

社評
雙語道

樓價與經濟脫節 從速開發增供應

Increase supply to stop home prices surging amid economic downturn

原文

疫情持續，本港經濟復甦言之尚早，樓價卻迫近高位，全港50個指標屋苑樓價連升四個月，達到近21個月新高。樓價與經濟狀況和市民平均收入脫節，固然有環球央行放水、大宗商品價格高企的原因，本港土地房屋供應長期不足，亦令樓價易升難跌。政府實在有必要突破框框，通過加快土地開發速度、合理提升地積比、拓展公私營合作混合發展等手段，保持樓價平穩，滿足市民置業安居的需要。

最新的中原城市領先指數CCL報183.68點，按周升0.23%，成為2019年9月後約20個月的新高，與2019年6月底錄得的歷史高位僅相差約3.6%。利嘉閣最新研究報告則指，全港50個指標屋苑於上

月平均呎價達15,268元，較3月再升1.2%，連升四個月並達到近21個月新高，已經貼近2019年年中修例風波爆發前的高位。

美國近日公布4月消費物價指數(CPI)年升4.2%，增幅是12年新高，在環球市場擔心高通脹蠶食購買力的情況下，勢必進一步推升資產價格。市場預期，隨着疫情逐漸穩定和失業率下降，樓價可能在未來數月續見新高水平。

經受修例風波和持續一年多的疫情衝擊，本港樓市高燒不退，一方面是因為以美聯儲為首的環球央行持續實行寬政策救經濟，至2020年底僅美聯儲已「放水」7萬億美元，香港銀行「水浸」無可避免，從而導致與樓按相關的拆息維持在極低水平，增加市民購置物業令資產保值的誘因。

另一方面，就是眾所周知的本港住宅供應遠追不上需求。據屋宇署統計，去年私宅動工量只有6,704伙，是6年新低；而過去3年的私宅動工量已由2015年至2017年的介乎1.8萬伙至2萬伙，大幅萎縮至2018年及2019年的不足1.3萬伙，去年更挫至不足1萬伙水平，預計最快2023年私宅供應便會出現斷層。供求失衡，市民擔心越遲買樓越貴，爭相入市，進一步推高樓價。

本港用作住宅用途的土地只佔整體土地7%，雖然目前有不少尚待開發的土地，但長期以來土地發展進度遲緩。土地專責小組早年的諮詢文件提及，本港生地變熟地的造地過程需時11年至14年。不少機構、社會人士都呼籲，政府應拆牆鬆綁，加快土地開發速度，增加供

應。

目前新界土地的發展受到土地用途和規劃所限，不能以更高的地積比以提供更多住宅單位，限制了土地的發展潛力。早年社會上已提出混合發展模式、提供資助自置居所的方案，容許以較高地積比將土地批予發展商，但規定發展商要建設一定數量的資助房屋，售予合資格的市民。這既能增加私樓供應，也能照顧低收入中產家庭的置業需求。

土地房屋是本港的深層次矛盾，關係到民生福祉和社會穩定，政府實在應該拿出魄力和決心，從善如流採納可行建議，簡化土地發展程序，提供更多普羅市民能負擔的房屋，讓市民安居樂業。

(摘錄自香港《文匯報》社評 2021-5-18)



樓價連升四個月，達到近21個月新高。資料圖片

Exercise

1. 地積比率 2. 公私營合作 3. 購買力 4. 量化寬鬆 5. 中央銀行

1. plot ratio 2. public-private partnership (PPP) 3. purchasing power 4. quantitative easing (QE) 5. central bank

Answer

譯文

It is still too early to talk about economic recovery in Hong Kong as the Covid-19 pandemic continues. However, property prices have already returned to historical high levels, as prices of 50 indicator private housing estates have reached a 21-month high while being on the rise for four consecutive months. It is undeniable that high commodity prices and central banks injecting liquidity into global markets have both played a part in driving property prices out of line with economic conditions and the average income of citizens. However, the long-term shortage of land and housing is also a crucial factor that has led Hong Kong to its current predicament. The government should think out of the box and stabilise the property market by speeding up land development, reasonably increasing the plot ratio, and expanding public-private partnerships, so that the citizens' needs for homeownership could be met.

