

《行政長官2025年施政報告》 北部都會區政策措施 The Chief Executive's Policy Address 2025 – Northern Metropolis Related Initiatives

2025年9月18日
18 September 2025



發展局
Development Bureau



加快發展北都

Expediting the Northern Metropolis (NM) development



北都面積和未來人口約佔香港的三分之一

About 1/3 of HK's land area and population



新發展土地達3 000多公頃

Over 3,000 ha of new development land



提供約50萬個新工作職位

Create over 500,000 new jobs

	截至2025/26年度終 (已達及預料年度終前可達到) Up till end of 2025/26 (completed or expected to be completed)	未來五年 (2026/27-2030/31) 5 years total	未來十年 (2026/27-2035/36) 10 years total
收回土地 (公頃) Land resumed (ha)	>520	680	770
完成平整土地 (公頃) Land formed (ha)	120	900	1,800
住宅落成量 Housing units completed	15,000	70,000	240,000
可供應經濟樓面面積(平方米) Economic floor space available (sqm)	30,000	1,000,000	>10,000,000

北都決策層次：聚焦提速落實、產業進駐

Decision-making for the NM: focusing on speedy delivery and industry anchoring

行政長官領導
CE-chaired

司長/副司長
領導
CS/FS/DFS-
chaired

北都發展委員會

Committee on Development of the Northern Metropolis

發展局北都辦擔任秘書處
NMCO as secretariat

發展及營運
模式設計組
Working Group
on Devising
Development and
Operation Models

財政司司長任組長
FS-chaired

財經事務及庫務局
擔任秘書處
FSTB as secretariat

大學城籌劃
及建設組
Working Group
on Planning and
Construction of
the UniTown

政務司司長任組長
CS-chaired

教育局
擔任秘書處
EDB as secretariat

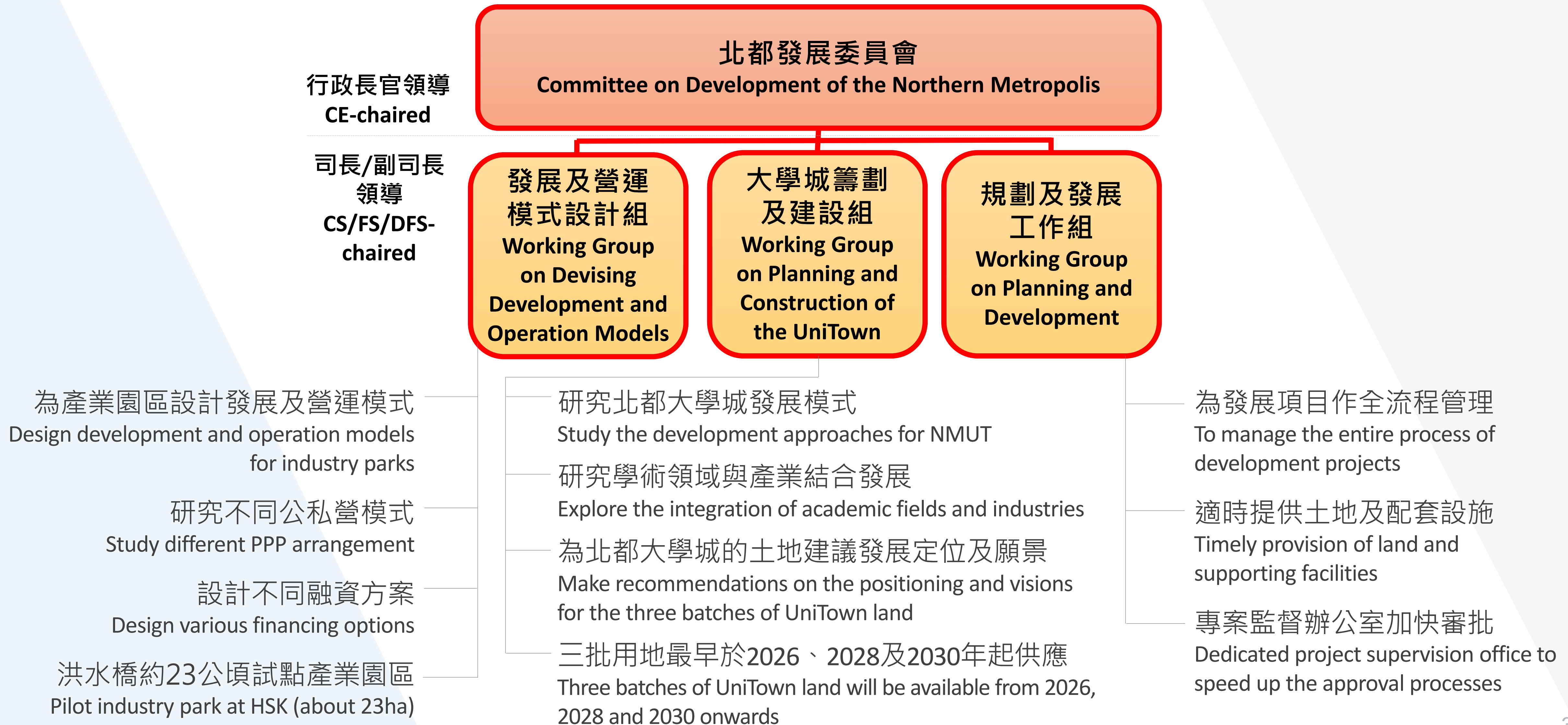
規劃及發展
工作組
Working Group
on Planning and
Development

