

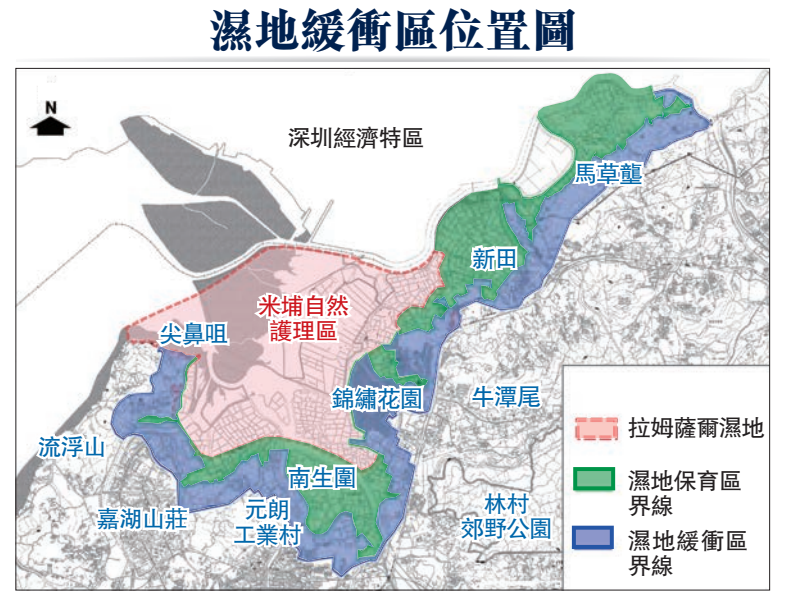
# 濕地緩衝區擬寬建屋密度

## 涉逾513公頃土地 1.5倍地積可起16萬單位

香港土地供應緊張，有逾20萬人住在環境惡劣的劏房內，政府委任的劏房租務管制研究工作小組還在研究怎樣管制租金等，好讓他們不那麼容易被無良業主加租及逼遷，但對於加快上樓，既無幫助也沒作用。不過，發展局昨日表示，將檢討「濕地緩衝區」的規劃指引，當中可作建屋發展的逾513公頃土地，或可進一步放寬密度，加快房屋供應，當局目標在今年內提出建議。業界人士指，按目前1.5倍地積比率計，513公頃土地可建16萬個450至500方呎單位。



●有業內人士指，在分區計劃大綱圖上劃作可作住宅發展的濕地緩衝區土地，如能提升地積比率，將是供應「及時雨」。



新界西北有一片佔地逾千公頃的土地因被劃作「濕地緩衝區」(WBA)，作為后海灣濕地的屏障，土地發展潛力幾近被凍結，一般地積比率只容許0.2至0.4倍，雖然城規會近年按個別情況曾放寬至1.5至3

倍，但這對市場來說，其對增加房屋供應只屬杯水車薪。今後情況或有改變，發展局昨日書面回覆立法會議員的提問，明確提到會檢討「濕地緩衝區」的規劃指引，目標在今年內提出建議，或能成為解決中短期土地供應的一劑猛藥。

積比率，可以提供約8,283萬方呎樓面，即約16萬個450至500方呎單位。如果提高至3倍地積比率，更可建32萬個單位。面對房屋供應中短期跟不上進度，這片土地能成為「及時雨」。

### 緩衝區土地多已荒廢

政府早年在后海灣濕地保育區(WCA)邊緣劃出一段約500米闊、覆蓋逾千公頃的地帶，指定為濕地緩衝區(WBA)，作為保育區的屏障，其上的建築物地積比率一般只容許有0.2至0.4倍。發展商在區內發展項目需為地盤進行生態影響評估，結果需為發展不會造成不可緩解的負面影響，否則不得展開。

不過，隨著淡水魚養殖業式微，緩衝區內不少魚塘已荒廢，更不時出現違規用途等情況，缺乏有效管理的土地外觀更似一堆廢棄地，保育或緩衝功能被削弱，以致近年持續有聲音指這片土地正被嚴重浪費。另值得留意的是，1997年完成的「后海灣地區魚塘生態價值研究」報告至今已超過20年，從未作出檢討。



●發展局局長黃偉綸強調，「濕地緩衝區」是為緩衝發展對「濕地保育區」的負面干擾，但並非禁止發展。

### 城規一直按情況作考慮

立法會議員劉國劼昨日向政府提問，會否縮小濕地緩衝區的範圍，以及政府會否考慮把緩衝區內的住宅地積比率調高，並透過誘因鼓勵發展商活化緩衝區內的魚塘，使發展與保育之間取得平衡。

