



立法會發展事務委員會 《2017年施政報告》

Legislative Council Panel on Development 2017 Policy Address



發展局

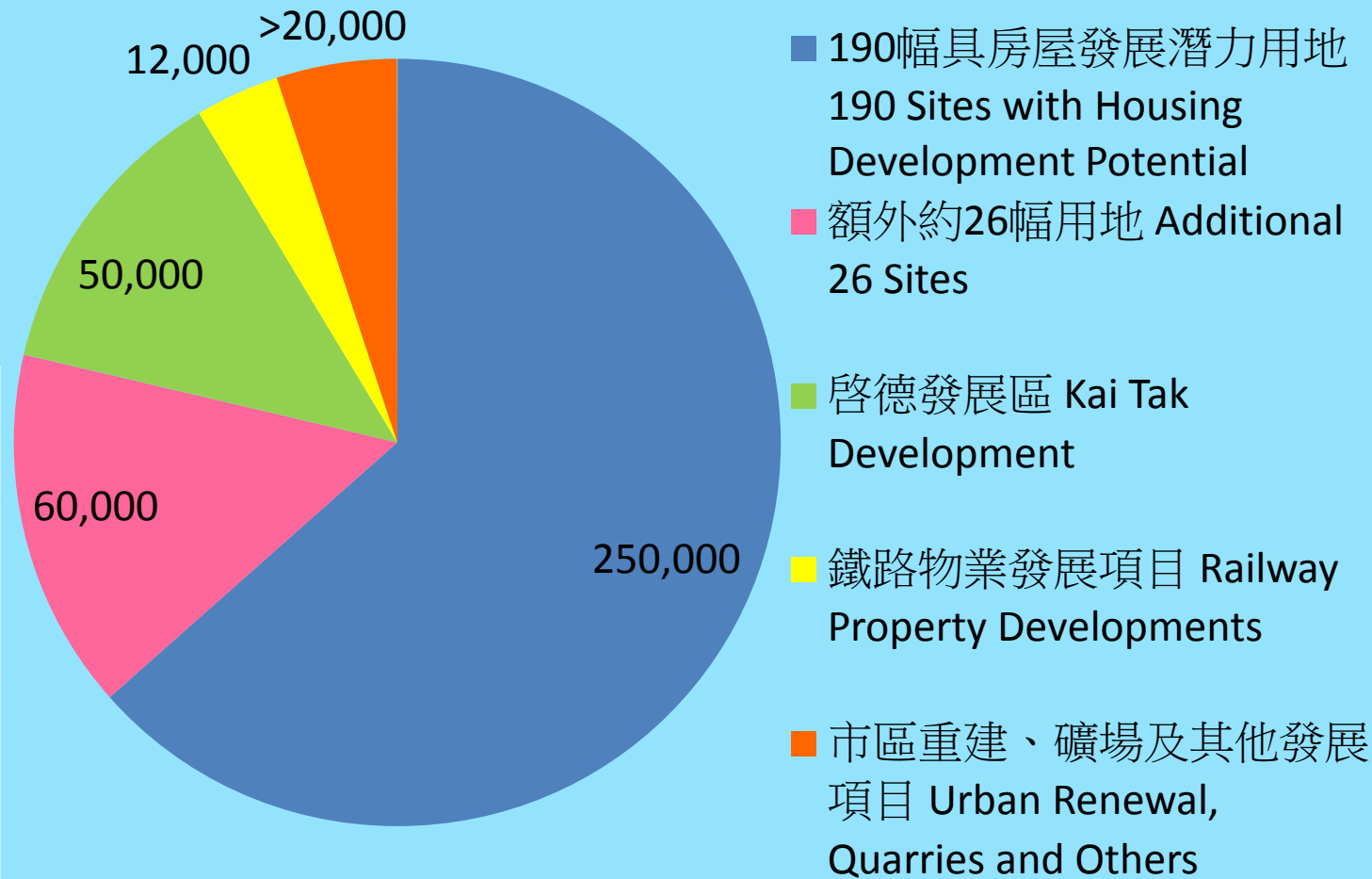
2017年10月24日

Development Bureau

24 October 2017

短中期的主要土地供應

Major Short to Medium-Term Land Supply



98幅完成改劃
98 sites rezoned

31幅開始改劃
31 sites undergoing
rezoning

49幅放寬密度申請
(+10,490單位)
49 applications for
intensity relaxation
(+10,490 units)

