb.gov.hk/en/publications_and_press_releases/general_circulars/index.html).

In general, streamlining development control procedures helps reduce construction cost and shorten the development cycle. Having said that, these measures involve many departments and different areas and stages of the development cycle, while the effectiveness of these measures also varies with the nature and scale of individual projects. As such, it is difficult to come up with a simple quantification of the actual impact of individual measures.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)149

(Question Serial No. 0777)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2026-27 that the Branch will continue to co-ordinate, champion and drive the overall development of the Northern Metropolis (NM) through NM Co-ordination Office (NMCO), and will work with Environment and Ecology Bureau and relevant departments to facilitate the relocation of livestock farms affected by the Government's clearance exercises. Given the existence of animal breeding farms and private pet-keeping and other facilities for cats and dogs within the NM, the relevant land resumption and clearance exercises may affect the animals in these places. In this connection, will the Government advise this Committee of, over the past three years:

1. the specific statistics on the number of cat and dog breeding facilities affected by the land resumption and related clearance exercises in the NM, broken down by facility type (such as animal breeding farms, rescue shelters and private pet-keeping) and the New Development Areas (NDAs) they are located in (such as Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, San Tin Technopole, and Yuen Long South);
2. the aforementioned affected cat and dog farms, the number of farms which have successfully relocated and their geographical distribution, the number of farms that have not relocated, and the main reasons for not relocated; and any specific relocation supporting measures the Government has provided for these farms, and the progress and effectiveness of the implementation of these measures;
3. the specific information on the number of cats and dogs affected by the land resumption and clearance exercises in the NM; of these cats and dogs, the number and proportion of cats and dogs in respect of which proper arrangement has been provided, broken down by arrangement method (adoption, referral to other legal shelters, relocation with owners, etc.); and

4. the number of cats and dogs affected by land resumption and clearance exercises and euthanised due to lack of proper relocation arrangement; and the measures the Government has in place to ensure more affected cats and dogs can be properly relocated?

Asked by: Hon YIU Ming (LegCo internal reference no.: 18)

Reply:

1. & 2.

Over the past three years, land resumption and related clearance exercises in various New Development Areas (NDAs) of the Northern Metropolis (NM) have affected a total of three animal breeding farms located in the Hung Shui Kiu/Ha Tsuen NDAs (Hung Shui Kiu) and one rescue shelter in the Yuen Long South NDA. Among these, two animal breeding farms in Hung Shui Kiu have been relocated. As for the remaining one animal breeding farm and one rescue shelter in Hung Shui Kiu and Yuen Long South respectively, the business undertakings are still seeking suitable relocation site or waiting for the development of new premises. The Government does not maintain statistics on the number of cats and dogs privately kept and affected by these operations.

3. The Government does not maintain statistics on the number of cats and dogs affected by land resumption and clearance exercises in the NM. The numbers of cats and dogs received by relevant animal welfare organisations through the arrangement of the Agriculture, Fisheries and Conservation Department (AFCD) from January 2023 to March 2025 are tabulated below:

Year	Dog	Cat
2023	15	23
2024	123	58
2025 (as at March)	4	17

4. The Government has all along encouraged affected persons to make proper arrangements for their pets (such as entrusting them to relatives or friends) as early as possible to avoid abandoning animals. If needed, affected persons may contact the AFCD or other animal welfare organisations on the arrangement for pets, so that they can prepare for the reception of their pets in good time. Besides, the community liaison service team appointed by the Lands Department will provide feasible assistance.

As for keeping pets in the rehousing flats provided by the Hong Kong Housing Authority (HKHA) and the Hong Kong Housing Society (HKHS), given that public rental housing estates are densely populated, the HKHA and the HKHS have to strike a balance among various considerations, including community harmony and management of environmental hygiene in estates, in formulating their pet policies. At present, tenants are generally allowed to keep in their flats small household pets that do not pose any health hazard or nuisance, such as neutered cats, birds (except pigeons), hamsters, chinchillas, tortoises, and aquatic animals. Both the HKHA and the HKHS have put in place their own mechanisms for processing applications for keeping dogs in rental flats under special circumstances, e.g. keeping guide dogs by the visually/hearing impaired, or keeping companion dogs as a form of mental support as certified by a

medical practitioner or psychologist. For subsidised sale flats in dedicated rehousing estates, the Deeds of Mutual Covenant (DMCs) do not prohibit owners from keeping pets or animals in their flats, but owners must comply with the relevant requirements stipulated in the DMCs. For example, the animals so kept shall not cause nuisance to other owners and tenants.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)150

(Question Serial No. 2339)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Controlling Officer's Report, the Planning and Lands Branch set up the Northern Metropolis Projects Supervision Office (NMPSO) to strengthen the co-ordination and supervision of the approval process of private projects in the Northern Metropolis, with a view to reducing cost and saving time. In this connection, will the Government advise this Committee of:

1. the manpower and estimated expenditure involved in the NMPSO for the coming year; and
2. the number, names and follow-up progress of private projects which the NMPSO has followed up since its establishment, and the reduction in costs and time as compared with the previous approval mechanism?

Asked by: Hon YIU Ming (LegCo internal reference no.: 3)

Reply:

1. The Government has, under the Working Group on Planning and Development led by the Deputy Financial Secretary, established the Northern Metropolis Projects Supervision Office (NMPSO) chaired by the Permanent Secretary for Development (Planning & Lands). The Government has also established timeframes for approval and escalation mechanisms covering the key approval processes at planning, lands and buildings stages, with a view to strengthening the monitoring and expediting the approvals of large-scale private development projects in the Northern Metropolis (NM). The NMPSO holds meetings regularly to discuss cases referred by departments under the new mechanisms or brought up by developers seeking assistance, and to provide high-level facilitation. The Planning Department (PlanD), the Lands Department (LandsD) and the Buildings Department (BD) have also formulated key performance

indicators (KPIs) for performance monitoring. The Development Bureau (DEVB) promulgated the implementation details of these new measures among bureaux/departments in mid-January 2026 via a DEVB General Circular No. 1/2026 (the Circular), which has also been made available to the trade and the public on the DEVB's website (https://www.devb.gov.hk/en/publications_and_press_releases/general_circulars/index.html). The related work is currently supported mainly by staff from the Northern Metropolis Co-ordination Office under the Planning and Lands Branch (PLB), and in 2026-27, the Government will create five additional posts (including two time-limited civil service posts, namely one Senior Building Surveyor and one Land Surveyor, as well as three officers on post-retirement service contract terms, namely one Senior Town Planner, one Personal Secretary I and one Clerical Assistant) to strengthen support for the NMPSO. The estimated expenditure on salaries for the above posts in 2026-27 is approximately \$5.8 million, while the operating expenses are included in the overall departmental expenditure of the PLB of the DEVB and hence we are not able to provide a breakdown.

2. The new measures apply to large-scale residential projects (with 500 flats or more), commercial developments (with gross floor area of 100 000 square metres or more), and all industry-related developments such as those related to innovation and technology, education, medical and healthcare, etc., with a view to supporting NM's "industry-driven" strategy. Other projects with strategic significance or with policy support requiring fast-track processing are also applicable. Under the new measures, the three departments under the DEVB, including the PlanD, the LandsD and the BD, have respectively established a three-tier monitoring and escalation mechanism regarding the key approval processes of large-scale private development projects in the NM, and have also formulated KPIs. The details are as follows:

For planning, the PlanD has established a three-tier monitoring and escalation mechanism for planning applications and pre-application enquiries involving large-scale private development projects. The first tier is managed by the PlanD's District Planning Officers. If relevant departments fail to give comments within three weeks, or there are disputes or major conflicting views regarding certain matters, the case will be escalated to the second tier within four weeks upon receipt of the case for personal processing by the Assistant Director or Deputy Director of Planning. If issues remain unresolved within six weeks, the case will be escalated to the third tier, i.e. the NMPSO for handling, which will give steer or ruling within eight weeks upon receipt of the case. The PlanD's KPI is that at least 80% of projects processed under the mechanism can be completed within six months.

As for lands administration, the LandsD will introduce a three-tier monitoring and escalation mechanism, which will apply to various types of land transactions including the approval procedures of lease modifications and land exchange. Under the new mechanism, for applications involving large-scale private development projects, the LandsD will first consult the relevant departments, and a D1-level officer in the first tier will co-ordinate the views of different departments. If issues between departments remain unresolved, the case will be examined by the second tier, i.e. an Assistant Director-level officer. If it is foreseen that the case cannot be submitted to the District Lands Conference (DLC) for approval in a timely manner, the three-tier mechanism will be activated, and the case will be referred to the NMPSO for a resolution between 12 to

14 weeks following receipt of the application. The LandsD's KPI is enabling the DLC to consider the case within 20 weeks upon receipt of a valid application.

Regarding buildings approval, the BD will further expedite the processing of general building plans submitted for the first time or following major revisions, one of the KPIs is to shorten the processing time for large-scale projects in the NM from the current 60 days to 45 days. Under the new measures, the BD will establish a three-tier monitoring mechanism regarding the approval process. A D1 officer from the BD will co-ordinate the views of various departments in the first tier, and will discuss principle-based matters with departmental representatives as and when necessary. If issues cannot be resolved, the case will be referred to the second tier, where an Assistant Director-level officer from the BD will intervene to negotiate feasible solutions. The third tier involves the NMPSO, which will focus on processing complicated and controversial cases which cannot be resolved after the first two rounds of submissions. Another KPI of the BD is that at least 80% of applicable projects, which do not involve major planning, lands or fire safety issues, can be approved during the first or second plan submission.

The above measures aim to strengthen internal monitoring and enable timely high-level intervention, thereby accelerating the approval processes for large-scale private development projects in the NM and reducing the costs of works projects.

Since the DEVB issued the Circular in mid-January 2026, the NMPSO has held meetings in end-January and early March respectively. As at end-February, there have been no cases requiring referral to the NMPSO for high-level intervention under the newly established monitoring and escalation mechanisms.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)151

(Question Serial No. 3040)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Matters Requiring Special Attention in 2026-27, the Government will prepare for the implementation of the refined roadmap on adopting Building Information Modelling in preparing, processing and approving building plans for private development projects. In this connection, will the Government advise this Committee of:

1. the Government's total estimates of expenditure on promoting the application of the technology, system development and staff training, as well as the respective expenditures in the 2026-27 financial year;
2. given the Government's mention of the provision of incentives, support and manpower training to the industry in its reply given in the previous financial year, the specific arrangements and relevant expenditures; and
3. the effectiveness expected to be brought by the technology upon its full implementation?

Asked by: Hon YIU Ming (LegCo internal reference no.: 8)

Reply:

To enhance productivity of the construction industry, the Government has been committed to promoting the adoption of the Building Information Modelling (BIM) technology in Hong Kong. Through the BIM technology, owners, architects, engineers and contractors can design, communicate and collaborate in a three-dimensional virtual environment, thereby reducing changes and risks during actual construction in the future, improving efficiency, productivity and quality, and reducing project costs and accident rates. Moreover, government departments can check whether building proposals comply with certain statutory requirements in an automated manner, thereby enhancing the certainty of building proposals,

reducing the time for the industry to submit relevant plans, and facilitating the Government's approval process.

As for private works, the Government promulgated an initial Roadmap on Adoption of BIM for Building Plan Preparation and Submission in end-2023, including the public sector taking lead as the pioneer to extend the adoption of BIM to private sector projects of different scales on a gradual basis; establishing relevant BIM standards and guidelines; and providing support measures to the industry to prepare for wider adoption of BIM for building plan preparation and submission. The Government has consulted the industry, which is generally supportive of the proposals set out in the initial Roadmap. The Government is currently refining the proposals based on the feedback received and the findings of the consultancy study, and will promulgate a refined Roadmap in due course.

The Government will launch an array of measures to support the industry in adopting the BIM technology. In terms of technical support, the Buildings Department (BD) will continue to develop various automated checking tools to help the industry prepare plans through automated procedures. The BD is also exploring the development of an "open BIM" checking platform to ensure interoperability and collaboration between different BIM formats through the adoption of open standards, while streamlining the submission and approval processes for building plans. As for manpower training and financial assistance, the Government launched the Construction Innovation and Technology Fund (the Fund) in October 2018, and has injected a total of \$2.2 billion thus far to subsidise eligible contractors, registered subcontractors and engineering consultancies in training their staff. This includes the procurement of BIM software and the development of hardware systems, as well as related application training, with a view to enhancing the ability of enterprises and practitioners to apply BIM technology.

As at January 2026, the Fund received a total of 3 294 applications relating to BIM technology from contractors, subcontractors and engineering consultancies, of which 2 557 have been approved. The subsidy granted for BIM system development and technology training are approximately \$175 million and 40 million respectively. As announced in the 2026-27 Budget, in order to continue promoting the industry-wide application of innovation and technology, thereby enhancing productivity and site safety as well as reducing construction costs, the Government will further inject \$1 billion into the Fund to continue supporting industry development, including the continued subsidy for the industry in applying BIM system development and manpower training. The Construction Industry Council will also make an additional injection of \$400 million, bringing the total increase in the Fund to \$1.4 billion, with a view to maintaining its operation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)152

(Question Serial No. 0101)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

It is stated under Matters Requiring Special Attention in 2026-27 that the Buildings Department (BD) will step up enforcement including enhanced audit checks against protective materials of scaffolding in accordance with the new mechanism set out in Practice Note for Registered Contractors 85, as well as fire safety precautionary measures for major building repair works.

1. What is the current establishment and manpower responsible for the relevant work? In light of BD's reduction of 114 non-directorate posts and media reports of non-renewal for 60 contract staff, how will BD deploy manpower in stepping up enforcement to ensure that the expected safety requirements are met?
2. With the enhanced requirements on scaffolding materials and fire safety precautionary measures during repair works, in addition to manpower deployment, BD has also implemented more stringent audit checks and sampling. Has the corresponding cost and time increased as a result? If yes, what are the details? If not, what are the reasons?

Asked by: Hon BOK Kwok-ming, Aaron (LegCo internal reference no.: 10)

Reply:

1. & 2. Regarding the implementation of the new mechanism for on-site sampling and testing of protective materials of scaffolding as stipulated in Practice Note for Registered Contractors 85, and fire safety precautionary measures for large scale building repair works, the Buildings Department (BD) will step up audit checks and inspections respectively, with an additional expenditure of about \$49 million estimated for 2026-27. The abovementioned work is carried out by the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division, the Minor Works Unit and the Site Monitoring Section of BD as part of their overall duties in overseeing building safety and maintenance. As the relevant

work is part of BD's regular duties, BD does not keep a breakdown of the manpower involved solely for these two tasks.

BD has all along been exploring ways to enhance effectiveness and efficiency through a range of enhancement measures, including leveraging information technology and proactively streamlining work procedures, so as to allow for more flexible deployment of manpower. For instance, BD's computer system was revamped in late 2025 to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters. BD is also actively promoting the use of the Electronic Submission Hub to reduce the manual processing of plans. BD will continue to review its overall operational needs and available resources to determine staffing arrangements.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)153

(Question Serial No. 1559)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

There will be a net decrease of 114 non-directorate posts in the Buildings Department (BD) in 2026-27.

1. Which grades do the posts to be deleted mainly belong to?
2. Given the significant reduction in manpower, how does BD ensure that the large scale inspections and clearance operations against sub-divided flats and unauthorised building works remain unaffected?
3. Will BD make up for the reduction in manpower by increasing outsourced services or adopting innovative technologies?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 14)

Reply:

1. The Government has been strictly controlling the civil service establishment, and has implemented the zero-growth policy in the civil service establishment since 2021-22 with the overall establishment contained at a level not exceeding that as at end-March 2021. In line with the Government's Productivity Enhancement Programme (PEP) and the objective of optimising the use of manpower resources, the civil service establishment will be reduced by 2% each in 2026-27 and 2027-28.

After reviewing factors such as overall service demand, operational needs and vacancy situations, the Buildings Department (BD) has made arrangements in line with the Government's reduction of the civil service establishment in 2026-27. In 2026-27, together with other time-limited posts to be lapsed, the posts to be reduced through BD's re-organisation or redeployment of internal resources include 16 posts of the Building Surveyor and the Structural Engineer grades, 60 posts of the Survey

Officer and the Technical Officer grades, 35 posts of the clerical grade and three posts of other grades.

2. & 3. BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, BD will continue to deliver high-quality public services to citizens so that the large scale inspections and clearance operations against subdivided flats and unauthorised building works remain unaffected. For instance, BD's computer system was revamped in late 2025 with the development of the new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory orders/notices through the electronic platform. BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)154

(Question Serial No. 1561)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department's estimate of \$97.08 million for general departmental expenses in 2026-27 represents a substantial decrease of about \$34 million as compared with the revised estimate for last year.

1. What are the daily operations and scope of services mainly involved in this substantial decrease in expenses?
2. Will this affect the equipment support for frontline enforcement officers, transport arrangements for routine inspections, or the quality of public enquiry services provided to the public?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 16)

Reply:

The Department's annual expenses may vary in light of actual circumstances. With regard to general departmental expenses, the decrease mainly involves the appointment of non-civil service contract staff, rentals and maintenance of information and communications technology, rents, other day-to-day departmental expenses (such as supplies and equipment, advertising costs), etc. The Buildings Department will, through a range of measures including leveraging information technology and computer systems, proactively streamlining work procedures, and reviewing work priorities, allow for more flexible deployment of resources to cope with various service demands, thereby maintaining the quality of enforcement, inspections and public enquiry services.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)155

(Question Serial No. 0173)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

With regard to “stepping up enforcement including enhanced audit checks against protective materials of scaffolding in accordance with the new mechanism set out in Practice Note for Registered Contractors 85, as well as fire safety precautionary measures for major building repair works”, will the Government inform this Committee of the following:

1. What are the manpower and expenditure involved in carrying out the above work this year?
2. What are the numbers of inspections conducted and problem cases identified by the Government since the implementation of the initiative? What is the latest progress in following up these cases, including the numbers of warning letters and cease works orders issued, as well as prosecutions instigated?
3. Has the Government set any indicators for the relevant audit checks this year? At present, are audit checks conducted on a risk-based approach or on a random basis, and what is the rationale?
4. In line with the concept of “empowering public services through artificial intelligence (AI)” in the Budget, has the Government considered a wider application of AI in the inspection process, including the use of electronic platforms for processing relevant documents and conducting audit checks, to expedite the overall workflow? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHU Lap-wai (LegCo internal reference no.: 61)

Reply:

1. Regarding the implementation of the new mechanism for on-site sampling and testing of protective materials of scaffolding as stipulated in Practice Note for Registered Contractors 85, and fire safety precautionary measures for large scale building repair

works, the Buildings Department (BD) will step up audit checks and inspections respectively, with an additional expenditure of about \$49 million estimated for 2026-27. The abovementioned work is carried out by the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division, the Minor Works Unit and the Site Monitoring Section of BD as part of their overall duties in overseeing building safety and maintenance. As the relevant work is part of BD's regular duties, BD does not keep a breakdown of the manpower involved solely for these two tasks.

2. Since the implementation of the new mechanism, BD has been receiving notifications of completion of scaffold net installation and has been conducting site audits on an ongoing basis. As of the end of February 2026, BD had received a total of 106 notifications (involving 106 buildings) from which ten buildings were randomly selected by a computer system for site audit. Following the on-site sampling, samples from the ten buildings were sent to the Government Laboratory/laboratories designated by the Government for testing. The test results of all samples were found to be satisfactory.

In addition, since the end of 2025, BD has stepped up inspections of fire safety precautionary measures for large scale building repair works. As of February 2026, BD had inspected approximately over 400 buildings, among which 16 buildings were identified with irregularities in the fire safety precautionary measures. BD had informed the relevant registered building professionals/registered contractors (RCs) on the spot to follow up, and subsequently issued 11 warning letters (involving 15 buildings), requiring the parties concerned to rectify the irregularities within seven days. For cases where the irregularities were not rectified within the specified period, BD issued two cease works orders (involving four buildings) and is conducting investigations to consider pursuing punitive actions against the relevant registered building professionals/RCs under the Buildings Ordinance (Cap. 123), including instigating prosecution or disciplinary actions.

3. With the implementation of the new mechanism, upon receiving notifications of completion of scaffold net installation, BD will normally use a computer system to randomly select cases for on-site sampling and testing. In addition, BD has enhanced inspections of large scale repair works sites. BD will continue to review the overall operation and the effectiveness of inspections, and will adjust the work indicators from time to time as necessary.
4. BD conducts regularised external wall inspections for higher risk buildings with the use of drones and artificial intelligence, and carries out or causes the building owners to carry out emergency works to remove obvious danger arising from loose rendering or concrete to safeguard public safety.

Furthermore, BD will continue to leverage technology to strengthen the control of building materials and facilitate audit checks. Taking scaffold nets as an example, the new mechanism requires test reports to be submitted in electronic format with a digital signature for valid authentication of the identity of the designated laboratory, and to ensure the integrity of the test reports through encryption and digital signatures. The new mechanism also requires RCs to employ reliable systems (such as QR codes, near

field communication (NFC) devices and radio frequency identification (RFID) technologies) to facilitate verification and tracking of material lots.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)156****(Question Serial No. 1058)**Head: (82) Buildings DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Buildings and Building WorksControlling Officer: Director of Buildings (HO Chun Hung)Director of Bureau: Secretary for DevelopmentQuestion:

Regarding the maintenance of old private buildings in Hong Kong, will the Government inform this Committee of the following:

- (1) The number of private buildings by building age as at 2025, with a breakdown presented in the table below; if a breakdown cannot be provided, please specify the types of private buildings covered (e.g. subsidised sale flats that can be transacted in the open market, industrial and commercial buildings other than composite and domestic buildings):

Building age	Number of private buildings		
	Composite and domestic buildings		Industrial and commercial buildings
		Private housing	Subsidised sale flats
19 years or below			
20-29 years			
30-39 years			
40-49 years			
50 years or above			
Total			

- (2) The compliance status of notices under the Mandatory Building Inspection Scheme (MBIS) (notices) issued by the Buildings Department (BD) in respect of private buildings aged 30 years or above (i.e. buildings covered by MBIS) as at 2025 presented in the table below:

	Number of private buildings by building age		
	30-39 years	40-49 years	50 years or above

(a) Private buildings issued with notices [(b)+(c)]			
(b) Private buildings that have complied with notices			
(c) Private buildings with notices yet to be complied with [(d)+(e)+(f)]			
(d) Private buildings with notices not yet expired			
(e) Private buildings undergoing building inspection or repair works (including those where owners have appointed registered inspectors (RIs)/registered contractors (RCs) on their own, or BD has exercised its statutory power to carry out the requisite works in default of owners)			
(f) Private buildings that have not undergone building inspection or repair works (i.e. no RI/RC has been appointed)			
(g) Private buildings yet to be issued with notices			
(h) Total [(a)+(g)]			

- (3) The number of private buildings issued with notices in each year between 2020 and 2025; and
- (4) A breakdown of RIs or RCs subject to disciplinary action by the relevant disciplinary boards for contravention of the requirements under (a) MBIS and (b) the Mandatory Window Inspection Scheme in each year between 2020 and 2025.

Asked by: Hon HUNG Kam-in (LegCo internal reference no.: 8)

Reply:

- (1) As at the end of 2025, the numbers of private buildings by building age and type are tabulated below –

Building age	Number of private buildings	
	Composite and domestic buildings	Industrial and commercial buildings
19 years or below	6 475	672
20-29 years	5 197	539
30-39 years	8 721	1 133
40-49 years	6 751	1 239
50 years or above	9 402	891
Total	36 546	4 474

The Buildings Department (BD) does not keep the relevant information on subsidised sale flats buildings.

- (2) As at the end of 2025, the compliance status of notices under the Mandatory Building Inspection Scheme (MBIS) (notices) is tabulated below –

	Number of private buildings by building age (approx.) ⁽¹⁾			
	30-39 years	40-49 years	50 years or above	Total
(a) Private buildings issued with notices [(b)+(c)]	150	1 950	6 500	8 600
(b) Private buildings that have complied with notices	0	700	2 700	3 400
(c) Private buildings with notices yet to be complied with [(d)+(e)+(f)]	150	1 250	3 800	5 200
(d) Private buildings with notices not yet expired	100	380	520	1 000
(e) Private buildings undergoing building inspection or repair works (including those where owners have appointed registered inspectors (RIs)/registered contractors (RCs) on their own, or BD has exercised its statutory power to carry out the requisite works in default of owners)	30	770	2 900	3 700
(f) Private buildings that have not undergone building inspection or repair works (i.e. no RI/RC has been appointed)	20	100	380	500
(g) Selected private buildings yet to be issued with notices	100	200	300	600
(h) Total [(a)+(g)]	250	2 150	6 800	9 200

Note ⁽¹⁾: The number of private buildings includes target buildings that were demolished after the issuance of notices.

- (3) Under MBIS, BD selects annually a designated number of target buildings on a risk-based approach for issuance of MBIS notices based on the building score system and advice of a selection panel comprising representatives from BD, professional institutions, relevant non-government organisations, property management professionals and District Councils. The numbers of buildings issued with statutory notices under MBIS by BD in each year between 2020 and 2025 are tabulated below –

Year	Number of buildings issued with MBIS notices
2020	403 ⁽²⁾
2021	601
2022	608

2023	603
2024	605
2025	613

Note ⁽²⁾: Since 2020, the number of target buildings selected annually has been increased from 400 to 600 to step up the implementation of MBIS and the Mandatory Window Inspection Scheme (MWIS).

- (4) Under MBIS and MWIS, RIs/qualified persons (QPs) engaged by the relevant owners/owners' corporations (OCs) are required to submit a certificate of building/window inspection and/or repair to BD upon completion of the building/window inspection and/or repair works (if necessary) respectively. Upon receipt of the above submissions, BD will carry out document checks and site inspections on a random basis in accordance with the sampling criteria of the international standard ISO 2859-1 (Sampling Procedures for Inspection by Attributes), and conduct follow-up investigation in light of complaints and reports received. If irregularities are identified, BD will issue verbal warnings, reminder letters or warning letters to the persons concerned. In case of serious contraventions, BD will consider prosecutions or disciplinary actions against the RIs/QPs/RCs. Starting from November 2025, when BD conducts random site audit checks on prescribed inspections or prescribed repairs for common parts of buildings, representatives of owners/OCs/property management offices will also be invited to complete questionnaires to identify irregularities or malpractice of RIs or RCs.

The numbers of QPs/RCs referred to the relevant disciplinary boards for disciplinary actions due to contravention of the requirements under MWIS between 2020 and 2025 are tabulated below. During this period, no RI/RC was referred to the disciplinary boards for disciplinary actions due to contravention of the requirements under MBIS.

Year	QPs/RCs
2020	7
2021	3
2022	4
2023	6
2024	2
2025	2

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)157

(Question Serial No. 1190)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

Provision for 2026-27 is \$8.6 million (0.4%) lower than the revised estimate for 2025-26, which is mainly due to the decreased provision for general departmental expenses, partly offset by the increased provision for consultancy services. There will be a net decrease of 114 posts in 2026-27. In this connection, will the Government inform this Committee of the following:

- 1) Please tabulate the work areas and expenditure involved in the said consultancy services;
- 2) The Audit Commission has audited the Buildings Department (BD) on several occasions and found that there is room for improvement in BD's monitoring of consultancy services. How will BD ensure effective monitoring of the increased consultancy services to achieve cost-effectiveness?
- 3) The Development Bureau will formulate a new subsidy scheme in place of Operation Building Bright 2.0. What will be the impact on existing staffing and expenditure, and what are the reasons?

Asked by: Hon KAN Wai-mun, Carmen (LegCo internal reference no.: 51)

Reply:

- 1) The work areas and expenditure involved in the Buildings Department's (BD) engagement of outsourced consultants in 2026-27 are as follows –

Main work areas	Expenditure (\$ million)
(i) To carry out surveys and inspections of designated buildings or premises to identify unauthorised building works (UBWs)/unauthorised signboards/danger or dilapidated condition/fire safety concerns/water seepage, and submit reports to BD for enforcement actions;	20.81
(ii) To adopt conventional testing methods, infrared thermography and microwave tomography, etc., to investigate sources of water seepage and assess defective buildings/drainage/UBWs;	48
(iii) To carry out aerial surveys on buildings with unmanned aircraft systems/drones;	1.08
(iv) To offer expert witness services by providing objective analysis, opinions and reports on specific subject matters during legal proceedings to assist judges or juries in understanding complex professional issues;	0.56
(v) To deploy social service teams to offer counselling and support services to building owners and people in need in order to assist BD in taking enforcement actions;	7.85
(vi) To provide education and publicity services for the promotion of construction and building safety, assist in the formulation of strategies, organise publicity campaigns and produce publicity materials to enhance safety awareness; and	2.08
(vii) To draft the Code of Practice for Seismic-resistant Building Design Standards	0.75
Total	81.13

- 2) BD has always maintained a stringent mechanism for monitoring consultancy services, including requiring consultants to submit progress reports regularly, holding regular meetings with consultants, and closely monitoring the progress and quality of their services. BD also sends reminder emails of to-do items to consultants through its computer system in a timely manner. If problems are identified, BD will request immediate follow-up and rectification. If a consultant fails to meet the contractual requirements in carrying out the work specified under the contract, BD staff will, depending on the severity of the irregularity, issue a reminder, advisory letter or pre-warning letter to the consultant concerned. Substandard performance will be reflected

in the relevant items of the consultant's quarterly performance report, with a lower rating accorded. If no improvement is shown, BD staff will issue a warning letter to the consultant, arrange an interview with its senior management, request for submission of specific measures to improve performance, and issue an adverse performance report to the consultant. Consultants having received two and three consecutive adverse performance reports under the same consultancy agreement will be temporarily suspended from bidding BD's consultancy work of the same category for at least three and 12 months respectively. BD will continue to strengthen the management and monitoring of consultants' work.

- 3) In July 2018, the Government launched Operation Building Bright 2.0 (OBB 2.0) with a commitment of \$6 billion to subsidise private building owners in need to carry out building maintenance works. OBB 2.0 was expected to benefit approximately 4 300 buildings, involving about 280 000 households. Since its launch, the funding under OBB 2.0 is about to be fully committed. The community generally acknowledges that OBB 2.0 has been effective in supporting owners in carrying out large scale building maintenance works. Continued proper building maintenance by owners will effectively extend the service life of buildings and alleviate the pressure for redevelopment. The Government considers it worthwhile to continue to provide subsidies to owners in need, and has therefore earmarked \$3 billion in the Budget.

To ensure that the \$3 billion of public money can be utilised in a more targeted and precise manner to subsidise target buildings in need in the future, the Government is conducting a comprehensive review of the experience in implementing OBB 2.0 and analysing the relevant data to draw up a new subsidy scheme taking the following aspects into consideration:

1. How to set more targeted funding criteria to match resources with building maintenance needs more precisely (e.g. "three-nil" buildings, owners with relatively limited financial means in old and dilapidated private buildings);
2. How to strengthen an effective monitoring mechanism to ensure that the subsidised households can complete building maintenance works as early as possible with the support of the enhanced version of "Smart Tender"; and
3. How to encourage owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of large scale repair in the future.

The Government intends for URA to first launch the enhanced version of "Smart Tender" in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of "Smart Tender" has been operated for some time. Under this approach, the Government will complete the review of OBB 2.0 and draw up the details of the new subsidy scheme in early 2027. The new subsidy scheme will be rolled out after consultation with the Legislative Council Panel on Development and application for funding to the Finance Committee. BD will continue to enhance work efficiency through re-deployment of internal resources and re-prioritisation of work,

and will apply for additional resources in accordance with the established mechanism where necessary.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)158

(Question Serial No. 1459)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

Buildings may develop structural, fire and other safety hazards due to ageing, defects, dilapidation or alterations. With regard to enhancing building safety, will the Government inform this Committee of the following:

1. Please provide in a table, by district, the numbers of notices issued, cases with expired notices yet to be complied with, and target buildings subject to proactive inspections under the Mandatory Building Inspection Scheme in the past three years.
2. What are the specific measures and expenditure estimates for stepping up enforcement actions in relation to building safety in 2026-27?
3. What measures does the Government have in place to support owners in enhancing building safety? Please list (i) the titles of the projects, (ii) the relevant staffing, and (iii) the amounts of expenditures. In particular, what are the specific measures regarding subsidies for fire safety improvement works? What is the number of buildings to be benefitted?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 11)

Reply:

1. In the past three years, the numbers of Mandatory Building Inspection Scheme (MBIS) notices issued by the Buildings Department (BD) and expired MBIS notices yet to be complied with, broken down by District Council (DC) district, are set out in Table 1 and Table 2 respectively –

Table 1: Number of MBIS notices issued

	2023	2024	2025
Central and Western	1 016	438	245
Eastern	1 633	435	822
Kowloon City	1 098	556	319
Kwai Tsing	101	18	41
Kwun Tong	551	807	166
North	17	122	8
Islands	1	0	3
Sai Kung	1	9	0
Sham Shui Po	804	539	2 888
Sha Tin	550	6	5
Southern	67	295	126
Tai Po	145	67	6
Tsuen Wan	86	147	84
Tuen Mun	18	160	22
Wan Chai	500	666	522
Wong Tai Sin	54	23	39
Yau Tsim Mong	1 701	611	270
Yuen Long	31	8	94
Total	8 374⁽¹⁾	4 907	5 660

Note ⁽¹⁾: The higher number of MBIS notices issued in 2023 was due to an increase in the number of projections on the exteriors of target buildings that year.

Table 2: Number of expired MBIS notices yet to be complied with

	2023	2024	2025
Central and Western	1 038	1 123	960
Eastern	1 242	1 141	749
Kowloon City	2 585	2 233	1 806
Kwai Tsing	173	115	108
Kwun Tong	546	470	324
North	153	144	165
Islands	103	103	89
Sai Kung	53	27	26
Sham Shui Po	2 691	2 299	1 763
Sha Tin	41	81	52
Southern	206	186	226
Tai Po	74	106	101
Tsuen Wan	397	379	353
Tuen Mun	472	476	156
Wan Chai	1 870	1 585	1 235
Wong Tai Sin	234	216	179
Yau Tsim Mong	4 481	4 116	3 249
Yuen Long	166	164	100
Total	16 525	14 964	11 641

As regards inspections, for private buildings undergoing prescribed inspection and repair under MBIS, registered inspectors engaged by the relevant owners/owners' corporations are required to submit the certificate of building inspection and/or certificate of building repair to BD upon completion of the inspection and/or repair works respectively. Upon receipt of the above submissions, BD will carry out document audits and site inspections on a random basis in accordance with the sampling criteria of the international standard ISO 2859-1 (Sampling Procedures for Inspection by Attributes), and conduct follow-up investigation in response to complaints and reports received. In the past three years, the numbers of submissions of MBIS certificates received and site inspections conducted on a random basis by BD in respect of common parts of a building, broken down by DC district, are tabulated in Table 3 and Table 4 below –

Table 3: Relevant figures concerning cases that have completed the phase of building inspection under MBIS

	Number of document audits (in terms of number of submissions) and site inspections		
	2023	2024	2025
Central and Western	1	-	2
Eastern	4	2	9
Kowloon City	1	3	7
Kwai Tsing	1	2	-
Kwun Tong	-	3	-
North	-	2	1
Islands	-	-	-
Sai Kung	-	1	1
Sham Shui Po	2	2	20
Sha Tin	-	-	1
Southern	1	1	1
Tai Po	-	-	-
Tsuen Wan	-	1	4
Tuen Mun	-	-	-
Wan Chai	4	3	4
Wong Tai Sin	-	1	1
Yau Tsim Mong	3	6	16
Yuen Long	1	7	2
Total	18	34	69

Table 4: Relevant figures concerning cases that have completed building repair works under MBIS

	Number of document audits (in terms of number of submissions) and site inspections		
	2023	2024	2025
Central and Western	2	1	2
Eastern	5	-	3

	Number of document audits (in terms of number of submissions) and site inspections		
	2023	2024	2025
Kowloon City	-	-	2
Kwai Tsing	1	-	2
Kwun Tong	-	-	1
North	-	-	-
Islands	-	-	-
Sai Kung	-	-	1
Sham Shui Po	1	2	8
Sha Tin	-	-	-
Southern	-	1	3
Tai Po	-	-	-
Tsuen Wan	-	-	-
Tuen Mun	-	-	1
Wan Chai	2	2	7
Wong Tai Sin	-	1	-
Yau Tsim Mong	5	3	8
Yuen Long	2	-	2
Total	18	10	40

Following the fire at Wang Fuk Court in Tai Po, BD has enhanced inspections of fire safety precautionary measures for buildings undergoing prescribed repair works under MBIS. As at the end of December 2025, the relevant figures concerning inspections, broken down by DC district, are tabulated in Table 5 –

Table 5: Relevant figures concerning cases undergoing building repair works under MBIS

	Number of buildings inspected
Central and Western	5
Eastern	5
Wan Chai	12
Southern	2
Kowloon City	10
Wong Tai Sin	2
Kwun Tong	1
Yau Tsim Mong	48
Sham Shui Po	10
Tsuen Wan	1
Kwai Tsing	2
Sai Kung	-
Sha Tin	-
Tai Po	4
North	-
Tuen Mun	1

	Number of buildings inspected
Yuen Long	1
Islands	-
Total	104

2. In 2026-27, to step up enforcement actions in relation to building safety, BD will continue its enforcement work in various areas, including unauthorised building works, building inspection and repairs, and fire safety improvement. In addition, regarding the implementation of the new mechanism for on-site sampling and testing of protective materials of scaffolding as stipulated in Practice Note for Registered Contractors 85, and fire safety precautionary measures for large scale building maintenance works, BD will step up audit checks and inspections respectively, with an additional expenditure of about \$49 million estimated for 2026-27.
3. With regard to supporting owners in enhancing building safety, through the all-in-one Integrated Building Rehabilitation Assistance Scheme of the Urban Renewal Authority (URA), the Government has been providing eligible owners with various services and subsidies according to their needs. These include Operation Building Bright 2.0, Fire Safety Improvement Works Subsidy Scheme (FSWS), Lift Modernisation Subsidy Scheme, Building Maintenance Grant Scheme for Needy Owners, and Building Drainage System Repair Subsidy Scheme.