Reported at 183.68 points, the latest Centa-City Leading Index (CCL) rose

by 0.23 per cent week-on-week to a 20-month high since September 2019, only about 3.6 per cent away from the historical high recorded at the end of June 2019. According to the latest research report by the local real estate agency Ricacorp, the average price of the 50 indicator housing estates in Hong Kong also rose for the fourth consecutive month by 1.2 per cent compared with March, reaching a 21-month high of HK\$15,268 per sq ft last month. The price level is nearing the historic high recorded just before the outbreak of the anti-government protests in mid-2019.

The Consumer Price Index (CPI) for April released recently by the United States climbed 4.2 per cent year-on-year to a 12-year high. As markets around the globe worry about diminishing buying power due to inflation, asset prices are set to surge further. The market expects that as the pandemic stabilises gradually and the unemployment rate declines, property prices may continue to reach new highs in the coming few months.

Hong Kong's housing market has remained white-hot despite the impact of both the anti-extradition law amendment protests and over a year of Covid-19 pandemic. On the one hand, it is because central banks around the world, mainly led by the US Federal Reserve, continue to implement quantitative easing policies to save the economy. By the end of 2020, the Federal Reserve alone has injected US \$7tn into the global economy, and banks in Hong Kong are "flooded with cash". This has caused mortgage-related interest rates to remain at a very low level, increasing the incentive for the public to buy properties to preserve the value of their assets.

On the other hand, it is due to the well-known fact that the supply of housing in Hong Kong is lagging far behind the demand. According to figures from the Buildings Department, the number of private flats which have commenced construction last year was only 6,704, which is a six-year low. The number of private housing that commenced construction in the past three years has shrunk significant-

ly from around 18,000 to 20,000 units during 2015-17, to less than 13,000 units during 2018-19. The number took a worse turn and slumped to less than 10,000 units last year. A supply gap on private housing is expected to hit the market in 2023 at the soonest. As the imbalance between supply and demand persists, citizens flock to buy homes with the perception that the later they enter the market the more expensive it would become, driving up home prices even further as a result.

The land used for residential purposes in Hong Kong only accounts for 7 per cent of the total land. Although there are quite many plots of land to be developed, progress has been slow for a long time. Early consultation papers written by the Task Force on Land Supply mentioned that it would take 11 to 14 years to turn "potential sites" into "disposable sites". Organisations and various stakeholders have called for the government to remove barriers to speed up land development and increase supply.

At present, land development poten-

tial in the New Territories is restricted by land-use policies and planning due to plot ratio limits. In response to this, there had been suggestions for the government to adopt a mixed development model that could provide subsidised housing. Development projects could be given a higher plot ratio under this proposal, but developers would be required to sell a certain number of units to qualified citizens as subsidised housing in return. This can not only increase the supply of housing in the private market, but also cater to the homeownership needs of low-income and middle-class families.

The shortage of land and housing is one of the deep-rooted contradictions that affect the livelihood of the people of Hong Kong and the stability of the society. The government should demonstrate its vigour and determination in following feasible suggestions. Land development procedures should be simplified and more affordable housing should be provided to the general public, so that the people can live in peace and work in contentment.

颱風襲港破壞多 有錢更能防天災

歷史今昔

筆者生於上世紀八十年代的香港，其時香港已經歷上世紀七十年代的經濟起飛，許多事物已經進入新時代。可是，作為歷史愛好者，對老香港的喜愛從未退卻。由羅啟銳執導的《歲月神偷》是一個發生在上世紀六十年代的香港故事，充滿了老香港味道，例如蹲在街邊吃街頭小食、古舊的上海飛雙鋪、天台小學和需要月供的月餅會等等。

