

bridging the future 連接未來

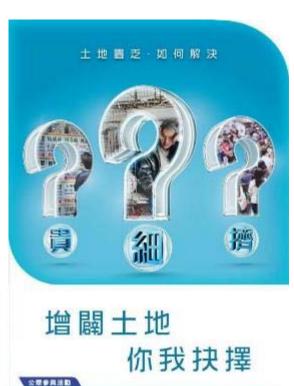
開拓土地資源

Expand land resources

- 增闢土地必須多管齊下 A multi-pronged approach must be adopted in order to increase land supply
- 交椅洲人工島提供大片土地作整全 的規劃

Kau Yi Chau Artificial Islands provides sizable piece of land for holistic planning







LANTAU 明日 comorrow 大模

Alleviate housing shortage

約1000公頃交椅洲人工島,可提供約15萬至26萬個住宅單位

Kau Yi Chau Artificial Islands of about 1,000 hectares can provide about 150 000 to 260 000 housing units

• 當中七成(即**10**萬**5**千至**18**萬**2**千伙)為公營房屋 Among which, 70% (i.e. 105 000 to 182 000 units) are public housing







建設完善社區/提高市民生活質素

Build ideal community / Improve people's quality of life

- 實現兼備完善社區設施、公共和綠化空間的宜居社區,創造條件探討提高居住面積 Enable a liveable community with community facilities, open spaces and greening, and provide opportunity to uplift living space
- 發展近零碳排放先導區
 Develop near carbon-neutral pilot zones
- 推行智慧、環保及具抗禦力的措施 Adopt smart, green and resilient measures





推動舊區重建

LANTAU 朗日 tomorrow 大順

Foster redevelopment in urban area

• 提供重置土地有助推動較大規模的舊區重建 Provide decanting space to support large-scale urban redevelopment

- 應對樓字急劇老化
 Tackle rapid ageing of building stock
- 分散市區稠密人口 Thin out the dense population in the urban area

樓齡達70年或以上的私人住宅單位:

2046年:約326 000個

2016年:約1100個

1

上升300 倍

Number of private housing units aged 70 or above :

2046: 326 000 units

2016: 1 100 units



300 times more



TARRED BUILDING



紓緩新界西北地區的交通問題

Provide traffic relief to Northwest New Territories

- 運輸基建先行
 Accord priority to transport infrastructure
- 改善新界西北以至全港交通運輸網絡的表現 Improve the performance of transport network in Northwest New Territories and the whole territories









Establish the third Core Business District

- 策略性位置與中環核心商業區互補及作為其延伸
 Strategic location to complement and serve as extension of CBD in Central
- 創造約20萬個高端、高增值就業機會 Create about 200 000 high-end and high value-added employment opportunities
- 提供約400萬平方米商業樓面面積 Provide about 4 million square metres of commercial floor area





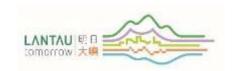
工程造價粗略估算



Ballpark estimate on construction cost

- 非常初步的粗略估算 The estimates are preliminary and ballpark
- 建基於現時所掌握的資料及專業判斷而作出關乎設計 及建造方面上的假設 Based on design and construction related assumptions derived from existing available information as well as professional judgement
- 估算的假設會因應隨後的研究結果、設計的改動、 建造價格水平變動等而改變
 The assumptions for estimation are subject to the findings of subsequent studies, design changes and construction price level
- 較準確的工程造價只有在完成研究之後才能推算出來 A more accurate estimate can only be established after the completion of the studies

工程造價粗略估算



Ballpark estimate on construction cost

- 交椅洲人工島
 Kau Yi Chau Artificial Islands
- 欣澳填海
 Sunny Bay Reclamation
- 龍鼓灘填海 Lung Kwu Tan Reclamation
- 屯門沿海地帶發展區
 Development along coastal area of
 Tuen Mun
- 優先推展的交通運輸網絡
 Priority transport network

工程造價粗略估算約6,240億元

Ballpark estimate on the construction cost is approx. \$624 billion

按2018年9月價格計算 in Sep 2018 prices

工程造價分項-發展區

Breakdown of construction cost

Development areas



按**2018**年**9**月價格計算 In Sept 2018 prices

	填海	基建	總計
	Reclamation	Infrastructure	Total
交椅洲人工島	1,400 億元	1,160 億元	2,560 億元
Kau Yi Chau Artificial Islands	(\$140 billion)	(\$116 billion)	(\$256 billion)
欣澳填海、龍鼓灘填海和屯門沿海地帶發展區 (包括内河碼頭) Sunny Bay Reclamation, Lung Kwu Tan Reclamation and Tuen Mun coastal area development (including River Trade Terminal)	340億元 (\$34 billion)	610億元 (\$61 billion)	950億元 (\$95 billion)
總計 Total		1,770 億元 (\$177 billion)	3,510億元 (\$351 billion)

