

# 2024年《施政報告》 其他房屋措施

## 2024 Policy Address Other Housing Initiatives

齊改革同發展  
惠民生建未來



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

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房屋局局長 Secretary for Housing

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# 落實2022年和2023年施政報告房屋政策的進度

## Progress of the implementation of Housing Policy stipulated in 2022 and 2023 Policy Address

### 提量、提速、提效、提質

- 增加公營房屋供應
  - 已覓得土地可提供足夠公營房屋單位以完全滿足長遠需求
  - 連同簡約公屋在內，未來五年（2025-26至2029-30年度）總體公營房屋供應量將達189 000伙，較本屆政府上任時的五年期（2022-23至2026-27年度），增加約80%
- 縮短公屋輪候時間
  - 過去兩年，公屋平均輪候時間下降了約半年，由高峰6.1年，下降至5.5年

### Enhance Quantity, Speed, Efficiency and Quality

- Increase public housing supply in full steam
  - Identified land for providing sufficient public housing units to fully meet the long-term demand
  - Coupling with Light Public Housing, the total housing supply in the coming five years (2025-26 to 2029-30) will reach 189 000 units, which is about 80% higher than that of the five-year period when the current-term Government took office (2022-23 to 2026-27)
- Shorten the waiting time for Public Rental Housing (PRH)
  - In the past two years, the average waiting time for PRH dropped by about half a year from the peak of 6.1 years to 5.5 years

# 落實2022年和2023年施政報告房屋政策的進度

## Progress of the implementation of Housing Policy stipulated in 2022 and 2023 Policy Address

### 提量、提速、提效、提質

#### ■ 過渡性房屋

- 截至2024年8月底，已有17 900個過渡性房屋單位投入服務
- 部分單位已經流轉供第二批居民入住，個別項目的單位使用率達137%

#### ■ 簡約公屋

- 推出創新的30 000個「簡約公屋」單位，首批於元朗攸壆路約2 100個單位的「簡約公屋」，將在明年第一季落成入伙
- 截至2024年9月底共收到近10 900份申請，反應踴躍

### Enhance Quantity, Speed, Efficiency and Quality

#### ■ Transitional Housing

- As at end August 2024, 17 900 transitional housing units have been put into service
- Some of the units have already been made available for the second intake of tenants. The unit usage rate in individual projects has reached as high as 137%

#### ■ Light Public Housing (LPH)

- To push forward the innovative LPH with 30 000 units. The first batch of about 2 100 LPH units, located at Yau Pok Road, Yuen Long, will be completed for intake in the first quarter of next year
- As at end September 2024, an overwhelming response with near 10 900 number of applications were received



# 落實2022年和2023年施政報告房屋政策的進度

## Progress of the implementation of Housing Policy stipulated in 2022 and 2023 Policy Address

### 提量、提速、提效、提質

#### ■ 放寬資助出售單位的按揭安排

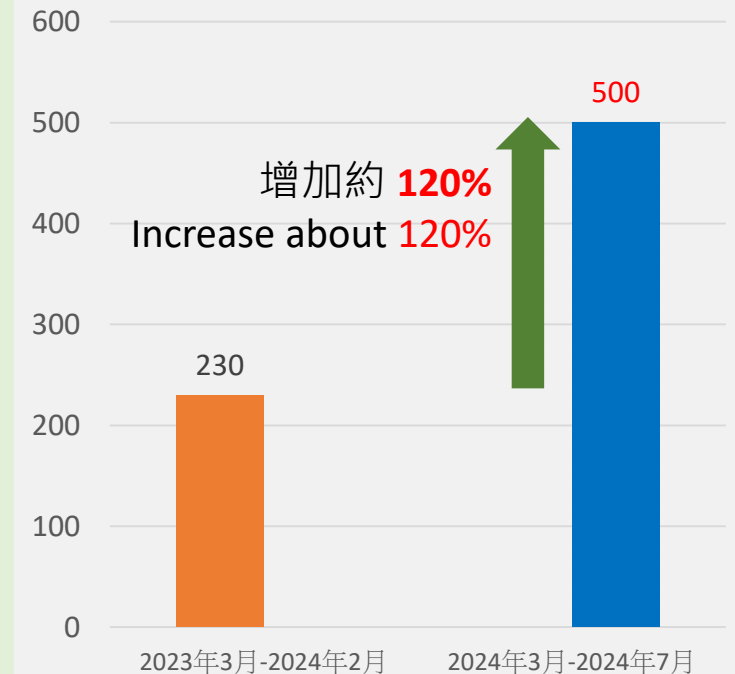
- 延長二手市場出售的資助出售單位的最長按揭貸款保證期 (由30年至50年)
- 延長一、二手市場出售的資助出售單位的最長按揭還款期 (由25年至30年)

