

# 《行政長官2024年施政報告》

## 土地發展政策措施

### The Chief Executive's Policy Address 2024 – Land Development Initiatives

2024年10月  
October 2024



**發展局**  
**Development Bureau**

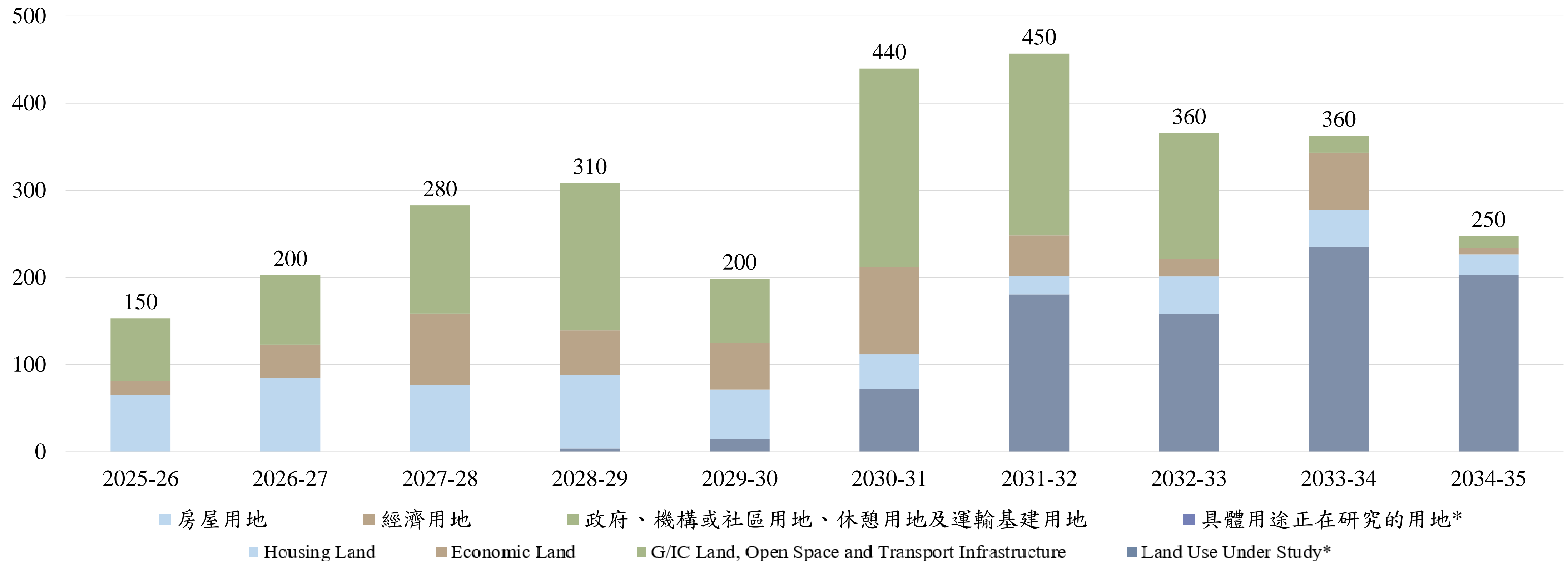




# 未來十年熟地供應預測

## 10-year Forecast of Developable Land Supply

未來十年可供發展土地供應預測（公頃）  
10-year Forecast of Developable Land Supply (in Hectares)



\* 房屋用地/經濟用地/政府、機構或社區用地、休憩用地及運輸基建用地的分佈尚未訂定。

\* The split among housing land, economic land and G/IC land, open space and transport infrastructure to be determined after study.

註：上圖為有關預測的節錄，須連同有關註釋一併理解。請參閱發展局網頁的完整版本。

Note: The diagram above is an extract which needs to be read in conjunction with the footnotes of the forecast. Please refer to the Development Bureau's website for the complete version.

