



29 August 2018

Hon Tommy CHEUNG Yu-yan, G.B.S., J.P.
Chairman of the Panel on Development
Legislative Council Secretariat
Legislative Council Complex,
1 Legislative Council Road,
Central, Hong Kong

Dear Mr. Cheung,

Submission to Panel on Development
“Planning for land supply in Hong Kong”

I am pleased to submit the Construction Industry Council's (CIC) submission in response to the Panel on Development special meeting on 19 September 2018 to receive views on “Planning for land supply in Hong Kong” for your consideration.

As the statutory body representing the construction industry, it is a function of the CIC to provide a communication platform for industry stakeholders to reflect their views on important matters to the Government. In support of the public engagement exercise conducted by the Task Force on Land Supply, the CIC organised the “Construction Industry Land Supply Consultation Forum” on 8 July 2018 to collect the industry's views on land supply issues. The chairman and members of the Task Force attended and exchanged views with the audience of over 200 practitioners from different sectors of the construction industry at the forum.

Participants included frontline workers, technicians, professionals and employers. Furthermore, 19% of those attended were of age 18-30 while 12% were above 60, indicating a strong participation from the younger generation as well as the silver generation.

There was a general consensus at the forum and the following were the key views expressed on land supply issues:

- a) Land shortage problem is very serious in Hong Kong and is suffocating the economic and social development of Hong Kong.
- b) Land shortage is the major cause of rising housing cost and is a major concern of industry practitioners, especially among the younger generation.
- c) Very little new land was created by way of reclamation in the last decade, which was the main culprit of the current land shortage problem. The construction industry strongly supports land reclamation at near-shore areas outside Victoria Harbour as the main source of new land in the medium to long term future.



- d) Land reclamation can also absorb a substantial amount of construction waste generated by local construction activities, thus alleviating the pressure on public land fill sites.
- e) Adequate and steady land supply is important for meeting existing land demand as well as for building a land reserve for future development.
- f) The construction industry also supports the development of brown field sites, the periphery of country parks and more new development areas in the New Territories.
- g) Relevant Government departments and regulatory bodies should review the applicable approval processes to enable better streamlining and prompt implementation of the feasible land supply options.
- h) All 18 short to long term and conceptual land supply options proposed by the Task Force are worthy of further studies to establish their viability. The Government should deploy appropriate resources to undertake such studies as soon as possible.

Forum participants were requested to complete a questionnaire survey regarding their views on the land supply options. The responses were generally in line with the above views. The consolidated response is attached for your perusal.

The CIC had deliberated and is presenting the above views as the general sentiment of the construction industry on the subject of land supply. We have also submitted the same views to the Task Force on Land Supply for their consideration.

With best regards.

Yours sincerely,

CHAN Ka-kui
Chairman

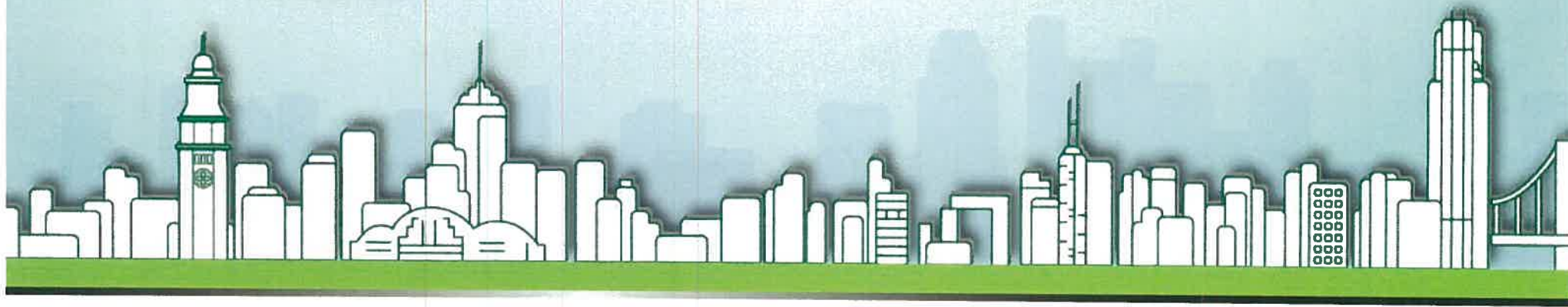
Encl.: Consolidated response of the questionnaire survey conducted at the "Construction Industry Land Supply Consultation Forum" held on 8 July 2018



