



立法會發展事務委員會 《2018年施政報告》

Legislative Council Panel on Development 2018 Policy Address



發展局

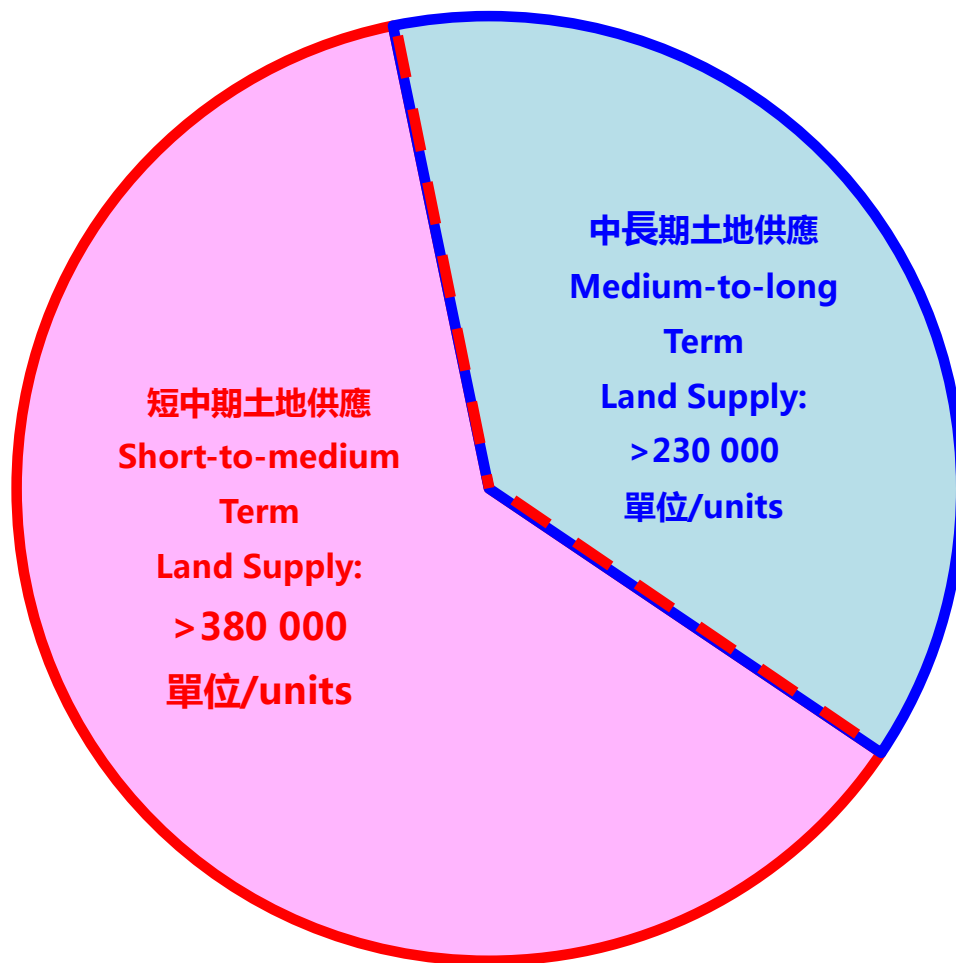
2018年10月23日

Development Bureau

23 October 2018

