

# 2022年《施政報告》房屋措施

## Housing Initiatives in 2022 Policy Address



房屋局  
Housing Bureau

2022年

施政  
報告

2022  
Policy  
Address

《施政報告》房屋措施重點

**Major Housing Initiatives  
in Policy Address**

## (1) 推出全新「簡約公屋」

### Introducing the brand-new Light Public Housing (LPH)

- 在2023-24至2027-28年度興建約30 000個「**簡約公屋**」單位，填補傳統公營房屋短期供應不足的缺口。
- Building around 30 000 **Light Public Housing (LPH) units** from 2023-24 to 2027-28, so as to fill the gap of traditional public housing supply in the near term.





## (2)大幅增加公營房屋供應

### Substantially Increasing Public Housing Supply

- 根據《長遠房屋策略》最新推算，未來十年（2023-24至2032-33年度）公營房屋需求是301 000個單位。政府已覓得足夠土地可興建約360 000個公營房屋單位。
- Based on the latest projection of the Long Term Housing Strategy (LTHS), the public housing demand for the coming 10-year period (2023-24 to 2032-33) is 301 000 units. The Government has already identified sufficient land for providing about 360 000 public housing units.



## (2)大幅增加公營房屋供應(續)

### Substantially Increasing Public Housing Supply (Cont'd)

- 就未來五年期供應而言，2023-24至2027-28年度（即第一個五年期）的公營房屋建屋量將增至約128 000個單位，加上額外興建約30 000個「簡約公屋」單位，預計未來五年的整體公營房屋建屋量可以**增加至約158 000個單位**，較上一個五年期（2022-23至2026-27年度）的約105 000個單位，**大幅提高約50%**。
- As for the supply in the coming five-year, we will increase public housing production for the period from 2023-24 to 2027-28 (i.e. the first five-year period) to about 128 000 units. Together with the construction of about 30 000 LPH units, it is estimated that the total public housing production in the coming five-year period will be **increased to about 158 000 units, a substantial increase of about 50%** as compared to the production of about 105 000 units in the previous five-year period (2022-23 to 2026-27).

### (3) 推出新的「公屋綜合輪候時間」指數

## Introducing a new index of Composite Waiting Time for Subsidised Rental Housing



- 推出新的「公屋綜合輪候時間」指數，計算公屋一般申請者首次獲編配公屋或「簡約公屋」的平均輪候時間，以更全面反映政府透過各類資助租住房屋改善市民居住環境的成效。
- Introducing a new index of Composite Waiting Time for Subsidised Rental Housing (CWT) to calculate Public Rental Housing (PRH) general applicants' average waiting time for the first offer of PRH flats or LPH flats, so as to more comprehensively reflect the effectiveness of the Government's efforts in improving the living environment of the public through various types of subsidised rental housing.
- 目標是在四年內（即2026-27年度）把「公屋綜合輪候時間」降至約四年半。
- Our target is to reduce the CWT to about 4.5 years in four years' time (i.e. in 2026-27).

提速、  
提效、  
提量

Enhancing Speed,  
Efficiency, and Quantity

## (4) : 「公屋提前上樓計劃」 PRH Advance Allocation Scheme

- 分階段落成公營房屋項目，預計未來五年（即2023-24至2027-28年度）**約有12 000個單位可提早落成**，讓申請者較原先**早約3至18個月上樓**。
- Under a phased completion approach, it is expected that **about 12 000 units will be completed earlier** in the next five years (i.e. 2023-24 to 2027-28), **advancing intake of applicants by about 3 to 18 months.**



#### (4)：「公屋提前上樓計劃」（續）

#### PRH Advance Allocation Scheme(Cont'd)

- 進一步提前「預配即將落成公屋計劃」的時間，由現時新落成公屋獲發「佔用許可證」（俗稱「入伙紙」）約三個月前，**提前一倍至六個月前**，進一步加快編配流程及提早完成編配新單位的程序。
- To further advance the allocation under the Modified Advance Allocation Scheme for new public housing projects, **doubling the time** from currently about three months before the Occupation Permit is issued to **six months before**, so as to further expedite the allocation process and complete the allocation of new flats earlier.



## (5) 使用「組裝合成」建築法提速

### Enhancing speed by the adoption of MiC approach

- 房委會規定所有預計在**第一個五年期**（即2023-24至2027-28年度）落成的公營房屋，**必須採用「裝配式設計」**，當中包括「**組裝合成**」建築法。
- HA to require that all public housing projects scheduled for completion in the **first five-year** period (i.e. 2023-24 to 2027-28) **should adopt the Design for Manufacture and Assembly (DfMA) approach, which include the Modular Integrated Construction (MiC) approach.**
- 規定在**第二個五年期**（即2028-29至2032-33年度），**不少於一半**項目**必須採用「組裝合成」建築法**，其餘項目亦必須採用「**裝配式設計**」。
- In the **second five-year** period (i.e. 2028-29 to 2032-33), **no less than half** of the projects **should adopt the MiC approach, and DfMA for the remaining projects.**



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## (6) 採用「設計及建造」模式加快建屋

Accelerating housing production by the adoption of “Design and Build” model

- 房委會在預計於2028-29至2032-33年度落成的公營房屋當中，規定至少一半單位須採用「設計及建造」採購模式。
- HA to require **at least half of** the public housing units scheduled for completion from 2028-29 to 2032-33 **to adopt the “Design and Build” contract.**

## (7) 加強部門協作、精簡建屋程序

### Strengthening Inter-departmental Collaboration and Streamlining Development Procedures

- 成立由房屋局局長率領的**跨部門公營房屋項目統籌專隊**，檢視、理順及解決公營房屋項目在發展過程中遇到的跨部門問題，以期加快公營房屋項目的推展。
- **An inter-departmental Action Group on Public Housing Projects**, led by the Secretary for Housing, will be established to review, rationalise, and resolve any inter-departmental issues encountered during the development of individual public housing projects, with a view to expediting the implementation of public housing projects.