CONSTRUCTION INDUSTRY COUNCIL
建造業議會

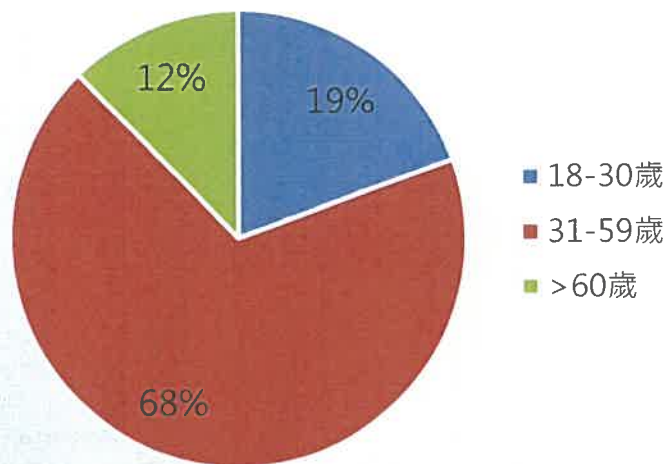
土地供應專責小組公眾參與活動

問卷調查結果

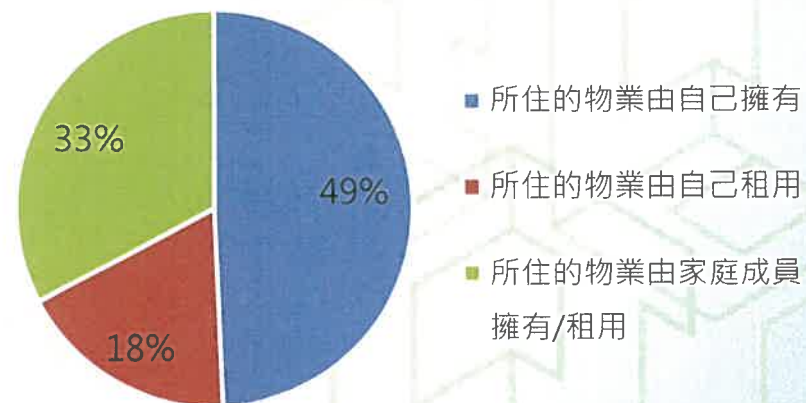


訪問人士年齡及居住狀況分佈

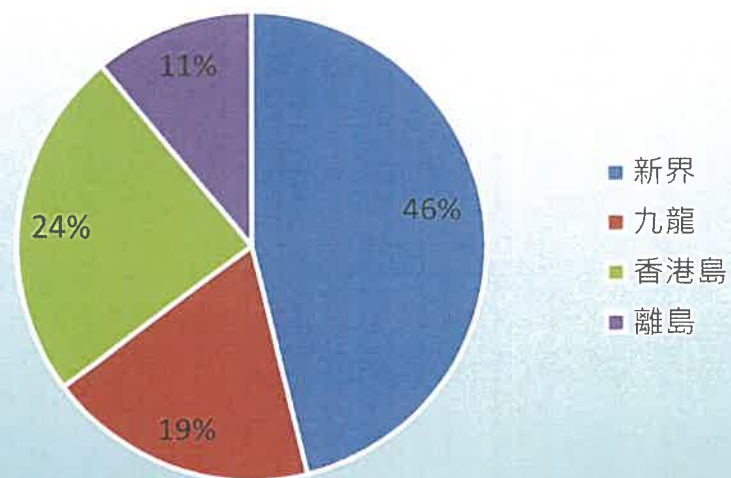
年齡分佈




住屋狀況分佈



居住區域

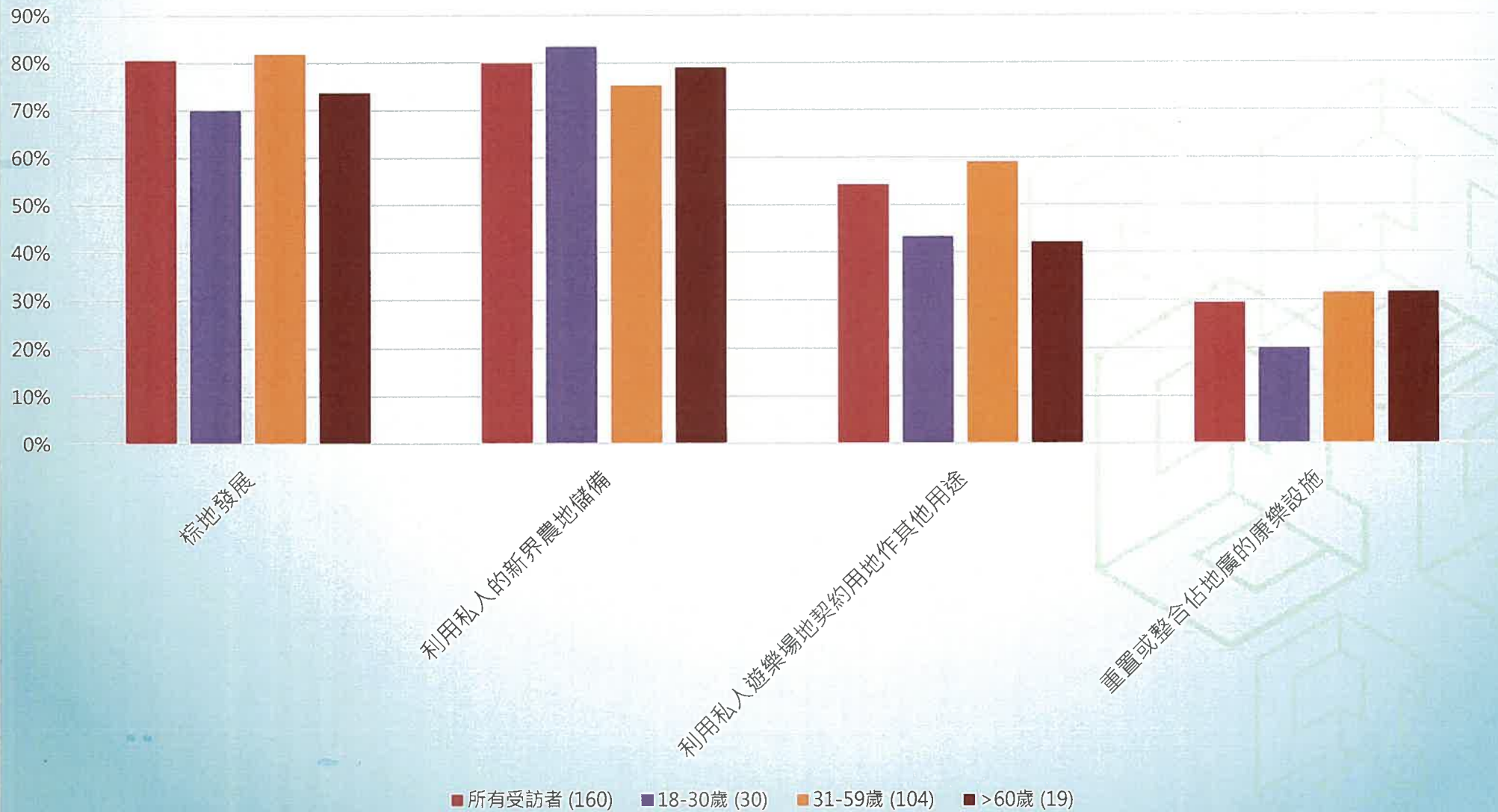


