

Government announces 2024-25 Land Sale Programme (with photo/video)

The Secretary for Development, Ms Bernadette Linn, today (February 29) announced the Government's 2024-25 Land Sale Programme.

"The 2024-25 Land Sale Programme covers eight residential sites, capable of providing about 5 690 flats; two commercial sites, providing around 120 000 square metres (sq m) of gross floor area (GFA); and an industrial site, providing about 544 000 sq m of GFA," Ms Linn said.

On residential sites, Ms Linn said that in light of the market environment, unlike the past practice which all available and unsold sites on the Land Sale Programme of the previous year would be rolled over to the next financial year, those sites rolled over from 2023-24 to the 2024-25 Land Sale Programme were selected based on their location, size, market interests, in co-ordination with other sources of land supply. The two residential sites newly-added to the Land Sale Programme are smaller in scope, in a mature neighbourhood, and with considerable market attractiveness.

Apart from the eight sites available for sale, railway property development project and projects of the Urban Renewal Authority (URA) will contribute to private housing land supply in 2024-25. The MTR Corporation Limited (MTRCL) plans to put up for tender its residential development project at Tung Chung East Station Package 1 in the coming financial year, providing about 1 200 flats. In addition, the URA plans to take forward three projects at Kai Tak Road/Sa Po Road in Kowloon City, Shan Tung Street/Thistle Street in Mong Kok; as well as Kwun Tong Town Centre, capable of providing a total of about 2 860 flats. As for private development/redevelopment projects, with reference to the figures in the past decade, the supply in 2024-25 is estimated to be around 5 400 flats.

Taking into consideration the estimated land supply from Government land sale, projects of the MTRCL and the URA, as well as private development/redevelopment projects, the private housing land supply in 2024-25 is estimated to have a capacity to produce about 15 150 flats, exceeding the annual supply target (13 200 flats) by around 15 per cent.

Pursuant to the "Long Term Housing Strategy Annual Progress Report 2023" released by the Government in October 2023, the total housing supply target for the coming decade is 440 000 units and the public/private housing split remains at 70:30. The target for private housing land supply in 2024-25 is hence 13 200 flats. The potential supply from all various sources will exceed the annual supply target. That said, the actual land supply for private housing will depend on various factors, including market conditions, the timely completion of necessary procedures leading up to land sale, the progress of railway property and URA projects, and the intention and progress of developers' private development/redevelopment projects.

On sites for economic use, in 2024-25, two commercial sites are included in the Land Sale Programme, respectively in Kai Tak and Sha Tin, providing around 120 000 sq m of GFA in total. The 2024-25 Land Sale Programme also includes an industrial site in Hung Shui Kiu / Ha Tsuen, providing around 544 000 sq m of GFA.

Reviewing the private housing land supply in 2023-24, Ms Linn noted that the Government has sold three residential sites in this financial year, which have a total capacity to produce about 1 890 flats. The aggregate private housing land supply in 2023-24 from different sources, including Government land sale, projects of the URA and private development/redevelopment projects, is estimated to have a capacity to produce about 14 000 flats, exceeding the total annual supply target (12 900 flats) by around 8.5 per cent.

In addition, the Government has earlier announced the putting up of an industrial site near Yuen Long INNOPark for sale in the fourth quarter of 2023-24. The site will be put up for tender in mid-March 2024, providing around 160 000 sq m of GFA, for development of Multi-storey Buildings for modern industries (MSB), and specifically to be designated for logistics and/or vehicle repairing and maintenance uses. No less than 30 per cent of GFA of the MSB is required to be handed over to the Government for leasing to brownfield operators affected by Government-led development projects. Taking into account the dual policy objectives of MSB development, viz. to promote industrial development and consolidate brownfield operations affected by Government projects and assist them in upgrading their operations, we will launch this tender under the "Two-envelope Approach". This approach effectively means that the Government will assess not only the land premium offered by the tenderers, but also non-premium aspects when considering the incoming bids, including how the relevant building(s) proposed by the tenderer will achieve the aforementioned policy objectives. These non-premium aspects are categorised into two domains, the first domain relates to industrial development, including how the building(s) could promote industrial development through pro-innovation proposals such as the application of technology, cutting-edge designs, and Modular Integrated Construction method, etc. The second domain relates to the 30 per cent GFA for accommodating brownfield operations, including whether the tenderers could offer to provide more than 30 percent GFA, or complete the development project within a shorter timeframe, or come up with a better design that can increase the flexibility of the floor space such that a higher variety of brownfield operations could be accommodated, etc. Tenderers are required to submit their premium proposals and non-premium proposals concurrently. A weighting of 70 per cent will be given to the assessment of the non-premium aspects, while 30 per cent will be given to the land premium. The Government will only consider tenders that comply with all requirements set out respectively for the premium and non-premium aspects. The Development Bureau will announce the details in due course.