# 北部都會區最新進度

## Northern Metropolis Update

### 土地規劃和工程

#### Planning and works

- 預留至少80公頃用地發展「北都大學教育城」  
Earmark over 80 ha. of land for the “Northern Metropolis University Town”
- 今年內公布牛潭尾、新界北新市鎮及馬草壟一帶的發展建議  
Announce the preliminary development proposals for Ngau Tam Mei, New Territories North New Town and Ma Tso Lung area within the year
- 今年內啟動北區沙嶺的改劃程序，數據中心用地將擴大至10公頃  
Commence the rezoning process for Sandy Ridge in the North District this year, with its site for data centre development expanded to 10 ha.
- 今年內開始新田科技城工程  
Commence construction works for San Tin Technopole this year
- 明年中開展元朗南第二期工程  
Commence construction works for the second-phase of Yuen Long South’s infrastructure in mid-2025

### 未來五年主要成果

#### Major achievements in the coming 5 years

- 約60 000個房屋單位落成，包括約10條新公共屋邨  
Some 60 000 housing units involving about 10 new PRH estates will be built
- 新田科技城首批用地推出市場  
The first batch of land at the San Tin Technopole will be put to the market
- 實施「一地兩檢」的新皇崗口岸大樓落成  
The new Huanggang Port building with co- location of immigration and customs clearance arrangement will be completed

### 第二個五年主要成果

#### Major achievements in the second 5 years

- 再增加約150 000個房屋單位  
Increase housing by about 150 000 flats
- 逾1 000萬平方米的總樓面面積作經濟用途  
Over 10 million square metres of gross floor area available for economic uses
- 古洞北首幢政府聯用辦公大樓落成啟用  
Commissioning of the first joint user government building in Kwu Tung North
- 北區醫院完成擴建並投入服務  
The expanded North District Hospital will be ready for service
- 北環線主線2034年竣工  
Completion of the Northern Link Main Line in 2034

# 北部都會區

## Northern Metropolis

- 今年內：陸續就3個「片區開發」試點展開市場意向調查，每個試點片區佔地約10至20公頃。  
Within the year : Invite expression of interest on the three pilot sites identified for “large-scale land disposal” . Each pilot site is of around 10 to 20 hectares.
- 明年首季：提出有關由政府成立公司營運新發展區內試點產業園區的具體建議  
Q1 Next year : put forward specific proposal on establishment of a company by the Government for operating a pilot industry park in an NDA

Fanling  
North  
粉嶺北

San Tin  
Technopole  
新田科技城

Hung Shui  
Kiu / Ha  
Tsuen  
洪水橋 / 廈村

就3個試點展  
開市場意向  
調查

Expression  
of Interests  
for 3 sites



# 推動生態康樂旅遊經濟

## Enhancing Eco-recreation Tourism Economy

- 加快建設「南大嶼生態康樂走廊」，發展前南丫石礦場用地為休閒度假和戶外康樂地帶，發展尖鼻咀和白泥為生態旅遊節點

Expedite the development of the South Lantau Eco-recreation Corridor, turn the ex-Lamma Quarry site into an area for resort and outdoor recreational uses, and develop Tsim Bei Tsui and Pak Nai into eco-tourism nodes



