



香港房屋委員會
Hong Kong Housing Authority

Review of the Interim Measures to Tackle Under-occupation in Public Rental Housing Estates

處理公共租住屋邨
寬敞戶的中期措施檢討

Housing Department
房屋署

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Content 內容

- Background 背景
- Review Results 檢討結果
- Considerations 考慮因素
- New Measures 新措施
- Way Forward 未來路向

Background 背景 (1/4)

- Prevailing under-occupation standard
現行寬敞戶標準

Household size in person 住戶人數	1	2	3	4	5	6
Under-occupation Standard [IFA/m ²] 寬敞戶標準 [室內樓面面積 (平方米)]	>25	>35	>44	>56	>62	>71

Background 背景 (2/4)

- Response to recommendation of Audit Commission Study in 2006/07
回應審計署2006/07年度報告建議
- HA endorsed in May 2007 a step-by-step approach to tackle under-occupation cases
房委會於2007年5月通過以分階段方式解決寬敞戶個案
 - (1) Most serious (MS) under-occupation
最嚴重寬敞戶
 - (2) Non-MS under-occupation
非最嚴重寬敞戶

Background 背景 (3/4)

(1) MS under-occupation 最嚴重寬敞戶

- Households with living density $>35\text{m}^2/\text{person}$ & without elderly or disabled family members
每人居住密度 >35 平方米，及沒有長者或殘障家庭成員的住戶
- 4 offers in same estates/estates in same DC constituency
四次位於同邨/所屬區議會分區內屋邨的編配機會
- Issue of Notice-to-quit if refuse 4 offers without good reason
如無充分理由拒絕4次編配機會，會被發出遷出通知書

Background 背景 (4/4)

(2) Non-MS under-occupation 非最嚴重寬敞戶

- Can transfer ahead of their turn under Transfer Priority List
可不按調遷次序名單申請提前調遷
- Offer Domestic Removal Allowance (DRA)
提供住戶搬遷津貼
- Opportunity for transfer to new estate
調遷至新屋邨機會

Review Results 檢討結果

- 2 350 MS under-occupation cases identified in past 3 years
過去3年共識別2 350 宗最嚴重寬敞戶個案
 - Majority 1-person families living in 2-bedroom flats
主要是居於兩睡房單位的一人家庭
- 1 800 cases resolved
1 800 宗個案已解決
- 550 outstanding cases
550 宗個案尚待處理

Considerations 考慮因素 (1/2)

- Supply of small flats
小型單位的供應
 - New housing stock
新落成房屋單位
 - Recovered flats
收回單位
- 2 950 households with living density $>34\text{m}^2/\text{person}$
2 950 戶每人居住密度 >34 平方米

Considerations 考慮因素 (2/2)

- Analysis of 2 950 households
2 950 戶的分析表

Living density (m ² /person) 居住密度 [每人佔用平方米]	No. of cases in each category 按個別類別確定的個案數目	Living density (m ² /person) 居住密度 [每人佔用平方米]	No. of cases in each range 按個別範圍確定的個案數目
>35	550	>35	550
>34 ≤ 35	2 400	>34	2 950

Revised Measures 修訂措施 (1/2)

- HA endorsed in October 2010 –
房委會於2010年10月通過：
 - (a) Re-define MS under-occupation standard for coming 2 years
在未來兩年把最嚴重寬敞戶定義重新界定
 - living density >34m²/person
每人居住密度 > 34平方米
 - without elderly or disabled family members
沒有長者或殘障家庭成員
 - (b) Review after 2 years of implementation
實施兩年後再作檢討

Revised Measures 修訂措施 (2/2)

- (c) Continue to accord lower priority for under-occupation households with elderly or disabled family members

繼續為有長者或殘障家庭成員的寬敞戶安排較後的調遷次序

- (d) Continue to adopt other measures & incentives currently in force

繼續採取現行的其他措施和鼓勵調遷政策

- Offer DRA & opportunity for transfer to new estate

提供住戶搬遷津貼及調遷至新屋邨機會

Way Forward 未來路向

- Review overall situation in end 2012
於2012年年底，檢討整體情況
- Explore the need to further revise approach & pace of programme to resolve remaining under-occupation cases
探討是否有需要進一步修訂政策的方針及步伐，以解決餘下的寬敞戶個案

~ END ~
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