

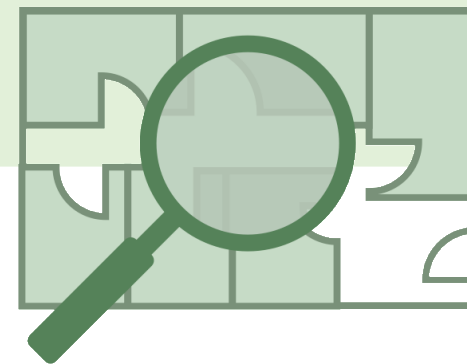
# 2024年《施政報告》 解決「劏房」問題

## 2024 Policy Address Tackling the Issue of Subdivided Units

齊改革同發展  
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# 政策考慮

## Policy Considerations

- 劣質「劏房」這「老大難」問題源於土地和公營房屋供應長期不足
- 本屆政府推出多項「提量、提速、提效、提質」措施增加整體房屋供應，有「底氣」處理累積多年的劣質「劏房」問題
  - 覓得土地可提供足夠公營房屋單位以完全滿足長遠需求
  - 未來數年陸續推出30 000個「簡約公屋」和21 000個過渡性房屋單位，填補短期供應缺口
- The “long-standing, big and difficult” issue of substandard subdivided units (SDUs) stems from the prolonged shortage of land and public housing
- The current-term Government has implemented various measures to increase the overall housing supply through enhanced quantity, speed, efficiency and quality, which enables the Government to handle the long-standing issue of substandard SDUs
  - Identified land for providing sufficient public housing units to meet the long-term demand
  - Provide 30 000 Light Public Housing units and 21 000 Transitional Housing units gradually in the next few years to plug the short-term supply gap



# 政策考慮 ( 續 )

## Policy Considerations (Cont'd)

- 現時約有11萬「劏房」戶，涉及約22萬名居民
  - 處理劣質「劏房」要逐步有序推進，必須配合公營房屋供應步伐，不能操之過急
  - 避免引起「劏房」居民混亂恐慌，甚至流離失所
- Currently, there are about 110 000 SDU households, involving about 220 000 residents
  - Substandard SDUs have to be handled in a gradual and orderly manner with due regard to the pace of public housing supply, while any hasty actions should be avoided
  - Avoid causing confusion and panic among SDU residents, or rendering them homeless



# 立法解決劣質「劏房」問題

## Tackling the Issue of Substandard SDUs through Legislation

- 經考慮「解決劏房問題」工作組的報告，行政長官在今年《施政報告》中宣布以立法方式制訂住宅樓宇分間單位的出租制度，合標單位將名為「簡樸房」
  - 將來可出租的分間單位必須是合乎標準的「簡樸房」，法律將訂明「簡樸房」的標準
  - 不符合標準的分間單位必須改建成合標準的「簡樸房」，由專業人士確認並申請認證，否則業主將該單位出租便要負刑事責任，住客則不須負法律責任
  
- After considering the report by the Task Force on Tackling the Issue of SDUs (the Task Force), the Chief Executive announced in this year's Policy Address to put in place, through legislation, a system on the renting of SDUs in residential buildings, under which up-to-standard units will be named as Basic Housing Units
  - In future, SDUs for rental must be up-to-standard Basic Housing Units, where the standards will be stipulated in law
  - Substandard SDUs must be renovated to become Basic Housing Units that meet the required standards as confirmed by professionals and apply for recognition before renting out; otherwise, there would be criminal liability on the part of landlords to rent out that unit, while the tenants concerned will not be held liable



# 立法解決劣質「劏房」問題（續）

## Tackling the Issue of Substandard SDUs through Legislation (Cont'd)

- 設登記制度讓現有的出租分間單位進行登記，並設寬限期讓已登記的現有單位的業主進行工程並申請認證成為「簡樸房」
  - 新進入市場的分間單位必須申請認證為符合標準的「簡樸房」才可出租
  - 配合市場新供應和政府公營房屋供應和政策，有序取締違例出租單位，直至清零
- 
- Put in place a registration system for pre-existing SDUs under rental to make registration, as well as a grace period to allow landlords of registered pre-existing SDUs to carry out conversion works and apply for recognition as Basic Housing Units
  - Newly available SDUs are only allowed to be rented out after applying for recognition as Basic Housing Units that meet the required standards
  - The renting of substandard SDUs will be illegal, which will be eradicated in an orderly manner having regard to the new market supply and the Government's public housing supply and policy, until the relevant number goes down to zero



