

漢

中文基本功

朝鮮讀作潮仙 已逾千五百年

香港兩個電台，在粵音上打對台（如朝鮮一詞，港台讀潮仙，商台讀潮仙），已成港人閒談資料。近有心水清者指出：九月廿八日下午一時三十八分，港台讀朝鮮一詞，與商台一樣（讀成潮仙）。這勾起了我六十年來的回憶。

朝鮮一詞，港台以前是讀潮仙的；其中陳弓在港台講古，除了朝字讀潮，鮮字還讀洗呢！不過，港台一般成員，讀潮仙，經歷了一個長時期，相信老聽眾記得吧！

香港傳媒，何時開始將朝鮮讀成招仙？已記不清楚了，只記得上世紀八十年代，無線電視就這麼讀。不知可是「正音」人士的傑作？後來，無線讀潮仙，與亞視、商台無別；現在只有港台同有線電視讀招仙。

朝鮮一詞讀作潮仙，可以追溯到一千五百年前裴駰的《史記集解》。到一千三百年前，司馬貞在

《史記索隱》說得更清楚：「朝，音潮，直驕反。鮮，音仙。」此後，凡史籍與官方文獻皆依之。今天粵語朝鮮一詞讀作潮仙，亦以此為據。

朝鮮改讀招仙，則是臨近二三百年的事。由於《康熙字典》編者不諳漢字源流，看不到由不送氣送氣的千百音例，因而對《史記索隱》「直驕反」三個字有所誤解，將朝鮮的朝，當作朝早的朝的同音字（用昭字註音，而這個昭字不像粵語讀超，要依北音讀招）。

在香港，主張朝鮮讀招仙的，顯然是不讀歷史的字典派。他們只知流行較廣的《康熙字典》，不知比較生僻的兩部古書，早已為朝鮮一詞的讀音定調，且為歷代文獻所依循。

今天，說的道理好像簡單，已經參考過幾十部古書了！

容若

通識新世代

放眼天下

Housing market must be regulated timely and resolutely

Editorial

Recently various sectors in Hong Kong have expressed their deep concerns with the sharp increase of housing prices. The SAR Government, noticing changes in the property market, also begins to act in response. This is a good beginning. The crux of the matter lies in whether the government will be able to act timely and resolutely by launching essential and effective measures to curb the property market bubble before the bubble forms or right when it just begins to form. Only in this way can worries in society be eliminated and long-term economic development ensured.

Days ago, in response to public concerns with soaring housing prices, Chief Executive Donald Tsang Yam-kuen said that the government would closely monitor the property market and never let its guard down and allow substantial price fluctuations, and when necessary, the government would optimize land supply as one of its countermeasures. Secretary for Development Carrie Lam Cheng Yuet-ngor yesterday further responded that the government might talk with the MTR on putting up some MTR sites for early tender, such as those in Nam Cheong and Yuen Long. The government might also consider to convert for residential use some land sites in northwest New Territories, as well as some government, institutional and community land sites. If such measures could be implemented as early as possible, the increase of supply will help curb housing price hikes to prevent the formation of market bubble.

Obviously, the SAR Government should act as early as possible so as to curb speculation on housing by changing market expectation. Government intervention may cause market volatility, but the market will stabilise afterwards and develop in a more healthy and reasonable way. Bubble inflation due to government's inaction or delay in taking action will cause not only fluctuation in housing prices but also a shock to the property market, and hence to the whole economy as well. Therefore, of the two consequences, one must choose the less harmful one. From the perspective of economic management and macro-economic adjustment and control, the government has the responsibility to stabilise the property market and guide it to healthy development. Besides such a general responsibility, the government also has a specific responsibility: everyone knows well that the government has always intervened in the property market with a powerful [visible hand], exerting enormous and direct influence on the market through land and housing supplies, regulations, taxation and charges, and financial supervision, etc. Therefore, the crux of the problem is rather how the government should make use of its visible hand than whether it should control the property market with such a long-existing visible hand.

As a matter of fact, Hong Kong government has already accumulated considerable experience in regulate the property market with its visible hand, so much so that it can be called a master in this regard. Under Hong Kong's dollar-peg system, it is difficult for the government to use any monetary policy instrument (such as increase of interest rates) to cool down the market. But there are many other options such as to increase land supply, to build more flats under the Home Ownership Scheme, to increase the down payments for housing mortgage and to raise stamp duty rates. The crux of the matter lies in government's judgment of the situation and public feelings - we hope no more serious mistake would be made in this regard. Carrie Lam's proposals, such as to increase land supply, are correctly orientated to deal with the problem. The question is whether they could be launched in time to be effective.

The current debate whether the government should continue land sale by application or resume regular land auctions is, in essence, about the operation of the visible hand. With flexibility, either system can be effective to increase land supply. On the other hand, if the government insists on a high land-price policy, land supply can only be curbed under either of the systems. Therefore, it is the government which is truly in control.

