

# 澳門研究簡報

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## 澳大辦系列座談會探討城市總體規劃 UM Holds Seminar Discussing Macao's Urban Development Master Plan

澳門大學澳門研究中心於 2020 年 9 月 17 日舉行「澳門城市總體規劃系列座談會：總體規劃」專場，邀請了多個領域的專家學者，就澳門特區《城市總體規劃（2020-2040）草案》（下稱《草案》）提出建議。會上各專家學者從宏觀角度分析《草案》，並認同總體規劃對澳門未來發展的重要性。澳大副校長葛偉致開幕辭時表示，總體規劃關係澳門未來二十年的發展，作為一所國際化綜合性公立大學，邀請專家學者共同探討規劃內容，澳大責無旁貸。如此重大的規劃涉及到大量的跨部門合作，他認同《草案》中提到要設立「跨部門委員會」，專門協調和跟進編製總規的相關工作，以落實《草案》中各項不同範疇的規劃目標，是次座談會由澳大澳門研究中心主任林玉鳳主持。



左起：吳玫副教授、陳志誠博士、黃素君副教授、關鋒助理教授、林玉鳳副教授、崔世平博士、葛偉副校長、盛力教授、黃承發副教授、劉丁己教授、吳德榮教授、徐建華副教授、陸萬海副教授、姚京明教授 From left: Prof. Mei Wu, Dr. Chi Shing Chan, Prof. Sou Kuan Vong, Dr. Fung Kwan, Prof. Agnes Lam, Dr. Sai Peng Chui, Prof. Wei Ge (Vice Rector), Prof. Li Sheng, Prof. Seng Fat Wong, Prof. Ting Chi Liu, Prof. Tak Wing Ngo, Prof. Jianhua Xu, Prof. Man Hoi Lok, Prof. Jingming Yao

The Centre for Macau Studies of the University of Macau organized a symposium series on “The Proposal of Macao’s Urban Master Plan (2020-2040) - Master Planning Session” on 17 September 2020. Several experts and scholars have been invited from various fields to discuss “the Proposal of the Macao’s Urban Master Plan (2020-2040)” (Hereinafter referred to as “the Proposal”) to share their opinions and suggestions. All participating experts and scholars shared their views and analysis on the proposal from different perspectives and they have come up with a general consent on the importance of the master plan for the future development of Macao. In his opening speech, Prof. Wei Ge, Vice Rector of the University of Macau stated that the master plan is related to the development of Macao in the next two decades. Serving as an international comprehensive public university, the University of Macau is responsible for gathering all experts and scholars and to carrying out insightful discussion on the content of “the Proposal”. With such a major master plan involving huge amount of cross departmental cooperation, Prof. Ge agreed that “the Proposal” mentions the establishment of a “cross-departmental committee”, and the committee can coordinate and follow up the works related to the preparation of the master plan in order to implement the goals in different areas in “the Proposal”. The symposium was chaired by Prof. Agnes Lam, Director of the Centre for Macau Studies of the University of Macau.

澳門城市規劃學會會長崔世平認為，《草案》提出澳門將分成 18 區，要考慮當中的資源配置，如衛生中心等社區設施的分配問題。現時土地用途劃分為「分區指引」、「規劃條件圖」、「澳門總規」、「國家標準」等不同準則，易造成功能重疊，需思考其合併、劃分和利用問題。對於靈活地使用土地方面，崔世平認為，國際上的「土地發展權轉移」是其中一個可參考的辦法。此外，他亦提到，可藉着是次總體規劃，使澳門總規與 85 平方公里的水域銜接，將更有利未來發展。澳大社會科學學院副院長盛力教授表示，澳門擁有 85 平方公里水域的管理權，但填海或利用都需得到國家的同意，如果能在總規中一併考慮，可節省很多時間。他提到，澳門總規不能空想未來，應從基本出發，找出一些現時急需處理的核心問題，取得社會共識，並在總規中解決。

Dr. Sai Peng Chui, President of the Macao Urban Planning Institute, pointed out that Macao will be divided into 18 districts in “the Proposal”, while the allocation of resources and community facilities, such as the health centers being allocated in various districts, must be taken into consideration. The current land use is based on different criteria such as “Division Guidelines”, “Planning Condition Map”, “Macao General Regulations”, and “National Standards”, which are likely to cause overlapping functions, and it is necessary to consider the issues of merging, division and utilization. Regarding the flexible land use, Dr. Chui believed that the international “transfer of land development rights” is one of the methods that can be referred to. In addition, Dr. Chui also mentioned that by means of this master plan, the Macao’s Urban Master Plan can be connected to the 85 square kilometers of territorial water area, which will be more beneficial to the future development. Prof. Li Sheng, Associate Dean of the Faculty of Social Sciences of the University of Macau, said that Macao has the right to manage 85 square kilometers of sea area, but it is necessary to seek official approval from the central government for reclamation or utilization. If this issue can be considered in “the Proposal”, it will help to save a lot of time. Prof. Sheng also mentioned that “the Proposal” cannot be a dream of the future, it should be built on solid basics. It is necessary to dig out some core issues that need to be dealt with urgently, to obtain the social consensus and to resolve the issues in “the Proposal”.

澳門現代建築協會會長利安豪表示，澳門總規提及要解決澳門人口擠迫、缺乏休閒空間的情況是好事，然而，也有一些地方要注意，他提到澳門的文遺保護區和緩衝區的規劃大體仍是依循上世紀 80 年代的標準，急需更新，否則不少中式建築將面對被拆卸命運；內港活化需要處理那裏的人口遷移問題。澳門聖若瑟大學助理教授樊飛豪認為，在內港的交通和人口問題上，如果陸地不能使用，可以考慮用橋樑的方法去處理，在解決居住問題上，他認為取得橫琴用地是一個非常好的考慮方案。澳大科技學院副教授黃承發表示，在防災減災設施建設方面，《草案》提到的擋潮閘等都是目前現有的方案，而關係到二十年的規劃則需要有一些比較前瞻性的計劃，例如在內港沿海稍微填海以解決堤圍滲水的問題等。電動巴士等環保能源使用上需考慮電力系統負荷問題，而智慧城市的建設在《草案》中沒有甚麼著墨。

