

# 2023年施政報告 房屋措施

## Housing Initiatives in 2023 Policy Address



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

何永賢  
Ms. Winnie Ho  
房屋局局長 Secretary for Housing

# 首年進展

## First-year Progress

- **提量、提速、提效、提質，以**
  - 全力增加公營房屋供應量
  - 縮短公屋輪候時間
  - 提高市民的幸福感
- **Enhancing quantity, speed, efficiency and quality to**
  - Increase public housing supply
  - Shorten the waiting time for public rental housing (PRH)
  - Enhance the well-being of public housing residents



# 首年進展-提量

## First-year Progress – Enhancing quantity

- 增加**傳統公營房屋供應**
  - 截至2023年9月底，在2023-24至2027-28年度落成的傳統公營房屋，超過九成已完成或已進入建築階段
- 興建「**簡約公屋**」
  - 首批約2 100個單位將在2024-25年度落成，2027-28年度前完成興建合共約30 000 個單位
- **Increasing traditional public housing supply**
  - As at end September 2023, over 90% of the traditional public housing to be completed from 2023-24 to 2027-28 are either completed or under construction
- **Construction of Light Public Housing (LPH)**
  - The first batch of about 2 100 LPH units will be completed in 2024-25, and a total of about 30 000 units will be completed by 2027-28



# 首年進展-提量

## First-year Progress – Enhancing quantity

- 繼續全力推進「**過渡性房屋**」
  - 截至今年9月底，已有約8 000 個單位投入服務，預計未來兩年另外約13 000單位相繼落成啓用
- 增加**資助出售單位供應**
  - 落實私人興建資助出售房屋先導計劃（又名「樂建居」）
- **Continuing to take forward Transitional Housing**
  - As at the end of September 2023, about 8 000 units are already in operation and another 13 000 new units are expected to be completed and commissioned in the coming two years
- **Increasing supply for subsidised sale flats (SSFs)**
  - The Private SSF Pilot Scheme has been launched



## 首年進展-提速+提效

# First-year Progress – Enhancing speed and efficiency

- **加快公屋申請者上樓**
  - 確定約14 000個公屋單位可分階段提早落成，明年上半年將有超過2 000個單位提早**約五至八個月**落成，讓公屋申請者可提早上樓
- **Advancing Allocation** for PRH applicants
  - Around 14 000 PRH flats have been identified for phased completion. It is expected that over 2 000 PRH units will be completed in the first half of 2024, advancing the completion by about five to eight months and enabling PRH applicants to move in earlier



## 首年進展-提速+提效

# First-year Progress – Enhancing speed and efficiency

- **創新科技應用**
  - 已在2023-24至2027-28年度落成的公營房屋當中，選出五個採用「組裝合成」建築法的項目，工程亦已展開
- Application of **Innovative construction technologies**
  - For public housing projects scheduled for completion in 2023-24 to 2027-28, 5 projects have been identified to adopt Modular Integrated Construction (MiC) approach and have commenced construction



## 首年進展-提速+提效

# First-year Progress – Enhancing speed and efficiency

- 輪候公屋時間成功「封頂」
  - 由高峰約6年，回落至5.3年；正逐步向2026-27年度降至4.5年的目標邁進，扭轉多年上升走勢
- Average Waiting Time (AWT) **Capped**
  - Reduced from the peak of around 6 years to 5.3 years; on track to meet the target of reducing the composite waiting time to 4.5 years by 2026-27, reversing the rising trend of many years



# 首年進展-提質

## First-year Progress – Enhancing quality

### ■ 「幸福設計」指引

- 正收集居民及各持份者意見。顧問研究預計將於2024年完成，為新建公營房屋項目優化公共空間、設施及屋邨環境，提升居民幸福感

### ■ “Well-being” design guidelines

- Currently collecting ideas and opinions from public housing residents and stakeholders. The consultancy is scheduled to be completed in 2024, so as to enhance the well-being of public housing residents by improving the design of public spaces, amenities, and estate environment of the new public housing estates





