



公屋租金政策檢討諮詢文件

Review of Domestic Rent Policy
Consultation Paper

行政摘要
Executive Summary

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背景

2001年1月，香港房屋委員會（下稱「房委會」）成立檢討公屋租金政策專責小組委員會（下稱「專責小組委員會」），全面檢討房委會釐定和調整租住公屋（下稱「公屋」）租金的政策。檢討的目的，是要提出租戶能負擔、更合理和更具彈性的租金架構，為租戶提供更多選擇並促進公共房屋計劃的長遠持續發展。這份諮詢文件邀請各界人士就專責小組委員會的初步結果提供意見。

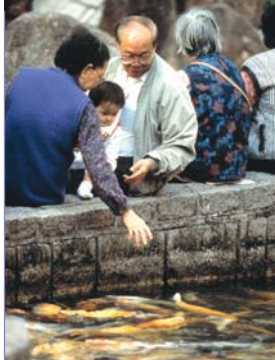
Background

In January 2001, the Hong Kong Housing Authority (the Authority) established an Ad Hoc Committee on Review of Domestic Rent Policy (the Committee) to conduct a comprehensive review of its policy governing the fixing and adjustment of the rents of public rental housing (PRH). The objective is to recommend a rent structure that is affordable, more rational and flexible, provides greater choice to tenants, and helps to promote the long-term sustainability of the public housing programme. This consultation paper seeks the community's views on the initial findings of the Committee.

問題

2 專責小組委員會在檢討現行的租金政策架構後發現的幾個主要問題包括：

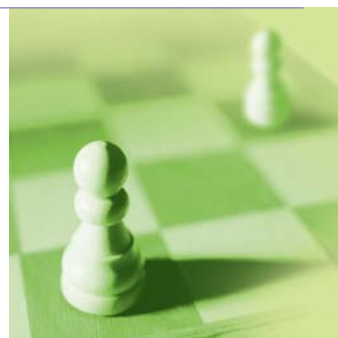
- (a) 租金與入息比例中位數在加租後不得超過 10% 的法定上限，已令房委會調整公屋租金的權力，受到前所未有的制肘，妨礙房委會達成其政策和財政目標；
- (b) 近期租金與入息比例中位數上升，並非單純因為租金和住戶入息轉變所致，而是由於許多複雜的外來因素所造成，令人懷疑以租金與入息比例中位數作為衡量租戶負擔能力的標準，是否仍然符合現今的實際情況。如果確定沿用租金與入息比例中位數作為衡量負擔能力指標，則須考慮現時的評估方法是否有可以改善的地方；
- (c) 租金與入息比例中位數，以往是用作衡量租戶負擔能力的一般標準，而非調整租金的機制。另一個要處理的基本問題，是要考慮應否訂立更為明確的機制，用以調整租金；以及
- (d) 現行租金結構有欠彈性，令房委會未能靈活地以較合理和公平的方式釐定租金，亦減少了租戶的選擇，以致他們不能按本身的需要和負擔能力選擇單位。



The Problems

2 The Committee has identified a number of key problem areas in the current rent policy framework. These include –

- (a) the statutory median rent-to-income ratio (MRIR) provision of 10% following any rent increase has imposed an unprecedented constraint upon the Authority's power to adjust its domestic rents to meet its policy and financial objectives;
- (b) the recent increase in MRIR has been brought about by a combination of extraneous factors other than changes in rents and household income. It calls into question whether MRIR as a measure of tenants' affordability still meets the modern day requirements and, if so, whether the current methodology for its assessment has scope for improvement;
- (c) MRIR has been contrived as a general measure of tenants' affordability rather than a mechanism for rent adjustments. Another fundamental question to be addressed is whether a more well-defined alternative mechanism should be put in place to guide rent adjustments; and
- (d) the rigidity of the existing rent structure has limited the Authority's flexibility to fix rents in a more rational and fairer manner. It has reduced the choice available to tenants to select flats that suit their needs and affordability.