### Enhance Quantity, Speed, Efficiency and Quality

#### ■ Relaxation of Mortgage arrangements for SSF

- Extending the maximum mortgage default guarantee period in the Secondary Market (from 30 to 50 years)
- Extending the maximum mortgage repayment period for SSF sold in the primary market and Secondary Market (from 25 to 30 years)

二手市場資助出售單位  
平均每月成交宗數  
Average Monthly Transactions  
of SSF in Secondary Market



# 落實2022年和2023年施政報告房屋政策的進度

## Progress of the implementation of Housing Policy stipulated in 2022 and 2023 Policy Address

### 提量、提速、提效、提質

- 「提前上樓計劃」:至今已為超過2 000個家庭提前5至9個月上樓 (包括屯門業旺邨及青衣長青邨) , 為受惠者節省近5,000萬元租金開支
- 「預配即將落成公屋計劃」:已提早預配四個新落成的公共屋邨的單位 (包括大埔富蝶邨、青衣長青邨、屯門顯發邨、業旺邨) , 合共約10 300個單位

### Enhance Quantity, Speed, Efficiency and Quality

- **Advance Allocation Scheme:** So far, more than 2 000 families have moved into the units by 5 to 9 months in advance (including Yip Wong Estate in Tuen Mun and Cheung Ching Estate in Tsing Yi), saving nearly HK\$50 million in rental expenditure
- **Modified Advance Allocation Scheme:** Around 10 300 PRH units of 4 newly completed public housing estates were allocated in advance (including Fu Tip Estate in Tai Po, Cheung Ching Estate in Tsing Yi, Hin Fat Estate and Yip Wong Estate in Tuen Mun)



# 落實2022年和2023年施政報告房屋政策的進度

## Progress of the implementation of Housing Policy stipulated in 2022 and 2023 Policy Address

### 提量、提速、提效、提質

#### ■ 支持新生家庭

- 公屋優先安排：「家有初生優先配屋計劃」，加快編配公屋予有新生嬰兒家庭的公屋申請。截至2024年6月，已有約1 400宗合資格的公屋申請經「家有初生優先配屋計劃」獲縮減一年輪候時間
- 資助出售單位優先安排：「家有初生優先選樓計劃」，於「出售居者有其屋計劃（居屋）單位2024」開始，增加有新生嬰兒家庭成功購買資助出售單位的機會

### Enhance Quantity, Speed, Efficiency and Quality

#### ■ Support Families with Newborns

- Priority arrangement for PRH: “Families with Newborns Allocation Priority Scheme” to advance the allocation of PRH flats for PRH applications of families with newborns. As at end-June 2024, about 1 400 eligible PRH applications have their waiting time reduced by one year.
- Priority arrangement for subsidised sale flats (SSF): “Families with Newborns Flat Selection Priority Scheme” to raise the chances for families with newborns to purchase SSF starting from the Sale of Home Ownership Scheme (HOS) Flats 2024

# 落實2022年和2023年施政報告房屋政策的進度

## Progress of the implementation of Housing Policy stipulated in 2022 and 2023 Policy Address

### 提量、提速、提效、提質

- 「組裝合成」建築法：目標是於第二個五年期內，有不少於一半公營房屋項目採用「組裝合成」建築法。預計政府上任後第一個五年期內（2023-24至2027-28年度）落成的公營房屋中，已經有約20個公營房屋項目已經採用「組裝合成」建築法，相信能提早達成目標

### Enhance Quantity, Speed, Efficiency and Quality

- Modular Integrated Construction (MiC): The target is to have no less than half of the projects in the second five-year period adopt the MiC approach. Among the public housing projects expected to be completed in the first five-year period in the current term Government (from 2023-24 to 2027-28), about 20 projects have already adopted MiC approach. **We trust that the target can be accomplished earlier than planned**



