

《行政長官2025年施政報告》 土地發展政策措施

The Chief Executive's Policy Address 2025 – Land Development Initiatives

2025年9月19日
19 September 2025



發展局
Development Bureau

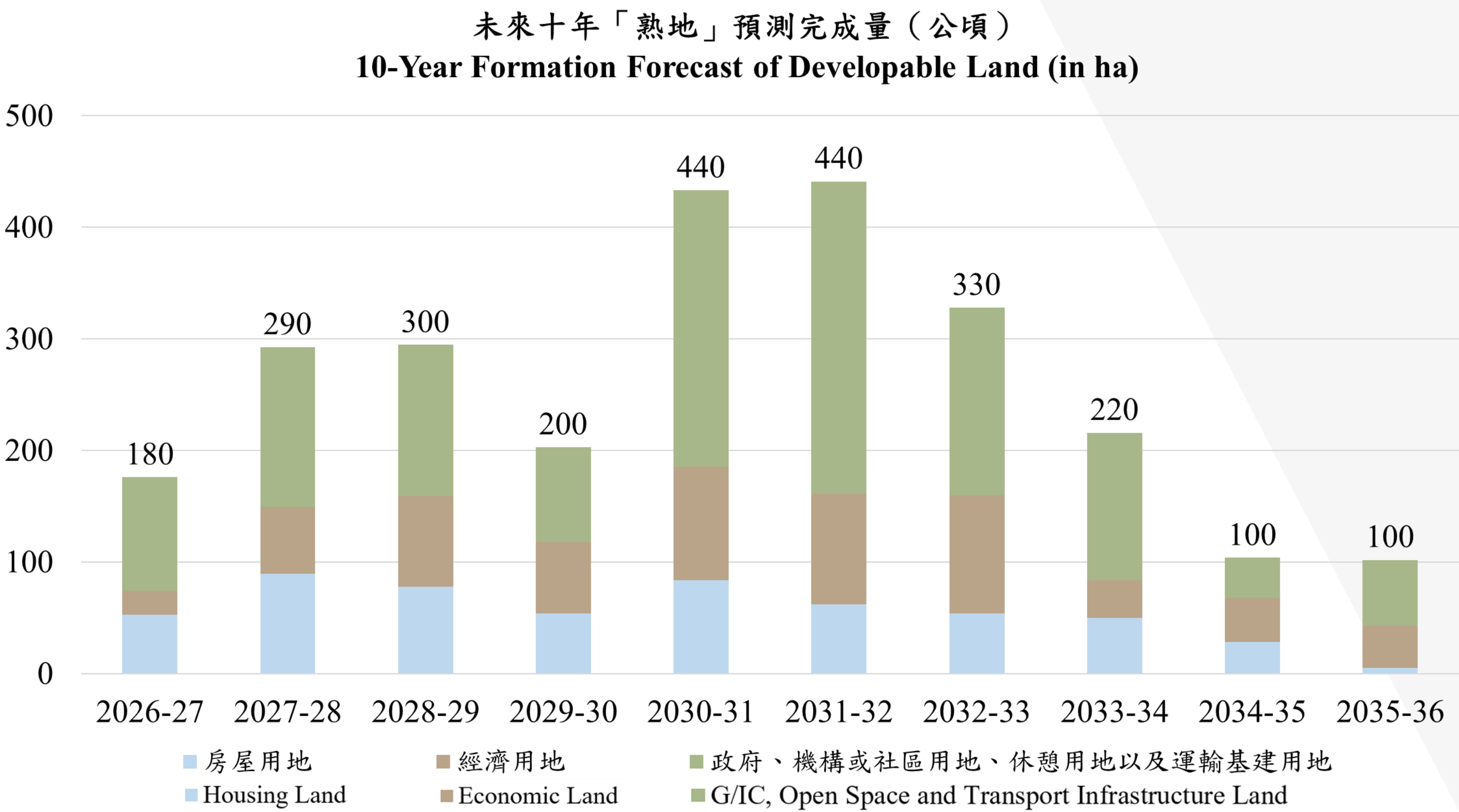


持續有序造地

Sustain Land Creation in a Paced Manner

- 繼續持之以恆造地，在未來十年準備好**約2 600公頃熟地**，除滿足發展需求，亦讓政府有健康的土地儲備。

Sustain efforts in land creation and get ready **around 2 600 ha of spade-ready sites** in the next decade so as to meet the development needs and provide the necessary room for the Government to build up a healthy land reserve.



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.