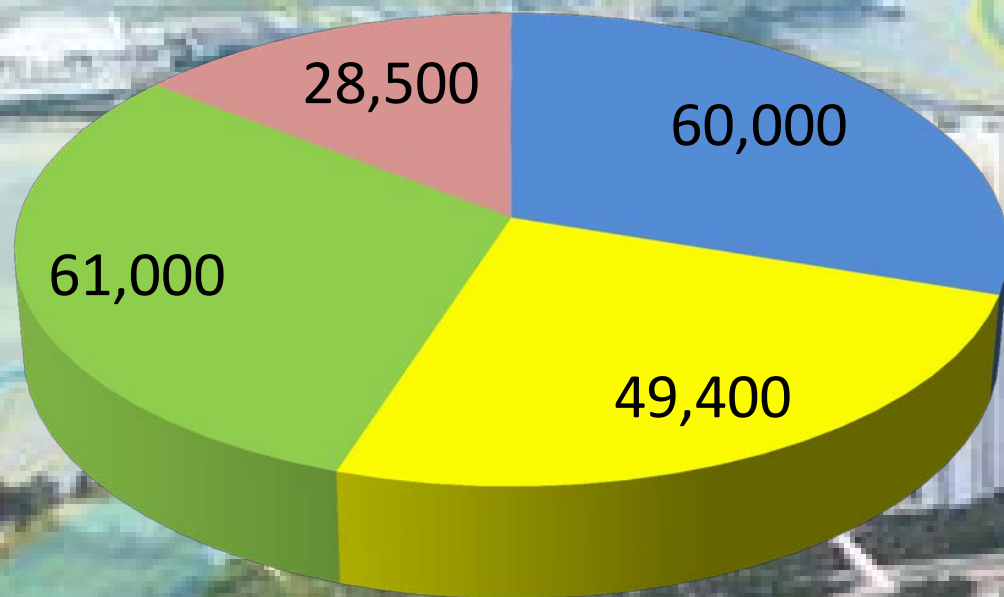
>380,000房屋單位/housing units

中長期的主要土地供應

Major Medium to Long-Term Land Supply

新發展區和新市鎮擴展

New Development Areas & New Town Extensions



- 古洞北和粉嶺北 Kwu Tung North & Fanling North
- 東涌 Tung Chung
- 洪水橋 Hung Shui Kiu
- 元朗南 Yuen Long South

連同鐵路物業發展預計供應 >22萬個單位

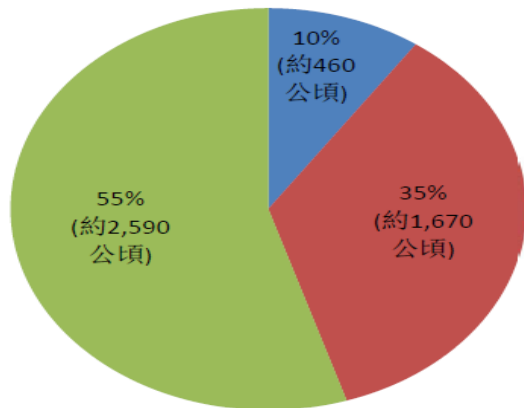
Expected to supply >220,000 units with Railway Property Development

尚欠最少1,200公頃土地供應

Land shortfall of at least 1,200+ ha

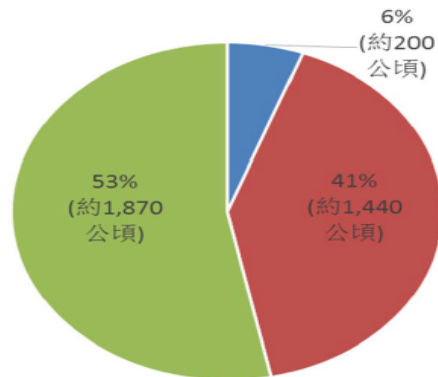
- 房屋用地、經濟用地及政府、機構或社區、休憩用地合計未來30年起碼缺1,200公頃
- Land shortage of at least 1,200 hectares for housing, economic development and GIC facilities over the next 30 years