Dr Rui Leao, President of Docomomo Macau Association, said that it is a good thing to have some common issues being stated in “the Proposal”, which is about resolving the overcrowding and also the concern of lack of leisure space in Macao.. However, there are some issues that may require more attention, such as the preservation of cultural heritage of Macao. the planning of the reserve and buffer zone generally still following the standards of the 1980’s and needing to be updated urgently, otherwise many precious buildings in Chinese-style will be demolished soon, and to deal with the population migration problem along with the activation project of the inner harbor district. Dr. Francisco Vizeu Pinheiro, Assistant Professor of the University of Saint Joseph, mentioned that if the land is unusable for the traffic and population issues in the Inner Harbour District, it can be resolved by bridges. In terms of solving the housing problem, he believed that obtaining land in Hengqin is a very good idea. Of consideration options, Prof. Alfred Seng Fat Wong, Associate Professor of the Faculty of Science and Technology of the University of Macau mentioned that in terms of disaster prevention and mitigation facilities, the tide barriers mentioned in “the Proposal” are all existing plans, and the 20-year plan requires some more forward-looking ideas. For example, the

coastal area of the Inner Harbour District is slightly reclaimed to resolve the problem of water seepage in the dike and dams. The use of environmentally friendly energy sources such as electric buses requires consideration of the loading issue of the power supply system, and the topic of construction of smart city has not been mentioned much in “the Proposal”.



澳大社會科學學院教授吳德榮表示，是次澳門總規的出台對澳門來說是好事，不過較多現狀描寫，欠缺前瞻性的計劃，整體而言，《草案》較為偏向土地利用規劃而非城市規劃，著眼空間而較欠缺如交通、能源、廢料處理等的功能性規劃。他認為，博企的續牌問題對整個旅遊休閒區和很多分區的規劃應該有十分重要的影響，這一點不能忽視。澳大教育學院副教授黃素君表示，澳門總規集中討論面積和空間，但作為一個城市，更重要的是人與空間的互動，作為教育工作者，她認為社會環境本身就是一個最直接的教育空間，可以影響青年學生的行為，但她發現《草案》文本缺乏教育的內容，希望在以後的編寫甚至建設階段，可以加入更多教育界以及關注人文環境建設的聲音，同時，她認為總規需要注意人口的動態增長，尤其是不同年齡人口在分區上的增長對社區設施的影響，不然無法回應未來的發展和需要。

Prof. Tak Wing Ngo, Professor of the Faculty of Social Sciences of the University of Macau said that the introduction of the Urban Master Plan is a positive initiative for Macao. However, there were more descriptions of the current situation and lack of forward-looking plans. Overall, “the Proposal” favors land use planning rather than urban planning. Market planning focuses on space and lacks functional planning such as transportation, energy, and waste treatment. He believed that the issue of renewal of gaming concession licenses should have a very important impact on the planning of the entire tourism and leisure area and many districts. This should not be ignored. Prof. Sou Kuan Vong, Associate Professor of the Faculty of Education of the University of Macau stated that the Macao’s Urban Master Plan focuses more on area and space, however the interaction between people and space is a more important function of a city. As an educator, she believed that the social environment itself is the most direct educational space. It can affect the behavior of young students, but she found that the “the Proposal” lacks educational content, and she hoped that in the coming stages of consolidating data collection and concluding “the Proposal”, more feedbacks and opinions should be collected from the education sectors and the voices that are concerned about the building the humane environment can be added. At the same time, she believed that “the Proposal” needs to pay attention to the dynamic growth of the population, especially the impact of the increment of the population of different ages on the community facilities, otherwise it will not be able to fulfill to the future development and need.



澳大人文學院葡文系主任姚京明關注澳門景觀被破壞和保育問題，他認為興建新建築物時需顧及其與環境、景觀的和諧，希望在總規上有所體現；在環境保護上，特區政府可以更積極地思考污水、垃圾等問題，用一些更創新的方法如利用橫琴而不是一味填海。澳大社會科學學院社會學系主任徐建華表示，澳門總規同時要考慮一些重大的社會和產業發展所來的影響，例如高等教育產業化等，因在過程中已經預視到會帶來住宿或交通等問題，如等到問題出現時才解決已經太遲。澳大持續進修中心主任劉丁己表示總規需要更著重在交通、智慧城市、環保等問題上的著墨，方能達到把澳門建設成一個「快樂、智慧、可持續及具韌性」的城市，不只是城市整體規劃，還要考慮頂層設計、法規制度、公共治理，積極聽取民眾的建言，如需推行一些計劃，可用專業數據去說服公眾。

Prof. Jingming Yao, Head of Department of Portuguese, Professor of Faculty of Arts and Humanities of the University of Macau, raised his concern about the destruction and conservation of Macao’s landscape. He believed that the construction of new buildings should take into account the harmony with the environment and the landscape, and hoped to be reflected in the general regulations; in terms of environmental protection, the Macao SAR government can be more active about sewage, garbage and other issues, and use some more innovative



methods, such as partnering with Hengqing instead of reclamation land. Prof. Jianhua Xu, Head of Department of Sociology, Associate Professor of Faculty of Social Sciences of the University of Macau, said that the Macao's Urban Master Plan should consider the impact of some major social and industrial developments, such as the industrialization of higher education, because it could be foreseen in the process that more issues regarding accommodation or traffic and other problems will be brought up from time to time. It's too late to wait until the problems arisen. Prof. Ting Chi Matthew Liu, Director of Centre for Continuing Education and Professor of Faculty of Business Administration of the University of Macau said that "the Proposal" needs to focus more on transportation, smart city, environmental protection and other issues in order to build Macao into a "happy, smart, sustainable and resilient" city. It is necessary to consider top-level design, laws and regulations, and public governance, and actively listen to the opinions of the public. If some plans need to be implemented, professional data can be used to convince the public in advance.