繼續推展各短中長期土地供應措施提供超過61萬個房屋單位

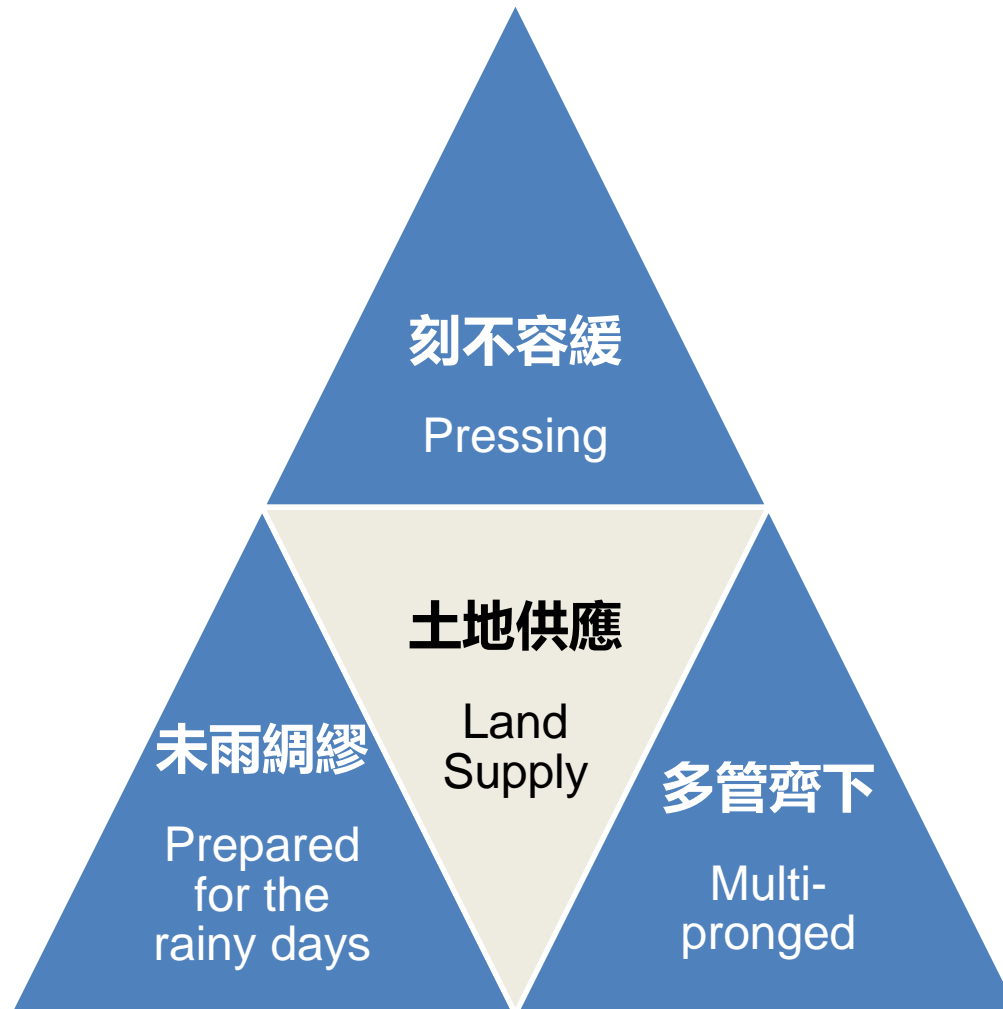
Continue to take forward various short, medium and long-term land supply measures to provide over 610 000 housing units





