



# 籌策建屋 迎向未來

Planning New Housing to  
Serve Hong Kong's Future Needs



上圖為粉嶺皇后山公營房屋項目

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



## 策略處的主要職能

### Key Functions of the Strategy Division

- 為公營房屋進行策略規劃工作
- 制訂有關私營房屋的政策及法規
- 管理公共租住房屋（公屋）單位的申請和編配工作
- 處理受房屋清拆影響人士的安置工作
- 處理資助出售單位的銷售工作
- 管理居者有其屋計劃（居屋）第二市場計劃
- 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

**「為有住屋需要的低收入家庭提供可以負擔的租住房屋，並透過推出資助出售單位協助中低收入家庭置業」**

**“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”**



### 籌謀定策 邁向政府的長遠房屋目標

房屋供應短缺是香港近年面對的最大挑戰之一。房屋供應追不上需求，令不少市民承受沉重的住屋壓力。為解決這個問題，香港房屋委員會（房委會）為居住環境惡劣和有經濟困難的人士，興建不同類型的公營房屋，並擔當管理的角色。目前的公營房屋資源並不足夠，我們得致力增加公營房屋供應。

### 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.

觀塘安泰邨

On Tai Estate in Kwun Tong





鑽石山的公屋發展項目  
A PRH development at Diamond Hill

當前面對的主要挑戰是取得合適土地，興建房屋。正如《2020年施政報告》和《長遠房屋策略》2020年周年進度報告公布，政府已覓得330公頃土地，可供興建316 000個公營房屋單位，足以應付未來十年（即2021/22至2030/31年度）301 000個公營房屋單位的預計需求。

### 出售居者有其屋計劃單位

「出售居者有其屋計劃（居屋）單位」讓中低收入家庭（包括合資格公屋租戶）申請以大幅低於市價的價格購買居屋單位。這項計劃由房委會管理，旨在為香港市民提供可負擔的房屋，幫助他們踏上置業階梯。



「出售居屋單位2019」

推售單位 **4 871** 個 units  
offered under the Sale of HOS Flats 2019



元朗屏欣苑  
Ping Yan Court in Yuen Long

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.





中低收入家庭可申請以大幅低於市價的價格購買居屋單位  
Low- to middle-income families can apply to purchase HOS flats at a substantial discount to the market price

「出售居屋單位2019」的銷售於2020年6月完結，推出的4 871個單位全部售罄。「出售居屋單位2020」於2020年9月推出接受申請，推售約7 000個新單位，訂於2021年5月底開始邀請合資格申請者揀選單位。

「出售居屋單位2019」和「出售居屋單位2020」推售的單位均按行政長官2018年6月宣布經修訂的定價機制發售，單位的售價更符合市民的負擔能力。經修訂的機制下，居屋單位的售價不再與市價掛鈎，而是以非業主住戶的家庭每月入息中位數定價。2020年9月，房委會以2020年4月至6月的入息中位數釐定「出售居屋單位2020」所推售單位的折扣率，最終訂定為其評定市值折減40%。



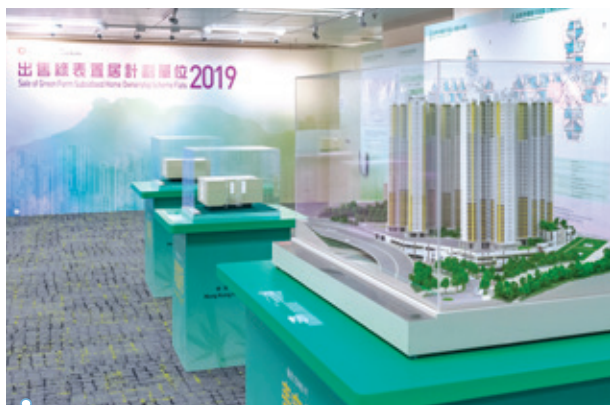
The Sale of HOS Flats 2019 came to a close in June 2020, when all 4 871 flats being offered were sold. In September 2020, applications were invited for the Sale of HOS Flats 2020. Around 7 000 new flats were offered for sale in this latest exercise. Flat selection for eligible applicants is scheduled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

粉嶺皇后山山麗苑  
Shan Lai Court at Queen's Hill, Fanling



出售綠置居單位2019展覽  
An exhibition on the Sale of GSH Flats 2019

## 出售綠表置居計劃單位

「出售綠表置居計劃（綠置居）單位」是專為綠表申請者而設的資助出售單位計劃。綠表人士主要是公屋現租戶和已成功通過資格審核的公屋申請者。綠置居單位以較上一期居屋銷售計劃的折扣多10%的折扣率推售。

2019年12月推出的「出售綠置居單位2019」共推售3 696個單位，分別位於柴灣和青衣兩個發展項目；合資格申請者已於2020年12月完成揀選單位。「出售綠置居單位2020/21」將於2021年5月開始接受申請，共推售2 112個單位。這些單位原屬鑽石山公屋項目的部分單位，經房委會2021年1月議決後轉為綠置居出售。



「出售綠置居單位2019」

推售單位 **3 696** 個 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.



興建中的柴灣蝶翠苑（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「租者置其屋計劃」未售單位

「租者置其屋計劃」(租置計劃)下，公屋租戶可於指定屋邨購買其現居單位。由於政府重新定位房屋政策，房委會在2005/06年後再沒有推售新的租置計劃屋邨，不過現有39個租置計劃屋邨的現租戶仍可選擇購買其現居單位。截至2021年3月底，在39個屋邨中，約21%的租置單位(即約39 000個單位)尚未售出。

房委會應《2019年施政報告》建議，積極部署，加快出售這些單位，以進一步滿足公屋租戶的置業訴求。房委會第一步的工作是在2020年3月通過凍結出租從租置計劃屋邨回收的單位，以便將來出售這些單位。房委會隨後在2020年7月通過在居屋和綠置居銷售計劃下，把租置計劃回收單位售予合資格綠表申請者的安排。2021年3月，房委會通過在「出售綠置居單位2020/21」下推售約800個租置計劃回收單位及相關的銷售安排。

為鼓勵租置計劃的現租戶考慮購買其現居單位，房委會調整並延長現行租置計劃政策下的優惠安排。現租戶在租約首年內購買單位，可享35%的折扣優惠，第二年的扣減降至17.5%，其後不再享有優惠。由2020年9月1日起計的一年內，房委會向不再符合資格享有首年或第二年折扣優惠的現租戶提供17.5%的折扣，以鼓勵他們購買所居單位。



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.



黃大仙東頭(二)邨  
Tung Tau (II) Estate in Wong Tai Sin