

2025年《施政報告》 房屋措施 2025 Policy Address Housing Initiatives

豐富置業階梯
鼓勵上進上流



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

本屆政府房屋政策成效

Policy Achievements of this term of Government

持續提量、提速、提效、提質

1. 增加公營房屋供應
2. 簡約公屋
3. 完善置業階梯
4. 促進建築科技研發與應用
5. 智慧屋邨管理
6. 支持中小企

Continuously enhance Quantity, Speed, Efficiency and Quality

1. Increase Public Housing Supply
2. Light Public Housing
3. Enhance Housing Ladder
4. Facilitate R&D and Application of Construction Technology
5. Smart Estate Management
6. Support Small Medium Enterprises

房屋是本屆政府施政的重中之重

Housing tops the priority of the current-term Government



政策成效: 增加公營房屋供應

Policy Achievements: Increase Public Housing Supply

透過組合拳加大公營房屋供應

- **加速興建公營房屋：**
在這三年不懈努力下，公營房屋落成量已完全扭轉了「頭輕尾重」的情況
- **創新推出30 000個「簡約公屋」單位：**
改善居住於不適切居所的市民的生活環境
- **成功將輪候公屋的時間封頂，**
由高峰6.1年縮短整整一年至**5.1**年
- **早一年入住公屋或「簡約公屋」，**
對「劏房」戶來說，更可分別
節省平均每年約3萬6千元或5萬元的租金



Increased the housing supply with the “combination punches” approach

- Expedited the construction of public housing : Completely turned around the problem of back-loaded public housing supply with our unremitting efforts in the past 3 years
- Introduced the innovative LPH to improve the living conditions of people living in inadequate housing.
- Successfully capped the waiting time for Public Rental Housing (PRH), which has dropped from the peak of 6.1 years to 5.1 years.
- By moving into PRH or LPH units one year earlier, subdivided unit (SDU) households can save around \$36,000 or \$50,000 of rent on average per year respectively.

政策成效：「簡約公屋」

Policy Achievements: Light Public Housing

主導興建「簡約公屋」：盡快填補短期公營房屋供應不足的缺口，改善居住於不適切居所的市民的生活環境和質素

Took lead in construction of LPH: To fill the short-term gap of public housing supply and improve the living conditions and quality of life of people living in inadequate housing at the soonest




- 「簡約公屋」採用「組裝合成」建築法或改裝校舍快速興建
- 首兩個位於元朗攸樂路和牛頭角彩興路的項目已全面入伙
- 其中高達18層、有升降機的彩興路項目第一期大樓以少於一年半的時間落成，創下香港高層建築的最快興建紀錄
- 住戶反映居住環境較劏房大幅改善

- LPH adopts the Modular Integrated Construction (MiC) approach or conversion of school premises for expeditious construction.
- The first two projects at Yau Pok Road, Yuen Long and Choi Hing Road, Ngau Tau Kok have completed full intake.
- The 18-storey, elevator-equipped Choi Hing Road project (Phase 1) was completed in less than one and a half years, breaking the record for rapid construction of high-rise buildings in Hong Kong.
- Residents reflected a significant improvement in their living environment compared to subdivided units

政策成效: 完善置業階梯

Policy Achievements: Enhance the Housing Ladder

透過一套完整的「組合拳」滿足不同市民的置業需求

<p>增加資助出售單位的供應： 調整公屋（包括綠置居）和資助出售單位的比例 – 由7:3逐步調整至6:4</p>	<p>增加屢次向隅者購買資助出售單位機會： 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</p> 
<p>為申請購買居屋單位的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； 並增加 1 500 個白居二配額，全數撥予40 歲以下的 青年家庭及一人申請者</p>	<p>加速公屋單位流轉： 收緊公屋富戶政策，提高富戶額外租金及降低富戶入息限額，讓公共資源適當用在需要幫助的申請人</p>

To meet the home ownership aspiration of different households through the “combination punches” approach :

- gradually adjust the ratio between PRH (including GSH flats) and SSF from 7:3 to 6:4 in order to increase the supply of SSF;
- increase the chance of applicants who have made repeated attempts to purchase SSF – An extra ballot number will be allocated to applicants who failed to purchase a SSF in the last two consecutive sale exercises of the same type of SSF;
- allocate an extra ballot number to young family applicants and one-person applicants aged below 40 with White Form status for the purchase of HOS flats and increase the WSM quota by 1 500, all of which will be allocated to young family applicants and one-person applicants aged below 40.
- expedite the turnover of PRH units – tighten up the Well-off Tenants Policies by raising the additional rent and lowering the income limits for well-off tenants, so that public resources are appropriately allocated to applicants in need.