會上，專家學者亦提到指標的問題，他們認為《草案》欠缺一些區域或項目性的指標，如某區配置、道路面積、人口密度、交通流量、綠化面積比率等等。需澄清高、中、低不同程度的指標，不能只有最低的指標，如果沒有數據和指標，目標可能只流於空想。

出席是次座談會的其他學者還有澳大科技學院副教授陸萬海、澳門研究中心客席副教授吳玫、社會科學學院助理教授關鋒、澳門研究中心研究助理教授鄧榮、澳門研究中心博士後研究員陳志誠等。澳門研究中心將繼續就澳門總規《草案》舉辦「交通基建」、「人文環境規劃」、「產業規劃」等一系列的專題座談會。

During the meeting, the experts and scholars also mentioned the issue of indicators. They believed that "the Proposal" lacks some regional or project indicators, such as a certain area configuration, road area, population density, traffic flow, green area ratio, etc. It is necessary to clarify that there are different levels of indicators: high, medium and low. There cannot be only the lowest indicators. If there are no data and indicators, the goals may only become a fantasy.

Other scholars attending the symposium included Prof. Man Hoi Thomas Lok, Associate Professor of the Faculty of Science and Technology of the University of Macau, Prof. Mei Wu, Visiting Associate Professor of the Centre for Macau Studies, Dr. Fung Kwan, Assistant Professor of the Faculty of Social Sciences of the University of Macau, Dr. Vinh Dang, Research Assistant Professor of the Centre for Macau Studies, and Dr. Chi Shing Chan, Postdoctoral Researcher of the Centre for



Macau Studies. A series of symposiums on "Transportation Infrastructure", "Cultural Environment Planning" and "Industrial Planning", which are all relevant to the Proposal of the Macao's Urban Master Plan (2020-2040) will be organized by the Centre for Macau Studies in the coming weeks.

# 澳門食物銀行（澳門半島區）服務使用者狀況調查結果 Survey Results of the Study on the Service Users' Status of Macau Food Bank (Macau Peninsula)

## 近兩成受訪者需接受抑鬱治療

### Nearly 20% of respondents need treatment for depression

為了解澳門食物銀行（明愛明糧坊短期食物補助服務）的服務使用者在居住、健康、接受援助，以及運用個人社交網絡的情況，澳門大學澳門研究中心、澳門明愛合作開展了一個名為「澳門明愛明糧坊服務申請者狀況」的研究，該研究分兩個階段，首階段於 2018 年完成了針對「石排灣分服務站」服務使用者的調查。

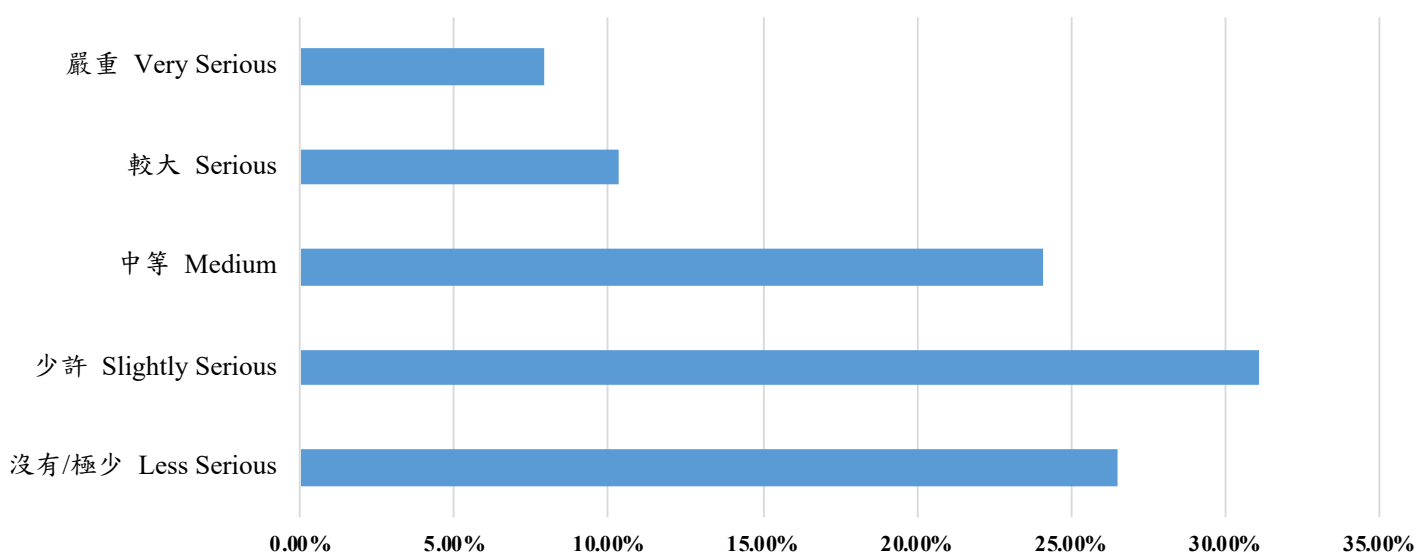
本年 (2020) 則完成針對「澳門半島區」之服務使用者的第二階段研究，是次研究以量化問卷調查方式，於 2019 年 11 月至 2020 年 7 月訪問當時明糧坊短期食物補助服務澳門半島區 1102 戶服務使用者，最後完成問卷 697 份。結果發現，澳門半島區受訪之服務使用者中，有 7.9% 受訪者抑鬱程度為嚴重、10.3% 受訪者抑鬱程度為較大，即約 18.2% 受訪者需要接受抑鬱治療。

To obtain insightful understanding of housing, health, willingness to receive assistance, and use of personal social networks of the Centro do Serviço de Fornecimento Temporário de Alimentos da Caritas, the Center for Macau Studies of the University of Macau and Caritas Macau jointly conducted a survey, namely, "The Study on the Users' Status of Caritas Macau Food Bank". The study has been divided into two phases, the first phase targeted to complete a survey of service users of the Seac Pai Van Service Centre was achieved in 2018.

This year the second phase of the study on service users in the area of "Macau Peninsula" has been completed. A quantitative methodology was adopted and a questionnaire was designed. 1102 service users (respondents) of the Centro do Serviço de Fornecimento Temporário de Alimentos da Caritas in Macau peninsula were interviewed and 697 questionnaires were completed. The results showed that among all the service users being interviewed in the Macau Peninsula, 7.9% of the respondents had a severe degree of depression and 10.3% of the respondents had a greater degree of depression, i.e., approximately 18.2% of the respondents needed treatment for depression.