URA is responsible for the management of the schemes under the all-in-one Integrated Building Rehabilitation Assistance Scheme and absorbs the associated administrative cost with its own resources. URA does not keep a breakdown of the expenditure and manpower for the various services and subsidies.

To assist owners of old buildings in enhancing fire safety standards, the Government, in partnership with URA, implemented a \$2 billion FSWS in 2018, providing subsidies for carrying out fire safety improvement works. Subsequently, the Government increased the funding for FSWS to a total of \$5.5 billion. URA rolled out three rounds of applications in 2018, 2020 and 2023 respectively to assist more owners in need in upgrading the fire safety standards.

As at 28 February 2026, URA had disbursed subsidies to owners of 235 buildings.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)159

(Question Serial No. 0667)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

Regarding the Buildings Department's (BD) enforcement actions against unauthorised building works (UBWs) and its requirement for owners to carry out inspection and repairs to dilapidated buildings, will the Government inform this Committee of the following:

- (1) The numbers of statutory orders (i.e. removal orders under section 24, building repair orders under section 26/building investigation orders under section 26A, buried services investigation orders under section 27C and drainage repair/investigation orders under section 28 of the Buildings Ordinance (Cap. 123)) issued by BD in each of the past two years and this year to date, broken down by the building part involved in the orders (i.e. individual units, common parts, signboards and sub-divided flats);
- (2) Among the statutory orders issued by BD, the number of cases where orders are expired and not complied with and its percentage of the overall total, as well as the distribution of overdue periods, broken down by type of statutory order;
- (3) Among the cases where orders are expired and not complied with mentioned in (2), the numbers of warnings issued and prosecutions instigated by BD, as well as their percentages of the overall total expired cases; and
- (4) The numbers of default works carried out by BD on account of emergency or owners' non-compliance with statutory orders in the past two years and this year to date, broken down by type of works.

Asked by: Hon LAM Chun-sing (LegCo internal reference no.: 19)

Reply:

- (1) The numbers of statutory orders issued by the Buildings Department (BD) from 2024 to the end of February 2026, broken down by type and the building part involved, are tabulated below –

Year of issuance of orders	Building part involved	Number of removal orders under section 24	Number of repair orders under section 26	Number of investigation orders under section 26A	Number of buried services investigation orders under section 27C	Number of drainage repair/ investigation orders under section 28
2024	Individual units	7 790	129	8	0	85
	Common parts	284	396	14	14	250
	Total	8 074	525	22	14	335
2025	Individual units	6 850	165	2	0	530
	Common parts	262	311	22	0	210
	Total	7 112	476	24	0	740
2026 (as at the end of February)	Individual units	1 247	20	2	0	93
	Common parts	56	29	1	0	33
	Total	1 303	49	3	0	126

Among the above removal orders issued, the numbers of orders involving signboards and sub-divided flats (SDFs) are tabulated below –

Year of issuance of orders	Type	Number of removal orders
2024	Signboards	936
	SDFs	247
2025	Signboards	805
	SDFs	220
2026 (as at the end of February)	Signboards	128
	SDFs	58

BD does not compile breakdown statistics on the numbers of repair/investigation orders issued in respect of signboards, and buried services investigation orders or drainage repair/investigation orders are not applicable to signboards. In addition, BD does not compile breakdown statistics on the numbers of repair/investigation orders or drainage repair/investigation orders issued in respect of SDFs, and buried services investigation orders are not applicable to SDFs.

- (2) The numbers of statutory orders issued by BD that are expired and not complied with and the percentages of the overall total, broken down by type and distribution of overdue periods, are tabulated below –

Overdue period (from the expiry date of orders)	Statutory orders that are expired and not complied with (as at the end of February 2026)				
	Removal orders under section 24	Repair orders under section 26	Investigation orders under section 26A	Buried services investigation orders under section 27C	Drainage repair/ investigation orders under section 28
	Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)
Within 2 years	7 308 (24%)	647 (50%)	44 (32%)	3 (43%)	693 (14%)
2-4 years	6 349 (21%)	230 (18%)	42 (30%)	0 (0%)	1 623 (33%)
4-6 years	3 498 (12%)	117 (9%)	9 (7%)	2 (29%)	2 560 (51%)
6-8 years	4 103 (13%)	111 (9%)	14 (10%)	1 (14%)	81 (2%)
8-10 years	3 394 (11%)	152 (12%)	23 (17%)	0 (0%)	15 (0%)
10 years or above	5 894 (19%)	25 (2%)	6 (4%)	1 (14%)	24 (0%)
Total	30 546 (100%)	1 282 (100%)	138 (100%)	7 (100%)	4 996 (100%)

Outstanding orders include orders that are currently subject to appeals and prosecutions, removal/rectification/investigation/repair works being carried out by the owners, and default works being carried out by BD.

The time required for owners to comply with the orders depends on a number of factors, such as the nature and complexity of the cases, whether the owners or occupants concerned are co-operative, filing of appeals by owners against the orders, requests for extension of time for compliance, practical difficulties encountered and the need for assistance in complying with the orders, whether the removal of unauthorised building works (UBWs) involves dispossession, as well as the need for occupants to look for alternative accommodation. Therefore, a longer time to comply with the orders is required for some complicated cases.

- (3) Among the cases where orders are expired and not complied with as listed in (2) above, the numbers of warning letters issued by BD and the percentages of the overall total expired cases, broken down by type and distribution of overdue periods, are tabulated below –

Statutory orders that are expired and not complied with, and for which warning letters have been issued (as at the end of February 2026)				
Removal orders under section 24	Repair orders under section 26	Investigation orders under section 26A	Buried services investigation orders under section 27C	Drainage repair/investigation orders under section 28
Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)
17 419 (57%)	615 (48%)	83 (60%)	1 (14%)	2 406 (48%)

Among the cases where orders are expired and not complied with as listed above, the numbers of prosecutions instigated by BD and the percentages of the overall total expired cases are tabulated below –

Orders that are expired and not complied with, and for which prosecutions have been instigated (as at the end of February 2026)				
Removal orders under section 24	Repair orders under section 26	Investigation orders under section 26A	Buried services investigation orders under section 27C	Drainage repair/investigation orders under section 28
Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)
7 231 (24%)	104 (8%)	24 (17%)	1 (14%)	305 (6%)

- (4) From 2024 to the end of February 2026, BD carried out emergency works on 223, 169 and six occasions in 2024, 2025 and 2026 (as at February) respectively on account of emergency. A breakdown by type of works is tabulated below –

Year	Number of emergency works carried out on account of emergency				
	Dilapidated buildings	Dilapidated drainage pipes	Signboards	UBWs (excluding signboards)	Total
2024	205	9	6	5	225 ⁽¹⁾
2025	160	5	2	2	169
2026 (as at the end of February)	5	0	1	0	6

Note ⁽¹⁾: Some emergency works involve more than one type of works.

In addition, the numbers of default works carried out by BD on account of owners' non-compliance with statutory orders, broken down by type of works, are tabulated below –

Year	Number of default works ⁽²⁾ carried out for orders that are expired and not complied with				
	Removal orders under section 24	Repair orders under section 26	Investigation orders under section 26A	Buried services investigation orders under section 27C	Drainage repair/investigation orders under section 28
2024	50	25	0	0	65
2025	78	66	1	0	111
2026 (as at the end of February)	17	10	0	0	6

Note ⁽²⁾: The figures do not necessarily correspond to the orders issued in the same year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)160

(Question Serial No. 0010)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

The estimated 2 079 non-directorate posts as at 31 March 2026 will be reduced by 114 posts to 1 965 posts as at 31 March 2027. In this connection, will the Government inform this Committee of the following:

- (1) The grades and work streams of the 114 non-directorate posts to be reduced;
- (2) The recurrent expenditure expected to be saved as a result of the reduction; and
- (3) Will the reduction of posts affect the Department's work? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 2)

Reply:

- (1) & (2) The Government has been strictly controlling the civil service establishment, and has implemented the zero-growth policy in the civil service establishment since 2021-22 with the overall establishment contained at a level not exceeding that as at end-March 2021. In line with the Government's Productivity Enhancement Programme (PEP) and the objective of optimising the use of manpower resources, the civil service establishment will be reduced by 2% each in 2026-27 and 2027-28.

After reviewing factors such as overall service demand, operational needs and vacancy situations, the Buildings Department (BD) has made arrangements in line with the Government's reduction of the civil service establishment in 2026-27. In 2026-27, together with other time-limited posts to be lapsed, the posts to be reduced through BD's re-organisation or redeployment of internal resources include 16 posts of the Building Surveyor and the Structural Engineer grades, 60 posts of the Survey Officer and the Technical Officer grades, 35 posts of the

clerical grade and three posts of other grades. The government expenditure to be saved by streamlining the civil service establishment has been counted towards the 2% savings of the recurrent expenditure of bureaux/departments for the respective financial years under the Government's PEP.

- (3) BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, BD will continue to deliver high-quality public services to citizens. For instance, BD's computer system was revamped in late 2025 with the development of the new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory orders/notices through the electronic platform. BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)161

(Question Serial No. 0879)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

In the explanatory note (λ) to the indicators, it is mentioned that the estimated number of sub-divided flats (SDFs) to be inspected has been lowered due to the expected decrease in the number of reports to be received or handled by the Buildings Department (BD) after the Basic Housing Units Ordinance (Cap. 658) (the Ordinance) has come into effect on 1 March 2026. In this connection, will the Government inform this Committee of the following:

- (1) What were the numbers of SDFs inspected, removal orders or orders for rectification issued and successful prosecutions instigated by BD, as well as the amounts of fines imposed in each of the past three years?
- (2) In view of the enactment of the Ordinance, what are BD's estimated staff establishment for enforcement, adjustments to workflows and the relevant estimated expenditure?
- (3) Following the enactment of the Ordinance, how will the manpower resources freed up as a result of the expected reduction in reports on SDFs be re-deployed to other tasks?

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 10)

Reply:

- (1) Sub-divided flats (SDFs) generally refer to the subdivision of a flat in a building, as shown on the original approved building plans, into multiple individual domestic units for rental. Pursuant to the prevailing enforcement policy, the Buildings Department (BD) takes enforcement actions against building irregularities associated with SDFs through large scale operations and by acting on public reports. Where actionable building irregularities associated with SDFs are identified (such as overloading caused by erection of partition walls and fire safety contraventions), BD will issue removal orders to the owners concerned and instigate prosecutions against the owners who fail to comply with the orders.

The numbers of SDFs inspected by BD, removal orders issued, SDFs rectified of building irregularities, prosecutions instigated against non-compliance with removal orders, convictions and the range of fines imposed in convictions in the past three years are tabulated below –

Year	2023	2024	2025
Number of SDFs inspected ⁽¹⁾	1 719	1 630	1 689
Number of removal orders issued ⁽²⁾	287	247	220
Number of SDFs rectified of irregularities ^{(1)&(2)}	323	329	317
Number of prosecutions instigated ⁽³⁾	169	167	120
Number of convictions ⁽⁴⁾	81	79	97
Amount of fines (\$)	1,000 - 90,800	1,485 - 108,700	1,800 - 66,830

Note⁽¹⁾: Number of SDFs refers to the number of units shown on the original approved building plans.

Note⁽²⁾: The figures do not necessarily correspond to the SDFs with irregularities identified in the same year.

Note⁽³⁾: The figures do not necessarily correspond to the removal orders issued in the same year.

Note⁽⁴⁾: The figures do not necessarily correspond to the prosecutions instigated in the same year.

- (2) The Basic Housing Units Ordinance (Cap. 658) (the Ordinance) has been rolled out since 1 March 2026 under the principle of “registration first, enforcement later”. The Dedicated Team on Subdivided Units of the Housing Bureau is concurrently accepting applications for registration of pre-existing subdivided units, as well as applications for Basic Housing Unit (BHU) recognition of subdivided units complying with the minimum standards of living conditions. The BHU regime provides a 48-month transitional arrangement (i.e. a 12-month registration period and a 36-month grace period upon successful registration) allowing reasonable time for owners/operators of pre-existing subdivided units to gradually adapt to the statutory requirements of the Ordinance. Meanwhile, BD will continue to attend to reports on building irregularities associated with SDFs in accordance with the Buildings Ordinance (Cap. 123), and will persistently enhance the enforcement actions against SDFs used for domestic purposes in industrial buildings (IBs). BD will also continue to select target buildings for large scale operations against building irregularities associated with SDFs. Enforcement actions against building irregularities associated with SDFs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties in building safety and maintenance. As the relevant work is part of BD’s regular duties, BD does not compile a breakdown of the manpower and

expenditures involved solely for enforcement actions against building irregularities associated with SDFs.

- (3) As BD will continue to handle reports associated with SDFs at this stage, and will persistently enhance the enforcement actions against SDFs used for domestic purposes in IBs, as well as carry out large scale operations targeting the rectification of irregularities associated with SDFs, it is therefore anticipated that manpower cannot be freed up for other tasks.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)162

(Question Serial No. 3188)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

The Buildings Department's (BD) estimate of \$2,091.1 million for 2026-27 represents a decrease of 0.4% as compared with the revised estimate of \$2,099.7 million for 2025-26. BD's establishment of non-directorate posts will be reduced from 2 079 as at the end of 2025-26 to 1 965 as at the end of 2026-27, representing a reduction by 114 posts (5.5%). In this connection, will the Government inform this Committee of the following:

- (a) Please provide the grades, posts and expenditure on emoluments involved in the net decrease of the 114 posts.
- (b) According to the Details of Expenditure by Subhead provided by BD, from 2025-26 to 2026-27, the departmental expenses on hire of services and professional fees are expected to increase from \$81.525 million to \$88.144 million, representing an increase of 8.1%; those on contract maintenance are expected to decrease from \$2.997 million to \$2.695 million, representing a reduction of 10.1%; and those on general departmental expenses are expected to decrease from \$131.567 million to \$97.083 million, representing a reduction of 26.2%. What are the reasons for the significant changes in these three expenditure items?
- (c) BD's estimated performance indicators for 2026 across multiple areas such as unauthorised building works, dilapidated/dangerous buildings, mandatory building inspection, sub-divided flats, prescribed commercial premises, specified commercial buildings and composite/domestic buildings show a significant decline compared with 2025. Apart from the reasons given by BD in the footnotes, is this also related to limited handling capacity as a result of manpower shortage?
- (d) How will BD ensure that its handling capacity is maintained or even enhanced in future through methods such as streamlining procedures, enhancing efficiency and leveraging technology so as to meet the higher public expectations for building safety following the fire at Wang Fuk Court in Tai Po?

Asked by: Hon LAM Wai-kong (LegCo internal reference no.: 39)

Reply:

- (a) The Government has been strictly controlling the civil service establishment, and has implemented the zero-growth policy in the civil service establishment since 2021-22 with the overall establishment contained at a level not exceeding that as at end-March 2021. In line with the Government's Productivity Enhancement Programme (PEP) and the objective of optimising the use of manpower resources, the civil service establishment will be reduced by 2% each in 2026-27 and 2027-28.

After reviewing factors such as overall service demand, operational needs and vacancy situations, the Buildings Department (BD) has made arrangements in line with the Government's reduction of the civil service establishment in 2026-27. In 2026-27, together with other time-limited posts to be lapsed, the posts to be reduced through BD's re-organisation or redeployment of internal resources include 16 posts of the Building Surveyor and the Structural Engineer grades, 60 posts of the Survey Officer and the Technical Officer grades, 35 posts of the clerical grade and three posts of other grades. The government expenditure to be saved by streamlining the civil service establishment has been counted towards the 2% savings of the recurrent expenditure of bureaux/departments for the respective financial years under the Government's PEP.

- (b) In 2026-27, the departmental expenses on hire of services and professional fees, contract maintenance and general departmental expenses will vary in light of actual circumstances. Among these, there is an increase in hire of services and professional fees, which mainly involves work areas including large scale operations on the clearance of unauthorised building works (UBWs) and the handling of dilapidations and defects in target buildings, village by village surveys on First Round Targets of UBWs in New Territories exempted houses, outsourced services for handling reports on dilapidated buildings and UBWs, etc. The decrease in expenses is mainly due to the reduction in contract maintenance for office equipment and general departmental expenses, which include the appointment of non-civil service contract staff, rentals and maintenance of information and communications technology, rents, other day-to-day departmental expenses (such as stores and equipment, advertising costs), etc.
- (c) The estimated indicators for individual items for 2026 have been adjusted, with the relevant reasons detailed in the notes to the respective items. The adjustments to the estimated indicators also reflect BD's re-prioritisation of work through reviewing resource allocation; for example, conducting sampling and testing of protective materials of scaffolding in accordance with the new mechanism set out in Practice Note for Registered Contractors 85, stepping up inspections and enforcement regarding fire safety precautionary measures for large scale building repair works, and enhancing enforcement regarding mandatory window inspections.
- (d) BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, BD will continue to deliver high-quality public services to citizens. For instance, BD's computer system was revamped in late 2025 with the development of the

new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory orders/notices through the electronic platform. BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)163

(Question Serial No. 0376)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

In response to the fire incident at Wang Fuk Court in Tai Po, there have been significant public concerns about the maintenance of old buildings. In this connection, will the Government inform this Committee of the following:

- 1) Please provide the numbers of buildings in Hong Kong aged 30-39 years, 40-49 years, 50-59 years, 60-69 years, and 70 years or above, broken down by District Council district and domestic/non-domestic building.
- 2) How many of the abovementioned buildings have been issued with notices under the Mandatory Building Inspection Scheme by the Buildings Department? How many of those have applied for subsidy under Operation Building Bright 2.0?
- 3) Please provide the number of buildings aged 50 years or above in the next three years, their geographical distribution, the number of affected households, and the estimated resources to be allocated accordingly.
- 4) How will the Government ensure that the current budget is sufficient to meet the urgent needs of high-risk old buildings in Hong Kong?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 29)

Reply:

- 1) As at the end of 2025, the numbers of private buildings, broken down by building age, District Council (DC) district and type (domestic/non-domestic use), are set out in Table 1 and Table 2 below –

Table 1: Domestic buildings (including composite buildings)

	Building age (years)					
	30-39	40-49	50-59	60-69	70 or above	Total number of buildings
Central and Western	447	481	675	360	131	2 094
Eastern	299	349	198	184	66	1 096
Kowloon City	307	520	435	698	301	2 261
Kwai Tsing	74	87	69	8	3	241
Kwun Tong	80	137	155	66	2	440
North	351	85	136	184	42	798
Islands	403	434	30	14	0	881
Sai Kung	828	878	119	42	0	1 867
Sham Shui Po	260	315	379	533	104	1 591
Sha Tin	513	387	52	18	0	970
Southern	789	680	272	148	140	2 029
Tai Po	974	669	97	29	12	1 781
Tsuen Wan	173	92	167	149	16	597
Tuen Mun	377	235	44	12	0	668
Wan Chai	231	353	559	493	181	1 817
Wong Tai Sin	36	39	117	78	2	272
Yau Tsim Mong	126	294	609	901	167	2 097
Yuen Long	2 453	716	136	15	54	3 374
Total	8 721	6 751	4 249	3 932	1 221	24 874

Table 2: Non-domestic buildings

	Building age (years)					
	30-39	40-49	50-59	60-69	70 or above	Total number of buildings
Central and Western	187	271	240	66	77	841
Eastern	105	67	42	27	10	251
Kowloon City	64	73	78	84	64	363
Kwai Tsing	105	162	83	2	1	353
Kwun Tong	125	143	112	25	2	407
North	102	19	18	12	19	170
Islands	51	40	23	10	18	142
Sai Kung	49	44	93	12	5	203
Sham Shui Po	69	74	51	64	11	269
Sha Tin	139	106	32	2	0	279
Southern	79	93	71	41	43	327
Tai Po	91	78	11	4	5	189
Tsuen Wan	76	56	52	21	4	209
Tuen Mun	94	93	20	6	0	213
Wan Chai	148	163	60	39	43	453

	Building age (years)					Total number of buildings
	30-39	40-49	50-59	60-69	70 or above	
Wong Tai Sin	35	29	52	45	5	166
Yau Tsim Mong	214	228	108	65	29	644
Yuen Long	137	48	20	4	12	221
Total	1 870	1 787	1 166	529	348	5 700

- 2) As at the end of 2025, there were about 20 900 buildings aged 30 years or above that were eligible for the Mandatory Building Inspection Scheme (MBIS). The Buildings Department (BD) has issued MBIS notices to about 8 600 of these buildings (including target buildings that were demolished after the issuance of notices). Among them, a total of 3 863 buildings (2 099 Category 1 buildings and 1 764 Category 2 buildings) have applied for subsidy under Operation Building Bright 2.0 (OBB 2.0)⁽¹⁾.

Note ⁽¹⁾: There are two categories of buildings under OBB 2.0. Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under MBIS. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from them afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of the costs of such works sought to recover by BD.

- 3) Based on the data of 2025, the estimated numbers of buildings aged 50 years or above in the next three years, broken down by DC district, are tabulated below –

District	Year		
	2026	2027	2028
Central and Western	1 641	1 758	1 839
Eastern	562	606	662
Islands	107	108	117
Kowloon City	1 720	1 779	1 837
Kwai Tsing	187	219	243
Kwun Tong	379	405	435
North	415	428	430
Sai Kung	320	413	520
Sham Shui Po	1 196	1 240	1 287
Sha Tin	123	143	155
Southern	764	848	916
Tai Po	170	185	194
Tsuen Wan	416	421	433
Tuen Mun	104	118	154
Wan Chai	1 452	1 507	1 548
Wong Tai Sin	311	317	321
Yau Tsim Mong	1 952	2 005	2 059

District	Year		
	2026	2027	2028
Yuen Long	259	309	357
Total	12 078	12 809	13 507

The numbers of buildings above are estimates only; the actual numbers are subject to change due to factors such as demolition or redevelopment. BD is unable to provide the estimated figures on the relevant number of households.

Regulatory control of existing buildings is mainly carried out by the professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. Therefore, BD does not keep a breakdown of the manpower and related expenditure involved solely for the regulation of buildings aged 50 years or above.

- 4) It is the responsibility of owners to maintain their properties in good condition. The Government adopts a two-pronged approach to enhance building safety. On one hand, we encourage and support owners to maintain and repair their properties; on the other hand, we proactively intervene through law enforcement or default works where defective or dilapidated buildings pose public safety hazards.

Government intervention must be targeted and in the public interest to help owners most in need through the use of limited public resources. The Government recognises that some owners may have difficulties in fulfilling their responsibility in maintenance and repair due to the lack of financial means, technical knowledge and/or the ability to co-ordinate the works. Therefore, the Government has since 2018 introduced a number of building rehabilitation subsidy schemes in partnership with URA, including OBB 2.0, with a total financial commitment of about \$19 billion to provide financial and technical support to owners in need. OBB 2.0 was expected to subsidise the building maintenance works of approximately 4 300 buildings, involving about 280 000 households. Among these buildings, more than 70% are old buildings aged over 50 years and about 25% are "three-nil" buildings; and nearly 80% of them have received MBIS notices. Since its launch, the funding under OBB 2.0 is about to be fully committed. The community generally acknowledges that OBB 2.0 has been effective in supporting owners in carrying out large scale building maintenance works. Continued proper building maintenance by owners will effectively extend the service life of buildings and alleviate the pressure for redevelopment. The Government considers it worthwhile to continue to provide subsidies to owners in need, and has therefore earmarked \$3 billion in the Budget.

To ensure that the \$3 billion of public money can be utilised in a more targeted and precise manner to subsidise target buildings in need in the future, the Government is conducting a comprehensive review of the experience in implementing OBB 2.0 and analysing the relevant data to draw up a new subsidy scheme taking the following aspects into consideration:

1. How to set more targeted funding criteria to match limited resources with building maintenance needs more precisely (e.g. "three-nil" buildings, owners with

relatively limited financial means in old and dilapidated private buildings);

2. How to strengthen an effective monitoring mechanism to ensure that the subsidised households can complete building maintenance works as early as possible with the support of the enhanced version of “Smart Tender”; and
3. How to encourage owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of large scale repair in the future.

The Government intends for URA to first launch the enhanced version of “Smart Tender”⁽²⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, the Government will complete the review of OBB 2.0 and draw up the details of the new subsidy scheme in early 2027. The new subsidy scheme will be rolled out after consultation with the Legislative Council Panel on Development and application for funding to the Finance Committee.

Note ⁽²⁾: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, URA will oversee the tendering and bid evaluation processes for owners to engage consultants and contractors. For buildings applying for Government maintenance subsidies, after commencement of works, URA will require consultants and contractors to report to URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that URA may offer independent advice to owners.

For dilapidated buildings whose owners lack the ability to organise appropriate repair works, BD has, apart from carrying out default works, regularised the External Wall Inspection Scheme since 2024 to utilise existing resources to identify more precisely risks on external walls of buildings. Under this Scheme, BD inspects the external walls of 360 buildings with higher risks across the territory every year and arrange for government contractors to carry out emergency works where necessary.

BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)164

(Question Serial No. 0462)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

With the ageing of buildings in Hong Kong, the number of buildings requiring statutory large scale maintenance has surged. Scaffolding and scaffold nets erected on external walls during maintenance may pose significant fire hazards to the community. In this connection, will the Government inform this Committee of the following:

1. Has the Buildings Department (BD) established mandatory requirements on the fire retardant specifications of scaffold nets used for scaffolding in large scale maintenance works? What are the relevant testing methods?
2. Further to the above question, how many cases involving non-compliant scaffold net materials has BD taken enforcement action against in the past three years?
3. What were the numbers of inspections of buildings undergoing large scale maintenance conducted by BD in each of the past three years? Please provide a breakdown by “regular inspections”, “surprise checks” and “targeted inspections upon receipt of complaints”.
4. Among the irregularities in buildings undergoing large scale maintenance identified by BD, what were the numbers of cases of non-compliance with relevant fire safety precautionary measures in each of the past three years? What were the respective numbers of warning letters and cease works orders issued, as well as prosecutions instigated for such cases?
5. What were BD's expenditure and staff establishment for fire safety inspections in each of the past five years?

Asked by: Hon LEE Hoey Simon (LegCo internal reference no.: 28)

Reply:

- 1 & 2. Under the current building control system, protective nets used on temporary scaffolding (scaffolding nets) erected for works are precautionary measures that do not require prior approval and consent from the Building Authority. Through the issuance of the Code of Practice for Fire Safety in Buildings 2011, practice notes and circular letters, among others, the Buildings Department (BD) has clearly stipulated that protective materials such as scaffolding nets should possess appropriate fire retardant properties and meet the relevant recognised testing standards. Registered building professionals and registered contractors (RCs) must follow the relevant practice notes and guidelines, adopt appropriate precautionary measures, and use materials meeting the required standards.

In light of the fire incident at the Chinachem Tower in Central in October 2025, BD issued a circular letter to registered building professionals and RCs, requiring them to inspect the fire retardant performance of protective materials such as scaffolding nets at the facade of buildings. BD also proactively checked the fire retardant performance certificates or test reports of scaffolding nets during site inspections, and initiated investigation into one case of suspected use of non-compliant scaffolding nets.

Following the fire at Wang Fuk Court in Tai Po, BD followed up immediately and implemented the new mechanism for on-site sampling and testing of scaffolding protective materials as stipulated in Practice Note for Registered Contractors 85, requiring contractors to take samples of scaffolding nets for testing in accordance with the requirements to ensure that the fire retardant performance of scaffolding nets used at construction sites meets the recognised testing standards. These include taking samples of scaffolding nets and obtaining test reports meeting the recognised fire retardant performance standards prior to the installation of scaffolding nets for carrying out relevant works on existing buildings. If it is found that the sampling and testing requirements have not been fulfilled, or that the test result of any sample obtained by BD fails to attain the recognised standards, BD will order immediate cessation of works and removal of the non-compliant scaffolding nets under the Buildings Ordinance (Cap. 123) (BO). BD will also follow up on non-compliance cases seriously and consider punitive actions.

Since the implementation of the new mechanism, as of February 2026, BD has taken enforcement action in one case where scaffolding nets were installed without obtaining test results. A cease works order was issued under the BO and the contractor concerned was ordered to remove the scaffolding nets. Punitive action will be taken against the parties involved in accordance with the investigation results.

3. Insofar as repair works for private buildings are concerned, under the Mandatory Building Inspection Scheme (MBIS), BD issues MBIS notices on a risk basis. The relevant owners/owners' corporations (OCs) are required to arrange for prescribed inspections and repairs, and their appointed registered inspectors should submit the certificate of building inspection and certificate of building repair to BD upon completion of the inspection and repair works respectively. On the other hand, owners/OCs who have not received an MBIS notice may, on their own volition, initiate building repair works under the Minor Works Control System, and submit the notice of commencement of minor works and certificate of completion of minor

works to BD. Registered building professionals and RCs responsible for repair works are regulated by the BO and should bear responsibility for ensuring that their work complies with the requirements. Upon receipt of the above submissions, BD will carry out document audits and site inspections on a random basis, and conduct follow-up investigations in response to complaints and reports received (including site inspections).

Upon receipt of the above submissions, BD will carry out document audits and site inspections through sampling by a computer system in accordance with the sampling criteria of the international standard ISO 2859-1 (Sampling Procedures for Inspection by Attributes). In the past three years, the numbers of document audits and site inspections conducted by BD in respect of the aforementioned building repair works are tabulated in Tables 1 to 3 by repair works under MBIS and other minor works respectively.

Table 1: Relevant figures concerning cases that have completed the phase of building inspection under MBIS

Year	Number of document audits (in terms of number of submissions) and site inspections
2023	18
2024	34
2025	69

Table 2: Relevant figures concerning cases that have completed building repair works under MBIS

Year	Number of document audits (in terms of number of submissions) and site inspections
2023	18
2024	10
2025	40

Table 3: Other relevant figures on minor works that involve repair of external walls of buildings

Year	Number of document audits (in terms of number of submissions) and site inspections
2023	7
2024	10
2025	8

Furthermore, in the past year, BD conducted a total of about 207 on-site inspections on buildings undergoing repair works in response to public reports received.

Apart from the figures above, BD does not keep statistics on the number of inspections conducted in respect of buildings that have undergone large scale repair in the past.

4. Since the end of 2025, BD has also stepped up inspections of fire safety precautionary measures for large scale building repair works. As of February 2026, BD had inspected over 400 buildings, among which 16 buildings were identified with irregularities in fire safety precautionary measures. BD had informed the relevant registered building professionals/RCS on the spot to follow up, and subsequently issued 11 warning letters (involving 15 buildings), requiring the parties concerned to rectify the irregularities within seven days. For cases where the irregularities were not rectified within the specified period, BD issued two cease works orders (involving four buildings) and is conducting investigations to consider pursuing punitive actions against the relevant registered building professionals/RCS under the BO, including instigating prosecution or disciplinary actions. Prior to this, BD has not kept statistics on irregularities in fire safety precautionary measures for large scale building repair works.
5. The aforementioned enhanced audit inspections in respect of fire safety precautionary measures for large scale building repair works are carried out by the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division, the Minor Works Unit and the Site Monitoring Section of BD as part of their overall duties in overseeing building safety and maintenance. As the relevant work is part of BD's regular duties, BD does not keep a breakdown of the expenditure and staff establishment involved solely for the task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)165

(Question Serial No. 0033)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

With regard to enforcement actions against unauthorised building works (UBWs), will the Government inform this Committee of the following:

- (1) What were the numbers of serious UBWs in various districts in the past three years? What were the numbers of UBWs removed in the same period?
- (2) How many removal orders against UBWs were issued, broken down by district, in the past three years? Among them, what were the number and percentage of orders complied with?
- (3) What was the number of prosecutions against outstanding removal orders that were expired in the past three years?
- (4) What were the numbers of UBWs removed by the Government in owners' default, broken down by district, in the past three years?

Asked by: Hon LEUNG Man-kwong (LegCo internal reference no.: 34)

Reply:

- (1) The Buildings Department (BD) does not keep statistics on the number of unauthorised building works (UBWs) in private buildings across the territory. Under the prevailing Buildings Ordinance (Cap. 123) (BO), all building works in contravention of the regulatory requirements of the BO are regarded as UBWs irrespective of their nature, scale, complexity and safety risk. BD will take enforcement actions against actionable UBWs⁽¹⁾ pursuant to the prevailing enforcement policy against UBWs.

In the past three years, the numbers of UBWs removed in the enforcement actions taken against UBWs in response to public reports and through large scale operations, broken down by district, are tabulated below –

District	Year		
	2023	2024	2025
Central and Western	2 015	2 585	1 783
Eastern	2 500	3 507	3 301
Islands	38	86	137
Kowloon City	4 333	2 728	2 462
Kwai Tsing	894	1 230	2 234
Kwun Tong	1 259	1 455	1 444
North	348	350	378
Sai Kung	158	266	282
Sham Shui Po	2 712	3 481	3 083
Sha Tin	1 619	499	831
Southern	865	1 766	1 109
Tai Po	1 117	1 068	982
Tsuen Wan	2 060	1 218	1 546
Tuen Mun	764	814	1 210
Wan Chai	2 199	2 310	2 090
Wong Tai Sin	680	316	534
Yau Tsim Mong	4 674	3 888	4 756
Yuen Long	1 350	937	947
Total	29 585	28 504	29 109

Note ⁽¹⁾: Under the prevailing enforcement policy against UBWs, “actionable UBWs” include: (1) UBWs constituting obvious hazard or imminent danger to life or property; (2) new UBWs (excluding statutorily exempted building works under the provisions of the BO); (3) UBWs on the exterior of buildings, including those on rooftops and podiums, in yards and lanes and projecting from external walls (excluding structures covered by the Household Minor Works Validation Scheme and the Signboard Validation Scheme and other minor amenity features); (4) items in the interior of buildings, constituting obvious hazard or imminent danger to life or property; (5) UBWs in or on buildings, constituting a serious health or environmental nuisance; (6) major standalone UBWs; (7) specific types of UBWs identified in buildings targeted for large scale operations; and (8) unauthorised alterations to or works in green and amenity features of a building for which exemption from gross floor area has been granted by the Building Authority.

- (2) When attending to UBWs cases, BD will investigate and identify whether the UBWs are actionable under the prevailing enforcement policy. For actionable UBWs, BD will take enforcement action by issuing removal orders to the concerned owners. The numbers of removal orders issued by BD against UBWs in the past three years, broken down by district, are tabulated below –

District	Year		
	2023	2024	2025
Central and Western	548	399	421
Eastern	625	886	823
Islands	82	43	59
Kowloon City	609	1 164	568
Kwai Tsing	469	394	210
Kwun Tong	400	248	326
North	308	140	166
Sai Kung	169	221	143
Sham Shui Po	651	490	604
Sha Tin	160	128	103
Southern	194	189	106
Tai Po	443	353	245
Tsuen Wan	422	334	423
Tuen Mun	681	220	224
Wan Chai	687	382	512
Wong Tai Sin	141	60	116
Yau Tsim Mong	1 632	1 735	1 048
Yuen Long	888	688	1 015
Total	9 109	8 074⁽²⁾	7 112⁽²⁾

Note ⁽²⁾: The lower numbers in 2024 and 2025 were due to decrease in the number of UBWs identified as some target buildings in large scale operations were low-rise buildings.

