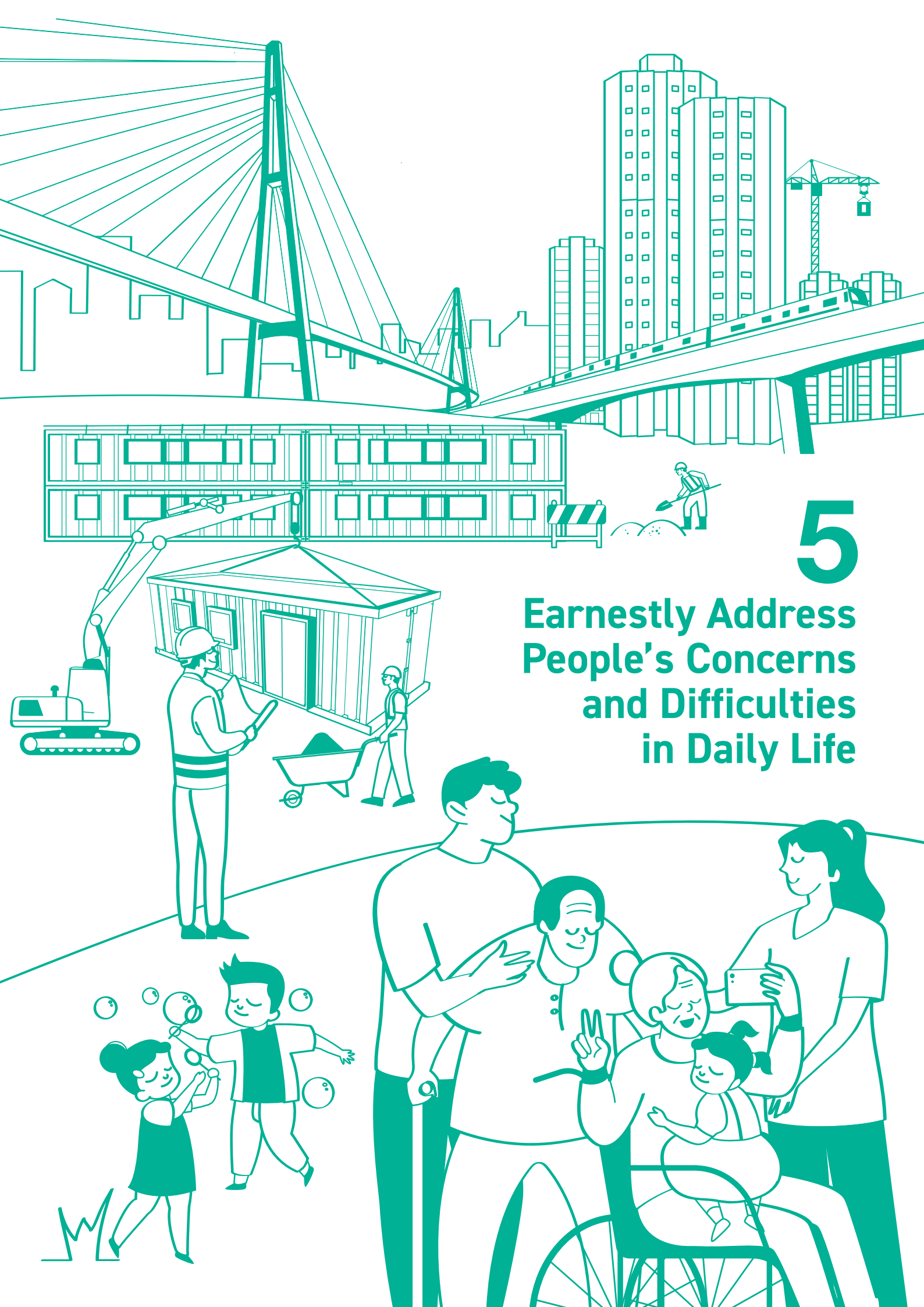


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**Land and housing  
as the top priority**

