

持續專業進修講座－「城市規劃與土地發展」

為了促進地產代理對於城市規劃及土地發展的認識，從而掌握不同地區的物業的發展潛力，監管局於2014年8月12日舉辦了相關講座。

是次講座由香港理工大學建築及房地產學系許智文教授主講，他向從業員闡述城市規劃委員會（城規會）在《城市規劃條例》下的職能、製訂圖則、規劃系統、香港政府的房屋土地供應策略、近期土地供應措施，以及城規會審批申請更改土地用途的程序等事宜。

席間，許教授講解了城規會製訂圖則的步驟及城規會近年的工作重點，如檢討「分區計劃大綱圖」以加入建築物高度及／或地積比率限制、鄉郊規劃、啟德發展及港島東海旁研究等計劃，並剖析近期土地供應的措施所面對的機遇和挑戰。此外，許教授以沙田分區計劃大綱圖為案例，闡述過往土地用途的決策對地區現況的影響。



許智文教授向從業員講解有關城市規劃及土地發展的概念和政策。
Professor Eddie Hui briefs practitioners on the concepts and policies of town planning.

CPD Seminar – Town Planning and Land Development

In order to enhance estate agents' knowledge in town planning and land development so as to better understand the developmental potential of properties in different districts, the EAA organised a seminar on the subject on 12 August 2014.

The speaker of the seminar, Professor Eddie Hui of the Department of Building and Real Estate of The Hong Kong Polytechnic University, introduced the roles and responsibilities of the Town Planning Board (TPB) under the Town Planning Ordinance, the making of statutory plans, planning structure, the Government's strategies of housing land supply, recent land supply measures, and procedures of application for amendment of plan to the attending practitioners.

During the seminar, Professor Hui explained the steps the TPB took in the making of statutory plans and also highlighted some recent works of the TPB, for example, reviewing of Outline Zoning Plans (OZPs) to incorporate building height and/or plot ratio restrictions, rural planning, Kai Tak Development and Hong Kong Island East Harbor-front study. He also explored with licensees the opportunities and challenges of some recent land supply measures. In addition, Professor Hui explained the land use decisions in the past which still affect the permission of land use today by quoting the Shatin OZP as an example.