### 澳門食物銀行（澳門半島區）受訪者之抑鬱程度 (N=697)

#### Level of depression of respondents from Macau Food Bank (Macau Peninsula) (N=697)



## 逾五成受訪者健康欠佳 一半成有自殺念頭

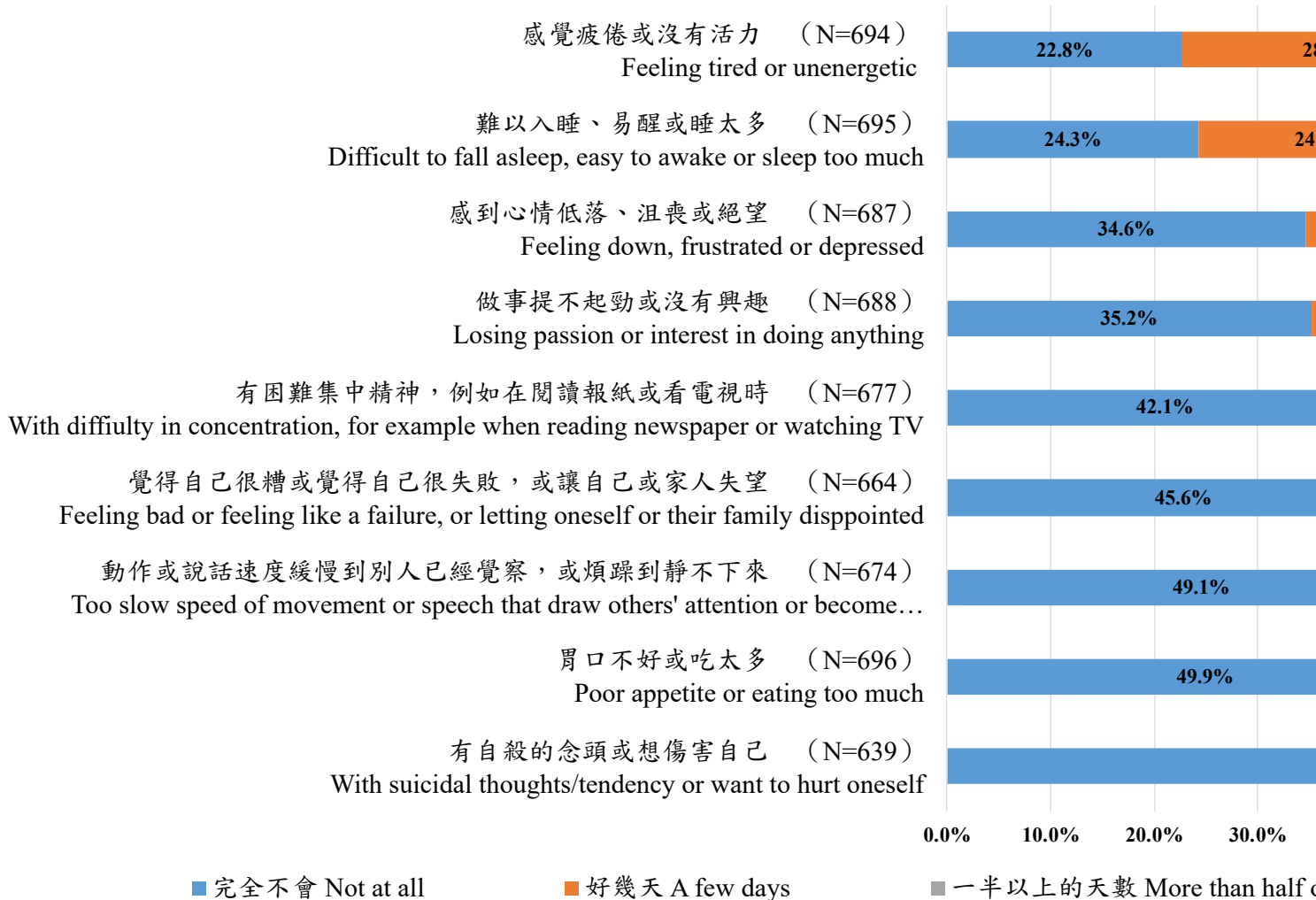
## More than 50% of respondents are in poor health and half of them may have suicidal tendency

身心健康上，有 53.2% 受訪者表示健康狀況為差。半數申請者精神狀況欠佳，18.2% 需要接受抑鬱治療。超過七成半受訪者在接受調查過去兩周內「感覺疲倦或沒有活力」、「難以入睡、易醒或睡太多」，六成多受訪者「感到心情低落、沮喪或絕望」、「做事提不起勁或沒有興趣」，五成多受訪者「有困難集中精神，例如在閱讀報紙或看電視時」、「覺得自己很糟—或覺得自己很失敗，或讓自己或家人失望」、「動作或說話速度緩慢到別人已經覺察，或煩躁到靜不下來」、「胃口不好或吃太多」，更有 15.6% 受訪者表示有自殺念頭。

In terms of physical and mental health, 53.2% of the respondents claimed that they suffered from poor health. Half of the respondents were in poor mental condition, 18.2% needed treatment for depression. More than 75% of the respondents reported that they were “feeling tired or unenergetic”, “being difficult to fall asleep, easy to awake or sleep too much” in the past two weeks. More than 60% of the respondents expressed that they “feeling down, frustrated or depressed”, “losing passion and interest in doing anything”. More than 50% of the respondents “had difficulty in concentration, particularly when reading newspaper or watching TV”, “felt bad for oneself-or found oneself a failure, or let oneself or his/her family feel disappointed”, “movement or speaking speed was so slow that others were aware of it, or behaved irritably and being unable to calm down”, “always with poor appetite or eating too much”, and 15.6% of the respondents said they had the suicidal tendency.