3 專責小組委員會在這份諮詢文件提出多個方案，處理上述主要問題。

衡量租戶的負擔能力

4 房委會一直沿用租金與入息比例中位數，作為概括衡量租戶負擔能力的參考指標，而非租金調整的機制。評估租金與入息比例中位數的方法，是把個別公屋住戶的租金與入息比例依次排列，中間的一個租金與入息比例數值，便是租金與入息比例中位數。自《房屋條例》修訂條文於 1998 年 3 月生效之後，租金與入息比例中位數便獲賦予法律效力，以限制任何加租的幅度 — 即在加租後租金與入息比例中位數不得超逾 10%¹。

5 租金與入息比例中位數的變動，受許多錯綜複雜的因素影響，租金水平和租戶入息的變動只是部分成因。其他因素包括領取綜合社會保障援助（下稱「綜援」）的公屋租戶數目大幅飆升、租戶的居住面積顯著增加、新公屋單位供應增加、舊屋邨重建、入息較高租戶遷離公屋，以及公屋長者租戶和小家庭租戶增加。以現行評估方法計算的租金與入息比例中位數是否衡量負擔能力的合適指標受到質疑，利用它作為釐定租金調整幅度的機制更顯得不合理。

¹ 關於終審法院 2005 年 11 月作出的裁決，參閱諮詢文件第 2.22 段「終審法院裁決的影響」。

3 The Committee has put forward various options in this consultation paper to address the key problems identified.

Measuring Tenants' Affordability

4 MRIR has long been adopted by the Authority as a reference for measuring tenants' affordability in broad terms, but not a mechanism to guide rent adjustment. It is assessed by placing the rent-to-income ratios of individual PRH households in an ordered sequence. The middle rent-to-income ratio is the MRIR. However, after the amendments to the Housing Ordinance, which came into operation in March 1998, MRIR has been given statutory effect to limit the extent of any rent increases, i.e., the MRIR shall not exceed 10% following any rent increases¹.

5 The movement of MRIR is affected by a host of interwoven and complicated factors other than changes in rent levels and tenants' income. These include a sharp growth in the number of tenants receiving Comprehensive Social Security Assistance (CSSA), major improvement in tenants' living space, supply of new PRH estates, redevelopment of older estates, exit of higher income tenants and increase in the number of elderly and small households. It is therefore questionable whether MRIR, given the way that it is being assessed, is a good indicator of affordability and, least of all, a suitable mechanism for determining rent adjustment.

¹ See para. 2.22 of the consultation paper on "Implications of the Court of Final Appeal's Ruling" regarding the judgment of the Court of Final Appeal delivered in November 2005.



其他衡量負擔能力的方法

6 假若房委會繼續奉行現行政策，即公屋租金應定於租戶可負擔的水平，便似乎有需要設定某種衡量租戶負擔能力的指標。專責小組委員會曾就這個目標考慮過以下幾種方法：

- (a) 按公屋住戶的入息、所居屋邨類別或家庭人數，為不同住戶類別設定不同的租金與入息比例中位數；
- (b) 根據固定的租金與入息比例釐定租金，即按租戶的入息收取某個固定百分率作為租金；以及
- (c) 採用「剩餘入息法」，即在扣除維持合理生活水平所需的非住屋開支後，得出住戶入息的剩餘部分，並以此作為租金。



Alternative Options for Measuring Affordability

6 As long as the Authority continues to uphold its policy that rents should be set at affordable levels, it seems necessary to develop some form of indicator to measure tenants' affordability. The Committee has considered the following alternative options for this purpose –

- (a) different MRIRs for different groups of households according to household income, types of estates or household size;
- (b) a fixed rent-to-income ratio for rent setting such that all tenants would pay a fixed percentage of their income as rents; and
- (c) the so-called “residual income approach” which, after deducting from the tenants' household income the necessary non-housing expenditure required for maintaining an acceptable standard of living, charges the residual portion of the income as rents.

