

# 2025-26 財政預算案 房屋措施

## 2025-26 Budget Speech Housing Initiatives



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

# 公營房屋 Public Housing

- 供應方面，政府已覓得足夠土地於未來十年滿足**308 000**個公營房屋單位的供應目標。連同「簡約公屋」，未來五年總體公營房屋供應量將達**190 000**個，較本屆政府上任時的五年期增加**約八成**。
- On public housing supply, the Government has identified sufficient land for meeting the supply target of **308 000** public housing units over the next 10 years. Coupled with Light Public Housing, the total public housing supply in the coming five years will reach **190 000** units, which is **about 80 per cent** higher than that of the first five-year period since the current-term Government took office.



# 公營房屋 Public Housing

- 屋邨管理方面，房屋局會以十個公共屋邨作為**智慧屋邨管理的試點**，應用更多科技於屋邨的日常管理，例如**物聯網感測器**、**機械人**等，並會於今年內推出**中央物業管理平台**，提升管理效率及服務質素。
- The Housing Bureau has selected 10 public rental housing estates as **the pilot sites for smart estate management** to adopt more technologies, such as **Internet of Things (IoT) sensors, robots, etc.**, in daily estate management. It will also launch a **centralised estate management platform** this year to enhance management efficiency and service quality.

## 中央物業管理平台 Centralised Estate Management Platform

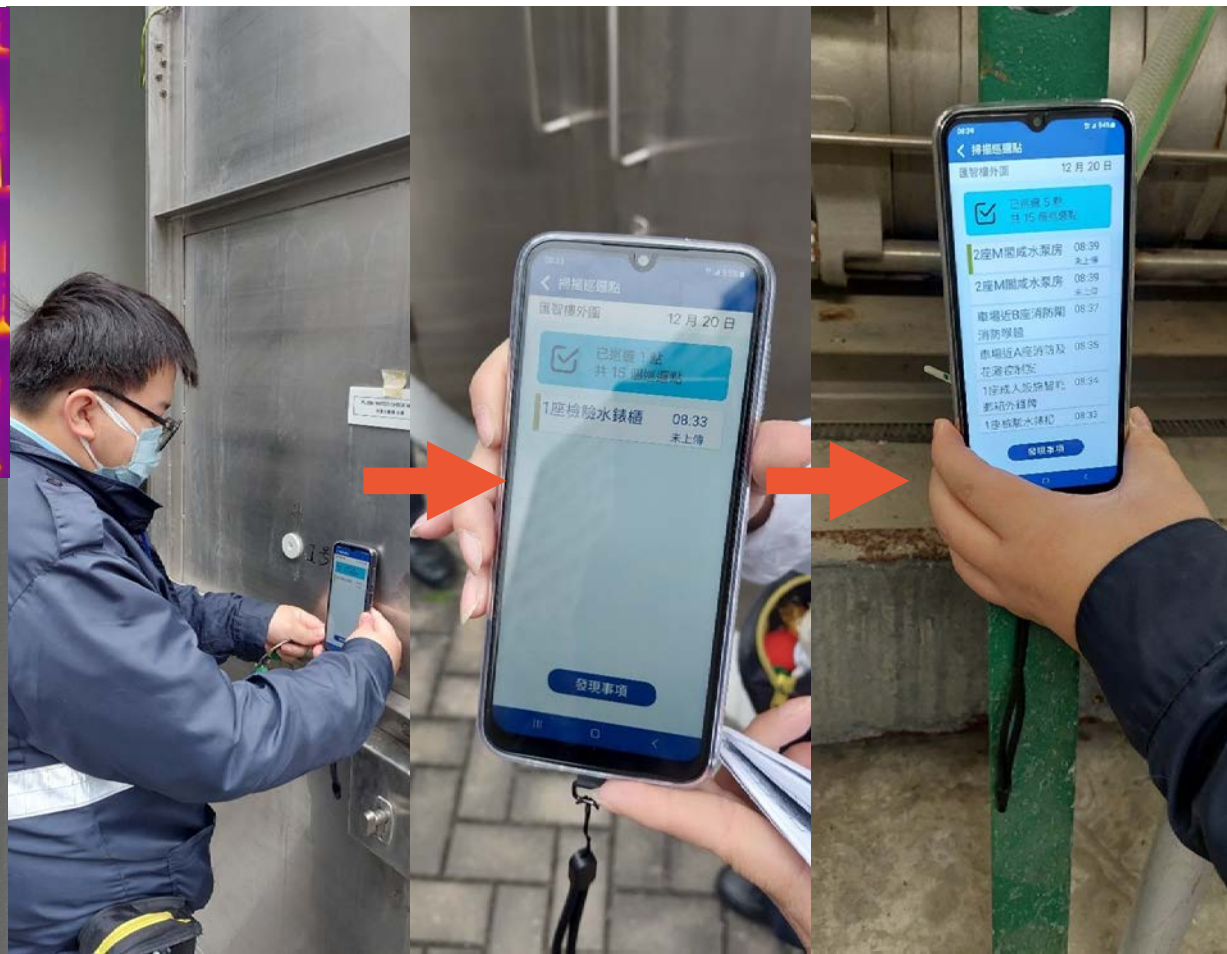


# 公營房屋 Public Housing

## 無人機視察大廈外牆 Small Unmanned Aircraft – External Wall Inspection



## 巡邏易 Mobile Application System for Daily Patrol



# 公營房屋 Public Housing



# 公營房屋 Public Housing

- 房委會推出的「共築·創業家」先導計劃，在旗下商場向青年免租金提供商舖，讓他們**試行創業**。計劃**深受各界支持**。我們會**擴展計劃**，並**鼓勵私人業主響應**。
- The Hong Kong Housing Authority (HA) has launched the “Well Being · Start-Up” Programme on a pilot basis, offering rent-free shop premises in its shopping centres for young people to **trial their business plans**. The Programme has **received ardent support from different sectors of the community**. HA will **expand the Programme** and **appeal to private landlords for support**.





# 私營房屋 Private Housing

- 未來五年的平均每年落成量估計超過17 000個。一手私人住宅潛在供應量在未來三至四年約為107 000個。
- The **completion** of private residential units will be on average **over 17 000 units** annually in the **coming five years**. The **potential supply** of first-hand private residential units for the **next three to four years** will be around **107 000 units**.



# 調整適用於物業交易的從價印花稅

## Adjustment to ad valorem stamp duty for property transactions

■ 為減輕購買樓價較低的住宅及非住宅物業人士負擔，政府將徵收**100元印花稅**的物業價值上限由**300萬元提高至400萬元**，預計可惠及約**百分之十五的物業成交個案**。

■ To ease the burden on buyers of residential and non-residential properties at lower values, the maximum value of properties chargeable to **a stamp duty of \$100** will be **raised from \$3 million to \$4 million**. It is expected to benefit about **15% of property transactions**.

### 經調整後從價印花稅稅率

物業代價款額或價值	稅率
不超過 \$4,000,000	\$100
\$4,000,001 至 \$4,323,780	\$100+ 超出\$4,000,000的 款額的20%
\$4,323,781 至 \$4,500,000	1.50%
\$4,500,001或以上	與現行安排一致

### Ad valorem stamp-duty rate after adjustment

Amount or value of the consideration	Rates
Up to \$4,000,000	\$100
\$4,000,001 - \$4,323,780	\$100+ 20% of excess over \$4,000,000
\$4,323,781- \$4,500,000	1.50%
\$4,500,001 and above	Same as existing arrangements

謝謝  
Thank You



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