尖鼻咀和白泥  
Tsim Bei Tsui and Pak Nai



前南丫石礦場  
ex-Lamma Quarry



南大嶼  
South Lantau

就3個項目調查  
市場意向

Expression of  
Interests for 3  
projects



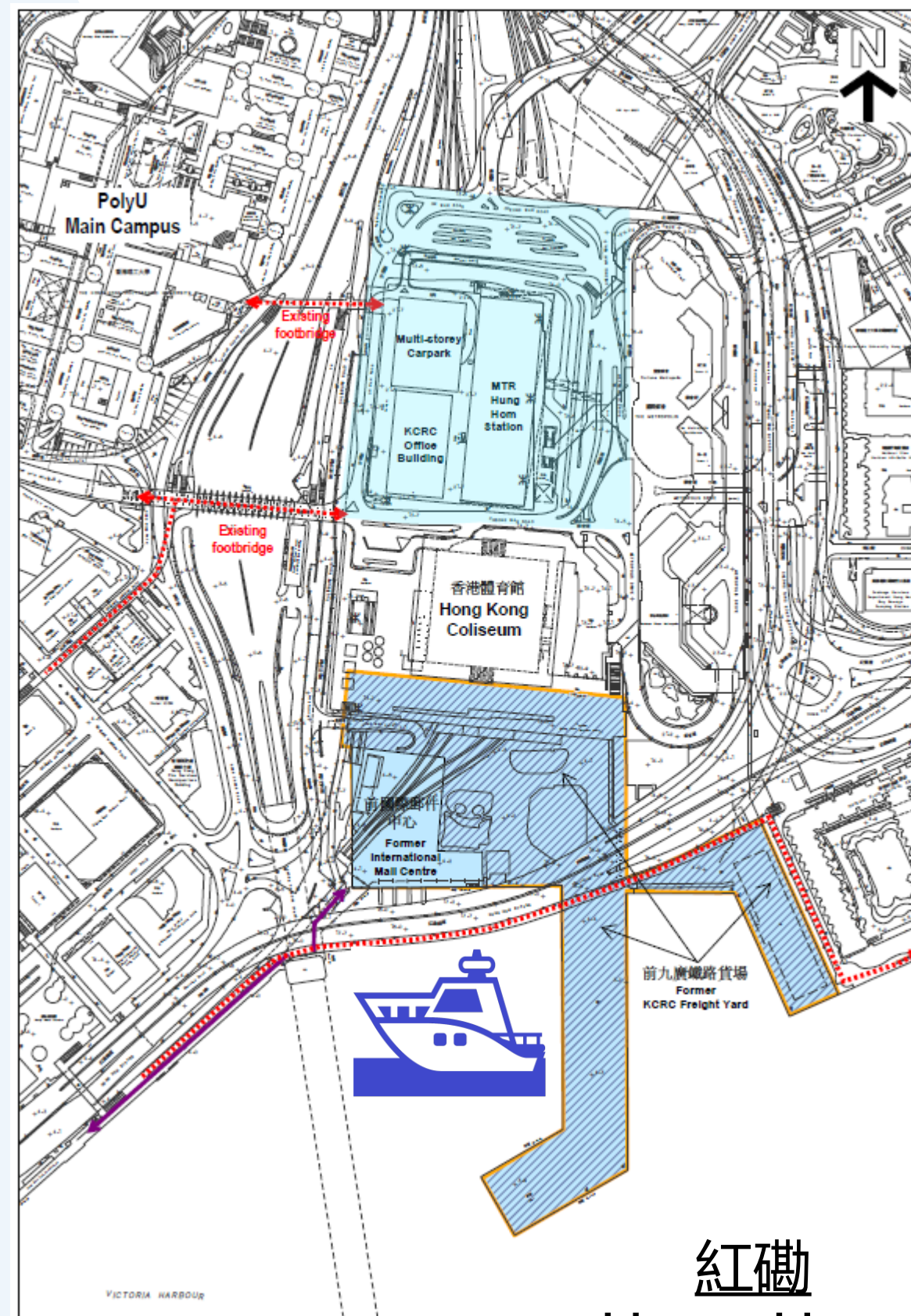
# 推動遊艇旅遊

## Yacht Tourism

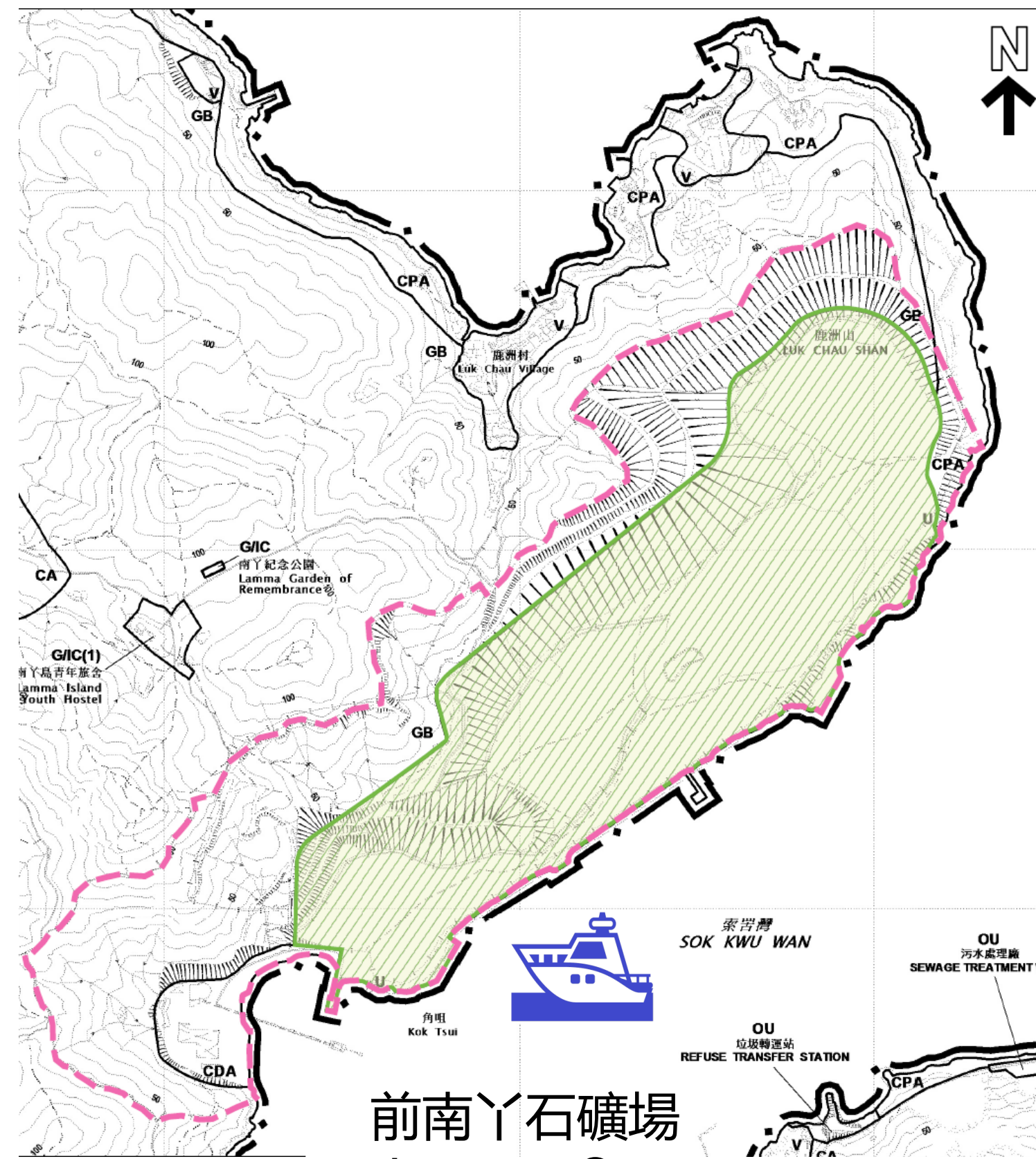
- 在香港仔避風塘擴建部分、前南丫石礦場和紅磡站臨海用地推動遊艇旅遊  
Promote yacht tourism in the expansion area of Aberdeen Typhoon Shelter, the ex-Lamma Quarry area and the waterfront site in the vicinity of the Hung Hom Station

