

持續專業進修講座－「更改土地用途」

為了有效運用土地資源，政府就每幅土地的用途都有特定的規劃及限制，要更改土地用途，就必須經過相關法例及政策所訂明的審批程序。為加深持牌人對更改土地用途的相關法例及要求的認識，監管局於2014年3月27日舉辦了「更改土地用途」講座。

是次講座由香港測量師學會產業測量組理事溫偉明測量師擔任演講嘉賓，為持牌人講解更改土地用途的基本原則、法例和程序，近300名持牌人出席講座。

講座上，溫先生向持牌人講述《城市規劃條例》、《建築物條例》及地契發展限制的基本概念，當中包括在《城市規劃條例》下更改土地用途之框架和程序、屋宇署對發展管制的作業備考、改動地契條款之形式及種類，以及相關補地價及豁免費之計算等等。溫先生並引用了一些實際例子，讓參加者更易掌握更改土地用途的流程。

溫先生提醒持牌人，有關法例和地契可能已訂明有關土地的許可用途，如欲更改土地用途，或須經有關政府部

門或法定機構如城市規劃委員會審批，而申請過程中所涉及的事宜可以非常複雜。故此，持牌人應建議客戶就更改土地用途的事宜諮詢測量師或建築師的專業意見，以保障客戶的利益。



溫偉明測量師向持牌人講解更改土地用途的相關法例和要求。
Sr Tony Wan briefs licensees on the relevant laws and requirements relating to the change of land use.

CPD Seminar – Change of Land Use

To ensure the effective use of land in the territories, the Government plans and restricts the use of each piece of land in Hong Kong and the approval for change of land use involves procedures prescribed under the relevant laws and policies. With a view to enhancing licensees' understanding on the subject, the EAA organised a CPD seminar on "Change of Land Use" on 27 March 2014.

Sr Tony Wan, Council Member of General Practice Divisional Council of the Hong Kong Institute of Surveyors, was invited to brief licensees on the basic principles of change of land use, the relevant laws and procedures. The seminar was well attended by about 300 licensees.

At the seminar, Sr Wan explained to licensees the basic concepts of the development controls under the Town Planning Ordinance, Buildings Ordinance and Government leases which include, inter

alia, the framework and procedures for change of land use under the Town Planning Ordinance and practice notes in respect of development control issued by the Buildings Department. He also talked about the different modes in altering the land grants, the bases of assessment of the land premium and the waiver fee for the change of land grant usage. Sr Wan quoted some real life examples in the seminar in order to facilitate participants' understanding of the procedures involved in the change of land use application.

Sr Wan had reminded licensees that the permitted land use might have been prescribed under the relevant laws and the Government leases. Application for change of land use might need to be approved by the relevant government departments or statutory bodies such as the Town Planning Board. The issues involved in it could therefore be complicated. Hence, licensees should advise their clients to seek professional advice from surveyors or architects on matters relating to the change of land use so as to protect their interests.