土地供應計劃

Land Supply Plans



研究透過填海興建人工島，增加土地供應

Artificial Islands to Increase Land Supply



建議有待進一步研究

Proposals subject to further studies

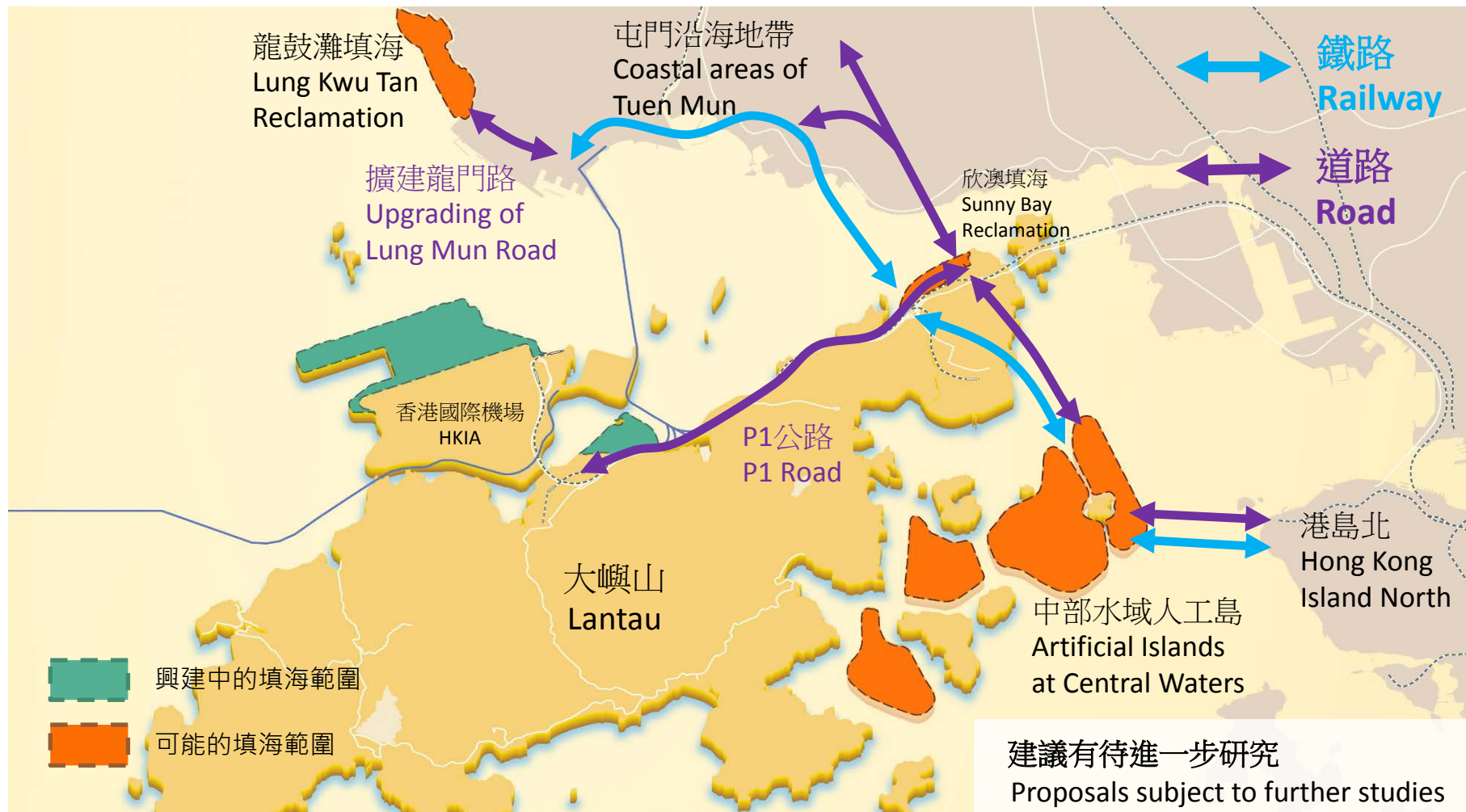
明日大嶼願景 Lantau Tomorrow Vision

LANTAU 明日
tomorrow 大嶼



運輸基建先行 興建新的主要運輸走廊

According Priority to Transport Infrastructure



明日大嶼願景 Lantau Tomorrow Vision



發展機場城市 推動北大嶼山發展

Develop Aerotropolis and Promote Developments at North Lantau

欣澳填海

Sunny Bay Reclamation



機場城市 Aerotropolis



東涌新市鎮擴展

Tung Chung New Town Extension



明日大嶼願景

Lantau Tomorrow Vision

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提升環境實力 達致可持續發展

Enhance Environmental Capacity to Achieve Sustainability

10億元大嶼山保育基金

\$1B Lantau Conservation Fund

加強管制破壞環境的活動

Strengthen control over activities causing environmental damage



Development in the North; Conservation for the South



Conservation to Precede Developments

北發展
南保育

先保育
後發展

明日大嶼願景 Lantau Tomorrow Vision



新界棕地發展

Developing brownfield sites in the New Territories

涵蓋在中長期大型發展項目(包括古洞北/粉嶺北、洪水橋及元朗南等新發展區)的棕地 Brownfields included in medium to long-term large scale development projects (including NDAs such as Kwu Tung North/Fanling North, Hung Shui Kiu and Yuen Long South)	約 340 公頃 About 340 hectares	正規劃及推展 Under planning and implementation
新界北棕地 Brownfields in NT North	約200 公頃 About 200 hectares	提前研究 To advance study
其餘棕地 Remaining brownfields	約760 公頃 About 760 hectares	展開研究 To commence study

