

立法會
房屋事務委員會
LEGISLATIVE COUNCIL
PANEL ON HOUSING

2.12.2013

2013/14 至 2017/18 公營房屋建設計劃

**Public Housing Construction
Programme 2013/14 to 2017/18**



背景 Background

宗旨 Objectives

- 為沒有能力租住私樓的低收入家庭提供公屋，並維持一般申請者的平均輪候公屋時間約三年
To provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation and to maintain the average waiting time for general PRH applicants at around three years

公屋 PRH

- 在2012/13年度起五年內落成約75 000個新公屋單位
To produce about 75 000 new PRH flats over the five years from 2012/13
- 在2018年起的5年內，總供應量至少為100 000個單位
To produce at least 100 000 units over the five years starting from 2018

居屋 HOS

- 在2016/17年度起的四年內提供約17 000個居屋單位
To provide about 17 000 HOS flats over the four years starting from 2016/17

公營房屋建設計劃

Public Housing Construction Programme

- 興建公屋涉及土地規劃、建設及資源調配等多項因素

Production of PRH involves a number of factors such as planning, construction and resource allocation

- 房委會制訂以五年為期，逐年延展的公營房屋建設計劃，並按需求情況而對建屋量作出適當調整

Housing Authority put in place the PHCP, which rolls forward on a yearly basis

公營房屋建設計劃
PHCP

逐年延展
Roll Forward on
a Yearly Basis

2012/13-
2016/17

2013/14-
2017/18

新建公屋建屋量 PRH Production

2012/13 - 2016/17

約79 000個單位，較行政長官於2013年施政報告中承諾的75 000個單位，增加了4 000個單位

The total production is about 79 000 flats some 4 000 more flats than the target of 75 000 flats the CE announced in his 2013 Policy Address.