未來用地需求
(4,800+公頃)
+約800,000平方米樓面面積*)

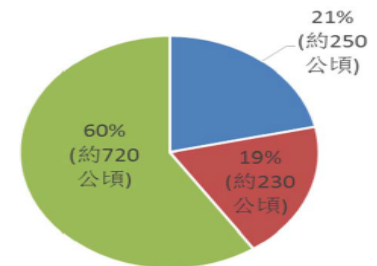


預計土地供應
(3,600公頃)

假設所有預計的土地供應項目都能順利推展 (包括撥款、收地、賠償、安置等)



短缺用地
(1,200+公頃)
+約800,000平方米樓面面積*)



■ 經濟 ■ 房屋 ■ 政府、機構或社區、休憩用地及運輸設施

* 包括約 132,500m² 經濟用途 及 約 666,060m² 政府、機構或社區、休憩用地及運輸設施

土地供應專責小組

Task Force on Land Supply

- 面對土地短缺，我們所欠缺的，是整體社會對土地供應選項的利弊、取捨和優次的共識
In face of land shortage, what we lack is a broad consensus on the pros and cons, trade-off and priorities of the land supply options



- 專責小組會推動社會以全面、宏觀的態度，去檢視不同土地供應選項的優劣，並凝聚社會最大的共識
The Task Force will lead the community to examine the pros and cons of different land supply options in a thorough and macro manner, and to forge the greatest consensus

宜居城市

A Liveable City



樓宇更新大行動 2.0
Operation Buildings Bright 2.0

美化海濱
Harbourfront
Beautification



樓宇更新大行動 2.0

Operation Building Bright 2.0 (“OBB 2.0”)

- ❖ 計劃動用 **30 億元**
- ❖ 預期可惠及 **2 500 幢樓宇**
- ❖ 目標：保障公眾安全
- ❖ Propose to use **\$3 billion**
- ❖ Expect to benefit **2 500 buildings**
- ❖ Target : **Protecting public safety**



樓宇更新大行動 2.0

Operation Building Bright 2.0 (“OBB 2.0”)

- ❖ 風險為本：針對高齡樓宇
 - ❖ 目標為本：協助樓宇得以符合強制驗樓計劃要求
 - ❖ 協助有需要者：
 - 自住業主
 - 平均應課差餉租值設有上限
 - \$162,000 (市區、沙田、葵青及荃灣)
 - \$124,000 (新界；不包括沙田、葵青及荃灣)
 - 預料約八成目標樓宇合符資格
 - ❖ 建議津貼由市區重建局管理，預計在2018年下半年實施
- ❖ Risk-based : Old-aged buildings
 - ❖ Target-oriented : Assist buildings to comply with requirements under the Mandatory Building Inspection Scheme
 - ❖ Help those in need :
 - Owner-occupiers
 - Below a prescribed ceiling of average rateable value
 - \$162,000 (Urban area, Sha Tin, Kwai Tsing and Tsuen Wan)
 - \$124,000 (N.T. excluding Sha Tin, Kwai Tsing and Tsuen Wan)
 - Around 80% target buildings expected to meet requirement
 - ❖ Subsidies proposed to be administered by URA starting from H2 2018 tentatively

美化海濱

Beautification of the Harbourfront

- 夥拍海濱事務委員會以鼓勵社區善用海濱，包括提供合適的海濱用地予非政府機構營辦社區設施或活動，並爭取在2018年第一季以短期租約推出位於堅尼地城的一幅用地作社區園圃及相關用途。



- Work with the Harbourfront Commission to encourage better community use of the harbourfront, including identification of suitable harbourfront sites for non-governmental organisations to operate community facilities or events. Aim to make available a site in Kennedy Town for the running of a community garden and related uses through a short-term tenancy in Q1 2018.

活化工廈作為經濟發展土地的來源

Revitalisation of Industrial Buildings as a Source of Land Supply for Economic Development

- 提供誘因鼓勵業主進行重建或整幢改裝
Offer owners incentives to pursue redevelopment or wholesale conversion.
- 為個別具發展潛力的產業及合適的社區設施提供合法及安全的運作空間
Provide operating space legally and safely for certain industries with development potential and appropriate community facilities.



