



香港地貌岩石保育協會  
Association for Geoconservation, Hong Kong

## 香港地貌岩石保育協會對於開放郊野公園作為住宅用途的回應

今天南華早報報導香港理工大學建築及房地產學系許志文教授的言論，看後令人十分失望。如果這真是他的想法，我認為他需要走出象牙塔，我願意親自作導賞，讓他看看我們美麗的郊野公園和地質公園。

與新加坡、上海或世界其他大城市相比，香港能夠保留 40%的土地為自然保育地是非常獨特的。我們為香港可以貫徹「城市中的大自然」的概念而感到自豪。

如果他那種將混凝土和鋼筋充斥全港的想法付諸實踐，香港的獨特性和令我們引以為豪的優點亦將隨之消失。解決人口增長問題和吸納中國投資者的資金，其實有很多其他辦法，例如改善和重新開發舊區和工業區，就可以增加房屋供應量。令人震驚的是：許教授的意見只會使香港市民感到他毫無責任感，毫無可持續的城市發展概念。

吳振揚

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## Build more flats on rural land, professor suggests

Ng Kang-chung

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More of Hong Kong's countryside should be opened up for the building of more flats to cool the property market, an academic proposes.

Speaking at the RTHK City Forum in Victoria Park yesterday, Professor Eddie Hui Chi-man of Polytechnic University's department of building and real estate (details below article) said residential areas covered less than one-tenth of Hong Kong's land.



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"Much of our land has not yet been developed. Our town planning should be aimed at meeting the needs of society," he said.

**"We could look into rezoning agricultural land. We could also look at the country parks or industrial areas in the city.**

"With population growing, the housing needs of people will also increase. If the housing problem is not properly addressed, this can become a time bomb."

Forum speakers agreed urgent action was needed to address the problem of soaring property prices but had reservations about the suggestion that non-locals should be banned from buying flats.

James Tien Pei-chun, a mid-tier developer, said the government should require developers to build flats of specific sizes for sale to first-time local homebuyers.

Michael Choi Ngai-min, a Housing Authority member and chairman of Land Power, said the government should resume the Home Ownership Scheme, which was scrapped in the early 2000s to shore up the private property market during a recession.

In its latest attempt to cool the market, the Hong Kong Monetary Authority announced last week cuts in mortgage loans for homes.

And targeting non-local buyers, banks are required to reduce by at least 10 percentage points the maximum loan-to-value ratio they offer on all mortgages - including for residential, office and commercial property - to those whose major income is not derived from Hong Kong.

The government also plans to put eight sites on sale in the next quarter.

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