單位數目
Number of Units

25000

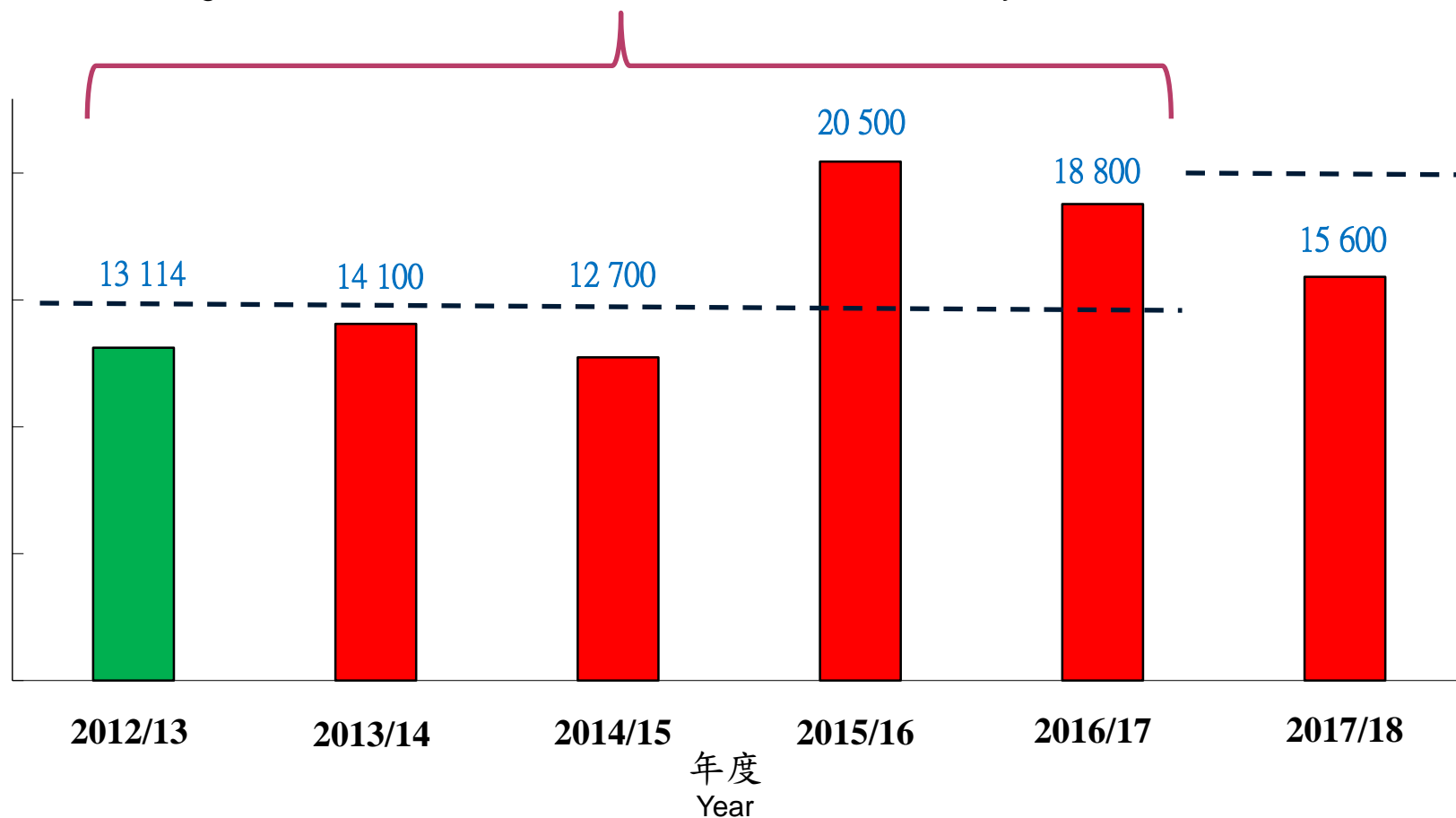
20000

15000

10000

5000

0



新建公屋建屋量 PRH Production

2013/14 – 2017/18

約82 000個新建公屋單位

A total PRH production of about 82 000 flats

單位數目
Number of Units

25000

20000

15000

10000

5000

0

2012/13

2013/14

2014/15

2015/16

2016/17

2017/18

年度
Year

13 114

