



Sr Paul WONG

I am grateful to see the return of a healthy number of invitations to events along with greater interaction initiated by organisations such as the Construction Industry Council (CIC), the Development Bureau (DevB), Housing Bureau, Civil Engineering and Development Department, the Architectural Services Department, the Liaison Office of the Central People's Government in the HKSAR as well as Legislative Councillors seeking our views on topical issues. And to our annual Media Luncheon, which returned after three years on 7 February, I say bravo! More than 40 reporters came and that generated a record number of news clippings.

### **Light Public Housing — a sound short-term solution**

Housing issues were foremost in public discussions this month, particularly after the Government's announcement to build temporary Light Public Housing (LPH) units at Kai Tak. With an average waiting time for public housing of six years, the need for short- to mid-term public housing is urgent. In these circumstances, the Institute considers that the planned 30,000 LPH

units at Kai Tak and seven other sites across the territory, by adopting modular integrated construction with a shorter construction period and reasonable cost, will provide an effective solution to tackling the shortage of affordable public housing, and the problem of sub-divided flats.

### **Tackling the shortage of talent**

With \$300 billion a year forecast to be spent on the construction output over the next ten years, there is great promise for construction businesses, especially on projects like the Northern Metropolis and Kau Yi Chau Artificial Islands. However, following on from its Construction Expenditure Forecast, the CIC issued its latest report on manpower, and it predicts a growing discrepancy between demand for and supply of professionals. The demand this year is 5–15% higher than the actual professionals to do the work, and this mismatch will broaden to 15–20% by 2027. This corresponds to a shortfall of 4,000 growing to 6,500 professionals, which may be leveraged through the application of advanced construction techniques and new technologies as stated by the DevB.

The Institute has suggestions to aid the Government in the manpower issue that we shared at our annual Media Luncheon. For instance: increase the university intake for related degree courses and places in tertiary institutions; subsidise private enterprises to offer on-the-job training; streamline procedures

and use innovative construction technologies in order to minimise manpower; and encourage enterprises to recruit professionals from overseas. At the same time, the Institute will enhance our outreach programme of promoting surveying in schools to recruit more youngsters.

While there are many plans for Hong Kong, we should not forget the opportunities offered to our industry by development in the Greater Bay Area.

### **Measures to spur urban renewal and rural development**

Owing to the downward trend of property and land prices, we believe that the current market demands the Government review charging land premiums at standard rates for the redevelopment of industrial buildings, the premium offered by the Government on land exchange applications within the Kwu Tung North and Fanling North New Development Areas, and the standard rate for agricultural land.

Now to the complex issue of stamp duty: the Institute believes that abolishing 'harsh measures' of stamp duty from the redevelopment of old buildings will greatly help urban renewal. We hope the Government will review it.

### **Budget 2023-24**

Four topics of concern that we covered in our Media Luncheon were echoed in Financial

Secretary Paul Chan Mo-po's Budget speech on 22 February. We welcome a series of measures Mr Chan announced to nurture local talent and to bring in others from overseas. We believe initiatives announced like allowances for trainees studying a construction-related part-time degree course or a construction safety officer course will help retain manpower. Moreover, we applaud the strengthening of the MiC supply chain. Apart from accepting our proposal to set up storage sites in the Northern Metropolis, the Government also plans reserve funds to explore the feasibility of setting up manufacturing, storage and accreditation of MiC modules there.

Regarding enhancing living conditions, we support various measures to increase the supply of public housing units, however, the Budget contained little on improving the existing residential environment. The Institute hopes the Government will consider putting resources towards tackling the serious issue of ageing buildings as well as urban redevelopment, building repair and revitalising old districts.

We give credit to efforts in care facilities for the elderly, especially those to encourage the market to provide more quality private Residential Care Homes for Persons with Disabilities, such as incentives to raise their gross floor area by exempting them from premiums. Still, we hope the Government will consider our suggestion to build an age-friendly community.

Sr Paul Wong  
President

**我** 很高興看到不同活動恢復舉行，而建造業議會、發展局、房屋局、土木工程拓展署、建築署、中聯辦等機構及立法會議員亦紛紛發起互動交流和就重點議題向我們徵詢意見。時隔三年，年度傳媒聚餐終於2月7日重新舉行，著實令人高興！是次活動有超過40名記者出席，相關新聞報導數目也創下新紀錄。

## 簡約公屋 — 可行的短期解決方案

房屋問題是本月廣受熱議的議題，尤其是在政府宣佈在啟德興建臨時簡約公屋單位後。現時公屋平均輪候時間為六年，短中期需求迫切。有見及此，學會認為政府在啟德及另外七幅用地興建30,000個簡約公屋單位，計劃採用「組裝合成」建築法縮短施工時間及確保合理成本，有效解決劏房盛行與廉宜公共房屋短缺的問題。

## 應對人才短缺問題

政府預計於未來十年建造業整體工程量將增長至每年3,000億元，建造業前景明朗，尤其涉及北部都會區和交椅洲人工島等項目。然而，建造業議會在《建造工程量預測》後發表的最新《建造業人力預測》中，預測專業人才的供需失衡將逐漸加劇。今年的需求比起實際從事有關工作的專業人員數量高出5-15%，至2027年，供需差異將擴大至15-20%。此數字相當於專業人員空缺將由4,000名增至6,500名，該問題或可透過應用發展局提及的先進建築技術和新科技來舒緩。

學會在年度傳媒聚餐上談及並向政府建議解決人力問題的措施，當中包括：增加大專院校相關學位學額；資助私營企業提供在職培訓；精簡程序並使用創新的建築技術從而騰出人手；以及鼓勵企業增聘海外人才來港就業。同時，學會將加強學校推廣工作，務求招攬更多青年人投身測量行業。

儘管香港本地發展計劃眾多，我們亦應抓緊大灣區發展為業界提供的機遇。

## 促進市區重建和鄉郊發展的措施

鑑於樓市和地價雙雙下行，我們認為市場現時有要求政府重新檢討補地價「標準金額」，包括以工廈重建「標準金額」補地價、古洞北及粉嶺北新發展區內的換地申請補地價金額，以及農地的「標準金額」。

至於複雜的印花稅問題，學會認為撤銷舊樓重建印花稅「辣招」，對市區重建大有裨益。我們希望政府加以考慮。

## 2023-24 年度財政預算案

財政司司長陳茂波於2月22日宣讀《財政預算案》，回應了我們在傳媒聚餐上提及的四個關注議題。對於陳司長宣佈的一系列培育本地人才和引進海外人才措施，我們深表歡迎。我們認為，為修讀建造業相關兼讀制學位課程或就讀建造業安全主任課程的學員提供津貼等舉措有助留住人才。此外，我們亦贊成加強「組裝合成」供應鏈。政府除了接納我們在北部都會區設立貯存用地的建議，亦計劃儲備資金，探討在該區生產、儲存及認證「組裝合成」組件的可行性。

在改善居住環境方面，我們支持多項增加公屋供應的措施，惟《財政預算案》未有多加探討如何改善現有居住環境。學會期盼政府考慮投放資源解決樓宇老化嚴重的問題，同時支援市區重建、樓宇維修和活化舊區。

我們欣賞政府為安老院舍提供的支援，尤其是鼓勵市場提供更多優質私營長者和殘疾人士院舍設施的激勵措施，包括透過豁免地價來提高總樓面面積。儘管如此，我們仍然希望政府考慮學會的建議，建設長者友善社區。

會長  
黃國良 測量師