As at February 2026, the number of removal orders issued by BD, as well as the number and percentage of orders complied with in the past three years are tabulated below –

Year	Number of removal orders issued (a)	Number of removal orders complied with (b)	Percentage of orders complied with (c) = (b) / (a)
2023	9 109	6 258	69%
2024	8 074	4 950	61%
2025	7 112	2 619	37%

Among the removal orders issued in the same year, outstanding removal orders that were expired include orders that are currently subject to appeals and prosecutions, removal or rectification works being carried out by the owners, and default works being carried out by BD.

- (3) The numbers of prosecutions instigated by BD against outstanding removal orders that were expired in the past three years are tabulated below –

Year	Number of prosecutions instigated ⁽³⁾
2023	4 395 ⁽⁴⁾
2024	3 770
2025	3 540

Note ⁽³⁾: The figures do not necessarily correspond to the removal orders issued in the same year.

Note ⁽⁴⁾: The higher number in 2023 was due to enhanced enforcement action against unauthorised drainage works arising from the Special Drainage Inspection Scheme funded under the Anti-epidemic Fund (AEF). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

- (4) Building owners should take primary responsibility for the proper maintenance of their properties and ensure that their properties are free of UBWs. Upon receipt of removal orders, owners should comply with them within the period specified in the orders. When orders have not been complied with after the specified period, BD will issue warning letters to the owners to urge them to comply with the orders. In case the owners encounter difficulties in arranging the works, an extension of time may be granted on a case-by-case basis where justified to allow them more time to comply with the orders. If the owners fail to comply with the orders without reasonable excuse, BD may instigate prosecutions, and where appropriate, intervene proactively by engaging consultants and contractors to carry out the required works in the owners' default and recover the costs of such works, supervision charge and surcharge from the owners afterwards.

The numbers of UBWs removed by BD in the owners' default in respect of outstanding removal orders that were expired in the past three years, broken down by district, are tabulated below –

District	Year		
	2023	2024	2025
Central and Western	1	8	3
Eastern	18	9	4
Islands	0	1	0
Kowloon City	8	10	13
Kwai Tsing	3	2	1
Kwun Tong	0	1	3
North	2	0	0
Sai Kung	0	0	0
Sham Shui Po	13	22	41
Sha Tin	0	0	0
Southern	2	1	0
Tai Po	0	4	0

District	Year		
	2023	2024	2025
Tsuen Wan	9	2	9
Tuen Mun	0	0	0
Wan Chai	14	0	11
Wong Tai Sin	1	0	8
Yau Tsim Mong	26	8	40
Yuen Long	6	2	4
Total	103	70	137

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)166

(Question Serial No. 0900)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

With regard to the Mandatory Building Inspection Scheme (MBIS), will the Government inform this Committee of the following:

- (1) Since the implementation of MBIS, how many buildings have been issued with MBIS notices by the Buildings Department? What is the total number of buildings with expired notices yet to be complied with?
- (2) Regarding enforcement actions against non-compliance with MBIS statutory notices, what were the numbers of prosecutions instigated and owners involved, as well as the total amount of fines imposed in the past three years?
- (3) Has the Government compiled statistics on the number of “three-nil” buildings among the buildings with expired notices yet to be complied? What specific measures does the Government have in place to assist the owners of such buildings in complying with MBIS notices?

Asked by: Hon LEUNG Man-kwong (LegCo internal reference no.: 22)

Reply:

- (1) As at the end of 2025, the Buildings Department (BD) has issued Mandatory Building Inspection Scheme (MBIS) notices to about 8 600 buildings. Excluding those with notices that have been complied with and not yet expired, there are about 4 200 buildings with outstanding notices. Among them, about 2 300 buildings have been appointed with registered inspectors (RIs)/registered contractors (RCs) with building inspection or repair works underway, and some 1 400 buildings have been selected as Category 2 buildings under Operation Building Bright 2.0 (OBB 2.0)^{Note} on a risk basis by BD for default inspection and repair works.

Note: There are two categories of buildings under OBB 2.0. Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under MBIS. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from them afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of the costs of such works sought to recover by BD.

- (2) The figures on prosecutions instigated by BD in relation to MBIS notices in the past three years are tabulated below –

	2023	2024	2025
Number of prosecutions against outstanding notices	1 740	1 964	2 032
Number of owners or owners' corporations involved	2 277	2 582	2 712
Total amount of fines (\$ million)	2.8	3.4	5.6

- (3) As at the end of 2025, among the 4 200 buildings with outstanding notices, about 1 000 were “three-nil” buildings. Of these, about 300 buildings have been appointed with RIs/RCs with building inspection or repair works underway, while some 600 buildings have been selected as Category 2 buildings under OBB 2.0 for default inspection and repair works.

The Government understands that there may be practical difficulties for “three-nil” buildings in implementing or co-ordinating investigation, inspection and repair works in respect of common parts of the buildings. BD has been proactively selecting “three-nil” buildings on a risk-based approach to exercise its statutory power to carry out the required prescribed inspection and repair works in default of owners. In collaboration with the Home Affairs Department and URA, BD also offers enhanced support to the owners concerned by providing information, co-ordination, as well as technical and financial support.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)167

(Question Serial No. 0503)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational Expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

With regard to the compliance status of statutory notices issued under the Mandatory Building Inspection Scheme (MBIS), will the Government inform this Committee of the following:

- (a) The numbers of notices issued in the past three years and expected to be issued in 2026 by the Buildings Department (BD), broken down by (i) District Council (DC) district and (ii) building age (30-39 years, 40-49 years, 50-59 years, 60-69 years, and 70 years or above);
- (b) The numbers of notices discharged in the past three years and expected to be discharged in 2026, broken down by (i) DC district, (ii) building age (30-39 years, 40-49 years, 50-59 years, 60-69 years, and 70 years or above), and (iii) duration from issuance to discharge of notices (less than 2 years, 2-3 years, 4-5 years, 6-7 years, 8-9 years, and 10 years or above);
- (c) The numbers of prosecutions instigated in the past three years and expected to be instigated in 2026 against failure to comply with notices by BD, broken down by (i) DC district, (ii) building age (30-39 years, 40-49 years, 50-59 years, 60-69 years, and 70 years or above), and (iii) duration from issuance of notices to instigation of prosecutions (less than 2 years, 2-3 years, 4-5 years, 6-7 years, 8-9 years, and 10 years or above); and
- (d) In the paper submitted to the Legislative Council Panel on Development in December 2024 (LC Paper No. CB(1)1681/2024(01)), the Development Bureau (DEVB) proposed to amend the Buildings Ordinance to increase the penalties for non-compliance with MBIS notices. Nevertheless, there are views suggesting that such factors as “three-nil” buildings, inactive owners’ corporations and a high proportion of elderly households make it difficult for owners to comply with the notices through collective efforts. In light of the above circumstances, what support measures will be implemented by DEVB/BD? For instance, will consideration be given to relaxing the criteria for default works to allow proactive applications by buildings meeting specific criteria?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 26)

Reply:

- (a) The numbers of Mandatory Building Inspection Scheme (MBIS) notices issued by the Buildings Department (BD) in the past three years ⁽¹⁾, broken down by District Council (DC) district and building age, are tabulated below –

Note ⁽¹⁾: BD selects annually 600 target buildings on a risk-based approach for issuance of MBIS notices. A target building may be issued with more than one MBIS notice, which, in addition to the common parts, may also involve the external walls, projections on the exteriors and signboards owned by individual units.

Number of MBIS notices issued in 2023	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	0	602	162	193	59	1 016
Eastern	0	86	852	694	1	1 633
Kowloon City	0	118	449	514	17	1 098
Kwai Tsing	0	4	83	12	2	101
Kwun Tong	0	1	21	529	0	551
North	0	2	0	13	2	17
Islands	0	0	1	0	0	1
Sai Kung	0	1	0	0	0	1
Sham Shui Po	0	51	99	645	9	804
Sha Tin	0	549	0	1	0	550
Southern	0	1	0	65	1	67
Tai Po	0	4	125	16	0	145
Tsuen Wan	0	11	9	57	9	86
Tuen Mun	0	4	14	0	0	18
Wan Chai	0	31	112	350	7	500
Wong Tai Sin	0	2	0	52	0	54
Yau Tsim Mong	0	43	188	1 451	19	1 701
Yuen Long	0	3	24	2	2	31
Total	0	1 513	2 139	4 594	128	8 374⁽²⁾

Number of MBIS notices issued in 2024	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	1	107	210	118	2	438
Eastern	267	64	62	41	1	435
Kowloon City	10	32	315	196	3	556
Kwai Tsing	1	1	6	10	0	18
Kwun Tong	0	564	239	4	0	807
North	1	8	92	19	2	122

Number of MBIS notices issued in 2024	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Islands	0	0	0	0	0	0
Sai Kung	0	1	0	1	7	9
Sham Shui Po	228	182	34	94	1	539
Sha Tin	1	2	3	0	0	6
Southern	2	55	221	17	0	295
Tai Po	3	18	33	13	0	67
Tsuen Wan	1	2	44	48	52	147
Tuen Mun	149	6	2	0	3	160
Wan Chai	19	255	331	54	7	666
Wong Tai Sin	0	1	18	4	0	23
Yau Tsim Mong	2	10	231	363	5	611
Yuen Long	1	1	6	0	0	8
Total	686	1 309	1 847	982	83	4 907

Number of MBIS notices issued in 2025	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	9	54	143	34	5	245
Eastern	28	78	556	160	0	822
Kowloon City	3	81	76	156	3	319
Kwai Tsing	7	10	22	2	0	41
Kwun Tong	3	50	44	69	0	166
North	1	1	6	0	0	8
Islands	0	2	1	0	0	3
Sai Kung	0	0	0	0	0	0
Sham Shui Po	20	30	2 731	107	0	2 888
Sha Tin	0	2	3	0	0	5
Southern	0	116	4	4	2	126
Tai Po	1	4	1	0	0	6
Tsuen Wan	1	3	56	22	2	84
Tuen Mun	6	12	3	0	1	22
Wan Chai	2	4	375	137	4	522
Wong Tai Sin	1	0	9	29	0	39
Yau Tsim Mong	3	56	34	166	11	270
Yuen Long	0	2	91	1	0	94
Total	85	505	4 155	887	28	5 660

Note ⁽²⁾: The higher number of MBIS notices issued in 2023 was due to an increase in the number of projections on the exteriors of target buildings that year.

BD estimates that about 5 500 MBIS notices will be issued in 2026.

- (b) The numbers of MBIS notices discharged in the past three years ⁽³⁾, broken down by DC district and building age, are tabulated below –

Note ⁽³⁾: As it takes time to conduct and complete inspection and repair works, the number of MBIS notices discharged may not correspond to the number of MBIS notices issued in the same year.

Number of MBIS notices discharged in 2023	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	0	450	174	246	44	914
Eastern	7	1 106	806	549	18	2 486
Kowloon City	0	280	498	1 379	98	2 255
Kwai Tsing	0	22	9	8	2	41
Kwun Tong	0	2	93	666	0	761
North	0	5	12	12	1	30
Islands	0	7	1	0	0	8
Sai Kung	0	0	0	2	0	2
Sham Shui Po	0	169	1 408	1 268	58	2 903
Sha Tin	0	155	0	0	0	155
Southern	0	7	8	62	6	83
Tai Po	0	7	13	5	1	26
Tsuen Wan	0	2	7	112	1	122
Tuen Mun	0	23	0	1	0	24
Wan Chai	0	215	146	580	24	965
Wong Tai Sin	0	0	1	103	0	104
Yau Tsim Mong	0	52	146	2 832	98	3 128
Yuen Long	0	7	32	12	12	63
Total	7	2 509	3 354	7 837	363	14 070

Number of MBIS notices discharged in 2024	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	0	312	108	197	35	652
Eastern	190	344	658	479	10	1 681
Kowloon City	0	110	317	602	44	1 073
Kwai Tsing	0	10	81	10	0	101
Kwun Tong	0	163	116	478	0	757
North	0	3	39	17	2	61
Islands	0	0	1	0	0	1
Sai Kung	0	1	0	2	25	28
Sham Shui Po	182	150	299	537	54	1 222
Sha Tin	0	362	1	0	0	363
Southern	0	30	89	31	2	152

Number of MBIS notices discharged in 2024	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Tai Po	0	6	49	13	0	68
Tsuen Wan	0	10	38	64	28	140
Tuen Mun	29	7	5	0	3	44
Wan Chai	12	240	239	403	23	917
Wong Tai Sin	0	0	6	35	0	41
Yau Tsim Mong	0	30	194	1 497	45	1 766
Yuen Long	0	1	17	0	10	28
Total	413	1 779	2 257	4 365	281	9 095

Number of MBIS notices discharged in 2025	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	2	209	179	151	6	547
Eastern	93	156	667	283	21	1 220
Kowloon City	0	172	252	437	83	944
Kwai Tsing	0	9	2	8	0	19
Kwun Tong	0	400	174	232	0	806
North	0	0	35	15	1	51
Islands	0	13	1	0	0	14
Sai Kung	0	0	0	1	6	7
Sham Shui Po	40	85	1 946	498	30	2 599
Sha Tin	0	33	0	0	0	33
Southern	0	110	103	16	1	230
Tai Po	1	12	76	9	0	98
Tsuen Wan	0	5	52	62	29	148
Tuen Mun	50	389	3	0	0	442
Wan Chai	2	175	497	310	34	1 018
Wong Tai Sin	0	3	17	52	0	72
Yau Tsim Mong	0	151	159	1 001	31	1 342
Yuen Long	0	53	78	3	2	136
Total	188	1 975	4 241	3 078	244	9 726

BD estimates that about 8 000 MBIS notices can be discharged in 2026.

The numbers of MBIS notices complied with and the time taken for compliance in the past three years, broken down by year, are tabulated below –

Year	Number of MBIS notices by the time taken for compliance						
	Within 2 years	2-4 years	4-6 years	6-8 years	8-10 years	10 years or above	Total
2023	8 230	1 327	1 159	964	2 251	139	14 070
2024	5 658	940	622	430	840	605	9 095
2025	5 879	1 224	571	573	316	1 163	9 726

It takes time for owners/owners' corporations (OCs) to arrange inspection and repair works, which include forming OCs (if one has not yet been formed), co-ordinating general meetings, discussing and reaching consensus on the scope of registered inspectors' services and repair works for tender invitation, as well as conducting tender assessment. In general, a longer time is required to handle cases where individual owners fail to co-operate, or where owners/OCs file appeals against MBIS notices or request extension of time for compliance with the notices and require assistance, etc. Besides, the pandemic in the past few years has also affected the overall progress of organising and undertaking prescribed inspection and repair works.

- (c) The numbers of prosecutions instigated in the past three years and expected to be instigated in 2026 against failure to comply with MBIS notices by BD, broken down by (i) DC district; (ii) building age, and (iii) duration from issuance of notices to instigation of prosecutions, are tabulated by year below –

(i) By DC district	Number of prosecutions			
	2023	2024	2025	2026 (Estimate)
Central and Western	73	139	248	/
Eastern	172	143	233	
Islands	0	2	15	
Kowloon City	276	375	418	
Kwai Tsing	5	0	20	
Kwun Tong	25	62	211	
North	2	30	55	
Sai Kung	14	2	0	
Sha Tin	5	0	14	
Sham Shui Po	387	505	361	
Southern	10	39	14	
Tai Po	6	1	20	
Tsuen Wan	63	54	35	
Tuen Mun	9	0	2	
Wan Chai	238	284	331	
Wong Tai Sin	3	77	9	
Yau Tsim Mong	908	864	704	
Yuen Long	81	5	22	
Total	2 277	2 582	2 712	2 500

(ii) By building age (years)	Number of prosecutions			
	2023	2024	2025	2026 (Estimate)
30-39	0	2	12	/
40-49	169	211	316	
50-59	293	372	501	
60-69	1 714	1 912	1 775	
70 or above	101	85	108	
Total	2 277	2 582	2 712	2 500

(iii) By duration from issuance of notices to instigation of prosecutions	Number of prosecutions			
	2023	2024	2025	2026 (Estimate)
Less than 2 years	244	111	4	/
2-3 years	686	1 133	894	
4-5 years	532	433	842	
6-7 years	114	308	259	
8-9 years	461	122	174	
10 years or above	240	475	539	
Total	2 277	2 582	2 712	2 500

At present, BD urges owners to comply with MBIS notices by issuing warning letters. As mentioned in (b) above, as owners/OCs may fail to comply with the notices in a timely manner for certain reasons, BD generally first seeks to understand the reasons of the relevant owners' failure to timely comply with the notices based on the circumstances of each case, and will provide assistance and support to owners who are willing to comply. If owners have no reasonable excuse, BD will instigate prosecutions against such owners, resulting in a relatively longer time taken to instigate prosecutions for some cases.

- (d) Timely and proper maintenance of buildings is the primary responsibility of owners. Excessive government intervention may bring about moral hazards, causing owners who are in fact capable of organising inspection and repair in private buildings to become reliant. Therefore, the Government's policy has all along been to provide financial and technical support to owners who are willing to carry out building maintenance properly, in order to focus resources on assisting buildings in need. The Government understands that there may be practical difficulties for certain buildings, including "three-nil" buildings, in implementing or co-ordinating inspection and repair works in respect of common parts of the buildings. Therefore, BD proactively selects these buildings as Category 2 buildings under Operation Building Bright 2.0 (OBB 2.0)⁽⁴⁾ on a risk-based approach, exercises its statutory power to carry out the requisite prescribed inspection and repair works in default of owners, and seeks to recover the cost from them afterwards. As at the end of 2025, there were 1 764 Category 2 buildings, more than half of which were "three-nil" buildings. Besides, in collaboration with the Home Affairs Department and the Urban Renewal Authority (URA), BD also offers enhanced support to the owners concerned by providing information, co-ordination, as well as technical and financial support.

Note⁽⁴⁾: There are two categories of buildings under OBB 2.0. Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under MBIS. Owners of eligible buildings may apply to URA within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from them afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of the costs of such works sought to recover by BD.

In July 2018, the Government launched OBB 2.0 with a commitment of \$6 billion to subsidise private building owners in need to carry out building maintenance works. OBB 2.0 was expected to benefit approximately 4 300 buildings, involving about 280 000 households. Since its launch, the funding under OBB 2.0 is about to be fully committed. The community generally acknowledges that OBB 2.0 has been effective in supporting owners in carrying out large scale building maintenance works. Continued proper building maintenance by owners will effectively extend the service life of buildings and alleviate the pressure for redevelopment. The Government considers it worthwhile to continue to provide subsidies to owners in need, and has therefore earmarked \$3 billion in the Budget.

To ensure that the \$3 billion of public money can be utilised in a more targeted and precise manner to subsidise target buildings in need in the future, the Government is conducting a comprehensive review of the experience in implementing OBB 2.0 and analysing the relevant data to draw up a new subsidy scheme taking the following aspects into consideration:

1. How to set more targeted funding criteria to match resources with building maintenance needs more precisely (e.g. “three-nil” buildings, owners with relatively limited financial means in old and dilapidated private buildings);
2. How to strengthen an effective monitoring mechanism to ensure that the subsidised households can complete building maintenance works as early as possible with the support of the enhanced version of “Smart Tender”; and
3. How to encourage owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of large scale repair in the future.

The Government intends for URA to first launch the enhanced version of “Smart Tender” in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, the Government will complete the review of OBB 2.0 and draw up the details of the new subsidy scheme in early 2027. The new subsidy scheme will be rolled out after consultation with the Legislative Council Panel on Development and application for funding to the Finance Committee.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)168

(Question Serial No. 0506)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

Following the fire at Wang Fuk Court in Tai Po in November 2025, the public queried whether the Buildings Department's (BD) control of building maintenance works and materials was sufficiently stringent. In this connection, will the Government inform this Committee of the following:

- (a) The numbers of inspections conducted, material inspections carried out, verbal/written warnings issued and prosecutions instigated by BD in respect of buildings undergoing prescribed repairs under the Mandatory Building Inspection Scheme (MBIS), as well as the respective numbers of buildings involved in the above actions in 2025 (broken down by District Council (DC) district);
- (b) The estimated numbers of inspections and material inspections to be carried out by BD in respect of buildings undergoing prescribed repairs under MBIS, as well as the respective numbers of buildings involved in the above actions in 2026 (broken down by DC district); whether BD will consider setting key performance indicators for such work;
- (c) In Matters Requiring Special Attention in 2026-27, BD has mentioned that it will review various building regulations, standards, practice notes and codes of practice with a view to modernising building design and construction standards. Will BD collaborate with departments such as the Fire Services Department and the Labour Department to formulate more stringent fire safety standards for buildings and temporary materials used in maintenance works (such as scaffolding and scaffold nets), and to compile "blacklists/whitelists" for various materials?
- (d) At the Legislative Council meeting on 14 January this year, the Secretary for Development, in her remarks on the motion on "Support and rebuilding work after the fire at Wang Fuk Court in Tai Po", proposed expanding the scope of amendments to the Buildings Ordinance to upgrade large scale building maintenance works to Class I minor works, thereby enabling BD to intervene as necessary and exercise control upon

receiving construction proposals and plans. What internal administrative procedures are involved in such “intervention” and “control”, and what statutory requirements will be imposed on project consultants, contractors and independent professionals? Has BD estimated the additional manpower required to cope with the extra workload?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 30)

Reply:

- (a) For private buildings undergoing prescribed inspection and repair under the Mandatory Building Inspection Scheme (MBIS), registered inspectors (RIs) engaged by the relevant owners/owners’ corporations are required to submit a certificate of building inspection and certificate of building repair to the Buildings Department (BD) upon completion of the inspection and repair works respectively. Upon receipt of the above submissions, BD will carry out document audits and site inspections through random sampling by a computer system in accordance with the sampling criteria of the international standard ISO 2859-1 (Sampling Procedures for Inspection by Attributes). The numbers of document audits and site inspections by BD in 2025 in respect of the building repair works concerned, as well as the relevant figures on advice/warnings and prosecutions, broken down by District Council (DC) district, are set out in Table 1 and Table 2 respectively.

Table 1: Relevant figures concerning cases that have completed the phase of building inspection under MBIS

DC district	Number of document audits and site inspections Note 1	Number of verbal advice	Number of advisory letters Note 2	Number of warning letters	Number of prosecutions
Central and Western	2	-	-	-	0
Eastern	9	-	1	-	
Islands	-	-	-	-	
Kowloon City	7	-	4	-	
Kwai Tsing	-	-	-	-	
Kwun Tong	-	-	-	-	
North	1	-	-	-	
Sai Kung	1	-	-	-	
Sha Tin	1	-	-	-	
Sham Shui Po	20	-	10	-	
Southern	1	-	-	-	
Tai Po	-	-	-	-	
Tsuen Wan	4	-	1	-	
Tuen Mun	-	-	-	-	
Wan Chai	4	-	-	-	

Wong Tai Sin	1	-	-	-	
Yau Tsim Mong	16	1	8	1	
Yuen Long	2	-	-	-	
Total	69	1	24	1	0

Table 2: Relevant figures concerning cases that have completed building repair works under MBIS

DC district	Number of document audits and site inspections Note 1	Number of verbal advice	Number of advisory letters Note 2	Number of warning letters	Number of prosecutions
Central and Western	2	-	-	-	0
Eastern	3	-	1	-	
Islands	-	-	-	-	
Kowloon City	2	-	-	-	
Kwai Tsing	2	-	1	-	
Kwun Tong	1	-	-	-	
North	-	-	-	-	
Sai Kung	1	-	1	-	
Sha Tin	-	-	-	-	
Sham Shui Po	8	-	1	-	
Southern	3	-	-	-	
Tai Po	-	-	-	-	
Tsuen Wan	-	-	-	-	
Tuen Mun	1	-	-	-	
Wan Chai	7	-	-	-	
Wong Tai Sin	-	-	-	-	
Yau Tsim Mong	8	-	3	-	
Yuen Long	2	-	-	-	
Total	40	0	7	0	0

Note 1: As the document audits and inspections are carried out based on the number of prescribed forms, the same building may be subject to more than one document audit/site inspection.

Note 2: BD normally issues advisory letters for relatively minor issues such as incomplete submissions.

Regarding the materials used in building works, BD has implemented the new mechanism for on-site sampling and testing of scaffolding protective materials as stipulated in Practice Note for Registered Contractors 85 (PNRC 85) since December 2025, requiring contractors to take samples of scaffolding nets in accordance with the requirements and obtain test reports meeting the recognised fire retardant performance standards prior to the installation of scaffolding nets. BD will carry out inspections and site audits. If it is found that contractors have installed scaffolding nets without complying with the testing requirements set out in PNRC 85, or that the test results of on-site samples of scaffolding nets installed as collected by BD fail to meet the recognised fire retardant performance standards, BD will order immediate cessation of works and removal of the non-compliant scaffolding nets under the Buildings Ordinance (Cap. 123) (BO). Reinstallation of scaffolding nets will only be permitted when test reports meeting the recognised fire retardant performance standards in accordance with PNRC 85 are obtained.

- (b) BD will continue to conduct document audits and site inspections in respect of buildings undergoing prescribed inspection and repair under MBIS. Following the fire in Tai Po, BD has also enhanced inspections of fire safety precautionary measures in respect of prescribed repair works under MBIS.

With the implementation of the new sampling and testing mechanism for scaffolding nets under PNRC 85, upon receiving notifications of completion of scaffolding net installation for large scale building maintenance works (including prescribed repair works under MBIS), BD will normally select cases on a random basis for on-site sampling and testing. In addition, BD will enhance inspections of large scale repair works sites.

BD will continue to review the overall operation and the effectiveness of inspections, and adjust the work indicators from time to time as necessary on a risk-based approach.

- (c) & (d) In early 2025, the Development Bureau proposed legislative amendments to the BO to strengthen regulation of registered building professionals and registered contractors (RCs), including raising the maximum penalties for non-compliance and enhancing the registration and disciplinary systems. In light of the fire in Tai Po, the Government has proposed further legislative amendments, which include upgrading large scale building repair works from mostly Class II minor works at present to Class I minor works. In future, in addition to the engagement of a project contractor, all large scale building repair works are required to engage a third-party professional to submit prescribed plans and supervision plans and to carry out supervision. BD will also step up audit checks on large scale building repair works sites on a risk basis to ensure fire safety during works in progress. If irregularities are identified, BD will impose sanctions, including prosecutions or disciplinary actions, on the relevant registered building professionals/RCs pursuant to the BO.

Furthermore, we proposed to empower BD to prescribe statutory requirements for temporary precautionary measures relating to building repair works, such as erection of scaffolding and scaffolding nets, as well as protective measures

provided for fire safety. We also proposed to codify the standards of designated building materials currently promulgated by BD by way of practice notes and other administrative means as statutory requirements so as to enable more direct prosecutions against non-compliant materials, and to increase penalties. The standards of designated building materials will be established with reference to national and international standards to ensure that they are modernised and in line with the advancement in building technology.

BD will continue to enhance work efficiency through re-deployment of internal resources and re-prioritisation of work, among others, and will apply for additional resources in accordance with the established mechanism where necessary.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)169

(Question Serial No. 0844)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

According to the figures provided by the Buildings Department (BD), 1 689 sub-divided flats (SDFs) were inspected in 2025, while 317 SDFs were rectified of irregularities. In this connection, will the Government inform this Committee of the following:

- (a) What were/are the staff establishment, and expenditures on emoluments, operational expenses and expenditures on equipment in respect of BD's inspections of SDFs in the past three years and estimated for 2026-27 respectively?
- (b) BD's target is to inspect 1 500 SDFs in 2026, which is fewer than the actual numbers of SDFs inspected in the past years. It is explained that this is due to the expected decrease in the number of reports received or handled by BD after the Basic Housing Units Ordinance (the Ordinance) has come into effect on 1 March 2026. On the other hand, however, the Ordinance has raised the standards of SDFs. Does BD anticipate that the public will actively report substandard SDFs in the early stage of implementation of the Ordinance, resulting in a higher number of cases to be processed?
- (c) Among the 1 689 SDFs inspected in 2025, what were the numbers of (a) buildings and (b) inspections involved? Among them, what was the number of joint inspections with the Rating and Valuation Department or the Water Supplies Department?
- (d) Among the 1 689 SDFs inspected in 2025, how many were identified with actionable irregularities? Among them, what were the numbers of removal orders, fire safety directions, repair orders and closure orders issued and prosecutions instigated?
- (e) What is the latest number of SDFs inspected and identified with irregularities by BD, but have yet to undergo rectification to date? What follow-up actions has BD taken to urge the owners concerned to carry out rectification as soon as possible?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 27)

Reply:

- (a) Sub-divided flats (SDFs) generally refer to the subdivision of a flat in a building, as shown on the original approved building plans, into multiple individual domestic units for rental. Pursuant to the prevailing enforcement policy, the Buildings Department (BD) takes enforcement actions against building irregularities associated with SDFs through large scale operations and by acting on public reports. Where actionable building irregularities associated with SDFs are identified (such as overloading caused by erection of partition walls and fire safety contraventions), BD will issue removal orders to the owners concerned and instigate prosecutions against the owners who fail to comply with the orders.

Enforcement actions against building irregularities associated with SDFs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties in building safety and maintenance. As the relevant work is part of BD's regular duties, BD does not compile a breakdown of the manpower and expenditures involved solely for inspections regarding building irregularities associated with SDFs.

- (b) The Basic Housing Units Ordinance (Cap. 658) (the Ordinance) has been rolled out since 1 March 2026 under the principle of "registration first, enforcement later". The Dedicated Team on Subdivided Units of the Housing Bureau is concurrently accepting applications for registration of pre-existing subdivided units, as well as applications for Basic Housing Unit (BHU) recognition of subdivided units complying with the minimum standards of living conditions. The BHU regime provides a 48-month transitional arrangement (i.e. a 12-month registration period and a 36-month grace period upon successful registration), allowing reasonable time for owners/operators of pre-existing subdivided units to gradually adapt to the statutory requirements of the Ordinance. Meanwhile, BD will continue to attend to reports on building irregularities associated with SDFs in accordance with the Buildings Ordinance (Cap. 123) (BO). When BD receives a report concerning a BHU, under the Ordinance, if the relevant BHU recognition is still in force, BD will not serve an order or issue a notice merely because the structure or building works associated with the BHU are in contravention with the BO, but will follow up on the structure or building works posing an imminent danger or risk to life or property in accordance with the BO instead. Therefore, it is expected that the number of reports received by BD or requiring BD's follow-up will decrease upon the implementation of the BHU regime.

- (c) & (d) In 2025, the 1 689 SDFs inspected by BD involved a total of 519 buildings, and 256 SDFs were identified with actionable building irregularities. Neither the Rating and Valuation Department nor the Water Supplies Department took part in the aforementioned inspections. As at February 2026, 108 removal orders were issued against actionable building irregularities associated with these SDFs (one removal order may involve more than one actionable building irregularity), and five prosecutions were instigated against non-compliance with the aforementioned removal orders.

BD does not compile statistics on the numbers of inspections regarding rectification of irregularities of building works associated with SDFs as well as fire safety directions and repair orders issued against SDFs.

- (e) As at February 2026, 1 233 SDFs were identified with building irregularities not yet rectified. In general, after removal orders are issued, if they have not been complied with after the specified period, BD will issue warning letters to the owners to urge them to comply with the orders as soon as possible. Depending on the needs of the cases, BD will arrange in-house social services teams to provide appropriate assistance to owners and residents in need, which includes assisting them in applying for financial assistance as appropriate. If the owners concerned fail to comply with the removal orders without reasonable excuse, BD will consider instigating prosecutions to urge them to comply with the orders and rectify the irregularities as soon as possible.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)170

(Question Serial No. 1448)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

The Buildings Department (BD) adopts a risk-based approach in selecting target buildings for issuing notices under the Mandatory Building Inspection Scheme. It has been reported that following the fire at Wang Fuk Court (WFC) in Tai Po in November 2025, the project consultant for WFC's maintenance works, Will Power Architects Company Limited (WP), immediately announced its closure, while the contractor, Prestige Construction & Engineering Company, Limited (PC&E), notified BD earlier that it would no longer act as a registered general building contractor. As WP and PC&E have in effect ceased operations, maintenance works in multiple housing estates have come to a standstill. In this connection, will the Government inform this Committee of the following:

Will BD and/or the Urban Renewal Authority (URA) introduce special support measures for owners, such as considering arranging for consultants and contractors designated by BD or URA to undertake default works, granting priority for the use of the enhanced version of "Smart Tender" service, and waiving the fee for "Smart Tender"? If yes, in addition to the total allocation of \$3.3 billion mentioned in paragraphs 234 to 235 of the Budget Speech, has the Government estimated the additional commitment required?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 22)

Reply:

For buildings or housing estates that had originally appointed the registered inspector or registered contractor involved in the large scale building maintenance works at Wang Fuk Court in Tai Po, if their owners/owners' corporations (OCs) have joined the services under "Smart Tender" of the Urban Renewal Authority (URA) and wish to initiate the re-tendering process, URA will provide assistance to the OCs in re-tendering. In view of the special circumstances of these housing estates or buildings, URA will waive the "Smart Tender" service fees for re-tendering.

Following the fire incident in Tai Po, the Development Bureau (DEVB) has reviewed the procurement arrangements for building inspection and maintenance works by project consultants and contractors with a view to reducing the opportunities for illegal collusion among consultants, contractors and individual owners, as well as reducing the risk of bid-rigging. DEVB, in collaboration with URA, will launch the enhanced version of “Smart Tender” in the second half of 2026 to assist OCs and owners in engaging compliant consultants and contractors to undertake building maintenance works properly.

The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, URA will oversee the tendering and bid evaluation processes for owners to engage consultants and contractors. For buildings applying for Government maintenance subsidies, after commencement of works, URA will require consultants and contractors to report to URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that URA may offer independent advice to owners.

The Government proposes to allocate a total of \$300 million to URA, of which \$100 million is start-up capital for URA to actively consider establishing a subsidiary dedicated to providing services under the enhanced version of “Smart Tender”, and for providing the subsidiary with sufficient initial capital to launch the new services. The remaining \$200 million is to be used to provide fee concession subsidies to owners using “Smart Tender”. As “Smart Tender” is paid services, the subsidiary will be able to achieve fiscal balance through service fees in the long term.

DEVB is finalising the details of the enhanced version of “Smart Tender” with URA. The target is to report to the Legislative Council Panel on Development on the specific proposed arrangements and implementation details by mid-2026 for consultation with the relevant industry, and to launch the enhanced services in the second half of 2026.

To tie in with the launch of the enhanced version of “Smart Tender” in the second half of 2026, BD and URA will grant an extension of time for compliance with notices under the Mandatory Building Inspection Scheme and for meeting the progress milestones for Operation Building Bright 2.0 to owners participating in “Smart Tender” so that the owners have sufficient time to re-arrange tendering matters.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)171

(Question Serial No. 2084)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

To streamline the development process, the Government has proposed to review building regulations and standards, including the introduction of a Code of Practice for Seismic-resistant Building Design Standards (the Code). Please advise on the following:

- (a) What are the timetable and progress of the consultancy study on the Code? When is it expected to be completed for consultation with the industry?
- (b) What is the expected percentage increase in construction costs of new buildings following the implementation of the new standards? Has the Government conducted an economic impact assessment?

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 53)

Reply:

- (a) Intense earthquakes in the world mostly occur along the boundaries of crustal plates. Hong Kong lies within the Eurasian Plate but not along the boundary. The well-known Circum-Pacific Seismic Belt is located along the boundaries of the Eurasian Plate and the Pacific Plate, stretching through Japan, Taiwan and the Philippines. As Hong Kong lies at a considerable distance from this active seismic belt, the possibility of having major earthquakes is very low. Since Hong Kong is subject to typhoons, most buildings have been designed and constructed with a relatively high load-resisting capacity in accordance with statutory requirements to withstand strong winds. Wind-resistant design helps strengthen building structures, giving buildings a considerable load-resisting capacity. Under the seismic conditions generally expected in Hong Kong, most buildings can basically provide adequate protection.

