

To: panel_dev@legco.gov.hk

From: kwok tung hung [REDACTED]

Date: 13/04/2019 12:46AM

Subject: Submission on Studies related to Artificial Islands in the Central Waters

Dear Sir/Madam,

I am writing to express my opinions on the artificial islands in the central waters. The proposal by the Government on artificial islands in the central waters had been highly concerned by the public in the purpose, cost and the usage of the artificial island.

The main purpose of Lantau Tomorrow Vision is to provide a long term solution to housing problem in Hong Kong by creating additional land for development. Housing is always the topic to be focused on in the 21st Century. Hong Kong has the most expensive property price among the world while our average salary can never follow the uprising price. As a youngster born in the 90s, we can rarely afford our own flat without any help. We do not want the next generation face the same situation as us. In this point of view, I think Lantau Tomorrow Vision may provide additional land and hence more flats to citizens, in case Lantau Tomorrow Vision is still aiming at providing more housing opportunities after 30 years. However, the non-stop uprising of property price in Hong Kong is still a problem and I cannot foresee any trend to go downhill. I can imagine in the next 30 years, the property price will reach the level that we never afford. What will the artificial island become at that time? A heaven for the rich but never be open to the one who needs it. What makes me get a conclusion of this is that I cannot see any useful policy held by the government to help us in flats. We can see although the government held many policies on housing, there is still at least 50 person fighting for one HOS flat, and the number will only increase in future. Lantau Tomorrow Vision can help the one who need it only if this problem is solved. Or else it will only be a slogan which can never be achieved.

Cost is another problem to be concerned by the public. According to the information provided by the government, the estimated price for the project is around six hundred billions HK dollars which is the most expensive project since development of Hong Kong. Inflation is even not included in the estimation. The final price of the project may possibly reach one trillion HK dollars. The price is surprisingly high. The cost was suspected that it can be used in better ways. Some prefers provide housing at country park or negotiate with the land owners in New Territories will be more worth. In my point of view, reclamation can provide additional land. It is the most valuable part of the scheme. Land in Hong Kong is limited and it will soon be used up. We

need to explore new way for development. Although the current construction method of reclamation may have a lot of side effects, like the high cost and the pollution to the environment, we need to explore the feasibility of the scheme. I know the engineers have been using other methods in Lantau Island Development that could reduce the construction cost and the environmental impacts. Indeed, invention is always be created when they are needed. The large project will stimulate the construction companies to improve their construction methods.

To conclude, i think Lantau Tomorrow Vision is worth to try, but still there are many problems awaited to be solved in order to achieve the target. I look forward for the government to propose policies assist in solving the housing problem in Hong Kong.

Regards,
K.T. Hung