

私人興建資助出售房屋先導計劃 - 樂建居



Private Subsidised Sale Flat - Pilot Scheme

13.6.2023



中華人民共和國香港特別行政區政府
房屋局

Housing Bureau
The Government of the Hong Kong Special Administrative Region
of the People's Republic of China



中華人民共和國香港特別行政區

行政長官
2022年
施政報告

2022.10.19

推出先導計劃，促進公私營協作

Pilot Scheme be introduced to promote public-private partnership

鼓勵私人發展商參與興建資助出售單位

Encourage the participation of private developers in building subsidised sale flats (SSFs)

善用市場力量，提量、提速、提效、提質

Tap into market forces to enhance quantity, speed, efficiency and quality

公開招標形式 **Public Tendering Approach**

2023/24年度起，推出3幅政府土地供投標

From 2023/24, put up 3 Government sites for tender

私人土地形式 **Private Land Approach**

鼓勵發展商申請改劃私人土地以興建資助出售單位

Encourage developers to apply for rezoning of private land for developing SSFs



指導原則 GUIDING PRINCIPLES



清晰定位為私人發展項目

Clear Positioning as Private Development

須確保財務上可行

Need to Ensure Financial Viability

質素保證

Quality Assurance



售價 Pricing

固定折扣率為市價的**35%**
Fixed discount rate at **35%** of full market price

地價 Land premium

公開招標形式: 底價會考慮**35%**折扣率的售價而定
Public tendering approach: reserve price to be set taking into account the **35%** discount rate for sale prices

私人土地形式: 住宅部分地價為市值的**三分之一**; 非住宅部分地價為**十足**市值
Private land approach: **one-third** of full market value for **domestic** portion; **full** market value for **non-domestic** portion

主要參數 KEY PARAMETERS (2)



單位面積和數目 Flat size & no.

實用面積 \geq 26平方米
 \geq 26 sq. m. in saleable area (SA)

單位數量設下限
Minimum number of flats required

至少70%單位的實用面積 \geq 34.8平方米
Not less than 70% of flats with SA \geq 34.8 sq. m.

質素保證 Quality assurance

政府/房委會**不會回購**未售出的單位

No buy back of unsold flats by the Government/Housing Authority

發展商須聘請**獨立檢查人士**進行最後驗收工作

Mandatory for developers to employ **independent checker** to conduct final inspection

資格準則和 甄選買家

Eligibility criteria & selection of buyers

依循當時居屋和房屋政策採用的資格準則和轉讓限制

Follow same eligibility criteria & alienation restrictions under prevailing **Home Ownership Scheme (HOS)** and housing policy

私人土地形式: 個別發展商如希望以他們所擁有的土地協助特定目標羣組，政府會容許發展商在居屋的資格準則之上作出**微調**，惟有關微調須由房屋局局長按個別情況考慮和審批

Private land approach: If individual developer wishes to use their own land to assist particular target group, the Government will allow developers to make **minor modification** to the eligibility criteria on top of the HOS requirements. Such minor modification from developers should be considered and approved by S for Housing on a case-by-case basis

主要參數 KEY PARAMETERS (5)



銷售安排 Sales arrangement

發展商於指明時限內**一次過**推出所有單位發售
Developers to put up for sale all flats in **one batch**
within a prescribed timeframe

商業部分 Commercial portion

徵收十足市值地價
Land premium at full market value will be charged

相關設施 Associated facilities

發展商負責**地盤平整**和**基建工程**，使有關用地可供興建房屋

Developers to be responsible for **site formation** and **infrastructure works** necessary to make the site ready for housing construction

發展商興建**福利及社區設施**

Developers to build **welfare and community facilities**

相關費用可從地價扣除

Relevant costs can be deducted from land premium

按揭安排 Mortgage arrangement

發展商可提供按揭安排

Developers may provide mortgage arrangements

政府會與香港按揭證券有限公司討論按揭保險

Government will discuss with Hong Kong Mortgage Corporation Limited on mortgage insurance

招標用地 SITES TO BE TENDERED (1)



樂建居

東涌第122區 Tung Chung Area 122
(已平整用地 Formed Site)