樣本數目：160



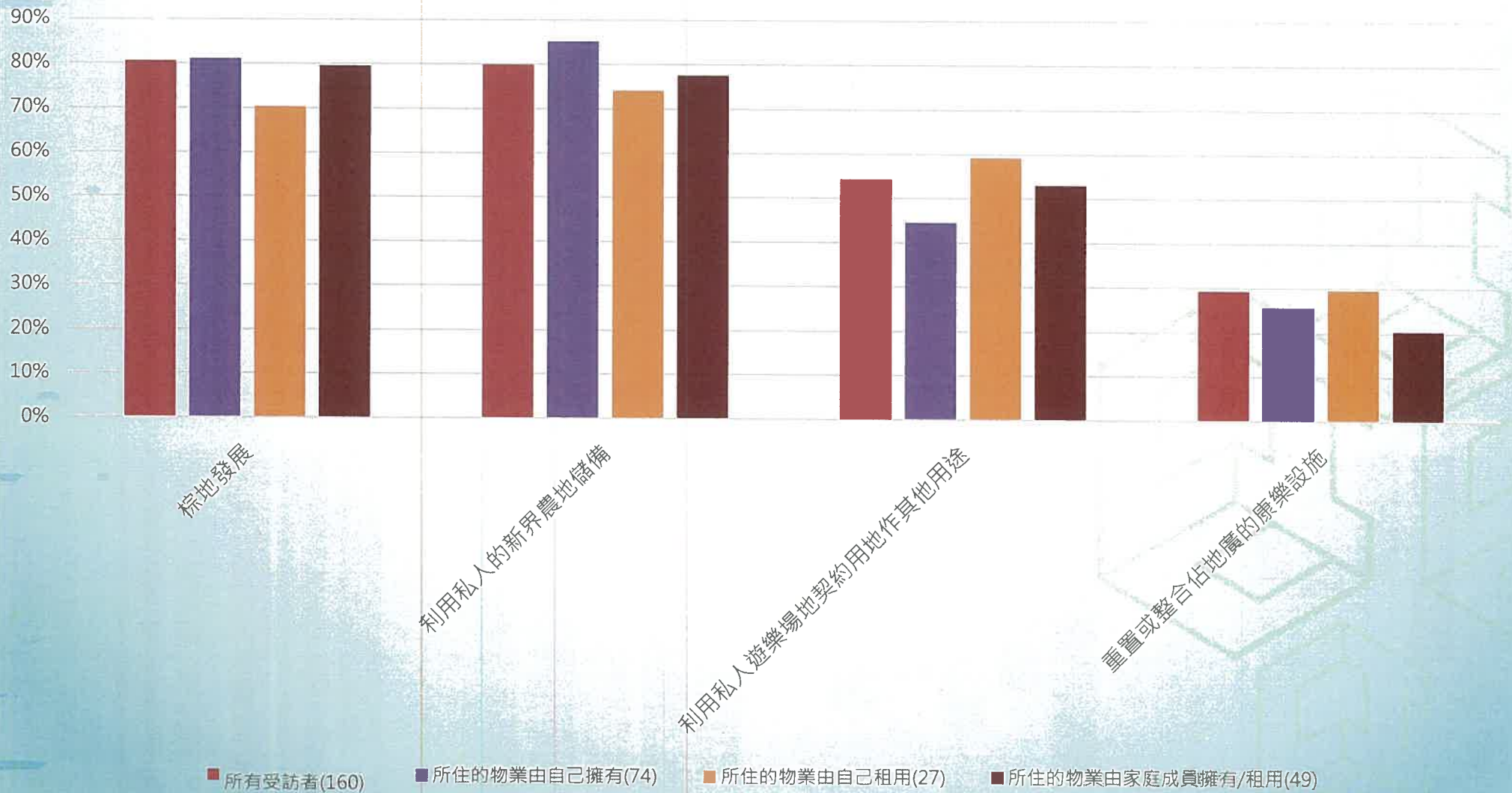
短中期選項 -
於未來大約10年內提供額外土地

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建議方案	估計額外土地面積 (公頃)	建議方案	估計額外土地面積 (公頃)
棕地發展	110	利用私人遊樂場地契約用地作其他用途	60
利用私人的新界農地儲備	150	重置或整合佔地廣的康樂設施	3

