



观塘安达臣道公营房屋发展项目 — 安泰邨
A public housing development at Anderson Road, Kwun Tong – On Tai Estate

筹划更好未来 Planning for a Better Future

策略处的主要职能

- 策略性规划公营房屋
- 制订有关私营房屋的政策及法规
- 管理公共租住房屋（公屋）的申请和编配公屋
- 处理受清拆行动影响人士的安置工作
- 处理资助出售单位的销售工作
- 管理居者有其屋计划（居屋）第二市场计划

Key Functions of the Strategy Division

- Strategic planning for public housing
- Developing policies and legislation related to private housing
- Administering applications for and allocating public rental housing (PRH) flats
- Handling the rehousing of those affected by clearance exercises
- Handling the sale of subsidised sale flats
- Administering the Home Ownership Scheme (HOS) Secondary Market Scheme



长远房屋供应

香港房屋委员会(房委会)的其中一项主要工作，是协助政府达成未来公营房屋建屋目标。政府在《长远房屋策略》2022年周年进度报告中，确定2023/24年度至2032/33年度十年期间公营房屋单位的预计需求为301 000个。同时，政府已觅得足够土地，可供在此期间兴建约360 000个新公营房屋单位。房委会正致力管理公营房屋的供应，以期达成这个建屋目标。本年报第二章详载我们2022/23年度为落实这个目标所取得的进展。

此外，房委会负责监督和实施多项房屋计划，以帮助中低收入家庭踏上置业阶梯，详见下文。

Long-term Housing Supply

One of the key tasks of the Hong Kong Housing Authority (HA) is helping the Government meet its public housing construction targets for the future. In its Long Term Housing Strategy Annual Progress Report 2022, the Government identified projected demand for 301 000 public housing units in the 10-year period from 2023/24 to 2032/33. At the same time, enough land has been identified to enable the construction of around 360 000 new public housing units in this period. HA is managing the public housing supply and working to achieve this construction target. Chapter 2 of this Report gives more details about the progress we have made towards this target in 2022/23.

In addition, HA is tasked with overseeing and administering various schemes designed to help low- and middle-income families get a foothold on the housing ladder. These schemes are described in further detail below.

屯门和田邨(左)和宝田邨(右)

Wo Tin Estate (left) and Po Tin Estate (right), Tuen Mun



居者有其屋计划

居屋是房委会管理的其中一项计划，以中低收入家庭（包括合资格公屋租户）为对象。符合计划资格的买家可按评定市值的折扣价购买居屋单位，即收入较低的家庭也能自置居所。折扣率按本港非业主住户的家庭每月入息中位数厘定。

「出售居屋单位2022」（「居屋2022」）于2022年2月开始接受申请，推售七个新居屋发展项目合共8 926个新单位。「居屋2022」的折扣率按2021年第三季非业主住户的家庭每月入息中位数计算，定于评定市值折减49%（即51折）。我们接获约252 000宗申请，并于2022年6月搅珠，决定申请者的选楼次序。合资格申请者的选楼程序2022年11月中展开，并于2023年2月底结束。

沙田愉德苑（左图）和东涌裕雅苑是其中两个居屋2022出售项目

Yu Tak Court, Sha Tin (left photo) and Yu Nga Court, Tung Chung are two of the seven projects put up for sale under HOS 2022



Home Ownership Scheme

One of the schemes managed by HA is HOS, which is aimed at low- to middle-income families, including eligible PRH tenants. Buyers eligible under the Scheme can purchase HOS flats at a discount from the assessed market value, meaning that lower-income families are able to own their homes. The discount rate is calculated based on the median monthly household income of non-owner occupier households in Hong Kong.

The Sale of HOS Flats 2022 (HOS 2022) kicked off in February 2022, when applications were invited for 8 926 new flats in seven new HOS developments. The discount rate for HOS 2022 was set at 49% of the assessed market value, based on the median monthly household income of non-owner occupier households for the third quarter of 2021. Around 252 000 applications were received, and balloting was held in June 2022 to determine applicants' priority for flat selection. Flat selection for eligible applicants commenced from mid-November 2022 and ended in late February 2023.