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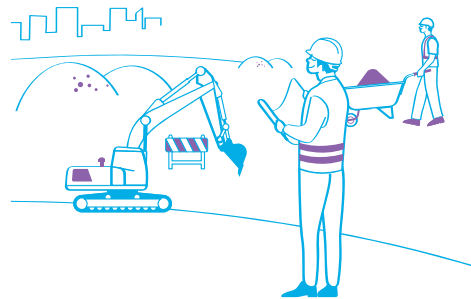
# 5

## Earnestly Address People's Concerns and Difficulties in Daily Life





# 5



## Earnestly Address People's Concerns and Difficulties in Daily Life

### Policy Measures

#### Land Supply

##### 10-year supply forecast of developable land

- Formulate and publish regularly the forecast of 10-year supply of developable land (i.e. spade-ready sites) so as to enhance transparency and facilitate monitoring of work. (DEVB)

##### Land for private housing

- Get ready land supporting no less than 72 000 residential units in total for disposal through land sales or railway property developments in the coming five years (2023-24 to 2027-28). Taking into account development projects undertaken by the Urban Renewal Authority and private development projects, the overall supply will exceed the demand projected in the Long Term Housing Strategy. (DEVB)

#### Northern Metropolis

- Establish within this year the Steering Committee on the Northern Metropolis and the Advisory Committee on the Northern Metropolis to be led by the Chief Executive and the Financial Secretary respectively and set up a dedicated office to steer and co-ordinate the overall development of the Northern Metropolis within the next year. (DEVB)
- Undertake studies on the four new land development areas proposed in the Northern Metropolis Development Strategy, with the target of putting forward development proposals in phases between the second half of 2023 and 2024. (DEVB)

#### Reclamation of Kau Yi Chau Artificial Islands

- By streamlining relevant statutory and administrative procedures, commence the first phase of reclamation in late 2025 at the earliest and bring forward the first population intake to 2033. (DEVB)

### **A new round of “Green Belt” review**

- Carry out in full speed the technical studies on the 255 hectares of land shortlisted and rezone the first batch of land by 2024, and complete land formation for the first batch of land in around 2026. (DEVB)

### **Tseung Kwan O Area 137**

- Commence detailed technical assessment as soon as possible, targeting to achieve the first population intake in 2030. (DEVB)

### **Pak Shek Kok Station of East Rail Line**

- Take forward relevant studies in collaboration with the MTR Corporation Limited (MTRCL) with a view to completing construction of the station and the first batch of housing units in 2033 or earlier. (DEVB, TLB)

### **Development of MTRCL’s Siu Ho Wan Depot site**

- Continue to take forward the project to provide around 20 000 residential units (with around 50% as public housing units). The first phase of public and private housing units will be gradually completed with population intake from 2030 to 2032. (DEVB)

### **Three urban squatter areas**

- Continue to take forward the redevelopment of the three urban squatter areas (Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village) with a view to providing 8 700 public housing units in phases from 2029 onwards. (DEVB)

### **Land Sharing Pilot Scheme**

- Continue to vet the received applications and submit suitable ones to the Chief Executive-in-Council for consideration as soon as possible. (DEVB)

### **Near-shore reclamation**

- Anticipate to complete in 2024 the Engineering Study for Ma Liu Shui Reclamation targeting to create about 60 hectares of land which, together with around 28 hectares of land to be vacated after the relocation of the Sha Tin Sewage Treatment Works to caverns, will provide about 88 hectares of land in total mainly for innovation and technology (I&T) development. (DEVB)

### **Cavern development**

- Explore the development of cavern data centres for effective use of land resources and utilisation of the edge of cavern space to support I&T development. (DEVB, ITIB)
- Take forward the implementation model of underground quarry-cum-cavern development to enhance long-term land supply more efficiently as well as to provide a local source of rock material supply. (DEVB)

### **Unlocking Tso/Tong lands in the New Territories**

- Continue the review on the management of Tso/Tong in the New Territories together with the Heung Yee Kuk New Territories, the Development Bureau and other relevant departments with a view to unlocking the development potential of Tso/Tong lands. (HYAB)

## Large scale resumption of private land for development

- Resume about 500 hectares of land in the next five years (with the total exceeding four times of the 120 hectares of land resumed in the past five years) and further resume about 200 hectares of land in the ensuing three years. (DEVB)