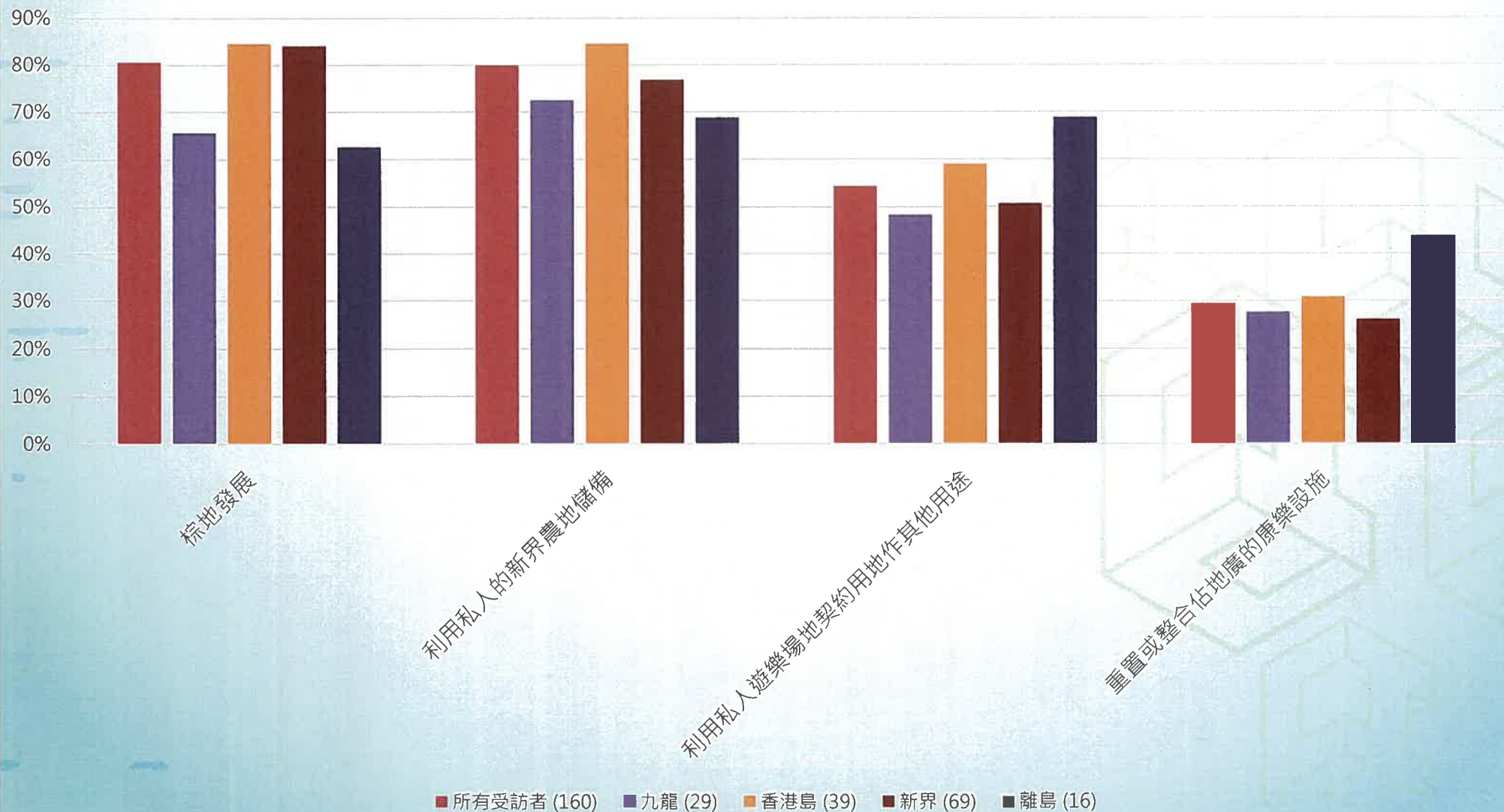
短中期選項 - 於未來大約10年內提供額外土地



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短中期選項 -

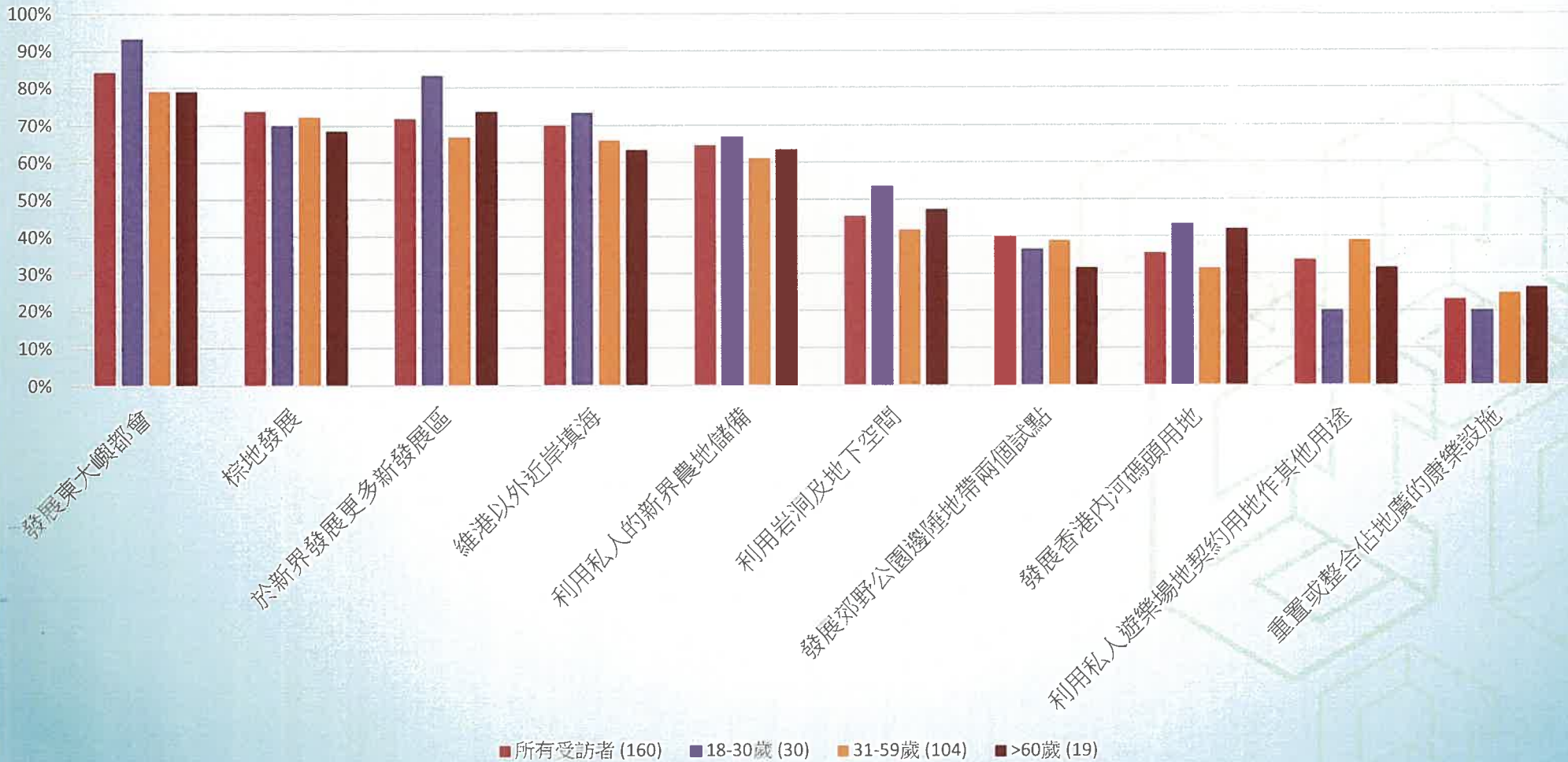
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中長期選項 -
於未來大約10至30年內提供額外土地