其他推進中的造地項目

Other Land Creation Projects in the Pipeline

- 除了北部都會區外，其他造地項目例如龍鼓灘、將軍澳第137區及第132區以及東涌新市鎮擴展亦將會在未來十年內陸續產出熟地。

Apart from the Northern Metropolis, other land creation projects such as Lung Kwu Tan, Tseung Kwan O Areas 137 and 132, as well as Tung Chung New Town Extension will also gradually get ready spade-ready sites in the coming decade.

龍鼓灘
Lung Kwu Tan



將軍澳第137區及第132區
Tseung Kwan O Areas 137 and 132



東涌新市鎮擴展
Tung Chung New Town Extension



助力產業發展

**Supporting industry
development**

促進市場增加學生宿舍供應

Facilitating the Market to Increase Supply of Student Hostels

- 發展局和教育局已於2025年7月21日推出「城中學舍計劃」。截至9月中，就「城中學舍計劃」，教育局已接獲**九個正式申請**。這些大部份屬全幢商廈改裝成為學生宿舍的申請位處於紅磡、觀塘、深水埗、旺角、灣仔及上環的現有建築物。現時已有**五宗正式申請獲批符合資格**，可進入隨後的發展審批程序。如果九個申請順利推展，屆時共可提供約1 500個學生宿舍床位。
DEVB and EDB launched the Hostels in the City Scheme on 21 July 2025. As at mid-September, EDB had received **nine formal applications** under the Hostels in the City Scheme. The majority of these student hostel applications are of wholesale conversion, involving existing buildings in Hung Hom, Kwun Tong, Sham Shui Po, Mongkok, Wanchai and Sheung Wan. There are already **five formal applications with eligibility confirmed**, which may proceed with the subsequent development approval procedures. If all nine applications are implemented successfully, around 1 500 bed spaces in total could be provided.
- 因應市場反應熱烈，行政長官於2025年《施政報告》宣布即日起將計劃擴展，不只商廈改裝，**新建的（包括拆卸原有商廈後重建的）學生宿舍亦能受惠於計劃的利便措施**。
In response to enthusiastic market response, the Chief Executive announced in 2025 Policy Address that apart from cases involving conversion of commercial buildings, **cases involving newly built student hostels (incl. redevelopment of original commercial buildings) can also enjoy the facilitation measures under the Scheme.**
- 發展局今年內亦會預留至少三幅，主要位於市區的全新商業土地作興建新宿舍，邀請市場提交意向書。
The Development Bureau will also reserve at least three new commercial sites in the urban area this year for building new hostels, and will invite the market to submit expressions of interest.



發展遊艇經濟

Developing Yacht Economy

- 為配合香港未來遊艇經濟的發展，發展局正牽頭推動前南丫石礦場、香港仔避風塘擴建部分及紅磡站臨海用地三個項目，預計將可合共提供**約600個新遊艇泊位**。

To support the future development of yacht economy in Hong Kong, DEVB is spearheading the developments at the ex-Lamma Quarry, the expansion area of the Aberdeen Typhoon Shelter and the Hung Hom Station waterfront area. The three projects are expected to provide a total of **around 600 new berths**.

前南丫石礦場
Ex-Lamma Quarry



最早於2026年下半年招標
To tender in the second half of 2026 the earliest

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



2027年上半年或更早時間招標
To tender in the first half of 2027 or earlier

紅磡站臨海用地
Hung Hom Station waterfront area



2026年下半年展開相關法定程序
To commence the relevant statutory procedures in the second half of 2026

美化蘭桂坊街道

Beautifying Lan Kwai Fong Streetscape

- 除了推動老舊樓宇的重建，市區更新亦應重構及美化城市肌理。發展局會分階段統籌美化蘭桂坊和附近街道的相關工作。

Apart from facilitating redevelopment of aged buildings, urban renewal should also strive to reconstruct and beautify urban fabric. DEVB will coordinate by phase the work related to beautify the streetscape of Lan Kwan Fong and streets nearby.

- 第一階段工作主要涉及可在短期內完成的翻新及美化工程，例如重鋪路面、美化垃圾收集站、使用特色渠蓋等，希望早日取得初步成果。此後，我們隨即會在第二階段將美化工程延展至附近街道，我們亦希望與商舖和地區組織一起推動「社區營造」工作，構建具型格的小區環境。

The first phase will involve mainly refurbishment and beautification works that can be completed in the short run (such as repaving carriageway, dressing up the refuse collection point, deploying specialty manhole covers, etc.), with a view to achieving initial results as soon as possible. Subsequently, we will expand the beautification works to nearby streets in the second phase. We hope to work with shops and local bodies to facilitate “community-making”, creating a stylish environment for the precinct.