Although Hong Kong is not located along any active seismic belt, in order to further enhance building safety standards, the Buildings Department (BD) has engaged a consultant to study and formulate the Code of Practice for Seismic-resistant Building

Design Standards (the Code) tailored to local circumstances with reference to the seismic-resistant design standards adopted in cities with seismicity similar to that of Hong Kong. At the same time, BD has established a steering committee comprising members from professional institutions, construction associations and relevant government departments to advise on the formulation of the Code. At present, the steering committee has accepted the initial draft of the Code, and consultation with the industry is expected to take place in 2026.

- (b) The Government needs to strike a reasonable balance between preventive measures and practical needs, so as to avoid significantly increasing construction costs as a result of overly stringent requirements. The consultancy study will include an assessment of construction costs, and the principle is that the new requirements should not impose an unreasonable cost burden on development projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)172

(Question Serial No. 2085)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

The Buildings Department (BD) is preparing proposed amendments to the Buildings Ordinance, including introducing performance-based standards, rationalising the policy for handling unauthorised building works (UBWs), as well as proposing amendments regarding building works safety of large scale building repair works. Please advise on the following:

- (a) What is the specific timetable for the abovementioned legislative amendments? When are they expected to be introduced into the Legislative Council for scrutiny?
- (b) In terms of rationalising the policy for handling UBWs, what is the direction of amendment? What is the anticipated impact on BD's manpower resources and enforcement efficiency? Will additional exemptions or handling alternatives be provided for certain types of UBWs? If yes, what are the types of UBWs involved and the number of units expected to be benefited?

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 54)

Reply:

- (a) The Government proposed legislative amendments to the Buildings Ordinance (Cap. 123) in early 2025. The relevant proposals cover three areas, namely expediting building inspection and repair, rationalising the policy for handling unauthorised building works (UBWs) and enhancing building works safety. In light of the fire incident in Tai Po, we will propose further legislative amendments, including upgrading large scale building repair works from mostly Class II minor works at present to Class I minor works such that third-party professionals will be required to submit prescribed plans and supervision plans, as well as further enhancing the registration and disciplinary systems for registered building professionals and registered contractors. The Government's target is to introduce the amendment bill into the Legislative Council for scrutiny as soon as possible in the second half of 2026.

- (b) On rationalising the policy for handling UBWs, the Government will adopt a pragmatic and facilitating approach in handling “minor UBWs”, such as adding more building works relating to people’s daily lives and of low risk as Designated Exempted Works items, and relaxing the requirements for existing items; and extending the scope of validation schemes in urban areas to allow more “minor UBWs” erected before the enactment of the amendment ordinance to be retained and not subject to removal after being validated as safe. The Government will also re-launch the administrative reporting scheme for New Territories Exempted Houses implemented in 2012, with a one-year reporting period commencing on 1 April 2026. As the Buildings Department (BD) does not keep statistics on the number and types of UBWs in private buildings across the territory, it is not able to estimate the number of “minor UBWs” that can be handled through the pragmatic approach above, and the number of units involved.

On the other hand, the Government will focus enforcement resources on enhancing enforcement effectiveness against serious UBWs, and propose to tackle such UBWs by increasing penalties, lowering the prosecution threshold and introducing new offences, etc.

BD will continue to enhance work efficiency through re-deployment of internal resources and re-prioritisation of work, among others, and will apply for additional resources in accordance with the established mechanism where necessary.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)173

(Question Serial No. 2000)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Regarding introducing “longer-term tenancies for suitable non-residential land” under Matters Requiring Special Attention in 2026-27 in Programme (1), will the Government inform this Committee of the following:

1. Whether the department has developed any performance indicators on the number of short-term tenancy sites to be reviewed within the next year or three years, with a view to replacing them with longer-term tenancies? Other than proactive review by the bureau, whether relevant applications from existing or potential new tenants will be accepted?
2. Whether the relevant measures will also apply to tenants of non-profit making nature, including cultural and sports organisations? If no, what are the reasons?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 16)

Reply:

1. & 2. To support various industry development policies and to facilitate business establishment and investment, the Government announced in the 2025 Policy Address that it would handle the tenancy term of government tenancies in more flexible ways. With the support of relevant policy bureaux, the Government will grant tenancies with longer terms, providing relevant tenants with a right to renew their tenancy upon expiry of every fixed term (maximum of seven years each) with a maximum total term of 21 years in response to the market suggestion of facilitating business and investment by providing a longer tenancy term.

The arrangement of granting tenancies with longer terms will become one of the options under the Government's flexible mode of land grant. The Lands Department may grant tenancies with longer terms with the support of relevant policy bureaux to provide tenants with greater certainty, enabling investors and business

operators to better plan their business so as to promote industry development. Subject to the policy directives and views of the relevant policy bureaux, the arrangements may apply to different scenarios or tenants (such as the industry or non-profit-making sector), including land let under open tender or direct grant, newly granted tenancies or renewed tenancies (such as re-tendering). The Development Bureau and the Lands Department will, from the perspective of land administration, assist the policy bureaux in identifying suitable targets and adopting this mode of land grant flexibly to support industry development.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)174****(Question Serial No. 0422)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

Regarding shipyard sites in Hong Kong and their operation, please inform this Committee of the following:

- (a) In the past five years, how many shipyards in Hong Kong rented shipyard sites under short-term tenancies (STTs)? What proportion did they represent of all shipyards?
- (b) Details of the STTs granted for shipyard sites in the past three years. Please provide a breakdown by location, site area (including water area), tenancy term, validity period of the tenancy and number of renewals, and list the figures separately for different shipyards.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 25)

Reply:

- (a) Currently, there are 219 sites granted for use as shipyards by way of short-term tenancy (STT) in Hong Kong. The number of STT sites for shipyard managed by the Lands Department (LandsD) in each year from 2021 to 2025 is set out below:

Year	Number of STTs
2021	225
2022	224
2023	223
2024	222
2025	219

Note 1: It is stipulated in the tenancy agreement that the site shall only be used for ship or boat building and/or repairing. A site may be subject to more than one STT in the same year due to the completion of re-tendering or the cancellation and re-issue of tenancies.

Note 2: Tenants of shipyard sites may concurrently hold more than one STT.

Since the LandsD does not maintain figures on the total number of shipyards in Hong Kong, the proportion of shipyards renting STT sites for shipyard is not available.

- (b) The LandsD did not grant any new STT sites for shipyard in the past three years (2023 to 2025).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)175

(Question Serial No. 0705)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

Regarding the release of map products and spatial data by the Lands Department (LandsD) to the public, will the Government inform this Committee of the following:

- (1) the annual number of products sold and the balance of products remaining in stock for the major map products (i.e. (i) 2D paper topographic maps, (ii) paper thematic maps, (iii) paper aerial photos and image products, and (iv) digital aerial photos) over the past four years and this year to date;
- (2) the number of downloads of major digital map products and spatial data (i.e. (i) 3D Visualisation Map, (ii) e-HongKongGuide, (iii) 3D Pedestrian Network, (iv) digital 2D topographic maps, (v) digital land boundary maps, (vi) Geo-Reference Database, (vii) digital aerial photos, (viii) 3D spatial data, (ix) 3D Pedestrian Network, (x) digital orthophotos, and (x) historical maps) by the public over the past four years and this year to date;
- (3) the types of paper map products digitalised by the LandsD in the past two years and this year to date; and
- (4) the progress and expenditure involved for updating the 3D Visualisation Map for Hong Kong Island, Kowloon, and Islands?

Asked by: Hon LAM Chun-sing (LegCo internal reference no.: 32)

Reply:

- (1) The annual sales volumes and stock balances for the major map products of the Lands Department (LandsD) over the past four years and this year to date (i.e. from 1 January 2022 to 28 February 2026) are shown in the table below.

Sales volume (copies)

Year ^{Note 1}	2022	2023	2024	2025	2026 (as at 28 February)
Map products					
2D paper topographic maps	13 409	12 987	12 705	9 744	1 421
Paper thematic maps	9 697	6 632	5 211	4 861	517
Paper aerial photos and image products	3 493	2 639	2 377	1 876	316
Digital aerial photos	803	513	965	925	51

Note 1: In calendar year.

Stock balance (copies)

Year ^{Note 1}	2022	2023	2024	2025	2026 (as at 28 February)
Map products					
2D paper topographic maps	12 773	17 817	16 320	6 139	3 888
Paper thematic maps	16 501	24 287	17 703	19 281	16 310
Paper aerial photos and image products	273	243	242	259	197
Digital aerial photos ^{Note 2}	-	-	-	-	-

Note 1: In calendar year.

Note 2: The stock balance does not apply to digital map products.

- (2) The number of downloads of digital map products and spatial data by the public over the past four years and this year to date (i.e. from 1 January 2022 to 28 February 2026) is shown in the table below.

Number of downloads by the public

Year ^{Note 1}	2022	2023	2024	2025	2026 (as at 28 February)
Digital map products and spatial data					
3D Visualisation Map	426 ^{Note 2}	36 332	307 396	406 530	74 444
e-HongKongGuide	175 798	195 949	257 680	314 222	67 241
3D Pedestrian Network	2 736 ^{Note 3}	6 968	4 238	5 885	723
Digital 2D topographic maps	179 916	224 799	334 027	428 033	116 970
Digital land boundary maps	21 480	24 238	30 370	81 890	30 552
Geo-reference database	2 096	2 207	2 112	9 507	4 002
Digital aerial photos	127 600	73 368	62 655	82 676	25 304
3D spatial data	47 865	115 665	133 592	129 430	6 220
Digital orthophotos	15 312	28 293	33 344	71 708	7 351
Historical maps	14 060	15 606	46 512	159 994	9 809

Note 1: In calendar year.

Note 2: Counted from the release date of the 3D Visualisation Map on 29 December 2022.

Note 3: Counted from the release date of the 3D Pedestrian Network on 30 September 2022.

In addition to directly downloading various digital map products and spatial data, the public can also access information related to 2D and 3D maps through the LandsD Map Application Programming Interfaces (Map APIs). In 2025, the number of requests for the LandsD Map APIs exceeded eight billion.

- (3) Over the past two years (i.e. since 2024), the LandsD has completed digitising paper-based old urban maps and town maps. The LandsD will also gradually digitise historical maps of various districts, as well as old survey sheets published in different

years. Regarding the digitisation of maps, the relevant progress is available on the LandsD's "Consolidated Annual Open Data Plans (Spatial Data Plan Included)" webpage (<https://www.landsd.gov.hk/en/resources/consolidated-annual-open-data-plan.html>).

- (4) Following the full release of the territory-wide 3D Visualisation Map in March 2025, the LandsD had immediately commenced updating the maps. The LandsD's current plan is to regularly update the territory-wide 3D map around every two years. Meanwhile, priority will also be given to the updating work for the 3D digital map covering major infrastructure and land development projects. Updating the 3D digital map is part of the LandsD's regular duties, primarily handled by staff of its Survey and Mapping Office, with some duties carried out through service contracts (such as aerial survey). There is no separate breakdown of the expenditure specifically related to the update of the 3D digital map.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)176

(Question Serial No. 0378)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Some rural residents have reflected that the processing of New Territories small house applications is very slow. In this connection, will the Government inform this Committee of the following:

- 1) Please list in table form the staff establishment and operating expenditure of the departments responsible for New Territories village houses, small houses, and the Squatter Control Unit in various districts of the New Territories;
- 2) The amount of resources and manpower to be allocated by the Government in the coming year to process small house applications;
- 3) In 2025, 2 429 small house applications were processed. How many of these applications were approved and rejected respectively? Please provide a breakdown of the rejected applications by district and reason for rejection. Besides, how many applications are pending processing?
- 4) Of the 2 429 applications already processed, what were the respective numbers of applications approved by way of Free Building Licence, Private Treaty Grant and Land Exchange?
- 5) Has the Government developed any performance indicators for processing small house applications, such as the time generally required for replying to applicants upon receipt of applications and the time required for processing an application? What are the methods/measures being used by the department to enhance the efficiency of application processing?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 33)

Reply:

- 1) & 2) Around 100 staff members of the Lands Department (LandsD), mainly deployed to the eight District Lands Offices (DLOs) in the New Territories, are involved in processing small house applications. However, these staff are also responsible for other land administration duties in the DLOs, and the above figure is therefore provided for general reference only. There is no separate breakdown on the expenditure specifically related to processing small house applications. The LandsD will continue to review and redeploy its manpower from time to time having regard to factors such as changes in operational needs and resources.
- 3) Of the 2 429 small house applications processed in 2025 (Note), 773 applications were approved and 824 applications were rejected. A breakdown of the rejected cases by DLO is set out below:

DLO	Number of rejected cases
Islands	106
North	131
Sai Kung	63
Sha Tin	11
Tai Po	70
Tsuen Wan & Kwai Tsing	6
Tuen Mun	17
Yuen Long	420
Total	824

As at the end of December 2025, there were 9 631 small house applications pending completion of processing by the LandsD. As the processing of applications may not be completed within the year of receipt, the numbers of applications approved and rejected do not correspond to the number of applications received in 2025.

The main reasons for rejecting applications include: applicants failing to submit required documents, adverse comments from relevant government departments, applicants failing to obtain the necessary planning permissions, etc. The LandsD will provide applicants with reasons for rejecting their applications in writing. If applicants subsequently resolve the relevant issues, the LandsD will resume processing their applications as soon as possible. The LandsD does not maintain readily available statistics on the reasons for rejecting small house applications.

Note: The number of small house applications processed refers to applications approved, rejected, or classified as non-straightforward cases requiring further processing by the LandsD in that year.

- 4) Among the 2 429 processed applications, the number of applications approved by way of Free Building Licence, Private Treaty Grant and Land Exchange are 633, 121 and 19 respectively.

- 5) Under its performance pledge, the LandsD processes no fewer than 2 300 applications annually. For straightforward applications, the processing may generally be completed within 24 weeks from the date of interview with the applicant. For non-straightforward cases involving uncertain land titles or objections, the processing time will be longer, depending on the nature and complexity of the applications.

To streamline the procedures for processing small house applications and speed up the approval process, the LandsD enhanced the processing procedures in 2021 and 2023, including:

- (i) To commence the procedures under various aspects in parallel, such as verification of land ownership and lot boundaries, and consultation with the relevant departments;
- (ii) To simplify the procedures for handling objections so as to shorten the time involved;
- (iii) To encourage more face-to-face meetings with applicants for direct discussion;
- (iv) To delegate the approval of relatively straightforward cases to officers under the District Lands Officer, and only non-straightforward cases will be submitted to the District Lands Officer or DLO Conference for approval;
- (v) To strengthen the monitoring role and functions of the Headquarters in reviewing the processing of small house appeal cases; and
- (vi) To enhance the workflows of processing both straightforward and non-straightforward cases, and redefine the criteria for both straightforward and non-straightforward cases.

Following the implementation of the above streamlined procedures, the LandsD processed 2 429 small house applications in 2025, surpassing its performance pledge of handling no fewer than 2 300 applications annually. As at the end of December 2025, the number of small house applications pending completion of processing by the LandsD decreased from 12 600 at the end of 2021 to 9 631 at the end of December 2025, representing a reduction of about 24%. The LandsD will continue to review and revise its internal guidelines in a timely manner as necessary to expedite the processing of small house applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)177

(Question Serial No. 0379)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

In 2025, 699 cases of rebuilding village houses were processed. In this connection, please inform this Committee of the following:

- 1) Please provide a breakdown of the 699 cases by District Lands Office and type of rebuilding.
- 2) Of the 699 cases already processed, how many were approved and rejected respectively? Please provide a breakdown of the rejected cases by district and reason for rejection.
- 3) How many rebuilding cases are still pending? Please categorise these cases into those waiting for less than ten years, ten to 19 years, 20 to 29 years, and 30 years or more.
- 4) Some residents have pointed out that the process for awaiting village house rebuilding is lengthy. Has the department developed any performance indicators for processing these applications, such as the time generally required for replying to applicants upon receipt of applications and the time required for processing an application? What means/measures is the department currently adopting to enhance processing efficiency?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 34)

Reply:

- 1) The breakdown of the 699 applications for the rebuilding of New Territories Exempted Houses (NTEHs) processed in 2025 is set out below:

DLO	Number of rebuilding applications processed in 2025		
	Old Schedule House Lot	Non-old Schedule House Lot	Total
Islands	52	13	65
North	40	50	90
Sai Kung	40	22	62
Sha Tin	16	8	24
Tai Po	41	35	76
Tsuen Wan & Kwai Tsing	11	8	19
Tuen Mun	14	16	30
Yuen Long	153	180	333
Total	367	332	699

- 2) Of the 699 rebuilding applications, 297 cases were approved and 402 cases were either rejected or withdrawn. The breakdown by DLO is set out below:

DLO	Number of rebuilding applications approved	Number of rebuilding applications rejected or withdrawn
Islands	17	48
North	46	44
Sai Kung	10	52
Sha Tin	11	13
Tai Po	14	62
Tsuen Wan & Kwai Tsing	6	13
Tuen Mun	16	14
Yuen Long	177	156
Total	297	402

As the processing of applications may not be completed within the year of receipt, the numbers of applications approved and rejected do not correspond to the number of applications received in 2025.

The main reasons for the Lands Department (LandsD)'s rejecting the applications include: unable to ascertain whether the applicant was the registered owner of the lot concerned; inconsistency between the boundary of the lot under application and the records or the boundary of the lot overlapping with that of the adjacent lot(s); and the applicant failing to provide proposals concerning the proposed house, balcony and septic tank according to existing requirements, etc. The LandsD will inform the applicant in writing of the reason for rejection, and if the applicant can subsequently resolve the relevant matters, the LandsD will resume processing the application as soon as possible. In general, the applicant will not be required to re-submit the application. The LandsD does not maintain any statistics on the reasons for rejection.

- 3) As at the end of December 2025, the LandsD was processing 1 348 cases of rebuilding applications, with no individual case currently having a waiting time exceeding ten years.

- 4) Since rebuilding NTEHs generally involves archaic leases and houses, the LandsD needs to spend considerable time on checking the records during processing. Due to the varying complexity of individual cases, the time required can hardly be generalised. In general, DLOs will take eight months to approve a straightforward case from the date of receipt. For non-straightforward cases such as those associated with land ownership or boundary issues or requirements imposed by other regulatory authorities, the processing time will be longer depending on the nature and complexity of the issues.

To streamline the procedures for processing NTEH rebuilding applications and speed up the approval process, the LandsD enhanced the processing procedures in 2021 and 2023, including:

- (i) To commence the procedures under various aspects in parallel, such as verification of land ownership and lot boundaries, and consultation with the relevant departments;
- (ii) To simplify the procedures for handling objections to shorten the time involved;
- (iii) To encourage more face-to-face meetings with applicants for direct discussion;
- (iv) To delegate the approval of relatively straightforward cases to officers under the District Lands Officer, and only non-straightforward cases will be submitted to the District Lands Officer or DLO Conference for approval; and
- (v) To enhance the supervision by the LandsD on DLOs, including regularly following up on the progress of the rebuilding applications.

Following the implementation of the above measures, the number of rebuilding applications processed by the LandsD each year increased from around 480 cases in 2021 to around 700 cases in 2025, representing an increase of more than 45%. The LandsD will continue to review and revise its internal guidelines in a timely manner as necessary to expedite the processing of rebuilding applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)178

(Question Serial No. 0381)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

In 2025, the Lands Department (LandsD) managed 959 vacant sites and 115 properties or units. In this regard, will the Government inform this Committee of the following:

- 1) Please provide a breakdown of the 959 vacant sites by District Lands Office (DLO), number of sites, area of land and land use under lease.
- 2) Of the 959 vacant sites, 465 were sites available for short-term community, institutional or non-profit-making uses. Please provide details in terms of DLOs, land areas, and the beneficiary institutions or organisations.
- 3) Please provide a breakdown of the 115 properties or units by DLO, property type and age.
- 4) Regarding the management and maintenance of vacant government sites and properties, what were the actual expenditure and manpower deployment in 2025? What are the estimated expenditure and manpower to be involved in the coming year?
- 5) Given the huge demand for land, how will the Government make proper use of the vacant sites and properties for new developments?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 38)

Reply:

- 1) A breakdown of the 959 vacant sites managed by the Lands Department (LandsD) in 2025 by District Lands Office (DLO), in terms of number and area, is set out below:

DLO	No. of Sites ^{Note 1}	Area (m²) (Approximate)
Hong Kong East	34	112 200
Hong Kong West & South	78	405 700
Kowloon East	36	138 000
Kowloon West	29	41 300
North	101	139 700
Sai Kung	53	66 200
Sha Tin	51	50 100
Tuen Mun	82	233 000
Tai Po	60	79 400
Tsuen Wan & Kwai Tsing	78	162 000
Yuen Long	273	317 600
Islands	84	167 500
Total	959	1 912 700

Note 1: Since these vacant sites have not yet been let, there is no designated use specified in a land lease or tenancy agreement.

- 2) In 2025, of the 959 vacant sites managed by the LandsD, 465 are available for application by non-governmental organisations for short-term community, institutional or other non-profit-making uses. A breakdown of these 465 sites by DLO, in terms of number and area, is set out below:

DLO	No. of Sites ^{Note 2}	Area (m²) (Approximate)
Hong Kong East	15	77 000
Hong Kong West & South	32	15 600
Kowloon East	2	1 000
Kowloon West	12	5 600
North	63	77 200
Sai Kung	35	37 200
Sha Tin	29	23 300
Tuen Mun	27	18 700
Tai Po	40	34 100
Tsuen Wan & Kwai Tsing	14	12 600
Yuen Long	140	111 000
Islands	56	62 700
Total	465	476 000

Note 2: Since these vacant sites have not yet been let, there is no information available regarding beneficiary institutions or organisations.

- 3) The 115 properties/units managed by the LandsD on behalf of the Government mainly include properties whose leases have expired, properties vested in the Financial Secretary Incorporated due to default by former owners and properties on lots re-entered by the Government. A breakdown of these 115 properties by DLO, property type and property age is set out in the table below:

DLO	Property Type	Property Age (Years)	No. of Properties/ Units^{Note3}
Hong Kong East	Commercial/Residential	60 to 69	7
Hong Kong West & South	Industrial	Over 40	1
	Commercial/Residential	Over 50	1
	Residential	Over 80	1
Kowloon West	Commercial/Residential	60 to 69	67
		70 to 79	5
	Commercial	No information available	33
Total			115

Note 3: These government properties exclude bona vacantia properties vested in the Government due to dissolution of companies under the Companies Ordinance (Cap.622). The LandsD must clarify the legal rights and responsibilities and obtain vacant possession of the bona vacantia properties before it can promptly dispose of them through appropriate means. In general, the LandsD will either sell these bona vacantia properties by tender or invite the relevant owners' corporations to take over them at a nominal fee, depending on their type.

- 4) The management of vacant government land and properties/units is carried out by staff of the LandsD as part of their overall land administration duties. There is no separate breakdown of the number of staff and the expenditure dedicated to this task. The estimated expenditure on maintaining the properties/units managed by the LandsD in 2025-26 (as at February 2026) was about \$970,000, while the estimated expenditure for 2026-27 is about \$1.02 million. The maintenance expenditure for vacant government sites is covered under the LandsD's general land control and management budget. No separate breakdown is maintained.
- 5) To make optimal use of land resources, the LandsD will consider leasing vacant government land or properties pending long-term development or with limited development potential for temporary or short-term uses. For sites suitable for commercial uses (e.g. fee-paying public car parks), for example, the department will grant short-term tenancies by way of open tender. The LandsD will publish the sites (including vacant school premises) or properties to be put up for tender in the near future, along with relevant information, on its website (<https://www.landso.gov.hk/en/stt/forecast.htm>) and update them from time to time. The LandsD has also uploaded details of sites (including vacant school premises) or properties available for community, institutional or non-profit-making uses by non-governmental organisations or social enterprises through STTs onto the "GeoInfo Map" website (https://www.map.gov.hk/gm/map/search/faci/_VGS?lg=en). Interested organisations may submit an application. Besides, if bureaux or government departments intend to use individual sites or properties (e.g. for use as temporary works sites), the LandsD will process such applications and allocate them to the relevant bureaux or government departments according to the established procedures.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)179

(Question Serial No. 0987)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

Under “Matters Requiring Special Attention in 2026-27”, the Lands Department will implement the arrangement for longer-term tenancies for suitable non-residential land. In this regard, please inform this Committee of the following:

1. As at present, the number of short-term tenancies (STTs) managed by the Government and the total area of land involved;
2. Whether the Government will consider extending the initial term of STTs, for example, replacing the existing “7+7+7” mechanism with “10+7+7”; if yes, what is the preliminary assessment; and
3. There have been observations that the Government’s practice of collecting deposits from tenants upon signing tenancy agreements is inconsistent. For instance, two tenants, both charitable organisations, were granted permission to erect structures on STT sites. One of them was not required to pay a deposit while the other was charged one. Will the Government consider, as a pilot scheme, standardising deposit collection and exemptions in the rural areas of the Northern Metropolis? If yes, what is the progress? If not, what are the reasons?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 30)

Reply:

1. As at 2 March 2026, the Lands Department (LandsD) managed approximately 5 800 short-term tenancies (STTs), covering a total land area of about 3 000 hectares.
2. To support various industry development policies and facilitate business establishment and investment, the Government announced in the 2025 Policy Address that it would handle the tenancy term of government tenancies in more flexible ways. With the support of relevant policy bureaux, the Government will grant tenancies with longer

terms, providing tenants with the option to renew their tenancy upon expiry of every fixed term (maximum of seven years each) with a maximum total term of 21 years in response to the market suggestion of facilitating business and investment by providing a longer tenancy term. Compared to directly granting tenancies with fixed terms over seven years, granting tenants a renewal option not only provides them with greater certainty and helps them better plan their business operations, but also offers flexibility, allowing tenants to decide whether or not to renew their tenancy at the end of each fixed term (i.e. up to seven years) based on market conditions and their own considerations. We believe that setting seven years as the upper limit for each fixed term of tenancy strikes a balance between attracting business investment and providing flexibility. When granting tenancies with longer terms and determining their duration in the future, the LandsD will take into account factors such as policy support from relevant policy bureaux, the availability of an individual piece of land and the long-term planning for the land.

3. Similar to general tenancy agreements, the LandsD requires tenants to pay a deposit to safeguard the Government's interests as a landlord. The LandsD determines the amount of the deposit based on the actual circumstances of the tenancy (such as the intended use and whether erection of structures is required). In September 2020, the LandsD completed a review of the deposit requirement when granting STTs to non-profit-making or charitable organisations. Following the review, STTs granted to non-profit-making or charitable organisations at nominal rent with the support of the relevant bureaux are exempt from the deposit requirement.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)180

(Question Serial No. 0451)

Head: (91) Lands Department
Subhead (No. & title): (-) Not specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

The Government currently puts up idle (i.e. unleased and unallocated) government land for short-term uses by way of short-term tenancy (STT). Please inform this Committee of the following:

1. The rental status (the total number of sites, and the respective numbers of sites let and not yet let) of vacant government sites (including vacant school premises) now available for short-term uses;
2. Among the vacant government sites with STTs granted, the number of such tenancies supported by the Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations; and
3. The details of current annual expenditure on the maintenance of vacant government sites for which STTs have not yet been granted.

Asked by: Hon LEE Hoey, Simon (LegCo internal reference no.: 13)

Reply:

1. Generally speaking, for government sites which do not have long-term development plans yet and have not been allocated to government bureaux/departments for government use, the Lands Department (LandsD) will put suitable vacant government sites up for tender or grant such sites for short-term uses by way of short-term tenancies (STTs), thereby optimising the utilisation of vacant land resources. As at 28 February 2026, about 3 550 government sites (including vacant school premises) were let by way of short term tenancy for commercial, economic or social uses (e.g. fee-paying public car parks, education, social welfare, religious, recreation, shops, factories, container handling, outdoor or indoor storage, shipyards, etc.). Separately, 60 sites (including new and re-tendering sites) are expected to be let by way of STT through tender in 2026.

Furthermore, the department will upload onto the GeoInfo Map (https://www.map.gov.hk/gm/map/search/faci/_VGS?lg=en) details of sites (including vacant school premises) available for STT application by non-governmental organisations or social enterprises for community, institutional or non-profit-making uses. As at 28 February 2026, a total of 424 such vacant government sites under the management of the LandsD were available for application. Relevant information has been published on the GeoInfo Map.

2. As at 28 February 2026, among the STTs managed by the LandsD, 32 were granted under the Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations managed by the Development Bureau.
3. The work of managing vacant government sites is part of the overall land administration duties carried out by staff of the LandsD. There is no separate breakdown of the expenditure solely incurred in handling this task. The cost of maintaining vacant government sites is covered by the LandsD's expenditure on general land control and management. No separate breakdown is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)181

(Question Serial No. 1330)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

In 2026-27, the Lands Department will provide support to implement innovative measures to enhance market incentives for urban redevelopment. Please provide details of the innovative measures, a breakdown of expenditure, and the targets/indicators expected to be met (if any).

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 2)

Reply:

To expedite urban renewal, the Government proposed innovative measures with a new mindset, to make use of newly developed land resources to enhance market incentives for redevelopment of old urban districts. In this connection, the Chief Executive announced the following three innovative measures in his 2025 Policy Address:

1. Three sites in Kwu Tung North and Fanling North New Development Areas (NDAs) in the Northern Metropolis have been reserved for the Urban Renewal Authority to consider constructing new flats as replacement units under the “Flat-for-Flat” Scheme, which is currently under review, serving as an option for the affected owners in addition to a cash offer;
2. To explore relaxing the current arrangement for the 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 NDAs, such as relaxing the restrictions on the number and size of “receiving sites”. The developer will still need to submit planning applications to the Town Planning Board, which will perform a gatekeeping role in ensuring the transfer will not cause any adverse impact on the surrounding environment; and
3. To explore suitably increasing the plot ratio of private redevelopment projects (say by 20% as the maximum level) with site area of a project not smaller than 700 square

metres, building age reaching 50 years or above and locating in residential zones, on a pilot basis, in the seven designated areas with more pressing redevelopment need. There would be an encashment option, whereby the increased plot ratio, after being translated into land premium, can be used for offsetting premium payable for bidding land, lease modification in other projects or in-situ land exchange. The increased plot ratio will have to be used within a certain period of time and is non-transferrable.

Following the consultation with the Legislative Council Panel on Development on 13 October 2025, the Development Bureau (DEVB) has consulted stakeholders on the above proposed measures. The relevant stakeholders generally supported the proposed direction. The DEVB is reviewing the comments received in order to formulate implementation details. The target is to finalise and implement the measures in 2026.

The Lands Department (LandsD) is mainly responsible for processing relevant applications for land grant, lease modification or land exchange. After these new measures are finalised for implementation, the LandsD will impose relevant conditions in the documents for land grants, lease modifications or land exchanges as appropriate in reflecting the measures. Such work will be carried out by the staff of various grades within the LandsD according to their overall land administration duties. Therefore, no separate breakdown for the estimated expenditure is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)182

(Question Serial No. 3143)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

The Government has posted notices of land resumption for the two phases of the San Tin Technopole Development, with departure deadlines scheduled across five stages. In this regard, please inform this Committee of the following:

1. For the five stages of land resumption across the two phases of the San Tin Technopole, please list the estimated expenditure earmarked, amounts of land compensation, numbers of residents and households affected, quantity of private land and land area involved.
2. The departure deadlines for Stage 1 of Phase 1 span from the first quarter of 2026 to the second quarter of 2027. What is the current progress of land resumption for the relevant land lots? As envisaged by the Government, is it possible to resume the land in question before the departure deadlines?

Asked by: Hon TAM Chun-kwok (LegCo internal reference no.: 27)

Reply:

1. The implementation of the San Tin Technopole Development is divided into Phases 1 and 2, with the associated land resumption work carried out in stages. The relevant data are tabulated below:

	Total estimated expenditure on land resumption and miscellaneous compensation	Estimated land compensation costs	Estimated number of affected residents and households*	Quantity of private land	Area of private land
Phases 1	About \$27.5 billion	About \$26.5 billion	About 1 500 and 1 000 respectively	1 785	About 216 hectares
Phases 2	About \$11.2 billion	About \$10.2 billion	About 160 and 90 respectively	1 797	About 81 hectares

*As at 28 February 2026. These figures are still being updated.

2. The departure deadlines of households and business undertakings affected by the San Tin Technopole Phase 1 Development range from July 2025 to no earlier than the first half of 2027. The land resumption notice for the first batch of land to be resumed for the San Tin Technopole Phase 1 Development was gazetted on 11 July 2025, pursuant to the Land Resumption Ordinance (Cap. 124). The relevant land titles reverted to the Government on 11 October 2025.

Since 2023, the Government has held a number of consultations for various affected parties (including local villagers, rural committees, and business undertakings) to explain the works and rehousing arrangements, as well as to listen to their views in order to foster a consensus. Furthermore, as early as March 2024, the Lands Department (LandsD) began reaching out to the affected parties and distributed notices specifying the scheduled departure dates and providing information about government assistance, including the boundary of the proposed land resumption areas and phased departure dates for each area, general guidelines on compensation for landowners, and information on the ex-gratia allowances and business relocation support for households and business undertakings, so that the affected parties can make early preparations according to their needs. Approximately three months before the actual departure deadline, the LandsD will also post notices on the affected structures and in relevant areas to facilitate an orderly departure.

The Government will continue to maintain close liaison with the affected parties through various channels, including appointing a community liaison service team to proactively reach out to households through home visits and telephone calls, providing them with suitable assistance and the latest updates on the works, and collecting their enquiries and feedback in a timely manner to devise effective solutions.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)183

(Question Serial No. 2091)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

Regarding the number of short-term tenancies (STTs) issued by the Lands Department (LandsD) to non-governmental entities, there were 27 cases of STTs let by tender, involving 23.3 hectares of land; and 123 cases by direct grant, involving 63.99 hectares, in 2025. The LandsD has estimated that both figures will increase in 2026, reaching 60 and 125 cases respectively. However, the land area involved is estimated to decrease significantly to 10 and 20 hectares respectively. In this connection, will the Government inform this Committee of the reasons for the substantial decrease in land area, as well as the use, location, tenancy term, and the land area involved in each tenancy for such STT cases in 2026?

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 66)

Reply:

The actual number of short-term tenancies (STTs) granted annually to non-governmental entities (whether by tender or direct grant) and the total area involved depend on the number, size, actual letting conditions of available sites, etc. The site area covered by each STT varies, and the total area involved may be augmented by individual sites which are particularly large, so it is not appropriate to make a direct comparison. For instance, the total area of the 27 STTs let by tender in 2025 was 23.3 hectares, of which about 40% belonged to a site located at Shing Fung Road, Kai Tak, Kowloon (about 9.75 hectares), which was granted for the conversion of the Kai Tak Community Isolation Facility into a “Youth Post” hostel and spaces for youth cultural, arts and sports exchanges. In addition, 123 STTs were let by direct grant, covering a total area of 63.99 hectares, of which about 60% belonged to a site in Chek Lap Kok, Tung Chung (about 38 hectares), which was granted to the Airport Authority Hong Kong for use as a works site for constructing the Airport Tung Chung Link.

It is expected that 185 STTs, including 60 new and re-tendering cases, with a total area of about 30 hectares, will be granted in 2026. This estimate is based on anticipated STTs available for tender and STT applications under processing during the year. The actual number of sites to be successfully let and the area involved will hinge on various factors, such

as the availability of relevant sites and the market response to tenders. We are therefore unable to provide detailed information on the STTs and sites to be granted at this stage.

Under the prevailing practice, the Lands Department will publish the particulars of individual sites to be let by tender in a six-month STT tender forecast on its web page (<http://www.landsd.gov.hk/en/stt/forecast.htm>). This STT tender forecast is generally updated on a monthly basis as and when the relevant sites are ready to be tendered. The tender results will also be published in the Government Gazette and available on the department's web page (<http://www.landsd.gov.hk/en/stt/records.htm>). Information on newly granted STTs (whether by tender or direct grant) will be uploaded to the GeoInfo Map (<https://www.map.gov.hk/gm/>) in accordance with the disclosure terms stipulated in the relevant tenancy agreements.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)184

(Question Serial No. 2092)

Head: (91) Lands Department

Subhead (No. & title): (-) Not specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

Regarding the land enforcement work of the Lands Department (LandsD), please inform this Committee of the following:

1. The current establishment, ranks and expenditure on emoluments of the LandsD's staff responsible for land enforcement work;
2. The respective numbers of enforcement actions taken, prosecutions instigated, successful prosecutions and people involved in respect of unlawful occupation of government land, as well as the locations, areas and occupation status of the unlawfully occupied sites concerned, in each of the past five years;
3. The respective numbers of enforcement actions taken, prosecutions instigated, successful prosecutions and people involved in respect of unauthorised structures on private agricultural land, as well as the conditions of the structures concerned, in each of the past five years; and
4. The respective numbers of enforcement actions taken, prosecutions instigated, successful prosecutions and people involved in respect of other lease breaches, as well as the details of such breaches, in each of the past five years.