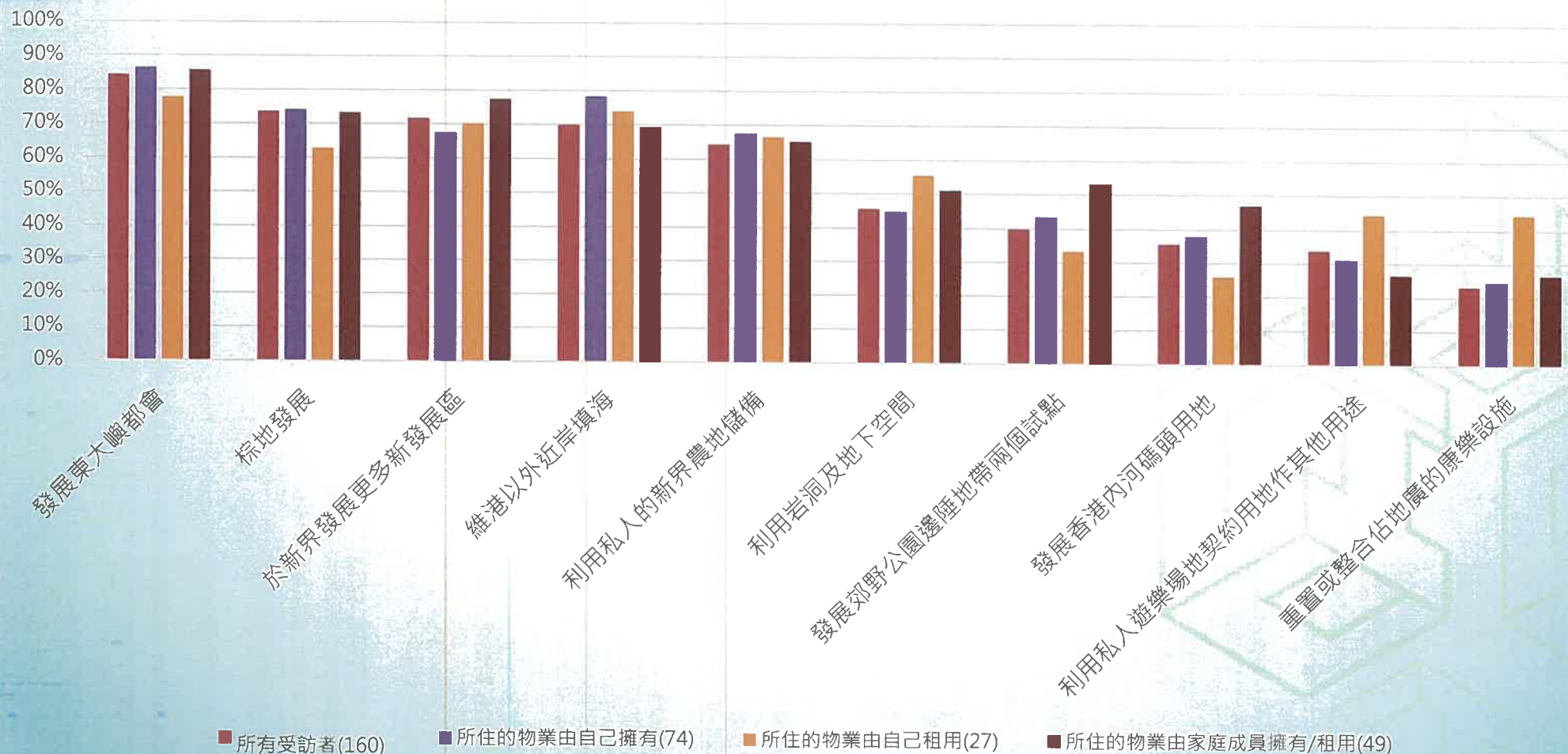
中長期選項 - 於未來大約10至30年內提供額外土地



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發展東大嶼都會	1 0 0 0	利用岩洞及地下空間	4 0
棕地發展	2 2 0	發展郊野公園邊陲地帶兩個試點	4 0
於新界發展更多新發展區	7 2 0	發展香港內河碼頭用地	6 5
維港以外近岸填海	4 5 0	利用私人遊樂場地契約用地作其他用途	1 2 0
利用私人的新界農地土地儲備	3 0 0	重置或整合佔地廣的康樂設施	1 4

