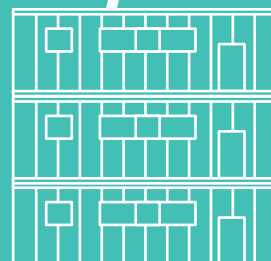


“ **Together, we make Hong Kong
a better home** ”





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





5

Earnestly Address People's Concerns and Difficulties in Daily Life

Public Housing

Supply in the next five-year period

- Increase public housing (including Light Public Housing) production in the next five-year period (i.e. from 2024-25 to 2028-29) to about 172 000 units, some 9% higher than the about 158 000 units in the previous five-year period (i.e. from 2023-24 to 2027-28). (HB)

Ten-year supply forecast of public housing

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

Public Rental Housing Advance Allocation Scheme

- Continue to advance the completion of 14 000 public rental housing (PRH) units in phases, making them available about 3 to 18 months ahead of the completion date of the whole development project and enabling PRH applicants to move in earlier than scheduled. (HB)

Light Public Housing

- Complete the construction of about 30 000 Light Public Housing units under a government-led initiative by 2027-28. (HB)

Redevelopment of public housing estates

- On top of the existing 10 redevelopment projects that are currently in progress or under planning, the Hong Kong Housing Authority (HKHA) will initiate a redevelopment study for one more public housing estate. Announcement will be made in due course. (HB)

Transitional housing

- Provide over 21 000 transitional housing units by 2024-25. Apart from the 8 000 units already in operation, about 13 000 new units are expected to be completed and commissioned in the coming two years. (HB)

Relaxing arrangements for mortgage default guarantee for subsidised sale flats

- The HKHA will relax the arrangements on mortgage default guarantee for subsidised sale flats, including extending the current maximum mortgage default guarantee period of the second-hand market from 30 years to 50 years, and allowing purchasers to have mortgage loans of longer tenor, to help the circulation of second-hand flats. (HB)

Modular Integrated Construction approach

- The HKHA will continue to adopt the Modular Integrated Construction (MiC) approach in suitable public housing projects, so as to meet the target of adopting the MiC approach in no less than half of the projects scheduled for completion from 2028-29 to 2032-33, with the rest adopting the Design for Manufacture and Assembly approach. (HB)
- The HKHA will continue to adopt innovative construction technologies and develop the second generation MiC (MiC 2.0) to further expedite the construction process and enhance the efficiency. (HB)

Adopting the “Design and Build” procurement model

- The HKHA will continue to identify more “Design and Build” projects to meet the target of adopting the “Design and Build” procurement model in at least half of the total number of public housing flats scheduled for completion from 2028-29 to 2032-33. (HB)

Private Subsidised Sale Flat - Pilot Scheme

- Continue to implement the Private Subsidised Sale Flat - Pilot Scheme to tap market forces and encourage private developers to develop subsidised sale flats. (HB)

Enhancing the management of public housing estates

- The HKHA will continue to promote smart estate management to enhance the management efficiency and service quality of the estates and the sense of well-being of the tenants via the application of innovation and technology. (HB)
- Complete the “Well-Being” design guidelines within 2024, and review and implement the pilot scheme in five estates by 2027 in phases. (HB)

Safeguarding the rational use of PRH resources

- In order to rationalise the use of PRH resources, PRH tenants are required to make biennial declarations starting from October 2023 on whether they own any domestic property in Hong Kong and whether they have continuously resided in the flats and complied with the terms in the tenancy agreement regarding occupancy status. (HB)

Tackling the Issue of Subdivided Units

- Establish a Task Force on Tackling the Issue of Subdivided Units to conduct in-depth study on options for tackling the issue of subdivided units (SDUs) in the long run, which include setting for SDUs the minimum standards of living environment, methods to eradicate substandard SDUs, necessary administrative and legislative means, etc., with a view to submitting a report to the Chief Executive in 10 months. (HB)
- Strengthen the law enforcement efforts of the Rating and Valuation Department on tenancy control in respect of SDUs to better protect tenants’ rights. (HB)
- Amend the Waterworks Ordinance to strengthen the power of the Water Authority to enforce the law, with a view to enhancing the enforcement efficiency and deterrence against illegal acts including overcharging SDU tenants for water. (DEVB)

Land Supply

Ten-year supply forecast of developable land

- Update the forecast of 10-year supply of developable land (i.e. spade-ready sites) on an annual basis, so as to enhance transparency and facilitate monitoring of work progress. (DEVB)

Private housing land

- Make land available for the production of around 80 000 housing units through land sale or railway property development in the next five years (2024-25 to 2028-29). Coupled with projects by the Urban Renewal Authority (URA) and private development projects, private housing land will be supplied in a sustained and orderly manner. (DEVB)