- 有關美化項目只是發展局優化已建設區街道景觀和暢達性整體工作的第一步。視乎成效和經驗，我們會在未來研究將有關工作推展至其他地點。

The beautification project is only the first step of DEVB's overall efforts to enhance streetscape and connectivity in built-up areas. Depending on the results and experience gathered, we will explore expanding our work to other locations in the future.



市區更新

Urban renewal

新思維推動市區重建

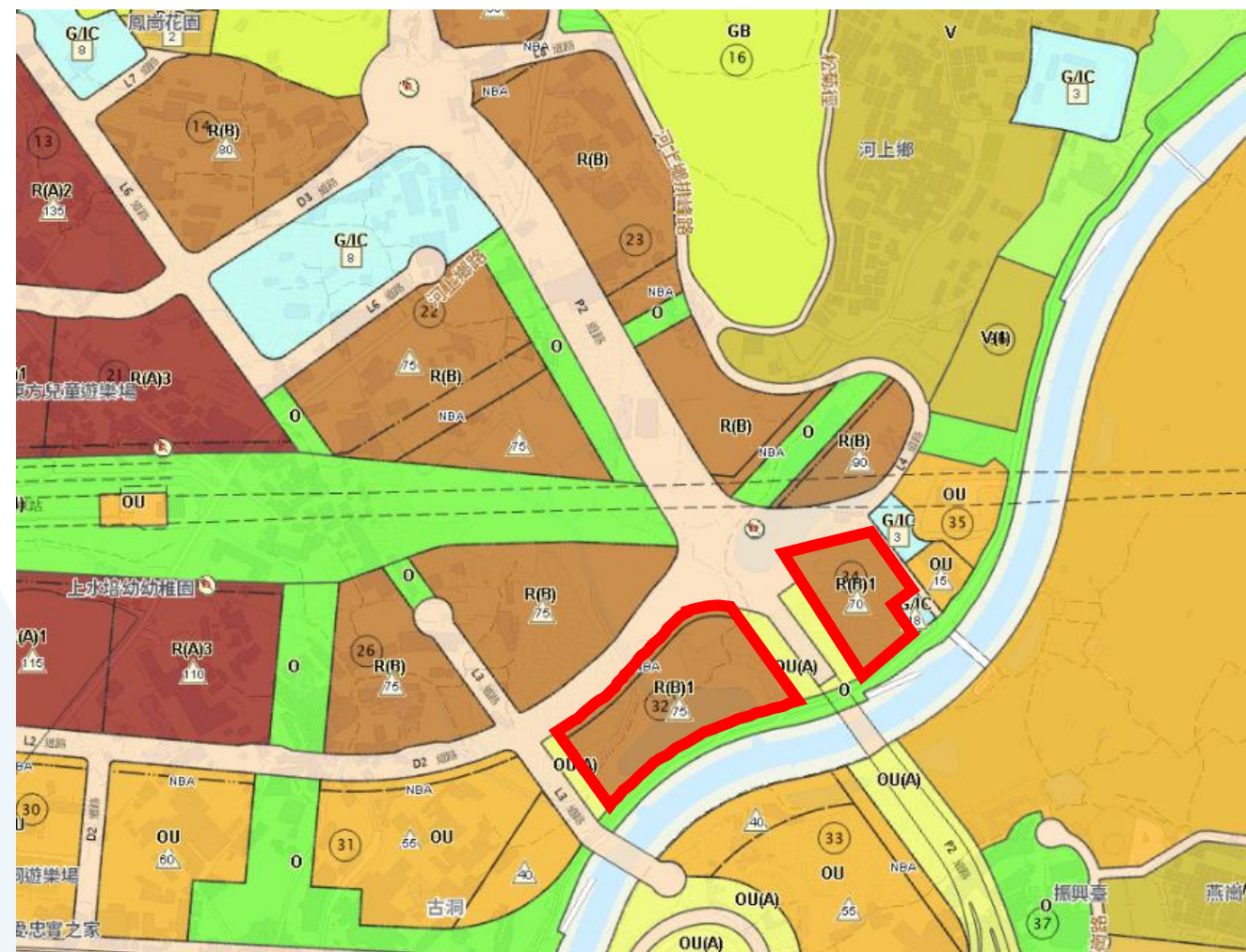
Take Forward Urban Renewal with a New Mindset