The Policy Address delivered by the Chief Executive earlier also put forward some new policies which may also affect land supply. How these policies will be implemented deserves attention. One of the policies is to release the potential of industrial buildings, encouraging the redevelopment or conversion of them by owners. This will increase the supply of land for non-industrial use and supply of residential flats, which will surely help curb market bubble and optimize the efficiency in use of land resources. But the policy must be implemented carefully so as not to benefit owners in sacrifice of interests of tenants, particularly those tenants from new industries. Otherwise, it would be in conflict with the policy to boost new industries. Another new policy is to promote urban conservation especially the conservation of Central. The government must strike a good balance between conservation and development. Land in Central is extremely expensive and must be carefully put to good use. Prices and rentals of office space in Hong Kong's Central are among the highest in large cities all over the world for a long time. This already has a negative effect on development. The situation may become even worse if land price in Central goes up further because of less supply due to conservation. It must never be forgotten that Shanghai and other neighbouring cities are busy developing their central business districts (CBD) with plans to turn themselves into international centres of various services. As a result, Hong Kong is facing increasingly intensive competition. Never must we let down our guard.

20 October 2009

WORDS AND USAGE

- 1 Curb (v.) - To control or limit something that is not desirable. Examples: 1. The Chinese government must act to curb rampant official corruption. 2. You must curb your spending. 2 Let one's guard down (idiom) - to stop guarding oneself against trouble; to relax one's vigilance. Examples: 1. He never lets his guard down because he trusts no one. 2. Don't let your guard down. 3 Put sth up for (phrasal verb) - To offer something for some purpose. Examples: 1. The house has been put up for sale. 2. Why did Sally put up her new-born baby for adoption? 4 Orientated (adj.) - Directed towards or interested in something. Examples: 1. The industry is heavily orientated towards export market. 2. She is very family orientated. 5 Put sth to good use (idiom) - Benefit from using something. Examples: 1. He will be able to put his experience to good use in his new job. 2. The pianist put his talents to good use for the charity.

社評

港府應及時果斷調控樓市

近日本港各界對樓價飆升深表關注，港府亦開始感到形勢有變，便作出了一些積極的回應。這是個好的起步，關鍵在於今後能否及時果斷行事，推出實質有效措，在樓市泡沫未發或初發階段加以抑制。只有如此才能從根本上解除社會的疑慮，並保障經濟的發展遠景。

特首曾蔭權日前在回應市民對樓市的關注時，指政府將密切監察情況，不會掉以輕心和讓樓價大幅波動，有必要時還會優化土地供應機制以為對策。昨日發展局局長林鄭月娥又作出更具體的回應，指出政府可與地鐵磋商，加快推出西鐵如南昌及元朗站的上蓋物業，同時又會研究把新界西北區土地，和改變一些社團及政府土地規則，作為興建私人住宅之用。這些政策如能及早落實，將可由增加供應來舒緩樓價上升壓力，從而防止泡沫的生成。

顯然，政府行動必須盡早，希望可由改變市場的預期來抑壓炒風。政府出招或會引起樓價波動，但稍後將回復平穩，並將使市場發展更為健康合理。如不出招或延遲出招，讓泡沫發大時，後果將不止是波動而是震盪，對經濟也會造成衝擊，因此兩害必須取其輕。從經濟管理及宏觀調控角度看，政府本有責任穩定樓市並引導其健康發展。在這一責任外，還有特別責任：誰都知道政府一直對樓市實施強力的有形之手干預，可從土地及住宅供應、法規、稅費、金融監管等各方面，對市況發揮巨大而直接的影響。因此問題不在於應否以有形之手控制樓市，而是如何運用這早已存在的有形之手。

事實上多年來，港府已累積了不少由調控有形之手來左右樓



天匯的驚人樓價引起社會關注

市走勢的實戰經驗，堪稱個中高手。在聯繫匯率下，當局難以採用貨幣政策（如加息等）來冷卻市場熱度，但仍有很多其他很多可用方法，如增加土地供應，增建居屋，和提高按揭成數及印花稅等。因此關鍵是政府對形勢及民情的判斷，希望在這方面不要有嚴重誤差。林鄭月娥提出的一些增加土地供應建議，乃對症下藥方向正確者，問題是能否及早見到實效。對政府應否實行勾地制或定期賣地制正多爭議，其實關鍵在於有形之手的操作：如能寬鬆處理則不同制式均可有效增加土地供應，但如實行高地價政策則不同制式都可用來抑壓供應。當局是名副其實的操之在我。