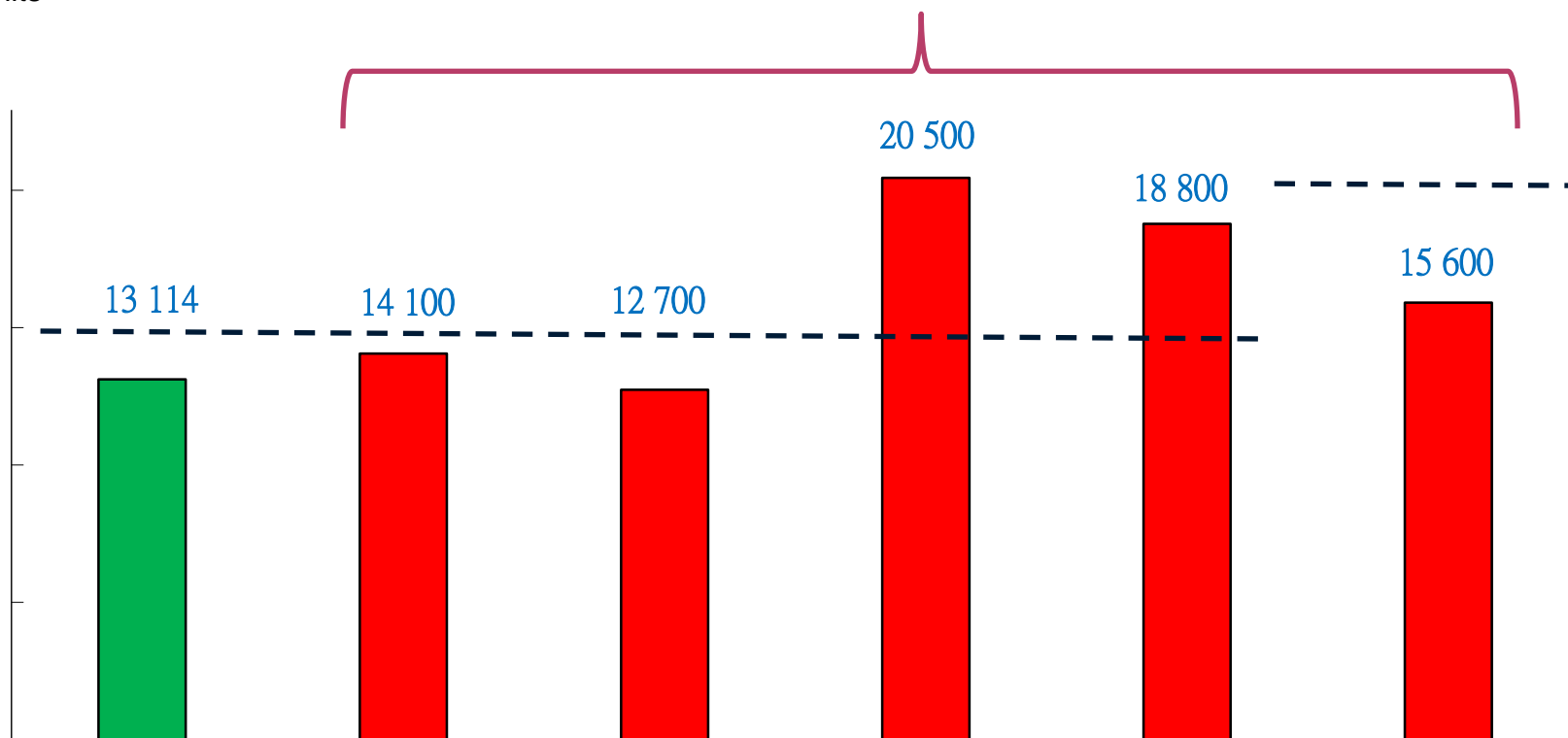
14 100

12 700

20 500

18 800

15 600



公營房屋建設計劃

Public Housing Construction Programme

- 在2017/18至2021/22年度的第二個五年期內，經過各相關政府部門的努力，已物色足夠的土地興建超過100 000個單位

With the concerted efforts of various departments, we have identified sufficient land to produce more than 100 000 flats for the second five-year period from 2017/18 to 2021/22

