



# The 2026-27 Budget

Development Bureau  
27 February 2026

# Building Repair

- **Enhanced Smart Tender** (allocate \$300 million to URA)
  - URA to formulate and launch in the second half of the year rigorous pre-qualified lists for consultants and contractors; to issue and assess tender on behalf of owners
  - Starting capital for URA dedicated team (\$100 million); subsidise property owners to use Smart Tender (\$200 million)
- **New Subsidy Scheme** (\$3 billion earmarked)
  - Review Operation Building Bright 2.0 to formulate a new scheme in order to provide precise support for owners. To launch next year after the review and seeking funding approval from LegCo
- **Extend the Lift Modernisation Subsidy Scheme**
  - Earmark \$1 billion to extend the Scheme to target aged lifts, subsidising property owners in modernisation of parts or replacement of lifts

# 2026-27 Government Land Sale List

Site		Estimated flat number	Current status
<b>Hong Kong Island</b>			
1.	Cape Road, Stanley *	640	Ready
<b>Kowloon</b>			
2.	Fat Kwong Street, Ho Man Tin	250	Rezoning in progress
<b>New Territories</b>			
3.	Area 27B, Hung Shui Kiu / Ha Tsuen New Development Area (HSK/HT NDA), Yuen Long	1,580	Tender ongoing for pilot area under large-scale land disposal. Tender close on 3 July 2026
4.	Area 34B (East), HSK/HT NDA, Yuen Long	610	
5.	Area 34E (North), HSK/HT NDA, Yuen Long	930	
<b>6.</b>	<b>Area 106A, Tung Chung *</b>	<b>990</b>	<b><u>Ready for disposal in Q1</u></b>
7.	Clear Water Bay Road, Ta Ku Ling, Sai Kung *	330	Ready
8.	Junction of Tai Chung Kiu Road and On Sum Street, Shek Mun, Sha Tin	890	About to submit planning application
9.	Junction of On Sum Street and On Ping Street, Shek Mun, Sha Tin	430	
<b>Total:</b>		<b>6,650</b>	

\* Sites rolled over from 2025-26 Land Sale List

# 2026-27 Private Housing Land Supply – Estimation on Potential Supply

Source of land supply	Estimated flat number (about)
Government land sale list (9 sites)	6,650
Railway property / transit-oriented development (2 projects) <ul style="list-style-type: none"> <li>➤ Tuen Mun A16 Station (Package 2) (about 5,510 flats): <b><u>MTRCL is considering disposal in Q1</u></b></li> <li>➤ Residential site under Smart and Green Mass Transit System in Kai Tak (about 1,300 flats)</li> </ul>	6,810
Project of the Urban Renewal Authority (2 projects) <ul style="list-style-type: none"> <li>➤ To Kwa Wan Road / Wing Kwong Street, Kowloon City (about 900 flats)</li> <li>➤ Bailey Street, Kowloon City (about 1,220 flats)</li> </ul>	2,120
Private development/redevelopment projects subject and not subject to lease modification/land exchange	7,000 <small>(note 1)</small>
<b>Total</b>	<b>22,580</b>

Note 1: Based on the 8-year average of the past decade (2016-2025), exclusive of the two years with the highest and the lowest figures.

Note 2: If MTRCL decides to dispose of the Tuen Mun site (5,510 flats), in addition to Area 106A of Tung Chung (990 flats) to be disposed of by the Government and one private development project (175 flats), the supply of Q1 2026-27 would be around 6,675 flats.

# Expediting Development of Northern Metropolis

- The Hung Shui Kiu Industry Park Company Limited that is commencing operation by mid-2026 will develop and operate the 23-hectare industry park in Hung Shui Kiu through direct participation and public private partnership. We will seek funding approval from LegCo for injecting an initial capital of \$10 billion
- To seek LegCo approval for allocating \$200M for launching the “Northern Metropolis Urban-rural Integration Fund” as a pilot scheme, making the most of community wisdom with an emphasis on villagers’ participation



# Construction industry as new quality productive force

- Continue nurturing construction professionals to cater for future manpower demand by assisting more graduates in obtaining professional qualifications: (a) allocate **\$65 million** to provide additional government-funded training places in 2026 ; and (b) Construction Industry Council to continue in 2026, with its own funds, its subsidy scheme for the industry to provide on-the-job training for construction industry degree graduates
- Additional injection of **\$1 billion** into the Construction Innovation and Technology Fund, together with an additional **\$0.4 billion** contributed by the Construction Industry Council, making a total of **\$1.4 billion**, to continue promoting wider adoption of innovative technology in the industry, with a view to enhancing productivity and site safety, reducing construction costs; and continuing to subsidise provision of relevant training
- Allocate an additional **\$100 million** for commissioning the Building Technology Research Institute to conduct various studies including reviewing construction standards and exploring AI application

# Built Heritage Conservation Fund



- Earmark an additional funding of \$1 billion for the Fund to continue funding various initiatives on built heritage conservation, including - (a) \$700 million for the Revitalising Historic Buildings Through Partnership Scheme (“R-Scheme”); and (b) \$300 million for the Financial Assistance for Maintenance Scheme on Built Heritage (“FAS”), Funding Scheme for Public Engagement Projects, and Funding Scheme for Thematic Research
- R-Scheme: 24 projects already launched, with 14 currently in operation. Four projects have won international awards. We anticipate to invite revitalisation proposals for at least one new project within this year
- Other schemes: Taking FAS as an example, applications for 99 historic buildings have been approved so far, of which maintenance works for over 80 historic buildings have been completed