



2017年5-7月 <<

議員電子通訊

### 議員的話

今個年度的立法會已經結束。在過去的立法會討論中，論及多項與業界相關的議題。其中，啟德體育園的工程撥款，經工務小組委員會及財務委員會多時的討論後，終獲得通過，預料體育園將可於2022年落成，體育界及公眾過去十多年來的期盼終可成真。

今期的電子通訊，主力介紹我辦事處在過去一年就工廈問題的跟進工作。事實上，工廈問題困擾業界多年，如何促使政府放寬工廈的使用限制，釋放更多工廈空間予文化藝術及體育界合理合法地使用，是一項長期的工作，也有賴大家持續的支持。

而隨著新一屆政府正式上任，我也積極約見各司局長，保持緊密聯繫，希望能將業界的聲音和意見，直接向官員反映，讓政策更能貼近業界的需要。在今年度立法會會議結束前，高等法院裁定四名非建制派人士的宣誓無效，撤銷其議員的資格。議員宣誓就職乃是一件莊嚴之事，裁決維護了《基本法》和立法會的尊嚴，有效杜絕過去各種不莊重甚至是歪曲法定誓言的行為，希望社會各界能尊重裁決，尊重和認真履行宣誓程序，捍衛《基本法》的尊嚴。

歡迎大家繼續就本人的工作，提供寶貴意見。



## >> 持續跟進工廈問題

土地資源有限，文藝及體育發展空間短缺。因租金相宜，間隔合適，過去多年來，不少文藝及體育團體遷至工廈營運。然而，政府工廈政策未有因此作出轉變，並限制處處，一眾文藝及體育團體多年來均是在狹縫中生存，在舉辦活動、運作等多方面受到制肘。特別是去年六月牛頭角迷你倉發生大火後，政府就工廈違契用途加強執法，很多於工廈營運的文藝及體育團體也收到地政總署的信件要求糾正有關用途，令他們無奈遷出或是停業。

**過去一年，本人一直關注工廈問題，要求政府釋放工廈空間予文藝及體育團體運作，包括：**

- 1 舉辦「工廈前景」論壇，收集他們對執管行動及工廈政策的關注和意見，並向發展局及地政總署反映。
- 2 就市民對工廈用途及執管行動進行意見調查，反映除了業界外，公眾也希望政府能暫緩現時的執管行動，並且認同目前的工廈用途定義過嚴苛，應放寬對工廈用途的限制，讓從事文化藝術及康樂體育的租戶可合法租用工廈。詳見：<http://www.fkma.hk/hk/media-reports/29/682>
- 3 向政府提出質詢，要求適當地放寬工廈作非工業用途及免收將工廈單位改作文藝及康體用途的短期豁免書費用。詳見：  
<http://www.fkma.hk/hk/legislative-affairs/15/561> 及  
<http://www.fkma.hk/hk/legislative-affairs/15/733>
- 4 撰寫文章，要求政府還文化藝術及體育團體在工廈的生存空間。詳見：<http://www.fkma.hk/hk/media-reports/28/707>
- 5 到訪火炭區的工廈，了解藝團及藝術工作者在工廈運作的情況。
- 6 與保安局、消防處、屋宇署、地政總署、規劃署及食物環境衛生署多個部門的官員會面，就文化藝術及體育團體使用工廈空間的問題進行磋商，希望政府考慮到現時工廈使用的實際情況，調整工廈政策，為文化藝術及體育界留一些生存的空間。有關建議可見：  
<http://www.fkma.hk/hk/media-reports/29/755>

### 本人持續要求政府——

- 1 暫緩執法行動：對一些風險較低，從事文化藝術及康樂體育工作的租戶，應考慮從寬處理，警告信應給予合理的寬限期，讓受影響的文藝及體育團體有更充裕的時間將單位還原，或是另覓場地繼續運作。
- 2 按樓層放寬工廈用途：考慮按樓層放寬用途限制，例如五樓以下，因面對的消防風險較低，應可全層允許作非工業用途，供文化藝術及體育團體使用。
- 3 利用政府工廈作試點：在現時政府轄下管有六幢工業大廈中，容許文藝及體育團體租用作表演場地、藝術教育場地、康體場地、體育培訓室等用途，為業界提供更多可發展的空間。
- 4 免收短期豁免書費用：免收工廈單位業主將單位改作文化藝術及體育用途的短期豁免書之費用，並簡化申請程序，藉以提供誘因鼓勵業主申請更改用途。
- 5 檢討工廈政策：隨著工廈單位的實際用途的變化，檢討工廈政策，放寬工廈用途的定義，將文化藝術及體育業界所需的用途納入其中。

## >> Follow up on arts, cultural and sports operations in industrial buildings

Land resources in Hong Kong are scarce and hence arts, cultural and sports sectors suffer from the shortage of land for development. Over the years, groups and organizations from these sectors have been moving their operations to industrial building units for affordable rents and fine compartment. However, these groups and organizations have to operate under a lot of restrictions because the administration fails to renew its policy for revitalized industrial buildings.