活化工廈作為經濟發展土地的來源

Revitalisation of Industrial Buildings as a Source of Land Supply for Economic Development

- 繼續研究在顧及消防及樓宇安全的前提下，如何利便部分工廈改裝較低樓層作非工業用途
Continue to study the possibility of facilitating the conversion of the lower floors of some industrial buildings for non-industrial purposes while not compromising fire and building safety.
- 探討如何促進舊工廈加快集合業權，包括檢視適用於舊工廈的「強拍」門檻
Consider ways to facilitate the assembly of titles in old industrial buildings, including examining the threshold of “compulsory sale” applicable to old industrial buildings.
- 檢討土地契約下「工業」及「倉庫」用途的定義和涵蓋面
Review the definition and coverage of “industrial” and “godown” uses in land leases.

簡化發展規管制度

Streamlining Development Control

- 於發展局規劃地政科成立督導小組
- 統一及理順相關部門在審批發展項目時所採用的標準和定義，以精簡發展項目的審批流程，並在過程中與業界保持溝通。
- To set up a steering group under the Planning and Lands Branch of the Development Bureau
- To consolidate and rationalise the standards and definitions adopted by relevant departments in scrutinising development projects such that the approval process can be streamlined, and to engage the trade in the process.

起動九龍東

Energizing Kowloon East

新蒲崗商貿區
San Po Kong Business Area
26 公頃 ha

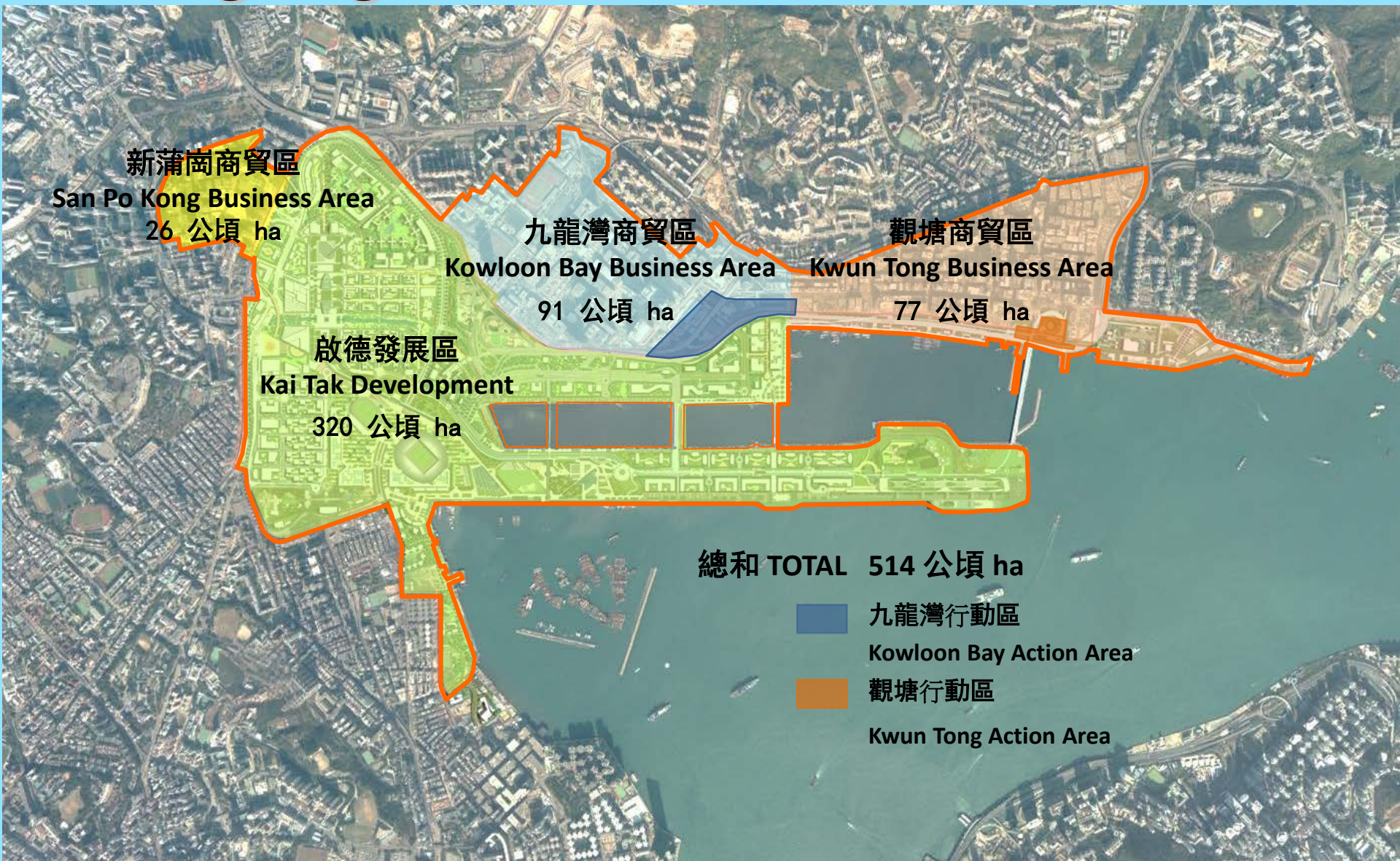
九龍灣商貿區
Kowloon Bay Business Area
91 公頃 ha