# 落實2022年和2023年施政報告房屋政策的進度

## Progress of the implementation of Housing Policy stipulated in 2022 and 2023 Policy Address

### 提量、提速、提效、提質

- 「設計及建造」採購模式: 目標於在2028-29至2032-33年度落成的公營房屋中，至少有一半單位採用「設計及建造」採購模式。截至今年九月，已物色了七個採用「設計及建造」採購模式的項目，包括兩個已判標的項目及另外再有五個項目亦已招標；有信心能如期達到目標

### Enhance Quantity, Speed, Efficiency and Quality

- “Design and Build” (D&B) Procurement Model: The target is to adopt the D&B procurement model in the production of no less than half of the public housing flats scheduled for completion from 2028-29 to 2032-33. As of September this year, we have identified **seven** projects for D&B procurement model, including **two** projects with tender awarded and another **five** projects with tender underway; We are confident **that the target can be accomplished as planned**

# 落實2022年和2023年施政報告房屋政策的進度

## Progress of the implementation of Housing Policy stipulated in 2022 and 2023 Policy Address

### 提量、提速、提效、提質

- **提高市民的幸福感**：房屋署專責小組已制定以公屋居民為本的「幸福設計」指引，供日後興建的公營房屋使用及翻新現有公屋作參考
- 涵蓋八大幸福概念，包括「活力健康」、「綠色生活」、「樂齡安居」、「跨代共融」、「家社互聯」、「城市連結」、「增值上流」和「地方形象」，衍生而成超過50個幸福策略及170多個設計建議，讓我們日後設計公營房屋時能融匯、實踐和繼續優化這些幸福設計

### Enhance Quantity, Speed, Efficiency and Quality

- **Enhance the sense of Well-being of the residents**: The HKHA action group has formulated the “Well-Being” design guidelines for use in building public housing in future and for reference in renovating existing PRH
- The guidelines covered 8 well-being concepts, namely “Health & Vitality”, “Green Living & Sustainability”, “Age-friendliness”, “Intergenerational & Inclusive Living”, “Family & Community Connection”, “Urban Integration”, “Upward Mobility”, and “Perception & Image”, based on which over 50 strategies and more than 170 design ideas are developed, enabling us to integrate, implement, and continuously optimize the well-being design in future public housing developments



## 2024 施政報告其他房屋措施

中心主旨: 持續提量、提速、提效、提質

1. 增加公營房屋供應
2. 完善置業階梯
3. 打擊濫用公屋
4. 推動公營房屋建築和管理數字化
5. 促進建築科技研發與應用
6. 推進公屋重建
7. 房委會對中小企的支持