受訪者接受調查過去兩周內出現之情況 (N=697)

## Some situations that were encountered by the respondents in past



### 三成受訪者入不敷支 近八成居住於北區

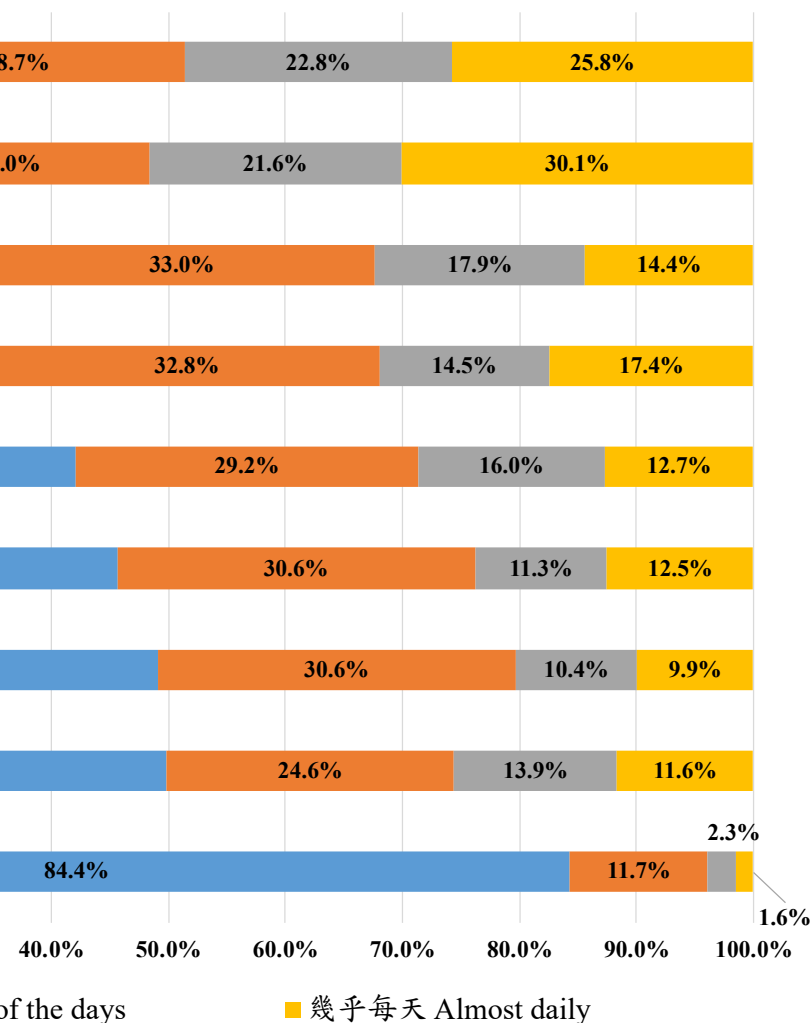
#### 30% of respondents' income cannot cover their expenses and 80% of them are living in the north district

家庭結構上，受訪之服務使用者的家庭人口總數平均約有 3.12 人，同住的人口平均數卻約 2.07 人，同住的子女總數平均為 0.53 人，即普遍受訪者與子女分開居住。而社交方面，有約三至四成受訪者較少與親友聯絡、互動與接觸，缺乏社交。

In terms of family size, the average service users being interviewed is about 3.12, but the average number of family members living together is about 2.07, and the average number of children living with the same family is 0.53, that is, the average respondents lives separately from their children. In terms of social interaction, about 30-40% of the respondents have less interpersonal contact and connection with relatives and friends, and lack of social interaction.

受訪者中，62.1% 為六十五歲以上，大部分人都已經退休且兩年以上未有工作；僅 12.2% 有就業，以全職為主。收入來源大部分都是以社會保障基金的養老金為主，69.1% 家庭月均收入低於七千元，開支最主要是食物與醫療，大部分人認為收入尚可應付開支；30.0% 認為入不敷支。受訪之服務使用者住所分佈上，79.0% 集中於澳門半島北區一帶，包括筷子基區、青洲區、台山區、黑沙環區，當中有近半數受訪者之居所為社會房屋，因社會房屋的分佈主要集中在澳門半島北區，故申請者住所會相對集中。

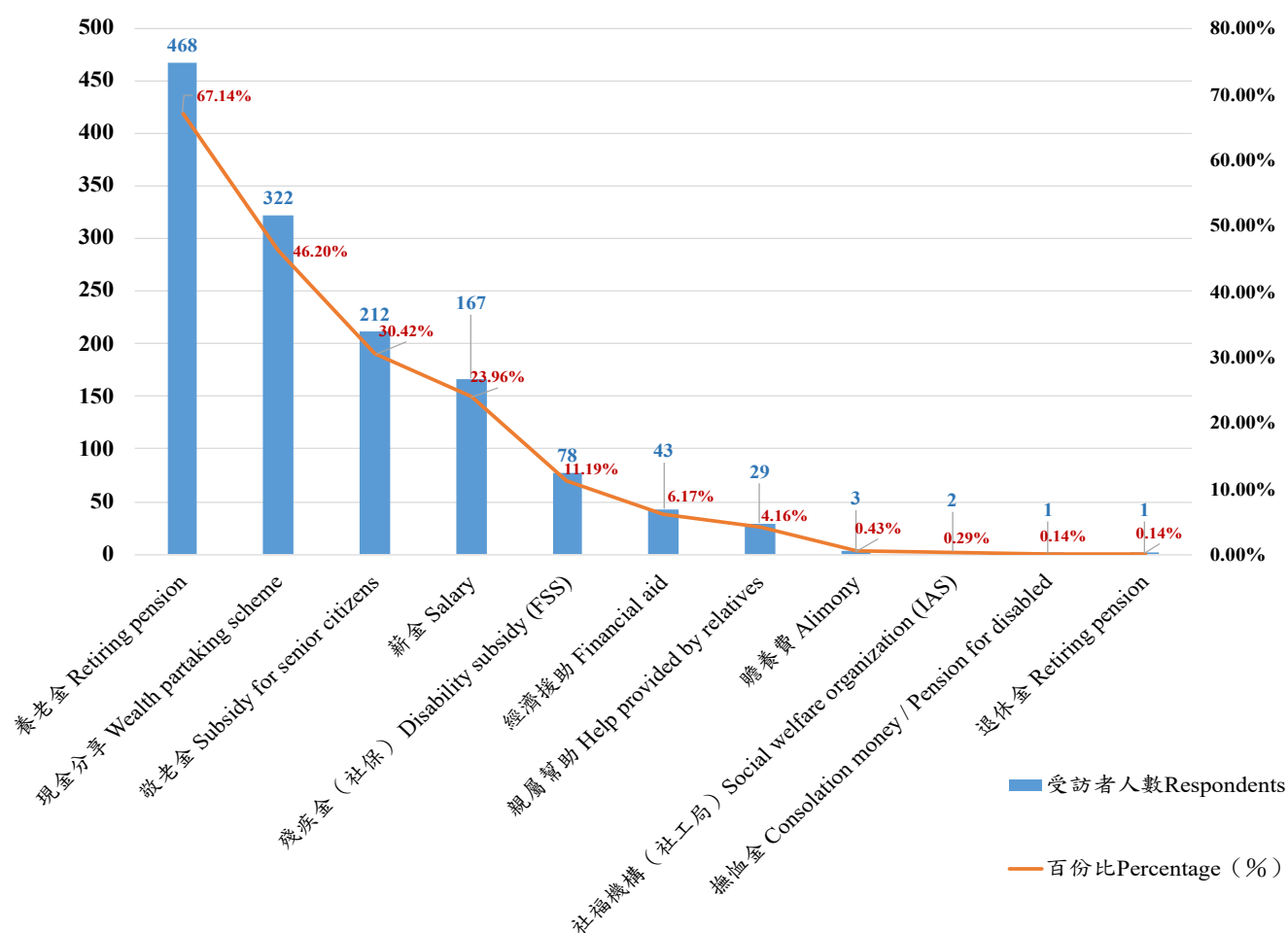
at two weeks (N=697)