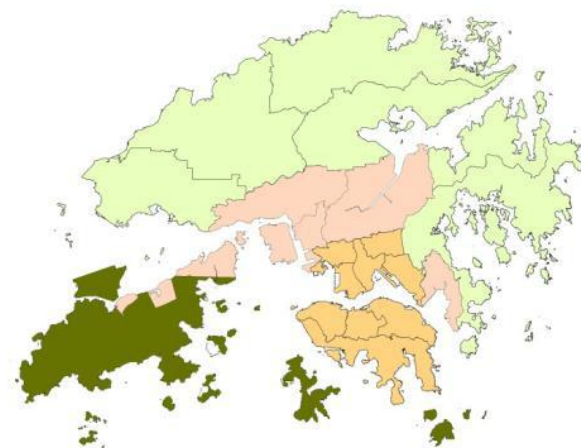
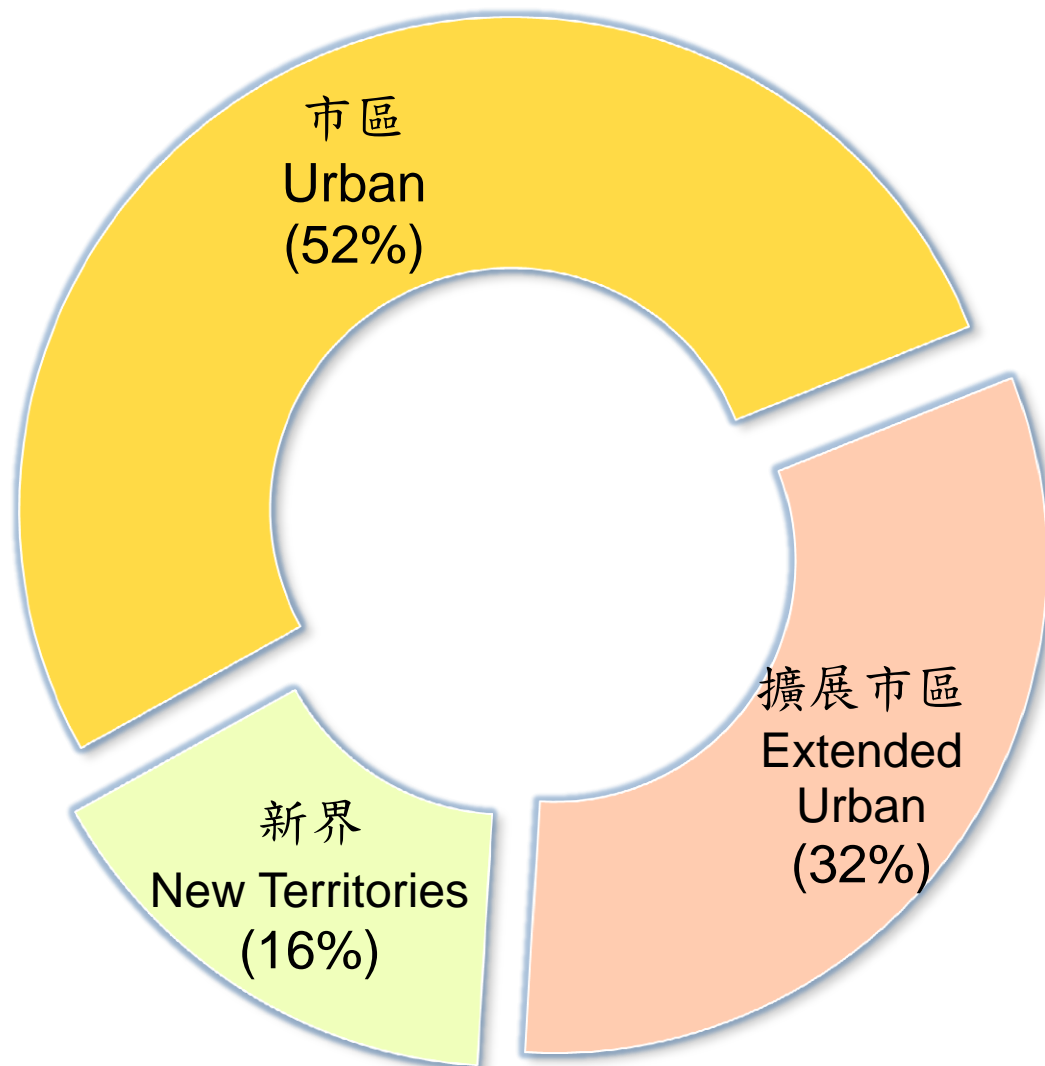
- 能否盡早如期把公屋建成的關鍵，取決於

The key to prompt delivery of PRH according to the forecast, subject to

- 得到已經規劃作住宅用途的土地
Secure development sites which have been properly zoned for residential use
- 已完成收回、清拆及地盤平整
Secure sites preferably which are resumed, cleared and formed
- 有適當基建設施的土地
Secure sites with adequate provision of infrastructure
- 區議會和地區人士的支持
Secure the support of District Councils and local communities
- 足夠的人力資源
Adequate manpower in place