中長期選項 -

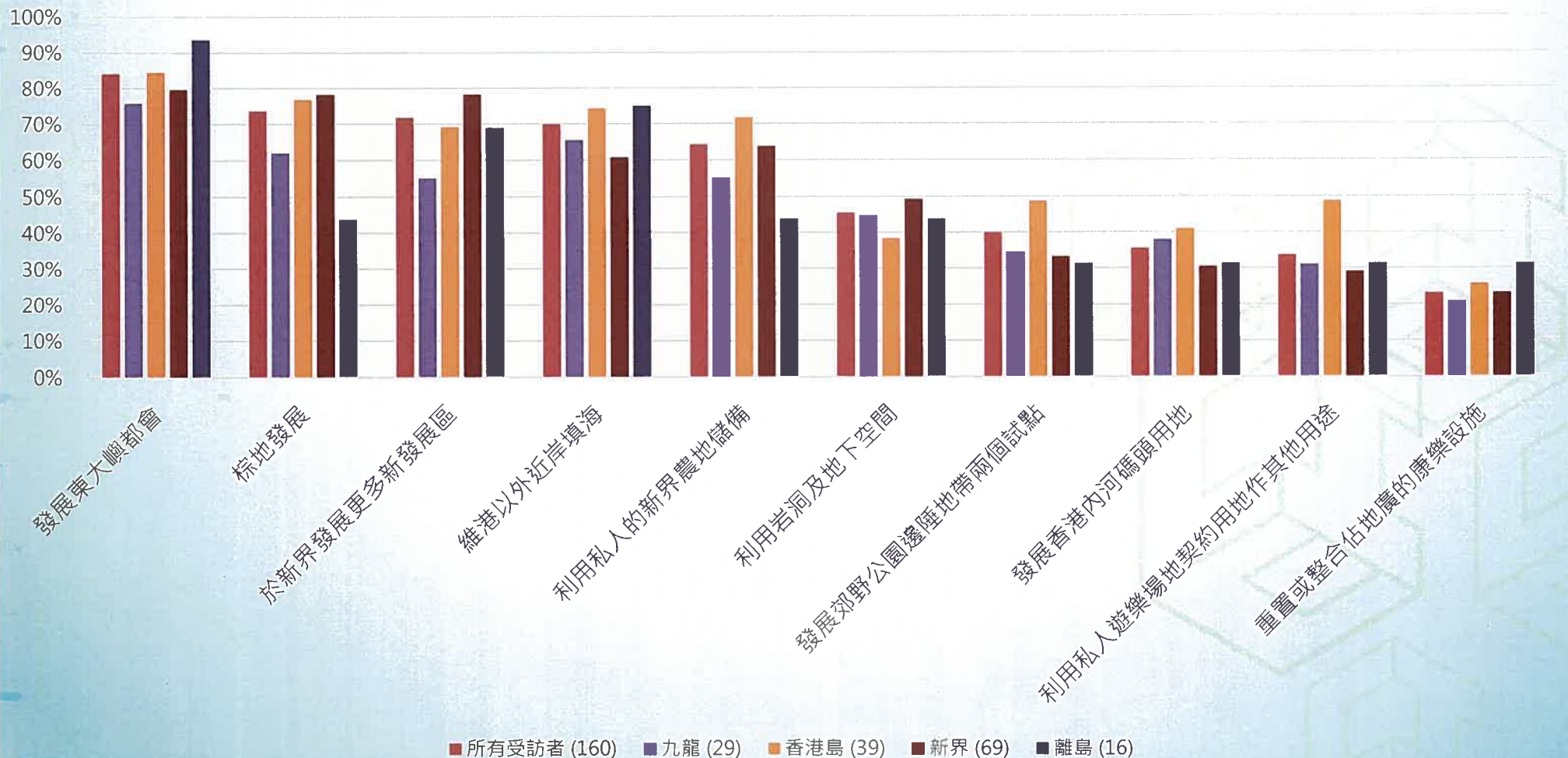
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