



全方位開拓土地新供應



中英社評 >>>

香港房屋協會獲政府邀請，探討利用郊野公園少量地皮作發展房屋用途的可能性，將以大欖隧道收費廣場以西的大欖郊野公園與沙田水泉澳邨附近的馬鞍山郊野公園作為研究試點。若然只是發展郊野公園邊陲而生態價值不高的地皮，值得社會大眾支持，這是增加土地供應，紓解本港發展用地不足的可行方法之一。

事實上，中環美利道停車場Murray Road Multi-storey Carpark商業地皮刷新每呎樓面地價五萬元的新高紀錄，反映搶地潮已由住宅用地蔓延至工商用地，可見本港發展用地不足問題呈現惡化，這不單止關乎市民住屋需要，還不利於整體經濟與營商環境，削弱本港競爭力。當局要以新思維，全方位開拓土地新供應來源，郊野公園地皮絕非碰不得。

今年初特首梁振英在施政報告內提出，利用郊野公園少量生態價值不高地皮，作發展公營房屋用途，這次房協研究主要是回應施政報告建議，內容包括對郊野公園生態環境的影響以及郊野公園地段的生態價值如何等。

無可否認，當局提出發展郊野公園少量地皮的建議，必然引起社會極大爭議，來自環保團體的反對之聲尤其是強烈，但在社會、經濟發展的大前提下，必須要作出取捨，權衡輕重，解決市民住屋需要必須放在較重要的位置。

地價、樓價瘋漲之下，將有更充分



▲香港房屋協會獲政府邀請，探討利用郊野公園少量地皮作發展房屋用途的可能性。圖為其中一個研究試點沙田水泉澳邨附近的馬鞍山郊野公園

資料圖片

的理據支持發展郊野公園少量地皮，作興建公營房屋。

一是本港樓市瀕臨失控，對社會與經濟穩定性構成重大威脅。住宅樓價迭創新高，較九七年高峰期高出八成，樓市泡沫漲爆危機加劇，發展郊野公園地皮可增加住宅土地供應，有助遏抑樓市。

二是本港中長期土地供應存在缺口。港府十年建屋目標為興建46萬個公私營房屋，包括28萬個公營房屋與18萬個私營住宅，但目前規劃作公營房屋的土

地，只可建約23萬多個單位，餘下四萬多個單位的土地仍未有着落，發展少量郊野公園邊陲地皮，便可填補用地缺口，有助改變市場對樓價只升不跌的預期。

三是當局透過改劃土地用途，難大量增加住宅供應。港府增加短期住宅用地供應方法，主要是改劃社區、學校與綠化用地為住宅用途，基於地皮面積普遍有限，難以大規模增加住宅供應，而且經常遇到反對阻力，結果專案拖延、規模縮減，甚至被迫放棄。

今次房協研究試點為大欖與馬鞍山郊野公園範圍邊陲位置，涉及地皮總面積40多公頃，相當逾400萬方呎，一旦研究結果證實可行，足夠興建多個大型公共屋邨，提供萬計公屋單位，造福社會。

本港並非土地不足，只是欠缺可發展用地，包括住宅與工商用地。對比發展棕地與填海造地，發展郊野公園邊陲少量地皮可免除收地問題以及可較短時間內提供大量發展用地。

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Cultivate new sources of land supply in an all-round way

The Housing Society has been tasked by the government to conduct a study into the feasibility of building homes on a small proportion of land on country parks. The first study will focus on sites on the edges of Tai Lam Country Park, west to the Tai Lam Tunnel Toll Plaza, and Ma On Shan Country Park near the Shui Chuen O Estate in Sha Tin. If property development is restricted on the periphery of country parks with relatively low ecological value, it deserves public support. This is one of the feasible ways to increase land supply and ease shortage of land for development in Hong Kong.

As a matter of fact, the new record high of \$50,000 per square foot set by the commercial land site of the Murray Road Multi-storey Carpark in Central indicates the **rush** to grab land for development has spread from residential sites to commercial sites. It is evident that the problem of shortage of land for development in Hong Kong is worsening. This is not just a matter concerning meeting housing demand by residents but also unfavourable for Hong Kong's overall economy and business environment as it weakens Hong Kong's competitiveness. Authorities have to comprehensively cultivate new sources of land supply with new thinking. Sites on country parks are by no means something that absolutely cannot be touched.

Chief Executive Leung Chun-ying proposed in his Policy Address early this year to consider allocating a small proportion of land on the periphery of country parks with relatively low ecological value for building public housing. The feasibility study to be conducted by the Housing Society is mainly a response to this proposal. The study will include the impact on the eco-environment of the country parks and the ecological value of the sites on the country parks.

Undeniably, the government's proposal to develop a small proportion of land on country parks inevitably arouses much controversy in society, objection from conservation groups being particularly strong. But under the big premise of social and economic development, choice must be made and one thing be **weighed up** against another. Greater importance must be attached to solving the problem of meeting residents' housing demand.

As land and housing prices go up madly, there are more sufficient reasons to support development of a small proportion of land on country parks for building public housing.

