

立法會 *Legislative Council*

立法會 CB(3)628/04-05 號文件

2005 年 5 月 27 日內務委員會會議文件

定於 2005 年 6 月 1 日立法會會議上提出的質詢

提問者：

- | | | |
|------|--------------|---------------|
| (1) | 呂明華議員 | (口頭答覆) |
| (2) | 方剛議員 | (口頭答覆) |
| (3) | 李永達議員 | (口頭答覆) (新的質詢) |
| | (取代其原先提出的質詢) | |
| (4) | 鄭家富議員 | (口頭答覆) (新的質詢) |
| | (取代其原先提出的質詢) | |
| (5) | 郭家麒議員 | (口頭答覆) |
| (6) | 何鍾泰議員 | (口頭答覆) |
| (7) | 李柱銘議員 | (書面答覆) (新的質詢) |
| | (取代其原先提出的質詢) | |
| (8) | 梁國雄議員 | (書面答覆) |
| (9) | 張文光議員 | (書面答覆) |
| (10) | 何俊仁議員 | (書面答覆) |
| (11) | 鄺志堅議員 | (書面答覆) |
| (12) | 張學明議員 | (書面答覆) |
| (13) | 李國麟議員 | (書面答覆) |
| (14) | 楊孝華議員 | (書面答覆) |
| (15) | 張超雄議員 | (書面答覆) |
| (16) | 石禮謙議員 | (書面答覆) |
| (17) | 李國英議員 | (書面答覆) |
| (18) | 陳偉業議員 | (書面答覆) |
| (19) | 馮檢基議員 | (書面答覆) |
| (20) | 蔡素玉議員 | (書面答覆) |

註 :

NOTE :

議員將採用這種語言提出質詢

Member will ask the question in this language

(3) 李永達議員 (口頭答覆)

據報，一些地產發展商以內部認購方式發售未建成住宅物業單位(俗稱“樓花”)時，並沒有向準買家提供所有發售單位的價目表，而他們公布的已售出單位數目和價格，與其後的土地註冊處物業轉讓紀錄亦不吻合。就此，政府可否告知本會：

- (一) 地政總署根據“同意方案”發出預售樓花同意書時，有沒有附加條件，規定發展商以內部認購方式發售樓花時，須向準買家提供所有發售單位的價目表，並須確保所公布的銷售情況資料準確無誤；若有附加這些條件，由去年至今有沒有發現發展商違反了條件；若沒有，政府會不會考慮附加這些條件；
- (二) 當局現時對地產發展商以內部認購方式發售樓花作出監管的機制的法律依據是甚麼，以及可對違反監管規定的地產發展商採取甚麼措施或懲罰；及
- (三) 政府有沒有評估上述監管機制是不是有問題；若認為有問題，會否全面檢討該機制，甚至考慮減少或全面禁止地產發展商以內部認購方式發售樓花？

(3) Hon LEE Wing-tat (Oral Reply)

It was reported that during the internal sale of uncompleted residential units, some property developers had not provided prospective buyers with the price list of all the flats put up for sale, and that the number of flats sold and their sale prices announced by the property developers concerned were at variance with the records of conveyancing transactions subsequently registered at the Land Registry. In this connection, will the Government inform this Council:

- (a) whether the Lands Department has attached, when approving consents for pre-sale of uncompleted flats under the Consent Scheme, conditions requiring the property developers to provide prospective buyers with the price list of all the flats put up for sale at the internal sale of uncompleted flats and to ensure the accuracy of information released regarding the sale situation; if it has attached such conditions, whether any property developer has been found, since last year, to have violated them; if it has not, whether it will consider attaching such conditions;
- (b) of the legal basis for the existing mechanism adopted for regulating the internal sale of uncompleted flats by property developers, and the measures or penalties that may be imposed on those property developers who fail to comply with the regulatory requirements; and
- (c) whether it has assessed if there are any problems with the above regulatory mechanism; if the assessment result is in the affirmative, whether it will comprehensively review the mechanism, and even consider reducing or completely forbidding the internal sale of uncompleted flats by property developers?

#(4) 鄭家富議員 (口頭答覆)

關於醫院管理局(簡稱“醫管局”)轄下的普通科門診診所，政府可否告知本會，是否知悉：

- (一) 在醫管局於 2003 年 7 月接管衛生署 59 家普通科門診診所前 1 年及其後，每年每間公營普通科門診診所提供服務的人次；
- (二) 過去 3 年，平均每間診所每天的每類診症名額；鑒於醫管局會把病情趨於穩定的專科門診診所病人轉介至普通科門診診所覆診，去年該類病人佔普通科門診病人人次的百分比，以及當局有沒有相應增加普通科門診診所的診症名額；及
- (三) 現時醫管局的普通科門診服務的平均單位成本是否較私人診所為高；若然，原因是甚麼，以及會否研究如何減低成本？

(4) Hon Andrew CHENG (Oral Reply)

Regarding the general out-patient clinics ("GOPCs") under the Hospital Authority ("HA"), will the Government inform this Council whether it knows:

- (a) the annual attendances at public GOPCs in the year preceding the HA's taking over 59 GOPCs from the Department of Health in July 2003 and thereafter;
- (b) the daily consultation quotas of various types per GOPC in the past three years; and given that HA will refer patients of its specialist out-patient clinics whose conditions have become stable to GOPCs for follow-up consultations, the percentage of attendances by such patients at GOPCs last year, and whether the authorities have correspondingly increased the quotas for consultation at GOPCs; and
- (c) whether the current average unit cost of HA's GOPC service is higher than that of private clinics; if so, the reasons for that, and whether it will look into ways to reduce costs?

#(7) 李柱銘議員 (書面答覆)

關於在大嶼山小蠔灣興建物流園的計劃，政府可否告知本會：

- (一) 在制訂上述計劃之前，有否全面研究該物流園的市場需求及經濟效益，以證明本地有確實需要增建物流園；若有，研究結果為何；若否，原因為何；
- (二) 有否按照環境保護署的環境評估技術指引要求，研究物流園其他選址的可行性；若有，涉及的地點，以及沒有將該等地點納入現正進行的工程可行性研究範圍的原因；若沒有研究，原因為何；及
- (三) 鑒於該物流園計劃會涉及大規模填海工程，當局有否就填海及其他事宜(例如物流園的需求及選址等)諮詢公眾；若否，原因為何？

(7) Hon Martin LEE (Written Reply)

Regarding the plan to construct a logistics park at Siu Ho Wan on Lantau Island, will the Government inform this Council:

- (a) whether, before formulating the above plan, it has comprehensively studied the market demand for and the economic benefits of the logistics park, to prove that there is an actual need for an additional logistics park in Hong Kong; if it has, of the study results; if not, the reasons for that;
- (b) whether it has examined the feasibility of alternative sites for the logistics park in accordance with the requirements under the technical guidelines for the environmental impact assessment issued by the Environmental Protection Department; if it has, of the sites involved, and the reasons for not including them in the scope of the current engineering feasibility study; if not, the reasons for that; and
- (c) given that the logistics park will involve large-scale reclamation works, whether the authorities have consulted the public on the reclamation and other issues, such as the demand and possible sites for the logistics park, etc; if not, the reasons for that?