工程造價分項-優先推展的交通運輸網絡

Breakdown of construction cost

Priority transport network



按**2018**年**9**月價格計算 In Sept 2018 prices

交椅洲至香港島運輸走廊(道路) Kau Yi Chau – Hong Kong Island Corridor (Road)	總長7公里(4公里過海) Total 7 km (4 km across the sea)	550億元 (\$55 billion)
交椅洲至香港島運輸走廊(鐵路) Kau Yi Chau – Hong Kong Island Corridor (Rail)	總長5公里(4公里過海) Total 5 km (4 km across the sea)	3 80 億元 (\$38 billion)
交椅洲至大嶼山連接路	總長6公里(3公里過海)	190 億元
Kau Yi Chau – Lantau Road Link	Total 6 km (3 km across the sea)	(\$19 billion)
交椅洲至欣澳鐵路	總長9公里(3公里過海)	520 億元
Kau Yi Chau – Sunny Bay Rail Link	Total 9 km (3 km across the sea)	(\$52 billion)
西部海岸鐵路	總長14公里(7公里過海)	820 億元
Western Coastal Rail Link	Total 14 km (7 km across the sea)	(\$82 billion)
P1公路 + 擴闊龍門路	總長 15 公里	270億元
Road P1 + Upgrading of Lung Mun Road	Total 15 km	(\$27 billion)
	總計 Total	\$2,730億元 \$273 billion

效益 Benefit



土地價值 Land value



根據香港測量師學會的估算,交椅洲人工島私人住宅和商業發展土地收益約9,740億元至11,430億元

According to The Hong Kong Institute of Surveyors, the ballpark estimate on the land sale revenue of private residential and commercial development on Kau Yi Chau Artificial Islands is approx. \$974 billion to \$1,143 billion

- 私人住宅的平均土地價值大約為每平方米107,640元至129,200元(約每平方呎10,000元至12,000元) Accommodation value for private residential is \$107,640/m² to \$129,200/m² (about \$10,000/ft² to 12,000/ft²)
- 商業區的平均土地價值大約為每平方米86,000元至\$97,000(約每平方呎8,000元至9,000元) Accommodation value for commercial is \$86,000/m² to \$97,000/m² (about \$8,000/ft² to 9,000/ft²)



未包括其他項目的土地出售收益及大量公營房屋單位

Not yet include revenue generated from **other development plans** and substantial amount of **public housing units**

初步規劃參數
Preliminary
planning parameter

土地收益估算 Land Sale Revenue

香港測量師學會 HKIS

上限 (即78 000個房屋單位) Upper-end (i.e. 78 000 housing units)

9,740億元 – **11,430**億元 \$974 – \$1,143 billion

中間數 (即61 500個房屋單位)

Mid-range (i.e. 61 500 housing units)

8,400億元 – **9,830**億元 \$840 – \$983 billion

下限 (即45 000個房屋單位)

Lower-end (i.e. 45 000 housing units)

7,070億元 – 8,230億元 \$707 – \$823 billion

效益 Benefit



對經濟的直接貢獻 Direct economic contribution



Third Core Business District will provide 第三個核心商業區將提供

4,000,000 m² 平方米 commercial closs floor area 商業總面面標

充分使用第三個核心商業區可帶來 **每年約1,410億元的增加值**,

相當於本地生產總值約5%

Value added generated from full utilisation of the 3rd CBD would be **approx. \$141 billion/year**, amounting to around 5% of Gross Domestic Product

按2018年價格計算 in 2018 prices





效益 Benefit



社會效益 Social benefit

- 增加大量土地供應;新增房屋(70%公營)可以紓緩房屋短缺 Boost land supply; new housing (70% public) to alleviate housing shortage
- 提供機會締造具更高生活質素的宜居城市 Provide opportunity to develop a liveable community of higher standards
- 紓緩新界西北的交通負荷
 Traffic relief to Northwest New Territories
- 新增的工作職位能夠為市民提供多元的發展機會
 New employment opportunities to provide diverse development opportunities for citizens







提升環境實力 達致可持續發展



Enhance environmental capacity to achieve sustainability

- 「北發展、南保育」;「先保育,後發展」
 "Development in the North; Conservation for the South";
 "Conservation to precede Development"
- 成立10億元大嶼山保育基金
 Set up \$1 billion Lantau Conservation Fund
- 加強管制破壞環境的活動
 Strengthen control over activities causing environmental damage





下一步工作 Upcoming tasks



盡快向立法會爭取撥款

To seek funding approval from the Legislative Council as soon as possible