地盤面積
Site Area

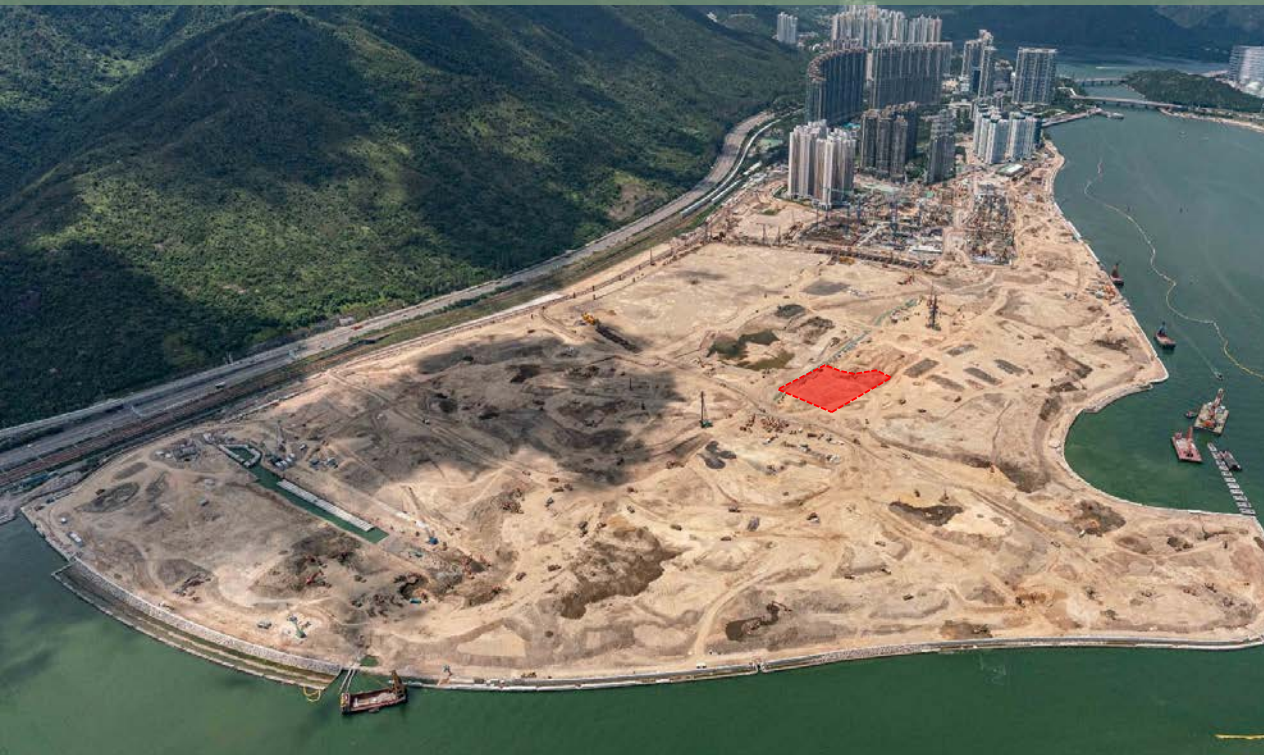
約1.4公頃
About 1.4 hectare

單位數目
No. of Flats

約1 600個單位
About 1 600 flats

預計招標日期
Estimated Tender Date

2023年年底
End 2023



招標用地 SITES TO BE TENDERED (2)



柴灣祥民道 Cheung Man Road, Chai Wan
(未平整用地 Unformed Site)

地盤面積
Site Area

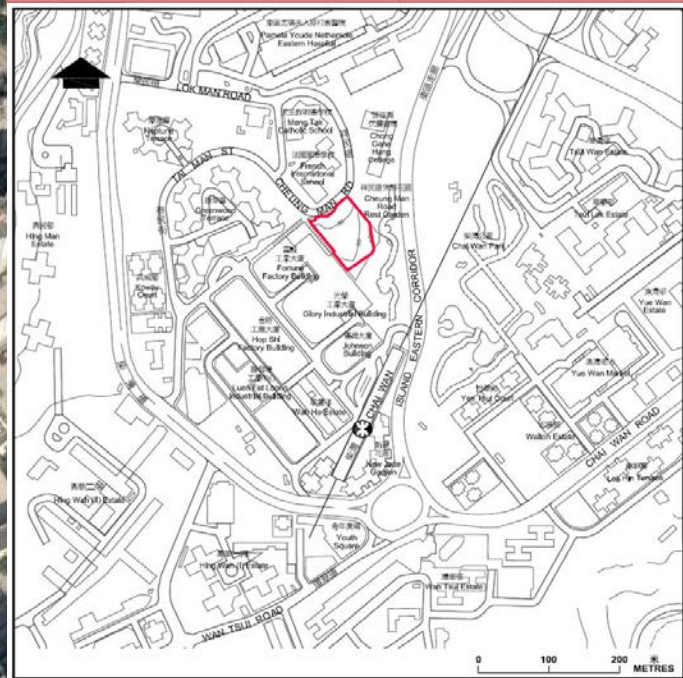
約0.5公頃
About 0.5 hectare

單位數目
No. of Flats

約700個單位
About 700 flats

預計招標日期
Estimated Tender Date

2024年第1季
Q1 2024





樂建居

謝謝 THANK YOU



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