# 時間表 Timetable

- 工作組會在今年12月至明年2月，就住宅樓宇分間單位的出租制度開展諮詢，隨後會向立法會房屋事務委員會總結收到的意見
- 視乎諮詢結果，工作組會盡快提交條例草案供立法會審議，並會積極配合立法會審議，以爭取在2025年內通過法例
- The Task Force will launch a consultation for the system on the renting of SDUs in residential buildings from December 2024 to February 2025, and subsequently report on the views collected to the LegCo Panel on Housing
- Subject to the consultation results, the Task Force aims to introduce the relevant Bill into LegCo for scrutiny as soon as possible and will actively facilitate the LegCo's scrutiny in order to strive for passage of the Bill within 2025



# 時間表 ( 續 )

## Timetable (Cont'd)

- 在完成立法程序後，預計最快由2025年第4季開始為現有出租分間單位進行登記，建議為期12至18個月，並同步接受「簡樸房」認證申請
- 當登記期結束後（即最快為2026年第4季至2027年第2季），按整體公營房屋供應及其他實際情況，決定何時針對哪些違法出租單位採取執法行動
- Upon completion of the legislative process, the registration for pre-existing SDUs under rental is expected to commence in Q4 2025 the earliest and last for 12 to 18 months, with applications for recognition as Basic Housing Units to be accepted concurrently
- Upon completion of the registration period (i.e. Q4 2026 to Q2 2027 the earliest), the timing and targets of enforcement actions against the illegal renting of substandard SDUs will be decided having regard to the overall public housing supply and other actual circumstances





# 住宅樓宇分間單位出租制度下的各項構思

## Proposals under the System on the Renting of SDUs in Residential Buildings

### ■ 規管對象

- 位於住宅用途大廈或綜合用途大廈的住用部分的分間單位
- 位於工廈、商廈及非法構築物內的「劏房」本身已違反現行法規，而床位寓所則受《床位寓所條例》（第447章）規管，相關部門會繼續按現行法規加強巡查及執管

### ■ Scope of Regulation

- SDUs in residential buildings or the domestic part of composite buildings
- SDUs in industrial buildings, commercial buildings and unauthorised structures violate the prevailing law, while bedspace apartments are regulated under the Bedspace Apartments Ordinance (Cap. 447). Relevant departments will continue to enhance inspections and enforcement under the existing legislation/regulations



# 住宅樓宇分間單位出租制度下的各項構思（續）

## Proposals under the System on the Renting of SDUs in Residential Buildings (Cont'd)

- 「簡樸房」標準的主要要求
  - 樓面面積不少於8平方米
  - 樓底高度
    - 由樓面量度至任何橫樑的底部：不少於2米
    - 由樓面量度至天花：不少於2.3米
- Major Requirements of Basic Housing Units
  - Floor area of at least 8m<sup>2</sup>
  - Headroom
    - At least 2m measured from floor to underside of beam
    - At least 2.3m measured from floor to ceiling



## 10 住宅樓宇分間單位出租制度下的各項構思 (續)

### Proposals under the System on the Renting of SDUs in Residential Buildings (Cont'd)

#### ■ 「簡樸房」標準的主要要求 (續)

##### ➤ 消防安全

- 設有足夠闊度的走廊、防火門及耐火間隔牆
- 於樓宇單位的公用走廊或地方設滅火筒及獨立火警偵測器、於每間「簡樸房」設獨立火警偵測器

##### ➤ 結構安全

- 須符合《建築物條例》(第123章)所訂的標準，例如不可因豎設磚牆令樓宇結構負荷超重
- 可按「小型工程監管制度」的簡化規定展開相關工程，例如豎設用磚建造的非承重牆及鋪設實心地台以加厚樓板

#### ■ Major Requirements of Basic Housing Units (Cont'd)

##### ➤ Fire safety

- Provide corridor with sufficient width, fire-rated doors and fire-rated partition walls
- Provide fire extinguisher and standalone fire detector in the common corridor or area of the flat as well as standalone fire detector in each Basic Housing Unit

##### ➤ Structural safety

- Comply with the standards stipulated in the Buildings Ordinance (Cap. 123), e.g. not to overload building structure due to erection of non-load bearing block walls
- Carry out relevant works in accordance with the simplified requirements under the Minor Works Control System, e.g. erection of non-load bearing block walls and thickening of floor slabs by laying solid screeding



