



# 覓地建屋顯成效 有利青年置業

原文

摘錄自 10 月 26 日香港《文匯報》：特區政府公布的最新數據顯示，未來 3 至 4 年私人住宅一手市場供應持續維持在較高水平。數據反映特區政府多年來在覓地建屋方面的努力持續推進，令樓市供應穩定，供求比較平衡，樓價維持合理區間。在充裕供應下，政府將有能力兼顧不同的置業需求以平衡社會期望，因此新一份施政報告提出系列措施完善市民的置業階梯，包括增加出售資助房屋的比例，協助青年上流。相信隨着綜合措施落實，市民的生活環境會持續獲得改善。

本屆政府上任以來，通過多種途徑增加土地供應，包括發展新區域、活化現有土地以及鼓勵私人發展商參與公營房屋建設等，以緩解土地供應緊張的狀況，這些舉措已經漸見成效。根據房屋局的數據，截至今年第三季度，未來 3 至 4 年一手私人住宅潛在供應量約為 10.8 萬個單位，是連續 8 個季度維持在 10 萬個單位以上的水平。這表明中短期房屋供應依然充裕，市場供需關係趨向平衡。

長遠供應方面，發展局局長雷漢豪日前表示，未來 10 年香港將有 3,000 公頃熟地，其中 60% 位於北部都會區。這一龐大的土地儲備將為未來的房屋建設提供堅實基礎，確保房屋供

應的持續性和穩定性。

在房屋轉趨供應相對充裕的環境下，特區政府將有更大空間通過調整政策，完善分配，改善市民居住環境。

過往多年，本港私樓價格步步上升、長期高企，屬全球樓價最難負擔的城市之一，加上資助出售房屋以家庭為主要對象，令部分青年被迫選擇「躺平」申請公屋。這種現象對青年的人生規劃和社會發展都非常不利。房屋局局長何永賢日前表示，一直謹記青年置業夢，期望擴大房屋階梯的「中間部分」即資助出售房屋，協助青年上流。

目前公屋、資助出售房屋和私樓的比例是 5:2:3，何永賢透露，未來計劃調整為 4:3:3。事實上，新一份施政報告明確提出了支持青年購買資助出售單位的措施，包括下一期居屋單位的 40 歲以下白表青年家庭及一人申請者，可以分派多一個抽籤號碼；並由下一期白表居屋第二市場計劃起，增加 1,500 個配額，全數撥予 40 歲以下的青年家庭及一人申請者。加上政府早前將二居屋的按揭貸款保證期放寬至 50 年，令更多二手居屋可以申請高按揭成數，令相關市場活躍起來。

這些措施反映了特區政府對青年置業問題十分重視，期望採取切實措施，讓青年有更多置



●圖為香港北部都會區新田馬洲一帶的用地。

資料圖片

業選擇，改變青年上流難的問題。

當然，也需注意到，樓市的發展仍然受到多種因素的影響，包括經濟環境、政策調整、市場需求等。因此，特區政府在制定和實施相關政策時，必須充分考慮這些因素，確保政策的科學性和有效性，同時需要加強市場監管，防止樓市出現過度炒作和投機行為，維護市場的健康穩定發展。

解決土地房屋問題不可能一蹴而就，需要

持續的努力和投入。展望未來，隨着特區政府在增加土地和房屋供應上持續努力，一系列優化置業政策陸續實施，本港樓市有望迎來更穩健的發展。廣大市民應支持政府覓地建屋的積極舉措，加快北部都會區和交椅洲人工島的建設進度。相信在政府和各界共同努力下，本港的住屋問題可以逐漸得到有效解決，市民生活品質不斷提升，幸福感、獲得感更強。

## Proactive land identification for housing units boosts youth homeownership

譯文

The latest data released by the Government of the Hong Kong Special Administrative Region indicates that the supply of first-hand private residential properties will remain at a high level over the next three to four years. This data reflects that the Government's continuous efforts over the years in identifying land for housing production have led to a stable residential property market supply, more balanced supply and demand, and reasonable housing prices. With ample supply, the government will be able to cater to different homeownership needs to balance societal expectations. Therefore, the new Policy Address introduces a series of measures to improve the homeownership ladder for residents, including increasing the proportion of subsidised housing for sale to assist youth in upward mobility. It is believed that with the implementation of comprehensive measures, the living environment of residents will continue to improve.

Since taking office, the current government has increased land supply through various means, including developing new areas, revitalising existing land, and encouraging private developers to participate in public housing construction, to alleviate the tight land supply situation. These initiatives have gradually shown results. According to data from the Housing Bureau, as of the third quarter of this year, the potential supply of new private residential units over the next three to

four years is approximately 108,000 units, maintaining a level above 100,000 units for eight consecutive quarters. This indicates that short to medium-term housing supply remains ample, and the market supply-demand relationship is tending towards balance.

Regarding long-term supply, Secretary for Development Ms Linn Hon-ho recently stated that Hong Kong will have 3,000 hectares of "disposed sites" over the next ten years, with 60% located in the "Northern Metropolis." This substantial land reserve will provide a solid foundation for future housing construction, ensuring the continuity and stability of the housing supply.