For the first quarter of 2024-25, i.e. April to June 2024, the Government will put up for tender a residential site in Sha Tin, which is capable of providing a total of about 280 flats.

Ms Linn said that the Government will hold on to its determination to increase land supply, and will continue to provide land to the market for economic and housing development in a prudent and paced manner, in order to maintain a sustained and steady land supply. The Government will continue to monitor the market situation and holistically consider supply from various sources so as to make fitting arrangements for each quarter. The Government will continue to announce in advance the quarterly land sale programme in order to provide transparency and certainty to the market.

The 2024-25 Land Sale Programme can be found on the Lands Department's website (www.landsd.gov.hk).



[ASEAN states benefits through stronger ties through Regional Comprehensive Economic Partnership, ASEAN companies in Hong Kong on rise \(with photos\)](#)

Invest Hong Kong (InvestHK) today (February 29) hosted the Association of Southeast Asian Nations (ASEAN) Community Spring Reception for the ASEAN business community.

Nearly 300 representatives from ASEAN consulates, chambers of commerce and companies from Vietnam, Indonesia, Singapore, Malaysia, Laos, the Philippines, Thailand, Myanmar, and Cambodia joined the celebration.

The Director-General of Investment Promotion, Ms Alpha Lau, said, "Hong Kong is a two-way super connector – for businesses going into Mainland China, and for Chinese companies looking for expansion opportunities in Belt and Road Initiative countries. Hong Kong is an investor in many ASEAN projects, and a key service and fund-raising centre."

Doyenne of ASEAN consulates and the Consul-General of Brunei Darussalam,

Mrs Ainatol Zahayu Mohammad stated, "Through strategic partnerships and mutual support, the ASEAN-Hong Kong relations has paved the way for a thriving ecosystem of trade and investment."

She said, "ASEAN member states could benefit from a potential increase in trade and investment as the regional bloc forge stronger ties with the world's second largest economic powerhouse through Regional Comprehensive Economic Partnership."

She added, "Where investment and business expansions are concerned, Hong Kong remains a preferred choice due to factors such as simple tax system, low tax rate, geographical location, free-port status and corruption-free government. With ASEAN and Hong Kong forging closer economic ties, the number of ASEAN companies setting up their offices in the financial hub has been on the rise."

InvestHK will continue to focus on the ASEAN region to attract more strategic enterprises to do business in and through Hong Kong.



[Water leakage of fire service sprinkler pipe in Tuen Mun Hospital Operating Theatre Extension Block](#)

The following is issued on behalf of the Hospital Authority:

The spokesperson for Tuen Mun Hospital (TMH) made the following announcement regarding the water leakage of fire service sprinkler metal pipe today (February 29):

The TMH has found water leakages from a segment of fire service sprinkler metal pipes installed above the false ceiling of an operating theatre on the 9th floor and another unopened operating theatre on the 6th floor of TMH Operating Theatre Extension Block (OTB) on February 18 and 22

respectively. The hospital immediately arranged for urgent repairs and the presence of small holes in the metal pipe was revealed during a thorough inspection by the technical staff. The Hospital Authority (HA) has appointed an independent expert to investigate the cause of the incident.