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 67)

Reply:

1. The land enforcement work of the Lands Department (LandsD) includes land control on government land, squatter control and lease enforcement. In 2025-26, about 500 staff members of the LandsD (excluding those performing general administrative and clerical support duties) handle land enforcement duties, comprising Estate Surveyors, Survey Officers (Estate), Land Executives, Land Inspectors, etc. The total annual emolument expenditure was about \$280 million.

2. The LandsD addresses unlawful occupation of government land pursuant to the Land (Miscellaneous Provisions) Ordinance (Cap. 28), handling 10 000 or more cases every year. Given the large number of cases and their varying forms and nature, the LandsD adopts a pragmatic “risk-based” approach to prioritise its enforcement actions. When a person erects a structure on government land without permission and/or fails to comply with a statutory notice posted thereon to cease occupation before the expiry of the specified deadline (no less than one day), the LandsD will take further action, including taking possession of and removing the property and the structure. If the LandsD can ascertain the identity of the persons/occupiers concerned, and there is sufficient evidence, it may initiate prosecution. The statistics on land control actions taken by the LandsD over the past five years (2021 to 2025) are tabulated as follows:

	2021	2022	2023	2024	2025
No. of cases of suspected unlawful occupation of government land received by the LandsD	16 711	14 287	16 516	16 160	17 935
No. of substantiated cases of unlawful occupation of government land	12 149	9 692	12 566	12 102	9 803
No. of government sites cleared of unlawful occupation ^(Note 1)	10 537	9 199	13 078	11 554	11 185
No. of prosecutions [No. of defendants involved] ^(Note 2)	14 [14]	18 [15]	24 [24]	15 [15]	27 [22]
No. of convictions	14	17	23	15	21

Note 1: During inspections, where appropriate, the LandsD would issue an on-the-spot warning to persons present to cease occupation of government land. If the persons accepted the warning and ceased occupation, the LandsD would not post a statutory notice. The figures listed include both cases involving the posting of statutory notices and cases where the occupation of government land had ceased, rendering the posting of a statutory notice unnecessary.

Note 2: Defendants might be individuals or companies. As a single defendant might face more than one charge, the number of prosecutions might exceed the number of defendants.

The prosecutions mentioned above were distributed across all districts of Hong Kong and involved a total area of government land of about 10 924 square metres. The unauthorised occupations involved domestic structures, private gardens and open/covered storage.

3. & 4. Land leases are private contracts between the Government and the landowners. The landowners are required to ensure that the uses of their land are in compliance with the lease conditions. Generally speaking, if a breach of lease conditions is substantiated, the LandsD will take appropriate lease enforcement actions (not involving prosecution) as landlord according to the prevailing policies, procedures and priorities. Such actions include issuing a warning letter to the landowners requiring them to rectify the breach of uses within a specified period, otherwise the warning letter will be registered in the Land Registry (LR) (commonly known as “imposing an encumbrance”). In cases of serious breaches (such as those of a large scale or posing a threat to public safety), the LandsD will proceed with re-entry of the land under the leases and in accordance with the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126). Once the instrument of re-entry is registered in the LR, the land becomes government land.

The number of cases in which the LandsD took lease enforcement actions in the past five years (2021 to 2025) is tabulated as follows:

No. of cases with lease enforcement actions taken	2021	2022	2023	2024	2025
Unauthorised structures on private agricultural land	919	945	953	882	947
Other lease breaches ^(Note 3)	621	754	830	888	781
Total	1 540	1 699	1 783	1 770	1 728

Note 3: Other lease breaches included unauthorised uses in industrial buildings/non-industrial buildings/residential buildings.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)185****(Question Serial No. 2093)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Land AdministrationControlling Officer: Director of Lands (LOO Kam Wah, Maurice)Director of Bureau: Secretary for DevelopmentQuestion:

Regarding the land compensation costs (payable to legal owners) for land acquisition, the Lands Department indicated that the compensation costs in 2025 and 2026 were higher than those in 2024 due to the implementation of a number of large-scale projects, particularly those in the Northern Metropolis. In this connection, please inform this Committee of the following:

1. The number of legal owners, district of the land concerned, area and amount of compensation involved in the disbursement of land compensation in 2024 and 2025;
2. The number of legal owners, district of the land concerned, area and amount of compensation to be involved in the projected disbursement of land compensation in 2026; and
3. The staff establishment, ranks and expenditure on emoluments in respect of land compensation work in the Lands Department.

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 68)

Reply:

1. The Lands Department (LandsD) disbursed a total of about \$27.3 billion of land compensation in 2024 and 2025. A breakdown by region is set out below:

Region (by District Lands Office (DLO), unless otherwise stated)	Land Compensation Disbursed to Former Legal Owners (about)(\$ million)	Number of Former Legal Owners Involved	Area of Land Involved (about)(m ²)
Hong Kong East	81	7	3 898
Kowloon East	1,211	138	6 820

Region (by District Lands Office (DLO), unless otherwise stated)	Land Compensation Disbursed to Former Legal Owners (about)(\$ million)	Number of Former Legal Owners Involved	Area of Land Involved (about)(m ²)
Islands	593	199	26 370
North	774	58	12 910
Sai Kung	77	20	2 054
Sha Tin	9	8	1 047
Tai Po	185	76	8 066
Tuen Mun	135	19	19 100
Yuen Long ^(Note 1)	1,244	96	74 698
New Development Areas ^(Note 2)	22,999	1 100	829 721
Railway Development ^(Note 3)	1	7	4 826
Total	27,309	1 728	989 510

Note 1 : Including the San Tin Technopole.

Note 2 : Including the Kwu Tung North and Fanling North New Development Areas, Hung Shui Kiu/Ha Tsuen New Development Area and Yuen Long South New Development Area.

Note 3 : Involving Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link.

The amount of land compensation disbursed each year depends on factors such as whether former legal owners accept the compensation offers in a timely manner. The above figures do not correspond to the information on land resumption in the same year. In addition, the land of some former owners was involved in more than one works project, resulting in double-counting in the number of former owners.

2. The projected land compensation payable in 2026 by region is set out below:

Region (by DLO, unless otherwise stated)	Projected Land Compensation Payable to Former Legal Owners (about)(\$ million)
Hong Kong East	461
Hong Kong West & South	7
Kowloon East	249
Islands	269
North	130
Sai Kung	35
Sha Tin	26
Tai Po	4

Region (by DLO, unless otherwise stated)	Projected Land Compensation Payable to Former Legal Owners (about)(\$ million)
Tsuen Wan & Kwai Tsing	2
Tuen Mun	196
Yuen Long ^(Note 4)	4,088
New Development Areas ^(Note 5)	11,263
Railway Development ^(Note 6)	30
Total	16,760

Note 4 : Including the San Tin Technopole and development of food control facilities at Heung Yuen Wai.

Note 5 : Including the Kwu Tung North and Fanling North New Development Areas, Hung Shui Kiu/Ha Tsuen New Development Area and Yuen Long South New Development Area.

Note 6 : Involving the Guangzhou-Shenzhen-Hong Kong Express Rail Link and East Rail Extensions – Hung Hom to Tsim Sha Tsui Extension.

No forecast has been made regarding the number of former legal owners or the area of land to be involved in the disbursement of land compensation in 2026.

3. In 2025-26, about 390 officers in the LandsD were involved in land resumption duties (some of them were also responsible for other land administration duties). The relevant staff cost was about \$260 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)186

(Question Serial No. 2003)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Territorial Planning, (2) District Planning

Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)

Director of Bureau: Secretary for Development

Question:

Regarding the development of the Northern Metropolis (NM), please advise this Committee of the following:

1. In respect of the consultancy study on the Blue and Green Recreation, Tourism and Conservation Circle in the NM to be jointly commissioned by the Planning Department and the Civil Engineering and Development Department, what are the concerned internal expenditure, consultancy fees and the programme? In the course of the study, will there be collaboration with relevant Mainland authorities, and in what ways, to enhance the tourism and ecological synergy between the two places?
2. Having regard to the importance and uniqueness of the NM development, as well as the NM's close connection with Shenzhen and the Guangdong-Hong Kong-Macao Greater Bay Area, will the planning standards applicable to the NM (including but not limited to the provision of cultural and sports facilities) be reviewed?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 19)

Reply:

1. The Blue and Green Recreation, Tourism and Conservation Circle, situated in the easternmost part of the Northern Metropolis (NM), covers a vast expanse with abundant blue and green resources and numerous traditional villages, holding significant potential for recreational and tourism development. The study aims to consolidate and enhance the recreational and tourism resources in the area. The Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) plan to commission consultants to commence the study within 2026. In the course of study, relevant stakeholders, including local communities, green groups, the tourism industry, etc., will be consulted. We will also liaise with relevant counterparts in Shenzhen to coordinate the planning of blue and green resources across both regions, thereby driving the development of recreation and tourism. The management of the consultancy service will be undertaken by in-house staff of PlanD and CEDD without incurring any additional expenditure.

2. Town planning must be people-oriented, with care taken to suit the local circumstances and keep pace with the times. The Hong Kong Planning Standards and Guidelines stipulate general guidelines for determining the scale, location and site requirements of various land uses, community facilities and infrastructures according to the population and other factors to ensure that adequate land will be reserved in the planning process to facilitate social and economic development and provision of appropriate public facilities to meet the needs of the public. The relevant guidelines aim to serve as general reference that can be applied flexibly. In planning for the NM, relevant bureaux/departments will exercise flexibility that specific policy initiatives of NM, development positioning, characteristics of the residential and working populations, regional needs, and specific social and local circumstances will be considered holistically for making appropriate adjustments to the provision of facilities (e.g. additional large-scale educational, sports and cultural facilities), with a view to meeting the genuine needs of the public and society.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)187

(Question Serial No. 2015)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Town Planning Information Services

Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)

Director of Bureau: Secretary for Development

Question:

It has been reflected by some views that the City Gallery in Central enjoys a strategic location, complementing the Hong Kong City Hall (the City Hall). However, the utilisation rate of the City Gallery appears to be relatively low due to various factors such as exhibition themes and publicity efforts, representing a considerable waste. In this connection, will the Government inform this Committee of:

1. the operating costs and various usage statistics of the City Gallery over the past 3 years, including the number of visitors, venue hiring rates, number of event days, etc.;
2. whether there is any consideration on relocating the City Gallery to the Northern Metropolis or other districts, and converting the original site/building for expansion or extension of the City Hall, or for other cultural and artistic uses?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 34)

Reply:

1. With the theme of town planning and large-scale infrastructure development, the City Gallery (CG) provides venues for permanent exhibitions and thematic exhibitions, and receives experts and visitors from overseas and Chinese Mainland, facilitating exchange of planning ideas and public participation. The numbers of visitors of the CG in the past 3 years are as follows:

Financial year	Number of visitors
2023-24	102 184 (91 493 on-site and 10 691 online)
2024-25	113 566 (109 145 on-site and 4 421 online)
2025-26	142 640 (134 312 on-site and 8 328 online)

The CG actively and continuously hosts a diverse array of exhibitions and activities covering topics such as planning development, transportation, and environmental conservation. In the past 3 years, various government bureaux and departments, tertiary institutions and non-governmental organisations/groups held thematic exhibitions, seminars and workshops in the CG. In addition, the CG offers guided tours, receiving government delegations from Chinese Mainland and overseas, local schools, community centres and non-governmental organisations, etc. On average, group visits are recorded every week. In 2025, the CG welcomed a total of 86 delegations from Chinese Mainland and 10 countries, introducing to them the planning development of Hong Kong.

The CG also organises thematic workshops for various communities in the society to promote planning education and fulfil social responsibilities. They are well received by the public. In 2025, 7 additional workshops were organised specifically for under-privileged groups, including the hearing-impaired elderly, persons with intellectual disability and ethnic minority communities. Over the past 3 years, relevant activities or guided tours were arranged on about 90% of the CG's opening days each year on average. The specific numbers are tabulated below (in terms of sessions):

Financial year	Number of activity and guided tour sessions
2023-24	About 230
2024-25	About 340
2025-26	About 320

The operating expenditure of the CG mainly covers venue management and operation, facility maintenance, updates to exhibition content, related manpower, etc. It forms part of the overall operating expenditure of the Planning Department (PlanD). The relevant expenditure has been incorporated as a whole into PlanD's departmental estimates.

2. The CG is located on the Central waterfront with convenient transport access. Its location provides a unique advantage in facilitating members of the public from different sectors, visitors, experts from overseas and Chinese Mainland, government officials or investors to learn about Hong Kong's overall development blueprint and its story as a city. The Government considers that maintaining a permanent exhibition platform in the heart of the Harbour Metropolis, dedicated to territory-wide planning and major development projects, remains valuable in promoting Hong Kong's overall development positioning and supporting tourism development in the long term. The Government therefore has no plan to relocate the CG. In addition, the Government is planning to establish an exhibition gallery in the Kwu Tung North New Development Area in the Northern Metropolis (NM) to showcase the NM development.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)188

(Question Serial No. 1456)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)
Director of Bureau: Secretary for Development

Question:

The Government has mentioned conducting the Study on Utilisation of Existing Industrial Stock to put forward recommendations including the way forward for the Revitalisation Scheme for Industrial Buildings. Will the Government please inform this Committee of:

1. the establishment and the estimates of expenditure for conducting the Study on Utilisation of Existing Industrial Stock and proposing the way forward for the Revitalisation Scheme in 2026-27; and
2. whether the study scope will cover the assessments of the cost-effectiveness and technical feasibility of relaxing the conversion of industrial buildings for non-industrial uses (such as innovative scientific research, transitional housing or art studio)?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 8)

Reply:

The main objectives of the Study on Utilisation of Existing Industrial Stock (the Study) conducted by the Planning Department (PlanD) include:

- (a) reviewing the effectiveness of the Revitalisation Scheme for Industrial Buildings, and exploring the incentives to further encourage market participation in redevelopment or wholesale conversion of industrial buildings;
- (b) exploring the rezoning of certain sites in industrial areas for non-industrial uses in order to unleash the development potential of industrial land in urban areas and accelerate the transformation of old industrial areas; and
- (c) understanding the emerging industries or uses (such as innovative scientific research and art studio) in private industrial buildings, and exploring the feasibility (including the technical feasibility) of further widening the scope of permissible non-industrial uses in industrial buildings, so as to further optimise the use of industrial building floor space on the premise of safeguarding public safety.

While part of the Study is conducted in-house, PlanD has engaged a consultant to collect views from the market on the Revitalisation Scheme for Industrial Buildings through organising focus group discussion, and the consultancy fee is estimated to be about \$1.3 million. As the in-house study and supervision of the consultant are part of PlanD's overall duties, we are unable to provide a breakdown on the manpower and expenditure involved solely for these tasks.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)189

(Question Serial No. 1468)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)
Director of Bureau: Secretary for Development

Question:

It is mentioned by the Government that it will examine and provide comments on the proposals in the master renewal plans (MRPs) of the two district studies conducted by the Urban Renewal Authority for Sham Shui Po and Tsuen Wan. In this regard, will the Government inform this Committee of the following:

1. What are the dedicated manpower and salary expenditure to be involved in 2026-27 for examination of the aforesaid proposals in the MRPs of the two district studies? Does the examination exercise involve engagement of external consultants for independent assessments? If yes, what is the estimated consultancy fee involved?
2. Please list in table form the specific work schedule and major milestones for the examination of the proposals in the MRPs of the two district studies by the Government.

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 20)

Reply:

The Urban Renewal Authority (URA) commenced the district planning studies for Sham Shui Po and Tsuen Wan in 2022. The studies aimed to formulate master renewal plans for the two old districts by restructuring land uses and replanning underutilised land, so as to address the needs of urban renewal, demographic changes and future development. The plans of the two studies were submitted by the URA to the Government at the end of 2025. Relevant Government bureaux/departments (B/Ds) are currently examining and providing comments on the concerned proposals. The URA will refine the proposals based on the Government's comments before submitting the final reports. In light of the final reports of the two studies, the Planning Department (PlanD) will undertake follow-up work accordingly, including amending the Outline Zoning Plans in a timely manner, and providing assistance in the implementation of the URA's development plans and projects, etc.

Since 2022, the relevant examination work for the two studies has been undertaken by staff of PlanD and other Government B/Ds as part of their overall duties. Therefore, the Department is unable to provide a separate breakdown of the manpower and expenditure

involved solely for this task. Moreover, the Department has not engaged external consultants to conduct independent assessments regarding the relevant examination work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)190****(Question Serial No. 0086)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)

Director of Bureau: Secretary for Development

Question:

The review of vacant and to-be-vacant school premises is mentioned under “Matters Requiring Special Attention in 2026-27”. This matter was mentioned in the draft Estimates for previous years as well. Please inform this Committee of the following:

- (1) In the past 3 financial years, how many vacant school premises in total were reviewed by the Planning Department? Of these premises, what were the numbers of successful cases of rezoning for housing or other public and community uses respectively?
- (2) How many vacant school premises are expected to be reviewed on a continuous basis in 2026-27? Is there any significant change in the estimated expenditure involved as compared with that of the past?

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 34)

Reply:

- (1) In accordance with the Central Clearing House (CCH) mechanism, when the Education Bureau (EDB) confirms that a vacant or to-be-vacant school premises site is no longer required for school uses, EDB will inform the Planning Department (PlanD) and other relevant departments (such as the Lands Department and the Housing Department). PlanD will review these sites and recommend suitable long-term uses for them, such as government, institution or community (G/IC), residential and other uses. In the past 3 financial years, 14 sites were reviewed by PlanD. Among these sites, 9 were recommended to be retained for G/IC use, and the remaining 5 for long-term residential use. None of the sites requires rezoning. The relevant details are as follows:

District	Former school name	Zoning on the Outline Zoning Plan concerned	Recommended long-term use under CCH mechanism
Southern	Caritas Wu Cheng-chung Secondary School	“G/IC”	G/IC use

District	Former school name	Zoning on the Outline Zoning Plan concerned	Recommended long-term use under CCH mechanism
Eastern	Caritas Chai Wan Marden Foundation Secondary School	“G/IC”	G/IC use
	The Salvation Army Centaline Charity Fund School	“G/IC”	G/IC use
	Chai Wan Star of The Sea Catholic Primary School	“Residential (Group A)” (“R(A)”)	Residential use
Wan Chai	Hong Chi Lions Morninghill School	“G/IC”	G/IC use
	North Point Government Primary School (Cloud View Road)	“G/IC”	G/IC use
Kwun Tong	S.K.H. St. John’s Primary School	“G/IC”	G/IC use
Sham Shui Po	Chan Shu Kui Memorial School	“G/IC”	G/IC use
Wong Tai Sin	Po Yan Oblate Primary School	“G/IC”	G/IC use
	S.K.H. Ching Shan Primary School	“R(A)”	Residential use
	S.K.H. Yat Sau Primary School	“R(A)”	Residential use
North	Pui Ling School of The Precious Blood	“G/IC”	G/IC use
	HHCKLA Buddhist Chan Shi Wan Primary School	“R(A)”	Residential use
Tai Po	NTWJWA Christian Remembrance of Grace Primary School	“R(A)”	Residential use

- (2) The above bureaux and departments will continue to process vacant school premises sites in accordance with the mechanism in 2026-27. Regarding the estimated expenditure, the review of vacant school premises sites is one of the tasks under PlanD’s purview. We are therefore unable to provide a breakdown on the manpower and expenditure involved solely for this policy initiative.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)191

(Question Serial No. 0087)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)

Director of Bureau: Secretary for Development

Question:

It is mentioned under “Matters Requiring Special Attention in 2026-27” that the Department will take forward the detailed planning of the San Tin Technopole, including vetting master plan submissions for the innovation and technology sites. Please advise this Committee on:

- (1) the anticipated number of master plan submissions for the innovation and technology sites in the San Tin Technopole to be vetted by the Department in 2026-27;
- (2) the specific criteria to be adopted by the Department in the vetting process to ensure the alignment of land uses with the “industry-oriented” development approach while preventing idling or misuse of land resources.

Asked by: LAM Siu-lo, Andrew (LegCo internal reference no.: 35)

Reply:

Under the San Tin Technopole Outline Zoning Plan, directions and guidance are provided for the development of about 210 hectares of innovation and technology (I&T) sites in the San Tin Technopole (the Technopole). To refine the detailed planning and design for the Technopole, the Planning Department (PlanD) has prepared a Planning and Design Brief (PDB), setting out the broad planning parameters, key development requirements and urban design considerations for the I&T sites. Based on the Conceptual Outline of the Development Plan for the Innovation and Technology Industry in the San Tin Technopole promulgated by the Innovation, Technology and Industry Bureau (ITIB) in November 2025, the PDB covers various aspects, including major industrial uses, supporting infrastructure and proposed phases of I&T development, thereby providing guidance for the design and implementation of the future development of I&T sites.

To ensure that the planning and design requirements of the PDB are implemented, project proponent(s) will be required in relevant land documents for I&T sites to submit Master Plans in accordance with the requirements of the PDB. Each Master Plan will be submitted to a multi-disciplinary Designated Committee set up by the Development Bureau for consideration and approval. The Designated Committee will perform its gatekeeping role

effectively by consulting relevant bureaux/departments, including ITIB, on each Master Plan to ensure that the land uses are in compliance with the requirements of the PDB and other relevant government departments, as well as the pertinent policy objectives. In addition, under the current mechanism, requirements such as permitted land uses and building covenants will also be specified in the land documents, thereby effectively preventing the land from being left idle or used for non-I&T related purposes.

The number of Master Plans to be approved in 2026-27 should be subject to the specific progress made by the project proponent(s) in the development of I&T sites.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)192

(Question Serial No. 0536)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)
Director of Bureau: Secretary for Development

Question:

It is mentioned in the Controlling Officer's Report that a review of vacant and to-be-vacant school premises in 2026-27 will be conducted. In this connection, will the Government inform this Committee of the following:

- (1) the number of school premises that are currently vacant and to be vacant in the next 5 school years respectively;
- (2) a breakdown in table form of the reasons for vacancies, the districts where the vacant school premises are located, the areas of the sites involved, and the latest planning;
- (3) a breakdown in table form of the list of to-be-vacant school premises in the next 5 school years, the reasons for the expected vacancies, the districts where the school premises are located, the areas of the sites involved, and the latest planning; and
- (4) the list of currently vacant school premises that have already been put to special uses, including their lease terms, termination dates, new uses, and the names of organisations involved.

Asked by: Hon LEUNG Tsz-wing, Dennis (LegCo internal reference no.: 10)

Reply:

After consulting the Education Bureau (EDB), the reply of the Planning Department (PlanD) is set out below:

The Government has established a Central Clearing House (CCH) mechanism to ensure proper use of vacant school premises (VSP). When EDB has confirmed that a vacant or to-be-vacant school premises site is no longer required for school uses, EDB will inform PlanD and other relevant departments (such as the Lands Department and the Housing Department). PlanD will review these sites and recommend suitable long-term uses for them (such as government, institution or community (G/IC), residential and other uses). Upon

receiving the latest information on VSP from EDB, PlanD will conduct reviews in accordance with the mechanism.

Since the establishment of the CCH mechanism in 2011, PlanD has reviewed a total of 269 vacant or to-be-vacant school premises sites. As at the end of 2025, there are 219 VSP sites on government land (209 are existing VSP sites and the remaining 10 are to-be-vacant school premises sites), and 50 sites are located wholly or mostly on private land. Regarding the recommended long-term uses, based on the review results just released, out of the 269 sites, 199 have been recommended for G/IC use, 45 have been recommended for residential use, and the remaining 25 sites, which are former village schools located within village areas in the New Territories, have been recommended for long-term retention for village type development, rural use and open space, etc.

The respective districts and site areas of the 219 VSP sites on government land are listed at Annex.

The results of the review of VSP are also available on PlanD's website (https://www.pland.gov.hk/pland_en/resources/vsp/index.html). Detailed information on VSP sites across the 18 districts as at the end of 2025, including their locations, long-term uses and utilisation status, is available at the website for reference by parties interested in applying to use those sites. The managing parties will process applications having regard to the latest situation of individual VSP sites. As for the details of the VSP sites that have been allocated for other uses, including their leases, uses and the names of organisations involved, PlanD does not have such information.

**Sites for Vacant School Premises (VSP) and to-be-vacant school premises reviewed
under the Central Clearing House Mechanism
Districts and site areas of 219 VSP sites on government land**

District	Former School Name
169 VSP sites with a site area of about 3 000 square metres or below	
Central and Western	Hong Kong Academy
Central and Western	Chung Sing Benevolent Society Free School
Eastern	North Point Methodist Primary School
Eastern	Hong Kong Japanese School
Eastern	Chai Wan Star of The Sea Catholic Primary School
Southern	Po Leung Kuk Wai Yin College
Southern	Stanley Kaifong Welfare Advancement Association Primary School
Southern	S.K.H. Stanley Village Primary School
Wan Chai	Confucian Society Victoria English Primary School
Wan Chai	Pun U Association Wah Yan Primary School
Wan Chai	North Point Government Primary School (Cloud View Road)
Kowloon City	Pui Shing Catholic Secondary School
Kowloon City	Hung Hom Government Primary School
Kwun Tong	Conservative Baptist Lui Ming Choi Primary School
Kwun Tong	Sze Shan Public School
Kwun Tong	Cha Kwo Ling Kai Fong Welfare Association Primary School & Kindergarten
Kwun Tong	Hoi Bun School
Kwun Tong	Maryknoll Secondary School
Kwun Tong	St. Joseph's Anglo-Chinese School
Kwun Tong	Carmel Leung Sing Tak School
Kwun Tong	Mission Covenant Church Holm Glad No. 2 Primary School (Ex-Grantham College of Education Past Students' Association Kwun Tong Primary School)
Kwun Tong	Hong Kong Taoist Association Wun Tsuen School
Kwun Tong	S.K.H. St. John's Primary School
Sham Shui Po	Sam Shui Natives Association Tong Yun Kai School
Sham Shui Po	Society of Boys' Centre – Hui Chung Sing Memorial School
Sham Shui Po	Mental Health Association of Hong Kong - Pak Tin Children's Centre
Sham Shui Po	Chan Shu Kui Memorial School

Wong Tai Sin	CCC Kei Wa Primary School
Wong Tai Sin	Po Leung Kuk Mrs. Chan Nam Chong Memorial Primary School and Po Leung Kuk Anita L.L. Chan (Centenary) School (co-located in the same school premises)
Wong Tai Sin	Baptist Rainbow Primary School
Wong Tai Sin	S.K.H. Ching Shan Primary School
Wong Tai Sin	S.K.H. Yat Sau Primary School
Wong Tai Sin	Po Yan Oblate Primary School
Yau Tsim Mong	The Church of Christ in China Mongkok Church Kai Oi School
Yau Tsim Mong	Canton Road Government Primary School
Yau Tsim Mong	Ex-Portuguese Community School
Kwai Tsing	HKCSC Association Cheung Chi Cheong Memorial Primary School
Kwai Tsing	Mu Kuang Lai King Primary School
Kwai Tsing	Shek Lei Catholic Primary School
Kwai Tsing	Father Cucchiara Memorial School
Kwai Tsing	Tsing Yi Public School (Cheung Hong)
Kwai Tsing	Yeung Ching School
Kwai Tsing	Cheung Hang Public School
Tsuen Wan	Fong Yuen School
Tsuen Wan	Koon Man School
Tsuen Wan	Tsuen Wan Lutheran School
North	Siu Ying Public School
North	Sha Tau Kok Public School
North	Bok Man School
North	Luen Wo Market Public School
North	Sam Wo Public School
North	Tan Chuk Hang Public School
North	Kat O School
North	FMO Ap Chau Primary School
North	TWGHs Ma Kam Chan Memorial Primary School (Choi Yuen Campus)
North	Man Wo Public School
North	Tung Hing School
North	Wo Him School
North	Kong Ling Public School
North	Sam Shing School
North	Kwan Ah School
North	Kok Kwan School
North	Lo Wu Public School
North	Sai Lau Kong FMO School

North	Luk Keng Nam Chung Public School
North	Tsiu Keng Public School
North	Lung Kai Public School
North	HHCKLA Buddhist Chan Shi Wan Primary School
Sai Kung	Po Leung Kuk Luk Hing Too Primary School
Sai Kung	Man Ching School
Sai Kung	Sai Kung Public School
Sai Kung	Yuk Yin School
Sai Kung	Man Yi Public School
Sai Kung	Tsing Boor School
Sai Kung	Kwong Pui School
Sai Kung	Wan Kwong School
Sai Kung	Tai Mong Tsai Yan Yee Road Village School
Sai Kung	Nam Sun Public Primary School (Po Toi O)
Sai Kung	Sui Ying School
Sai Kung	Hon Ying School
Sai Kung	Leung Shuen Bay Public School
Sai Kung	Lap Tak School (Tseung Kwan O Upper Village)
Sai Kung	Clearwater Bay Central Primary School (Sheung Yeung)
Sha Tin	Tai Wai Public School
Sha Tin	Pai Tau School
Sha Tin	Po Leung Kuk Siu Hon Sum Primary School
Sha Tin	Man Ching Primary School
Sha Tin	Ying Yin School
Sha Tin	Ex-Free Methodist Mei Lam Primary School
Sha Tin	Fo Tan Public School
Sha Tin	Tak Wah School
Sha Tin	Lai Man School
Sha Tin	Yuk Man School
Sha Tin	Chap Yin School (Kwun Yam Shan Village)
Sha Tin	Tin Sam Public School
Tai Po	NTWJWA Christian Remembrance of Grace Primary School
Tai Po	Ex-Tai Po Government Primary School
Tai Po	Shu Yan School
Tai Po	Wun Yiu Public School
Tai Po	Tai Mei Tuk Public School
Tai Po	Luk Heung San Tsuen Public School
Tai Po	Koon Hang Public School
Tai Po	Lam Tsuen Public School
Tai Po	Ming Lun School

Tai Po	Pun Chung Public Primary School
Tai Po	Sung Tak School
Tai Po	Yat Sun School
Tai Po	Tai Wo Public School
Tai Po	Lam Tsuen Public School 3rd School
Tai Po	Tai Po Tung Koon School
Tai Po	FMO Tai Po Primary School
Tai Po	King Lam School
Tai Po	Yuk Yin School
Tai Po	Lin Hoi School
Tai Po	Yau Sin School
Tai Po	Ko Lau Wan Fishermen's School
Tai Po	Man Ming School
Tai Po	Shing Ming School
Tai Po	FMO Sam Mun Tsai New Village Primary School
Tai Po	Nam Wa School
Tuen Mun	Buddhist Lau Tin Sang Primary School
Tuen Mun	Tai Lam Chung Public School
Tuen Mun	Yuk Sue Primary School
Tuen Mun	The Salvation Army Sam Shing Chuen Lau Ng Ying School
Tuen Mun	Tin Fu Tsuen School
Yuen Long	Wing Hing School
Yuen Long	Shing Tak Primary School
Yuen Long	Lau Fau Shan Public Primary School
Yuen Long	Ling Man School
Yuen Long	Pok Wai Public School
Yuen Long	Yuen Long Small Traders New Village Public School
Yuen Long	Sheung Che Public School
Yuen Long	Shung Tak Catholic Primary School
Yuen Long	Ng Wo Public Primary School
Yuen Long	Yuen Kong Public School
Yuen Long	Chi Ching School
Yuen Long	Chuk Hing Public School
Yuen Long	Chick Kwai Public School
Yuen Long	Koon Ying School
Yuen Long	Sha Kong Public Luen Yick School
Yuen Long	Ha Tsuen Heung Pak Nai Public School
Yuen Long	Pui Tak School
Yuen Long	Siu Hum Public School
Yuen Long	Man Kei Public School

Yuen Long	Tai Shing Public School
Yuen Long	Hing Sam School
Yuen Long	Kai Tak School
Yuen Long	Yau Tam Mei Primary School
Yuen Long	Tai On Public School
Yuen Long	Shek Wu Public School
Yuen Long	Tai Sang Wai Public School
Yuen Long	Ha Pak Nei Tsuen Public Primary School
Yuen Long	Yan Hing School
Yuen Long	Shung Yee School
Islands	Tai O Public School
Islands	Cheung Sha Public School
Islands	Bui O Public School
Islands	Shap Long School
Islands	Peng Chau Nim Shue Wan Shu Chun Public School
Islands	Tung Chung Public School
Islands	Peng Chau Vegetable Farmers Guild (Choi Yuen Hong) Public School
Islands	Sha Lo Wan School
Islands	Vacant ex-school at Yi O San Tsuen
Islands	Fan Lau Primary School
Islands	San Tau School
Islands	Po Toi Public School
Islands	Lo So Shing School
Islands	South Section Primary School
Islands	Wong Kung Tin School
50 VSP sites with a site area of about 3 000 square metres above	
Eastern	Ex-TWGHs & LKWFSL Mrs. Fung Yiu Hing Memorial Primary School
Eastern	The Salvation Army Centaline Charity Fund School
Southern	Caritas Wu Cheng-chung Secondary School
Southern	Island Road Government Primary School
Wong Tai Sin	S.K.H. Kei Sum Primary School
Kwai Tsing	HKSYC&IA Chan Lai So Chun Memorial School
Tsuen Wan	Kwai Chung Public School
Tsuen Wan	Sam Tsuen Public School
North	SSSWH Fertilizers & Rice Dealers Association Public School
North	Kin Tak Public School
North	Hang Tau Public School

North	Wah Shan Public School
North	King Sau School
North	Ping Yeung Public School
North	Kwu Tung Public Oi Wah School
North	Sing Ping School
North	Lung Shan School
North	Kwan Tei Public School
Sai Kung	Sai Kung Central Primary School
Sai Kung	Sai Kung FMO Primary School
Sha Tin	FDBWA Mrs. Fung Ping Shan Primary School
Sha Tin	Sir Ellis Kadoorie Secondary School (Shatin)
Tai Po	Tai Po Government Secondary School
Tai Po	CCC Kei Ching Primary School
Tai Po	Tai Po Normal School Memorial School
Tai Po	Kai Chi School
Tai Po	Ming Tak School
Tai Po	Shuen Wan Eu Tong Sen School
Tuen Mun	CCC Kei Leung Primary School
Tuen Mun	Hong Kong Christian Service Pui Oi School
Tuen Mun	St. Simon's Primary School
Tuen Mun	Tuen Mun School
Tuen Mun	Castle Peak Buddhist School
Tuen Mun	Lam Tei Gospel School
Yuen Long	Ho Ming Primary School (sponsored by Sik Sik Yuen)
Yuen Long	Chung Sing School
Yuen Long	Kam Chuen School
Yuen Long	Yau Kung School
Yuen Long	Luen Kwong Public School
Yuen Long	Ying Yin Catholic Primary School
Yuen Long	Wai Kwan Primary School
Yuen Long	Wing On School
Yuen Long	Wa Fung School
Yuen Long	Tat Tak School
Yuen Long	Shung Ching School
Islands	Peng Chau Chi Yan Public School
Islands	NTHYK Southern District Secondary School
Islands	Buddhist Wai Yan Memorial College
Islands	Tung Wan Mok Law Shui Wah School
Islands	Cheung Chau Public School

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)193

(Question Serial No. 2008)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): (-) Not specified

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development
(Michael H S FONG)

Director of Bureau: Secretary for Development

Question:

Under Programme (3) Provision of Land and Infrastructure of the Civil Engineering and Development Department, the policy aim is to provide land and supporting infrastructure for development, with the development of the Northern Metropolis (NM) being the top priority. The estimated expenditure for Programme (3) in 2026-27 represents a decrease of 7% compared to the revised estimate for 2025-26. However, the targets for the area of land to be formed and the length of roads to be constructed or widened for development during the year have increased by 30% and 66% respectively over the previous year. In this connection, will the Government inform this Committee:

1. Of the major reasons for the decrease in expenditure, and whether it is related to the adoption of public-private partnership (PPP) models, such as the “large-scale land disposal” model, where certain tasks are delegated to the private market;
2. Among the indicators for area of land formed and road construction listed under Programme (3), how many will be implemented through PPP models such as the “large-scale land disposal” model and entrusted to the private market?
3. Given the reduction in relevant government expenditure and the delegation of departmental tasks to the private market, how the Government will ensure that the provision of land and infrastructure for the development of the NM does not decline in terms of quality, quantity, and speed?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 24)

Reply:

1. The estimated expenditure of the Civil Engineering and Development Department (CEDD) under Programme (3) “Provision of Land and Infrastructure” for 2026-27 is lower than the revised estimate for 2025-26 by approximately 7% (about \$71 million). This is mainly due to (i) savings of approximately \$44 million in the estimated personal emoluments resulting from the reduction of 60 civil service posts; and (ii) the decrease

of approximately \$27 million in other estimated operating expenses. The aforementioned changes mainly involve the lapsing of time-limited posts and the overall internal redeployment of resources. They are unrelated to the tasks associated with the “large-scale land disposal” model. Under the “Productivity Enhancement Programme”, the Department will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, the Department will continue to implement its various policies and initiatives under relevant programmes with better cost-effectiveness, including the provision of land and infrastructure, as well as providing technical support to the Development Bureau for the implementation of “large-scale land disposal” projects in the Northern Metropolis (NM).