就3個項目  
探討市場意向

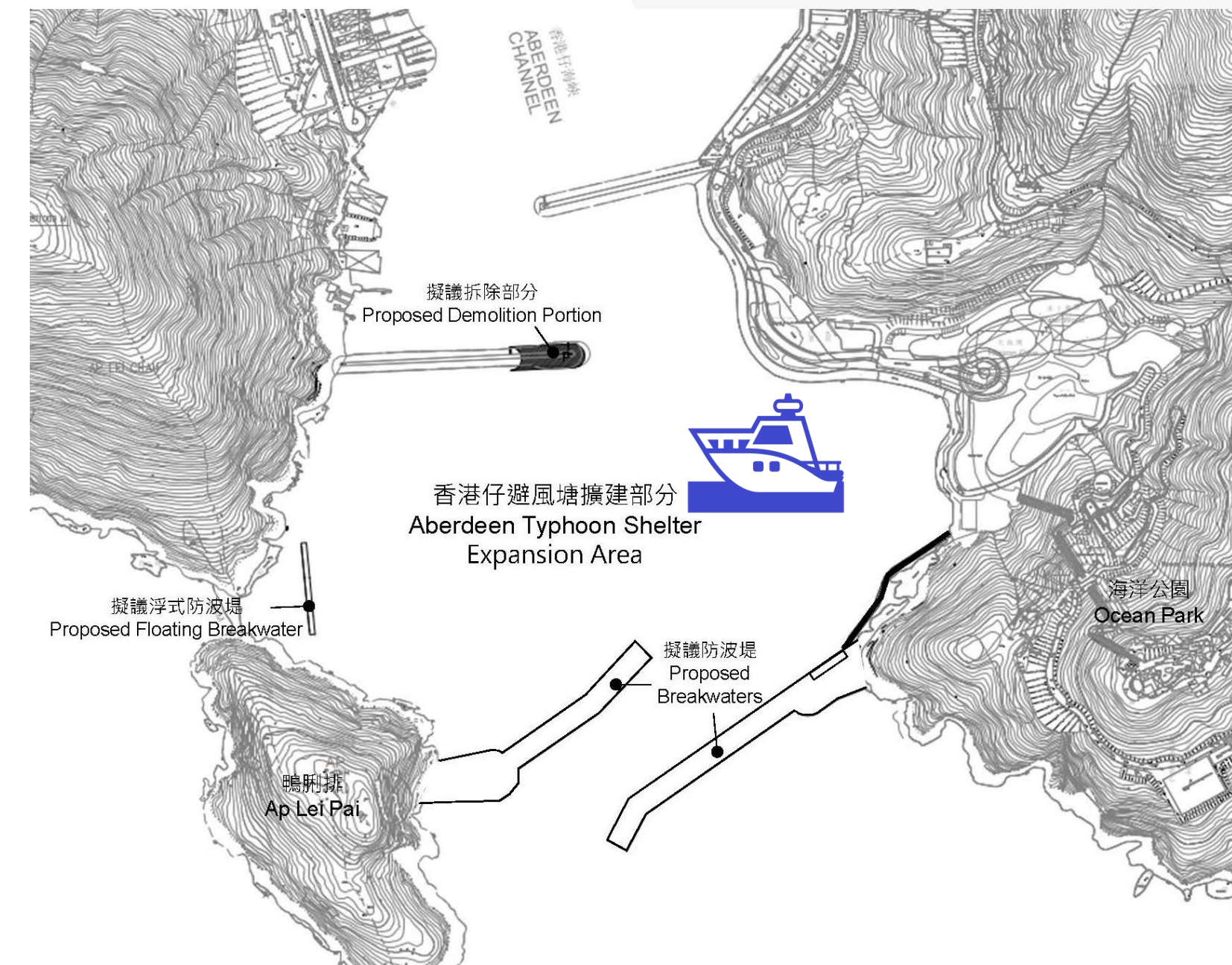
Market interests  
will be surveyed for  
3 projects