Enforcement actions against lease breaches by the administration has stepped up after the fire in the mini-storages of industrial building at Ngau Tau Kok broke out in June last year, many organizations received warning letters from the Lands Department, requiring them to rectify the breach of uses.

**Over the last year, I have been concerning about this issue and proposing to the government to release more floor space in industrial buildings for arts, cultural and sports groups. My follow-up actions include:**

- 1 Organized a forum on “the prospects of industrial buildings” to collect the views and concerns of arts, cultural and sports groups on the enforcement actions, and reflected them to the Development Bureau and Lands Department.
- 2 Conducted an opinion survey on the use of industrial buildings and enforcement actions. The results showed that other than arts, cultural and sports industries, the public also hoped that the government could suspend its enforcement actions and agree to revise the definition of “industrial use” so that arts, cultural, and sports groups could legally operate in industrial buildings.
- 3 Raised a question at the LegCo to urge the government for relaxing current strict compliance with lease conditions on non-industrial uses in industrial buildings and sought for a temporary waiver for industrial units that convert into arts, cultural and sports uses.
- 4 Publicized an article to urge the government for giving more rooms for arts, cultural and sports groups to survive in industrial buildings.
- 5 Visited some industrial buildings in Fo Tan so as to understand the situation of arts groups and arts participants.
- 6 Held meetings with the officials of the Security Bureau, the Fire Services Department, the Buildings Department, the Lands Department, the Planning Department and the Food and Environmental Hygiene Department to discuss the use of industrial building units for arts, cultural and sports uses and urged the administration to take into account the current situation and adjust its policy.

### I will continue to urge the government:

- 1 To suspend the enforcement actions: grant longer grace periods to those who use industrial building units for arts, cultural and sports purposes that do not involve high fire safety risk, so that they have more time to rectify the breach of uses or to find another venue for operation.
- 2 To relax the use of industrial buildings on certain floors: accept converting the units on lower floors (e.g. not exceeding five storeys) which do not involve high fire safety risk to non-industrial uses, including arts, cultural and sports groups.
- 3 To launch trial scheme in government-owned industrial buildings: there are 6 government-owned industrial buildings currently. The government may consider allowing arts, cultural and sports groups to rent them as venue for performing, arts education, recreational, sports training, and etc., thus providing more space for these
- 4 To grant temporary waiver: In order to increase the incentive of owners in application for converting their premises for arts, cultural and sports purposes, the government should grant them temporary waiver and simplify the application procedures.
- 5 To review its policy of industrial building: the restrictions on industrial buildings and the definition of “industrial use” should be relaxed and revised so that arts, cultural and sports uses are allowed.



## 立法會工作

### 發言

議員議案：制訂單車友善政策，將單車定為交通運輸工具  
<http://www.fkma.hk/hk/legislative-affairs/14/754>

議員議案：革新過時法例，促進創新科技發展  
<http://www.fkma.hk/hk/legislative-affairs/14/758>

民政事務委員會2016-2017年度報告  
<http://www.fkma.hk/hk/legislative-affairs/14/759>

### 質詢

書面質詢 – 推廣儒家思想和價值觀  
<http://www.fkma.hk/hk/legislative-affairs/15/740>

### 新聞發佈

啟德體育園及運動習慣調查  
<http://www.fkma.hk/hk/media-reports/29/744>

立法會議員馬逢國就2017-18年度施政報告  
會見行政長官提出的建議  
<http://www.fkma.hk/hk/media-reports/29/757>

### 撰寫文章

啟德體育園 不應再受拖延  
<http://www.fkma.hk/hk/media-reports/28/752>

增加場地 推動市民參與運動  
<http://www.fkma.hk/hk/media-reports/28/753>

### 媒體訪問

香港電台節目《千禧年代》 – 入境處查工廈表演場遇衝突  
<http://www.fkma.hk/hk/media-reports/31/736>

東網電視 正反論壇：活化工廈得把口 文化產業難生存  
<http://www.fkma.hk/hk/media-reports/31/739>

香港電台節目《千禧年代》  
「南華」光環退，足運近黃昏？ 籌建體育園，招標要誘因？  
<http://www.fkma.hk/hk/media-reports/31/746>

有線電視節目《Sunday有理講》 – 「習主席訪港有無咩啟示？」  
<http://www.fkma.hk/hk/media-reports/31/749>