政策成效: 促進建築科技研發與應用

Policy Achievements: Facilitate R&D and Application of Construction Technology

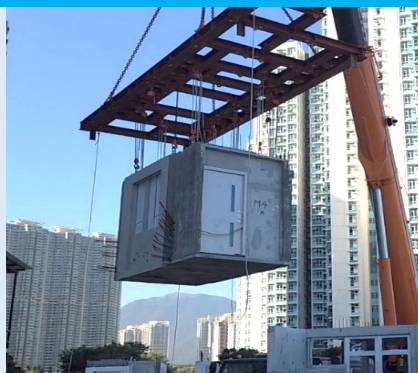
與納米及先進材料研發院合作



房屋局與納米及先進材料研發院剛於7月簽署合作備忘錄，建立策略夥伴合作關係，構建從研發到市場應用的完整創新生態鏈

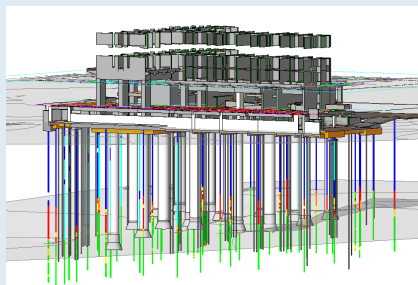
規劃及設計階段

第二代「組裝合成」建築法 (MiC 2.0):
相比第一代MiC可簡化現場工序、減薄結構牆體厚度最高達15%，期望可實現每樓層四日的建造週期目標



「機電裝備合成法」 (MiMEP)

建築信息模擬技術 (BIM)



建造及驗收階段與管理



- ◆ 智慧工地安全系統
- ◆ 發展及建築工地流動系統
- ◆ 「移動測繪系統」
- ◆ 小型無人機系統
- ◆ 房委會「智築目」項目

- **The Housing Bureau signed a Memorandum of Understanding (MOU)** with the Nano and Advanced Materials Institute (NAMI) in July 2025 for the establishment of a strategic partnership to create a complete innovation ecosystem from research and development (R&D) to market application.
- **Planning and Design Stage:** Modular Integrated Construction (MiC) 2.0 (comparing to first-generation MiC, this technology simplifies on-site procedures, reduces structural wall thickness by up to 15%, aiming to achieve a four-day per floor construction cycle); Multi-trade integrated Mechanical, Electrical and Plumbing (MiMEP); and Building Information Modelling (BIM).
- **Construction and Acceptance Stage Management:** Smart Site Safety Systems; Development and Construction Site Mobile System; Small Unmanned Aircraft; and HA-Project Information Management and Analytics Platform

政策成效: 智慧屋邨管理

Policy Achievements: Smart Estate Management



機械人及小型無人機 Robots and Small Unmanned Aircrafts (SUAs)

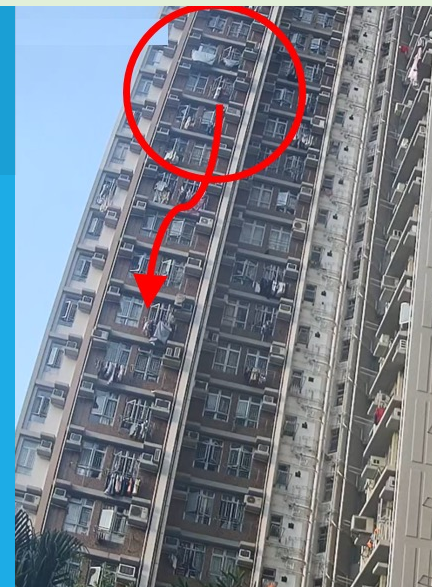
省卻人手、時間，亦大幅提高檢測效率，協助完成危險或短時間難以完成的任務

Saving manpower and time, and enhancing inspection efficiency and help complete tasks which are dangerous or difficult for humans to achieve within a short period of time.

人工智能 Artificial Intelligence (AI)

人工智能可分析影像以檢測異常情況，實時監控屋邨公用地方，例如高空擲物及車輛違泊

Analysing images to detect irregularities and monitoring the common areas of PRH estates in real-time, e.g. identifying incidents such as objects thrown from height and illegal parking.