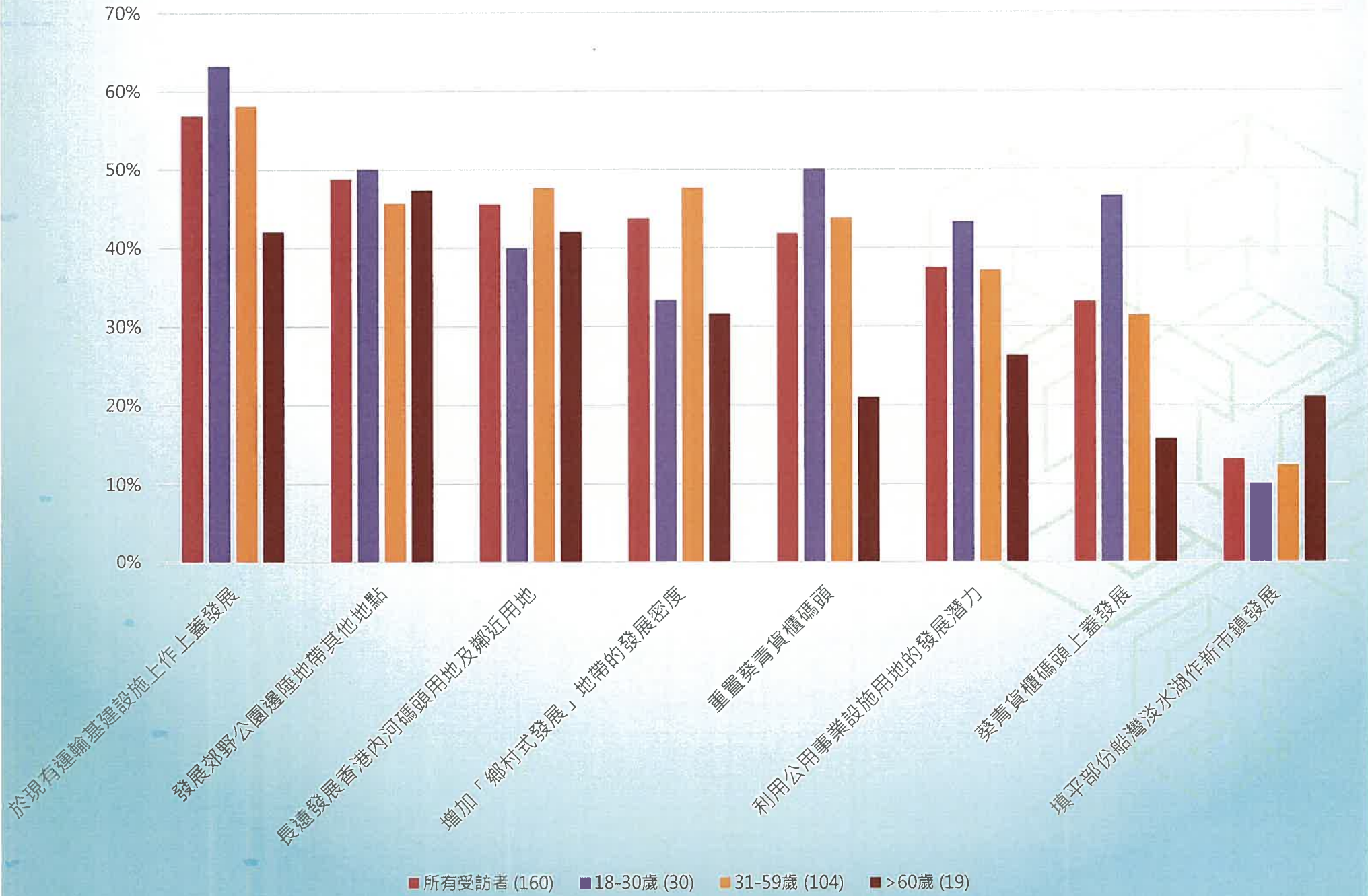
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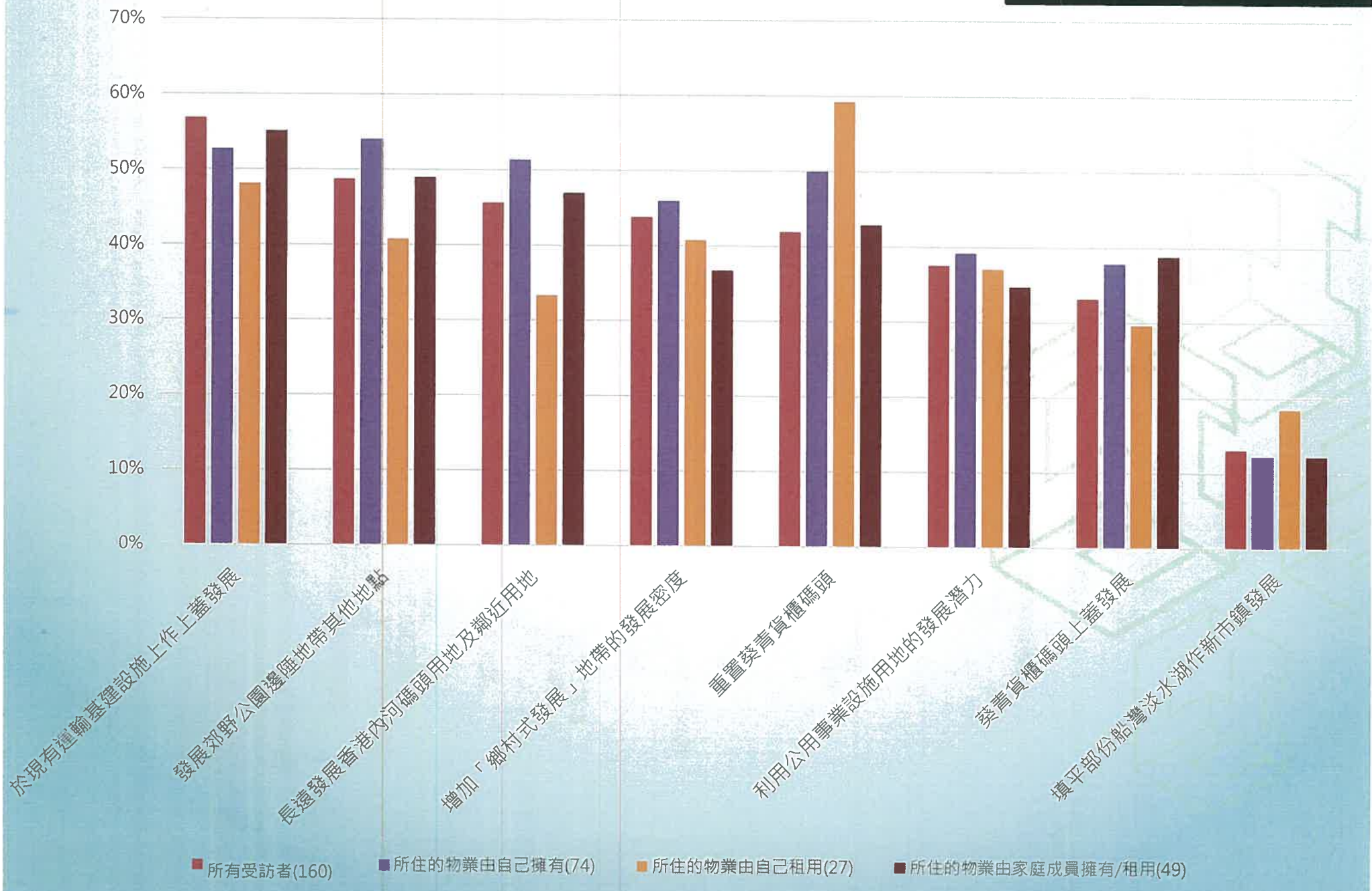
概念性選項