發展局局長黃偉綸其後以書面回覆，強調「濕地緩衝區」的本質是為緩衝發展對「濕地保育區」內濕地的負面干擾，但並非禁止發展。其內有超過

### 3倍地積可建32萬單位

黃偉綸指，目前部分涉及現有發展的地帶及已獲批規劃許可的發展，地積比率其實達1.5倍至3倍之間。翻查資料，近年位於濕地緩衝區內的新發展，不少的地積比率其實已高過一般容許的0.2至0.4倍，好像新地東成里項目、政府出售之天水圍濕地公園官地，以及同心村過渡性房屋等，其地積比率約1.5倍至2.15倍之間，反映政府有彈性處理不同情況。

有業內人士指，按黃偉綸所指約513公頃可作建屋發展計，以平均1.5倍地

### 黃偉綸：檢討規劃指引

黃偉綸透露，基於不斷改變的規劃情況及社會需要，政府會在平衡保育與增加房屋土地供應的前提下，檢討有關「濕地緩衝區」的規劃指引。

他表示，行政長官在2020年施政報告提出，擴闊由發展局統籌的「精簡發展管制督導小組」的工作範圍，以便更全面地檢視政府和私人項目的發展審批程序，以及理順各個政策局之間與發展相關的規定。有關檢討「濕地緩衝區」的工作正是在這框架下進行，政府的目標是在今年內為應否及如何修訂規劃指引提出建議。

## 旺角 ONE SOHO 部署下季推售



●信置田兆源(左)及莊士陳慶光表示，ONE SOHO鄰近朗豪坊及旺角站。

香港文匯報訊(記者 梁悅琴)低息利好樓市氣氛，各大發展商積極部署次季推售新盤大計。信置營業部集團聯席董事田兆源表示，集團與莊士機構、市建局合作發展的旺角山東街 ONE SOHO 可望短期內獲批預售樓花同意書，最快第二季推售。

他指出，項目售樓書已準備中，總計提供322

伙，包括開放式至兩房戶，當中一房戶佔逾85%，面積約300方呎，售價將參考市區一房單位，包括有份發展的西南九龍維港匯1，將在奧海城三期設置一對一房示範單位。

### 嘉林邊道2號洋房下月招標

另一邊廂，嘉華國際營業及市場策劃總監(香港地產)溫偉明表示，旗下馬頭角嘉林邊道2號最快4月招標推售，共有5間洋房，價錢參考同區超級豪宅及龍翔道新盤。同系大埔白石角東部嘉熙尚餘約100伙餘貨單位，包括10餘伙特色單位，將招標推售，並以市價定價。系內啟德嘉峯匯售818伙，套現逾90億元，預計年內交樓，短期會推花園洋房招標。

豪宅新盤持續錄承接，百利保及富豪酒店合作的沙田九龍富豪、山峯昨招標出售第2座6樓A室，面積2,107方呎，成交價5,120萬元，呎價24,300元，連車位。至於恒基地產等合作發展、已居現樓的馬鞍山迎海，星灣御亦透過招

標出售第23座地下及1樓B室，面積3,114方呎，按成交價5,200萬元計，呎價16,699元，連613方呎花園及雙車位。

長實彩港鐵合作日出康城SEA TO SKY本月內已累沽157伙，當中54伙為三、四房大單位，成交價由1,227萬至1,956萬元，呎價15,510至18,861元。長實地產投資董事郭子威表示，近日港股大幅波動，短期或對樓市有不利影響，成交可能會減少20%至30%，但估計部分資金將轉至樓市，對樓價起支持作用。他指出，疫情壓抑的購買力預計將於下半年陸續釋放，今年樓價料有約5%升幅。

### 康城LP6私家車位211萬起

南豐彩港鐵合作已入伙的將軍澳日出康城LP6公布開售首批266個車位，私家車車位售價由211萬至233萬元，電車車位售價則由12.8萬至17.8萬元，將於本月28日截止登記，並於本月30日抽籤及公布結果，4月3日發售。

## 低息旺樓市 「中美」疫市擴張

香港文匯報訊(記者 梁悅琴)低息環境持續，本港一二手樓市交投暢旺，更現破頂潮，帶旺地產代理生意，令兩大地產代理中原及美聯均趁勢疫市擴展增市佔率。

### 美聯擬增聘近千人

美聯物業住宅部行政總裁布少明昨表示，集團今年積極擴充，計劃年內增加30間分行，增聘近1,000人。另外，美聯物業住宅部營運總監張子海透露，集團租用大埔白石角海鑽、天賦海灣地下G2至G3為相連舖位作分行，佔地2,200方呎，月租約20萬元，