2013/14至2017/18年度新建公屋的分布

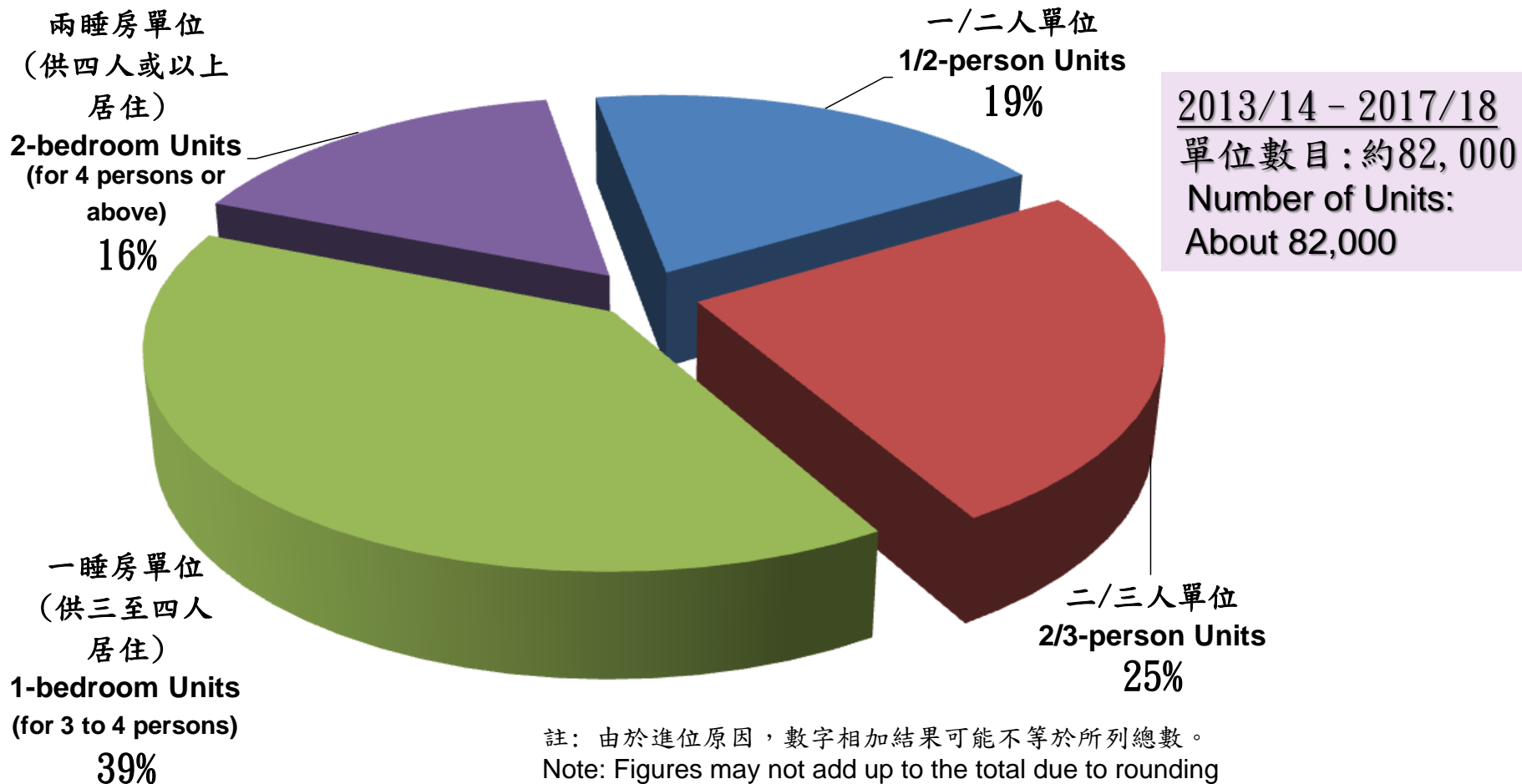
Distribution of PRH Production in 2013/14 to 2017/18