Unleashing land potential

- Invite the MTR Corporation Limited (MTRCL) to conduct preliminary study and submit proposal within 2024 on the re-planning and development of the Hung Hom Station and its railway facilities in the vicinity, as well as the waterfront and pier facility sites to the south of the Hong Kong Coliseum. The Government will also explore ways to enhance pedestrian connectivity between Hung Hom and Tsim Sha Tsui East. (DEVB)
- Complete a study within 2024 to re-examine the planning, development model, infrastructure and supporting transport facilities of the ex-Lamma Quarry site to optimise its use. (DEVB)
- Gauge public views in the first half of 2024 on the development of South Lantau (of which about 300 hectares are “Green Belt” areas) for eco-tourism or recreation uses, including the provision of eco-recreational facilities at Cheung Sha, Shui Hau, Shek Pik and Pui O, so as to better utilise the natural resources of Lantau Island. (DEVB)
- Commence progressively the statutory procedures for town planning and reclamation, etc. for Tseung Kwan O Area 137 and Area 132, with a view to kick-starting the works as early as 2025 to enable first population intake in 2030. (DEVB)

- Continue to take forward with the MTRCL the detailed studies in respect of the Pak Shek Kok Station, and strive to commence the statutory town planning procedures in 2025. (DEVB, TLB)
- Continue to actively implement the existing projects under the “single site, multiple use” model and uphold this principle, so as to optimise land use and provide public services. (DEVB, FSTB)

Development of multi-storey buildings for modern industries

- Put up for tender as soon as possible the first batch of sites in Hung Shui Kiu and Yuen Long for the development of multi-storey buildings for modern industries, so as to promote development of industries and accommodate brownfield operations affected by government development projects. The first batch of buildings is expected to be completed in 2027-28 at the earliest. (DEVB)

Unlocking Tso/Tong lands in the New Territories

- Continue to review the management issues 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)

Resumption of private land for development

- Continue to resume private land needed for developments. Our target is to resume over 700 hectares of land from 2023-24 to 2027-28 (with the total area exceeding five times of the 140 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 in 2018, and the enhanced ex-gratia compensation and ex-gratia allowance arrangements for landowners and business undertakings adopted in 2022. The ex-gratia allowances applicable to farmers will be gradually improved. (DEVB)

Kau Yi Chau Artificial Islands

- The newly established Committee on the Financing of Major Development Projects will put forward proposals on the financial arrangements for the reclamation of the Kau Yi Chau Artificial Islands, associated infrastructure and strategic transport infrastructure. (FSTB, DEVB)

Streamlining Procedures to Enhance Efficiency

Streamlining statutory and administrative procedures

- Shorten the time required for turning “primitive land” into “spade-ready sites” based on the streamlined procedures and arrangements under the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023. (DEVB)
- Continue to implement the various measures introduced for streamlining development-related administrative procedures, so as to minimise repetitive handling among departments and enhance transparency and certainty in the approval process. (DEVB)

Extending standard rates arrangement for charging land premium

- Regularise the arrangement for charging land premium at standard rates for redevelopment of old industrial buildings and extend the arrangement to agricultural land in the New Territories by phase by end-2023. (DEVB)

Streamlining the arrangement for extension of land leases

- Introduce a bill by end-2023 to extend land leases expiring from 2025 onwards in a streamlined manner. (DEVB)

Approval of building plans

- Substantially expedite the approval of building plans through the Dedicated Processing Units established under the Buildings Department (BD) to process submissions of general building plans for large-scale private residential projects and further streamline the approval requirements for general building plans. (DEVB)

Development of an initial roadmap for Building Information Modeling

- Promulgate by end-2023 a roadmap on the adoption of Building Information Modeling (BIM) for preparation of building plans and submission to departments for approval, with a view to achieving full use of BIM in preparing and approving building plans of private development projects. (DEVB)
- Request the Hong Kong Housing Society, the URA and the MTRCL to take the lead in using BIM to produce building plans for residential projects for approval by the BD from the second quarter of 2024. (DEVB)

Urban Renewal and Redevelopment of Old Districts

Study on new mechanism for large-scale redevelopment

- Embark on a study by end-2023 on using part of the reclaimed land outside the Kau Yi Chau central business district to facilitate the implementation of redevelopment projects in old districts by the URA and the private sector. (DEVB)

Improving the targeted result of relaxing the compulsory sale regime

- Introduce an amendment bill into the Legislative Council (LegCo) by end-2023 to lower the compulsory sale application thresholds in a more targeted manner, and set up a dedicated office within 2024 to support minority owners. (DEVB)