## Enhancing compensation and rehousing arrangements for development clearances

- Continue to implement the relaxed rehousing and ex-gratia allowance arrangements for squatter households put in place since mid-2018, and the enhanced ex-gratia compensation and ex-gratia allowance arrangements for landowners and business undertakings adopted since mid-2022. (DEVB)

## “Single site, multiple use” initiative

- Continue to actively take forward existing “single site, multiple use (SSMU)” projects and identify more SSMU projects to optimise land use and provide public services. (DEVB, FSTB)
- Conduct a new round of review of Government, Institution or Community sites and put forward concrete proposals for sites with no development plans yet. (DEVB)

## Streamlining Procedures and Improving Efficiency

### Streamlining development procedures

- Introduce a bill into the Legislative Council (LegCo) by end-2022 to amend development-related statutory procedures with a view to streamlining the development processes and time required for turning “primitive land” into “spade-ready sites”. (DEVB)
- Complete a review of the Environmental Impact Assessment Ordinance process and put forward proposals by end-2022 with a view to optimising and streamlining the environmental impact assessment process and enhancing its operational efficiency. (EEB)
- Further streamline administrative procedures, including approval guidelines concerning developments in the wetland buffer area, procedure and requirement concerning felling and compensatory planting of trees, as well as expanding the self-certification arrangements etc. and progressively put forward proposals starting from the middle of next year. (DEVB)
- Consult LegCo and stakeholders on proposals to lower the compulsory sale application thresholds and streamline the legal process within this year, with a view to expediting title assembly to facilitate urban renewal. (DEVB)
- Streamline the arrangements of extension of land leases by introducing a bill within next year such that land leases expiring from 2025 onwards will be extended regularly in a consistent manner. (DEVB)

## Extension of standard rates for charging land premium

- As at mid-September 2022, agreements have been reached on the land premium for redevelopments of nine industrial buildings based on standard rates, while the first batch of land exchange applications in New Development Areas (NDAs) with the option to settle the land premium on standard rates will gradually be concluded in the coming year. (DEVB)
- Consider regularising the arrangement of charging land premium on standard rates for redevelopments of industrial buildings and explore the gradual extension of the approach to agricultural land outside NDAs in the New Territories, and put forward specific implementation plan by mid-2023. (DEVB)

## Expediting the approval of building plans as a “facilitator”

- Establish “Dedicated Processing Units” in the Buildings Department to expedite, as a “facilitator”, the approval of general building plans submissions of private residential projects with 500 units or more. (DEVB)

## Making use of technologies

- Devise a roadmap for the industry and departments on the adoption of Building Information Modelling in preparing, submitting and approving building plans, and, as the first step, launch a software in the first quarter of 2024 for the industry to automate compliance checks on the floor area-related information in general building plans. (DEVB)

## Supply of Public Housing Flats

### Supply in the next five-year period

- Taking into account the “Light Public Housing (LPH)” and “Public Rental Housing (PRH) Advance Allocation Scheme” mentioned below, increase public housing production in the coming five-year period (i.e. from 2023-24 to 2027-28) to about 158 000 units, some 50% higher than the about 105 000 units in the previous five-year period (i.e. from 2022-23 to 2026-27). (HB)

### Building LPH units

- Provide about 30 000 LPH units under a government-led approach in the five-year period from 2023-24 to 2027-28 so as to enable early intake of flats by PRH applicants, while retaining their position in the queue for traditional PRH. (HB)

### Implementing the “Public Rental Housing Advance Allocation Scheme”

- Arrange phased and earlier completion of nine PRH/Green Form Subsidised Home Ownership Scheme projects, involving about 14 000 units, which are scheduled for completion over a 10-year period from 2023-24 to 2032-33 (about 12 000 of which will be completed within the coming five years) for early intake of flats by about 3 to 18 months by PRH applicants. (HB)

### **Introducing a new index of “Composite Waiting Time for Subsidised Rental Housing”**

- Introduce a new index of “Composite Waiting Time for Subsidised Rental Housing” which calculates the average waiting time of PRH general applicants for receiving the first offer of PRH units or LPH units, in order to reflect more comprehensively the effectiveness of the Government in improving the living conditions of the public through providing different types of subsidised rental housing. (HB)