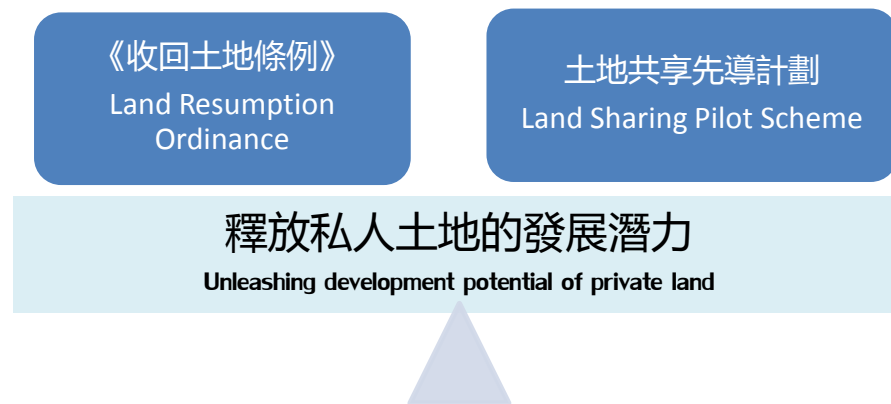
兩項早前已啟動有關棕地作業的研究預計在今年內完成

Two studies on brownfield operations commenced earlier on are expected to complete within this year

繼續適時引用《收回土地條例》，並同時探討「土地共享」

To continue invoking the Land Resumption Ordinance, while exploring “land sharing” at the same time

- 適時引用《收回土地條例》徵用私人土地進行符合「公共用途」的發展，例如未來數年幾項大型土地發展項目內(橫洲發展第一期、古洞北 / 粉嶺北及洪水橋新發展區)，估計收回約500公頃私人土地。
Continue to invoke the Land Resumption Ordinance in a timely manner to resume private land for development fulfilling public purposes; e.g. expected to resume about 500 hectares of private land within major land development projects (Wang Chau Development Phase 1, KTN/FLN and HSK NDAs) in the coming few years.
- 同時探討透過先導計劃，利用私人土地，促成較高密度的發展(包括公營房屋)。
At the same time, explore how to enhance the development potential of private land through a pilot scheme, thereby facilitating development of higher intensity (including public housing).



以公眾利益為依歸制訂「土地共享先導計劃」可行方案

To devise detailed arrangements for the Land Sharing Pilot Scheme having regard to public interest

接受公開申請；短中期提供相當數量單位；新增樓面不少於6至7成用作以資助出售單位為主的公營房屋

Open application; large flat yield in short to medium term; not less than 60-70% of additional floor area for public housing mainly subsidised sale flats

申請者負責興建基礎設施；基建費用從地價扣減

Applicants to build infrastructure facilities. Infrastructural costs to be deducted from premium

公眾利益 Public Interest

公平、公開、透明

Fairness, Openness, Transparency

須依從城規和其他法定程序，並繳交十足市值地價

Full compliance with planning and other statutory procedures, and payment of full market premium

所有合資格土地業權人均可參加；公開準則和程序處理申請；申請交由土地及建設諮詢委員會考慮，並須獲行政會議批准

Open to all eligible land owners; applications vetted by transparent criteria and procedures; applications considered by LDAC and approved by ExCo

將設時限和可處理面積上限

To set time-limit and maximum land area to be handled

在參考土地供應專責小組的最終報告後，明年內制定具體計劃

Finalise details next year, having regard to the final report of the Task Force on Land Supply



善用現有已發展地段

Optimising Use of Existing
Developed Land

邀請市區重建局重建公務員合作社樓宇

Invite the Urban Renewal Authority to Redevelop Buildings under the Civil Servants' Co-operative Building Society Scheme



約六成高樓齡公務員合作社樓宇，位處市區高密度發展地段(劃作住宅(甲類)用途)

Around 60% Co-operative Building Society Scheme buildings cluster in high density development areas in urban districts (zoned as “Residential (A)”)

部分未有用盡地積比率及鄰近現有公共屋邨

Some not fully utilising the permissible plot ratios and in the vicinity of public housing estates

邀請市區重建局重建公務員合作社樓宇

Invite the Urban Renewal Authority to Redevelop Buildings under the Civil Servants' Co-operative Building Society Scheme

建議 Proposals

- 市建局進行規劃研究
Urban Renewal Authority (URA) to conduct planning studies
- 物色一至兩個合適地段作試點
Identify one to two suitable clusters of CBS lots on a pilot basis
- 要求把部分收回的土地預留作興建公營房屋
Request earmarking some of the resumed land for public housing development
- 按照現行收購政策收購物業
Acquire properties based on prevailing acquisition policies
- 合資格的未補地價業主可選擇購買房協「專用安置屋邨」資助出售房屋單位作居所
Qualified owner-occupiers who have yet to settle the outstanding land premium could purchase a subsidised sale flat unit built by Hong Kong Housing Society for residence
- 市建局於二零一九年上半年向政府提交落實建議，並於下半年宣佈並啟動試點項目
URA to submit implementation proposals to Government in the first half of 2019 with a view to announcing and commencing the pilot projects in the second half of 2019

