



觀塘安達臣道公營房屋發展項目 – 安泰邨
A public housing development at Anderson Road, Kwun Tong – On Tai Estate

籌劃更好未來 Planning for a Better Future

策略處的主要職能

- 策略性規劃公營房屋
- 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
- 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

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



長遠房屋供應

香港房屋委員會(房委會)的其中一項主要工作，是協助政府達成未來公營房屋建屋目標。政府在《長遠房屋策略》2022年周年進度報告中，確定2023/24年度至2032/33年度十年期間公營房屋單位的預計需求為301 000個。同時，政府已覓得足夠土地，可供在此期間興建約360 000個新公營房屋單位。房委會正致力管理公營房屋的供應，以期達成這個建屋目標。本年報第二章詳載我們2022/23年度為落實這個目標所取得的進展。

此外，房委會負責監督和實施多項房屋計劃，以幫助中低收入家庭踏上置業階梯，詳見下文。

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.

屯門和田邨(左)和寶田邨(右)

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



居者有其屋計劃

居屋是房委會管理的其中一項計劃，以中低收入家庭（包括合資格公屋租戶）為對象。符合計劃資格的買家可按評定市值的折扣價購買居屋單位，即收入較低的家庭也能自置居所。折扣率按本港非業主住戶的家庭每月入息中位數釐定。

「出售居屋單位2022」（「居屋2022」）於2022年2月開始接受申請，推售七個新居屋發展項目合共8 926個新單位。「居屋2022」的折扣率按2021年第三季非業主住戶的家庭每月入息中位數計算，定於評定市值折減49%（即51折）。我們接獲約252 000宗申請，並於2022年6月攪珠，決定申請者的選樓次序。合資格申請者的選樓程序2022年11月中展開，並於2023年2月底結束。

沙田愉德苑（左圖）和東涌裕雅苑是其中兩個居屋2022出售項目

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.



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。綠置居單位的折扣率較上一次居屋銷售計劃的折扣率高一成。

年內，我們把「出售綠置居單位2020/21」（「綠置居2020/21」）下約160個未售出的青衣青富苑單位，通過「特快公屋編配計劃」（2022年）售予合資格的公屋申請者。^[1]

因買賣協議撤銷而收回的約100個青衣青富苑和柴灣蝶翠苑單位亦一併於「特快公屋編配計劃」（2022）下推售。^[2]

「出售綠置居單位2022」（「綠置居2022」）推售油塘、粉嶺和馬鞍山三個新綠置居發展項目的4 693個單位，2022年9月底開始接受申請，共收到約62 000宗申請。攪珠於2022年12月進行，合資格申請者2023年3月開始揀選單位。

青衣青富苑
Ching Fu Court, Tsing Yi



註釋：

[1] 「特快公屋編配計劃」可讓合資格公屋申請者有機會提早獲編配公屋單位。符合計劃資格的申請者必須持有有效公屋申請約一年或以上，並符合其他申請資格準則。根據「特快公屋編配計劃」（2022年），合資格公屋申請者可選擇獲編配公屋的出租單位或購買未售出／因買賣協議撤銷而收回的綠置居單位。「特快公屋編配計劃」（2022年）推售的所有未售出／因買賣協議撤銷而收回的單位已全部售罄。

[2] 因買賣協議撤銷而收回的單位是指由於最初的買家未能完成交易而可供重售的單位。

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.

其中一個興建中的綠置居2022項目—馬鞍山錦栢苑
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.

為加強遏止短期投機活動，房委會2022年1月推出兩項有關收緊居屋和綠置居單位轉讓限制的措施，適用於「居屋2022」、「綠置居2022」及往後推售的單位。第一項措施是業主在單位首次轉讓後於第二市場以不高於原價轉售未繳付補價單位的期限，由兩年延長至五年；第二項措施是單位在首次轉讓後不得在繳付補價後於公開市場出售的期限，由10年延長至15年。

續推「租者置其屋計劃」的未售單位

年內，房委會繼續推售「租者置其屋計劃」（租置計劃）的未售單位。這些公屋單位分布39個租置計劃屋邨，有意購買的現租戶仍可根據現時不再推出新單位的「租置計劃」購買其現居單位。截至2022年3月底，約33 000個租置計劃單位（約佔此計劃單位總數18%）尚未售出，由租戶繼續租住。

為加快出售租置計劃這些未售的單位，房委會自2020年起凍結出租由租置計劃屋邨回收的單位，以便安排把回收的單位出售。首批約800個租置計劃回收單位在「綠置居2020/21」下出售予合資格綠表申請者，選樓程序2022年5月結束。2022年2月，第二批約500個租置計劃回收單位在「居屋2022」下推售，選樓程序2022年11月中展開，並於2023年2月底結束。經過這兩項銷售計劃後，截至2023年3月底，約32 080個租置計劃單位（約佔此計劃單位總數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.

觀塘彩霞邨是其中一個租置計劃屋邨
Choi Ha Estate, Kwun Tong, one of the TPS estates



因應疫情，房委會寬免租戶在租金調整後首12個月的額外租金
In response to the pandemic, HA waived the extra rent payable for the first 12 months following the rent adjustment



2022年公屋租金檢討

《房屋條例》訂明，房委會須每兩年檢討公屋租金一次，並須按兩段指明期間收入指數的變動調整公屋租金，增幅上限為10%。2022年公屋租金檢討中，第二期間（即2021年）的收入指數較第一期間（即2019年）的收入指數高出1.17%。

資助房屋小組委員會（小組委員會）2022年8月按《房屋條例》第16A條，通過2022年公屋租金檢討的結果，並由2022年10月1日起上調公屋租金1.17%。儘管租金增幅溫和，但房委會考慮到新型冠狀病毒病疫情可能對部分公屋租戶造成經濟困難。在衡量租金增幅、對公屋租戶的可能影響，以及房委會的財政狀況後，小組委員會決定根據《房屋條例》第17條向公屋租戶提供特別紓困措施，在租金調整後首12個月，寬免租戶須繳付的額外租金。

青衣一帶的公屋項目—長安邨（左）、青衣邨（前中）、長康邨（右）

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

沙田恆安邨是其中一個租置計劃屋邨
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.