觀塘商貿區
Kwun Tong Business Area
77 公頃 ha

啟德發展區
Kai Tak Development
320 公頃 ha

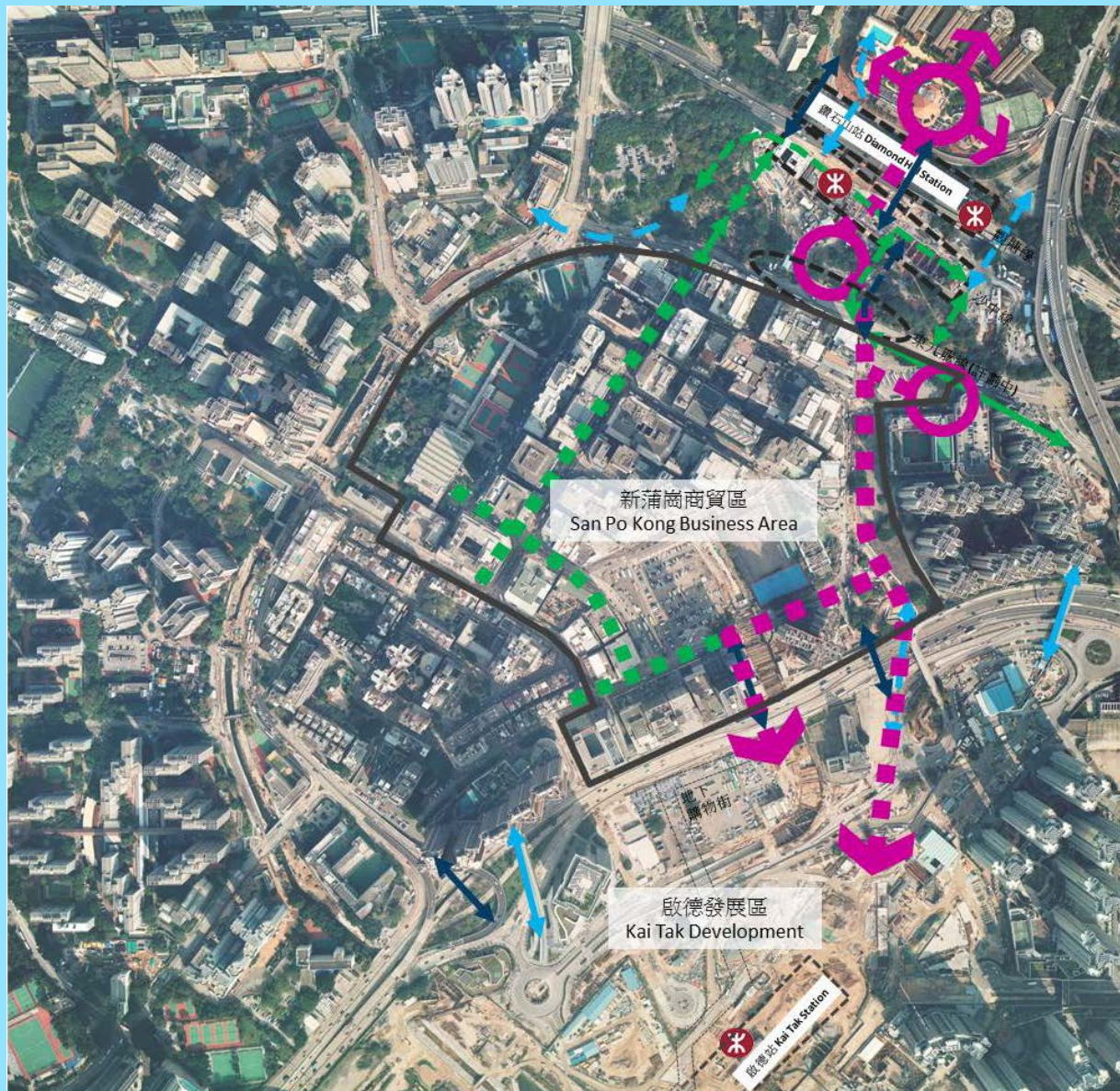
總和 TOTAL 514 公頃 ha

- 九龍灣行動區
Kowloon Bay Action Area
- 觀塘行動區
Kwun Tong Action Area



新蒲崗商貿區

San Po Kong Business Area



圖例 Legend

- 擬議主要行人連接
Proposed Major Pedestrian Connection
- 擬議街道改善
Proposed Streetscape Improvement
- 現有行人天橋
Existing Footbridge
- 現有行人隧道
Existing Subway
- 擬議行人天橋
Proposed Footbridge
- 擬議行人隧道
Proposed Subway
- 現有地面行人連接
Existing At-grade Pedestrian Connection
- 擬議地面行人連接
Proposed At-grade Pedestrian Connection