### **10-year supply forecast of public housing**

- Formulate and publish regularly the forecast of 10-year supply of public housing so as to enhance transparency and facilitate monitoring of work progress. (HB, DEVB)

### **Wider adoption of Modular Integrated Construction approach**

- Invite the Hong Kong Housing Authority (HKHA) to require all public housing projects scheduled for completion in the first five-year period (i.e. from 2023-24 to 2027-28) to adopt the Design for Manufacture and Assembly (DfMA) approach, with the adoption of the Modular Integrated Construction (MiC) approach in suitable projects. For public housing projects scheduled for completion in the second five-year period (i.e. from 2028-29 to 2032-33), require not less than half of them to adopt the MiC approach, with the rest to adopt the DfMA approach. (HB)

### **Adopting “Design and Build” procurement model**

- Invite the HKHA to require at least half of the total number of public housing flats scheduled for completion in the second five-year period (i.e. from 2028-29 to 2032-33) to adopt the “Design and Build” procurement model. (HB)

### **Private Developer Participation in Subsidised Housing Development**

- Formulate a policy framework in the first quarter of 2023 for launching a pilot scheme to encourage private developers to develop subsidised housing. (HB)

### **Setting up an inter-departmental action group**

- Set up an inter-departmental action group on public housing projects to strengthen inter-departmental collaboration and resolve issues encountered during the public housing development process with a view to accelerating project implementation. (HB)

### **Continuing redevelopment of public housing estates**

- Invite the HKHA to initiate redevelopment study for one more public housing estate on top of the existing 10 redevelopment projects that are currently in progress or under planning. (HB)



## Enhancing Outdoor Facilities in Public Housing Estates

- The Housing Department will set up an action group to review and enhance the public facilities and environment in public housing estates in order to enhance the sense of well-being of the residents. (HB)

## Continuing to Take Forward Transitional Housing

- Provide over 20 000 transitional housing units by 2024-25, of which about 5 400 are already in operation and about 1 600 are expected to be completed by end-2022. (HB)

## Stepping up Implementation of Tenancy Control on Subdivided Units

- Step up enforcement and publicity efforts of the Rating and Valuation Department (RVD) and the Water Supplies Department (WSD) on tenancy control of subdivided units (SDUs) and acts of overcharging for water and electricity, including visiting SDU households jointly; RVD will set up a special enforcement and investigation task force; and WSD will set up a dedicated team for processing and enforcement of the installation of separate meters for SDUs. (HB, DEVB)

## Transport Infrastructures

### “Strategic Studies on Railways and Major Roads beyond 2030”

- Recommend taking forward three major road projects and three railway projects with adoption of the capacity creating and infrastructure-led planning approaches to meet the transport needs of the Northern Metropolis Development Strategy and other long-term developments. (TLB)
- Plan to commence public consultation on the preliminary findings of the strategic studies and the six recommended transport infrastructure projects in the fourth quarter of 2022. (TLB)

### Cross-boundary railway projects

- Pursue cross-boundary railway projects through the Task Force for Hong Kong-Shenzhen Co-operation on Cross-Boundary Railway Infrastructure. Among them is the first stage study of the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu – Qianhai) which is expected to be completed within 2022, followed by the commencement of the second stage study jointly with the Shenzhen authority in Q1 2023. (TLB)

### Local railway projects

- Continue to take forward various local railway projects in a proactive and orderly manner. Among them are the construction works of the Tung Chung Line Extension, Tuen Mun South Extension and Northern Link Phase 1 (Kwu Tung Station) which are expected to commence in 2023 for progressive completion from 2027 to 2030. (TLB)

## Road projects under construction/ planning

- Continue to take forward various road projects, including the Route 6 under construction, the Tuen Mun Bypass, Route 11 (section between Yuen Long and North Lantau), Tsing Yi - Lantau Link and widening of Yuen Long Highway (section between Lam Tei and Tong Yan San Tsuen) under engineering study, as well as the improvement of Lion Rock Tunnel project which targets to commence detailed design in the coming year. (TLB)