2013/14 - 2017/18
單位數目：約82,000
Number of Units:
About 82,000

2013/14至2016/17年度的新建公屋項目

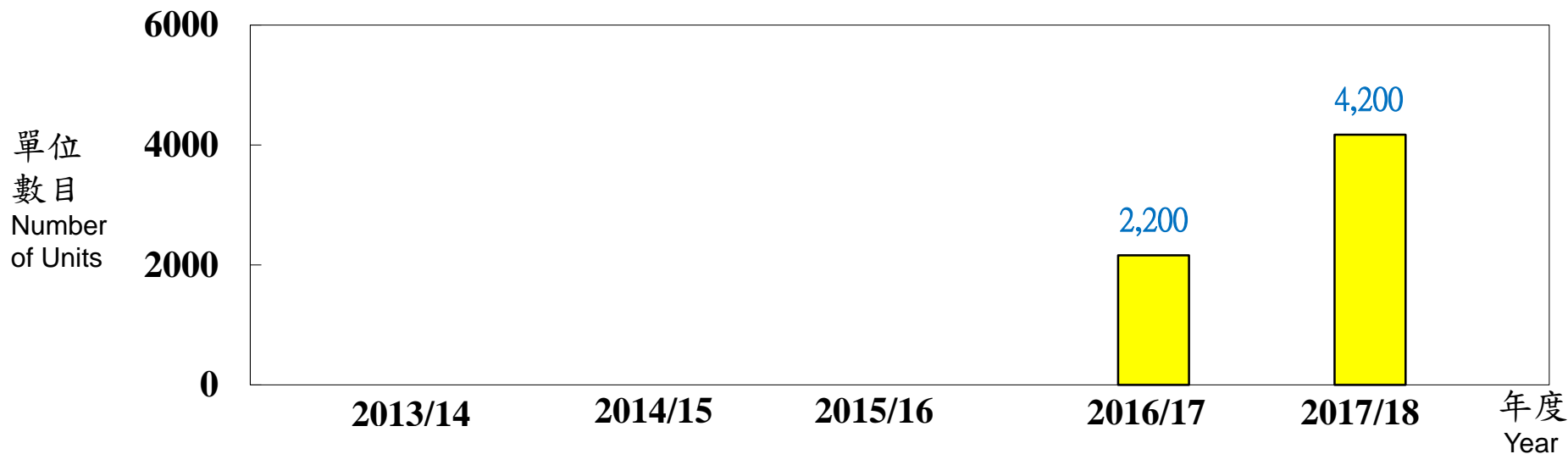
PRH Production from 2013/14 to 2016/17



居者有其屋計劃 Home Ownership Scheme

- 首批將於2016/17年度落成的居屋項目分別位於沙田、荃灣、葵青及元朗已經動工，預計可提供約2 200個單位

The first batch of about 2 200 HOS flats to be completed in 2016/17, which are located in Shatin, Tsuen Wan, Kwai Tsing and Yuen Long. Construction on these sites has already commenced.



- 已成功於全港不同地區物色到適合的土地發展居屋，確保在2016/17至2019/20年度內，合共興建約17 000個單位

Has successfully identified suitable sites for HOS development in different areas of the territory to ensure that a total of about 17 000 HOS units will be completed from 2016/17 to 2019/20 in accordance with the Government's commitment.