促進業界發展

Facilitating Industry Development

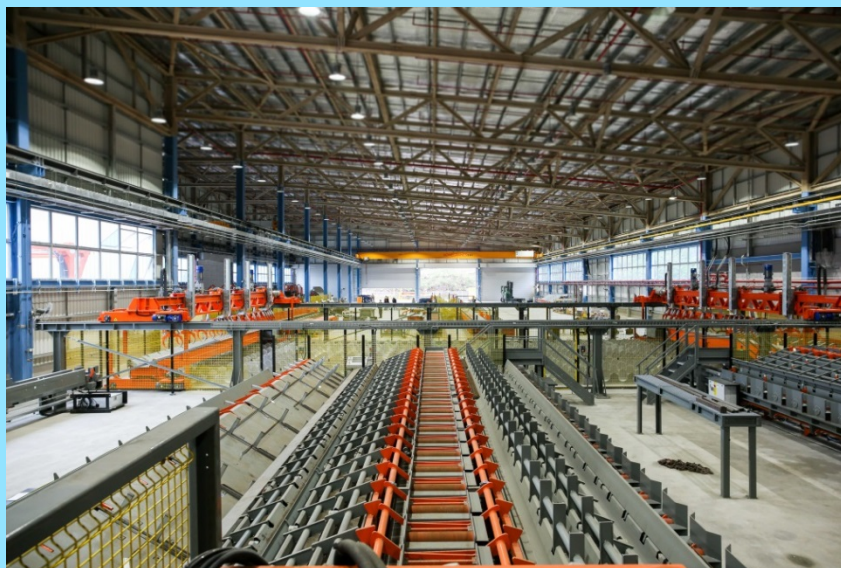


創新建築

Innovative Construction

提升生產力

Enhancing Productivity



提升建造業生產力

Enhancing Construction Productivity

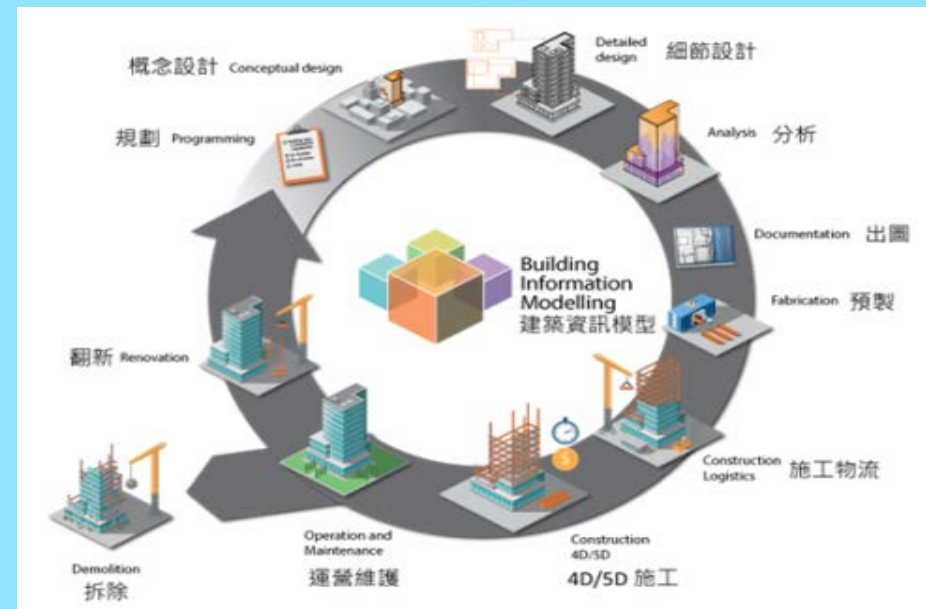
建造業創新及科技應用中心

Construction Innovation and Technology
Application Centre



建築信息模擬

Building Information Modelling (BIM)