可容納近50名代理。

### 中原百萬租火炭舖

另一代理行，中原地產亞太區副主席兼住宅部總裁陳永傑表示，該行首季已增聘300名代理及增設18間分行，包括最近以月租合共逾100萬元租入火炭御龍山兩個舖位，屬該行新界區租金最貴據點。

陳永傑指，現時中原香港分行數目約450間，人手約6,000人，目標全年分行數目增加50間，增加1,200人。該行自去年下半年起已錄用過百名來自航空、旅遊或餐飲業人士加盟。

## ANNOUNCEMENT ON ABNORMAL FLUCTUATION OF STOCK TRADING PRICE HAINAN AIRLINES HOLDING COMPANY LIMITED

The board of directors of the Hainan Airlines Holding Company Limited and its entire directors guarantee that there is no significant omission, fictitious description or serious misleading of information in this announcement and they will take both individual and joint responsibilities for the truthfulness, accuracy and completeness of the content.

**Important Notice**

● On Feb. 10 of 2021, the Company disclosed the NOTICE OF COURT RULING ON CORPORATE REORGANIZATION/DELISTING RISK WARNING, and the ANNOUNCEMENT ON ACCEPTING REORGANIZATION APPLICATION TO MAJOR SUBSIDIARIES. The Hainan Provincial Higher People's Court (hereinafter referred to as the Court) ruled to accept the reorganization application of the creditor to the Company and its subsidiaries, and appointed the Liquidation Team of the HNA Group as the administrator of the Company and its subsidiaries on the same day.

● On Feb. 10 of 2021, the Company disclosed the ANNOUNCEMENT ON ACCEPTING REORGANIZATION APPLICATION TO CONTROLLING AND MAJOR SHAREHOLDER. On Mar. 16 of 2021, the Company disclosed the ANNOUNCEMENT ON COURT RULING ON REORGANIZATION OF MAJOR SHAREHOLDER'S PERSON ACTING IN CONCERT. The Court ruled to accept the reorganization application of the creditor to the Grand China Air Co., Ltd. (hereinafter referred to as the Grand China Air, the controlling shareholder of the Company), and the reorganization application to the HNA Group Company Limited (hereinafter referred to as the HNA Group, a major shareholder of the Company) and the Changjiang Leasing Company Limited (hereinafter referred to as the Changjiang Leasing, the person acting in concert of the HNA Group).

● On Mar. 19 of 2021, the administrator issued the ANNOUNCEMENT ON RECRUITMENT OF STRATEGIC INVESTORS IN AVIATION INDUSTRY OF THE HNA GROUP. For details, please refer to the ADMINISTRATOR'S ANNOUNCEMENT ON RECRUITMENT OF STRATEGIC INVESTORS IN AVIATION INDUSTRY OF THE

HNA GROUP disclosed on Mar. 20 of 2021. The Company is cooperating with the Court and the administrator in accordance with the law to carry out the related reorganization work such as the declaration of creditor's rights and combing and continuing performance of the contract, and actively do a good job in daily operation and management work.

1. Specifications on Abnormal Fluctuation of Stock Trading Price  
The deviation value of A-share and B-share's closing price of the Company had exceeded 15% in three consecutive trading days of March 22, March 23, and March 24 of 2021, which were abnormal fluctuations of stock trading price.

2. Concerns and Verification  
2.1 Operation of the Company  
As of the date of disclosure of this announcement, the Company's production and operation activities are normal, the internal and external operating environment has not changed significantly, and there are no other major information which should be disclosed but not disclosed.

2.2 Major matters  
2.2.1 After self-inspection, the Company found the non-operating capital occupation by of shareholders and related parties, undisclosed security liable, concerned assets. The corresponding rectification plans had been proposed. For details, please refer to the ANNOUNCEMENT ON SPECIAL SELF-INSPECTION REPORT ON THE GOVERNANCE OF LISTED COMPANIES disclosed on Jan. 30 of 2021, the COMPANY DISCLOSED THE SUPPLEMENTARY ANNOUNCEMENT ON RECTIFICATION PLAN FOR SPECIAL SELF-INSPECTION REPORT ON THE GOVERNANCE OF LISTED COMPANIES disclosed on Feb. 9 of 2021, and the ANNOUNCEMENT ON PROGRESS OF RECTIFICATION OF SPECIAL SELF-INSPECTION REPORT ON CORPORATE GOVERNANCE & REORGANIZATION disclosed on Feb. 27 of 2021.