物聯網感測器 Internet of Things (IoT) sensors

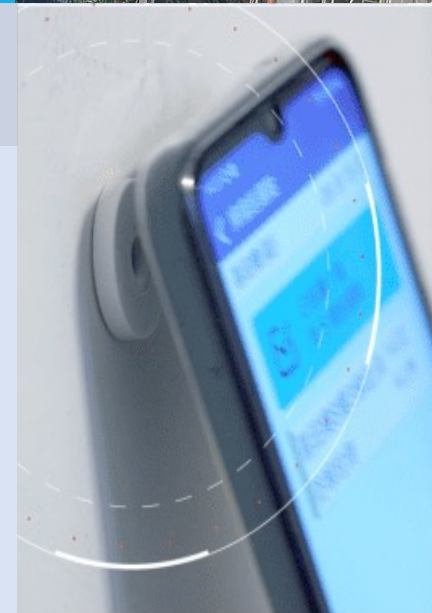
應用不同的感測器及物聯網，將屋邨內不同情況和訊息數碼化，實時收集數據分析和監察

Using various sensors and IoT to digitize different situation and information in PRH estate, enabling real-time data collection, analysis and monitoring.

行動裝置 Mobile devices

房委會研發的程式「巡邏易」，讓保安人員在不同地點即時記錄報告巡查情況，取代紙本報表，減省巡邏後的文書工作

The "Mobile Application System for Daily Patrol" developed by the HA allows security staff to record and report patrol status in real-time at various locations, replacing paper reports and reducing paperwork after patrol duties.



政策成效: 對中小企的支持

Policy Achievements: Support Small Medium Enterprises

「共築・創業家 2.0」計劃

- ✓ 鼓勵和支持青年實踐創業夢想
- ✓ 3年的階梯式租金優惠，幫助青年創業團隊逐漸適應市場租金水平



“Well Being · Start-Up 2.0” Programme :

- ✓ To encourage and support young people to realise their entrepreneurial dreams
- ✓ To provide a three-year staged rental at discounted market rents to help young entrepreneurs gradually adapt to market rent levels
- ✓ To encourage private shopping centres and the commercial sector to provide shops for young entrepreneurs. Coupled with the additional shops provided by the HA, the programme will offer more than 60 shops to provide development opportunities for more young people.

- ✓ 鼓勵私營商場及商界提供商舖予青年創業，連同房委會增加的商舖，計劃將提供超過60間商舖，為更多青年提供發展機會

new



2025年《施政報告》房屋措施重點

Key Housing Initiatives of 2025 Policy Address

1. 增加公營房屋供應：

- 增加公營房屋供應（包括「簡約公屋」）

2. 豐富置業階梯 鼓勵市民上進上流：

- 增加1 000個「白居二」配額
- 提升居屋及綠置居面積較大單位的比例
- 放寬新推售資助出售單位於公開市場的轉讓限制年期
- 推出房委會「長者業主樓換樓計劃」
- 推出出租資助出售單位 - 先導計劃

3. 進一步提升公營房屋建造的成本效益：

- 設立「項目促成辦公室」
- 推動公營房屋建築和管理數字化
- 促進建築科技研發與應用

4. 推動落實「簡樸房」規管制度

5. 重建公屋

1. Increase Public Housing Supply:

- Increasing public housing supply (including LPH)

2. Enrich the Housing Ladder to encourage upward mobility:

- Increasing 1 000 quotas of the WSM
- Increasing the ratio of larger units in HOS and GSH projects
- Relaxing the alienation restriction period of new SSF for sale in open market from 15 years to 10 years
- Launching the “Flat-for-Flat Scheme for Elderly Owners” of HA
- Introducing a pilot scheme for letting SSF

3. Further enhance cost-effectiveness of public housing construction:

- Setting up the Project Facilitation Office
- Promoting Digitalisation in Construction and Management of Public Housing Estates
- Facilitating R&D and Application of Construction Technology

4. Press ahead implementation of the Basic Housing Unit regulatory regime

5. Redevelop Public Rental Housing Estates

2025年《施政報告》：增加公營房屋供應 2025 PA: Increase Public Housing Supply

2026-27至2030-31年度的五年

總體公營房屋的預測建屋量

(包括傳統公屋、「簡約公屋」、「綠置居」和「居屋」)

達**189 000**個單位，較本屆政府上任時的五年期 (2022-23至2026-27年度)

