



# 筹策建屋 迎向未来

Planning New Housing to  
Serve Hong Kong's Future Needs



上图粉岭皇后山公营房屋项目

The picture above shows the public housing development at Queen's Hill, Fanling



## 策略处的主要职能

### Key Functions of the Strategy Division

- 为公营房屋进行策略规划工作
- 制订有关私营房屋的政策及法规
- 管理公共租住房屋（公屋）单位的申请和编配工作
- 处理受房屋清拆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
- Engaging in 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 housing clearances
- Handling sale of Subsidised Sale Flats (SSF)
- Managing the Home Ownership Scheme (HOS) Secondary Market Scheme

**「为有住屋需要的低收入家庭提供可以负担的租住房屋，并透过推出资助出售单位协助中低收入家庭置业」**

**“To provide affordable housing to low-income families with housing needs, and to help low-to middle-income families gain access to subsidised home ownership”**



### 筹谋定策 迈向政府的长远房屋目标

房屋供应短缺是香港近年面对的最大挑战之一。房屋供应追不上需求，令不少市民承受沉重的住屋压力。为解决这个问题，香港房屋委员会（房委会）为居住环境恶劣和有经济困难的人士，兴建不同类型的公营房屋，并担当管理的角色。目前的公营房屋资源并不足够，我们得致力增加公营房屋供应。

### Meeting the Government's long term housing goals

One of the biggest social challenges facing Hong Kong in recent years has been the shortage of housing supply to meet the demand. This has placed many residents under severe housing pressure. The Hong Kong Housing Authority (HA) helps address this problem by building different types of public housing for those who are inadequately housed and those in financial need, and also assuming a management role for this public housing. As the current public housing resources are insufficient, we are sparing no effort in increasing the public housing supply.

观塘安泰邨

On Tai Estate in Kwun Tong





钻石山的公屋发展项目  
A PRH development at Diamond Hill

当前面对的主要挑战是取得合适土地，兴建房屋。正如《2020年施政报告》和《长远房屋策略》2020年周年进度报告公布，政府已觅得330公顷土地，可供兴建316 000个公营房屋单位，足以应付未来十年（即2021/22至2030/31年度）301 000个公营房屋单位的预计需求。

### 出售居者有其屋计划单位

「出售居者有其屋计划（居屋）单位」让中低收入家庭（包括合资格公屋租户）申请以大幅低于市价的价格购买居屋单位。这项计划由房委会管理，旨在为香港市民提供可负担的房屋，帮助他们踏上置业阶梯。

A key challenge is securing suitable land for housing. As announced in the 2020 Policy Address and the Long Term Housing Strategy Annual Progress Report 2020, the Government has identified 330 hectares of land which is sufficient for constructing 316 000 public housing units. This should more than satisfy the projected demand of 301 000 public housing units in the next 10 years (i.e. 2021/22 to 2030/31).

### Sale of Home Ownership Scheme Flats

The Sale of Home Ownership Scheme (HOS) Flats exercise allows low- to middle-income families, including eligible PRH tenants, to apply to purchase HOS flats at a substantial discount to the market price. The scheme, managed by the HA, is designed to provide more affordable housing for the Hong Kong people, helping them to climb the housing ladder.



「出售居屋单位2019」

推售单位 **4 871** ↑ units  
offered under the Sale of HOS Flats 2019



元朗屏欣苑  
Ping Yan Court in Yuen Long





中低收入家庭可申请以大幅低于市价的价格购买居屋单位  
Low- to middle-income families can apply to purchase HOS flats at a substantial discount to the market price

「出售居屋单位2019」的销售于2020年6月完结，推出的4 871个单位全部售罄。「出售居屋单位2020」于2020年9月推出接受申请，推售约7 000个新单位，订于2021年5月底开始邀请合资格申请者拣选单位。

「出售居屋单位2019」和「出售居屋单位2020」推售的单位均按行政长官2018年6月宣布经修订的定价机制发售，单位的售价更符合市民的负担能力。经修订的机制下，居屋单位的售价不再与市价挂钩，而是以非业主住户的家庭每月入息中位数定价。2020年9月，房委会以2020年4月至6月的入息中位数厘定「出售居屋单位2020」所推售单位的折扣率，最终订定为其评定市值折减40%。



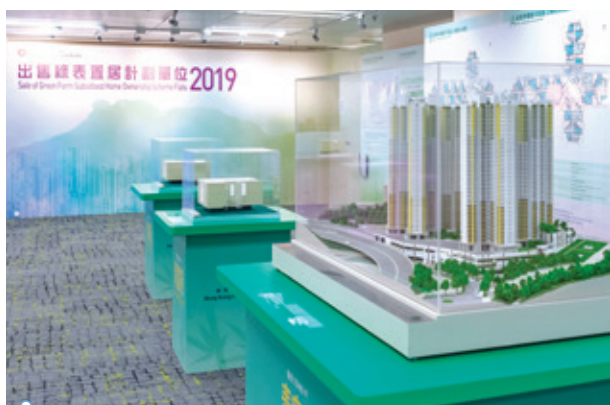
The Sale of HOS Flats 2019 came to a close in June 2020, when all 4 871 flats being offered were sold. In September 2020, applications were invited for the Sale of HOS Flats 2020. Around 7 000 new flats were offered for sale in this latest exercise. Flat selection for eligible applicants is scheduled for late May 2021.