Amongst all the respondents, 62.1% were over 65 years old, most of them being retired and having no jobs for more than two years. About 12.2% of all respondents are full-time employees. Most of the source of income is pensions from the social security fund. 69.1% of the households have an average monthly income of less than MOP 7,000. The most important expenditure is food and medical care. Most people agreed that the income can still cover the expenses; 30.0% believed that the income is insufficient. In terms of the distribution of residences of those service users being interviewed, 79.0% of them are mainly living in the north district of the Macau Peninsula, including Fai Chi Kei District, District of Ilha Verde, District of Tamagnini Barbosa, and District of Areia Preta. Nearly half of the respondents live in social housing. The users' residencies will be relatively grouped and concentrated in the north district of the Macau Peninsula, that is an area mainly covered by social housing.

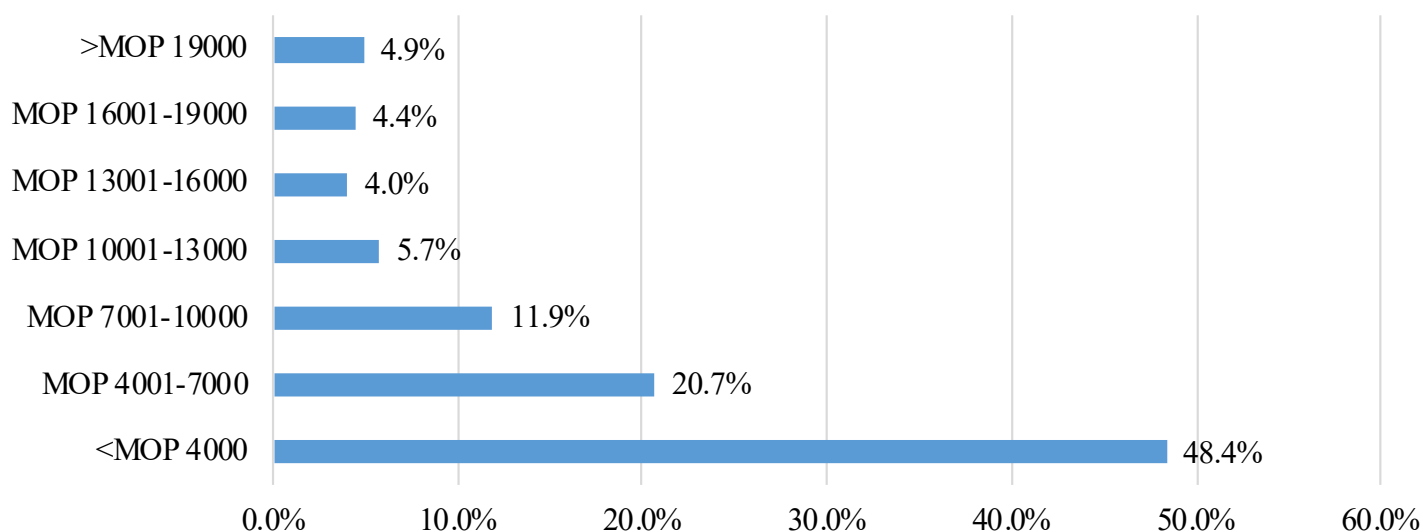
受訪者之家庭主要收入來源 (多選) (N=697)

The main source of household income of the respondents (Multiple choice) (N=697)



受訪者之家庭月均總收入 (澳門元) (N=697)

The average monthly household income of the respondents (MOP) (N=697)





是次研究的受訪者大部分為退休長者，雖然大部分人認為尚可應付家庭經濟狀況，但其開支最主要是食物與醫療，因此食物銀行服務正好是受訪者最需要的，大多數受訪者表示認同現時食物銀行的服務內容，亦不會覺得被負面標籤。此外，過半數受訪者有使用明糧坊短期食物補助服務增值服務，當中絕大多數使用家訪服務，而沒有使用的原因主要為沒時間、不知道有關服務、身體狀況欠佳／行動不便。針對受訪者缺乏社交且身心健康欠佳、甚至有自殺念頭的情況，家訪服務對他們來說是相當有需要的，宜加強宣傳，以更進一步幫助受訪者。

Most of the respondents involved in this survey are retired elderly. Although most of them agreed that their household financial situation might be stable and controllable, their expenses are mainly for food and medical care. Therefore, food bank services are exactly what the respondents need most. Many of them agreed with the current services provided by the Food Bank Centre and they would not feel labelled negatively. In addition, more than half of them used the value-added services provided by the Centro do Serviço de Fornecimento Temporário de Alimentos da Caritas, and most of them used home visit services. For those respondents who were not using the service, the main reasons might be concluded as “lack of time”, “ignorance of the services”, “poor physical condition/inconvenient mobility”. For the respondents who lack social interaction, poor physical and mental health, even with suicidal tendency, home visit services are quite necessary, and it is advisable to widen the promotion so as to further help more respondents who are in need.