## Other Housing Initiatives of 2024 Policy Address

**Key Idea: Further enhance Quantity, Speed, Efficiency and Quality**

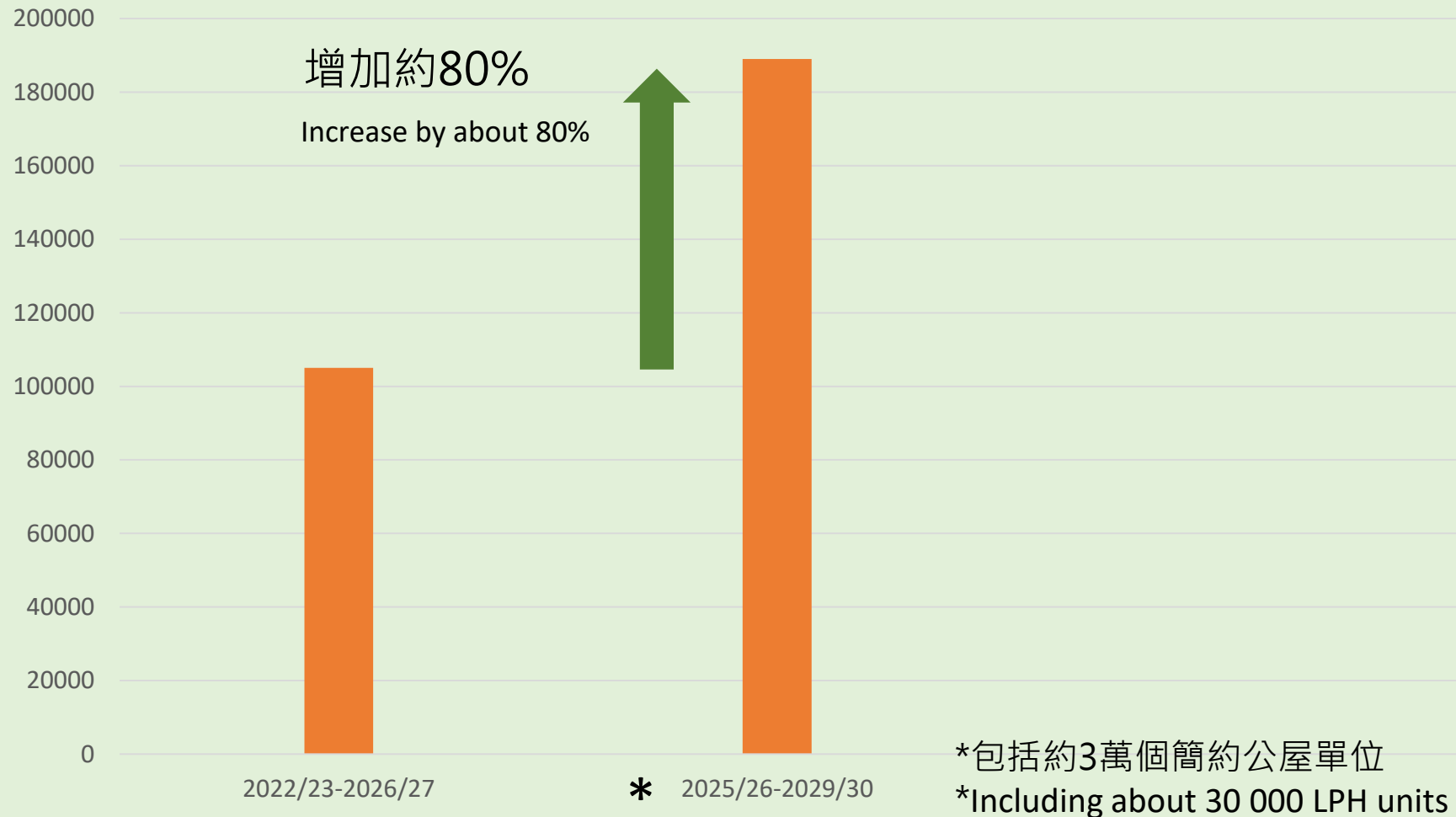
1. Increase Public Housing Supply
2. Enhance the housing ladder
3. Combat Tenancy Abuse
4. Promote Digitalisation in Construction and Management of Public Housing Estates
5. Facilitate R&D and Application of Construction Technology
6. Take Forward PRH development
7. HKHA 's support to Small and Medium Enterprises



# 1. 增加公營房屋供應

## Increase Public Housing Supply

未來五年 總體公營房屋供應量  
The total public housing supply in the coming five years



# 1. 增加公營房屋供應

## Increase Public Housing Supply

### ■ 「簡約公屋」

- 第一批及第二批「簡約公屋」共約28 500個單位的建造工程已在2023年12月起陸續動工，餘下約1 500個單位的設計及建造合約亦會於短期內批出
- 首批於元朗攸樂路約2 100個單位的「簡約公屋」，將在明年第一季落成入伙。截至2024年9月底，就第一批約4 400個「簡約公屋」單位的申請，共收到近10 900份申請
- 隨着「簡約公屋」於明年起陸續落成，公屋綜合輪候時間預計可在2026-27年度降至四年半

### ■ LPH

- Construction of the first and second batches of LPH, providing a total of about 28 500 units, has commenced by phases since December 2023. Tenders for the design and construction of the remaining 1 500 units will be awarded soon
- The first batch of about 2 100 LPH units, located at Yau Pok Road, Yuen Long, will be completed for intake in the first quarter of next year. As at end September 2024, near 10 900 nos. of applications were received for the LPH Phase 1 application of 4 400 LPH units.
- Following the gradual completion of LPH next year, it is expected that the Composite Waiting Time for Public Rental Housing can be shortened to 4.5 years in 2026-27



元朗攸樂路「簡約公屋」項目構思圖  
Artist's Impression of LPH Project at  
Yau Pok Road, Yuen Long



元朗攸樂路「簡約公屋」項目工程進展  
(截至2024年9月) Construction Progress of LPH  
Project at Yau Pok Road, Yuen Long (as of Sep 2024)