提出以下三項建議措施，利用新發展區土地資源支援舊區更新：

Proposed the following 3 measures to use new land resources to support redevelopment in old districts:

- 1) 在古洞北及粉嶺北新發展區預留合共三幅土地，讓市區重建局籌劃興建新樓作為將來「樓換樓」的替代單位；
Reserving a total of 3 sites in Kwu Tung North and Fanling North for the Urban Renewal Authority to consider constructing new flats as replacement units under 'Flat-for-Flat' Scheme in the future; and

古洞北第32及34區
Areas 32 and 34, Kwu Tung North



粉嶺北第14W區
Area 14W, Fanling North



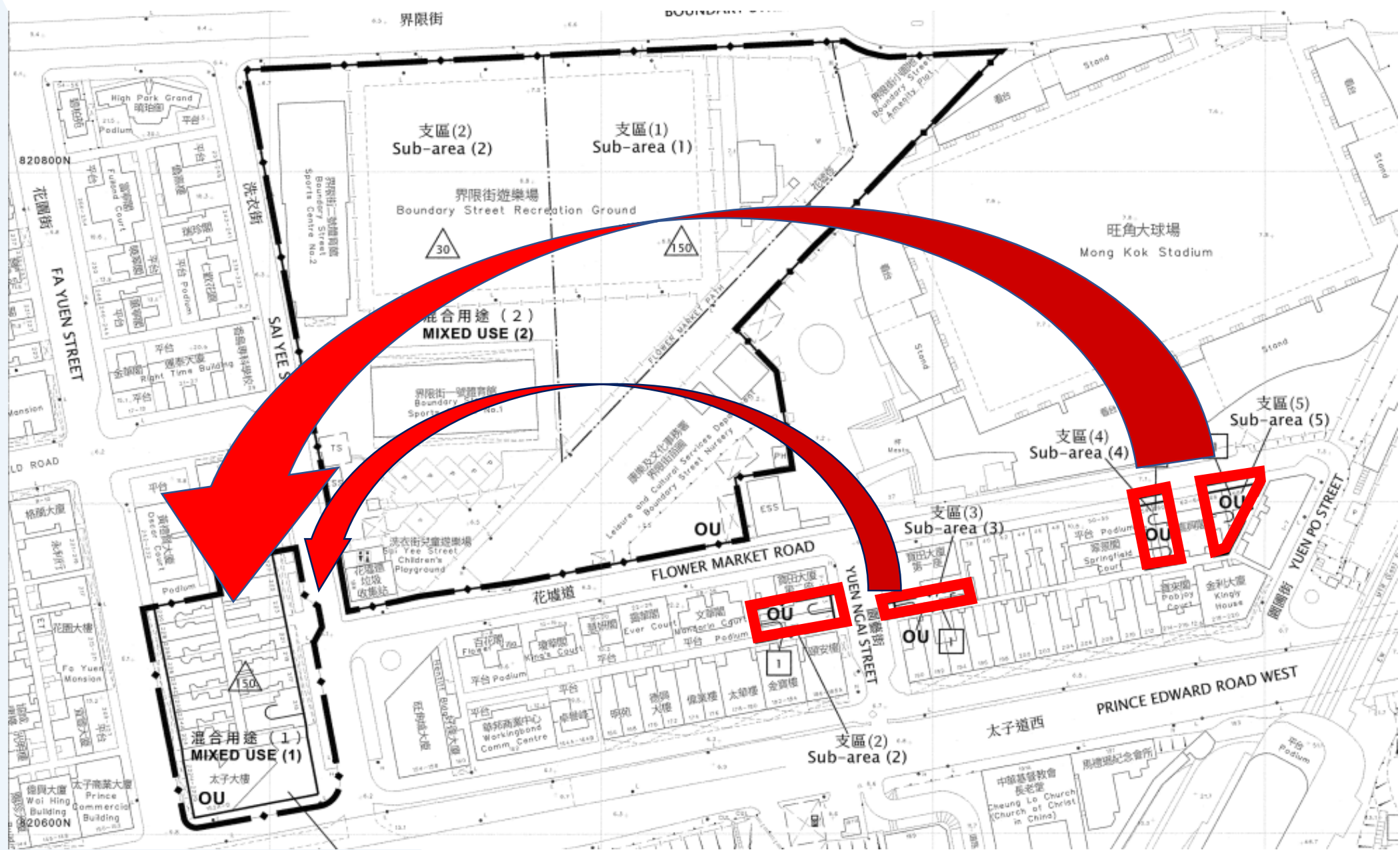
新思維推動市區重建

Take Forward Urban Renewal with a New Mindset

- 2) 放寬目前同區地積比率轉移安排，容許重建項目未用盡的地積比率跨區轉移至其他地區以至新發展區；
Relaxing the current arrangement for 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;