2. The area of land to be formed and the length of roads to be constructed or widened for development in 2026-27 listed, as listed under Programme (3), primarily involve land development and infrastructure projects undertaken by the Department. The “large-scale land disposal” model is not involved.
3. The NM is a new engine for Hong Kong’s future development, and the Government is accelerating its advancement. Regarding the public works projects undertaken by the CEDD, project teams will actively adopt innovative technologies and advanced construction technologies to reduce manpower demand and enhance productivity. They will also continue to implement the established arrangements for monitoring project management, quality, and progress to ensure that the relevant works comply with technical specifications and contractual requirements.

To further accelerate the development of the NM, the Government will continue to adopt innovative and diverse models that better integrate a proactive Government with an efficient market. Developers awarded projects will be responsible for land formation and infrastructure works for all sites within the pilot areas for large-scale land disposal. The Government will stipulate the specifications and completion deadlines for the designated works (such as parks) in the relevant land leases to ensure the quality of the works and their timely completion.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)194****(Question Serial No. 2396)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): (-) Not specifiedProgramme: Not specifiedControlling Officer: Director of Civil Engineering and Development
(Michael H S FONG)Director of Bureau: Secretary for DevelopmentQuestion:

As of March 2026, what is the total actual expenditure incurred for the works in the Northern Metropolis? What is the estimated expenditure to be allocated for land formation and infrastructure in 2026-27? Please list the major projects that are expected to be completed within the said financial year.

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 19)Reply:

Regarding the land development projects undertaken by the Civil Engineering and Development Department in the New Development Areas (NDAs) of the Northern Metropolis (NM), the total expenditures (as at 31 March 2026) and the estimated expenditures for 2026-27 are as follows:

NDA	Site Formation and Infrastructure Project	Total Expenditure (as at 31 March 2026) (Note)	Estimated expenditure for 2026-27
Kwu Tung North/Fanling North	First Phase Development (PWP Item Nos. 7747CL and 7759CL)	\$13,814 million	\$856 million
	Remaining Phase Development (PWP Item No. 7828CL)	\$1,617.3 million	\$3,972.1 million
Hung Shui Kiu/Ha Tsuen	First Phase Development (PWP Item Nos. 7845CL(Part) and 7796CL)	\$928 million	\$40.78 million

NDA	Site Formation and Infrastructure Project	Total Expenditure (as at 31 March 2026) (Note)	Estimated expenditure for 2026-27
	Second Phase Development (PWP Item Nos. 7787CL and 7829CL)	\$1,542.9 million	\$3,016 million
Yuen Long South	First Phase Development (PWP Item Nos. 7817CL and 7872CL(Part))	\$3,237.3 million	\$1,509.8 million
	Second Phase Development (PWP Item No. 7906CL)	\$44.97 million	\$450 million
Hong Kong Park of the Hetao Shenzhen - Hong Kong Science and Technology Innovation Co-operation Zone	Land Decontamination and Advance Engineering Works (PWP Item No. 7748CL)	\$505.7 million	\$6.002 million
	Main Works Package 1 (PWP Item No. 7856CL)	\$4,678.4 million	\$1,385.6 million
San Tin Technopole	Phase 1 Stage 1 Works - Site Formation and Engineering Infrastructure (PWP Item No. 7899CL)	\$399.4 million	\$1,316.4 million

Note: The expenditure involved for 2025-26 is the revised estimate in the 2026-27 Budget.

Among the above projects, part of the site formation and engineering infrastructure works for the First Phase Development of Kwu Tung North/Fanling North NDA (PWP Item No. 7759CL), the site formation and engineering infrastructure works for the First Phase Development of Hung Shui Kiu/Ha Tsuen NDA (PWP Item Nos. 7845CL(Part) and 7796CL), and the land decontamination and advance engineering works for the Hong Kong Park of the Hetao Shenzhen - Hong Kong Science and Technology Innovation Co-operation Zone (PWP Item No. 7748CL) were substantially completed in or before 2025-26 and are undergoing account finalisation. The remaining part of the site formation and engineering infrastructure works for the First Phase Development of Kwu Tung North/Fanling North NDA (PWP Item No. 7747CL) is expected to be substantially completed in 2026-27. The remaining projects will continue to be carried out in 2026-27.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)195

(Question Serial No. 3679)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

In the future planning of major infrastructure and housing supply, how will the Government ensure that railway projects and land development strategies can be aligned to avoid affecting the speed of housing supply or the burden on public finances due to institutional rigidity?

Asked by: Hon CHAN Chung-ye, Alan (LegCo internal reference no.: 37)

Reply:

The Government's policy objective is to maintain steady and continuous land supply in order to meet our current and future housing and economic needs. Every year, the Government will announce in advance the annual Land Sale List, and announce the specific land sale arrangements on a quarterly basis in light of policy needs, market conditions and other supply sources. Specifically, besides government land sale, the Government will continue to play a co-ordination role and comprehensively consider various land supply sources, including railway property development projects, transit-oriented development projects, Urban Renewal Authority projects, and private development/redevelopment projects. The Government will also make careful consideration of market conditions and other relevant circumstances, adjust the pace of disposal and other land supply sources, and announce specific land sale arrangements on a quarterly basis in a pragmatic and paced manner.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)196

(Question Serial No. 3492)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 803 Funding Scheme to Support the Use of Vacant
Government Sites by Non-government Organisations)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the funding scheme to support the use of vacant government sites by non-government organisations (NGOs) for non-profit-making community purposes, will the Government advise this Committee of:

1. the number and details of applications received;
2. the current balance of commitment to relevant expenditure;
3. the number of rejected cases, and the reasons for that (if any);
4. the average processing time required for an application; and
5. the number of vacant government sites and school premises currently available for short-term tenancy applications by NGOs (broken down by District Council districts)?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 46)

Reply:

1. - 3.

As at 28 February 2026, the Development Bureau has received 51 applications, 32 of which have been approved for non-government organisations (NGOs) to take forward various worthy community projects. The remaining applications are being processed. The funding scheme has a total commitment of \$1.5 billion, and the 32 projects approved

to date for funding involve a total commitment of \$1.0814 billion. The details are set out in the Annex.

4. In general, it takes around five months on average to complete the assessment of one application, counting from the time when the NGO applicant has submitted all necessary documents, including supporting documents required by the Secretariat of the Assessment Committee of the funding scheme for verification.
5. As at 28 February 2026, 424 vacant government sites (including 48 vacant school premises) were available for short-term tenancy applications. A breakdown of the number of these sites by districts is provided below:

District Council district	Number of sites (including vacant school premises)
Central & Western	9 (0)
Islands	47 (11)
Kowloon City	4 (0)
Kwai Tsing	8 (1)
Kwun Tong	1 (0)
North	54 (5)
Sai Kung	34 (7)
Sha Tin	17 (3)
Sham Shui Po	4 (0)
Southern	19 (0)
Tai Po	45 (7)
Tsuen Wan	6 (0)
Tuen Mun	25 (2)
Wan Chai	14 (0)
Yau Tsim Mong	0 (0)
Yuen Long	137 (12)
Total	424 (48)

Vacant government sites under Lands Department's management and available for application for short-term use, together with the relevant information (including the locations of respective sites), can be found on the department's "GeoInfo Map" website (www.map.gov.hk/gm/map/search/faci/_VGS).

**Funding Scheme to Support the Use of Vacant Government Sites
by Non-government Organisations (NGOs) Applications approved
for funding as at 28 February 2026**

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling to date* (\$ million)	Funding disbursed (\$million) (as at 28 February 2026)
(I) Construction works completed					
1	Small Traders New Village, Nam Sang Wai, Yuen Long (Ex-Small Traders New Village Public School)	Yuen Long Kam Kwong Church	Community service centre	7.5 (detailed design and revitalisation works)	Approximately 5.9
2	Shing Sai Road, Kennedy Town	Rough C [^]	Community garden	Stage 1: 2.6 Stage 2: 35.6 Total: 38.2	Approximately 37.4
3	Kam Tin, Yuen Long	House of Joy & Mercy	Animal rehoming centre	13.9 (detailed design and construction works)	Approximately 13.4
4	Victoria Road, Mount Davis (Ex-Mount Davis Caritas Centre and Ex-Mount Davis Caritas Jockey Club Hostel)	Society for Community Organization	Transitional housing	7.4 (detailed design, site investigation and construction works)	Approximately 6.4
5	Ta Kwu Ling, North District (Ex-Sam Wo Public School)	Hong Kong Seeing Eye Dog Services	Guide dog training school	Stage 1: 3.0 Stage 2: 53.4 Total: 56.4	Approximately 52.6
6	Tan Kwai Tsuen, Yuen Long (Ex-Ying Yin Catholic Primary School)	Muhammadia Ghosia Islamic Association	Community service centre	Stage 1: 2.8 Stage 2: 20.8 Total: 23.6	Approximately 21.5
7	Quarry Bay harbourfront	St. James' Settlement	Recreation and sitting-out area	Stage 1: 1.3 Stage 2: 58.7 Total: 60.0 [@]	Approximately 58.3

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling to date* (\$ million)	Funding disbursed (\$million) (as at 28 February 2026)
8	San Tin, Yuen Long (Ex-Chuk Hing Public School)	Fruit Garden Social Enterprise	Community service centre	Stage 1: 2.1 Stage 2: 27.0 Total: 29.1	Approximately 26.0
9	Mai Po, Yuen Long (Ex-Koon Ying Public School)	Anfield Hearts Foundation	Non-profit-making school for children with special educational needs	Stage 1: 3.3 Stage 2: 22.7 Total: 26.0	Approximately 22.5
10	Ping Shan, Tin Shui Wai	Tin Shui Wai Community Development Network	Farming and fishery education centre	Stage 1: 2.0 Stage 2: 13.2 Total: 15.2	Approximately 12.4
11	Kam Tin, Yuen Long	HK Saving Cat and Dog Association	Animal rehoming centre	Stage 1: 4.2 Stage 2: 39.3 Total: 43.5	Approximately 39.3
12	Cox's Road, Yau Tsim Mong District (Ex-Portuguese Community School)	Hong Kong Repertory Theatre	Theatre education centre	Stage 1: 8.3 Stage 2: 50.8 Total: 59.1	Approximately 55.5
13	Chuen Lung, Tsuen Wan (Ex-Koon Man School)	Hong Kong Photographic Culture Association	Photography resource centre	Stage 1: 3.0 Stage 2: 12.0 Total: 15.0	Approximately 9.8
14	Shiu Fai Terrace, Wan Chai (Ex-Pun U Association Wah Yan Primary School)	Hong Kong Air Cadet Corps	Youth training centre	Stage 1: 5.0 Stage 2: 34.8 Total: 39.8	Approximately 30.6
15	Chap Wai Kon Village, Sha Tin	Food Angel by Bo Charity Foundation	Non-profit-making food production centre	Stage 1: 1.3 Stage 2: 58.7 Total: 60.0 [@]	Approximately 60.0

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling to date* (\$ million)	Funding disbursed (\$million) (as at 28 February 2026)
16	Wa Shun Street, Hung Hom harbourfront	Playright Children's Play Association	Public recreation and open space	Stage 1: 7.2 Stage 2: 52.8 Total: 60.0	Approximately 51.5
17	Junction of Nullah Road and Tung Choi Street, Mong Kok	Concern for Grassroots' Livelihood Alliance	Community service centre	Stage 1: 3.3 Stage 2: 15.1 Total: 18.4	Approximately 15.9
18	Lung Cheung Road, Wong Tai Sin	Chinese Dance Art Association	Dance centre	Stage 1: 6.9 Stage 2: 63.1 Total: 70.0	Approximately 56.1
19	Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	Transitional housing	Stage 1: 2.9 [#]	Approximately 2.3
20	Junction of Hoi Hing Road and Hoi Kok Street, Tsuen Wan	Yan Chai Hospital Board	Transitional housing	Stage 1: 3.3 [#]	Approximately 3.2
(II) Construction works in progress					
21	Junction of To Shek Street and Sha Tin Wai Road, Sha Tin	Hong Kong, China Table Tennis Association	Table tennis training centre	Stage 1: 4.9 Stage 2: 52.0 Total: 56.9	Approximately 36.2
22	San Ping Circuit, Tuen Mun (Ex-St. Simon's Primary School)	Paws United Charity	Animal rehoming centre	Stage 1: 7.4 Stage 2: 62.6 Total: 70.0	Approximately 54.0
23	Ha Wong Yi Au, Tai Po (Ex-Fish Marketing Organization Tai Po Primary School)	Home of Loving Faithfulness	Residential Care Home for Persons with Disabilities	Stage 2: 70.0 [@] (the cost for the detailed design in stage 1 was borne by the organisation)	Approximately 34.4
24	Near Tai Tam Reservoir	Scout Association of Hong Kong	Sea activity centre	Stage 1: 3.7 Stage 2: 28.5 Total: 32.2	Approximately 19.5

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling to date* (\$ million)	Funding disbursed (\$million) (as at 28 February 2026)
25	Sha Tau Kok, North District (Ex-King Sau School)	Lin Ma Hang Village Charity Fund	Hakka cultural centre	Stage 1: 6.6 Stage 2: 40.8 Total: 47.4	Approximately 32.0
26	Shek Mun, Sha Tin	Christian & Missionary Alliance Church Union Hong Kong	Community service centre	Stage 1: 3.8 Stage 2: 32.2 Total: 36.0	Approximately 14.1
27	Leung Choi Lane, Tuen Mun	Hong Kong Institute of Utility Specialists	Non-profit-making utility training centre	Stage 1: 4.0 Stage 2: 24.9 Total: 28.9	Approximately 4.4
28	Ta Kwu Ling, North District (Ex-Ping Yeung Public School)	Hung Hei Lun Charity Organization	Youth centre	Stage 1: 9.5 Stage 2: 54.3 Total: 63.8	Approximately 8.8
(III) Detailed design and site investigation in progress					
29	Ting Kok Village, Tai Po (Ex-Ming Tak School)	Positive Life Association Ltd	Non-profit-making kindergarten for children with special educational needs	Stage 1: 6.9	Approximately 1.6
30	Shek Pik, Lantau Island (Ex-Tung Wan Mok Law Shui Wah School)	Christian New Life Association	Drug treatment and rehabilitation centre	Stage 1: 12.0	Approximately 3.3
31	Ha Yau Tin Tsuen, Shap Pat Heung, Yuen Long (Ex-Pui Tak School)	Yuen Long District Arts Committee	Arts education centre	Stage 1: 4.5	0
32	Canton Road, Tsim Sha Tsui (Ex-Canton Road Government Primary School)	FTU Employment Development Service Limited	Vocational training centre	Stage 1: 3.5	0

Note:

* Generally speaking, depending on the scale of an individual project, the Development Bureau (DEVB) may process and approve funding applications for the project in stages. We will consider first approving and granting the costs for detailed design and site investigation in Stage 1 for the organisation to start the

preliminary work. When the detailed design of the project and cost estimate of the construction works are more certain, the DEVB will then consider approving and granting the funding for Stage 2 (i.e. the funding for the construction costs).

^ Since May 2025, project 2 has been operated by Hong Kong Education Association (International) Limited under a renewed short-term tenancy for the same use.

@ The applicant organisations for projects 7, 15 and 23 have sought additional funding sources outside the funding scheme (including provision from the applicant organisations and/or other sponsorship) to cover the costs for stage 1 and/or stage 2 of the projects.

As a non-recurrent commitment of \$5 billion was approved by the Finance Committee of the Legislative Council on 6 March 2020 for the then Transport and Housing Bureau to implement the “Funding Scheme to Support Transitional Housing Projects by NGOs”, funding applications for transitional housing projects thereafter, i.e. the remaining construction costs for projects 19 and 20, are processed and assessed under the said scheme.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)197

(Question Serial No. 3518)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the document that the Branch has “formulated proposals to make use of newly developed land to promote urban redevelopment and commenced consultation”. In this connection, will the Government advise this Committee of the following:

1. Does the Government plan to use newly developed land in conjunction with any redevelopment programmes during in 2026-27 to provide affected residents and owners with support or compensation? If so, please provide the details of the relevant newly developed land including location, area and planned uses, as well as the redevelopment projects to be taken forward in conjunction with relevant newly developed land. If not, what are the reasons?
2. Will the Government conduct any consultation in 2026-27 regarding using newly developed land in taking forward redevelopment projects? If so, who will be the target and what is the timetable of the relevant consultation? If not, what are the reasons?

Asked by: Hon CHAN Man-ye, Grace (LegCo internal reference no.: 55)

Reply:

To expedite urban renewal, the Government proposed innovative measures with a new mindset, to make use of newly developed land resources to enhance market incentives for redevelopment of old urban districts. In this connection, the Chief Executive announced the following three innovative measures in his 2025 Policy Address:

- (a) Three sites^{Note} in Kwu Tung North and Fanling North New Development Areas (NDAs) in the Northern Metropolis have been reserved for the Urban Renewal Authority (URA) to consider constructing new flats as replacement units under the new “Flat-for-Flat” Scheme in the future, serving as an option for the affected

owners in addition to cash offer. The development parameters of these three sites are summarised in the following table:

Note: The URA will also consider using Tseung Kwan O Area 137 for “Flat-for-Flat” arrangement in the future.

	Kwu Tung North Area 32	Kwu Tung North Area 34	Fanling North Area 14W
Area (hectare)	2	0.94	1.06
Zoning	Residential (Group B)1	Residential (Group B)1	Residential (Group A)3
Domestic gross floor area (m ²)	84 000	39 000	63 000
Site availability date (Year)	2028 to 2029	2028 to 2029	2029 to 2030

To follow up on the conditions imposed by the Chief Executive in Council when granting the two sites (at Bailey Street, Hung Hom and Tseung Kwan O Area 137 respectively) to the URA in May 2025, the Development Bureau is assisting the URA in reviewing its acquisition and redevelopment policies, which will include the URA’s existing compensation policy of seven-year-old flat in the same locality and formulating the details of the new “Flat-for-Flat” arrangement, with a view to putting forward the recommendations for consultation within 2026;

- (b) To explore relaxing the current arrangement for the 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 NDAs, such as relaxing the restrictions on the number and size of “receiving sites”. Planning applications will still need to be submitted to the Town Planning Board, which will perform a gatekeeping role in ensuring the transfer of plot ratio will not cause any adverse impact on the surrounding environment; and
- (c) To explore suitably increasing the plot ratio of private redevelopment projects (say by 20% as the maximum level) with site area of a project not smaller than 700 m², and existing residential building age reaching 50 years or above, on a pilot basis, in the seven designated areas with more pressing redevelopment need. There will also be an encashment option, whereby the increased plot ratio, after being translated into land premium, can be used for offsetting premium payable for bidding land, lease modification in other projects or in-situ land exchange. The increased plot ratio will have to be used within a certain period of time and is non-transferrable.

We conducted consultation from October to December 2025, during which relevant stakeholders’ views were collected, including the URA Board, professional bodies and industry associations. Regarding the aforesaid measures (b) and (c), the relevant stakeholders in general supported our proposed direction. We are now studying the suggestions on technical matters in order to formulate the implementation details. Our target is to finalise and implement the relevant measures in around mid-2026. Meanwhile, measure (a) is now being considered in conjunction with the overall review of the URA’s financing and operating model with recommendations for consultation within 2026.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)198

(Question Serial No. 3638)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Given that the potential land supply for the whole year is expected to have a capacity for providing around some 22 000 units, please provide the distribution and area ratio of such units.

Asked by: Hon CHEUNG Pui-kong (LegCo internal reference no.: 14)

Reply:

The 2026-27 Land Sale List announced by the Government in February 2026 covers a total of nine residential sites, which are expected to provide about 6 650 flats. Apart from sites rolled out by the Government, the potential private housing land supply in 2026-27 is estimated to have a capacity to produce about 22 580 flats taking into account other sources of land supply, including railway development and transit-oriented development projects (6 810 units), Urban Renewal Authority projects (2 120 units), and private development/redevelopment projects (7 000 units). The actual flat number to be provided is subject to developers' actual design. For details, please refer to <https://www.info.gov.hk/gia/general/202602/27/P2026022700847.htm>.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)199

(Question Serial No. 3352)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the proposal to allocate \$200 million for launching the “Northern Metropolis Urban-rural Integration Fund” as a pilot scheme (the scheme) under Programmes, will the Government advise this Committee of the following:

1. the eligible and approval criteria for applications and subsidy scope under the scheme; and whether expected benefits of projects will be included in the approval criteria;
2. how the scheme will be aligned with the existing Countryside Conservation Funding Scheme to avoid resource overlap and leverage synergies; and whether priority will be given to villages with ecological value or cultural characteristics; and
3. how the Government will assess the effectiveness of “Urban-rural Integration” and “tourism is everywhere”; and whether any specific key performance indicators (such as the number of new rural attractions, visitor numbers and economic benefits) have been set?

Asked by: Hon FAN Chun-wah, Andrew (LegCo internal reference no.: 37)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support

infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

Eligible sites under the Countryside Conservation Funding Scheme include (a) the priority sites for enhanced conservation and private land in country park enclaves or in country parks, excluding those located on Lantau; and (b) remote countryside areas where public transportation is not accessible within 500 metres walking distance of the site, excluding those located on Lantau (i.e. 92 remote countryside villages^{Note}). The pilot scheme of the Fund will support over 200 existing villages located within the NM but not covered by the Countryside Conservation Funding Scheme. As such, the applicable villages do not overlap under these two schemes.

Note: Of the 92 remote countryside villages, 13 (including Lai Chi Wo, Mui Tsz Lam, Kat O and Ap Chau, etc.) are located in North District and fall within the coverage of the NM. These 13 villages are eligible to apply for the Countryside Conservation Funding Scheme. As such, it is proposed not to cover these villages under the pilot scheme of the Fund.

To enhance transparency and accountability of the pilot scheme, we will cover how we plan to regularly announce the implementation status of projects that have been granted subsidies in our briefing to the Panel on Development in the middle of this year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)200

(Question Serial No. 3335)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the expenditure on and effectiveness of the management of green spaces, please advise:

- a. of the change in area of all green spaces (including parks and roads) throughout the territory over the past three years, with a list of the areas and management expenditures, broken down by management department; and how the Government will assess the effectiveness of such expenditures; and
- b. based on the considerations of saving expenses and promoting the transformation of the agriculture industry, whether the Government has allocated any resources in conducting a study on the functional transformation of some of the green spaces (e.g. opening them up as urban farms) for leasing out to farmers' associations or other organisations for management; if so, of the progress and plan in relation to the study.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 61)

Reply:

- a. "Green spaces" may refer to areas zoned "Green Belt" in statutory zoning plans (the area they covered has remained at around 17 000 hectares over the past three years), and land of other zonings that are vegetated, which include different categories of land and facilities such as parks, gardens, and landscaped areas along roads and within public and private developments, etc. The Government has not surveyed the total area of different types of "green space". Furthermore, given that "green spaces" include both government land and private land, and that managing and maintaining government land and facilities are part and parcel of the regular duties of various departments, which are absorbed by their overall resources, the information on the relevant maintenance and management expenditure is therefore not available.

- b. For “Green Belt” zones on statutory zoning plans, agricultural use is always permitted. In respect of “urban farming”, the Environment and Ecology Bureau and the Agriculture, Fisheries and Conservation Department have been actively promoting urban farming. In 2024, the Town Planning Board endorsed the amendment of the Definition of Terms in statutory plans for “Open Space” to include “urban farming” uses, so as to allow the setting up of modern urban farms to be operated on a commercial basis in suitable “Open Space” areas (such as parks and outdoor public open space in urban areas and New Development Areas). This helps facilitate the industry’s investment, promote agricultural transformation, and optimise the use of land resources, so as to contribute to the integrated development of agriculture and urban areas.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)201

(Question Serial No. 3700)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding making better use of the harbourfront and water bodies, please advise of the following:

- (a) given that there are several “Harbourfront Shared Space” (HSS) sites in Hong Kong, the operating expenses (covering construction and maintenance of facilities, greening works and cleaning services) of each HSS site over the past three years;
- (b) as it is noted that the relatively few commercial facilities (such as snack kiosks and coffee shops) in HSS sites at present may adversely affect public experience, the number and types of commercial facilities available in each HSS site at present (in tabular form); and whether the Government has any plans to provide more commercial facilities; if so, the details; if not, the reasons for that; and
- (c) whether the Government will select suitable nodes at connected harbourfront sections (such as the northern shore of Hong Kong Island and the Kowloon harbourfront) for introducing short-term water activities (such as sightseeing boat stops and water sports experience zones) to test market response and accumulate experience for future commercial operation of harbourfront promenades?

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 26)

Reply:

- (a) The “Harbourfront Shared Space” (HSS) is an open management mode of public spaces. It is expected to enable members of the public to enjoy harbourfront space with mutual respect, creativity and inclusiveness according to their preferences, with a view to providing a more vibrant and diversified experience for visitors. At present, there are a total of seven HSS sites on both sides of the Victoria Harbour, namely the Belcher Bay

Promenade in Kennedy Town, HarbourChill in Wan Chai, the Water Sports and Recreation Precinct in Wan Chai, the Revitalised Typhoon Shelter Precinct in Causeway Bay, the breakwater at the East Coast Park Precinct in North Point, the East Coast Boardwalk in North Point and the Tsuen Wan Promenade.

The scale and operational model of HSS sites vary. They are managed by the Harbour Office under the Development Bureau, with some designated areas/facilities granted to private operators for operation. Over the past three years, the operating expenses (covering maintenance of facilities, security, and cleansing services) of these sites have largely remained at similar levels: for the East Coast Boardwalk^{Note} in North Point fully opened in 2025, the operating expenses for 2025-26 was approximately \$20 million; for the Belcher Bay Promenade in Kennedy Town and Tsuen Wan Promenade, the respective operating expenses were around \$2 million per year; as for the remaining four HSS sites, the respective operating expenses were around \$13.5 million on average in each of the past three years.

Note: The western and eastern sections of the East Coast Boardwalk in North Point have been opened for public enjoyment since January and December 2025 respectively, with the related operating expenses covering 2025-26 only.

- (b) The Development Bureau has been committed to experimenting a variety of new design and management models at the harbourfront for making the harbourfront more vibrant and attractive. In recent years, we have been introducing commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable harbourfront locations on a pilot basis to bring convenience and better experience to visitors. The details are set out in the Annex. In particular, three smart specialty vending facilities commenced their operation at the promenades in Wan Chai, Kwun Tong and Cha Kwo Ling in 2024, offering a variety of snacks, specialty drinks and “pop-up” products, as well as providing spots for visitors to take photos. Besides, two stalls offering light refreshment were set up at HarbourChill in Wan Chai in end-2025, which have provided entrepreneurial opportunities related to F&B businesses for young people in particular. The overall operation of the facilities mentioned above is generally smooth with positive feedback from the public.

We are gathering feedback on the provision of F&B facilities along the harbourfront and will consider introducing popular items for the upcoming F&B facilities to be provided at the harbourfront sections in Hung Hom, Central, North Point and Tsim Sha Tsui in 2026 by phases. Besides, space and infrastructure have been reserved in some government and privately-run harbourfront sites (including the East Coast Boardwalk, East Coast Park Phase 2, and Site 3 of the New Central Harbourfront) to provide commercial facilities including provision of F&B facilities.

We will keep in view the implementation of the aforementioned F&B facilities, and review and make adjustments in a timely manner. We expect to make more effective use of the Victoria Harbourfront to meet the needs of residents and tourists and enrich their experience, thereby bringing more visitors to and injecting more vitality into the harbourfront.

- (c) At present, a variety of water activities have been introduced at the harbourfront sections in Kwun Tong and Wan Chai, bringing the public closer to water bodies. The operator

of the “Fly the Flyover” sites has organised various types of water sports activities at Kwun Tong Typhoon Shelter (KTTS) since June 2022. In addition, 3 water sports centres operated by the Hong Kong China Canoe Union, the Hong Kong Water Sports Council and the Kwun Tong Sports Promotion Association at waterfront sites around KTTS have gradually come into operation. A variety of local and international water sports, recreational activities and training courses, including those on canoe, board rowing and stand up paddle, have been held in Kwun Tong in recent years. The 15th Asian Dragon Boat Championships were also held in 2024. The “Water Sports and Recreation Precinct” in Wan Chai North has been progressively opened in four phases since December 2020 with water bike rental services introduced since 2021. The water sports facilities at the Precinct are currently operated by the Ocean Explorer Water Sports Hub under the Hong Kong Playground Association. In addition to specially designed graded water sports courses, it offers a variety of family-friendly feature activities on a regular basis, including classic duck pedal boats, Victoria Harbour sunset and night tours, pet-friendly tours, stand up paddling polo and water bikes, providing the public with novel water experiences. Furthermore, the hub has hosted major events such as selection regatta for the 15th National Games of China of the sport of Radio Sailing and the 2025 Shenzhen-Hong Kong-Macau Paddleboard Tour. Drawing on the above experience, we will continue to collaborate with various organisations to promote harbourfront development and diverse water-friendly experiences at the harbourfront.

**Commercial facilities at harbourfront sites
(Contracts awarded as at 28 February 2026)**

	Site	Type of commercial facilities	Number
Harbourfront Shared Space			
1.	Belcher Bay Promenade in Kennedy Town	Vending machines	2
2.	HarbourChill in Wan Chai	Vending machines	2
		Refreshment stalls	2
		Automatic photo booth	1
3.	Water Sports and Recreation Precinct in Wan Chai	Vending machines (including smart specialty vending facilities)	9
		Restaurant and outside seating	1
		Water sports hub	1
4.	Revitalised Typhoon Shelter Precinct in Causeway Bay	Vending machines	2
5.	East Coast Boardwalk in North Point	Vending machines	7
		Bicycle rental service and refreshment kiosk	1
		Multi-purpose space and outside seating (to be opened this year)	1
Other harbourfront sites			
6.	Lung King No. 8 in Lung King Street, Wan Chai	Outdoor children’s go-kart rental service	1
7.	Kwun Tong Promenade	Vending machines inside smart specialty vending facilities	3
8.	Cha Kwo Ling Promenade	Vending machines inside smart specialty vending facilities	4
9.	Sai Ying Pun Harbourfront Park	Refreshment kiosk	1

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)202

(Question Serial No. 3342)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Chief Executive's 2025 Policy Address proposed the establishment of the Committee on Development of the Northern Metropolis (CDNM), under which three working groups would be set up. The CDNM seeks to strengthen supervision and promote the development of the NM at full steam, focusing on advancing the work relating to the dedicated legislation for the NM, facilitating industry and enterprise establishment, finalising development strategies for the NM University Town, and expediting the approval and implementation of land and construction projects. In this connection, will the Government advise this Committee of the following:

1. What are the composition of the CDNM and its three working groups, the meetings held to date and the work progress that has been made?
2. It is noted that the Government has also established the Advisory Committee on the NM and the Task Force for Collaboration on the NM Development Strategy. What are the specific functions of these bodies? How will the Government co-ordinate them in advancing the work in relating to the development of the NM?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 42)

Reply:

1. With the overall planning of the Northern Metropolis (NM) announced, the focus of our future work is to accelerate development and promote industry anchoring. The 2025 Policy Address announced the proposal to raise the level of decision-making of the NM by establishing the Committee on Development of the NM (CDNM) under the leadership of the Chief Executive, under which three working groups led by the Secretaries/Deputy Secretary would be set up to ensure high-level supervision and policy co-ordination.

Members of the CDNМ include the relevant Directors of Bureaux, the Head of the Chief Executive's Policy Unit, the Permanent Secretaries for Development, etc. The CDNМ has held three meetings to date, providing high-level guidance on the development of the NM across various aspects (including the proposed dedicated legislation for the NM) and overseeing the work direction and strategies of its three working groups.

The Working Group on Devising Development and Operation Models is led by the Financial Secretary. It formulates development and operation models for designated development areas in the NM, taking into account their nature and scale. This includes setting up dedicated industry park companies for various industry parks, devising public-private partnership approaches, considering appropriate land disposal approaches for industry sites and major development projects in the NM, as well as the suitable financing arrangements. Members include the Deputy Financial Secretary, the Secretary for Financial Services and the Treasury, the Secretary for Development, the Secretary for Innovation, Technology and Industry, the Secretary for Commerce and Economic Development, the Secretary for Transport and Logistics, the Head of the Chief Executive's Policy Unit, the relevant Permanent Secretary for Financial Services and the Treasury, and the relevant Permanent Secretary for Development, etc. Three meetings have been held to date to examine a number of projects relating to the NM, including the proposals of establishing the Hung Shui Kiu Industry Park Company Limited and the company for San Tin Technopole, the tendering arrangement for the pilot area in Hung Shui Kiu under the "large-scale land disposal" approach, the development of the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone, and a planning study on the development of a modern logistics cluster in the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA).

Moreover, the Working Group on Planning and Construction of the University Town led by the Chief Secretary for Administration is responsible for the planning of the NM University Town sites, formulating implementation proposals for the construction of the University Town, and studying the development modes for different university towns in various regions through field trips. Members include the Secretary for Education, the Secretary for Development, the Secretary for Innovation, Technology and Industry, the Secretary for Financial Services and the Treasury, and the Head of the Chief Executive's Policy Unit, etc. Two meetings have been held to date to discuss the overall development strategy for the NM University Town, in particular the specific implementation plans for the University Town sites in the HSK/HT NDA.

Lastly, the Working Group on Planning and Development led by the Deputy Financial Secretary is responsible for managing the end-to-end process from planning to implementation regarding the land development and infrastructure projects of the NM. Members include the Secretary for Development, the Secretary for Environment and Ecology, the Secretary for Transport and Logistics, the Head of Chief Executive's Policy Unit, the Permanent Secretaries for Development and the directors of relevant departments, etc. Two meetings have been held to date. Apart from receiving updates on the preparatory work for the dedication legislation for the NM, four dedicated project supervision offices have been established under the working group to oversee the relevant work. The four dedicated project supervision offices are responsible for

expediting the approval process for private projects in the NM, overseeing NM public housing, overseeing railway and major road projects relating to the NM, as well as other NM public works projects.

2. Established in February 2023, the Advisory Committee on the NM (ACNM) is led by the Financial Secretary. Non-official members of the four sub-committees under the ACNM come from different sectors of the community to tender advice and suggestions on such aspects as land development and conservation, transport and other infrastructure development, development of industries, and promotion and public relations, etc. To date, the ACNM has held nine meetings, its Sub-committee on Planning, Land and Conservation has held six meetings, and the Sub-committee on Development of Industries, the Sub-committee on Transport and Other Infrastructure and the Sub-committee on Promotion and Public Engagement have each held seven meetings respectively.

In addition, the Task Force for Collaboration on the NM Development Strategy was established in February 2023 under the Guangdong-Hong Kong and Hong Kong-Shenzhen co-operation mechanism, and is led by the Vice Mayor of Shenzhen Municipal People's Government and the Deputy Financial Secretary of the Hong Kong Special Administrative Region Government with relevant main officials from both sides. Seven meetings have been held to date to strengthen liaison and co-ordination between Hong Kong and the Mainland on matters related to the NM.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)203

(Question Serial No. 3632)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

When will the application criteria, subsidy cap, assessment standards for projects and regulatory mechanism for the new \$200 million “Northern Metropolis Urban-rural Integration Fund” as a pilot scheme be announced?