Restructuring old districts in Yau Mong

- Continue to implement the recommendations of the Yau Mong District Study, including commencing “Nullah Road Urban Waterway” in Mong Kok East and the “Street Consolidation Areas” in Yau Ma Tei South over the next five years. (DEVB)

“Planning-led” district studies

- Recommend in phases starting from the latter half of 2024 large-scale urban renewal master plans and restructuring proposals for Tsuen Wan and Sham Shui Po. (DEVB)

Building Safety and Management

Review of the Buildings Ordinance

- Review the Buildings Ordinance and put forth legislative proposals to streamline the prosecution procedures, lower the prosecution threshold and increase the penalties, so as to effectively combat unauthorized building works and penalise owners who fail to comply with building/window inspection notices and repair orders, as well as to ensure the quality and safety of building works. (DEVB)

Enhancing property management

- Introduce an amendment bill into LegCo by end-2023 to amend the Building Management Ordinance so as to encourage owners’ attendance at owners’ corporation (OC) meetings and enhance the transparency and accountability in respect of the operation of OCs, thereby further facilitating owners to discharge their building management responsibility. (HYAB)
- Continue to engage community organisations/non-governmental organisations to reach out to owners of “three-nil” buildings under the Building Management Professional Advisory Service Scheme, thereby encouraging the formation of OCs. (HYAB)
- Continue to implement the licensing regime under the Property Management Services Ordinance. As at end-September 2023, nearly 750 property management companies and 12 600 property management practitioners have been licensed, benefitting around 28 000 buildings and over 3.6 million residents. (HYAB)

- Establish the “Fire Services Department Building Improvement Support Centre” under the Fire Services Department by end-2023 to provide support for owners and occupiers of old commercial, residential or industrial buildings for complying with requirements of relevant legislation on enhancing fire safety of old buildings. (SB)

Strengthening Transport Network

Major Transport Infrastructure Development Blueprint

- Promulgate the blueprint by end-2023 to plan for the implementation of all major transport infrastructure in a holistic manner, with a view to improving the railway and major road networks. (TLB)
- Take forward three major transport infrastructure projects, including two railways and one major road, for driving the development of new towns in the eastern part of the Northern Metropolis. (TLB)
- Implement green and smart transit systems, which are lighter and more convenient, in East Kowloon, Kai Tak, and Hung Shui Kiu/ Ha Tsuen, with a view to facilitating the commuting of the public and strengthening the connectivity among various local developments and facilities as well as their linkage with the railway network. (TLB)
- Enhance the Three Railways and Three Major Roads proposals, including the provision of three intermediate stations at Northeast Tsuen Wan, Northeast Kwai Chung and Tsuen King Circuit on the Central Rail Link and transit to the Tsuen Wan Line. (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 these projects, the second stage study of the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu-Qianhai) is expected to be completed by mid-2024, while the detailed planning and design of the Northern Link Spur Line connecting the new Huanggang Port in Shenzhen is expected to commence within 2024. (TLB)

Local railway projects

- Continue to take forward various local railway projects in a proactive and orderly manner. Among them, the construction works of the Tung Chung Line Extension, Oyster Bay Station, Tuen Mun South Extension and Northern Link Phase 1 (Kwu Tung Station) commenced in 2023, while those of Hung Shui Kiu Station and Northern Link Main Line will also commence in 2024 and 2025 respectively, for progressive completion from 2027 onwards. (TLB)

Road projects

- Continue to take forward various road projects, among which the detailed design of Route 11 (section between Yuen Long and North Lantau) and Tuen Mun Bypass is expected to commence within 2024. (TLB)

Addressing the manpower demand of the transport sector

- Continue to adopt a multi-pronged approach to address the manpower shortage problem of the transport sector, including implementation of the Labour Importation Scheme for Transport Sector - Public Light Bus/Coach Trade, promotion of training and retraining of local employees, and provision of appropriate employment support services. (TLB)

Convenient and safe mobility

- Implement free-flow tolling at the remaining government tolled tunnels by end-2023 to enable motorists to pay tolls remotely and efficiently. (TLB)
- Implement time-varying tolls at the three harbour crossings by end-2023 to alleviate traffic congestion at peak hours. (TLB)
- Formulate the initial recommendations under the Traffic and Transport Strategy Study by end-2023 and then start rolling out various smart mobility pilot schemes progressively. (TLB)
- Amend legislation to enable the Police to issue fixed penalty notices against traffic offences by electronic means, thereby enhancing the efficiency of traffic enforcement and strengthening the deterrent effect. (TLB)
- Amend legislation to further regulate the use of mobile communication devices while driving, the use of child restraining devices in private cars, and the wearing of helmets by cyclists. (TLB)