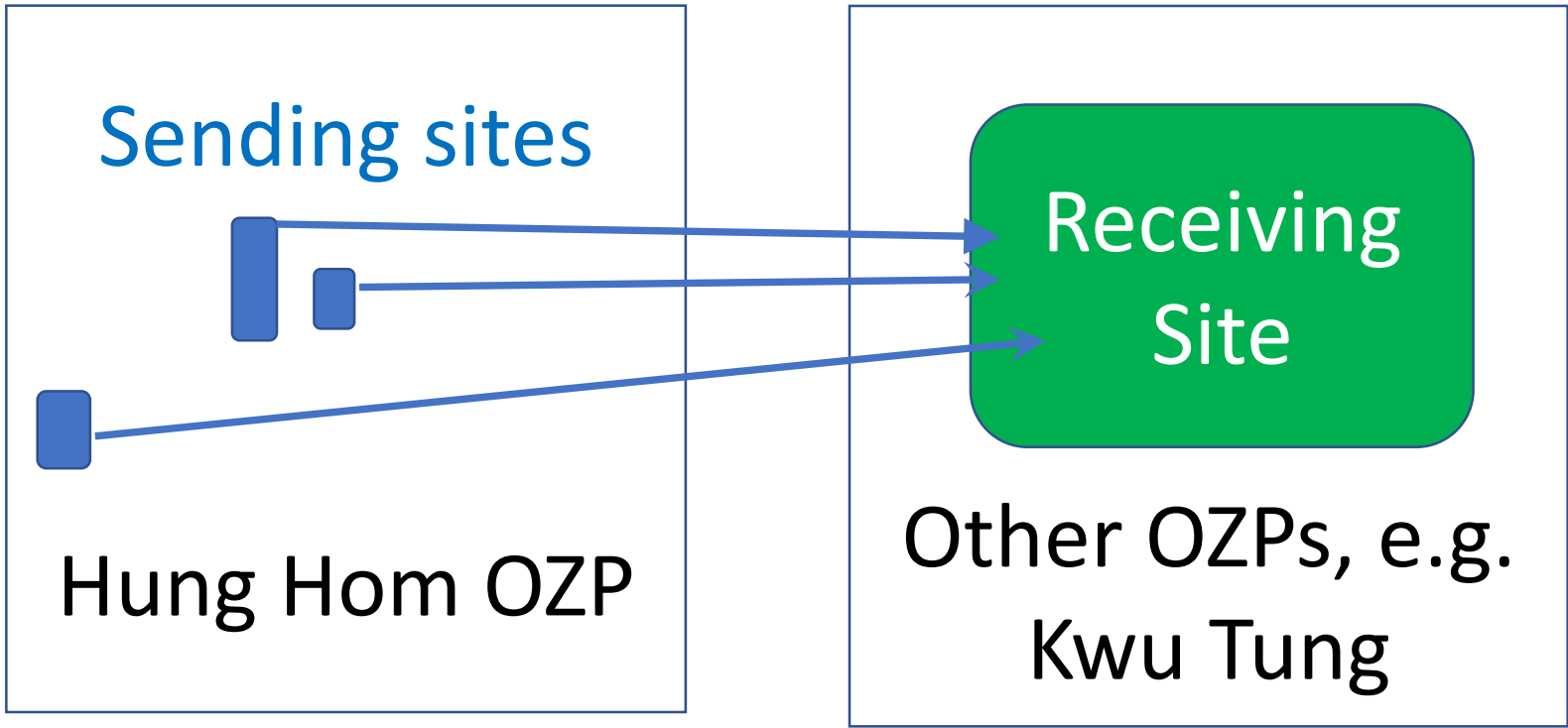
現有地積比率轉移手法
Current arrangement

市建局洗衣街 / 花墟道發展計劃 (YTM-013)
URA Sai Yee Street / Flower Market Road
Development Scheme (YTM-013)