財政司副司長任組長
DFS-chaired

發展局北都辦
擔任秘書處
NMCO as secretariat

北都決策層次：聚焦提速落實、產業進駐

Decision-making for the NM: focusing on speedy delivery and industry anchoring

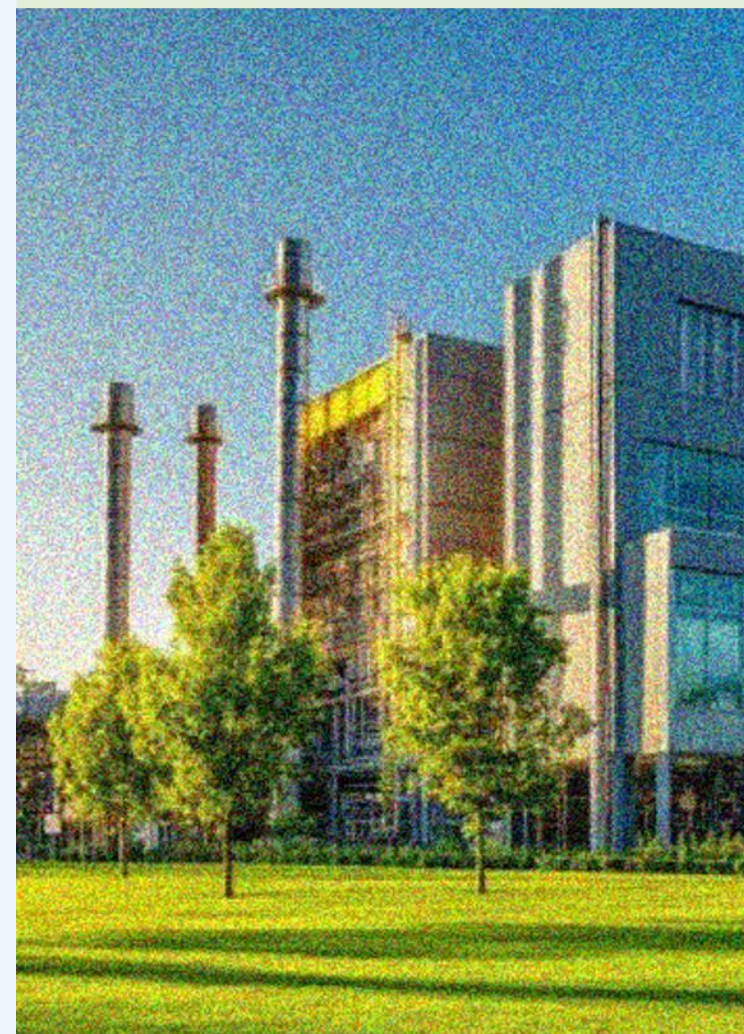


訂立「加快發展北都」專屬法例，授權政府簡化法定程序

Introduce dedicated legislation to accelerate the NM development,
Empowering Government to simplify statutory procedures