7 雖然採用以上的方法，或多或少可以解決以劃一租金與入息比例中位數，衡量全體公屋租戶負擔能力所引起的問題，但要實際執行，卻會困難重重。最明顯的一個問題，就是必須對所有公屋住戶進行個別的入息評審，涉及的行政費用會非常龐大，代價很可能超過任何預期的得益。另外，有些方案沒有把單位面積、地點等其他因素考慮在內，而這些因素對釐定租金和編配單位卻非常重要。總體來說，專責小組委員會認為，在評估租戶的負擔能力時，最好採用一致及適用於整體租戶的評估方式。在研究衡量負擔能力的其他方法時，必須把公屋租金政策作整體考慮，有關方法也必須簡單並易於執行。如要解決個別家庭負擔能力的問題，較有效的途徑是通過綜援和房委會的租金援助計劃，而非改變適用於整體租戶的負擔能力指標。



7 While the above options could address to different extent the problem of having a uniform MRIR for assessing the affordability of all the PRH tenants, their implementation is riddled with problems. Most notably, they require individual assessment of the income of all the PRH households, the administrative cost of which would be enormous and easily outweigh any intended benefits. Some of these options also fail to take into account other factors, such as flat size and location, that are crucial to rent fixing and flat allocation. Overall, the Committee considers that tenants' affordability should best be assessed generally and collectively. Any alternative measure of affordability should be considered in the overall framework of the domestic rent policy, and must be simple and easy to operate. At the individual level, a more effective way to address the problem of affordability would be through the CSSA and the Rent Assistance Scheme operated by the Authority.



租金與入息比例中位數評估工作的改善措施

8 假如沒有其他更好，運作上更可行的方法，而繼續保留租金與入息比例中位數作為衡量租戶負擔能力的指標，專責小組委員會認為有需要改良評估中位數的方法，使其更為合理。目前把綜援戶和根據「公屋住戶資助政策」或「維護公屋資源合理分配政策」而繳交額外租金的住戶納入租金與入息比例中位數計算範圍的做法，使負擔能力的評估出現偏差。採用包含差餉和管理費的租金來評估租金與入息比例中位數，亦未能反映房委會所收租金的實額。為使租金與入息比例中位數能更準確衡量租戶的負擔能力，專責小組委員會研究了下列改良評估租金與入息比例中位數的可行方案：

- (a) 透過申報制度蒐集更可靠的入息數據；
- (b) 在計算租金與入息比例中位數時剔除綜接受助人和繳交額外租金的租戶；以及
- (c) 按租金淨額（即剔除差餉和管理費）計算租金與入息比例中位數。

Improvements to the Assessment of MRIR

8 Should MRIR be retained as a measure of affordability in the absence of other better and operationally viable alternatives, the Committee considers that the methodology for its assessment needs to be rationalized. The current practice of including tenants receiving CSSA and tenants paying additional rents under the Housing Subsidy Policy or the Policy on Safeguarding Rational Allocation of Public Housing Resources in the calculation of MRIR has distorted the assessment of affordability. The use of all-inclusive rents, which include rates and management expenses, for assessing MRIR also fails to reflect the true amount of rents charged by the Authority. To enhance MRIR as a measure of tenants' affordability, the Committee has identified the following possible options to improve its assessment –

- (a) collecting more reliable income data by way of a declaration system;
- (b) excluding CSSA recipients and tenants paying additional rents from the calculation of MRIR; and
- (c) compiling MRIR based on net rents, i.e., excluding rates and management expenses.



其他租金調整機制

9 計算租金與入息比例中位數的目的，是作為衡量負擔能力的概括指標。房委會從來無意以這個中位數作為調整租金的機制。《房屋條例》關於加租後租金與入息比例中位數不得超逾 10% 的規定，已把負擔能力指標與租金調整機制的區別變得模糊。

10 專責小組委員會認為，最理想的租金調整制度，應包含所有相關考慮因素，包括租戶的負擔能力、當前經濟環境（例如通脹 / 通縮）、入息變動、屋邨的比對價值、管理和維修保養開支，以及房委會的整體財政狀況。另一方面，專責小組委員會亦明白，公屋租戶一直強烈要求渴望以一個明確而具透明度的機制來指導租金調整工作。專責小組委員會因此研究了四個以消費物價或住戶入息為基礎的租金調整參考指數：