建議放寬安排
Proposed relaxed
arrangement

跨區轉移
Cross-district Transfer



新思維推動市區重建

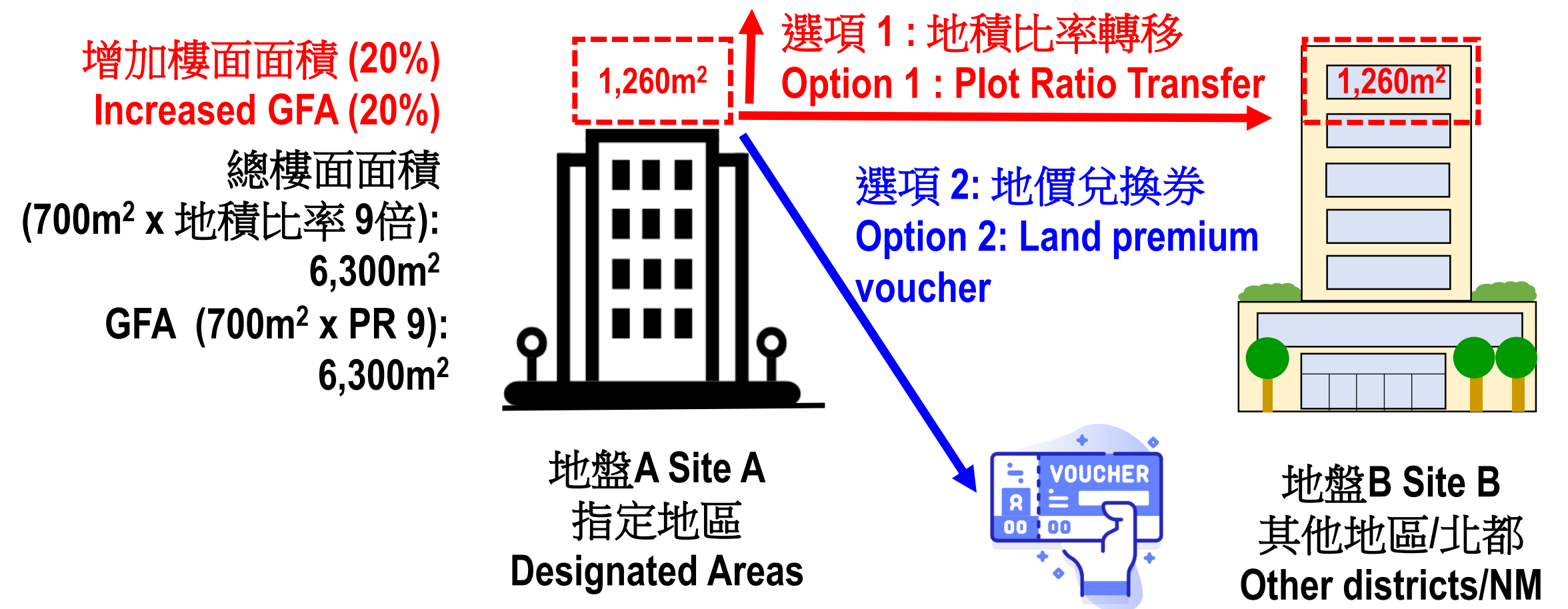
Take Forward Urban Renewal with a New Mindset

- 3) 在七個指定地區，試行適度增加私人重建項目的地積比率，並容許將增加的地積比率轉移至北都或其他地區使用，或轉為金額用作抵銷補地價。
- Suitably increasing the plot ratio of private redevelopment projects, on a pilot basis, in 7 designated districts. The increased plot ratio will be allowed to be transferred to NM or other districts, or to offset the premium payable.

重建項目需符合以下條件:

The redevelopment projects should meet the following criteria:

- 地盤面積不小於700平方米
Site area $\geq 700\text{m}^2$
- 樓齡為50年或以上
Building age ≥ 50 years
- 被劃為「住宅」(包括「其他指定用途(混合用途)」)
用地上
Zoned “Residential” (including “Other Specified Uses” annotated “Mixed Use”)



註Note:

選項1須經城規會程序以申請放寬地盤B的發展項目的最高准許地積比率 / 總樓面面積
Under Option 1, applications to Town Planning Board to relax the maximum permissible plot ratio/GFA of Site B will be required