Asked by: Hon KONG Man-wai, Vivian (LegCo internal reference no.: 25)

Reply:

The traditional rural townships in the Northern Metropolis (NM) are embedded with rich historical and cultural resources. To support “tourism is everywhere” and promote “Urban-rural Integration”, the 2026-27 Budget just announced has proposed allocating \$200 million for launching the “NM Urban-rural Integration Fund” (the Fund) as a pilot scheme. The pilot scheme aims to encourage non-governmental organisations and relevant bodies to take forward rural tourism projects and bring economic vitality to rural villages. Projects under the pilot scheme shall align with the promotion of rural tourism or themes established by the Government to promote “Urban-rural Integration”. The Fund can support infrastructure upgrade, such as village improvement works, road repairs, and installation of streetlights and signage, etc. It may also provide initial start-up capital for some operational projects. The Development Bureau plans to brief the Panel on Development of the Legislative Council (LegCo) in mid-2026 on the ideas to further promote “Urban-rural Integration” in the NM, including the details of the proposed pilot scheme, such as application criteria, subsidy scope and cap, approval criteria and mechanism, benefit and impact assessments, technical support, usage of funding, and monitoring of effectiveness, and will subsequently seek funding approval from the Finance Committee of the LegCo to set up the Fund.

To enhance transparency and accountability of the pilot scheme, we will cover how we plan to regularly announce the implementation status of projects that have been granted subsidies in our briefing to the Panel on Development in the middle of this year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)204

(Question Serial No. 3558)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 804 Development of Common Spatial Data Infrastructure portal)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2026-27 that the Branch will continue to oversee and take forward the development of the Common Spatial Data Infrastructure (CSDI), enhance its features and the scope of datasets. In this connection, will the Government advise this Committee of the following:

1. What is the overall operation situation of the CSDI since it commenced operation? Please list the types and number of datasets currently open to public on the CSDI, the number of visits and data downloads in respective years, as well as the usage proportion broken down by government departments/the industry/the public.
2. What were the actual expenditures on developing, setting up and operating the CSDI portal over the past three financial years?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 45)

Reply:

1. The Common Spatial Data Infrastructure (CSDI) portal has seen a continuous growth in the number of datasets since its launch in end-2022, and has now collected over 1 100 spatial datasets from more than 60 government departments and organisations for public use. The types of datasets are diverse and cover various aspects including planning, lands, buildings, housing, engineering, transport, education, healthcare, technology, weather, population and community facilities. The CSDI provides an important digital framework which integrates and standardises different spatial data, as well as supports the development of innovative applications to address a variety of

scenarios. The public may link different datasets through their geographical locations for spatial analysis, and present the results in informative forms geographically.

As for usage, the CSDI portal recorded a total of over 470 000 visits and over 2.05 million downloads of datasets (representing an 70% increase compared with 2024) in 2025. Public usage exceeds 90% in both areas.

Furthermore, to facilitate the public (including application developers) in sharing, processing and using data to develop various smart applications, the CSDI provides an application programming interface (API) service which helps them integrate CSDI data (e.g. digital maps of the Lands Department) into their applications. The portal processed over 9.5 billion API calls in 2025, representing an increase of nearly 25% compared to the 7.6 billion calls in 2024.

2. Over the past three financial years, the Development Bureau's annual expenditures on procurement of implementation and enhancement services for CSDI development, cloud services (software and infrastructure), implementation services for data providers, as well as activities in relation to promotion, training and engagement were around \$46 million (2023-24), \$28 million (2024-25) and \$24 million (2025-26) respectively. The expenditure in 2023-24 was higher than in subsequent years primarily because the progress of projects at its early stage was affected by the pandemic. Some projects originally planned to be carried out or completed in the previous year were postponed to 2023-24.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)205

(Question Serial No. 3407)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 58 of the Budget, the Government actively steer local manufacturers towards smart manufacturing. The industry raises concerns about the narrow definition of “industrial use” in the current land leases for industrial buildings (IBs), as research and development (R&D) of products and pilot lines are often considered as lease breaches, thereby hindering the establishment of R&D and pilot lines. In this connection, will the Government advise this Committee of the following:

- (a) the number of applications received and approved in respect of relaxation of change of use of IBs to R&D or pilot lines, together with the average processing time, over the past five years;
- (b) the number of IB cases where enforcement actions were taken by the Lands Department due to lease breaches involving the change of “industrial uses”; and
- (c) to support the development of smart manufacturing, whether the Government has reserved resources for comprehensively reviewing and expanding the definition of “industrial use” in respect of IBs by including pilot lines and R&D as regular uses and exempting such uses from forbearance fees?

Asked by: Hon WONG Wing-wai, Ray (LegCo internal reference no.: 38)

Reply:

(a) & (c)

In respect of a private lot subject to a land lease with the user clause restricted to “industrial” purposes, the industrial use within the lot must involve manufacturing process. The Government reactivated the Revitalisation Scheme for Industrial Buildings (Revitalisation Scheme) in 2018. For industrial buildings (IBs) with

fragmented ownership and yet to be under any plan for redevelopment or conversion, the Government has relaxed the policy on waiver application to allow individual units of existing IBs to be used for specified non-industrial uses not listed in the lease. Specifically, the owners are allowed to use individual units of an IB for five specified non-industrial uses, which include “Art Studio”, “Office (Design and Media Production)”, “Office (Audio-visual Recording Studio)”, “Office (used by “specific creative industries” only)” including design and media production companies, printing and publishing, film companies and industry organisations related to the film industry, as well as “Research, Design and Development Centre”, without having to apply for a temporary waiver from the Lands Department (LandsD) and pay any fees.

Whether an IB unit used for research and development (R&D) or pilot line purposes complies with the “industrial purposes” user clause under the lease of the IB depends on the actual operation. We understand that a pilot line is the stage between product development and full-scale mass production, involving smaller-scale production to test the manufacturability of a product with a view to achieving future industrialisation of the research findings. If an IB unit is primarily used for the manufacturing process of a pilot line, it may be regarded as complying with the use of “industrial” purposes. In addition, if the R&D involved falls within the use of “Research, Design and Development Centre” (meaning any premises used for research and design of new or substantially modified products or industrial processes, and R&D of information technology and telecommunications) mentioned above, the owner is not required to apply to LandsD for a temporary waiver¹. If the above situations do not apply, the owner may apply to LandsD for a temporary waiver or lease modification, so as to allow the IB to be used for purposes other than “industrial” uses.

The Development Bureau is conducting a new round of Study on Utilisation of Existing Industrial Stock with the Planning Department and LandsD. One of the main objectives is to understand the emerging industries or uses in private IBs, and explore the feasibility of further widening the scope of permissible non-industrial uses in IBs, so as to further optimise the use of the IB floor space on the premise of safeguarding public safety. We will consider the views from the industry and the market when putting forward recommendations in 2026, including the way forward for the Revitalisation Scheme.

- (b) The numbers of cases of lease enforcement action taken by LandsD in respect of non-conforming uses in industrial buildings over the past five years (2021 to 2025) are tabulated below:

Year	2021	2022	2023	2024	2025
Number of cases	344	519	564	434	452

- End -

¹ Owners of IB premises would still need to apply for temporary waivers for uses other than “Research, Design and Development Centre” if such uses fall within the definition of “Information Technology and Telecommunications Industries” under the Definition of Terms published by the Town Planning Board.

CONTROLLING OFFICER'S REPLY

DEVB(PL)206

(Question Serial No. 3408)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 212 of the Budget, the Government is accelerating the development of the Northern Metropolis (NM) with an innovative mindset, including introducing flexible arrangements such as allowing staged payment of land premium, with a view to alleviating the cash flow pressure on enterprises when pursuing land development. To further accelerate the development of the NM and other New Development Areas (NDAs), the industry has been hoping that the Government will further expand the applicability of the standard rates arrangement for charging land premium and implement the specific details of staged payment of land premium as soon as possible to increase incentives for private market participation. In this connection, will the Government advise this Committee of the following:

- (a) the respective numbers of cases handled by the Lands Department in respect of conventional and standard rates arrangements for charging land premium, together with the amounts involved and average processing time, over the past three years; how many working hours and amounts of cost can be saved administratively by adopting the standard rates arrangement;
- (b) whether the Government will allocate dedicated resources in 2026-27 to conduct research on the expansion of the standard rates mechanism to more land categories such as the NM and other NDAs; if so, the timetable and key performance indicators (KPIs); if not, the reasons for that;
- (c) the administrative costs for the Government to prepare the implementation of staged payment of land premium; whether more flexible arrangements (such as longer payment periods, and low interest/interest-free) will be provided, and how many additional land exchange or land grant cases are expected to be facilitated in 2026-27?

Asked by: Hon WONG Wing-wai, Ray (LegCo internal reference no.: 39)

Reply:

- (a) Over the past three years (i.e. from 2023 to 2025), there were a total of 104 cases where land premium agreements were reached by adopting the conventional valuation approach for land premium assessment, involving a total of approximately \$18.694 billion; there were another two cases where the land premium was calculated at standard rates, involving a total of approximately \$110 million.

Generally speaking, the conventional valuation approach for land premium assessment involves the eventual agreement reached between the Lands Department (LandsD) and the applicant through negotiation. During the process, the applicant may appeal against the department's proposed amount multiple times. As such, it usually takes a certain amount of time before an agreement is reached. Over the past three years, the average time taken has been approximately ten months (from the date of issuing the first land premium offer by the LandsD to the date of reaching an agreement on the amount). On the other hand, if the applicant elects to calculate the land premium at standard rates which have been promulgated in advance, it takes only about one month for both parties to reach an agreement, which is significantly faster than the conventional valuation approach, thereby saving both parties' time and administrative costs involved in the negotiation process.

- (b) The Government has implemented the standard rates arrangement for charging land premium, with the aim of providing an additional alternative with certainty for charging land premium, thereby expediting the completion of relevant procedures for lease modification (including in-situ land exchange). In addition to the standard rates applicable to the redevelopment of industrial buildings and agricultural land in the New Territories outside NDAs, the Government introduced the standard rates arrangement for NDAs on a standing basis in 2022. The applicable level of standard rates will be announced after applications are invited for in-situ land exchange in respect of each NDA, so as to dovetail with the development of the NM. The standard rates for the Kwu Tung North, Fanling North and Hung Shui Kiu/Ha Tsuen NDAs have been announced after applications have been invited for in-situ land exchange in respect of the respective NDAs. The Development Bureau (DEVB) will continue to review the implementation of the standard rates arrangement, and will consider conducting research on whether to further expand the applicability and mode of the standard rates arrangement, having regard to implementation experience, market feedback and related policy considerations. As the related research work is part of the DEVB's regular duties and the relevant expenses are subsumed under the overall departmental expenditure, no separate breakdown is available.
- (c) In respect of the land premium payment arrangement, the DEVB has implemented the measures to remove barriers and ease restrictions mentioned in the 2025 Policy Address, with a view to alleviating the cash flow pressure on enterprises when pursuing land development. These measures include allowing successful tenderers under the large-scale land disposal approach to pay land premium in stages. Under this arrangement, successful tenderers can elect to pay no less than 25 per cent of the land premium within 28 days from the notification of tender award, while settling the

remaining amount within three years from the notification of tender award with no interest charged during this period.

The implementation of land premium payment in stages, as part of the tendering work under the large-scale land disposal approach, is absorbed by existing manpower and resources.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)207

(Question Serial No. 3551)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the Hung Shui Kiu Industry Park Company Limited (the Park Company) established by the Government last month and the plan to seek funding approval for injecting an initial capital of \$10 billion to facilitate its operation to commence by the middle of this year, will the Government advise this Committee of the following:

1. the specific uses and phasing plan of the capital injection of \$10 billion;
2. the corporate structure, manpower establishment, and operating costs of the Park Company;
3. the development plan, industry positioning, targets for attracting investments, and timetable for the 23-hectare industry land;
4. the specific arrangements, entry conditions and assessment mechanism for the company to develop the industry park through direct participation and public-private partnership; and
5. the quantitative performance indicators will the Government set to monitor the progress of bringing in industries and effectiveness of projects?

Asked by: Hon WU Yingpeng (LegCo internal reference no.: 44)

Reply:

The Government established the wholly government-owned, non-statutory “Hung Shui Kiu Industry Park Company Limited” (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park)

under a more flexible approach that integrates market forces and adopts public-private partnership models, with a view to accelerating the bringing in of industries to the Northern Metropolis.

(1) Corporate structure and manpower

In terms of corporate structure, the Board of Directors (BoD) and the Chief Executive Officer (CEO) of the Park Company shall be appointed on the approval of the Chief Executive. The BoD, which is expected to have appointments completed by the second quarter of 2026, will comprise official directors and non-official directors, and a chairperson to be appointed from the non-official directors. The five directors of policy bureaux relevant to the development of the Park Company, including the Secretary for Development; the Secretary for Financial Services and the Treasury; the Secretary for Commerce and Economic Development; the Secretary for Innovation, Technology and Industry; and the Secretary for Transport and Logistics, will serve as the official directors. The Government will participate directly in the major decisions of the Park Company through the official directors. The non-official directors will come from diverse backgrounds and sectors, allowing the Park Company to draw on the expertise from outside the Government.

With the aim of enabling the Park Company to commence operation by mid-2026, we commenced the open recruitment exercise for the CEO of the Park Company in end-January 2026. The recruitment exercise is underway. As for other key staff of the Park Company (such as senior executives responsible for various major areas of the Park Company), we will leave it to the BoD and the CEO of the Park Company to establish the internal corporate governance structure and recruit the necessary personnel after they assume their positions.

(2) Positioning of development

The Park Company will capitalise on the locational advantage of Hung Shui Kiu for its good transport network and proximity to Qianhai in Shenzhen to drive the development of industries with a competitive edge and supported by the Government, e.g. high value-added or smart production (such as pharmaceutical manufacturing and food processing) and advanced construction. Together with some of the nearby industry sites that may be granted to the Park Company in the future, the Industry Park is expected to be able to develop a diverse range of industries and complement the development of the Hung Shui Kiu University Town with the integration among the industry, academia and research sectors. The Park Company will proactively attract high-quality enterprises, apply preferential offers provided by the company and seek policy support from the Government as necessary (which may include rental concessions, financial subsidies, tax incentives, etc.), and attract enterprises to establish a foothold through tailored packages. The Park Company will also work with Office for Attracting Strategic Enterprises and Invest Hong Kong to help Chinese Mainland enterprises to “go global” via Hong Kong and help overseas firms to enter the Chinese Mainland market, fully utilising Hong Kong’s advantages as an international city and reinforcing its role as a “super connector”.

(3) Proposed development plan

In respect of land grant, we have obtained the approval of the Chief Executive in Council for granting the around 23-hectare industry sites in Hung Shui Kiu at a nominal land premium to the Park Company for a term of 50 years. We have also commenced rezoning of the sites. We applied to the Town Planning Board in February 2026 for rezoning the sites of 23 hectares currently restricted to port back-up, storage and workshop uses to a park-specific zoning tailored for the Industry Park, covering different stages in production of various suitable industries, and accommodating supporting facilities including testing and certification, convention and exhibition facilities, talent accommodation, training venues, etc., thereby increasing the land use flexibility and for attracting enterprises and investments.

Following the consultation with the Panel on Development of the Legislative Council (LegCo) in March 2026, the Development Bureau will submit funding application to the Finance Committee in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, with a view to supporting the first phase development of the Industry Park, procuring the software and hardware equipment needed for providing value-added services to support enterprises' growth, and supporting the Park Company's operating expenses for the initial five years.

The Park Company will develop the 23-hectare sites by phases, among which, eight hectares are readily available "spade-ready sites", and the remaining 15 hectares will have site formation completed by around end-2027. In order to attract enterprises to the Industry Park, we anticipate that the Park Company may need to invest funding to construct industry facilities on its own and lease out the floor space to enterprises in the initial stage. The Park Company may also sub-let some sites within the Industry Park through tender or direct grant as appropriate for enterprises to build and operate their own topside industry facilities, and may consider forming joint ventures with enterprises to co-develop and co-invest in individual projects through approaches such as equity shareholding or "provision of land as a form of capital contribution". The primary consideration in selecting partnering enterprise(s) would be the economic benefit brought by the partnering enterprise(s) (such as investment sum, job opportunities, potential tax revenue, introduction of new technology or introduction of upstream and downstream companies in the production chain). In the long run, the Park Company should shift towards expanding the adoption of public-private partnership models, and gradually scaling up private investment to build industry clustering, which would also enable the Park Company to meet operating expenses on an on-going basis through rental, service fees and other revenue sources, with a view to achieving financial self-sustainability and retaining surplus to support the Park Company's on-going development in the long run.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government's capital injection in accordance with the Government's industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu. To uphold transparency, the Park Company will be required to submit annual reports to the LegCo, accounting for its operational and financial situation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)208

(Question Serial No. 3622)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

The establishment of the Buildings Department (BD) is expected to be reduced from 2 111 posts as at the end of March 2026 to 1 997 posts as at the end of March 2027, representing a reduction of 5.4%. Nevertheless, BD's overall provision for 2026-27 shows only a slight decrease of 0.4% as compared with the revised estimate for 2025-26. As explained on page 76, the decreased provision for general departmental expenses is partly offset by the increased provision for consultancy services. In this connection, will the Government advise on the following:

1. What are the ranks, grades, expenditures on emoluments and personnel expenses, and main duties involved in the 114 posts to be reduced? Have such posts been left vacant for a prolonged period?
2. How does the Government ensure that the deletion of such posts will not affect the relevant work, particularly on the approval of development projects in the Northern Metropolis, and the enhanced building safety and control of construction and maintenance works in response to the Wang Fuk Court incident?
3. What are the reasons for the increased provision for consultancy services? What types of work are involved in such consultancy services?
4. In principle, I support outsourcing more government services and work to enhance efficiency and cost-effectiveness, and to leverage the wisdom, creativity, experience and strengths of the private market. Will BD conduct timely reviews on the effectiveness of the reduction in establishment and increase in consultancy services, and further expand such practices if proven effective?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 44)

Reply:

1. The Government has been strictly controlling the civil service establishment, and has implemented the zero-growth policy in the civil service establishment since 2021-22 with the overall establishment contained at a level not exceeding that as at end-March 2021. In line with the Government's Productivity Enhancement Programme (PEP) and the objective of optimising the use of manpower resources, the civil service establishment will be reduced by 2% each in 2026-27 and 2027-28.

After reviewing factors such as overall service demand, operational needs and vacancy situations, the Buildings Department (BD) has made arrangements in line with the Government's reduction of the civil service establishment in 2026-27. In 2026-27, together with other time-limited posts to be lapsed, the posts to be reduced through BD's re-organisation or redeployment of internal resources include 16 posts of the Building Surveyor and the Structural Engineer grades, 60 posts of the Survey Officer and the Technical Officer grades, 35 posts of the clerical grade and three posts of other grades, some of which are already vacant. The government expenditure to be saved by streamlining the civil service establishment has been counted towards the 2% savings of the recurrent expenditure of bureaux/departments for the respective financial years under the Government's PEP.

2. BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, BD will continue to deliver high-quality public services to citizens. For instance, BD's computer system was revamped in late 2025 with the development of the new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory orders/notices through the electronic platform. For plan approval, BD is actively promoting the use of the Electronic Submission Hub, which can streamline the plan approval process and reduce manual handling procedures. BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.
3. The departmental expenses on consultancy services will vary in light of actual circumstances. In 2026-27, the increase in consultancy service fees mainly involves work areas including large scale operations on the clearance of unauthorised building works (UBWs) and the handling of dilapidations and defects in target buildings, village by village surveys on First Round Targets of UBWs in New Territories exempted houses, outsourced services for handling reports on dilapidated buildings and UBWs, etc.
4. Apart from persistently exploring ways to enhance effectiveness and efficiency, and various enhancement measures as mentioned above, BD will continue to review its work procedures including the effectiveness of consultancy services, and make targeted adjustments as necessary so as to allow for more flexible deployment of manpower resources to cope with various demands.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)209****(Question Serial No. 3330)**Head: (82) Buildings DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Buildings and Building WorksControlling Officer: Director of Buildings (HO Chun Hung)Director of Bureau: Secretary for DevelopmentQuestion:

With regard to cases of suspected unauthorised building works and unlawful occupation of government land found in detached houses, please inform this Committee of the following:

- a. What was the number of inspections of detached houses across the territory conducted by the enforcement departments in the past three years? What was the allocation of manpower resources?
- b. What was the number of prosecutions instigated in the above inspections? How many of these cases resulted in conviction? How long was the handling time for these cases?

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 56)

Reply:

- a. & b. The numbers of inspections conducted and prosecutions instigated by the Buildings Department (BD), as well as the number of convictions in respect of unauthorised building works (UBWs) in single-family houses of not more than three storeys (excluding New Territories Exempted Houses) in the past three years are tabulated below –

Year	Number of inspections	Number of prosecutions instigated	Number of convictions ⁽¹⁾
2023	780	25	20
2024	682	20	17
2025	458 ⁽²⁾	56	24

Note ⁽¹⁾: The figures do not necessarily correspond to the prosecutions instigated in the same year.

Note ⁽²⁾: The lower number was due to BD's enhancement of inspection procedures to reduce the need for repeated inspections, a decrease in the number of reports, and a reduction in the number of target buildings selected for large scale operations.

Enforcement actions against the above UBWs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower involved solely for enforcement actions against UBWs.

The time required for handling UBW cases depends on a number of factors, such as the nature and complexity of UBWs, whether the owners or occupants concerned are co-operative, filing of appeals by owners against the orders, requests for extension of time for compliance, practical difficulties encountered and the need for assistance in complying with the orders, whether the removal of UBWs involves relocation, as well as the need for occupants to look for alternative accommodation. BD does not keep statistics on the time required for handling UBW cases.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)210

(Question Serial No. 3616)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

Regarding the performance measures in respect of buildings and building works:

- 1) According to the Buildings Department (BD), the lower actual/estimated number of removal orders issued/to be issued against unauthorised building works (UBWs) in existing buildings in 2025/2026 was/is due to the decrease/expected decrease in the number of UBWs identified as some target buildings were/will be low-rise buildings. Please provide in a table the numbers of target buildings selected/to be selected and removal orders issued/to be issued by BD from 2022 to 2026, broken down by building height, and the reasons for selecting more low-rise buildings this year;
- 2) The number of dilapidated/dangerous buildings repaired/rectified/with obvious danger removed decreases from 3 045 in 2025 to 2 500 in 2026, and the number of discharged mandatory building inspection notices decreases from 9 726 in 2025 to an estimate of 8 000 for 2026. For both of these two areas, BD has stated that the lower estimated number in 2026 is due to more complicated cases requiring enhanced support by BD. How does BD at this stage determine that more complicated cases will be involved? Given the overall net decrease of 114 posts in BD, is there sufficient manpower to cope with the relevant work? What enhancement measures will BD take to ensure that the overall indicators are not affected by the complicated cases?

Asked by: Hon KAN Wai-mun, Carmen (LegCo internal reference no.: 50)

Reply:

- 1) The Buildings Department (BD) takes enforcement actions against actionable unauthorised building works (UBWs) by issuing removal orders to the concerned owners through large scale operations (LSOs) and by attending to public reports on a risk-based approach. The landslide incident at the Redhill Peninsula in 2023 revealed that UBWs in houses situated on slopes could pose public safety hazards and risks to surrounding slopes. In line with the risk-based approach, BD also selected some low-

rise buildings situated on slopes, which were reported to have UBWs and therefore posed higher risks, as target buildings for LSOs in recent years.

The numbers of target buildings selected and removal orders issued in LSOs from 2022 to 2026, broken down by whether the buildings are low-rise buildings (i.e. single-family houses of not more than three storeys, but excluding New Territories Exempted Houses), are tabulated below –

Number of target buildings selected	Year				
	2022	2023	2024	2025	2026
Low-rise buildings (removal orders issued) ⁽¹⁾	0 (0)	93 (92)	48 (46)	34 (0)	Selection of target buildings still in progress ⁽²⁾
Non-low-rise buildings (removal orders issued) ⁽¹⁾	90 (167)	2 (36)	42 (130)	56 (0)	

Note ⁽¹⁾: The number of removal orders issued for the target buildings selected for the corresponding year as at February 2026.

Note ⁽²⁾: As the selection of target buildings for 2026 is still in progress, a breakdown by whether the buildings are low-rise buildings is not yet available.

As removal orders are issued to owners, and each low-rise building involves fewer households, the number of removal orders issued per low-rise building is generally lower than that for non-low-rise buildings. BD takes this factor into account when preparing the estimated numbers of removal orders to be issued and UBWs to be identified.

In addition to LSOs, the actual/estimated number in 2025/2026 referred to in the question includes the removal orders issued arising from attending to public reports, some of which also involve low-rise buildings. However, BD does not keep statistics on whether the buildings issued with removal orders arising from public reports are low-rise buildings.

- 2) The indicator of buildings repaired/rectified/obvious danger removed under “dilapidated/dangerous buildings” includes buildings with orders issued against defective drainage systems. With funding from the Anti-epidemic Fund (AEF) ⁽³⁾, BD engaged consultancy firms in June 2020 to undertake a one-off special scheme to inspect the external drainage systems of all private residential or composite buildings exceeding three storeys (some 18 000 buildings) (the Inspection Scheme), and issued a large number of drainage repair/investigation orders against defective drainage systems identified under the Inspection Scheme in 2021 and 2022. As these orders were gradually complied with between 2022 and 2025, and given that the remaining non-compliant cases generally involve more complicated circumstances, BD expects a decrease in the number of buildings to be repaired/rectified in 2026.

As regards the Mandatory Building Inspection Scheme (MBIS), as the remaining non-compliant notices mostly involve more complicated cases, such as owners/owners’ corporations failing to reach a consensus, uncooperative owners, filing of appeals by owners against MBIS notices, practical difficulties encountered in complying with the

notices, requests for extension of time for compliance with the notices, and the need for assistance. These cases generally take a longer time to handle. Therefore, BD expects a decrease in the number of MBIS notices to be discharged in 2026.

BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, BD will continue to deliver high-quality public services to citizens. For instance, BD's computer system was revamped in late 2025 with the development of the new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory orders/notices through the electronic platform. BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.

Note⁽³⁾: The funding for the Special Inspection Scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)211

(Question Serial No. 3629)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

It is learnt that the Buildings Department has ceased further appointment of about 60 non-civil service contract staff since November last year, including professional and technical staff such as structural engineers and building surveyors. Among those not offered further appointment, what were the numbers of frontline professional and technical staff (such as structural engineers and building surveyors) involved in the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme? Will this affect the progress in handling backlog cases and issuing new notices?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 18)

Reply:

Since November 2025, three contract professional and technical staff involved in the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme were not further appointed upon completion of their contracts. The Buildings Department (BD) will continue to review its overall operational needs and available resources to determine staffing arrangements, and expects to continue the appointment of some non-civil service contract staff and staff under the Post-retirement Service Contract Scheme.

Meanwhile, BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While optimising the utilisation of manpower, BD will continue to deliver high-quality public services to citizens. For instance, BD's computer system was revamped in late 2025 with the development of the new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory notices through the electronic platform.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)212

(Question Serial No. 3671)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

Has the Government considered conducting a comprehensive review of the existing mechanism, with a view to addressing the issue of unauthorised building works in buildings in Hong Kong more effectively? If yes, what are the details? If not, what are the reasons?

Asked by: Hon TANG Ming-sum, Michelle (LegCo internal reference no.: 3)

Reply:

The Government proposed legislative amendments to the Buildings Ordinance (Cap. 123) in early 2025, including rationalising the policy for handling unauthorised building works (UBWs). The Government will adopt a pragmatic and facilitating approach in handling “minor UBWs”, such as adding more building works relating to people’s daily lives and of low risk as Designated Exempted Works items, and relaxing the requirements for existing items; and extending the scope of urban validation schemes to allow more “minor UBWs” erected before the enactment of the amendment ordinance to be retained and not subject to removal after being validated as safe. The Government will also re-launch the administrative reporting scheme for New Territories Exempted Houses implemented in 2012, with a one-year reporting period commencing on 1 April 2026. On the other hand, the Government will focus enforcement resources on enhancing enforcement effectiveness against serious UBWs, and propose to tackle such UBWs by increasing penalties, lowering the prosecution threshold and introducing new offences, etc. The Government’s target is to introduce the amendment bill into the Legislative Council for scrutiny as soon as possible in the second half of 2026.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)213

(Question Serial No. 3331)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

On matters relating to the resumption of agricultural land and squatter structures for development purposes, please provide this Committee with the following information:

- (a) the respective cases of active agricultural land resumed by the Government in each of the past five years as well as the respective areas involved, with a breakdown by the development projects involved;
- (b) the respective numbers of non-compliant surveyed (i) domestic and (ii) non-domestic squatter structures which were demolished and cancelled by the Government in each of the past five years, with a breakdown in table form by the Squatter Control Office responsible;
- (c) the number of cases of agricultural land and squatter structures involved in compensation matters due to land resumption in the past five years as well as the amount of such compensation; and
- (d) the basis for calculating the above compensation and the rehousing measures for the affected farmers and squatter households.

Asked by: Hon Chun-yin, Steven (LegCo internal reference no.: 57)

Reply:

- (a) The Lands Department (LandsD) does not have statistics on the quantity or area of active agricultural land resumed for development projects in the past five years.
- (b) The number of structures (including surveyed domestic and non-domestic squatters, and unauthorised structures) cleared for development projects in the past five years is tabulated below:

Year	Number of structures cleared for development projects
2021	4 758
2022	2 349
2023	3 526
2024	2 134
2025	8 209

Note 1: Since 2021, all Squatter Control Offices (SCOs) have been progressively subsumed into the 12 respective District Lands Offices of the LandsD so as to further enhance the efficiency and effectiveness of land control work of the department. Owing to this restructuring, there is no longer any statistical breakdown by SCO.

- (c) The respective numbers of cases of compensation for agricultural land and squatter structures involved in land resumption in the past five years, as well as the amounts of such compensation, are tabulated below:

Year	Number of agricultural lots resumed	Amount of compensation involved (about) (\$ million)
2021-22	1 046	2,857
2022-23	535	4,546
2023-24	212	3,774
2024-25	6 806	8,602
2025-26 (As at 28 February)	3 630	16,977

Year	Number of applications for Ex-gratia Allowance for Permitted Occupiers of Licensed Structures and Surveyed Squatter Structures (EGAPO) related to cases of squatter structures	Number of applications for Domestic Removal Allowance (DRA) related to cases of squatter structures	Total amount of ex-gratia allowance (EGA) related to cases of squatter structures (about) (\$ million)
2021-22	29	177	43
2022-23	12	163	32
2023-24	35	267	23
2024-25	84	2 966	85
2025-26 (As at 28 February)	207	2 231	188

- (d) Ex-gratia compensation will be paid by the Government to the owners of agricultural land in the New Territories affected by its land resumption at the applicable zonal rate for agricultural land as an alternative to statutory compensation. The ex-gratia compensation system for land in the New Territories consists of two compensation zones, i.e. Tier One zone (land resumed for development uses) and Tier Two zone (land resumed for non-development uses).

For the affected farmers, if they lived in a surveyed squatter or a licensed structure affected by the works when the pre-clearance survey (PCS) was conducted, and they have already secured a piece of private agricultural land on which they can build a house and continue farming, they may apply for agricultural resite with the LandsD. When processing resite applications, the LandsD will consult the Agriculture, Fisheries and Conservation Department and other relevant departments. After confirming the applicants' eligibility and feasibility of their farming/re-farming proposals, the LandsD will consider issuing the land owners with a short-term waiver, allowing the applicants to construct a domestic structure (Note 2) and continue farming on the private agricultural land they have secured. Whether or not an applicant has applied for the EGA for farmers or statutory compensation will not affect his eligibility for agricultural resite. However, successful applicants for agricultural resite will not be eligible for the compensation and rehousing arrangements for squatter households.

For affected squatter households, the Government will offer ex-gratia compensation and rehousing arrangements to eligible households. Eligible households may opt for public rental housing flats of the Hong Kong Housing Authority through the means-tested rehousing arrangement or dedicated rehousing estates (with both subsidised rental flats and subsidised sale flats) built and managed by the Hong Kong Housing Society through the non-means-tested rehousing arrangement. Households not opting for rehousing may apply for the EGAPO if they meet the relevant eligibility criteria. The EGAPO will be calculated with reference to the area of the eligible cleared squatter structures (subject to a maximum size of 100 m²) multiplied by the applicable EGA rates, and adjusted by the length of continuous occupation for domestic use immediately before the date of the PCS. In addition, DRA will be provided for all households registered in the PCS and the amount will be calculated with reference to the applicable rates and family size.

Details of the above-mentioned rehousing arrangements and compensation (including eligibility criteria) are available on the LandsD's website (<https://www.landsd.gov.hk/en/land-acq-clearance/land-resumption-clearance/rehousing.html>) and in the relevant pamphlet.

Note 2: The structure is limited to two storeys with a height of not more than 5.18 m (17 ft) and an area of not more than 37.16 m² (400 ft²) per storey.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)214

(Question Serial No. 3332)

Head: (91) Lands Department

Subhead (No. & title): (-) Not specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

On matters relating to squatter structures and agricultural structures, please provide this Committee with the following information:

- (a) the respective total numbers of surveyed squatter structures on (i) private agricultural land and (ii) government land throughout the territory in each of the past five years, with a breakdown in table form by the Squatter Control Office (SCO) responsible and the use of such squatter structures (i.e. domestic use, agricultural use and other uses);
- (b) the respective numbers of applications for undertaking repair works for surveyed squatter structures on (a) private agricultural land and (b) government land which the Lands Department (LandsD) (i) received, (ii) approved and (iii) rejected in each of the past five years, with a breakdown by the SCO responsible and the use of such squatter structures; if there were rejected applications, the reasons for that;
- (c) the respective numbers of applications for a Short-Term Waiver for surveyed squatter structures on (a) private agricultural land and (b) government land which the LandsD (i) received, (ii) approved and (iii) rejected in each of the past five years, with a breakdown by the SCO responsible and the use of such squatter structures; if there were rejected applications, the reasons for that;
- (d) given the Government's proposal to develop urban farming in recent years, whether using a squatter structure for indoor farming purposes, if an application is so made, will be covered under agricultural use; whether it is necessary to apply for a Short-Term Waiver; the specific application process; the average processing time from application to approval; and the costs involved;
- (e) the respective numbers of applications for issuance of Letter of Approval for Agricultural Structures received, approved and rejected by the LandsD in each of the past five years; if there were rejected applications, the reasons for that;

- (f) further to the above question, the average and longest time taken for processing these applications in the past five years; and the reasons for that;
- (g) the respective numbers of non-compliant surveyed (i) domestic and (ii) non-domestic squatter structures which were demolished and cancelled by the Government in each of the past five years, with a breakdown in table form by the SCO responsible; and
- (h) the numbers of squatter structures which were cancelled or demolished and the reasons for that, with a breakdown in table form by the SCO responsible; and the numbers of agricultural structures which were cancelled or demolished for the same reasons mentioned above with a breakdown by district, in each of the past five years.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 58)

Reply:

- (a) Starting from 2021, all Squatter Control Offices (SCOs) were progressively subsumed into the 12 District Lands Offices (DLOs) based on their geographical boundaries with a view to enhancing land control work of the Lands Department (LandsD). Squatter control duties in the districts were subsequently taken up by the newly formed Squatter Control Teams (SCTs) of the DLOs. With effect from 3 April 2023, Land Control Teams (LCTs), Lease Enforcement Teams and SCTs in the New Territories DLOs have been merged to form new Land Enforcement Teams while LCTs and SCTs in the urban DLOs have been combined to form new Land Control Teams so as to further enhance the efficiency and effectiveness of land control work of the DLOs.