不過，這些都不是這些筆者今天想討論的話題。《歲月神偷》電影每一幕均在情理之中，但有一幕令人難以置信。當十號颱風「貝蒂」吹襲香港時，強風吹襲鞋店，父親羅生（任達華）和母親（吳君如）冒死爬上閣樓拉着屋頂以保家園。先不論此行為是否理智，單憑人為力量能抵住十號颱風的威力，實在令人難以置信。可是，電影並不需要為「寫實」服務，導演透過此誇張手法，表達父親保護家園的人物形象和渲染感情，至少令筆者記憶猶

新，亦希望由此展開颱風的話題。

中國有關颱風的記錄，最先見於晉朝《南越志》的「悞風」記載，意指暴風之大使人畏懼，後又寫成「颶風」。至於颶風被稱為颱風，乃因誤寫。《六書故》記「颶」經常誤寫成「颶」，「颶風」粵語音近「颶風」，因此約定俗成後成「颱風」，直至今今。至於英語Typhoon，此語應來自古代希臘神話Typhon（百頭巨怪），後來英國人開始以Typhoon形容強烈暴風，影響至今。

香港天文台自成立以來（1884年）所記錄的強勁颱風之中，最強勁的是1962年的「溫黛」，最高陣風記錄達140海里每小時。1960年

的「瑪麗」懸掛時間最長，達到127小時25分。若就傷亡人數而言，1906年和1937年的颱風傷亡最為嚴重，1906年死亡人數約15,000人，1937年則約11,000人。

可能是年代久遠，港人對1962年「溫黛」的傷亡人數印象最為深刻，而事實上，溫黛只造成了183人死亡，388人受傷。

強勁颱風除了帶來即時的人命傷亡及財產損失之外，其所附帶的氣候現象亦會持續對社會造成傷害，如暴雨、嚴寒、酷熱、乾燥等，均會帶來社會問題。事實上，天災對低下階層的打擊最深，其中尤以以船為家的漁民為主要受害者，另外居住在木屋區（《歲月神偷》的主角一家便是住在木屋區）的貧苦大眾亦是另一受害者。

到了1970年代中期，香港經濟起飛，物質條件乃預防天災的重要前提。有了錢，政府就可以調撥更多資源予天文台預測天氣，居民可以逗留在安全的居所之中。1970年代中期後，強烈颱風所造成的死亡人數回落至雙位數，便是錢能解決問題的最佳證明。



●《歲月神偷》中主角拉着屋頂的一幕。

網上圖片

● 布安東（歷史系博士，興趣遊走於中西歷史文化及古典音樂。）



●「個人版天氣網站」可根據自己的需要，選擇自己最想知道的資訊。影片截圖

個人版天氣網站

氣象萬千

很多人都習慣用「我的天文台」流動應用程式或天文台網頁來查閱最新天氣預測，但大家又不知道，在天文台的桌面版或流動版網頁，其實可以按照個人需要來設定自己最關心的資訊，一個版面就看得清清楚楚？

所說的就是天文台「個人版天氣網站」。只要按下設定鍵，就可以揀選心儀的網站主題顏色，之後根據自己的需要和喜好，選擇自己最想知道的資訊，例如分區天氣、紫外線、本地天氣、九天天氣預報、定點降雨及閃電預報，或是雷達、衛星等天

氣監測圖像，日出日落（天文）和潮汐資料等。

當有天氣警告發出，或預料惡劣天氣即將出現時，部分項目會自動顯示，包括正在生效的警告、特別天氣提示、熱帶氣旋路徑等。

最近，天文台還加強了個人版天氣網站服務，新加入8種少數族裔語言，包括印度語、烏爾都語、他加祿語、印尼語、尼泊爾語、旁遮普語、泰語及越南語，提供包括天氣報告及警告、九天天氣預報、熱帶氣旋路徑等基本天氣資訊，讓不同族裔人士可更快了解最新天氣情況，在日常生活可以更有準備。

全新的個人版天氣網站，無論是桌面、平板電腦或手機，所需資訊一目了然。

●香港天文台（本欄以天文台的網上氣象節目《氣象冷知識》向讀者簡介有趣的天氣現象。詳情可瀏覽天文台YouTube專頁：<https://www.youtube.com/user/hkweather>。）