- (a) 甲類消費物價指數；
- (b) 豁除住屋開支的甲類消費物價指數；
- (c) 住戶月入中位數；以及
- (d) 每月平均入息指數。



Alternative Rent Adjustment Mechanism

9 MRIR was contrived as a broad indicator of affordability. The Authority had never intended to use MRIR as a rent adjustment mechanism. The provision under the Housing Ordinance that MRIR shall not exceed 10% following any rent increase has blurred the distinction between an affordability indicator and a rent adjustment mechanism.

10 The Committee is of the view that ideally the best form of rent adjustment system should embrace all the relevant considerations, including tenants' affordability, the prevailing economic conditions such as inflation/deflation, income movements, comparative estate values, management and maintenance expenses and the Authority's overall financial position. Nonetheless, it does recognize that there has been a strong demand from PRH tenants that rent adjustments should be guided by a transparent and well-defined mechanism. Four rent adjustment reference indexes based on movements in consumer price or tenants' household income are identified –

- (a) Consumer Price Index (A) (CPI (A));
- (b) CPI (A) excluding housing expenditure;
- (c) Median Monthly Household Income; and
- (d) Average Monthly Income Index.



11 方案(a)以甲類消費物價指數的變動作為租金調整的指引，既簡單又易於實行。不過，由於公屋租金是計算甲類消費物價指數的一個重要參數，按照甲類消費物價指數的變動來調整公屋租金，會令該物價指數作出相應變動，兩者的相互影響更會產生循環效應。方案(b)透過豁免租金變動對甲類消費物價指數的影響，來解決循環效應的問題。採用這個經修訂的甲類消費物價指數，按照住屋以外的物價水平變動來調整租金，可避免出現方案(a)的循環效應。

12 參考物價變動來調整租金，也許未能確切反映租戶的負擔能力，根據住戶入息制訂的指數，或可更準確反映租戶的負擔能力。方案(c)採用一個簡單以入息為基礎的指數，因應租戶的住戶月入中位數的變動來調整租金。不過，採用這個指數，很可能會導致偏差，原因是住戶入息中位數除了受入息水平變動影響之外，亦受家庭人口分布變化所影響。由於小家庭住戶的入息水平，通常較大家庭住戶為低，住戶入息中位數會純粹因為小家庭住戶數目增加而被拉低。根據方案(d)，在編訂每月平均入息指數時，只計算「純入息變化」，而不計算家庭人口分布的影響，因而能夠避免這種偏差。



11 Option (a) seeks to guide rent adjustments according to the movements of CPI(A). This system is simple and easy to operate. However, as PRH rents form an important component for compiling CPI(A), adjusting PRH rents according to movements in CPI(A) will bring about a corresponding change to CPI(A), thereby creating a spiral effect on PRH rents and CPI (A). Option (b) aims at overcoming this drawback by discounting the impact of rental changes on CPI(A). This modified CPI(A) index provides for rent adjustments in accordance with the movements of non-housing related price levels that are free from the spiral effect under option (a).

12 Adjusting rents with reference to price movements may not reflect closely tenants' affordability. In this connection, income-based indexes may provide a closer linkage to tenants' affordability. Option (c) provides for a simple income-based index which seeks to adjust rents based on changes in the median monthly household income of tenants. However, there is a high risk of distortion with this option as median household income is affected not only by changes in income level but also household size distribution. Median household income could drop simply due to an increase in the number of small households whose income levels are usually lower than those of large households. Option (d) can avoid this distortion by compiling an average monthly income index that tracks "pure income changes" and discounts the influence of household size distribution.