增加約**80%**

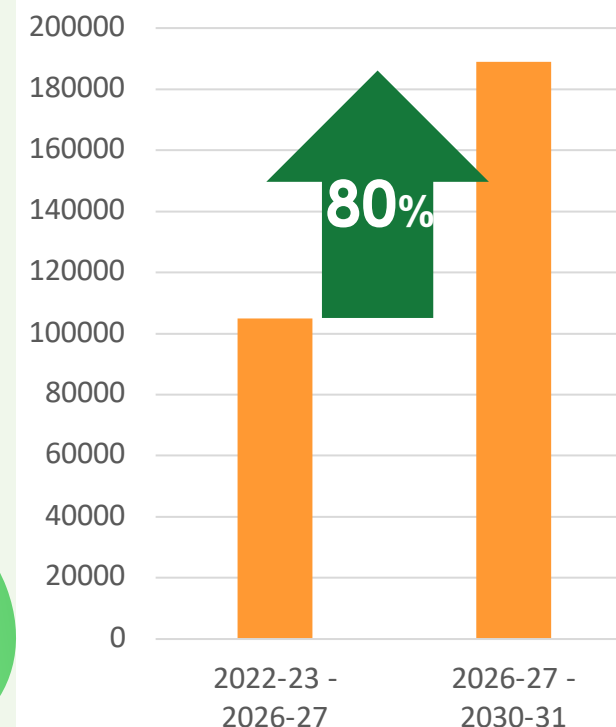
平均每年建屋量超過**30 000**個單位

公屋綜合輪候時間

進一步邁向2026-27年度下降至**4.5**年的目標



五年期的預測
總體公營房屋供應量
Total public housing production
forecast in the five-year period



For the five-year period from 2026-27 to 2030-31, it is forecast that the overall public housing production (including traditional PRH, LPH, GSH and HOS units) will reach 189 000 units, about 80% higher than that of the five-year period when the current-term Government took office (i.e. from 2022-23 to 2026-27). With a housing production of more than 30 000 units per year on average, we are moving further closer to the target of reducing the Composite Waiting Time for Subsidised Rental Housing to 4.5 years in 2026-27.

2025年《施政報告》：「簡約公屋」

2025 PA: Light Public Housing

主導興建「簡約公屋」：盡快填補短期公營房屋供應不足的缺口，改善居住於不適切居所的市民的生活環境和質素

Took lead in construction of LPH: To fill the short-term gap of public housing supply and improve the living conditions and quality of life of people living in inadequate housing at the soonest.



■ 今年**年底前**陸續落成啟用約**1萬個**「簡約公屋」單位



■ 另外**2萬個**「簡約公屋」單位將在**2027年上半年**或之前**全部落成**



■ 穩步邁向在**2027-28年度內**完成興建約**30 000個**「簡約公屋」單位的目標

- about 10 000 LPH units will be gradually completed for intake by the end of this year
- the remaining 20 000 units will be fully completed by the first half of 2027
- steadily moving towards the goal of completing about 30 000 LPH units by 2027-28

2025年《施政報告》：豐富置業階梯 鼓勵市民上進上流

2025 PA: Enrich the Housing Ladder to encourage upward mobility

協助更多公屋居民置業；優化出租、出售及轉讓安排，便利資助出售單位流轉

To assist more PRH tenants in home ownership and optimise the leasing, sale and alienation restriction arrangements in order to facilitate circulation of SSF

將綠白表配額比例
由40：60調升至
50：50，
協助更多公屋租戶
成為業主

由下一期白居二起再增加
1 000個配額，總數達**7 000**個；
新增配額的其中一半會撥予
40歲以下青年家庭及一人申請者，增
加白表人士透過二手市場購買
未補價資助出售房屋的機會

為避免白居二配額因個人意願轉變而被
浪費，房委會發出批准信的數額
將適量大於白居二配額，
讓購買單位的配額得以盡用，
以盡量滿足買家期望

- To assist more PRH tenants to become owners by increasing the ratio of quotas between Green Form and White Form from 40:60 to 50:50.
- Starting from the next WSM exercise, the HA to further increase the quota by 1 000 to 7 000, so as to increase the opportunities for White Form applicants to purchase SSF with unpaid premium in the secondary market. Half of the additional quota will be allocated to young family and one-person applicants below 40.
- To prevent forfeiture of the WSM quota because of personal preferences, the number of approval letters issued by the HA will be suitably higher than the quota set under the WSM exercise, ensuring that the quota for flat purchases can be fully utilised, in order to strive to meet the expectations of the purchasers.