## (8) 善用市場力量，提升公私營協作

### Leveraging market forces through enhancing public-private partnership

- 推出全新「私人發展商參與興建資助房屋先導計劃」。
- Introducing a **new Pilot Scheme on Private Developer Participation in Subsidised Housing Development.**
- 於2023年第一季制定先導計劃的政策框架。
- To formulate a policy framework in the first quarter of 2023 for the pilot scheme.





## (8) 善用市場力量，提升公私營協作(續)

### Leveraging market forces through enhancing public-private partnership (Cont'd)

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- 於下個財政年度起分批推出三幅土地，讓發展商投標興建資助出售單位，以指定市價折扣率售予合資格人士。
- Three sites will be put up for tender in batches from next financial year onwards for developers to build subsidised sale flats (SSFs) which will be sold to eligible persons at specified discount rate from the market prices.
- 先導計劃亦鼓勵發展商申請改劃其擁有的私人土地興建資助出售單位。
- Under the pilot scheme, developers are also encouraged to apply for rezoning of privately land owned by them for developing SSFs.

## (9) 增加公營房屋住戶幸福感

### Enhancing the sense of well-being of public housing residents

- 房屋局局長會主持專責小組，為新的公營房屋項目制訂「**幸福感**」設計指引；並挑選五條現有公屋屋邨作為試點進行**具主題性的改善工程**。
- The Secretary for Housing will chair an action group to **develop “Well-Being” design guidelines** for new public housing projects ; and select five existing PRH estates as pilot projects for conducting **thematic enhancement measures**.





## (9) 增加公營房屋住戶幸福感(續)

### Enhancing the sense of well-being of public housing residents(Cont'd)

- 每年選取約10個屋邨進行外牆粉飾及小型屋邨改善工程。
- To select around 10 PRH estates for façade beautification and minor estate improvement works each year.
- 為約20個屋邨進行園景美化工程。
- To conduct landscape improvement for around 20 PRH estates.



## (10) 新建單位面積要「封底」

### Setting a minimum size for newly-built units

- 所有於2026-27年起落成的資助出售單位一般實用面積不少於26平方米，新落成公屋（一至二人單位除外）一般室內樓面面積不少於同等水平，即21平方米。
- The saleable area of all SSFs completed from 2026-27 onwards will be no less than 26 square metres in general, and the internal floor area of newly-built PRH units (except for single-person and two-person units) will be no less than the equivalent level in general, i.e. 21 square metres.



## (11) 提高土地和房屋供應資料的透明度

### Enhancing the transparency of land and housing supply information

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- 向公眾提供更多有關土地和房屋供應的資料，以提高透明度及更好地監察公營房屋的未來供應。
- Providing more information on land and housing supply to the public, so as to enhance transparency and facilitate monitoring of future public housing supply.



## (12) 持續公屋重建

### Continuing redevelopment of public housing estates

- 在目前正進行及規劃中的十個重建項目以外，再選出多一個公屋屋邨展開重建研究。
- Select one more public housing estate to commence redevelopment study, in addition to the 10 redevelopment projects that are currently in progress or under planning.



## 房屋階梯 Housing Ladder

- 政府會繼續透過提供「綠表置居計劃」（「綠置居」）、「居者有其屋計劃」（「居屋」）和港人首次置業（「首置」）項目等資助出售房屋，實現市民置業願望，亦會穩定私營房屋供應。
- The Government will continue to meet the public's home ownership aspirations through the provision of SSFs including **the Green Form Subsidised Home Ownership Scheme (GSH), Home Ownership Scheme (HOS), and Starter Homes (SH).** The Government will also stabilise the supply of private housing.

## 房屋階梯 Housing Ladder

- 近年，公屋／「綠置居」與其他資助出售單位的比例維持在70:30。
- In recent years, the split between PRH/GSH and other SSFs has maintained at 70:30.
- 我們會在下個財政年度的賣地計劃再度推出「首置」項目，以協助不符合資格申請居屋但又未能負擔私營房屋的較高收入家庭，回應他們的置業期望。
- We will again launch the Starter Homes projects in the Land Sale Programme in the next financial year, so as to help the higher-income families who are not eligible for HOS and yet cannot afford private housing to meet their home ownership aspirations.



## 私營房屋供應 Private Housing Supply

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- 根據《長遠房屋策略》最新推算，**未來十年**的私營房屋需求為**129 000個單位**。我們會以此為基本目標，提供私營房屋土地。
- Based on the latest projection in the LTHS, the demand for private housing in **the next 10 years** will be **129 000 units**. We will work to achieve this basic target in providing land for private housing.

# 私營房屋供應 Private Housing Supply

- 預期未來**五年**通過賣地及鐵路物業招標推出的私營房屋土地能興建約**72 000個單位**，再加上市區重建局及其他私人發展項目，**整體供應將多於《長遠房屋策略》估算需求**。
- In the next **five years**, it is expected that about **72 000 units** will be built on land earmarked for private housing through land sales and putting up railway property developments for tender. Together with the development projects undertaken by the Urban Renewal Authority and other private development projects, **the overall supply will exceed the projected demand in the LTHS.**



謝謝

Thank you