(本報告為摘錄版本，詳細報告請留意澳門研究中心和澳門明愛的相關消息。This report is a summary. For details, please refer to relevant news from the Centre for Macao Studies and Caritas Macau.)

## 澳門研究年會 2020 擬延期舉行 The Postponement of “The Annual Conference of Macao Studies 2020”



由於本年新冠肺炎疫情之緣故，各國和地區相繼採取不同的社區隔離措施，國際交通往來亦大受影響，至今仍有許多不確定因素。因此，我們很抱歉地通知原定於本年年底舉行的「澳門研究年會 2020」將會延期，暫定於 2021 年 12 月上旬舉行。

澳門研究中心對於延期所造成的種種不便致以深切的歉意！我們將會於適當的時候重新啟動會議的申請流程，並於網上發佈相關資料，非常感謝大眾對年會的支持！

With the outbreak of COVID-19 early this year and lots of uncertainty related to international travelling and social distancing that we observe during these few months, we are sorry to inform that unfortunately, we may have to postpone

the Annual Conference of Macao Studies 2020 to next year, tentatively we schedule it in early December 2021.

We apologize for any inconveniences that this change might create. We will re-start the application process of the conference in due course and will inform for any updates from time to time online. Thank you very much!

# 澳門城市的設計：理想與現實

## Designing the City of Macao: Ambitions and Realities

By Francisco Vizeu Pinheiro( 樊飛豪 ), PhD

澳門聖若瑟大學助理教授 Assistant Professor of University of St. Joseph, Macau

中央政府於其「十三五規劃」中正式提出「支持澳門建設世界旅遊休閒中心、中國與葡語國家商貿合作服務平台，積極發展會展商貿等產業，促進經濟適度多元可持續發展……支持共建大珠三角優質生活圈」（國家《十三五規劃》第五十四章）。成為世界旅遊休閒中心，不只是成為世界博彩中心的結果，還是澳門這個以往的葡萄牙飛地在 400 多年的歷史當中東西文化交融接觸的結果，這表現在城市建築、社會佈局和宗教傳統中，亦使得澳門歷史城區（表現在眾多的古跡、廣場及景觀中）於 2005 年被聯合國教科文組織列入到《世界遺產名錄》當中。



圖為：宋佳興（拍攝） Song Jia Xing (Photo)

Macao is officially designated in the 13th Five-year Plan from the central government “a major destination for international leisure and tourism and a service platform for trade and cooperation between China and Portuguese- speaking countries, actively developing its industries in areas such as conventions and exhibitions, trade, and commerce, and promoting an appropriate level of diversity in its economy in order to achieve sustainable economic development...We will support joint efforts by Guangdong, Hong Kong, and Macao to build a quality living area in the Greater Pearl River Delta region” (Chapter 54, 13th Five-year Plan).

To be a destination for international leisure and tourism is not only a consequence of the being the world center for gambling but also a consequence of more than four centuries of history of a Portuguese enclave where East and West traditions met, apparent in the city architecture, social layout and religious tradition which historical center was recognized in 2005 by UNESCO as part of the World Heritage. This historical legacy is apparent in the many monuments, squares and landscapes.

澳門是一個細小的城市，直至 1995 年，人口只有約 415,850 人，年均旅客約 7.75 百萬人次（黃就順等：《澳門地圖集》，1997 年）。美麗的海濱風光、青綠山丘、公眾廣場與古跡以及中葡建築交映相融，使澳門成為一個安靜宜人的居住和遊覽之地。城市雖小卻宜人，有可負擔的住房、足夠的公共服務以及學校、醫院、體育館、社區中心等良好設施。澳門城市範圍在 19 世紀擴展到氹仔、20 世紀擴展到路環，這構成了現在約 32.9 平方公里、每平方公里居住 58,000 人的澳門，是為世界上人口密度最高的城市之一。

Macao was a small town until 1995 with a population of 415.850 inhabitants and 7.75 millions of visitors per year. (Son et al 1997). Beautiful seaside landscapes, green hills and public squares merged with monuments and buildings of Chinese and Portuguese buildings, making it a quiet and pleasant place to live or visit. The city was small but pleasant, with affordable housing, enough public services with good facilities like schools, hospitals, sports and community centers. In the 19th century expanded its urban rule in Taipa and in the earlier 20th century to the island of Coloane, constituting now a total area of 32.9 square Kilometers with some areas of 58,000 inhabitants per square kilometer, making it one of the densest cities in the world.



為了未來的發展，澳門在 20 世紀中期計劃開發路氹城區，計劃容納 22 萬居民，並附設公眾和旅遊設施；外港新城區也計劃建成住宅區。然而，這些計劃都在 2002 年被取消，取而代之的是被稱為「綜合度假村」的大型設施，它們佔據了一個路氹城區的土地和外港新城區的幾個主要街區，導致本地住房和公眾設施短缺、樓價飛漲的問題；遊客暴增，2018 年達到 35,803,663 人次（《澳門年鑑 2018》）；車輛數量急升、空氣污染、社會房屋快速增長，城市缺乏垃圾堆填區、墓地、體育設施；等等……大大降低了居民生活的質量。

For the future growth and development of Macao was planned in the mid of the 20th century to develop the new town of COTAI (The reclamation land located between Coloane and Taipa islands), planned to accommodate a population of 220,000 inhabitants plus public facilities and tourism infrastructures. The NAPE (New land reclamations of the Outer Harbour) area was also designated as a residential hub. However, this new town plans were scrap in 2002 when the huge facilities, called “integrated Resorts” on a mega scale occupied several city’s block in NAPE and practically all the available land of COTAI. This led to the lack of land for housing and for building other public facilities, skyrocketing the price of housing, increasing the number of visitors, that reached 35,803,663, in 2018 (Macao Yearbook 2018). The number of vehicles and pollution increase dramatically, social housing mushroom everywhere, making the city running out of space for places like garbage land fields, cemeteries, sport facilities, etc., lowering the quality of life of citizens.