初步涵蓋範疇 Initial scope:

成立法定園區公司
Setting up statutory
industry park
companies



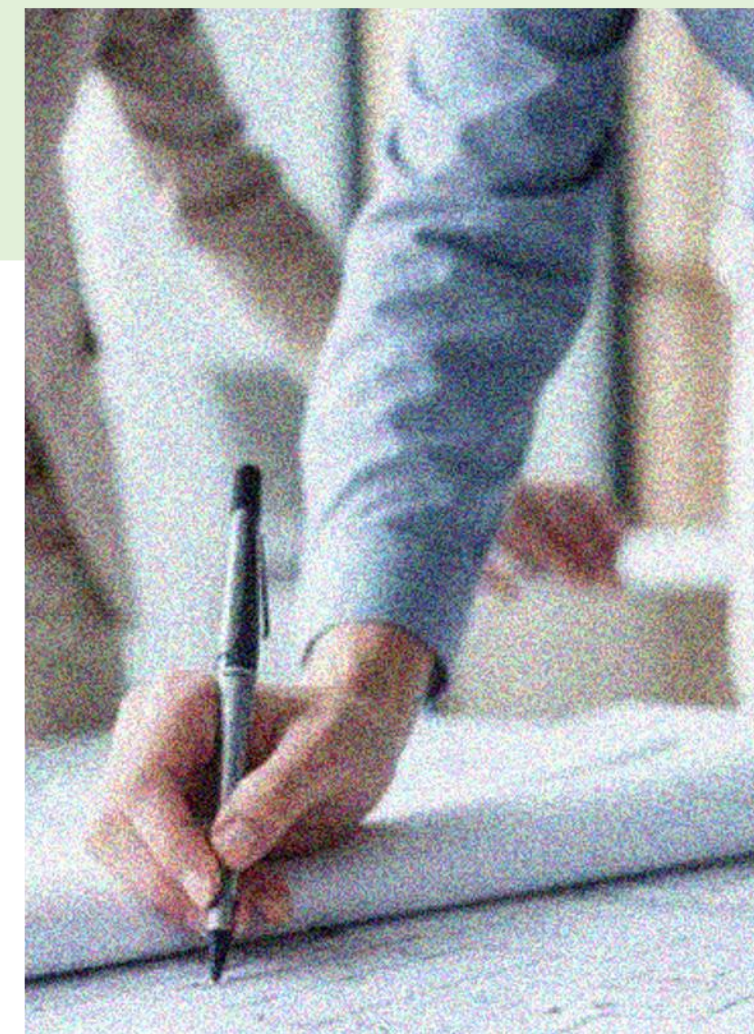
為園區公司設立專
項撥款渠道
Provide channels for
funding industry park
companies



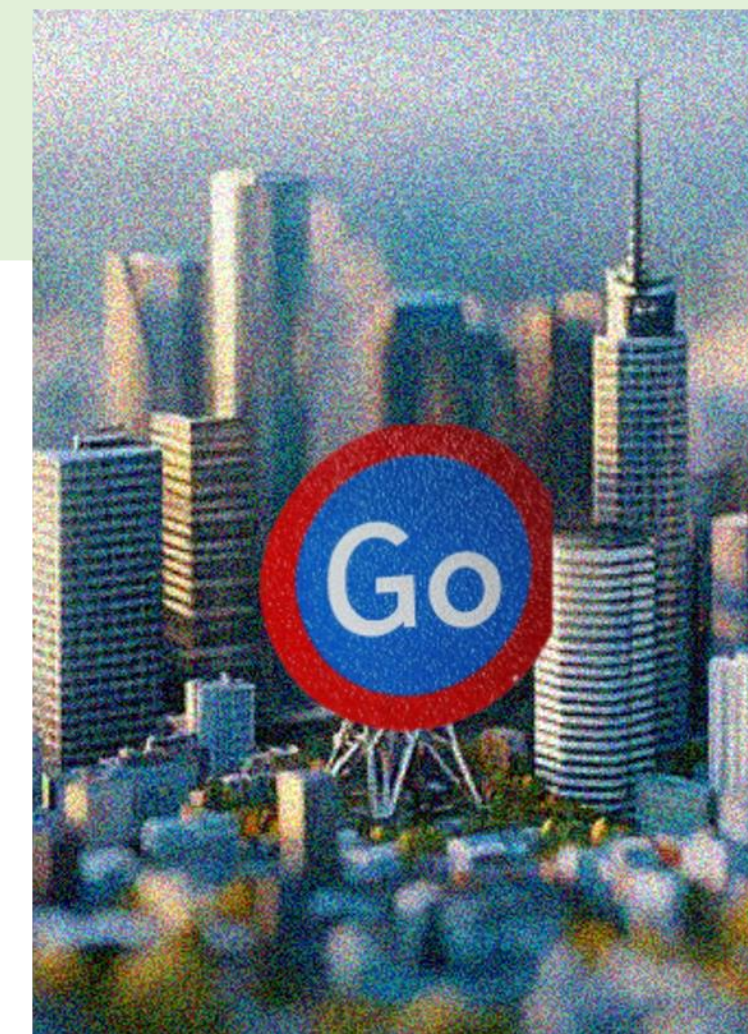
促進要素跨境流動
Facilitating cross-
boundary flow of
essential elements