13 除了選取最合適的指數外，亦須考慮下列問題：

- (a) 房委會應否純粹按照建議的指數調整租金，還是應該兼顧上文第10段所載的其他相關因素；以及
- (b) 應否賦予建議的指數法定效力。

不劃一租金

14 就釐定租金而言，房委會現時把全港劃分為六個地區。同一地區內新屋邨的租金均劃一釐定，租金只會因單位面積不同而出現差距。現行的租金釐定機制有欠靈活，給予租戶的選擇太少。實施不劃一租金制度，更能反映不同單位的租值，令制度更公平，並為租戶提供更多選擇。



15 專責小組委員會審議了兩個推行不劃一租金的模式。第一個模式雖然未能顧及所有因素，卻較易實行。根據這個有限度的模式，在六個概括劃分的地區內，每區（離島區除外）的屋邨會再細分為三組，以更確切地反映地點、交通、環境和康樂設施等方面的差別。此外，同一幢大廈個別單位的租金會根據大廈以內的若干客觀因素（如樓層和是否鄰近垃圾房等不受歡迎設施等等）而作出調整。根據這個模式，同一幢大廈內面積相若單位的租金，最大差幅約為 15%。第二個模式包含上述的調整，但在釐定同一幢大廈內不同單位的租金時，內在和外在（如景觀和坐向）兩方面的因素均會列入考慮，而租金差距幅度會擴大至 30% 左右。



13 Apart from the selection of the most suitable index, it is also important to consider –

- (a) whether the Authority should adjust rents solely in accordance with the proposed index or should also take account of other relevant considerations noted in para. 10 above; and
- (b) whether the proposed index should be given statutory effect.

Differential Rents

14 The Authority currently divides the territory into six geographic districts for rent setting purposes. The rents of new estates within a district are set uniformly and differ only according to the sizes of the flats. The current rent setting mechanism is too rigid and provides too little choice to tenants. Implementation of a system of differential rents could better reflect the rental values of different units, enhance fairness and provide greater choice to tenants.

15 The Committee has examined two models of differential rents. The first model is less comprehensive but easier to administer. Under this moderate model, the six broad districts (except the Islands district) should each be further divided into three sub-groups to better reflect the differences in terms of location, transportation, environment and amenities. In addition, the unit rents of flats in the same block would be adjusted in accordance with a number of objective factors that are internal to the block (e.g. floor levels, proximity to unwelcome facilities such as refuse chamber, etc.). The maximum rent differential for similar-sized units in the same block under this model is expected to be around 15%. The second model embraces the same key features of the first model, except that both internal and external factors (e.g. view and orientation) would be taken into account for setting the rents of different units in the same block. This would result in a larger rent differential of around 30%.

16 專責小組委員會認為，如推行建議的不劃一租金制度，應先在新落成屋邨推行。長遠來說，可考慮把該制度擴展至現有屋邨，惟須顧及對現有租戶的影響。



17 專責小組委員會亦曾研究，推行不劃一租金對編配單位予綜援受助人可能產生的影響。由於綜援提供的津貼足以悉數繳付租金，綜援受助人在選擇公屋單位時，無須考慮負擔能力的問題。如在同一地區或屋邨有面積相若但租金不同的單位可供編配，考慮到對租金與入息比例中位數的影響，以及所須動用公帑資助的數額，應否編配租金較高的單位予綜援受助人，是值得考慮的問題。

16 The Committee is of the view that the proposed system of differential rents, if introduced, should first be applied to newly completed estates. Consideration could be given to extending the system to existing estates in the longer term, taking account of the impact on the existing tenants.

17 The Committee has also examined the potential implications of introducing a system of differential rents for flat allocation to CSSA households. As their rents are fully covered by the CSSA allowance, CSSA recipients do not have to consider their affordability when choosing PRH units. If flats of similar size but different rents are available in the same district or estate, it is for consideration whether flats with relatively higher rents should be allocated to CSSA recipients, taking account of the impact on MRIR and the amount of public subsidies to be incurred.