釋放市區工業用地

Releasing industrial Land in Urban Areas

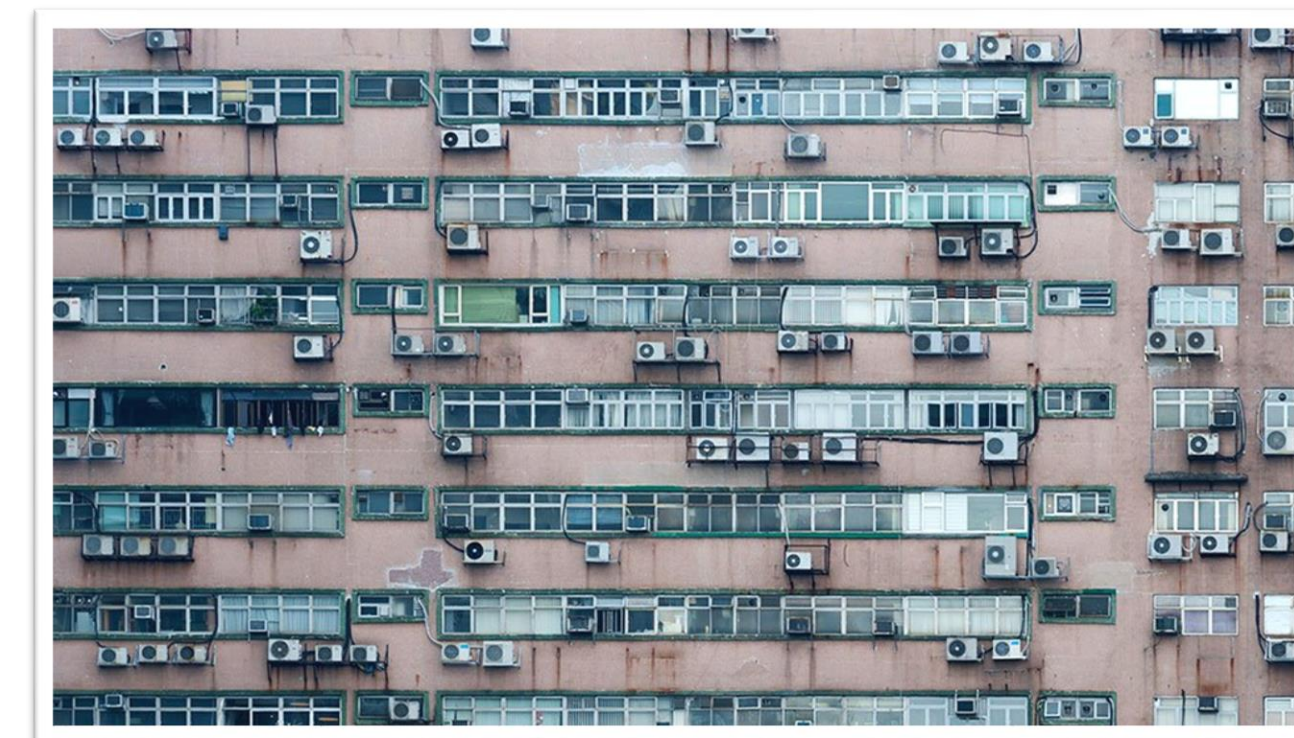
- 2000 年起，規劃署已進行五輪全港工業用地分區研究，將約330公頃工業用地改劃作住宅、商貿等用途。

Since 2000, the Planning Department has conducted five rounds of Area Assessments of Industrial Land in the Territory, and around 330 hectares of industrial land have been rezoned for other uses such as residential and business uses.

- 政府今年第四季將展開新一輪工業用地研究，明年內提出建議，包括活化工廈計劃的未來路向。初步方向包括 –
 - (a) 工廈重建除受惠於剛公布的「按實補價」安排外，補地價安排是否仍需進一步優化，以及目前以標準金額補地價安排有否空間改善；
 - (b) 在合理保障消防安全的前提下，容許工廈單位在無須申請豁免書的情況下用作更多種類的非工業用途。

The Government will commence a new round of study on existing industrial stock in Q4 this year and put forward recommendations next year, including the way forward for the Revitalisation Scheme for Industrial Buildings (IB). Initial directions include –

- (a) apart from the recently announced “pay for what you build” arrangement that would benefit IB redevelopment, we will explore room for refining the premium payment arrangement and enhancing the arrangement for charging land premium at standard rates;
- (b) expanding the scope of permitted non-industrial uses in IB units without requiring waiver application, on the premise of reasonably safeguarding fire safety.