First of all, Hong Kong's housing market is **on the verge of** getting out of control, posing a serious threat to social and economic stability. Residential housing price keeps setting record highs, now about 80 per cent higher than its peak in 1997. A crisis of property bubble burst intensifies. Developing sites on country parks could increase land supply for residential housing, which would help curb property market.

Secondly, land supply in Hong Kong remains short in the mid- and long-term. The government's goal is to build 460,000 public and private housing units in next 10 years, including 280,000 public housing units and 180,000 private housing units. But right now, land sites planned for building public housing are only enough for 230,000-plus units. Sites for building the remaining 40,000-plus units have yet to be allocated. Developing a small proportion of land on the periphery of country parks can fill the gap and help change the market expectation that housing price would keep going up and never come down.

Thirdly, it is hard for the government to increase residential housing supply by making changes in planned uses of land sites. The government's method to increase supply of land sites for residential housing is mainly to change the uses of sites for communities, school and environmental **afforestation**. Such sites generally are small in area. So the move can hardly increase residential housing supply in large quantity, and it often meets opposition and resistance. As a result, projects are delayed or reduced in size or even forced to give up.

The Housing Society's feasibility study this time will focus on sites on the periphery of the Tai Lam and Ma On Shan Country Parks, with a total area of over 40 hectares, equivalent to over four million square feet. Once the study proves development is feasible, a few large public housing estates can be built on these sites to provide thousands of units to benefit society.

Hong Kong in fact is not lack of land, but short of developable sites, including residential and commercial sites. Compared with cultivating brown land and land reclamation from surrounding waters, developing a small proportion of land on the periphery of country parks can avoid the problem of land resumption and provide land sites for development in **bulk**.

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誰讓全球電腦用戶「想哭」？



時事英語 >>>

本月12日，全球數十萬電腦受到一個名為WannaCry的勒索軟件（ransomware）的攻擊，香港也有數十電腦用戶「中招」。至上周初，攻擊仍在繼續。

Wanna是want to或want a的口語化寫法，如：Do you wanna go now? = Do you want to go now?（你現在去嗎？）；I wanna hamburger. = I want a hamburger.（我要一個漢堡包）。與此類似，gonna是going to的口語化寫法，如：What are you gonna do? = What are you going to do?（你要怎麼辦？）。不過，正規英文寫作不提倡使用這類口語化詞語，它們多見於小說或新聞報

道中直接引述受訪者的原話。

上述勒索軟件的名字WannaCry = WantToCry（想哭），受害者真是欲哭無淚。這次全球網絡攻擊（global cyberattack）發生後，各國同時追蹤發動攻擊的幕後黑手。上周初，著名網絡保安公司——俄羅斯的卡巴斯基（Kaspersky）和美國的賽門鐵克（Symantec，主要產品包括「諾頓防毒軟體」）都表示，今次攻擊的幕後黑手可

能是某個國家，因為他們發現WannaCry早期版本所使用的部分編碼，與某個國家支持的黑客組織Lazarus採用過的編碼相同。

不過，美國的科技新聞及媒體網站The Verge則表示，很難根據卡巴斯基和賽門鐵克做出什麼結論（hard to know what to make of this），WannaCry的行為明顯是刑事勒索。早期的編碼分析難免是猜測性的（necessarily speculative）。即使卡巴斯基的推斷是對的，也有可能是WannaCry盜取了Lazarus的編碼，而未必是政府行為（a government operation）。

亦 然



走出校園 >>>

海南省海瑞故居

宋代清官包青天的故事家喻戶曉，明代另一清官海瑞與他齊名，人稱「海青天」，有謂「北有包拯，南有海瑞」。海瑞是明代廣東瓊州府瓊山縣（今屬海南省）人，其故居在今海口市琼山區。故居重建於上世紀90年代，在海瑞誕生480周年之際落成，現為市級重點文物。

入口牌坊上書「南海青天」四字，與海瑞塑像相對，一代清官躍然屋前。故居由前廳、正堂、後屋、書齋、花廳、書僮間、雜用間、廚房等單體建築組成，雖為重建，但依據史書所載作內部整理。故居內沒有原物陳列，主要以圖文介紹海瑞事跡，唯一的真正古蹟就是一口古井。屋外種着鐵樹，這是海瑞喜歡的植物，他曾借物言志，說要「精忠如鐵」，這是根據海氏學生許子偉的描述種植的。另外還種有海瑞喜歡的竹子，他常勉勵自己要守節如竹。看到這些植物，遙想海公為官清廉，剛正不阿，自會見賢思齊。海南省除海瑞故居外，還有海瑞墓，規模更大，陳列內容更豐富。

海瑞生於明武宗正德年間，中經世宗嘉靖、穆宗隆慶、神宗萬曆三朝。著名事跡莫過於向嘉靖皇帝上《治安疏》，批評皇帝「一意玄修，竭民脂民膏，侈興土木」，老百姓認為嘉靖就是「家家皆淨無財用」的意思，因此他勸皇帝「翻然悔悟，日視正朝，洗數十年君道之誤」。他事先買了棺材，訣別妻兒。嘉靖帝聞疏後大怒，把他打入牢獄，但並未處死，皇帝駕崩後獲釋。海瑞的剛正不阿於此可見一斑。

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▲海瑞故居位於海口市

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