預製鋼筋組件

Prefabricated Steel
Reinforcement
Components

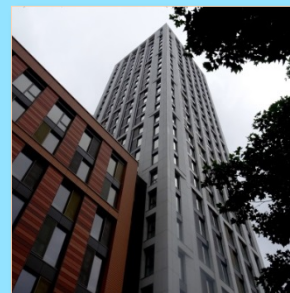
創新建築方法

Innovative Construction Method

「組裝合成」建築法

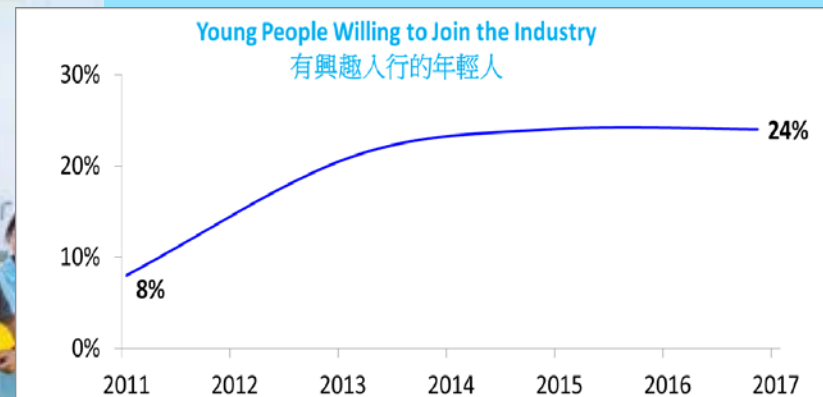
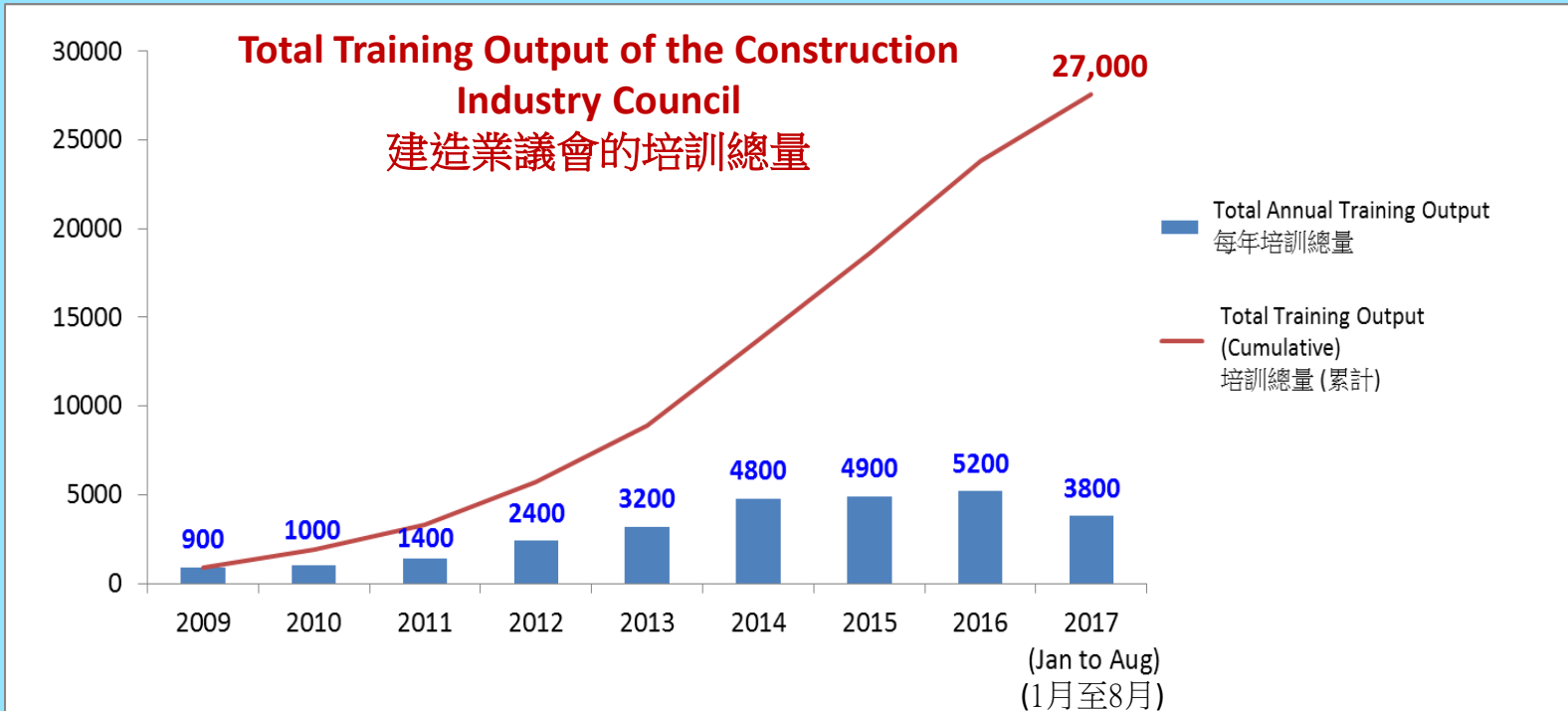
“Modular Integrated Construction” (MiC)

- 在國內和海外正被廣泛使用於多層樓宇
Widely adopted for high-rise buildings in the Mainland and overseas
- 「先裝後嵌」- 大量省減在工地進行的工序
“Factory assembly followed by on-site installation” – substantially reduce site operations
- 縮短施工時間、增加成本效益、提升生產力及質量、提高安全水平、減低物料損耗，並有利於可持續發展
Shorten construction period, increase cost-effectiveness, uplift productivity and quality of works, enhance site safety, reduce wastage and be conducive to sustainability
- 以公營項目先行先試，從而推動和領導業界於多層樓宇採用
Pilot in public projects for promoting and leading wider adoption in high-rise buildings by the industry



建造業人力發展

Construction Manpower Development



香港建造學院

Hong Kong Institute of Construction

2018年上半年成立
To set up in H1 2018

晉升階梯
Progressive pathway

在大埔興建多層校舍
Construction of a multi-storey
campus in Tai Po



優質 · 專業 · 嶄新技術
High-calibre · Professional ·
Cutting-edge technologies

主要工程項目領導人員學院

Major Project Leaders Academy

- 提升政府主要工程項目管理能力
Enhancing Management Capability for
Major Government Works Projects
- 參考海外經驗，研究成立「主要工程
項目領導人員學院」，提供具持續性
的高級領導人才的專業培訓
Drawing on overseas experience, study the
establishment of a Major Project Leaders
Academy to provide sustained high-level
leadership professional training



Thank you
謝謝