不包差餉及管理費的租金

18 房委會現時收取的租金包括差餉、管理費和維修保養費用。為了更確切地反映房委會所收租金的實額，專責小組委員會原則上認同，房委會長遠來說應考慮朝着收取不包差餉和管理費的租金這個方向發展。然而，考慮到收取不包差餉和管理費的租金會引起運作上的困難，並可能令租戶不便，專責小組委員會認為，較為實際可行的方法，是繼續收取包括差餉和管理費在內的租金，但同時透過每年發給個別租戶一份結算表，分項列出差餉和管理費金額，以提高透明度。此舉可讓公屋租戶更清楚明白公屋的運作成本，以及房委會所收租金的淨額。



Exclusive Rents

18 Rents charged by the Authority are currently inclusive of rates, management fees and maintenance expenses. To better reflect the actual amount of rents collected by the Authority, the Committee agrees in principle that the Authority should consider moving towards charging net rents exclusive of rates and management fees in the longer term. However, having considered the operational difficulties of introducing exclusive rents and potential inconvenience to tenants, the Committee believes that a more practical alternative would be to continue to charge inclusive rents but separately set out the amount of rates and management fees in an annual statement to be issued to individual tenants to enhance transparency. This transparency measure would help provide tenants with a better understanding of the costs incurred in operating PRH and the amount of net rents charged by the Authority.

定期租約

19 現時所有公屋單位都是按月租賃，直至租戶或房委會終止租約才結束。專責小組委員會探討了以定期租約取代按月租賃安排的利弊。贊同推行定期租約制度的最常用論點，是該制度可糾正公屋租戶可以無限期享有公屋資助的錯誤觀念，但缺點是可能會使房委會在向違反租約的租戶執行租約規定，以及調整租金時受到嚴重制肘。

20 有一點必須強調，嚴格來說，按月租賃制度在法律上沒有賦予租戶永久居於公屋的權利。專責小組委員會也知道房委會已有多項政策，主要是「公屋住戶資助政策」，以及「維護公屋資源合理分配政策」，專門處理現有租戶是否符合資格繼續在公屋居住的問題。專責小組委員會認為，如須收緊以上的資格準則，最好是透過妥善檢討相關政策，而非推行定期租約制度。



租金釐定及檢討周期

21 房委會每年都會為新落成的公共屋邨進行兩次釐定租金的工作，並分批檢討現有公共屋邨的租金。由於每年都會有新公共屋邨陸續落成和出租，專責小組委員會認為有必要維持現行安排，即每年進行兩次租金釐定。至於進行租金檢討的頻密程度，專責小組委員會認為，在正常情況下，把租金檢討周期定為兩年較為可取，因為可適時地實施所需的租金調整，以及維持較溫和的調整幅度。



Fixed-Term Tenancy

19 PRH units are let on a month-to-month term until termination by the tenants or the Authority. The Committee has examined the pros and cons of replacing monthly tenancy by fixed-term tenancy. The most commonly held argument in favour of introducing fixed-term tenancy is to put to an end the misconception that PRH tenants can enjoy public housing subsidies indefinitely. The downside is that fixed-term tenancy may severely constrain the Authority's latitude in taking enforcement actions against tenants in breach of tenancy conditions and introducing rent adjustments.

20 It should also be stressed that, in strict legal terms, monthly tenancy does not confer any right on the tenants to perpetuate their stay in PRH. In this respect, the Committee notes that the Authority has already put in place a number of policies, notably the Housing Subsidy Policy and the Policy on Safeguarding Rational Allocation of Public Housing Resources, which specifically deal with the eligibility of sitting tenants to continue their stay in PRH. The Committee is of the view that should the eligibility criteria need any tightening up, this should best be achieved through a proper review of the relevant policies rather than the introduction of fixed-term tenancy.

Rent Fixing and Review Cycles

21 The Authority conducts two rent fixing exercises each year for newly completed PRH estates and reviews the rents for existing PRH estates in batches. Given that new PRH estates would be completed and rolled out for letting throughout the years, the Committee considers that it is necessary to maintain the current arrangements of having two rent fixing exercises each year. As regards the frequency of rent reviews, it favours a biennial rent review cycle in normal circumstances, noting that this would allow timely implementation of any rent adjustments so warranted while keeping the extent of adjustments within a moderate range.