绿表置居计划

绿置居专为绿表申请者而设，他们主要是公屋现租户。绿置居单位的折扣率较上一次居屋销售计划的折扣率高一成。

年内，我们把「出售绿置居单位2020/21」（「绿置居2020/21」）下约160个未售出的青衣青富苑单位，通过「特快公屋编配计划」（2022年）售予合资格的公屋申请者。^[1]

因买卖协议撤销而收回的约100个青衣青富苑和柴湾蝶翠苑单位亦一并于「特快公屋编配计划」（2022）下推售。^[2]

「出售绿置居单位2022」（「绿置居2022」）推售油塘、粉岭和马鞍山三个新绿置居发展项目的4 693个单位，2022年9月底开始接受申请，共收到约62 000宗申请。搅珠于2022年12月进行，合资格申请者2023年3月开始拣选单位。

青衣青富苑
Ching Fu Court, Tsing Yi



注释：

[1] 「特快公屋编配计划」可让合资格公屋申请者有机会提早获编配公屋单位。符合计划资格的申请者必须持有有效公屋申请约一年或以上，并符合其他申请资格准则。根据「特快公屋编配计划」（2022年），合资格公屋申请者可选择获编配公屋的出租单位或购买未售出／因买卖协议撤销而收回的绿置居单位。「特快公屋编配计划」（2022年）推售的所有未售出／因买卖协议撤销而收回的单位已全部售罄。

[2] 因买卖协议撤销而收回的单位是指由于最初的买家未能完成交易而可供重售的单位。

Green Form Subsidised Home Ownership Scheme

GSH is specifically for Green Form applicants, who are primarily sitting PRH tenants. GSH flats are sold at a discount of 10% more than the discount applicable to the preceding HOS sale exercise.

In the year under review, around 160 unsold flats from Ching Fu Court in Tsing Yi that had been offered under the Sale of GSH Flats 2020/21 (GSH 2020/21) were put up for sale to eligible PRH applicants as part of the Express Flat Allocation Scheme 2022.^[1]

Also offered under this scheme were around 100 rescinded flats from Ching Fu Court in Tsing Yi and from Dip Tsui Court in Chai Wan.^[2]

The Sale of GSH Flats 2022 (GSH 2022) offered 4 693 flats from three new GSH developments in Yau Tong, Fanling and Ma On Shan. Applications were invited in late September 2022, and in total around 62 000 applications were received. Balloting was held in December 2022, and flat selection for eligible applicants commenced from March 2023.

其中一个兴建中的绿置居2022项目—马鞍山锦柏苑
Kam Pak Court in Ma On Shan – one of the GSH 2022 developments under construction



Footnote:

[1] The Express Flat Allocation Scheme (EFAS) is a scheme where eligible PRH applicants may have an earlier chance to be allocated a PRH unit. Applicants eligible under this scheme must have held valid PRH applications for around one year or above, as well as fulfilling other eligibility criteria. Under EFAS 2022, eligible PRH applicants could choose either to have a PRH rental unit allocated to them or to buy an unsold/rescinded GSH flat. All the unsold/rescinded flats put up for sale under EFAS 2022 were sold.

[2] Rescinded flats are flats made available for resale because the initial purchaser failed to complete the transaction.

为加强遏止短期投机活动，房委会2022年1月推出两项有关收紧居屋和绿置居单位转让限制的措施，适用于「居屋2022」、「绿置居2022」及往后推售的单位。第一项措施是业主在单位首次转让后于第二市场以不高于原价转售未缴付补价单位的期限，由两年延长至五年；第二项措施是单位在首次转让后不得在缴付补价后于公开市场出售的期限，由10年延长至15年。

续推「租者置其屋计划」的未售单位

年内，房委会继续推售「租者置其屋计划」（租置计划）的未售单位。这些公屋单位分布39个租置计划屋邨，有意购买的现租户仍可根据现时不再推出新单位的「租置计划」购买其现居单位。截至2022年3月底，约33 000个租置计划单位（约占此计划单位总数18%）尚未售出，由租户继续租住。