2025年《施政報告》：豐富置業階梯 鼓勵市民上進上流

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提升居屋及綠置居面積
較大單位的比例，
以回應市場需要

放寬新資助出售單位於公開市場的轉讓限制
年期由15年降低至10年，
以鼓勵居民上進上流

- To increase the ratio of larger units in HOS and GSH projects in response to market needs.
- To relax the alienation restriction period of new SSF for sale in open market from 15 years to 10 years to encourage upward mobility.



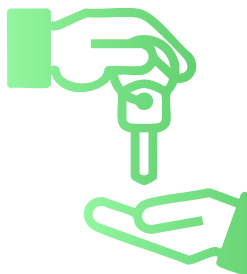
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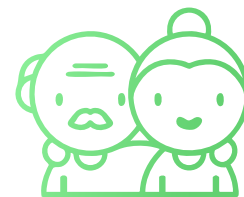
To assist more PRH tenants in home ownership and optimise the leasing, sale and alienation restriction arrangements in order to facilitate circulation of SSF

房委會及香港房屋協會將推出
先導計劃：容許擁有資助出售單
位十年或以上的業主，在繳付出
租准許費後將其未補價單位出租
予合資格白表申請者，計劃名額
3 000個



推出房委會資助出售單位「長者業主樓換樓計劃」：

容許年滿60歲並擁有資助出售單位十年或以上的業
主，可在第二市場出售該單位後，購買一個
面積較小或較偏遠的資助出售單位，
讓長者可獲得額外現金作生活費，
同時騰出市區或較大單位讓有需要家庭申請



- The HA and the Hong Kong Housing Society to introduce a pilot scheme: allowing those who have owned an SSF for 10 years or more to let their flats with unpaid premium to eligible White Form applicants after paying relevant fees, subject to a quota of 3 000.
- To launch the “Flat-for-Flat Scheme for Elderly Owners” of HA’s SSF: allowing those who have reached the age of 60 and owned their flat for 10 years or more to purchase a smaller flat or a flat in a more remote area after selling their original one in the secondary market. In doing so, elderlies can get additional cash to cover their living expenses, while urban or larger flats can be released for families in need to apply for.

2025年《施政報告》：進一步提升公營房屋建造的成本效益

2025 PA: Further enhance cost-effectiveness of public housing construction

- 房屋署將設立「項目促成辦公室」，以「推進及促成者」的思維模式檢視、理順及推進公營房屋項目，協調各部門加快完成工作
- 繼續實行新管控方法，利用「倒逼」機制，因應建屋目標及時間表，在造地時同步進行籌建程序，加快落成工程
- 房屋局會研究在公營房屋建築物料審批時，認可更多地區的標準
- 試行集中採購「組裝合成」構件及善用為承建商設立的標準建築物料資料庫，涵蓋鋁窗、間隔牆等常用物料，縮短審批流程



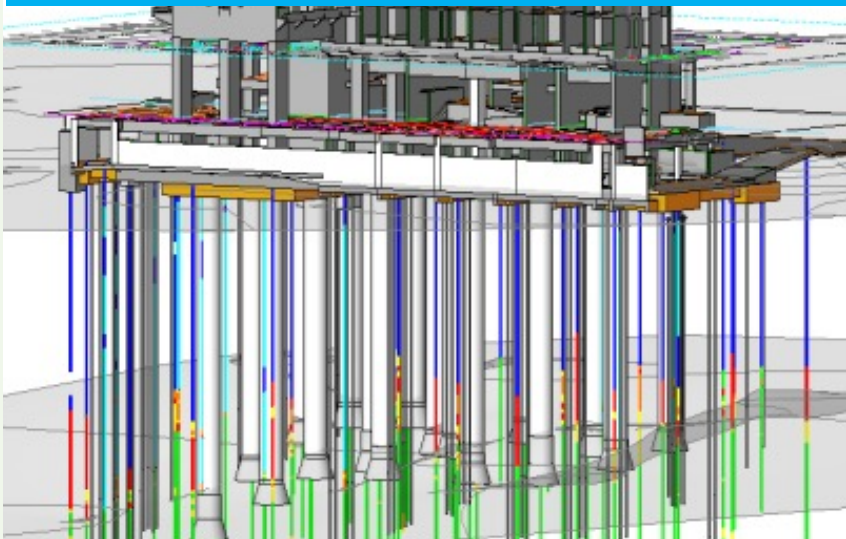
- The Housing Department to set up the Project Facilitation Office, adopting the “facilitator and enabler” mindset to review, streamline, advance the completion of public housing projects in collaboration with various departments.
- To continue implementing the new management approach under which the target time for project completion is set to prompt the completion of various project stages, such that land production and project preparation can be carried out concurrently to match with the housing supply targets and timetables.
- Regarding the approval of building materials for public housing, the HB will look into the accreditation of standards of more regions.
- To pilot the batch procurement of modules for Modular Integrated Construction and make good use of the standard building materials database created for contractors, covering commonly used materials such as aluminium windows, partition walls, etc., to expedite approval process.

