

筹划未来



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)的申请和编配公屋的工作
- 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

- 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

「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 rental housing to low-income families with housing needs,
and to help low-to middle-income families gain access to subsidised home ownership”*

增建房屋 扶助置业

Expanded Targets for Homes and Home Ownership





已编配的
公屋单位

25 955

PRH flats allocated



推售的
居屋单位

8 926

HOS flats put up for sale



推售的绿表
置居计划
(绿置居)单位

2 112

Green Form Subsidised
Home Ownership Scheme
(GSH) flats put up for sale

长远房屋供应



达到《长远房屋策略》2021年周年进度报告所订的公营房屋供应目标，其中一项主要挑战是获取合适土地用以建屋。现时已觅得约350公顷土地，可供兴建约330 000个新公营房屋单位，数量超过2022/23年度至2031/32年度十年期间的301 000个公营房屋单位的预计需求。

除了管理公营房屋供应之外，房委会也负责监督多项房屋计划，包括推出资助出售单位，藉以帮助中低收入家庭踏上置业阶梯。

Long-term housing supply



One of the key challenges in meeting the public housing supply target under the Long Term Housing Strategy Annual Progress Report 2021 is to secure suitable land for housing development. About 350 hectares of land have been identified for building around 330 000 new public housing units. This number would exceed the projected demand for 301 000 public housing units in the 10-year period from 2022/23 to 2031/32.

In addition to managing the public housing supply, the HA also oversees various schemes to help low- to middle-income families get a foothold on the housing ladder, including subsidised sale flats.



观塘安泰邨
On Tai Estate, Kwun Tong

居者有其屋计划

居屋的对象为中低收入家庭，包括合资格公屋租户。合资格买家可以折扣价购买居屋单位，折扣率按非业主住户的家庭每月入息中位数厘定；这项安排自2018年起一直沿用至今。

「[出售居屋单位2020](#)」推出7 047个单位，全部单位于2021年9月售罄。2022年2月，「[出售居屋单位2022](#)」开始接受申请，推售8 926个新单位，按2021年第三季非业主住户的家庭每月入息中位数计算，临时折扣率为49%（即51折）。待这项销售计划个别单位的实用面积确定后，便可于2022年第二季厘定最终折扣率。我们接获共约252 000宗申请，并订于2022年第四季邀请合资格申请者拣选单位。

2022年1月，房委会推出两项措施，以收紧居屋和绿置居单位的转让限制，目的在加强遏止短期投机活动。第一项措施是延长于未缴付补价而在第二市场以不高于原价转售单位的期限，由首次转让日期起计两年延长至五年；第二项措施是延长在缴付补价后于公开市场出售单位的期限，由首次转让日期起计10年延长至15年。该两项措施适用于由「[居屋2022](#)」和「[绿置居2022](#)」起推售的居屋和绿置居单位。



新界北区山丽苑
Shan Lai Court, North of the New Territories

Home Ownership Scheme

The HOS targets at low- to middle-income families, including eligible PRH tenants. Eligible buyers may purchase HOS flats at a discount based on the median monthly household income of non-owner occupier households, an arrangement which has been put in place since 2018.

The “[Sale of HOS Flats 2020](#)”, involving 7 047 flats, ended in September 2021 with all flats offered in this sale exercise sold. In February 2022, applications were invited for the “[Sale of HOS Flats 2022](#)” (HOS 2022), which offered 8 926 new flats for sale. In this round, a provisional discount of 49% was applied, based on the median monthly household income of non-owner occupier households for the third quarter of 2021. This discount rate will be finalised in the second quarter of 2022 when the saleable areas of the individual flats in the sale exercise have been finalised. A total of around 252 000 applications were received, and flat selection for eligible applicants is scheduled for the fourth quarter of 2022.

In January 2022, the HA enhanced its safeguards against short-term speculative activities by introducing two measures that tightened the alienation restrictions of HOS and GSH flats. The first was an extension of the period in which an owner is only permitted to sell at no more than the original price in the Secondary Market with premium unpaid, from two years to five years after the first assignment. The second was an extension of the restriction period on selling in the open market after payment of premium, from 10 years to 15 years after the first assignment. These measures will apply to HOS and GSH flats put up for sale from HOS 2022 and the “[Sale of GSH Flats 2022](#)” (GSH 2022) onwards.