牛頭角彩興路「簡約公屋」項目構思圖  
Artist's Impression of LPH Project at  
Choi Hing Road, Ngau Tau Kok



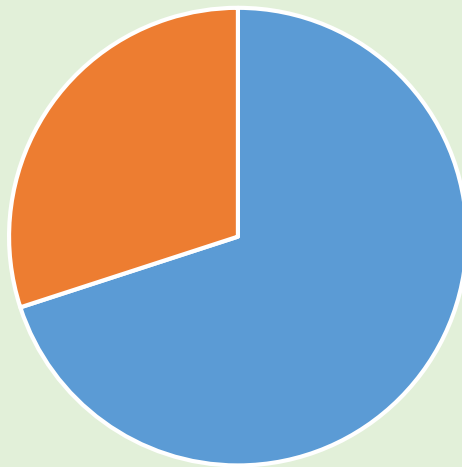
牛頭角彩興路「簡約公屋」項目工程進展  
(截至2024年9月) Construction Progress of LPH Project  
at Choi Hing Road, Ngau Tau Kok (as of Sep 2024)

## 2. 完善置業階梯、回應市民置業夢想

### Enhance the housing ladder in addressing the home ownership aspiration of the public

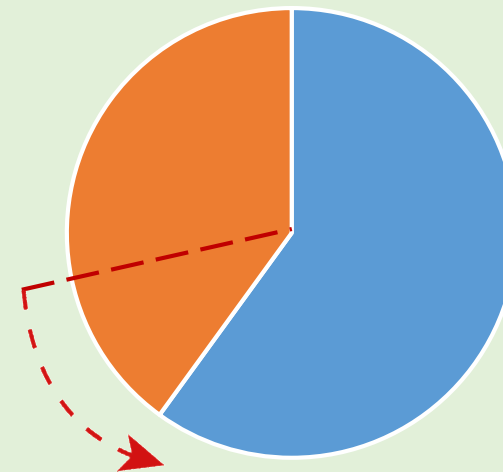
- 調整公屋（包括綠表置居計劃（綠置居））和資助出售單位的比例
  - 目標把公屋和資助出售單位的比例，由現時七比三逐步調整至六比四
- Adjust the ratio between PRH (including Green Form Subsidised Home Ownership Scheme (GSH) units) and SSF
  - Target to gradually adjust the ratio between PRH and SSF from the current 7:3 to 6:4

現況 Status quo



■ 公屋 ■ 資助出售單位  
■ PRH ■ SSF

目標 Target



■ 公屋 ■ 資助出售單位  
■ PRH ■ SSF

## 2. 完善置業階梯、回應市民置業夢想

### Enhance the housing ladder in addressing the home ownership aspiration of the public

#### ■ 增加屢次向隅者購買資助出售單位機會

- 由下一期推出的綠置居及居屋開始，向前兩次曾連續申請同一類別資助出售單位銷售計劃而未能成功購買單位的申請人，提供多一個抽籤號碼

#### ■ Increase the chance of applicants who have made repeated attempts to purchase SSF

- Allocate an extra ballot number to applicants who failed to purchase a SSF in the last two consecutive sale exercises of the same type of SSF starting from the next GSH and HOS sale exercises