2025年《施政報告》：進一步提升公營房屋建造的成本效益

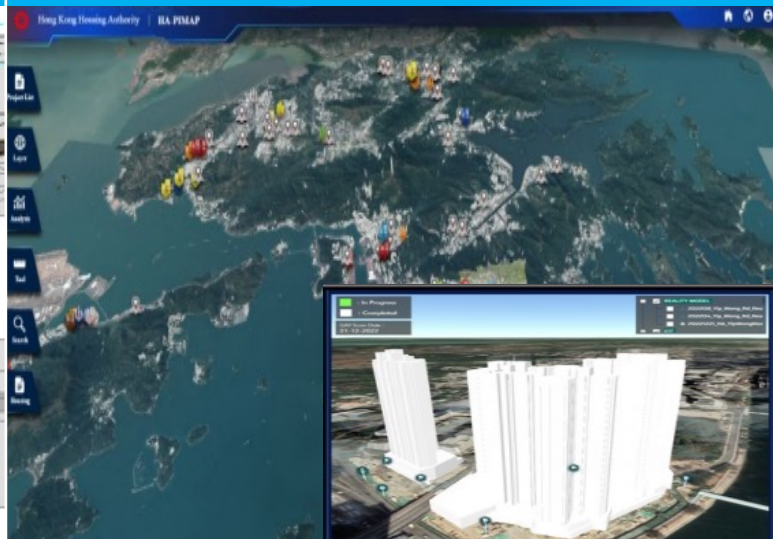
2025 PA: Further enhance cost-effectiveness of public housing construction

善用創新科技

利用自主研發的「BIM系統化地基工程設計」，自動生成樁基設計方案，進一步節省建築成本



由2025-26年度起，在新建公營房屋項目的發展及建造過程中應用「項目資訊管理及分析平台」



並在所有新建築（上蓋）工程合約標書中列明可使用建築機械人的工序部分



Leveraging innovation and technology

- To adopt the self-developed BIM-enabled Systematic Approach to Foundation Design, which automatically generates foundation designs, to achieve further savings in construction costs.
- To apply Project Information Management and Analytics Platform in the development and construction process of new public housing projects and specify in all new building (superstructure) tender documents the work processes that allow the application of construction robotics starting from 2025-26.

2025年《施政報告》：「簡樸房」規管制度

2025 PA: Regulatory Regime on Basic Housing Units

- 本屆政府有決心全面有序解決劣質「劏房」這個「老大難」問題。
- 房屋局會爭取立法會在2025年內通過取締劣質「劏房」的「簡樸房」規管制度的條例草案，在2026年3月正式實施，為現存住宅樓宇分間單位進行登記並給予寬限期進行改建成為「簡樸房」，及同步接受「簡樸房」認證申請。
- This term of Government is determined to eradicate the “long-standing, big and difficult” issue of substandard subdivided units in an orderly manner.
- The Housing Bureau will strive for Legislative Council’s passage of the Bill on the Basic Housing Units (BHU) regulatory regime within 2025 for eradicating substandard SDUs. The regulatory regime will commence in March 2026 to register pre-existing SDUs in residential buildings and provide a grace period for their conversion into BHUs, with applications for recognition as BHUs to be accepted concurrently.



2025年《施政報告》：重建公屋

2025 PA: Redevelop Public Rental Housing Estates

今年內公布馬頭圍邨及西環邨的重建計劃

Announce redevelopment plans for
Ma Tau Wai Estate and Sai Wan Estate this year



馬頭圍邨
Ma Tau Wai Estate



西環邨
Sai Wan Estate

研究重建模範邨 – 香港現存最舊的公共屋邨

Conduct a study on the redevelopment of Model Housing Estate,
the oldest PRH estate currently in Hong Kong



模範邨
Model Housing Estate

2025年《施政報告》 房屋措施

2025 Policy Address Housing Initiatives

豐富置業階梯 鼓勵上進上流



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