減低建造成本

**Reducing
construction cost**

加快不同類型項目的申請審批流程

Expediting approval for different types of projects

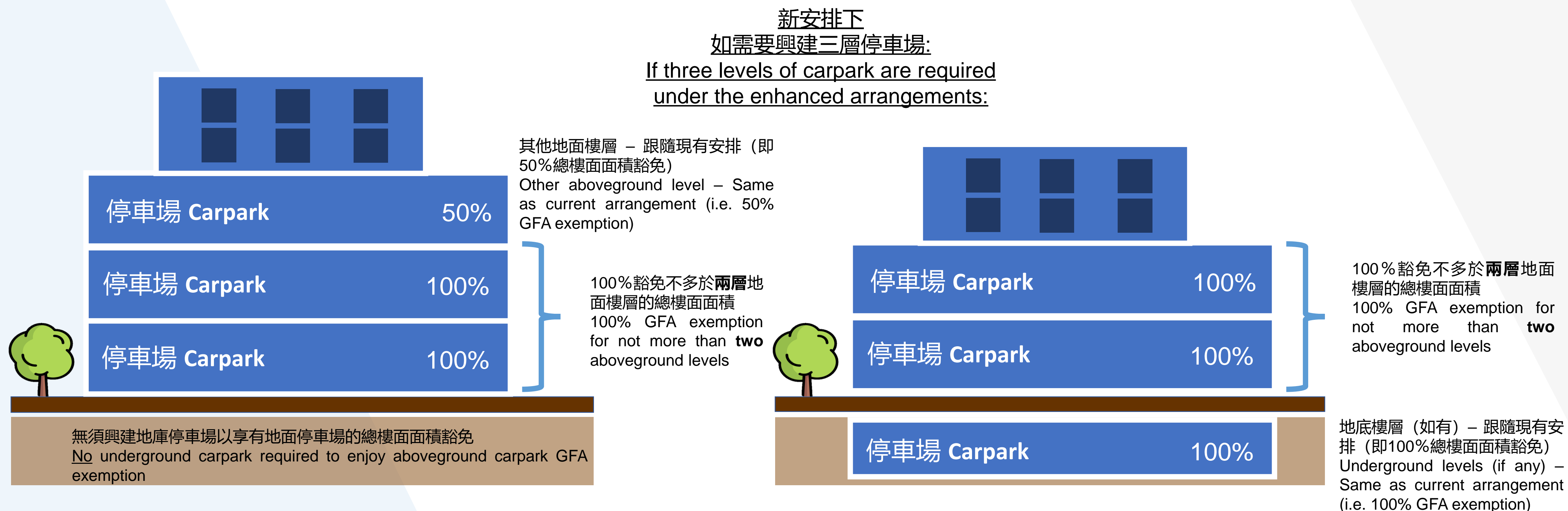
- 我們會為大型發展工程設立制度，簡化工程審批，訂立清晰服務時間承諾，並加強統籌相關部門的審批流程，加快審批。
We will formulate a mechanism for large-scale development projects, simplify works approval procedures, set clear performance pledges, and enhance co-ordination among relevant departments on vetting processes to expedite approval.
- 政府工程項目會由項目策略及管控處負責；位於北都內的項目，由「專案監督辦公室」處理；而位於北都外，則由發展局轄下現有的「項目促進辦事處」負責。
The Project Strategy and Governance Office will take lead for government works projects; for projects within the Northern Metropolis (NM), the project supervision office will take lead; while for projects outside NM, the existing Development Projects Facilitation Office under DEVB will take lead.
- 我們的目標是在年底前推出操作細節。
We aim to roll out implementation details by the end of the year.



放寬私人發展項目停車場總樓面面積豁免安排

Relaxing the GFA exemption arrangement for car parks in private developments

- 為精簡發展程序，降低建築成本，政府將放寬私人發展項目中停車場總樓面面積的豁免安排。發展商如在地面興建不超過兩層停車場，其總樓面面積可獲全數豁免，並取消興建地庫停車場作為豁免條件的強制要求。
To streamline development procedures and reduce construction costs, the Government will relax the gross floor area (GFA) exemption arrangement for car parks in private developments by removing the mandatory requirement of constructing underground car parks as a condition of exemption, and granting full GFA exemption if developers construct no more than two storeys of above ground car parks.
- 我們的目標是在2025年11月1日實施新安排。
We aim to implement the enhanced arrangement on 1 November 2025.



減低建造成本

Reduce Construction Costs

- 已制定具體方案，並逐步以成熟一項推一項，推出各項成本管控措施，包括：
formulated specific proposals and progressively implement various cost control measures as and when they are ready, including:



推行「成本管控數碼平台」
Launch “Project Cost Management Platform”



持續檢視香港採用的建造標準及要求
Continuously review construction standards and requirements in Hong Kong



試行中央採購，包括鋼筋和「組裝合成」構件
Conduct central procurement on a trial basis, including steel reinforcement and MiC modules



強化工程管控，協助政策局及部門建立「業主」思維
Strengthen project governance, assist bureaux/departments in establishing “ownership” mindset

謝謝
Thank You



發展局
Development Bureau