## 2. 完善置業階梯、回應市民置業夢想

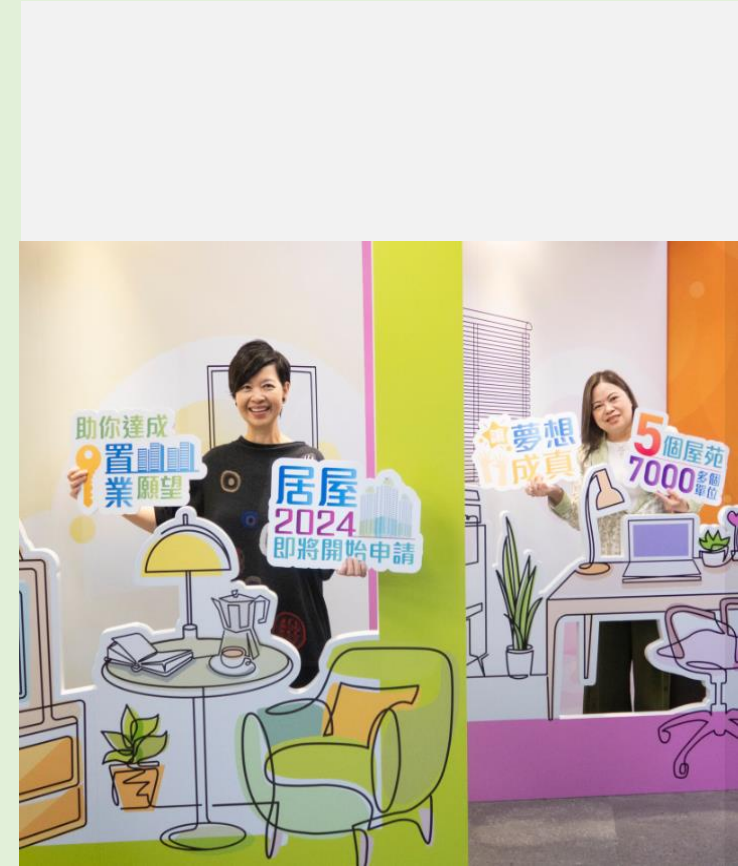
### Enhance the housing ladder in addressing the home ownership aspiration of the public

#### ■ 支持青年購買資助出售單位

- 由下一期推出的居屋開始，為40歲以下白表青年家庭及一人申請者分派多一個抽籤號碼
- 由下一期白表居屋第二市場計劃起，增加1 500個配額，全數撥予40歲以下的青年家庭及一人申請者

#### ■ Support young people to purchase SSF

- Allocate an extra ballot number to young family applicants and young one-person applicants aged below 40 with White Form status starting from the next HOS sale exercise.
- Increase the quota for White Form Secondary Market Scheme (WSM) by 1 500, all of which will be allocated to young family applicants and young one-person applicants aged below 40, starting from the next WSM exercise.





## 2. 完善置業階梯、回應市民置業夢想

### Enhance the housing ladder in addressing the home ownership aspiration of the public

#### ■ 加速公屋單位流轉

- 收緊富戶政策，提高富戶額外租金及降低富戶入息限額，促使富戶交回單位
- 同時將居屋綠白表比例由現時四比六調整至五比五，鼓勵更多公屋租戶購買居屋

#### ■ Expedite the circulation of PRH units

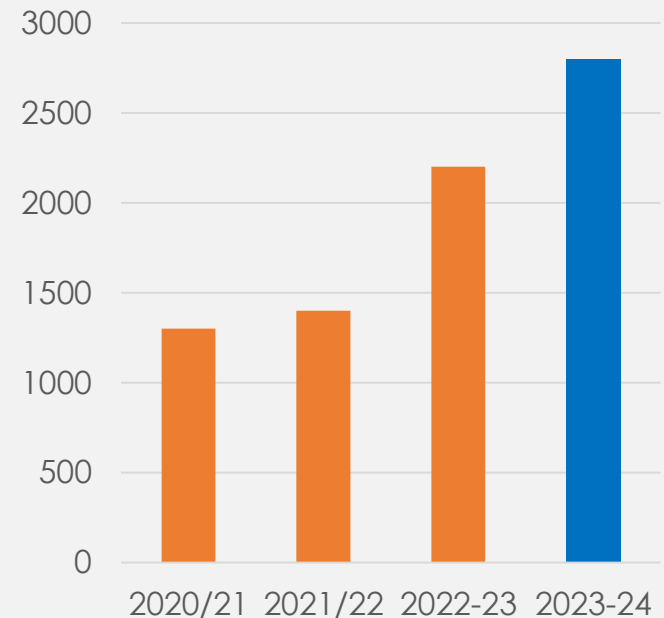
- Tighten up the Well-off Tenants Policies by raising the additional rent and lowering the income limits for well-off tenants, prompting them to surrender their units.
- Revise the ratio between Green Form and White Form in respect of HOS flats from the existing 4:6 to 5:5 to encourage more PRH tenants to buy HOS flats.