紅磡  
Hung Hom



前南丫石礦場  
ex-Lamma Quarry



香港仔避風塘擴建部分  
expansion area of Aberdeen Typhoon Shelter



# 完善宿舍配套

## Improving hostel facilities

- 聯同教育局，於明年上半年推出先導計劃，在規劃、地政、建築圖則審批方面拆牆鬆綁，鼓勵市場以自資和私營方式改裝酒店和其他商廈，增加學生宿舍供應

Launch a pilot scheme jointly with Education Bureau in the first half of 2025 to streamline planning, lands and building plan approvals in order to encourage the market to increase the supply of student hostels by converting hotels and other commercial buildings on a self financing and privately funded basis

- 政府亦會因應市場需求提供合適地塊讓市場興建新宿舍  
Having regard to market demand, we will also identify suitable sites for the market to develop new hostels
- 項目促進辦事處會為這些項目提供一站式諮詢便利服務  
The Development Projects Facilitation Office will provide one-stop advisory and facilitation services for these projects
- 政府為「北都大學教育城」進行規劃時，亦會預留彈性，便利學生宿舍發展  
The Government will retain flexibility in the planning process of Northern Metropolis University Town to facilitate development of student hostels



# 減低建造成本

## Reduce Construction Costs

- 今年內完成策略性研究，找出高建造成本的主要原因  
Complete a strategic study within this year to identify the main reasons of high construction costs
- 循以下主要方向推行一系列策略性措施，降低建造成本  
Roll out a series of strategic measures to reduce construction costs along the following directions
  - 項目採購模式  
Project procurement mode
  - 善用創新技術  
utilising innovative technology
  - 精簡審批流程  
Streamlining approval processes
  - 標準檢視  
Reviewing standards



# 促進建築科技研發與應用

## Promote Research, Development and Application of Construction Technology

- 今年8月成立「香港建築科技研究院」，帶領業界創新。  
The Building Technology Research Institute was established in August this year to spearhead innovation in the industry.
- 檢視和優化香港的建築標準，促進海內外優質並具成本效益的建築物料於本地應用  
Review and enhance Hong Kong's building standards to promote local application of high-quality and cost-effective construction materials from the Mainland and overseas
- 推展制訂「粵港澳大灣區建築標準」  
Take forward formulation of the GBA Construction Standards
- 陸續推行加強「組裝合成」組件供應鏈的措施  
Roll out progressively measures to strengthen the supply chain of the Modular Integrated Construction (MiC) modules



# 檢視《建築物條例》

## Review of the Buildings Ordinance

正針對以下範疇檢討《建築物條例》

Review of the Buildings Ordinance in the following areas is underway

### 研究方向

#### Review Directions

- 增加罰則  
Increase penalty
- 簡化執管程序  
Simplify enforcement procedures
- 理順執管門檻  
Rationalise threshold for enforcement actions
- 聚焦處理嚴重違法個案  
Focus on cases involving serious contraventions

加快樓宇復修

Speed up building rehabilitation

務實處理

不同類型僭建

Handle unauthorised building works in a pragmatic manner

確保建築工程安全

Ensure safety of building works

**2024年底前：**

提出具體建議，展開公眾諮詢

**Before end of 2024:**

put forward proposals for public consultation

**2026年上半年**提交  
修例建議

Introduce legislative amendments in the **first half of 2026**



# 鼓勵長者友善的樓宇設計

## Encourage Elderly-Friendly Building Design

- 在今年內提出建議，並諮詢持份者的意見  
Will put forward recommendations within this year for consulting stakeholders

活動度及通達性  
Mobility &  
Accessibility



幸福感  
Well-being

易於改動的  
靈活彈性設計  
Design  
Adaptability



輔助科技  
Assisted  
Technology

- 分批透過法例**強制**或以行政方式**鼓勵**實施  
Implementation by phase through mandating by law or encouraging adoption by administrative means



**謝謝**

**Thank You**



**發展局**

**Development Bureau**