黄大仙启钻苑
Kai Chuen Court, Wong Tai Sin

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。绿置居单位以较上一期居屋销售计划的折扣多10%的折扣率推售。

2021年5月，「出售绿置居单位2020/21」推售钻石山启钻苑2 112个新单位，以及青衣青富苑和柴湾蝶翠苑525个未售出/因买卖协议撤销而收回的单位。拣楼程序于2021年10月底展开，启钻苑和蝶翠苑的单位全部售罄。在「绿置居2020/21」的拣楼程序完成后，约160个青富苑单位仍未售出。这些未售出的单位将连同青富苑和蝶翠苑因买卖协议撤销而收回的单位，一并透过「特快公屋编配计划」(2022年)向合格的公屋申请者推售。这些单位的售价将维持在「绿置居2020/21」的水平。

「出售绿置居单位2022」于2022年第三至第四季开始接受申请，推售约4 700个新单位；这些单位原属油塘、粉岭和马鞍山公屋发展项目，现已转为绿置居发展项目。



Green Form Subsidised Home Ownership Scheme

The GSH targets at Green Form applicants specifically, who are primarily sitting PRH tenants. 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 2020/21” (GSH 2020/21) offered 2 112 new flats at Kai Chuen Court in Diamond Hill and 525 unsold/rescinded flats at Ching Fu Court in Tsing Yi and Dip Tsui Court in Chai Wan for sale in May 2021. Flat selection commenced in late October 2021, and all flats at Kai Chuen Court and Dip Tsui Court were sold. On completion of flat selection for the GSH 2020/21, about 160 flats from Ching Fu Court remained unsold. These unsold flats as well as rescinded flats from Ching Fu Court and Dip Tsui Court will be put up for sale to eligible PRH applicants in the Express Flat Allocation Scheme 2022. The selling prices of these flats will be maintained at the GSH 2020/21 level.

Application for the GSH 2022 is scheduled for the third to the fourth quarter of 2022, and about 4 700 new flats will be offered for sale. These were originally PRH developments in Yau Tong, Fanling and Ma On Shan, which have been converted into GSH developments.



青衣青富苑
Ching Fu Court, Tsing Yi

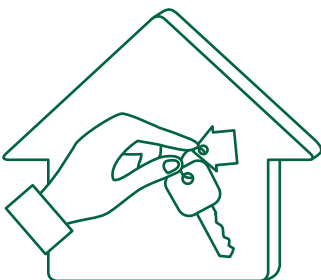


沙田显径邨(其中一个租置计划屋邨)
Hin Keng Estate, Sha Tin (one of the TPS estates)

加快出售「租者置其屋计划」(租置计划)未售单位

自2005/06年度起，房委会停止就「租置计划」推出新屋邨。2019年政府要求房委会加快出售分布于39个租置计划屋邨的未售单位。有意购买单位的现租户可在「租置计划」下购买其现居的单位。截至2022年3月底，约33 000个租置计划单位(即租置计划单位总数约18%)尚未售出。房委会因而采取多项措施，加快出售租置计划的单位。2020年，房委会通过冻结将租置计划屋邨回收的单位出租，并把该等单位出售。2021年3月，房委会通过把租置计划首批约800个回收单位，售予「出售绿置居单位2020/21」的合资格绿表申请者。2022年1月，房委会再通过「出售居屋单位2022」推售第二批租置计划回收单位(估计约500个单位)。

根据现行租置计划政策，现租户在租约首年内购买单位，可享35%的折扣优惠，第二年的折扣率为17.5%，其后不再享有优惠。房委会在2020年通过提供为期一年的有时限额外折扣优惠，由2020年9月1日起，向不再符合资格享首年或第二年折扣优惠的租户提供17.5%的特别折扣。



Accelerating the sale of unsold Tenants Purchase Scheme (TPS) flats

In 2019, the Government asked the HA to accelerate the sale of unsold TPS flats. These are PRH flats in 39 TPS estates which sitting tenants are eligible to purchase, if they so wish, under a scheme that ceased to roll out new TPS estates in 2005/06. At the end of March 2022, around 18% of TPS flats, or around 33 000 flats of the total number of TPS flats, remained unsold. Since then, the HA has taken a number of steps to encourage sale of TPS flats. In 2020, it endorsed arrangements to freeze the letting of rental flats recovered from TPS estates, and to put up recovered TPS flats for sale. In March 2021, the HA endorsed selling the first batch of about 800 recovered TPS flats to eligible Green Form applicants under the Sale of GSH Flats 2020/21. In January 2022, it endorsed selling the second batch of recovered TPS flats under the HOS 2022 (estimated to be about 500 flats).

Under existing TPS policy, sitting TPS tenants enjoy a discount of 35% if they purchase their flats in the first year of their tenancy, 17.5% in the second year, but no discount thereafter. In 2020, the HA endorsed a time-limited extra discount for one year starting from 1 September 2020, under which sitting TPS tenants who were no longer eligible for the first- or second-year discounts were given a special 17.5% discount.



葵青青衣邨(其中一个租置计划屋邨)
Tsing Yi Estate, Kwai Tsing (one of the TPS estates)