日前施政報告也提出了一些可以影響土地供應的新政策，如何實施同樣值得關注。其一是活化工廠大廈，政府將以優惠措施，鼓勵業主通過重建或改裝來更改用途。此舉可以增加非工業用地及樓宇的供應，對抑制樓市泡沫將有所貢獻，還可地盡其用而提高效益。但又必須小心處理，要防止益了業主苦了租戶，特別是那些新興產業的租戶，否則將與推動產業發展的政策相矛盾。另一新政是推動市區尤其是中環的保育。政府必須在保育與發展間取得恰當平衡。中環旺地寸金尺土，尤須善加利用，香港中區商業樓宇的價格及租金昂貴，長居世界大城市前列，對發展已造成不利影響，如因保育再減用地而迫升地價，則情況將更差。切勿忘記上海及其他周邊城市，都正大力發展中央商業區，並計劃建成各種國際服務中心。由此帶給香港的競爭壓力日大，故絕不能掉以輕心。

大公報社評 2009/10/20

打工7.6年才夠買一單位

本港樓價一直高企，港島複式住宅「天匯」最高層的「88」樓B室，盛傳買家為該豪宅發展商恒基地產副主席李家誠，擬以呎價10萬元天價購入，以面積8,000呎計，成交價達8億元，再創全港分層樓價最高紀錄，亦高於現時世界分層住宅最高呎價紀錄保持者、倫敦海德公園1號頂層的實用面積呎價6000英鎊（約7.3萬港元）。

港府數據顯示，目前普通市民供樓能力相當於20年平均數，以其樓價與市民收入的平均計算，1997年高峰時期，以入息中位數計數，兩名市民要12年的收入才可以買到一個單位，目前兩名市民7.6年收入便可買到。因此，現時市民供樓負擔比1997年高

峰期水平為輕。按揭轉介分析師指出，現時樓市的槓桿情況不嚴重，平均供款佔收入比率只有約29%，較1997年相差很遠。

本港首季私人住宅供應量，創2004年以來的新低，建築中連同一手貨尾單位只有4.7萬個。首季私人樓宇供應數據顯示，在今年9月底，全港一手貨尾單位跌至只有7000個，比上一季尾減少1000個。

目前香港中產住宅樓價，和1997年10月高峰時期相差約15%，比如港島南區置富花園和1997年高峰時期，樓價相差18%，東區杏花邨相差32%、太古城相差11%，有些新樓盤的價格更相差48%。

通識記憶體



五星級英文



The Art of Lin Fengmian (1)

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How to ensure the readers see what the writer wants them to see is always a difficult thing, because the writer does not know whether the readers have the necessary knowledge and cultural background to enable them to see something through words.

I have written about an exhibition: The Art of Lin Fengmian at the Hong Kong Museum of Art. This is a good example: to appreciate Lin Fengmian, one has to know both Chinese and western art.

This painter, Lin, had studied the masterpieces of western artists, so I decided to mention the artists who might have influenced him. For those who are familiar with the names, they might immediately have pictures in their minds showing images, depending on how much they like those artists.

There is a chance that the readers have not seen the works of the artists I have named. But I chose, in the story, not to go into details. If the readers are interested, they can go to a library and get a book about western art.

This exhibition shows how Hong Kong has contributed to the making of a great artist. Had Lin Fengmian not come here in 1978 to paint for more than a decade, he might not have escaped the shadows of western masters such as Cézanne, Matisse, Picasso and Sisley.

His works executed in Hong Kong are particularly inviting. Lin transcended the sadness he'd felt on the mainland, where he had been imprisoned for four years during the Cultural Revolution.

Born in 1900, Lin was trained in France from 1919 to 1926. In 1928, he founded the National Academy of Art in Hangzhou, which trained many great Chinese artists.



世「數」社經

中國「保八」游刃有餘

國家統計局上周公布了國內生產總值數據，2009年首三季生產總值初步測算為217,817億元，按可比價格計算，跟去年頭三季比較（同比）增長了7.7%；今年首季增長為6.1%，次季增長為7.9%，第3季增長8.9%，第4季只要增長9.1%或以上，年初「保八」的目標便可輕易達成。按季度趨勢，應不止「保八」吧！

金融海嘯後，歐美市場收縮，國家預見外貿勢必大幅下降，出口總額減幅更幾達一半；幸好，中央政府先知先覺，坐言起行，由國家注資，拓闊基建層面，增加內需，啓動內需產品計劃，由城市到鄉鎮，雖或外貿收縮，但內銷平穩增

長，以家電及汽車類為主打，平均增長為25-30%。

鄉鎮居民收入持續增長達10%以上，扣除價格因素，實際也增長了9.2%，間接令內需產品增長。

固定資產價值也是經濟增長火車頭，其中基礎設施投資增長52.6%，鐵路運輸業增長87.5%，道路運輸業增長50.7%，衛生、社會保障和福利業增長72.9%，房地產開發投資增長17.7%。

當全球經濟負增長之時，中國一枝獨秀，是否反映自由經濟其實在某個時空不及計劃經濟般實際呢？

專業教育培訓顧問 呂康