加快審批建築圖則
Speeding up building
plan approvals



簡化程序
調整規劃限制
Simplifying process
for adjustment of
planning controls



加快土地賠償
Expediting land
resumption
compensation payment



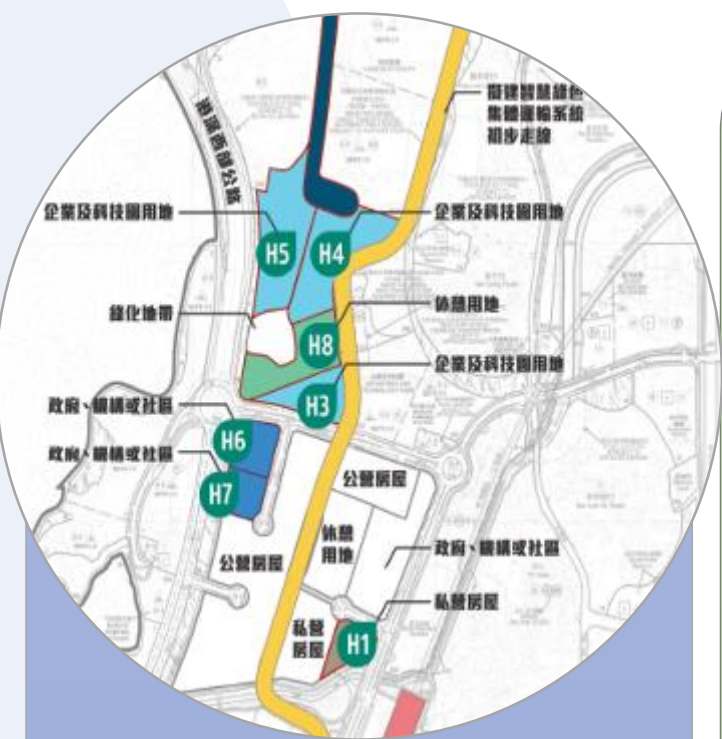
明年初進行公眾諮詢
Public consultation in **early-2026**

明年中提交條例草案予立法會
Submission of Bill to LegCo in **mid-2026**

爭取**明年內**完成立法工作
Strive to complete the legislative process **within 2026**

簡化行政程序 拆牆鬆綁 促進公私營合作

Streamline administrative procedures, removing barriers and restrictions, promoting public-private partnerships



繼續推行多元開發模式，包括原址換地和「片區開發」等

Continue to adopt diversified development models, incl. in-situ land exchanges and large-scale land disposal, etc.