2.2.2 The Court ruled to accept the reorganization application of the creditor to the Company and its subsidiaries, and appointed the Liquidation Team of the HNA Group as the administrator of the Company and its subsidiaries on the same day. For details, please refer to the NOTICE OF COURT RULING ON CORPORATE REORGANIZATION/DELISTING RISK WARNING and the ANNOUNCEMENT ON ACCEPTING REORGANIZATION APPLICATION TO MAJOR SUBSIDIARIES disclosed on Feb. 10 of 2021.

2.2.3 The Court ruled to accept the reorganization application of the creditor to the Grand China Air (the controlling shareholder of the Company), and the reorganization application to the HNA Group (a major shareholder of the Company) and the Changjiang Leasing (the person acting in concert of the HNA Group). For details, please refer to the ANNOUNCEMENT ON ACCEPTING REORGANIZATION APPLICATION TO CONTROLLING AND MAJOR SHAREHOLDER disclosed on Feb. 10 of 2021, and the ANNOUNCEMENT ON COURT RULING ON REORGANIZATION OF MAJOR SHAREHOLDER'S PERSON ACTING IN CONCERT disclosed on Mar. 16 of 2021.

2.2.4 On Mar. 19 of 2021, the administrator of the Company issued the ANNOUNCEMENT ON RECRUITMENT OF STRATEGIC INVESTORS IN AVIATION INDUSTRY OF THE HNA GROUP, which clarifies recruitment conditions and process of strategic investors. In principle, the intended strategic investor shall submit the registration documents at the designated location of the administrator before April 11 (inclusive) of 2021. On this basis, the Company disclosed the ADMINISTRATOR'S ANNOUNCEMENT ON RECRUITMENT OF STRATEGIC INVESTORS IN AVIATION INDUSTRY OF THE HNA GROUP on Mar. 20 of 2021.

2.3 Media coverage, market rumors and hot-spot concept

After verification, the Company did not find any media reports or market rumors which influenced the price of the Company's stock exchange and required clarification or response, or concept of market hot spots.

2.4 Other stock price sensitive information  
After verification, the directors, supervisors, senior managers, controlling shareholders and persons acting in concert, and other important shareholders of the Company do not buy or sell the shares of the Company during the abnormal fluctuation period of stock price.

3. Risk Warning  
3.1 According to the calculation of the financial department, it's expected that the 2020 net profit of the Company was negative, which would result in negative net assets at the end of 2020. According to provisions of Article 13.3.2 of the Stock Listing Rules of SSE, if the Company's audited net assets at the end of 2020 are negative, the Company's stock would be subject to delisting risk warning after the disclosure of the 2020 Annual Report.

3.2 The Court had formally accepted the application for reorganization to the Company. There is the risk of bankruptcy due to the failure of the Company's reorganization. If the Company is declared bankrupt, it will be liquidated. According to the Article 13.4.14 of the Stock Listing Rules, the Company's stock will face the risk of being terminated.

3.3 If the Company implements the reorganization plan and completes, it will help to improve the Company's assets and liabilities structure, reduce or eliminate the historical burden, and improve its profitability. However, if the Company's subsequent operation and financial indicators do not meet the requirements of relevant regulatory regulations such as the Stock Listing Rules of SSE, there is still the risk of delisting risk warning or listing termination.

3.4 The administrator of the Company issued the ANNOUNCEMENT ON RECRUITMENT OF STRATEGIC INVESTORS IN AVIATION INDUSTRY OF THE HNA GROUP, which clarifies recruitment conditions and process of strategic investors. In principle, the intended strategic investor shall submit the registration documents at the designated location of the administrator before April 11 (inclusive) of 2021. In view of the uncertainty of such matter, we hereby remind investors to pay attention to investment risks.

4. Statement by the Board and Commitments of Relevant Parties  
The board of directors confirms that, except for disclosures covered in the foregoing sections, the Company has no other matters to be disclosed, or any related plan, negotiation, intention, agreement under the relevant provisions of the Stock Listing Rules of SSE. The board also has not been informed that the Company has any information which should be disclosed but not disclosed, or any information which would have a great influence on the trading price of the Company's stock and its derivatives in accordance with relevant provisions of the Stock Listing Rules of SSE. There is no need to correct and supplement the information previously disclosed by the Company. The designated information disclosure medias of the Company are the China Securities Journal, Shanghai Securities News, Securities Times, Securities Daily, Hongkong's Wen Wei Po and the website of the SSE (www.sse.com.cn). All information of the Company shall be subject to the information disclosed in above designated medias. We kindly remind investors to pay attention to investment risks.

Board of Directors  
Hainan Airlines Holding Company Limited  
Mar. 25, 2021