From 2021 to 2025, the numbers of surveyed squatter structures for domestic use on private agricultural land (PAL) and government land (GL) by DLO are set out below:

	Number of surveyed domestic squatter structures			
	2021		2022	
	PAL	GL	PAL	GL
DLO				
Hong Kong East (HKE)	3	82	3	80
Hong Kong West & South(HKW&S)	625	1 939	625	1 929
Kowloon East (KE)	254	1 103	252	1 097
Kowloon West (KW)	0	2	0	2
Islands (Is)	1 603	5 116	1 559	5 107
North (N)	13 747	5 172	13 732	5 167
Sai Kung (SK)	1 279	2 023	1 277	1 997
Sha Tin (ST)	1 045	1 669	1 042	1 669
Tai Po (TP)	2 431	3 833	2 393	3 825
Tsuen Wan & Kwai Tsing (TW&KT)	1 990	2 627	1 984	2 585
Tuen Mun (TM)	5 108	3 069	4 981	3 052
Yuen Long (YL)	22 650	5 317	22 445	5 261
Total	50 735	31 952	50 293	31 771

		Number of surveyed domestic squatter structures		
DLO \ Year	Year	2023		2024
		PAL	GL	PAL GL
HKE		3	79	3 79
HKW&S		614	1 927	607 1 924
KE		252	1 097	252 1 096
KW		0	2	0 2
Is		1 553	5 092	1 546 5 087
N		13 712	5 149	13 695 5 134
SK		1 262	1 975	1 252 1 952
ST		1 042	1 664	1 042 1 664
TP		2 381	3 819	2 374 3 815
TW&KT		1 979	2 554	1 934 2 471
TM		4 972	3 047	4 972 3 046
YL		22 405	5 250	22 350 5 244
Total		50 175	31 655	50 027 31 514

		Number of surveyed domestic squatter structures	
DLO \ Year	Year	2025	
		PAL	GL
HKE		3	79
HKW&S		607	1 924
KE		249	1 071
KW		0	2
Is		1 545	5 085
N		13 660	5 121
SK		1 251	1 932
ST		1 042	1 663
TP		2 367	3 808
TW&KT		1 934	2 471
TM		4 970	3 043
YL		22 300	5 216
Total		49 928	31 415

From 2021 to 2025, the numbers of surveyed squatter structures for non-domestic use on PAL and GL by DLO are set out below:

		Number of surveyed non-domestic squatter structures			
DLO \ Year		2021		2022	
		PAL	GL	PAL	GL
HKE		11	115	11	115
HKW&S		242	1 373	242	1 368
KE		187	473	187	470
KW		0	26	0	26
Is		2 721	13 036	2 565	12 978
N		46 767	17 594	46 663	17 535
SK		5 103	9 318	5 087	9 150
ST		2 229	4 030	2 219	4 030
TP		7 604	13 988	7 542	13 976
TW&KT		2 807	2 427	2 806	2 372
TM		18 077	8 890	17 642	8 797
YL		119 936	20 383	119 232	20 179
Total		205 684	91 653	204 196	90 996

		Number of surveyed non-domestic squatter structures			
DLO \ Year		2023		2024	
		PAL	GL	PAL	GL
HKE		11	114	11	114
HKW&S		238	1 366	235	1 365
KE		183	469	183	469
KW		0	13	0	13
Is		2 557	12 924	2 520	12 900
N		46 567	17 462	46 438	17 421
SK		4 928	8 952	4 800	8 788
ST		2 219	4 028	2 219	4 020
TP		7 498	13 950	7 490	13 939
TW&KT		2 794	2 341	2 711	2 308
TM		17 596	8 792	17 587	8 792
YL		118 999	20 078	118 738	20 001
Total		203 590	90 489	202 932	90 130

		Number of surveyed non-domestic squatter structures	
DLO \ Year		2025	
		PAL	GL
HKE		11	114
HKW&S		235	1 365
KE		182	449
KW		0	13
Is		2 500	12 868
N		46 314	17 378

		Number of surveyed non-domestic squatter structures	
DLO \ Year		2025	
		PAL	GL
SK		4 776	8 724
ST		2 217	3 999
TP		7 423	13 880
TW&KT		2 704	2 306
TM		17 580	8 787
YL		118 299	19 877
Total		202 241	89 760

- (b) From 2021 to 2025, relevant statistics on applications for repairing surveyed squatter structures on PAL and GL are set out below:

Year ^(Note 1)	Number of applications/ notification forms received ^(Note 2)		Number of applications approved		Number of applications rejected/ withdrawn ^(Note 3)	
	PAL	GL	PAL	GL	PAL	GL
1 January 2021 to 27 June 2021	2	17	1	11	1	6
28 June 2021 to 31 December 2021	21	29	(Note 2)	(Note 2)	(Note 2)	(Note 2)
2022	36	37	(Note 2)	(Note 2)	(Note 2)	(Note 2)
2023	16	34	(Note 2)	(Note 2)	(Note 2)	(Note 2)
2024	18	37	(Note 2)	(Note 2)	(Note 2)	(Note 2)
2025	15	31	(Note 2)	(Note 2)	(Note 2)	(Note 2)

Note 1: As the processing of applications takes time, the numbers of applications approved/rejected/withdrawn may not correspond to the number of applications received during the same year.

Note 2: With effect from 28 June 2021, the LandsD has streamlined the arrangement for repairing or rebuilding surveyed squatter structures. Occupiers of surveyed squatter structures may, after submitting a completed Notification Form to the LandsD, commence repair or rebuilding works in accordance with the requirements stated therein without the need for prior approval.

Note 3: Main reasons for rejection included applicants' failure to provide necessary documents to prove their identity as the occupiers of the surveyed squatter structures, and applicants' failure to obtain consent from the registered owners of PAL for repairing the surveyed squatter structures.

- (c)&(d) The purpose of the squatter control policy is to freeze and gradually reduce the number of these unauthorised structures in Hong Kong. Having considered that the squatter control policy reflects a clear intention to eradicate unauthorised squatter structures and certainly does not encourage unauthorised expansion,

surveyed squatter structures are prohibited from any expansion, new erection, addition, change of use or alteration with materials that do not conform to the 1982 Squatter Control Survey Record. In this connection, the LandsD generally does not accept applications for change of recorded use of surveyed squatter structures.

- (e) From 2021 to 2025, relevant statistics on applications for Letters of Approval for Agricultural Structures on PAL are set out below:

Year (Note 1)	Number of applications received	Number of applications approved	Number of applications rejected/withdrawn (Note 2)
2021	33	7	20
2022	49	17	36
2023	25	19	8
2024	4	13	2
2025	3	6	7

Note 1: As the processing of applications takes time, the numbers of applications approved/rejected/withdrawn may not correspond to the number of applications received during the same year.

Note 2: Main reasons for rejection included applicants' failure to provide sufficient information, the existence of unauthorised structure(s) on the site under application, and applicants' failure to fulfil other departments' requirements.

- (f) Generally speaking, the LandsD takes about four months to process applications for Letters of Approval for Agricultural Structures on PAL. For complicated cases such as those involving land title or boundary disputes or those requiring compliance with other regulatory authorities' requirements, the processing time will generally be longer.
- (g) From 2021 to 2025, the number of land control actions (including clearance and cancellation of squatter survey number, demolition or vacating of unauthorised structures on GL) taken and completed regarding unauthorised structures (including surveyed squatter structures) on GL by the LandsD is set out below:

Year	Number of land control actions taken and completed regarding unauthorised structures on GL by the LandsD
2021	292
2022	290
2023	280
2024	277
2025	229

- (h) From 2021 to 2025, the number of squatter structures with squatter survey numbers cancelled and demolished or vacated by the LandsD is set out below:

Year	Number of squatter structures with squatter survey numbers cancelled and demolished or vacated by the LandsD ^(Note 1)
2021	1 805
2022	2 608
2023	1 347
2024	1 306
2025	1 259

Note 1: Main reasons for cancelling squatter survey numbers included enforcement actions taken against unauthorised squatter structures; cessation of existence of surveyed squatter structures due to natural wastage (e.g. vacant/dilapidated structures); non-development factors (e.g. slope safety); and development needs.

The LandsD does not keep statistics relating to agricultural structures in the above statistical data.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)215

(Question Serial No. 3333)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)

Director of Bureau: Secretary for Development

Question:

Regarding the management of government land, please inform this Committee of the following:

- (a) The staff establishment for conducting inspections of government land and the numbers of inspections in the past three years.
- (b) The figures on unlawful occupation of government land detected by the Government in the past three years.
- (c) The respective figures on prosecution by the Government and successful convictions, as well as the highest and lowest fines imposed for convicted cases, in the past three years.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 59)

Reply:

- (a) Patrolling of government sites is part of the overarching land enforcement work of the Lands Department (LandsD). In 2023-24, the LandsD's land enforcement work (including land control on government land, squatter control and lease enforcement) was handled by about 600 staff members (excluding posts performing general administrative and clerical support duties). Since 2024, having regard to evolving work priorities, operational needs and the need for more efficient resource allocation, the LandsD has temporarily deployed some staff members previously responsible for land enforcement work to handle land resumption related work associated with New Development Areas. Concurrently, the department has implemented various management measures, including streamlining work procedures and adopting technology, to enhance the efficiency of land enforcement work. The number of staff members responsible for land enforcement work has been adjusted from an average of about 600 in 2023-24 and 2024-25 to about 500 in 2025-26. The LandsD will continue to enhance efficiency by streamlining work procedures and adopting technology, as well as reviewing and re-

allocating manpower from time to time in the light of the actual circumstances to meet the ever-changing operational needs. The LandsD does not have readily available information on the number of patrols conducted over the past three years.

- (b) From 2023 to 2025, the LandsD identified about 12 570, 12 100 and 9 800 new cases of unlawful occupation of government land, respectively.
- (c) If anyone occupies government land without permission and fails to comply with the statutory notice issued under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) (the Ordinance) by ceasing such occupation before the expiry of the deadline, or erects structures on government land without permission, the LandsD will initiate prosecution actions under the Ordinance, provided that the identity of the occupiers/persons concerned can be ascertained and there is sufficient evidence. From 2023 to 2025, there were 24, 15 and 27 cases prosecuted for the aforementioned acts respectively, of which 23, 15 and 21 cases resulted in convictions, with fines imposed by the court ranging from \$1,000 to \$58,950.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)216****(Question Serial No. 3621)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)

Director of Bureau: Secretary for Development

Question:

Regarding “in consultation with relevant bureaux/departments, review those reserved government, institution or community (G/IC) sites earmarked for standalone public facilities or without firm development programme to ensure optimal utilisation of land resources” and “review vacant and to-be vacant school premises”, please inform this Committee of the following:

1. Information on the number, location, area, new and previous uses of the land/school premises recovered and repurposed after review in the past 3 years, as well as the period for which those land/school premises had been left vacant;
2. The plan and performance indicators of the review work in the next 3 years.

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 42)

Reply:

1. The Planning Department (PlanD) conducts regular reviews of sites originally reserved by government departments for specific government facilities but subsequently determined to be no longer required. In line with the principle of optimising land resources, PlanD recommends suitable long-term uses for these sites, including retaining them for government, institution or community (G/IC) uses to meet long-term needs, or identifying other suitable long-term uses, such as residential use. In the past 3 financial years, a total of 5 sites, upon review, are undergoing rezoning or have been rezoned for residential development, and all of these sites have a site area over 3 000 square metres. The details are as follows:

Site location	Original reserved use	Recommended alternative use	Status
Hoi Chu Road, Tuen Mun	Public transport facilities	Private residential	The site was sold in August 2025

Site location	Original reserved use	Recommended alternative use	Status
Junction of Wing Shun Street and Texaco Road, Tsuen Wan	Electricity substation	Private residential	The site was sold in November 2025
Choi Hing Road, Jordan Valley (2 sites in total)	Social welfare service complex and electricity substation	Private residential	The sites were merged into a single site and sold in January 2026
Fat Kwong Street, Ho Man Tin	Salt water service reservoir	Private residential	Rezoning procedures are in process

In addition, PlanD also conducts regular reviews of vacant school premises (VSP) sites in accordance with the Central Clearing House (CCH) mechanism. When the Education Bureau (EDB) confirms that a vacant or to-be-vacant school premises site is no longer required for school uses, EDB will inform PlanD and other relevant departments (such as the Lands Department and the Housing Department). PlanD will review these sites and recommend suitable long-term uses for them, such as G/IC, residential and other uses. In the past 3 financial years, PlanD has reviewed 14 vacant or to-be-vacant school premises sites. The relevant details are as follows:

District	Former school name	Zoning on the outline zoning plan concerned	Status	Recommended long-term use under CCH mechanism
<i>Site area larger than 3 000 square metres</i>				
Southern	Caritas Wu Cheng-chung Secondary School	“G/IC”	The school has been vacant since 2024 and surrendered to the Government	G/IC use
Eastern	Caritas Chai Wan Marden Foundation Secondary School	“G/IC”	The site is still used as a school and will be vacant in September 2026	G/IC use
	The Salvation Army Centaline Charity Fund School	“G/IC”	The site is still used as a school and will be vacant in 2026	G/IC use

District	Former school name	Zoning on the outline zoning plan concerned	Status	Recommended long-term use under CCH mechanism
<i>Site area smaller than 3 000 square metres</i>				
Eastern	Chai Wan Star of The Sea Catholic Primary School	“Residential (Group A)” (“R(A)”)	The site is put to short-term use by a government department	Residential use
Wan Chai	Hong Chi Lions Morninghill School	“G/IC”	The site is still used as a school and will be vacant in 2028	G/IC use
	North Point Government Primary School (Cloud View Road)	“G/IC”	The site is still used as a school and will be vacant in 2026	G/IC use
Kwun Tong	SKH St. John’s Primary School	“G/IC”	The site is used as the Factory for the Blind	G/IC use
Sham Shui Po	Chan Shu Kui Memorial School	“G/IC”	Its long-term use is under study	G/IC use
Wong Tai Sin	Po Yan Oblate Primary School	“G/IC”	The site is still used as a school and will be vacant in 2026	G/IC use
	S.K.H. Ching Shan Primary School	“R(A)”	It has been included in the Choi Hung Estate redevelopment	Residential use
	S.K.H. Yat Sau Primary School	“R(A)”	It has been included in the Choi Hung Estate redevelopment	Residential use
North	Pui Ling School of The Precious Blood	“G/IC”	The site is still used as a school and will be vacant in 2029	G/IC use

District	Former school name	Zoning on the outline zoning plan concerned	Status	Recommended long-term use under CCH mechanism
	HHCKLA Buddhist Chan Shi Wan Primary School	“R(A)”	The site is still used as a school and will be vacant in 2029	Residential use
Tai Po	NTWJWA Christian Remembrance of Grace Primary School	“R(A)”	The site is still used as a school and will be vacant in 2027	Residential use

2. PlanD will continue to review sites no longer required to be reserved for specific government facilities, as well as VSP sites, and recommend suitable long-term uses. This task is subject to the outcomes of reviews conducted by various government departments for their reserved sites and by EDB for VSPs, and therefore no performance indicator has been set for the number of sites to be reviewed.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)217****(Question Serial No. 3391)**Head: (118) Planning DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) District PlanningControlling Officer: Director of Planning (YIP Chi Kwai, Tom)Director of Bureau: Secretary for DevelopmentQuestion:

It is mentioned under “Matters Requiring Special Attention in 2026-27” that enforcement and prosecution actions will be taken against unauthorised developments in the rural New Territories. In this connection, will the Government please advise this Committee on the following:

- (1) What is the trend in the number of complaints received by Planning Department (PlanD) regarding unauthorised developments in the rural New Territories over the past 3 years? Please also provide the numbers of successful prosecutions and persons convicted, and the total amount of fines imposed;
- (2) How will PlanD ensure that sufficient resources are available for enhanced inspection and enforcement operations in the newly designated “Regulated Areas” in recent years, given the reduction in PlanD’s budget and staff establishment for 2026-27.

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 43)

Reply:

- (1) Over the past 3 years, the number of complaints received by the Planning Department (PlanD) regarding unauthorised developments in the rural New Territories, the numbers of successful prosecutions and persons convicted, and the total amount of fines imposed are set out in the table below:

Year	Number of complaints received (Note 1)	Number of successful prosecutions (Note 1)	Number of persons convicted (Note 2)	Total amount of fines imposed (\$ million) (Note 3)
2023	1 549	49	106	5.786
2024	1 706	65	218	9.823
2025	1 883	87	170	9.617

Notes:

- 1) As the processing of cases may span across different years, the figures in the columns of the “Number of complaints received” and the “Number of successful prosecutions” are not directly correlated. Furthermore, multiple complaints may also be received for some locations. According to past records, the majority of complaint cases could not be confirmed as unauthorised developments after investigation. The main reasons include the following: the concerned development is a permitted use in accordance with the statutory plan; the concerned development constitutes an “existing use” or “pre-material-date use” under the Town Planning Ordinance (Cap. 131); or there is insufficient evidence to prove an unauthorised development after multiple inspections, etc. For confirmed unauthorised development cases, most were rectified following the issuance of statutory notices, obviating the need for prosecution.
 - 2) According to past records, some prosecution cases involved more than one defendant. Therefore, the “Number of persons convicted” is higher than the “Number of successful prosecutions”.
 - 3) The total amount of fines imposed does not include cases where sentencing is pending.
- (2) In 2023, the Secretary for Development designated two “Regulated Areas” in the South Lantau Coast and Mui Tsz Lam in Ma On Shan respectively, covering a total area of approximately 660 hectares, enabling the PlanD to take enforcement actions against unauthorised developments in these areas. The Central Enforcement and Prosecution Section (CEPS) of the PlanD is responsible for taking enforcement actions against unauthorised developments. To further optimise manpower resources, the CEPS has continuously reviewed and streamlined the enforcement procedures with a view to enhancing the efficiency and effectiveness in handling unauthorised development cases. Moreover, the CEPS also prioritises cases based on the nature and impact of the unauthorised developments, as well as the zoning of the locations concerned, ensuring the effective deployment of enforcement resources while maintaining high standards and efficiency in investigation and enforcement work.

Furthermore, the CEPS has extensively applied cutting-edge technologies in its enforcement operations, including the use of unmanned aircraft to assist in evidence collection and the monitoring of the situation of unauthorised developments in remote areas, thereby strengthening inspection efficiency and enforcement effectiveness.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)218

(Question Serial No. 3392)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Town Planning Information Services
Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)
Director of Bureau: Secretary for Development

Question:

Under Programme (3), the provision for 2026-27 is significantly lower than the revised estimate for 2025-26 by 7.8%, mainly due to the reduction in operating expenses. However, as various projects in the Northern Metropolis enter the detailed planning stage, the demand for public consultation should reasonably increase. Please advise this Committee on:

- (1) whether the reduction in the relevant provision will affect the quality and quantity of the Department's organisation of public engagement activities, exhibitions, and production of publicity materials; and
- (2) what concrete plans the Department has for 2026-27 to effectively utilise limited resources in explaining to the public complex large-scale planning projects such as the San Tin Technopole and the Kau Yi Chau Artificial Islands?

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 44)

Reply:

Public engagement activities for the New Development Areas (NDAs) in Northern Metropolis (NM) and other NDAs (including Lung Kwu Tan and Tuen Mun West) are conducted under the relevant planning and engineering studies, with expenses incorporated in the expenditure involved in the studies. The relevant costs are borne by the Civil Engineering and Development Department (CEDD), while the management of the studies and handling of public engagement activities will be undertaken by in-house staff of the Planning Department (PlanD) and CEDD as part of their overall duties.

When development projects enter the detailed design and construction stages, relevant government departments will consult local residents and stakeholders on the concrete proposals. Upon entering the statutory plan-making stage, PlanD will consult the public, including District Councils, in accordance with the Town Planning Ordinance (Cap. 131) and explain the planning proposals to the local communities and citizens. Regarding the NM development, the Government has set up exhibition centres in 4 NDAs in NM, including Kwu Tung North, Fanling North, Hung Shui Kiu/Ha Tsuen and the Loop. The Government also

plans to establish a larger and multi-purpose core exhibition gallery for the NM in the Kwu Tung North NDA, with the first phase targeted for opening in 2027. This gallery will replace the aforementioned exhibition centre in Kwu Tung North, which is of a smaller scale. In addition, PlanD will flexibly make good use of various resources, including City Gallery, the websites of PlanD and Town Planning Board, as well as social media to disseminate information about major development projects more effectively and enable the public to better understand our planning proposals.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)219

(Question Serial No. 3329)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): (-) Not specified

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (Michael H S FONG)

Director of Bureau: Secretary for Development, Secretary for Transport and Logistics, Secretary for Culture, Sports and Tourism

Question:

On the matters relating to new development planning and reclamation works, please advise on the following:

- (a) Please provide the information requested below in the table:
- (i) the anticipated commencement dates and completion dates of the works involved in the implementation of the plans
 - (ii) the area of land within the planning scope
 - (iii) the projected or actual area of reclamation
 - (iv) the area of land within the planning scope that will (continue to) be used for agricultural purposes
 - (v) the area of the green belt within the planning scope that will (continue to) be used for agricultural purposes
 - (vi) the total area of agricultural land rezoned to non-agricultural uses
 - (vii) the area of agricultural land under active farming rezoned to non-agricultural uses (including the area of green belt that can be used for agricultural purposes)
 - (viii) the actual/projected total area of permanent loss of fishing grounds
 - (ix) the actual/projected total area of temporary loss of fishing grounds
 - (x) the actual/projected total area of fishing restricted areas that have been/will be established
 - (xi) the area of land occupied by the vegetable marketing co-operative societies/vegetable depots within the planning scope
 - (xii) the number and the locations of pig farms on agricultural land rezoned to non-agricultural uses
 - (xiii) the number and the locations of chicken farms on agricultural land rezoned to non-agricultural uses
 - (xiv) the number of farmers who need/needed to relocate their farms or change occupation due to rezoning of their agricultural land to non-agricultural uses
 - (xv) the actual/projected total amount of ex-gratia allowance that has been/will be granted
 - (xvi) the number of poultry farms within 3 kilometres from the boundary of works areas

Proposed or existing development plan	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)	(xvi)
Kwu Tung North and Fanling North New Development Areas (NDAs)																
Northern Metropolis																
Hung Shui Kiu/Ha Tsuen NDA																
Yuen Long South																
The West Rail site and 3 adjacent public housing sites in Kam Tin South																
Tuen Mun West Development																
Reclamation outside the Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Tsing Yi Southwest, Ma Liu Shui and artificial islands in the Central Waters (Lantau Tomorrow Vision))																
Lantau Developments (Tung Chung New Town Extension, Reclamation at Sunny Bay and Siu Ho Wan, Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island)																
Wang Chau Public Housing Development																
Partial Development of Fanling Golf Course Site																
San Tin/Lok Ma Chau Development Node																
Other development plans and marine works																

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 55)

Reply:

- (a) Information on the respective proposed or on-going development planning is set out below:

Table 1

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (hectare (ha))	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Kwu Tung North/Fanling North (KTN/FLN) New Development Area (NDA)	First Phase Development: site formation and infrastructure works commenced progressively since September 2019 for completion in 2026. Remaining Phase Development: site formation and infrastructure works commenced progressively since July 2024 for completion in 2031.	612 (Note 3)	Nil	58	128 (Note 3)	87.6	28
Ma Tso Lung Development	Feasibility study commenced in October 2022 for completion in 2026.	55	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (hectare (ha))	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA	First Phase development: site formation and infrastructure works commenced progressively since July 2020 and completed in 2025. Second Phase development: site formation and infrastructure works commenced progressively since June 2024 for substantial completion in 2030 (minor remaining works will be completed in 2032). Remaining Phase development: Subject to study findings of the investigation study for Lau Fau Shan.	725 (part of the Remaining Phase development is covered by the development area of Lau Fau Shan)	Nil	Nil (Note 4)	54 (Note 4 & Note 5)	27 (Note 4)	7 (Note 4)
Lau Fau Shan	Investigation study commenced in July 2024 for completion in 2026.	411 (Note 6)	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (hectare (ha))	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Yuen Long South (YLS) NDA	First Phase Development: site formation and infrastructure works commenced progressively since August 2022 for completion in 2028. Second Phase Development: site formation and infrastructure works commenced progressively since September 2025 for completion in 2032. Third Phase Development: subject to the outcome of the intensification review.	224	Nil	10 (Note 7)	10 (Note 7)	12 (Note 7)	5 (Note 7)
Site formation and infrastructure works for the Initial Sites at Kam Tin South	Advance works: commenced in 2018 and substantially completed in 2022. Phase 1 Works: commenced in mid-2021 for completion in 2026. Phase 2 Works: commenced in mid-2025 for completion in about 1.5 years.	20.3	Nil	Nil	Nil	5.9	4.8

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (hectare (ha))	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan and Tuen Mun West, Ma Liu Shui, Kau Yi Chau Artificial Islands) (Note 8)	Sunny Bay: the Government proposed utilising part of the Sunny Bay reclamation area to accommodate depot facilities for the railway related to the Kau Yi Chau project. As the development of the Kau Yi Chau project has slowed down, the Government has not yet formulated a timetable for the implementation of the Sunny Bay reclamation project. Lung Kwu Tan and Tuen Mun West: planning and engineering study in progress. Ma Liu Shui: Subject to further study. Kau Yi Chau Artificial Islands: After reviewing the priority of various projects, the Government has decided to slow down the development of the Kau Yi Chau project. Therefore, no timetable has been formulated for the implementation of the Kau Yi Chau project.	Sunny Bay: about 60-100 Lung Kwu Tan: about 179 Tuen Mun West: about 122 Ma Liu Shui: subject to further study Kau Yi Chau Artificial Islands: about 1 000	Sunny Bay: about 60-100 Lung Kwu Tan: about 145 Tuen Mun West: about 45 Ma Liu Shui: about 60 Kau Yi Chau Artificial Islands: about 1 000	Nil	Nil	Nil Lung Kwu Tan: subject to further study	Nil

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (hectare (ha))	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Tung Chung New Town Extension (Note 9)	Reclamation: commenced in end 2017 and substantially completed in January 2023. Site formation and infrastructure works (First Phase): commenced progressively from mid-2021 for completion by phases from 2024 to 2028. Site formation and infrastructure works (Second Phase): commenced progressively from April 2025 for completion by phases from 2026 to 2030. Site formation and infrastructure works (Remaining Phase): detailed design in progress.	250	130	Nil	12	4.5	0.7
Wang Chau Public Housing Development	Phase 1 Works: commenced in May 2020 and completed in end 2024. Remaining Phases: the implementation timetable is under review.	Phase 1 Works: 5.6	Phase 1 Works: Nil	Phase 1 Works: Nil	Phase 1 Works: Nil	Phase 1 Works: 3.5	Phase 1 Works: 0.1

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (hectare (ha))	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Partial Development of Fanling Golf Course Site (for Public Housing)	Review of development scale and layout of proposed public housing development in progress.	9.5	Nil	Nil	Nil	Nil	Nil
San Tin Technopole	Phase 1 Stage 1 Works: site formation and infrastructure works commenced progressively since December 2024 for substantial completion in 2031. Phase 1 Stage 2 and Phase 2 Works: detailed design in progress. We plan to seek funding approval from the Finance Committee of the Legislative Council in 2026-27 for the commencement of the site formation and infrastructure works under the Phase 1 Stage 2 development.	539	Nil	Nil	37.4 (Note 10)	27.4	9.5
New Territories North New Town	Planning and engineering study commenced in October 2021 for completion in the 1st quarter of 2028.	Priority Development Area: about 226 Remaining Phases: about 1 194	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (hectare (ha))	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Contaminated Sediment Disposal Facility to the West of Lamma Island	Phase 1 works: the proposed works would commence after the funding approval by the Finance Committee of the Legislative Council. Target is to complete the works by 2038. Remaining phase works: subject to further study.	Nil	Nil	Nil	Nil	Nil	Nil
Ngau Tam Mei (NTM) NDA	Land use review and feasibility study commenced in November 2021 for completion in 2026. Detailed design commenced in September 2025. We plan to seek funding approval from the Finance Committee of the Legislative Council in 2026-27 for the commencement of the relevant site formation and infrastructure works.	130 (Note 11)	Nil	Nil	Nil	14.9	5.7

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (hectare (ha))	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone (Hetao Co-operation Zone)	Land Decontamination and Advance Engineering Works: commenced in June 2018 and completed in end 2021. Main Works Package 1 and the relevant infrastructure works: commenced in July 2021 for completion in 2031.	87.7	Nil	Nil	Nil	Nil	Nil
Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132	Some of the advance preparatory works in Tseung Kwan O (TKO) Area 137 commenced in end of 2025. Investigation and design of the developments at TKO Area 137 and off TKO Area 132 are underway.	About 123	About 40	Nil	Nil	Nil	Nil

Table 2

Proposed or Existing Development Planning	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no.)	(xii) (no.)
KTN/FLN NDA	Nil	Nil	Nil	3 (About 360 m ²)	1
Ma Tso Lung Development	Nil	Nil	Nil	Nil	Nil
HSK/HT NDA	Nil	Nil	Nil (Note 4)	1 (About 60 m ²) (Note 4 and Note 12)	Nil (Note 4)
Lau Fau Shan	Subject to further study	Subject to further study	Subject to further study	Subject to further study	Subject to further study
YLS NDA	Nil	Nil	Nil	1 (About 175 m ²) (Note 13)	3
Site formation and infrastructure works for the Initial Sites at Kam Tin South	Nil	Nil	Nil	Nil	Nil
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan and Tuen Mun West, Ma Liu Shui, Kau Yi Chau Artificial Islands) (Note 8)	Subject to further study Lung Kwu Tan: About 170	Subject to further study Lung Kwu Tan: About 240 (Note 14)	Subject to further study	Nil	Nil
Tung Chung New Town Extension (Note 9)	150	200 (Note 14)	Nil	Nil	Nil
Wang Chau Public Housing Development	Phase 1 Works: Nil	Phase 1 Works: Nil	Phase 1 Works: Nil	Phase 1 Works: Nil	Phase 1 Works: Nil
Partial Development of Fanling Golf Course Site (for Public Housing)	Nil	Nil	Nil	Nil	Nil
San Tin Technopole	92 (Note 15)	Nil	Nil	2 (About 340 m ²)	7

Proposed or Existing Development Planning	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no.)	(xii) (no.)
New Territories North New Town	Subject to further study	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal Facility to the West of Lamma Island	Nil	Phase 1 works: about 65 Remaining phase works: subject to further study (Note 16)	Nil	Nil	Nil
NTM NDA	Nil	Nil	Nil	Nil	Nil
Hetao Co-operation Zone	Nil	Nil	Nil	Nil	Nil
Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132	About 47	About 111 (Note 14 & Note 17)	Nil	Nil	Nil

Table 3

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
KTN/FLN NDA	Nil	First Phase: about 30 Remaining Phase: relevant information not yet available	First Phase: about \$13,310.9 (Note 18) Remaining Phase: about \$20,838.8 (Note 19)	15
Ma Tso Lung Development	Nil	Subject to further study	Subject to further study	Subject to further study
HSK/HT NDA	Nil (Note 4)	Relevant information not yet available	First Phase development: about \$1,932.9 (Note 20) Second Phase development: about \$29,614.3 (Note 21) Remaining Phase development: subject to further study	12 (Note 4)
Lau Fau Shan	Subject to further study	Subject to further study	Subject to further study	Subject to further study
YLS NDA	2	Relevant information not yet available	First Phase Development: about \$3,242.9 (Note 22) Second Phase Development: about \$8,820.4 (Note 23) Third Phase Development: subject to further study	12

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
Site formation and infrastructure works for the Initial Sites at Kam Tin South	Nil	Relevant information not yet available	Advance works: about \$19.7 (Note 24) Phase 1 works: about \$2,042.2 (Note 25) Phase 2 works: about \$126.9 (Note 26)	25
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan and Tuen Mun West, Ma Liu Shui, Kau Yi Chau Artificial Islands) (Note 8)	Nil	Nil	Subject to further study	Sunny Bay: subject to further study Lung Kwu Tan and Tuen Mun West, Ma Liu Shui and Kau Yi Chau Artificial Islands: Nil
Tung Chung New Town Extension (Note 9)	Nil	Site formation and infrastructure (First Phase): Nil Site formation and infrastructure (Second Phase): Nil Site formation and infrastructure (Remaining Phase) (relevant works not yet commenced): subject to further study	Site formation and infrastructure works (First Phase): about \$1,381.7 (Note 27) Site formation and infrastructure works (Second Phase): about \$1,094.2 (Note 28) Site formation and infrastructure works (Remaining Phase) (relevant works not yet commenced): subject to further study	Nil

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
Wang Chau Public Housing Development	Phase 1 Works: Nil	Phase 1 Works: Nil	Phase 1 Works: about \$434.3 (Note 29)	Phase 1 Works: Nil
Partial Development of Fanling Golf Course Site (for Public Housing)	Nil	Nil	Nil	1
San Tin Technopole	2	Subject to survey	Phase 1 Development: about \$27,540.3 (Note 30) Phase 2 Development: about \$11,217.9 (Note 31)	9
New Territories North New Town	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal Facility to the West of Lamma Island	Nil	Nil	Subject to further study	Nil
NTM NDA	1	Subject to further study	Subject to further study	Subject to further study
Hetao Co-operation Zone	Nil	Nil	Land Decontamination and Advance Engineering Works: \$0.57 (Note 32) Main Works Package 1: \$297.3 (Note 33)	Nil
Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132	Nil	Nil	Subject to further study	Nil

- Note 1 The Northern Metropolis (NM) covers a number of new development areas including KTN/FLN, HSK/HT, Lau Fau Shan, YLS, NTM, San Tin Technopole, the Loop, New Territories North New Town and Ma Tso Lung. The relevant information of which has been given in the tables above. In addition, Au Tau is the latest new development area in the NM. The relevant land use is still under review.
- Note 2 The area of land within the planning scope that will (continue to) be used for agricultural purposes under column (iv) does not include the area of the green belt within the planning scope that will (continue to) be used for agricultural purposes under column (v).
- Note 3 The figure in column (ii) refers to the total area of the planning zones in the KTN and FLN Outline Zoning Plans, while the figure in column (v) refers to the total area of the “Green Belt” zones designated within the relevant Outline Zoning Plans.
- Note 4 This is subject to findings of the investigation study for Lau Fau Shan.
- Note 5 This is the total area of “Green Belt” zones according to the Outline Development Plan No. D/HSK/2 of HSK and HT.
- Note 6 This is the total development area under the investigation study for Lau Fau Shan covering part of area under the Remaining Phase development of HSK/HT NDA.
- Note 7 This is subject to the outcome of the intensification review for YLS Third Phase Development.
- Note 8 The information does not include reclamation at Siu Ho Wan and Tsing Yi Southwest as there is no large-scale reclamation planning at the moment.
- Note 9 The information does not include Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island.
- Note 10 This is the total area of “Green Belt” zones according to the San Tin Technopole Outline Zoning Plans.
- Note 11 This is the total area including total development area of 127 ha and green belt zones of 3 ha.
- Note 12 There are 2 vegetable marketing co-operative societies/vegetable depots in the HSK/HT NDA. According to the Revised Recommended Outline Development Plan, one of them would not be affected, while the retention of the other one at the southern edge of the NDA is subject to further review.
- Note 13 There were originally 1 vegetable marketing co-operative society and 1 vegetable depot in the YLS NDA. According to the Planning Department’s site visit in August 2017, the vegetable depot had already moved out of the NDA.

- Note 14 Certain fishing grounds anticipated to be temporarily lost are also among those anticipated to be permanently lost.
- Note 15 This is the area of fish ponds affected by the San Tin Technopole development, comprising active fish ponds, non-active fish ponds, and abandoned fish ponds.
- Note 16 The facility will be developed by phases with a total plan area of about 235 ha.
- Note 17 This is the projected total area of temporary loss of fishing grounds due to the proposed reclamation and road works.
- Note 18 The total estimated cost of land acquisition and clearance for the First Phase development of KTN/FLN NDA.
- Note 19 The total estimated cost of land acquisition and clearance for the Remaining Phase Development of KTN/FLN NDA
- Note 20 The total estimated cost of land acquisition and clearance for the First Phase development of HSK/HT NDA.
- Note 21 The total estimated cost of land acquisition and clearance for the Second Phase development of HSK/HT NDA.
- Note 22 The total estimated cost of land acquisition and clearance for the First Phase development of YLS NDA.
- Note 23 The total estimated cost of land acquisition and clearance for the Second Phase development of YLS NDA.
- Note 24 The total estimated cost of land acquisition and clearance for the advance works of Kam Tin South Development.
- Note 25 The total estimated cost of land acquisition and clearance for the First Phase of Kam Tin South Development.
- Note 26 The total estimated cost of land acquisition and clearance for the Second Phase of Kam Tin South Development.
- Note 27 The total estimated cost of land acquisition and clearance for Site Formation and Infrastructure Works (First Phase) of Tung Chung New Town Extension.
- Note 28 The total estimated cost of land acquisition and clearance for Site Formation and Infrastructure Works (Second Phase) of Tung Chung New Town Extension.
- Note 29 The total estimated cost of land acquisition and clearance for Wang Chau public housing development.
- Note 30 The total estimated cost of land acquisition and clearance for San Tin Technopole Phase 1.

- Note 31 The total estimated cost of land acquisition and clearance for San Tin Technopole Phase 2.
- Note 32 The total estimated cost of land acquisition and clearance for the Development of the Hetao Co-operation Zone – Land Decontamination and Advance Engineering works.
- Note 33 The total estimated cost of land acquisition and clearance for the Development of the Hetao Co-operation Zone – Main Works Package 1.

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