以試點形式推行「分階段開發」模式，發揮拉動作用

Implement a “phased development” approach on a trial basis to create the momentum for subsequent development



推行「按實補價」減低補地價資金成本

Adopt the “Pay for What You Build” approach to reduce the capital costs on land premium payment

容許北都土地業權人主動交回政府計劃徵收的土地

Allow owners of land in the NM to voluntarily surrender land planned to be resumed by the Government in order to offset land related payments



靈活批撥更長租期的「短期租約」，透過續期租期最長可達21年

Adopt flexible longer-term “short-term tenancies”, with a maximum duration of 21 years through renewal

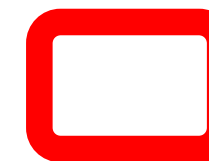
加強工程審批的統籌和監督

Strengthen the co-ordination and supervision of the approval process



開展凹頭新發展區的土地用途檢討

Commence a land use review for the Au Tau New Development Area

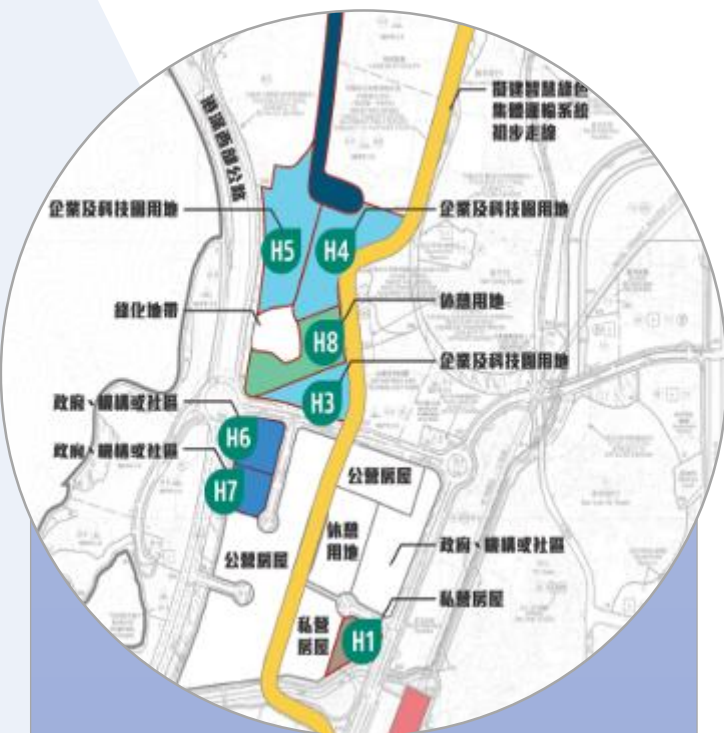


全港性措施

Applicable across HK

多元開發模式

Diversified development approaches



繼續推行多元開發模式，包括原址換地和「片區開發」等

Continue to adopt diversified development models, incl. in-situ land exchanges and large-scale land disposal, etc.

- 繼續推行原址換地和「片區開發」等多元開發模式，推動市場參與，加速發展
Continue to adopt diversified development models such as in-situ land exchanges and large-scale land disposal to promote market participation and expedite development
- 在今年第四季推出洪水橋的「片區」試點，粉嶺北新發展區和新田科技城的試點目標於明年推出
Tender the Hung Shui Kiu large-scale land disposal pilot in Q4 2025, with the Fanling North and San Tin Technopole pilots targeted for tenders next year