In both the Sale of HOS Flats 2019 and Sale of HOS Flats 2020, the flats offered were subject to the revised pricing mechanism announced by the Chief Executive in June 2018, designed to make HOS flats more affordable. Under the revised mechanism, the pricing of HOS flats is no longer linked to market prices. Instead, they are priced based on the median monthly household income of non-owner occupier households. In September 2020, the median income for April to June 2020 was used to finalise the discount applicable to flats offered under the Sale of HOS Flats 2020, which was a discount of 40% of their assessed market values.



沙田彩禾苑  
Choi Wo Court in Sha Tin

粉岭皇后山山丽苑  
Shan Lai Court at Queen's Hill, Fanling



出售绿置居单位2019展览  
An exhibition on the Sale of GSH Flats 2019

## 出售绿表置居计划单位

「出售绿表置居计划（绿置居）单位」是专为绿表申请者而设的资助出售单位计划。绿表人士主要是公屋现租户和已成功通过资格审核的公屋申请者。绿置居单位以较上一期居屋销售计划的折扣多10%的折扣率推售。

2019年12月推出的「出售绿置居单位2019」共推售3 696个单位，分别位于柴湾和青衣两个发展项目；合资格申请者已于2020年12月完成拣选单位。「出售绿置居单位2020/21」将于2021年5月开始接受申请，共推售2 112个单位。这些单位原属钻石山公屋项目的部分单位，经房委会2021年1月议决后转为绿置居出售。



「出售绿置居单位2019」

推售单位 **3 696** ↑ units  
offered under the Sale of GSH Flats 2019

## Sale of Green Form Subsidised Home Ownership Scheme Flats

The Sale of Green Form Subsidised Home Ownership Scheme (GSH) Flats is a subsidised sale flat scheme specifically for Green Form applicants, who are primarily sitting PRH tenants and PRH applicants who have successfully completed the eligibility vetting process. GSH flats are sold at a discount of 10% greater than the discount applicable to the preceding HOS sale exercise.

The Sale of GSH Flats 2019 offered 3 696 flats for sale in December 2019. The flats were from two developments, one in Chai Wan and one in Tsing Yi. Flat selection for eligible applicants was completed in December 2020. Applications for the Sale of GSH Flats 2020/21 are scheduled for May 2021, with 2 112 flats being offered for sale. These were originally part of a PRH development at Diamond Hill which, following a decision by the HA in January 2021, was converted into a GSH development for sale.



兴建中的柴湾蝶翠苑（上）和青衣青富苑  
Dip Tsui Court in Chai Wan (top) and Ching Fu Court in Tsing Yi under construction



## 加快出售「租者置其屋计划」未售单位

「租者置其屋计划」(租置计划)下,公屋租户可于指定屋邨购买其现居单位。由于政府重新定位房屋政策,房委会在2005/06年后没有推售新的租置计划屋邨,不过现有39个租置计划屋邨的现租户仍可选择购买其现居单位。截至2021年3月底,在39个屋邨中,约21%的租置单位(即约39 000个单位)尚未售出。

房委会应《2019年施政报告》建议,积极部署,加快出售这些单位,以进一步满足公屋租户的置业诉求。房委会第一步的工作是在2020年3月通过冻结出租从租置计划屋邨回收的单位,以便将来出售这些单位。房委会随后在2020年7月通过在居屋和绿置居销售计划下,把租置计划回收单位售予合资格绿表申请者的安排。2021年3月,房委会通过在「出售绿置居单位2020/21」下推售约800个租置计划回收单位及相关的销售安排。

为鼓励租置计划的现租户考虑购买其现居单位,房委会调整并延长现行租置计划政策下的优惠安排。现租户在租约首年内购买单位,可享35%的折扣优惠,第二年的扣减降至17.5%,其后不再享有优惠。由2020年9月1日起计的一年内,房委会向不再符合资格享有首年或第二年折扣优惠的现租户提供17.5%的折扣,以鼓励他们购买所居单位。



大埔太和邨  
Tai Wo Estate in Tai Po

## Accelerating the Sale of Unsold Tenants Purchase Scheme Flats

The Tenants Purchase Scheme (TPS) is a scheme that allows PRH tenants living in designated estates to purchase the flats in which they reside. After 2005/06, no new TPS estate was rolled out due to the Government's repositioned housing policy, but sitting tenants in the current 39 TPS estates can still choose to purchase the flats in which they reside. As at the end of March 2021, around 21% of the TPS flats in TPS estates (i.e. around 39 000 flats) remained unsold.

The 2019 Policy Address invited the HA to make active preparation to accelerate the sale of these flats to better meet the home ownership aspirations of PRH tenants. As the first step, the HA endorsed in March 2020 the freezing of the letting of recovered TPS flats with a view to putting them up for sale in the future. In July 2020, the HA endorsed the arrangements for putting up recovered TPS flats for sale to eligible Green Form applicants in the HOS and GSH sale exercises. In March 2021, the HA endorsed putting up around 800 recovered TPS flats for sale under the Sale of GSH Flats 2020/21, as well as the related sales arrangements.

To encourage sitting TPS tenants to consider purchasing the flats in which they are residing, the HA adjusted and extended the incentive arrangements of its current TPS policy. Under this, sitting TPS tenants can enjoy a discount of 35% if they purchase their flats in the first year of their tenancy, a discount that falls to 17.5% in the second year and then terminates thereafter. For one year from 1 September 2020, the HA has provided sitting TPS tenants who are no longer eligible for the first- or second-year discounts with a 17.5% discount to encourage them to purchase.



黄大仙东头(二)邨  
Tung Tau (II) Estate in Wong Tai Sin