## 11 住宅樓宇分間單位出租制度下的各項構思 (續)

### Proposals under the System on the Renting of SDUs in Residential Buildings (Cont'd)

#### ■ 「簡樸房」標準的主要要求 (續)

##### ➤ 通風

- 如未能符合現時法例的要求<sup>註</sup>，則起居空間須至少設一扇可開啟的窗戶，面向非四面圍封的地方，並設機械通風設施
- 廁所須至少設機械通風設施

註：窗玻璃的表面總面積不少於房間樓面面積的十分之一面對室外及該等窗戶總共最少有相等於房間樓面面積的十六分之一的面積能開啟。

#### ■ Major Requirements of Basic Housing Units (Cont'd)

##### ➤ Ventilation

- For habitable space, in case of failure to comply with the prevailing statutory requirement <sup>Note</sup>, provide at least one openable window facing an area not enclosed on four sides, with mechanical ventilation
- For toilet, provide at least mechanical ventilation

Note: Aggregate superficial area of glass in the window(s) facing “external air” is not less than one-tenth of the floor area; and the window(s) can be opened to the extent at least equal in the aggregate to one-sixteenth of the floor area



## 住宅樓宇分間單位出租制度下的各項構思 (續)

### Proposals under the System on the Renting of SDUs in Residential Buildings (Cont'd)

#### ■ 「簡樸房」標準的主要要求 (續)

- 設供住戶專用、有獨立間隔的廁所
- 不可使用明火煮食設備；如需明火煮食，則須設有符合防火要求的獨立圍封廚房
- 設由水務署認可的獨立水錶及電力公司認可的獨立電錶

#### ■ Major Requirements of Basic Housing Units (Cont'd)

- Provide separate toilet with partition for exclusive use by the household
- No naked flame cooking facility is allowed; if naked flame cooking is needed, separate and enclosed kitchen in compliance with fire safety requirements must be provided
- Install separate water meter recognised by the Water Supplies Department and individual electricity meter recognised by power companies



## 住宅樓宇分間單位出租制度下的各項構思 (續)

### Proposals under the System on the Renting of SDUs in Residential Buildings (Cont'd)

#### ■ 登記制度安排

- 對象為現有出租分間單位
- 視乎諮詢結果和立法進度，預計最快由2025年第4季開始進行登記，建議為期12至18個月
- 已登記的單位可在登記期完結後獲寬限期，建議為期12至24個月，以逐步進行工程以符合「簡樸房」標準
- 登記期和寬限期內容許繼續出租已登記的單位

#### ■ Arrangements of Registration System

- Target at pre-existing SDUs under rental
- The registration is expected to commence in Q4 2025 the earliest and last for 12 to 18 months, subject to the consultation outcome and the progress of the legislation
- Registered SDUs will be given a grace period that is suggested to last for 12 to 24 months after the registration period for carrying out conversion works to comply with the standards of Basic Housing Units
- Registered SDUs will be allowed to be rented out during the registration period and the grace period



## 住宅樓宇分間單位出租制度下的各項構思 (續)

### Proposals under the System on the Renting of SDUs in Residential Buildings (Cont'd)

#### ■ 「簡樸房」認證安排

- 登記期開始時同步接受「簡樸房」認證申請
- 申請須由專業人士確認相關單位合乎「簡樸房」標準
- 登記期結束後，除非相關單位已作登記並獲寬限期，否則必須要取得「簡樸房」認證方可合法出租

#### ■ Arrangements of Recognition as Basic Housing Units

- Applications for recognition as Basic Housing Units will be accepted concurrently when the registration period commences
- Confirmation by professionals in respect of the SDUs' compliance with the requirements of Basic Housing Units will be required for the application
- Upon completion of registration period, unless the SDUs concerned have been registered and granted a grace period, they must be recognised as Basic Housing Units before they can be rented out legally



### ■ 執法步伐

- 登記期結束後，因應公營房屋供應及其他實際情況，決定採取執法行動的時機
- 執法行動不能操之過急，必須按部就班，以免引起基層住戶恐慌甚至流離失所，並會按需要提供適當的搬遷協助

### ■ Pace of Enforcement

- Upon completion of registration period, the timing of enforcement actions will be decided taking into account the public housing supply and other actual circumstances
- Enforcement actions will not be taken hastily but in an orderly manner, so as to avoid causing panic among grassroots residents, or rendering them homeless; appropriate relocation assistance will be provided on a need basis





謝謝  
Thank You



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