新田科技城片區
STT Pilot



洪水橋片區
HSK Pilot



粉嶺北片區
FLN Pilot

2025

2026

「分階段開發」模式

“Phased development” approach

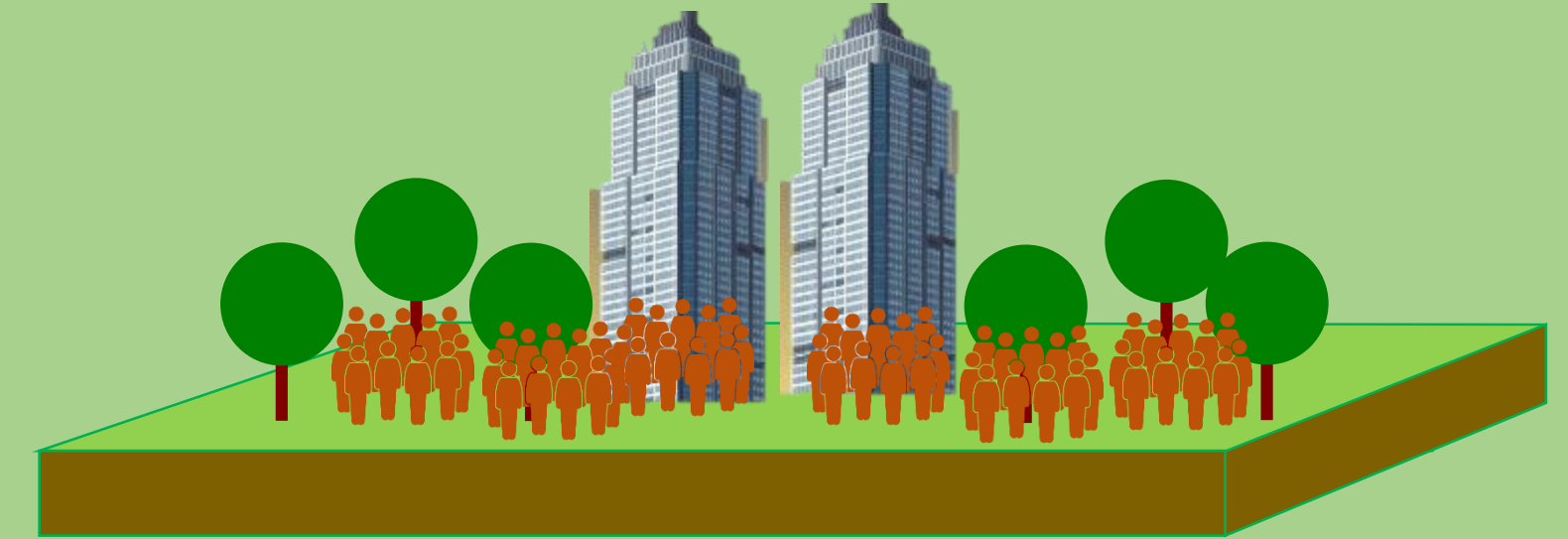
以試點形式推行
「分階段開發」
模式，發揮拉動
作用

Implement a
“phased
development”
approach on a trial
basis to create the
momentum for
subsequent
development



- 以試點形式在政府選取的用地推行「分階段開發」模式，容許初期先建設和營運具先導性的低密度設施，例如零售、娛樂或會議展覽等項目，藉此吸引企業進駐、創造收益和匯聚人流，發揮拉動作用，再落實長遠發展
Implement a “phased development” approach on a trial basis on sites selected by government. Pilot low-density facilities, such as retail, recreation or convention and exhibition facilities, will be allowed to be built and operated at the initial stage to attract enterprises to establish presence, generate income and attract footfall. This will create the momentum for subsequent implementation of long-term development
- 我們會就洪水橋商業用地施行「分階段開發」模式邀請市場提交意見
We will invite market feedback on a phased development approach for the commercial sites in Hung Shui Kiu

長遠發展階段 Long-term Development Phase



發展初期階段 Initial Development Phase



開發商進場階段 Developer Engagement Phase



「按實補價」

“Pay for What You Build”



推行「按實補價」減低補地價資金成本

Adopt the “Pay for What You Build” approach to reduce the capital costs on land premium payment

- 推行為期三年的「按實補價」先導計劃，即在地契修訂過程中，容許業主無須按規劃地積比率上限計算的最高總樓面面積進行補地價，而是可以按實際興建的樓面面積及實際用途釐定應繳補價，早日釋放土地發展潛力

Implement the “Pay for What You Build” Pilot Scheme for three years, whereby we would, in the process of lease modification, allow the land premium to be determined according to the actual construction floor area and the actual use, thereby releasing the potential of development land



適用於全港的**非住宅發展(主要為商業、工業)**的契約修訂及換地
Applicable to all lease modifications and land exchanges for **non-residential development (mainly commercial and industrial)**



項目**首期發展**的樓面面積必須達到整個發展最高總樓面面積的**六成**
The GFA for **initial phase** development must amount to **at least 60%** of the maximum GFA of the whole development

六成樓面落成後的
十年內
Within 10 years

決定是否進行**餘下發展**(即餘下**最多四成**樓面)
Consider whether to develop the **remaining 40% (max.)** of GFA