# 未來政策目標

## Policy Objectives in the future

- 繼續提量、提速、提效、提質
- 優化公營房屋系統建設
  - 增加公營房屋供應
  - 放寬資助出售單位按揭貸款保證的安排
  - 持續推動重建
  - 提升屋邨管理
  - 利用「組裝合成」提速提效提質
- 成立「**解決劏房問題**」工作組
- 私營房屋
  
- Continuing to **enhance quantity, speed, efficiency and quality**
- **Enhancing Public Housing**
  - Increasing public housing supply
  - Relaxing the arrangements on mortgage default guarantee for SSFs
  - Sustaining redevelopment projects
  - Enhancing estate management
  - Optimising MiC approach to enhance speed, efficiency and quality
- Establishing a Task Force on **Tackling the Issue of Subdivided Units**
- **Private housing**



# 未來政策目標-優化公營房屋系統建設

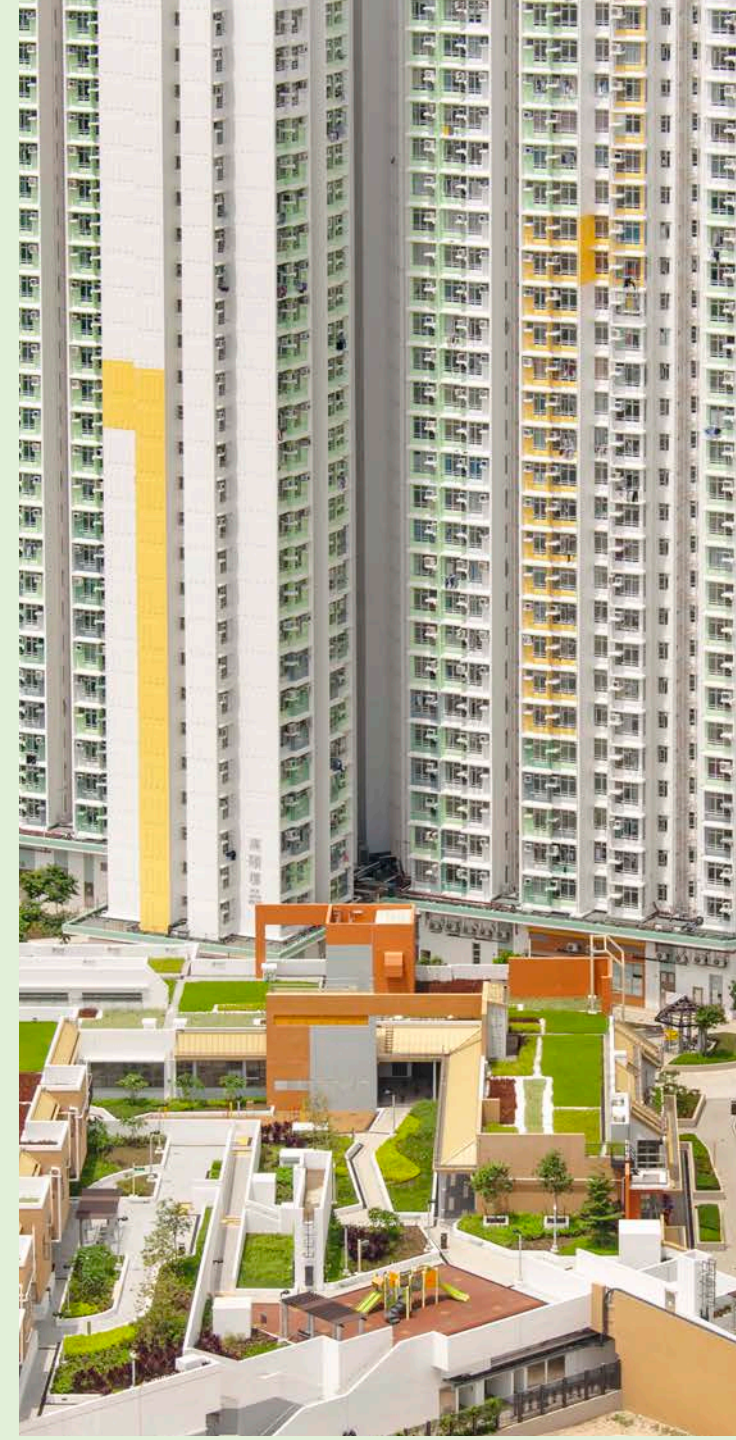
## Policy Objectives in the future - Enhancing Public Housing