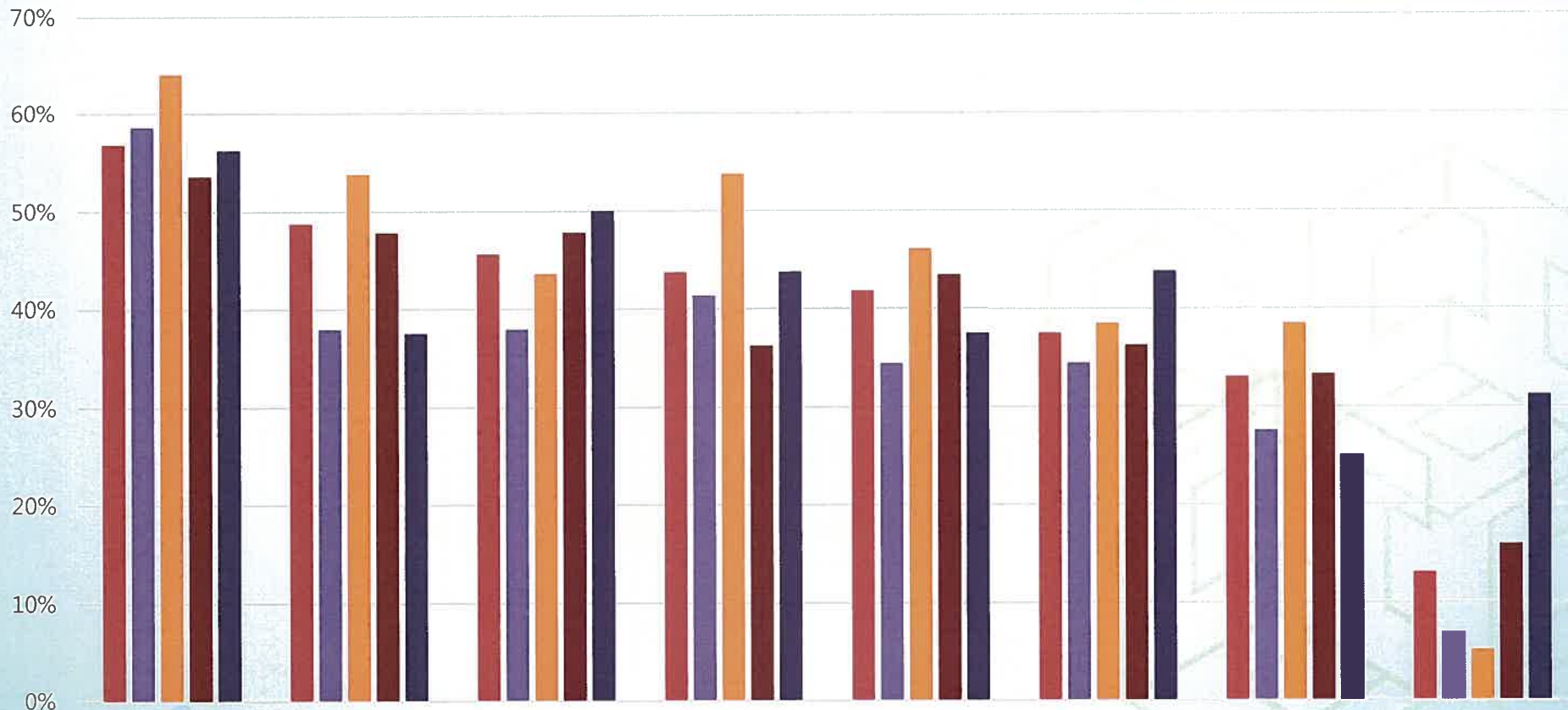




根據住屋狀況劃分

概念性選項





■ 所有受訪者 (160) ■ 九龍 (29) ■ 香港島 (39) ■ 新界 (69) ■ 離島 (16)

其他增加土地供應意見

	回應人數
提高地積比率、提升建築密度及放寬建築限制等	10
加快市區重建步伐/ 簡化政府審批程序	10
向中央政府借用發展土地/ 延伸中港邊界	9
活化/重新策劃工業、社區及公用閒置設施等	7
向上/向下規劃發展	6
取消丁權	4
其他 (如：改用堆填區用地、利用岩洞/地下發展公用設施等)	14
	60