### 3. 打擊濫用公屋 Combat Tenancy Abuse

- 上兩個年度共收回5 000個被濫用和違反租約或房屋政策的公屋單位
  - 等同興建一條中型屋邨，成效顯著
- 房委會明年1月會推出「善用公屋資源獎勵計劃」
  - 為提供確切情報舉報濫用公屋的實名舉報人士提供獎賞，找出更多濫用個案
- **A total of 5 000 units were recovered within the past 2 years due to tenancy abuse and breach of tenancy agreement or housing policies**
  - Equivalent to the construction of a medium-sized estate. The results are significant
- **The HKHA to launch the "Cherish Public Housing Resources Award Scheme" in January next year**
  - Offer rewards to non-anonymous citizens who provide concrete intelligence for reporting tenancy abuse of PRH, so as to identify more cases of public housing abuse

因租戶濫用公屋和違反租約  
或房屋政策  
收回的單位

Units Recovered Due to Tenancy Abuse and Breach of Tenancy Agreement or Housing Policies

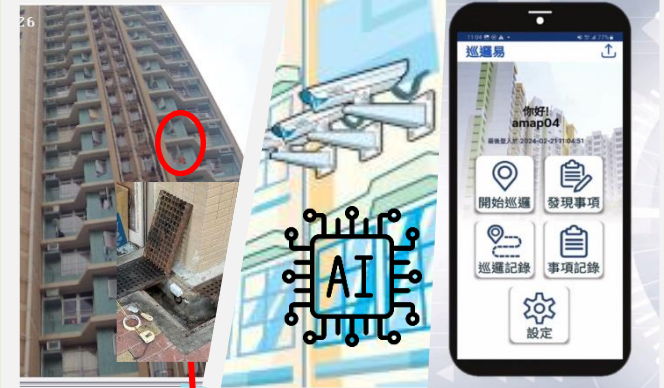


# 4. 推動公營房屋建築和管理數字化

## Promote Digitalisation in Construction and Management of Public Housing Estates

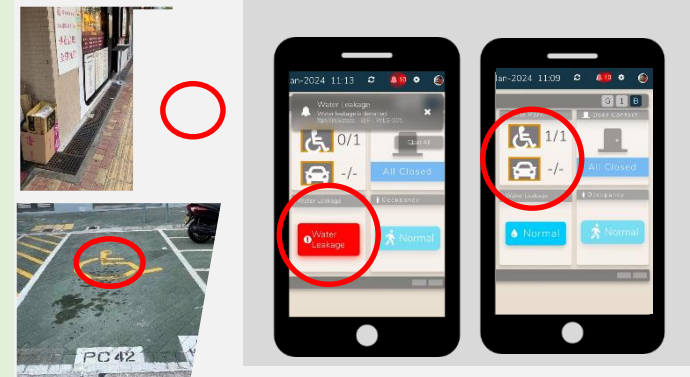
- 房委會已挑選十條公共屋邨為智慧屋邨管理試點
  - 積極引入創新科技推動智慧屋邨管理，例如利用物聯網感測器，人工智能及行動裝置，以協助屋邨提升管理效率及服務質素
- 明年起建立中央物業管理平台，在日常管理中引入數字科技，提升管理效率及服務質素
- The HKHA has selected 10 PRH estates as pilot sites for smart estate management
  - adopt suitable innovative technologies such as the Internet of Things sensors, AI and mobile devices to help daily estate management
- The HKHA to establish a Centralised Estate Management Platform from next year onwards and bring in digital technologies in daily operations to enhance management efficiency and service quality

### 人工智能影像分析 高空擲物監察



### 巡邏易

### 物聯網

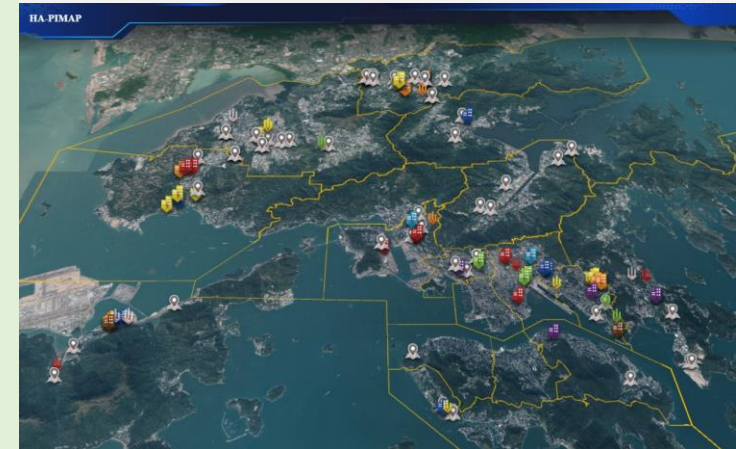


## 4. 推動公營房屋建築和管理數字化

### Promote Digitalisation in Construction and Management of Public Housing Estates

- 由明年起逐步在新建公營房屋工程項目中應用**項目資訊管理及分析平台**，實踐工程項目數字化管理，善用三維數碼地圖、虛擬數碼模型等，提升工程效率
- To gradually adopt **HA-PIMAP**, digitalised works management, utilisation of 3D digital maps and virtual digital models etc. in order to enhance efficiency in the new public housing projects, starting from next year