### ■ 增加公營房屋供應

- 未來十年（即2024-25至2033-34年度）的公營房屋需求量为308 000個單位，政府已覓得土地，可興建約**410 000**個公營房屋單位，**超額**完成約100 000個單位

### ■ Increasing public housing supply

- The public housing demand for the next 10 years (i.e. from 2024-25 to 2033-34) is 308 000 units. The Government has identified sufficient land for developing about **410 000** public housing units, i.e. about 100 000 units above the supply target



# 未來政策目標-優化公營房屋系統建設

## Policy Objectives in the future - Enhancing Public Housing

- 增加公營房屋供應
  - 未來五年 ( 2024-25至2028-29年度 )
    - 傳統公營房屋的建屋量：約142 000個單位
    - 「簡約公屋」：在2027-28年度前完成興建合共約30 000個單位
    - 整體公營房屋建屋量：約172 000個單位
    - 較上一個五年期(2023-24至2027-28年度)，增加約9%
    - 相較本屆政府上任時的五年期 ( 2022-23至2026-27年度 )，將有額外約67 000個住戶受惠
- Increasing public housing supply
  - Next five-year period (2024-25 to 2028-29)
    - Traditional public housing production: about 142 000 units
    - "LPH": The construction of about 30 000 units in total will be completed by 2027-28
    - **Total** public housing production: **about 172 000 units**
    - **Some 9% higher** than that in the previous five-year period (2023-24 to 2027-28)
    - Compared with the five-year period at the beginning of the current-term Government (i.e. from 2022-23 to 2026-27), an addition of **about 67 000 households** will be benefitted

# 未來政策目標-優化公營房屋系統建設

## Policy Objectives in the future - Enhancing Public Housing

- **增加公營房屋供應**
  - 隨後**第二個五年期**公屋供應量將因政府提速、提量的成效體現而大增，大大縮短輪候上樓的時間
- **Increasing public housing supply**
  - The supply of PRH in the **second five-year period** will increase significantly as a result of the Government's effort to speed up and expand housing production, shortening the waiting time substantially



# 未來政策目標-優化公營房屋系統建設

## Policy Objectives in the future - Enhancing Public Housing

### ■ 放寬資助出售單位按揭貸款保證的安排

- 香港房屋委員會（房委會）一直有為銀行和認可財務機構提供按揭貸款保證安排。現時，資助出售單位的按揭貸款保證期，自該單位首次由房委會轉讓予買家日期起計最長為30年，此安排同樣適用於二手市場的資助出售單位

### ■ Relaxing the arrangements on mortgage default guarantee for SSFs

- The Hong Kong Housing Authority (HA) has been providing mortgage default guarantee arrangements to banks and authorised financial institutions. Currently, the maximum mortgage default guarantee period of SSFs is 30 years counting from the date of first assignment from the HA to the purchaser of individual flat, and this arrangement is also applicable to SSFs sold in the second-hand market



# 未來政策目標-優化公營房屋系統建設

## Policy Objectives in the future - Enhancing Public Housing

- 放寬資助出售單位按揭貸款保證的安排
  - 房委會會放寬按揭貸款保證的安排，有助單位流轉，包括
    - 延長二手市場最長30年按揭貸款保證期至50年；及
    - 延長一手和二手市場單位最長25年按揭還款期至30年
- **Relaxing the arrangements on mortgage default guarantee for SSFs**
  - The HA will relax the arrangements on mortgage default guarantee to help the circulation of flats, including
    - extending the current **maximum mortgage default guarantee period** of the **second-hand market** from 30 years to **50 years**
    - extending the **maximum mortgage repayment period** of flats in the **primary and second-hand markets** from 25 years to **30 years**



