

籌劃未來



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)的申請和編配公屋的工作
- 處理受清拆行動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

- 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

「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 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 扶助置業

Expanded Targets for Homes and Home Ownership





已編配的
公屋單位

25 955

PRH flats allocated



推售的
居屋單位

8 926

HOS flats put up for sale



推售的綠表
置居計劃
(綠置居)單位

2 112

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

長遠房屋供應



達到《長遠房屋策略》2021年周年進度報告所訂的公營房屋供應目標，其中一項主要挑戰是獲取合適土地用以建屋。現時已覓得約350公頃土地，可供興建約330 000個新公營房屋單位，數量超過2022/23年度至2031/32年度十年期間的301 000個公營房屋單位的預計需求。

除了管理公營房屋供應之外，房委會也負責監督多項房屋計劃，包括推出資助出售單位，藉以幫助中低收入家庭踏上置業階梯。

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.



觀塘安泰邨
On Tai Estate, Kwun Tong

居者有其屋計劃

居屋的對象為中低收入家庭，包括合資格公屋租戶。合資格買家可以折扣價購買居屋單位，折扣率按非業主住戶的家庭每月入息中位數釐定；這項安排自2018年起一直沿用至今。

「出售居屋單位2020」推出7 047個單位，全部單位於2021年9月售罄。2022年2月，「出售居屋單位2022」開始接受申請，推售8 926個新單位，按2021年第三季非業主住戶的家庭每月入息中位數計算，臨時折扣率為49%（即51折）。待這項銷售計劃個別單位的實用面積確定後，便可於2022年第二季釐定最終折扣率。我們接獲共約252 000宗申請，並訂於2022年第四季邀請合資格申請者揀選單位。

2022年1月，房委會推出兩項措施，以收緊居屋和綠置居單位的轉讓限制，目的在加強遏止短期投機活動。第一項措施是延長於未繳付補價而在第二市場以不高於原價轉售單位的期限，由首次轉讓日期起計兩年延長至五年；第二項措施是延長在繳付補價後於公開市場出售單位的期限，由首次轉讓日期起計10年延長至15年。該兩項措施適用於由「居屋2022」和「綠置居2022」起推售的居屋和綠置居單位。



新界北區山麗苑
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.



黃大仙啟鑽苑
Kai Chuen Court, Wong Tai Sin

綠表置居計劃

綠置居專為綠表申請者而設，他們主要是公屋現租戶。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。

2021年5月，「[出售綠置居單位2020/21](#)」推售鑽石山啟鑽苑2 112個新單位，以及青衣青富苑和柴灣蝶翠苑525個未售出／因買賣協議撤銷而收回的單位。揀樓程序於2021年10月底展開，啟鑽苑和蝶翠苑的單位全部售罄。在「綠置居2020/21」的揀樓程序完成後，約160個青富苑單位仍未售出。這些未售出的單位將連同青富苑和蝶翠苑因買賣協議撤銷而收回的單位，一併透過「特快公屋編配計劃」(2022年)向合資格的公屋申請者推售。這些單位的售價將維持在「綠置居2020/21」的水平。

「[出售綠置居單位2022](#)」於2022年第三至第四季開始接受申請，推售約4 700個新單位；這些單位原屬油塘、粉嶺和馬鞍山公屋發展項目，現已轉為綠置居發展項目。



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

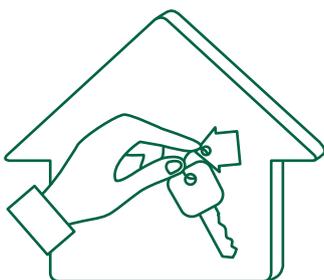


沙田顯徑邨(其中一個租置計劃屋邨)
Hin Keng Estate, Sha Tin (one of the TPS estates)

加快出售「租者置其屋計劃」(租置計劃)未售單位

自2005/06年度起，房委會停止就「租置計劃」推出新屋邨。2019年政府要求房委會加快出售分布於39個租置計劃屋邨的未售單位。有意購買單位的現租戶可在「租置計劃」下購買其現居的單位。截至2022年3月底，約33 000個租置計劃單位(即租置計劃單位總數約18%)尚未售出。房委會因而採取多項措施，加快出售租置計劃的單位。2020年，房委會通過凍結將租置計劃屋邨回收的單位出租，並把該等單位出售。2021年3月，房委會通過把租置計劃首批約800個回收單位，售予「出售綠置居單位2020/21」的合資格綠表申請者。2022年1月，房委會再通過「出售居屋單位2022」推售第二批租置計劃回收單位(估計約500個單位)。

根據現行租置計劃政策，現租戶在租約首年內購買單位，可享35%的折扣優惠，第二年的折扣率為17.5%，其後不再享有優惠。房委會在2020年通過提供為期一年的有時限額外折扣優惠，由2020年9月1日起，向不再符合資格享首年或第二年折扣優惠的租戶提供17.5%的特別折扣。



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(其中一個租置計劃屋邨)
Tsing Yi Estate, Kwai Tsing (one of the TPS estates)

右頁為興建中的靑田邨
Right page shows Ching Tin Estate under construction