



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

## **AGHK's response to opening up of country parks for residential developments**

It is disappointing to read today's SCMP's report about what Professor Eddie Hui Chi-man of Polytechnic University's Department of Building and Real Estate had said. If that is how he feels we should do in Hong Kong, I think he needs to get out from his ivory tower and I will personally guide him to see our beautiful country parks and geopark.

Hong Kong is unique when compared with Singapore or Shanghai and many other cities in the world because we are able to preserve 40% of our land as natural. We are proud of it because we can have the "nature in the city" concept effectively applied here.

If his idea of fully packing Hong Kong with concrete and steel is put into practice, it is going to take away Hong Kong's uniqueness and something we could be really proud of. There are many other ways of accommodating growing population and investment from the PRC investors such as upgrading and re-developing old urban and industrial areas which can increase the housing supply. His idea just does not demonstrate to Hong Kong citizen that he has sense of responsibility and sustainability in urban development. This is appalling.

Young Ng,  
Chairman, Association for Geoconservation, Hong Kong

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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.



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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.

"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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