# 未來政策目標-優化公營房屋系統建設

## Policy Objectives in the future - Enhancing Public Housing

### ■ 持續推動重建

- 十個重建計劃
  - 合共清拆約17 000個住宅單位及4 800 個工廠大廈單位
  - 預計可提供約 32 800 個住宅單位
- 藉重建增加邨內休憩及康樂配套

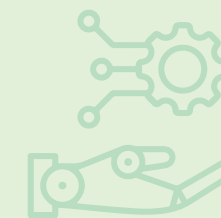
### ■ Sustaining Redevelopment Projects

- 10 redevelopment projects
  - about 17 000 flats and 4 800 factory estate units will be demolished
  - some 32 800 flats will be provided
- To take the opportunity to provide additional local open space and recreational facilities in the redeveloped public housing estates



# 未來政策目標-優化公營房屋系統建設

## Policy Objectives in the future - Enhancing Public Housing

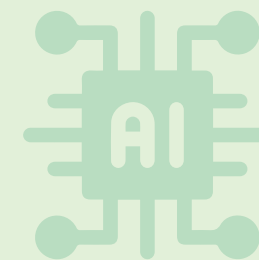


### ■ 提升屋邨管理

- 全力推動智慧屋邨管理
- 挑選十條公共屋邨作試點
- 引入創新科技，如使用物聯網感測器、人工智能及行動裝置等，協助日常屋邨管理

### ■ Enhancing Estate Management

- Strive to promote smart estate management
- Select 10 PRH estates as pilot sites
- Adoption of innovative technologies such as Internet of Things sensors, Artificial Intelligence and mobile devices to help daily estate management





# 未來政策目標-優化公營房屋系統建設

## Policy Objectives in the future - Enhancing Public Housing

- 利用「**組裝合成**」提速提效提質
  - 房委會會繼續應用創新建築科技，測試及改善「組裝合成」建築法的技術
  - 提升建屋質量及加快建造流程
- Optimising MiC approach to enhance speed, efficiency and quality
  - HA to continue to apply innovative construction technologies, as well as testing and improving the techniques of MiC approach
  - enhance building quality and expedite construction



# 未來政策目標-成立「解決劏房問題」工作組

## Policy Objectives in the future - Establishing a Task Force on Tackling the Issue of Subdivided Units

- 由財政司副司長任組長，房屋局局長任副組長
- 統籌相關政策局 / 部門，為全面處理劏房問題作**深入調研**
- Led by the Deputy Financial Secretary, with the Secretary for Housing as deputy
- Coordinate relevant policy bureaux/departments to conduct **in-depth study** for holistically tackling the issue of subdivided units (SDUs)



# 未來政策目標-成立「解決劏房問題」工作組

## Policy Objectives in the future - Establishing a Task Force on Tackling the Issue of Subdivided Units



- 按以下目標在**十個月內**提出建議：
  - 為「劏房」居住環境設定**最低標準**，例如樓宇安全、消防及衛生要求、居住面積等；
  - 針對不合最低標準的「劏房」**提出取締方法**；
  - **防止**不符合最低標準的「劏房」**再新增**；及
  - 提出**有序的解決方案**，包括所需的行政和立法建議
- Present recommendations in **10 months' time** along the following directions:
  - set the **minimum standards** of living conditions for SDUs in terms of their building safety, fire safety and hygiene requirements, living space, etc.;
  - **suggest measures to eradicate** substandard SDUs;
  - **prevent the resurgence** of substandard SDUs; and
  - put forward **solutions to address the problem in an orderly manner**, covering necessary administrative and legislative proposals

# 未來政策目標-私營房屋

## Policy Objectives in the future - Private housing

- 根據《長遠房屋策略》，未來十年私營房屋需求為132 000個單位
  - 政府未來五年會準備好可興建約80 000個私營房屋單位的土地
  - 資助出售房屋 -公私營房屋軌道銜接的置業階梯
- 
- According to the Long Term Housing Strategy, the **supply target for private housing in the next decade** is projected to be **132 000 units**
  - The Government will make available sufficient land in the next five years to provide about 80 000 units
  - Subsidised sale flats – A **housing ladder** that bridges the public housing and private housing markets



拼經濟 謀發展

惠民生 添幸福