圖為：宋佳興（拍攝） Song Jia Xing (Photo)

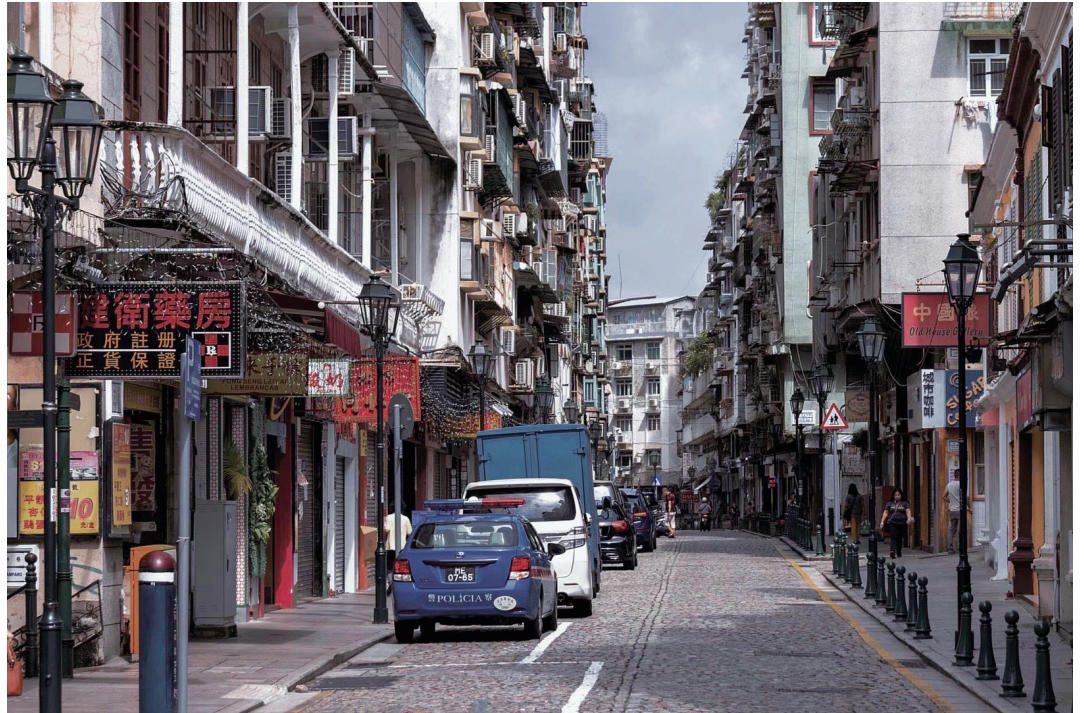
澳門新城區計劃開發約 3.5 平方公里的土地（《新城區總體規劃第三階段總體諮詢》，2015 年），面積約等於半個路氹城區，建造面積較小的房屋（大部分為 T2 兩房單位），無法容納多代家庭（被認為是新加坡採用的最佳住房社會保障模式），這些新的土地將不足以支持 2030 年估計的約 83 萬以及 2050 年的約 100 萬的本澳人口。

The new land reclamations with and approximate area of 3.5 square Kilometers (DSSOPT, 2015) is practically half the size of COTAI land reclamation. With small housing fractions (mostly T2 Two rooms flat) that cannot accommodate multi-generational families (considered the best model of housing-social security, applied in Singapore). These new land reclamations will be insufficient for supporting the estimate number of 830,000 residents for 2030 and circa one million in 2050.

由於缺乏施工空間（會阻礙主要交通幹道），在澳門半島建設輕軌的宏偉夢想最終被城市的現實擊破，只能在氹仔和路氹城區施行。因此，與其在城市的石屎森林裏過度擠迫度日，不如明智地以橋樑連接和開發珠海、橫琴的大片土地，使大灣區政策更為有效。

The recent failure to implement the LRT (Light Railway Transit) in Macao peninsula, due to the lack of space for construction (that will block key traffic lanes) is an example of dreaming plans of grandeur that cannot fit in the physical reality of the city, making only possible to be built in Taipa Island and COTAI. Rather than overcrowding the city with a forest of cement, will be wiser to build bridges and develop for housing the large plots of land available in Zhuhai and Hengqing Island, making effective the policy of the Great Bay Area cooperation.

當所有在路氹城區的綜合度假村都落成後，估計將會約有 50 萬員工和遊客在那裏來回穿梭，他們將急需住房，也堵塞交通。因此，對社會負責的解決方案將會是在鄰近的橫琴片區為度假村員工提供住房，把政府和居民從現時的壓力和住屋危機中解放出來——這與香港正在面對的住房問題非常相似，而此問題助長社會動蕩，此外，深圳也放棄了香港的住房模式而改為採取新加坡的住房政策（Liu, Pearl, May 7, 2019, South China Morning Post Business Insider）。



圖為：宋佳興（拍攝） Song Jia Xing (Photo)

When all the integrated resorts are operational in the COTAI, it is estimated to have approximately 500,000 commuters, including tourists and staffs, what will congest traffic and housing. The socially responsible solution will be for assigning the casino-resort management to provide housing in the neighbor Hengqing island for their staff, liberating the government and citizens from the present pressure and housing crisis, that is getting very similar with Hong Kong, where housing problems foster social unrest. Shenzhen is ditching its Hong Kong housing model to adopt the Singapore housing policy (Liu 2019).

本簡報刊登有關澳門的研究，如欲投稿，可透過以下方式聯絡本中心：  
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澳門的未來掌握在規劃者和政治家的手裏，現在是時候把居民的生活質量放在首位，而非事事以「經濟利益」為先（這個想法是被人們誤解了的「自由市場」的做法）。我們一定要作出選擇，我們想要向遊客和居民營造一個怎樣的澳門形象？石屎森林還是宜居宜遊？俗語說得非常好：「如果你規劃失當，你的計劃便會失敗。」

The future is in the planners', and politician's hands. It is time to put the quality of life of citizens over the economic profit derived from a misunderstood "free market" practice. We have to choose if we want to offer to tourists and citizens an image of Macao as a forest of cement or a nice place to live and visit. As the popular saying goes: "If you fail to plan, you are planning to fail".