With the housing supply becoming relatively ample, the Government will have greater flexibility to enhance the living environment of residents through adjusting policies and improving allocations.

Over the years, private property prices in Hong Kong have been rising steadily and remain among the highest globally, making it one of the most unaffordable cities for housing in the world. Additionally, subsidised sale of flats is mainly targeted at families, forcing some youth to go "goblin mode" and opt for public housing. This phenomenon is detrimental to the life planning and social development of young people. Secretary for Housing Bureau Ms Winnie Ho have stated that the dream of homeownership for youth has always been remembered, hoping to expand the "middle part"

of the housing ladder, namely subsidised housing for sale, to assist youth in upward mobility.

Currently, the ratio of public rental housing, subsidised housing for sale, and private housing is 5:2:3. Ms Ho revealed plans to adjust this ratio to 4:3:3 in the future. In fact, the new policy address clearly outlines measures to support youth in purchasing subsidised sale flats: young family applicants and one-person applicants aged below 40 with White Form status will be allocated an extra ballot number for the purchase of Home Ownership Scheme (HOS) flats from the next HOS sale exercise onwards; starting from the next White Form Secondary Market Scheme (WSM) exercise, the WSM quota will increase by 1,500, all of which will be allocated to young family applicants and one-person applicants aged below 40. In addition, the Government previously extended the mortgage guarantee period for second-hand HOS units to 50 years, enabling more second-hand HOS flats to apply for mortgages with higher loan-to-value ratios, thereby activating the relevant market.

These measures reflect that the Government attaches great importance to the issue of homeownership among young people, and expects to adopt practical measures to provide more homeownership options for youth and address the difficulty of upward mobility for young people.

Of course, it is also important to note that the development of the property market is still

influenced by various factors, including the economic environment, policy adjustments, market demand, and so on. Therefore, when formulating and implementing relevant policies, the Government must fully consider these factors to ensure the scientific and effective implementation of the policies. At the same time, it is necessary to set up market regulations to prevent excessive speculation and speculative behaviour in the property market, thereby maintaining the healthy and stable development of the market.

It is impossible to address the land and housing problem overnight, and sustained efforts and commitment are required. Looking ahead, with the Government's continuous efforts to increase land and housing supply, and the implementation of a series of policies to optimise home ownership, the local property market is expected to enjoy more stable development. The general public should support the Government's proactive measures in identifying land for housing development and accelerating the progress of the Northern Metropolis and Kau Yi Chau Artificial Islands. It is believed that with the concerted efforts of the Government and all sectors, the housing problems in Hong Kong can be gradually and effectively resolved, the quality of life of the public will continue to improve, and their sense of happiness and satisfaction will be stronger.

● Tiffany

## 體育評述藏語病

恒 大譯站

幾個月前有巴黎奧運，近來有世界盃短池游泳賽，我都看得不亦樂乎，但也不斷聽到體育評述員說運動員「寓賽於操」。究竟評述員想說什麼？我猜他們想表達的其實是「寓操於賽」：藉着比賽達到操練的目的。這種「寓A於B」的模式應用起來之所以會錯，就是因為搞錯了A跟B的關係。《新華漢語詞典》的「寓」字條目內有「隱含」的定義，而《現代漢語詞典》「寓」字下有「寓於」一詞，定義為「包含在（其中）」。「於」就是「在」，所以「寓A於B」的意思應該是「A包含在B中」，我們可以用實例來證明。

根據《重編國語辭典修訂本》，「寓教於樂」的意思是「在娛樂中寄託教育的作用」，「寓禁於徵」的定義是「加重捐稅，迫使自動停止經營，以達到禁止的目的」，而「寓兵於農」就是「人民平時在家耕種，戰時則當兵打仗」，可見都符合「A包含在B中」的用法。「寓工作於娛樂」就是「在娛樂中工作」，若想说「在工作中尋找樂趣」，那就應該改為「寓娛樂於工作」。讀者現在應能看出以下例子有何語病了：「前港隊運動員與學生打成一片，寓遊戲於教育。」

近來在體育評述中聽到的語病當然不止於「寓賽於操」，以下再談一些。有級別低的球隊跟級別高的球隊比賽，又或有排名低的球員與排名高的球員對壘，有些評述員會用「以下犯上」來描述，這恐怕不妥，即使當作「成語新用」也不好，因為「犯」指冒犯、違

## 動詞定義要看清

逆，顯然不適用於比賽，而且涉及階級觀念，有違體育運動的平等精神。

「大敗」「大勝」意思相同？

「錯失入球」、「錯失扳平」、「錯失晉身決賽」這些說法你聽過嗎？有什麼不對？問題在於錯失後接名詞而非動詞，所以以上三例都應該加上「機會」。

違反詞語用法模式的還有一個牽涉邏輯的說法，那就是「大敗」。究竟「甲隊大敗乙隊」是什麼意思？誰勝誰負？現在似乎有不少體育評述員不知道。他們知道「甲隊大勝乙隊」當然是「甲勝乙敗」，勝敗相反，那「甲隊大敗乙隊」順理成章指「甲敗乙勝」了！很可惜，語言有時候是不講邏輯、不那麼順理成章的，其實「甲隊大敗乙隊」跟「甲隊大勝乙隊」意思一樣！若要表達「甲敗乙勝」，須加上於字：「甲隊大敗於乙隊」。