为加快出售租置计划这些未售的单位，房委会自2020年起冻结出租由租置计划屋邨回收的单位，以便安排把回收的单位出售。首批约800个租置计划回收单位在「绿置居2020/21」下出售予合资格绿表申请者，选楼程序2022年5月结束。2022年2月，第二批约500个租置计划回收单位在「居屋2022」下推售，选楼程序2022年11月中展开，并于2023年2月底结束。经过这两项销售计划后，截至2023年3月底，约32 080个租置计划单位（约占此计划单位总数17%）尚未售出。

In January 2022, HA enhanced its safeguards against short-term speculative activities by introducing two measures to tighten the alienation restrictions relating to HOS and GSH flats, applicable to flats put up for sale in HOS 2022, GSH 2022 and onwards. The first was the extension from two to five years of the period in which an owner may only sell at no more than the original price in the Secondary Market with premium unpaid, after first assignment. The second was the extension of the restriction period on selling in the open market from 10 years to 15 years after payment of premium, after first assignment.

Further sales of unsold Tenants Purchase Scheme Flats

In the year, HA continued to take initiatives to sell its unsold **Tenants Purchase Scheme (TPS)** flats. These are PRH flats in 39 TPS estates that, under the now discontinued TPS, may be purchased by their sitting tenants if they so wish. As at the end of March 2022, around 18% of TPS flats, or around 33 000 flats of the total number built, had not been sold but continued to be rented by tenants.

To encourage sale of these remaining TPS flats, HA has frozen the letting of rental flats recovered from TPS estates since 2020, and set up arrangements for putting up any recovered TPS flats for sale. The first batch of about 800 recovered TPS flats was made available to eligible Green Form applicants under GSH 2020/21, and flat selection was completed in May 2022. In February 2022, the second batch of around 500 recovered TPS flats was put up for sale under HOS 2022. Flat selection commenced from mid-November 2022 and ended in late February 2023. These sales meant that as at the end of March 2023, around 17% of TPS flats, or around 32 080 flats, remained to be sold.

观塘彩霞邨是其中一个租置计划屋邨
Choi Ha Estate, Kwun Tong, one of the TPS estates



因应疫情，房委会宽免租户在租金调整后首12个月的额外租金
In response to the pandemic, HA waived the extra rent payable for the first 12 months following the rent adjustment



2022年公屋租金检讨

《房屋条例》订明，房委会须每两年检讨公屋租金一次，并须按两段指明期间收入指数的变动调整公屋租金，增幅上限为10%。2022年公屋租金检讨中，第二期间（即2021年）的收入指数较第一期间（即2019年）的收入指数高出1.17%。

资助房屋小组委员会（小组委员会）2022年8月按《房屋条例》第16A条，通过2022年公屋租金检讨的结果，并由2022年10月1日起上调公屋租金1.17%。尽管租金增幅温和，但房委会考虑到新型冠状病毒病疫情可能对部分公屋租户造成经济困难。在衡量租金增幅、对公屋租户的可能影响，以及房委会的财政状况后，小组委员会决定根据《房屋条例》第17条向公屋租户提供特别纾困措施，在租金调整后首12个月，宽免租户须缴付的额外租金。

青衣一带的公屋项目—长安邨（左）、青衣邨（前中）、长康邨（右）

PRH developments in Tsing Yi – Cheung On Estate (left), Tsing Yi Estate (front middle), Cheung Hong Estate (right)

沙田恒安邨是其中一个租置计划屋邨
Heng On Estate, Sha Tin, one of the TPS estates



2022 Rent Review for PRH

Under the Housing Ordinance, HA is required to conduct a rent review every two years and adjust PRH rents, based on changes in the income indexes for two specified periods. Any increase is however capped at 10%. In the 2022 PRH rent review, the income index for the second period of the review (2021) was 1.17% higher than that for the first period (2019).

In August 2022, the Subsidised Housing Committee (SHC) endorsed the outcome of the 2022 PRH rent review and adjusted PRH rents upwards by 1.17% with effect from 1 October 2022, in accordance with section 16A of the Housing Ordinance. Although the increase was a small one, HA recognised that some PRH tenants were experiencing economic difficulties due to the severe impact of the COVID-19 pandemic. After balancing out the size of the rent increase, the likely impact on PRH tenants, and HA's own financial position, the SHC decided to provide a special relief measure for PRH tenants. It therefore waived the extra rent payable for the first 12 months following the rent adjustment, as allowed for by section 17 of the Housing Ordinance.