22 專責小組委員會亦曾研究應否繼續採用現行做法，分批檢討公屋租金。如房委會採用建議的指數掛鈎機制，即參考物價或住戶入息的變動幅度調整租金，則一次過調整所有公共屋邨的租金，是較為合理和公平的做法。

單位面積、租金和租戶負擔能力之間的關係

23 導致租金與入息比例中位數飆升的主要因素之一，是租戶的居住面積大幅增加。新出租單位的人均居住面積達 12.3 平方米室內樓面面積，遠高於 7 平方米室內樓面面積這個較高的核准編配標準。向租戶編配遠高於編配標準的單位，不但會加重他們的租金負擔，而且會導致租金與入息比例中位數上升。為免情況進一步惡化，專責小組委員會原則上同意：

- (a) 房委會應盡量按照既定的編配標準編配單位；以及
- (b) 新公屋項目的整體單位組合，應根據輪候冊申請人和其他準申請人的家庭人口分布來規劃，並應定期檢討和按需要調整。



22 The Committee has also examined whether the present practice of dividing PRH estates into batches for rent review should continue. Should the proposed index-linked rent adjustment mechanism based on movements in price or household income be adopted, it would be more sensible and equitable to apply any proposed rent adjustments across the board to all PRH estates.

Relationship between Flat Size, Rents and Tenants' Affordability

23 One of the key factors leading to the soaring MRIR is a major improvement in tenants' living space.

The average living space per person for newly let units reached 12.3 m² internal floor area (IFA), well above the upper tier of the approved allocation standards of 7m² IFA. When tenants are allocated flats that far exceed the allocation standards, it aggravates their rental burden and lifts the MRIR. To avoid further worsening the situation, the Committee agrees in principle that -

- (a) the Authority should follow as far as possible the established flat allocation standards; and
- (b) the overall flat mix of new PRH projects should be planned according to the household size distribution of Waiting List applicants and other prospective tenants. It should also be reviewed regularly and adjusted as necessary.

租金援助計劃

24 專責小組委員會已檢討租金援助計劃的運作，並就三個主要範疇建議了改善措施，包括放寬長者的申請資格（由超逾租金與入息比例 25% 放寬至超逾 20%）；准許受整體重建計劃影響的租戶，在調遷至新落成單位後立即申請租金援助；以及將租金援助受助人須遷往租金較可負擔單位的寬限期，由兩年延長至三年。這些改善措施已獲房委會通過，並已由 2002 年 10 月起生效。

25 2005 年 12 月，房委會資助房屋小組委員會通過為租金與入息比例超逾 20% 的非長者住戶提供減租 25%，進一步改善租金援助計劃。資助房屋小組委員會亦同意撤銷舊公屋大廈類別租戶的三年居住期規定。有關的進一步改善措施已於 2006 年 3 月 1 日起生效。

下一步工作

26 我們歡迎公眾就這些重要課題提供意見。專責小組委員會會根據諮詢結果，擬備建議提交房委會。

Rent Assistance Scheme

24 The Committee has reviewed the operation of the Rent Assistance Scheme and recommended improvements covering three major areas. These include relaxing the eligibility criteria for the elderly (from exceeding a rent-to-income ratio of 25% to 20%); allowing tenants affected by the Comprehensive Redevelopment Programme to apply for rent assistance immediately upon re-housing to newly built units; and extending the grace period after which Rent Assistance Scheme recipients are required to move to more affordable flats from two to three years. These improvement measures were endorsed by the Authority and have taken effect since October 2002.



25 In December 2005, the Subsidized Housing Committee of the Authority further enhanced the Scheme by offering 25% rent reduction to those non-elderly households with rent-to-income ratios exceeding 20%. It also agreed to lift the three-year residence requirement for tenants living in older block types. These further improvement measures have taken effect since 1 March 2006.

The Next Step

26 We welcome public's feedback on these important issues. In the light of the outcome of this consultation, the Committee will draw up its recommendations for submission to the Authority.