#### 項目資訊管理及分析平台 Project Information Management and Analytics Platform (HA-PIMAP)



# 5. 促進建築科技研發與應用

## Facilitate R&D and Application of Construction Technology

- 加大應用與科研機構共同研發的第二代「組裝合成」建築法 ( MiC 2.0 )
  - 簡化現場安裝工序，保障施工安全
- 房委會將繼續在合適項目採用「組裝合成」建築法，以達至在2028–29年度至2032–33年度落成的公營房屋中，有不少於一半項目採用「組裝合成」建築法，並在其餘項目採用「装配式設計」
- 在合約標書中明確規定可使用建築機械人的工序部分，提升工地安全和建造效率
- Make wider use of the second generation MiC (MiC 2.0) jointly developed with research institution
  - Simplify on-site installation procedure and enhance site safety
- HKHA to continue to identify suitable projects for adoption of the MiC approach to meet the target of having no less than half of the projects scheduled for completion from 2028-29 to 2032-33 to adopt the MiC approach; and adopt the Design for Manufacture and Assembly approach for the remaining projects
- Stipulate in tender documents that the works processes for which construction robotics could be used to enhance site safety and construction efficiency

第二代「組裝合成」建築法 MiC 2.0



「建築機械人」 Construction robotics



# 6. 推進重建公屋

## Take Forward PRH development

- 房委會繼續推展重建華富邨工作
  - 2024年年底前公布彩虹邨重建研究結果
  - 2025年內公布西環邨及馬頭圍邨重建研究結果
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- The HKHA to continue to take forward the redevelopment of Wah Fu Estate
  - Announce the findings of the study on the redevelopment of Choi Hung Estate by end-2024
  - Announce the findings of the studies on the redevelopment of Sai Wan Estate and Ma Tau Wai Estate within 2025

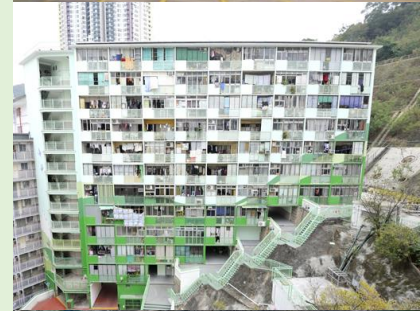
彩虹邨  
Choi Hung Estate



馬頭圍邨  
Ma Tau Wai Estate



西環邨  
Sai Wan Estate



華富邨  
Wah Fu Estate



## 7. 房委會對中小企的支持

### HKHA's support to Small and Medium Enterprises

- 房委會將優化加入維修工程承辦商名冊的申請程序，並重組總價維修及保養合約的規模，為不同大小的承辦商提供更多投標機會，協助建築業界的中小企業。
- 同時容許工程總承辦商聘用分包商進行相關店舖的翻新工程，共同促進社會經濟復甦
- HKHA to enhance the application procedures for inclusion in the list of building maintenance works contractors and rearrange the scale of the lump sum contracts for maintenance and improvement works, so as to assist the SMEs in the construction industry by increasing the tendering opportunities for contractors of different scales
- HKHA to allow main contractors to employ subcontractors to carry out renovation works of the relevant shops, thereby revitalizing the local economy

## 7. 房委會對中小企的支持

### HKHA's support to Small and Medium Enterprises

- 房委會擴大「共築·創業家」先導計劃的規模，並鼓勵私營商場及商界各業主提供更多商舖予青年人創業
- HKHA to consider expanding the scale of its “Well Being · Start-Up” Programme subject to the effectiveness of the pilot programme and to encourage private shopping arcades and landlords in the commercial sector to provide more shops for young people to start their businesses.





齊改革 同發展  
惠民生 建未來



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