最後談談體育評述中的「硬譯」問題。早就有人評論過，所謂的「閱讀球賽」是從英文的「read the game」來的，而read在這裏其實是理解、洞察、觀察等意思，所以「read the game」可以用中文的「洞察/洞悉/掌握球賽形勢」來表達。形容運動員「很有攻擊性」，完全是硬譯英文的「aggressive」而來的，中文說法可以是「很積極」、「很進取」。至於「勝得很有說服力」，實在不知所云，原來是英文的「convincingly」惹的禍，意思其實是「輕鬆勝出」。

● 池威霖  
香港恒生大學翻譯及外語學院高級講師

## 英語世界

語文運用，不時用到不同的修辭法，其中一種是比喻，中文有快如閃電、美若天仙等，用了如、若等字眼作出直接、明顯的比喻，叫做明喻，英文亦然，simile，即是明喻，用上as或like把要描述的概念與另一種東西作比較，語氣強化了，描寫亦生動了，一些比喻用多了便成為日常用語，當中一些頗為有趣。

慢slow，形容動作緩慢，速度很慢，最容易聯想到的比喻是(as) slow as a snail (慢如蝸牛) 或者 (as) slow as a tortoise/turtle (如烏龜/海龜般慢)。不過除了動物，也可以考慮以物質作比喻，(as) slow as molasses，糖蜜molasses是將甘蔗或甜菜等原材料提煉成白糖後餘下的產品，是棕黑色的黏稠液體，很黏、很稠、流動很慢的糖蜜molasses，比喻行動非常緩慢。

由於流動速度極慢，as slow as molasses 比喻做事或進展很緩慢，令人不耐煩。誇張一點，甚至會說 as slow as molasses in January (如 1 月的糖蜜般慢)，1 月是北半球最冷的月份，溫度低的情況下，糖蜜更加黏稠，流動就更慢了。

The new secretary is as slow as molasses. She is not very helpful.  
新來的秘書做事慢條斯理，幫不了忙。

Something is wrong with the network. The system is now slow as molasses.  
網絡一定出了問題，系統現在呆滯得很。

The service of the restaurant was as slow as molasses in January. Customers always complain.  
這間餐廳的服務慢吞吞的，常被顧客投訴。

天氣寒冷時，最好是裹在毯子裏，感到溫暖舒服，要形容這種舒適的感覺不容易，可以用這個比喻(as) snug as a bug in a rug (像毛毯裏的蟲子一般溫暖舒適)，snug是形容詞，是溫暖、舒適的意思，bug是蟲子，小昆蟲，rug是毛毯、厚毯子。這用語早期指的可能是寄生在毛毯中的衣蛾，但不管是什麼昆蟲，躲在毯子裏，就是安全、愜意。說as snug as a bug in a rug意思是像小蟲裹在毯子一般溫暖舒服，有時可以簡化成as snug as a bug。

Outside the temperature fell below zero. I stayed in my cosy hotel room, feeling snug as a bug in a rug.  
外面的氣溫降至零度以下。我窩在愜意的酒店房間裏，像毛毯裏的蟲子一般溫暖舒服。

The baby was as snug as a bug, sleeping comfortably in his cot.  
那嬰兒舒服地睡在嬰兒床裏，像毛毯裏的蟲子一般安穩。

The two sisters used to wrap themselves in blankets, snug as a bug in a rug, and watched TV together.  
那姊妹倆常常一起卷在毯子裏看電視，像毛毯裏的蟲子一般舒適愜意。

密切如匪幫 意為互相信任

除了形容行動和感覺的比喻外，一些比喻也用來形容人與人的關係。說一些人關係密切，可以幽默的說(as) thick as thieves (密切如匪幫)。這裏thick指的不是厚，而是親密、密切；thieves是賊人、小偷。賊子多時聯群結黨，聚在一起密謀非法勾當，談論不可告人的秘密，而且還有一套別人未必明白的暗語，所以同夥的賊人關係密切，彼此間沒有秘密。

說兩個人as thick as thieves，即是說他們非常友好，經常一起，可以互相信任，分享秘密；負面一點的意思，就是令人覺得他們隱藏秘密或在盤算一些計劃。

The two girls were thick as thieves when they were young. They studied, played and did almost everything together.  
那兩個女孩年幼時很親密，一起讀書，一起玩耍，幾乎什麼都一起做。

The pair has played in different competitions for many years. They should be as thick as thieves.  
這對雙打拍檔多年來參加了不同賽事，合作無間，彼此信任。

These politicians seem recently to be as thick as thieves. Who knows what they are up to?  
這些政客近日過從甚密，不知道他們在密謀些什麼？

這些有趣的比喻已成了慣用語，不難明白。假如要有創意，自創比喻，就必須確保借喻的事物適當，以免令人誤解。

● Lina CHU [linachu88@gmail.com]