活化工廈

Revitalisation of Industrial Buildings

- 重啟活化工廈計劃。措施包括：

Reactivate the revitalisation scheme for industrial buildings. Measures include:

<p>(i) 整幢改裝</p> <p>Wholesale conversion</p>	<p>15年或以上工廈免收豁免書費用，但改裝後10%樓面面積需用於指定用途；計劃為期3年</p> <p>Exempting the waiver fee for industrial buildings of 15 years or more, <u>but</u> with 10% of the converted floor space designated for specific uses; 3-year scheme</p>
<p>(ii) 於整幢改裝後營辦過渡性房屋</p> <p>Provision of transitional housing housing after wholesale conversion</p>	<p>彈性處理規劃及樓宇設計等規定及免收豁免書費用；不設樓齡限制</p> <p>Exercising flexibility in dealing with the planning and building design requirements, and waiver fee; no building age restriction</p>
<p>(iii) 重建</p> <p>Redevelopment</p>	<p>放寬位於主要市區和新市鎮內非「住宅」地帶1987年前落成的工廈重建項目的最高核准非住用地積比率，上限為20%。個別申請須於3年內向城市規劃委員會提出。</p> <p>Relaxation of the maximum permissible non-domestic plot ratio by up to 20% for redevelopment of pre-1987 industrial buildings located in Main Urban Areas and New Towns. Individual applications have to be made to the Town Planning Board within 3 years</p>



活化工廈

Revitalisation of Industrial Buildings

<p>(iv) 放寬豁免書政策</p> <p>Relaxing waiver application policy</p>	<p>准許符合規劃要求的藝術文化界及創意產業，在無須另外申請和繳交豁免費的情況下，於現有工廈個別單位內運作；初步為期5年</p> <p>Allowing permitted planning uses of the arts and cultural sectors and creative industries to operate at individual units of existing industrial buildings without waiver application and waiver fee payment; 5 years initially</p>
<p>(v) 擴大緩衝樓層可准許用途</p> <p>Widening the permissible uses of buffer floors</p>	<p>涵蓋電訊機樓中心和電腦/數據處理中心用途</p> <p>Covering telecommunications exchange centres and computer/data processing centres</p>
<p>(vi) 公布「倉庫」用途更具廣闊的定義</p> <p>Promulgating a wider definition for “godown” uses</p>	<p>涵蓋貨物裝卸及貨運設施和可循環再造物料回收中心</p> <p>Covering cargo handling and forwarding operation and recyclable collection centre</p>

上述各項措施將於今年年底起分階段推行

The above measures will be launched progressively by the end of this year

建造業2.0

Construction 2.0

目的 Objectives

- 提升業界承載力和可持續性
uplift the capacity and sustainability of the industry
- 提高生產力和加強質量保證
enhance productivity and quality assurance
- 改善工地安全
improve site safety
- 減少對環境的影響
reduce environmental impacts



以公營項目先行先試，推動行業改革

Pilot in public projects to promote the industry enhancement

推動建造業創新及人才培訓

Promote Construction Innovation and Manpower Training

- 成立建造業創新及科技基金
- **Establish the Construction Innovation and Technology Fund**

- 配合「建造業2.0」
- Support Construction 2.0
- 廣泛運用創新科技
- Wide adoption of innovative technology
- 培訓創新思維
- Cultivate innovative mindset



- 成立香港建造學院
- **Establish the Hong Kong Institute of Construction**

- 提供獲資歷架構認可課程
- Provide QF accredited courses
- 培訓創新及專業從業員
- Train innovative and professional practitioners



優化升降機資助計劃

Lift Modernisation Subsidy Scheme

目標：提升升降機安全水平，
以保障公眾安全

Target :Enhance lift safety in order
to safeguard public safety

建議投入 25 億元

Propose to allocate \$2.5 billion

將優化約5 000 部升降機

To modernise about 5 000 lifts





謝謝