設保障措施，加入**轉讓限制**，除整幅地塊轉讓外，不得賣散
Include **assignment restriction**, i.e. non-alienation except as a whole

 全港性措施
Applicable across HK

 按六成樓面和實際用途以及當時地價進行改契和補地價
Lease modification and premium payment

 按四成樓面和實際用途以及當時地價進行改契和補地價
Lease modification and premium payment

減低起始開發成本 鼓勵市場參與

Reduce initial capital investment costs to encourage market participation

容許北都土地業權人主動交回政府計劃徵收的土地

Allow owners of land in the NM to voluntarily surrender land planned to be resumed by the Government in order to offset land related payments

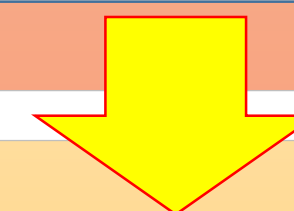
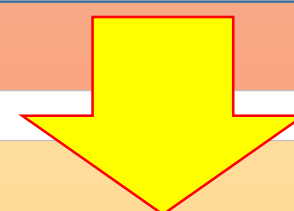


- 容許北都土地業權人主動交回政府計劃徵收的土地，藉此抵銷其在北都新發展區原址換地或「片區開發」所須繳付的金額，鼓勵市場參與北都發展
Allow owners of land in the NM to voluntarily surrender land planned to be resumed by the Government in order to offset the amount payable for in-situ land exchange or large-scale land disposal in the NDAs in the NM, thereby incentivising market participation in the NM development

北都土地業權人主動交回土地

NM landowners to voluntarily surrender land

- 1) 政府已徵收的土地，但因未完成土地業權審查而未發放補償；或
Land that has already been resumed by Gov't but has yet to be compensated due to on-going land title checks; or
- 2) 政府計劃在未來三年內會徵收作發展的土地
Land that is set to be resumed by Gov't for development purpose within the next 3 years



用以抵銷在北都新發展區進行原址換地或「片區開發」所需繳付的金額
To offset the amount payable for in-situ land exchange or “large-scale land disposal in the NM NDAs

- 以適用的特惠分區補償率(新界農地的相關級別)計算交還土地的每平方呎價
The value of the surrendered land will be calculated based on the ex-gratia compensation rate for agricultural land in the New Territories

更長的政府租約租期

Longer tenure for government tenancies



靈活批撥土地，
包括長於七年的
租期，透過續期
租期最長可達
21年

Adopt flexible land
grant, incl. longer-
term tenancies with
a maximum duration
of 21 years through
renewal

- 提供較長租期的租約，透過續期最長可達21年
Provide longer-term tenancies, with a maximum duration of 21 years through renewal
- 容許租戶在租期(最長七年)屆滿後享有續期選項，**最多可續租兩次**(舉例，租期可為「7+7」，「5+5+5」或「7+7+7」)
Provide tenants with the option to renew the tenancy **twice (at most)** after the first tenancy term (e.g. tenancies can be “7+7”, “5+5+5” or “7+7+7”)



全港性措施
Applicable across HK

新措施
New measures

★ 續期時作租金調整
Rent adjustment
upon renewal

加強工程審批的統籌和監督

Strengthen the co-ordination and supervision of the approval process

加強工程審批的 統籌和監督

Strengthen the co-ordination and supervision of the approval process

- 為發展項目作全流程管理
Manage the entire process of development projects
- 加強工程審批效能
Step up the efficiency of approval processes for works



凹頭土地用途檢討

Au Tau Land Use Review



開展凹頭新發展區的土地用途檢討

Commence a land use review for the Au Tau New Development Area

- 開展凹頭土地用途檢討，善用北環綫帶來的發展潛力，把凹頭站沙埔一帶拓展為新發展區，考慮引入更大佔比的私營房屋。委託香港鐵路有限公司進行檢討，明年公布結果

Commence a land use review for Au Tau to capitalise on the development potential brought by the Northern Link, exploring the development of the area around Sha Po at Au Tau Station as a NDA, with introduction of a larger proportion of private housing. We will engage the Mass Transit Railway Corporation Limited to conduct the review and to announce the results next year



謝謝
Thank You



發展局
Development Bureau