



Lands Administration Office

Lands Department

Practice Note

Issue No. 5/2023A

**Incentive Scheme to Encourage Provision of
Residential Care Homes for the Elderly Premises in New Private Developments**

With effect from 20 June 2026, this Practice Note (“PN”) varies and supplements Lands Department (“LandsD”) Lands Administration Office (“LAO”) PN No. 5/2023. Except as varied and supplemented by this PN, all other information and provisions in LAO PN No. 5/2023 remain valid.

2. To encourage the provision of residential care homes for the elderly by developers in new private developments, an incentive scheme has been launched in 2003 under LAO PN No. 4/2003 (“the Incentive Scheme”). Thereafter, enhancement measures are introduced to the Incentive Scheme for a three-year pilot period from 20 June 2023 to 19 June 2026 under LAO PN No. 5/2023. The three-year pilot period will end on 19 June 2026.

3. Upon a recent review from the policy perspective, approval has been given for the enhancement measures to continue after the end of the three-year pilot period. Starting from 20 June 2026, applications to LandsD under the Incentive Scheme will continue to be processed under LAO PN No. 5/2023 until further notice by the Government. All existing arrangements and requirements in relation to the enhancement measures as stated in LAO PN No. 5/2023 will remain unchanged.

4. Interested parties are advised to visit the website of the Social Welfare Department and refer to the Guidance Note released by the Social Welfare Department in June 2026.

5. This PN is issued for general reference purposes only. All rights to modify the whole or any part of this PN are hereby reserved.

6. For the avoidance of doubt, for so long as the enhancement measures under LAO PN No. 5/2023 are continued by this PN, LAO PN No. 4/2003 will not be applicable.

A handwritten signature in blue ink, appearing to read 'M. LOO', is positioned above the printed name and title.

(Maurice LOO)
Director of Lands
18 June 2026