The spokesperson for TMH stated, "The hospital is very concerned about the incident and has arranged technical staff to conduct inspection of similar metal pipes in the other operating theatres in the building. Small holes were found in the similar metal pipes of another two unopened operating theatres. There are 22 operating theatres in the TMH OTB and so far no similar situation was found in other operating theatres. The latest annual inspection of the fire system was completed in December 2023 and no abnormalities were reported."

The HA Head Office had immediately appointed an independent expert to re-examine the metal pipes after receiving report of the incident from TMH. Preliminary examinations by the independent expert revealed that the small holes appeared at the weld seam joints of the metal pipes, and is investigating whether the same situation occurs in the same batch of metal pipes. A formal report will be submitted later.

The HA is very concerned about facility construction quality and the incident. The HA has instructed the project consultant to write to the main contractor, requesting for submission of a report in accordance with the contract, providing detailed account of whether the pipe materials comply with relevant standards and ensuring the quality of the project. The HA has requested the main contractor to replace the defective fire service sprinkler metal pipes as soon as possible without affecting the clinical services of the hospital, to ensure the system work efficiently and not to pose additional risks to the hospital safety so as to ensure the safety of patients and staff.

No operation services in TMH was affected so far. TMH will flexibly adjust the use of operating theatres where necessary to ensure that services are not affected.

[**FEHD joins force with Police to stringently combat shop front extension at Ngau Chi Wan Village in Wong Tai Sin \(with photos\)**](#)

The Food and Environmental Hygiene Department (FEHD) and the Hong Kong Police Force today (February 29) conducted a joint operation to combat the serious shop front extension problem at Ngau Chi Wan Village in Wong Tai Sin

which has persisted for many years. The spokesman for the FEHD said that the operation has achieved certain results as the pavement has resumed obstruction-free. The FEHD and the Police will continue to closely monitor and take stringent enforcement actions in order to eradicate the shop front extension problem in the vicinity.

During the operation, the FEHD issued 11 fixed penalty notices or summonses against obstruction in public places, cleanliness offences as well as contravention of Food Business Regulation. Meanwhile, the FEHD had removed about 2.3 tonnes of goods and miscellaneous articles.

Under the joint enforcement mode, if obstructions in a public place or carriageways were caused by articles illegally extending from shops, the offenders concerned would be prosecuted. Apart from that, the Police would issue warning notice under section 32(1) of the Summary Offences Ordinance (Cap. 228) specifying the time limit for removal of the obstructions (including goods). If the obstructions remain, the FEHD would remove the items and put them in temporary storage.

The spokesman said that with the efforts by the FEHD and the Police, there has been visible improvement in the shop front extension situation across the territory over the past year and more. The spokesman appeals to shop operators to exercise self-discipline in complying with the law, and not to extend business areas illegally.





[AFCD seizes suspected dog and cat flesh for food](#)

The Agriculture, Fisheries and Conservation Department (AFCD) conducted a joint blitz operation with the Food and Environmental Hygiene Department (FEHD) and the Hong Kong Police Force today (February 29) and seized some suspected dog and cat flesh on some premises in Mong Kok for further investigation.

An AFCD spokesman said, "The AFCD recently received reports about some people suspected to sell dog and cat flesh as food in Shanghai Street, Mong Kok. The AFCD conducted a joint blitz operation with the FEHD and the Police today. AFCD staff seized about 35 kilograms of suspected flesh of dog and cat for food on the premises, and arranged testing with results pending. Prosecution will be instituted should it be proven to be dog or cat flesh."

During the joint operation, FEHD staff collected evidence and arrested one male for further investigation. If there is sufficient evidence, prosecution would be taken against him for operating an unlicensed restaurant in accordance with section 31(1) of the Food Business Regulation (Cap. 132X).

According to the Dogs and Cats Regulations (Cap. 167A), no person shall slaughter any dog or cat for use as food whether for mankind or otherwise, and no person shall sell or use or permit the sale or use of the flesh of dogs and cats for food. Offenders are liable upon conviction to a maximum fine of \$5,000 and six months' imprisonment.

The AFCD will not tolerate having dog or cat flesh for consumption and will follow up seriously. Enforcement action will be taken should there be sufficient evidence.

Members of the public can report any suspected irregularity through

1823.