2018/19年度及以後的公營房屋發展

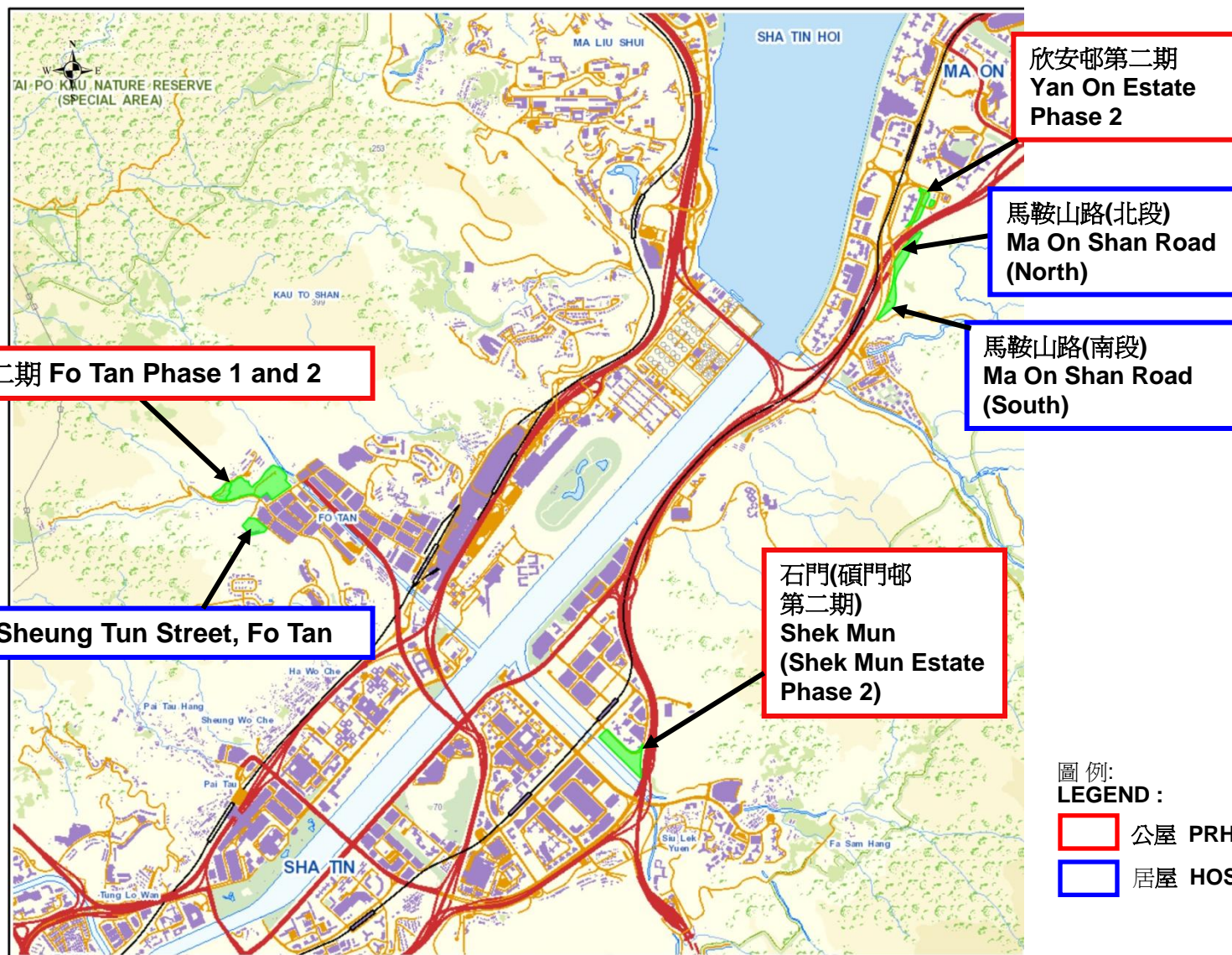
Public Housing Development After 2018/19

- 仍受多項因素影響，例如：
Subject to various factors, such as –
 - 改變土地用途 Change of land use
 - 整合地區人士的意見 Consultation with local communities
 - 適時的土地供應 Timely availability of sites
 - 進行技術性研究 Conducting technical studies
 - 與相關政策局及部門商討 Liaison with concerned B/Ds

- 有關資料會按照逐年延展的建屋計劃適時公布和諮詢區議會
Information will be released when appropriate as we roll forward the production programme and consult the District Councils in due course

公營房屋發展 - 沙田及馬鞍山

Public Housing Development - Shatin and Ma On Shan



配套設施的規劃及供應

Planning and Provision of Facilities

- 藉著房委會發展公營房屋，我們積極與相關政府部門聯絡以：
Through HA's public housing development, we pro-actively liaise with concerned departments:
 - 改善公共交通設施及理順交通問題
To improve public transport facilities and address traffic issues
 - 提供康樂設施及綠化空間
To provide recreational facilities and open space
 - 優化行人通道的連接
To enhance pedestrian linkage
 - 提供零售設施以支援社區需要
To provide retail facilities to support the needs of local community
 - 加強社區設施配套，例如長者設施及社區會堂
To strengthen the provision of community facilities such as elderly facilities and community halls

未來路向 Way Forward

- 財政司司長領導的「土地供應督導委員會」將會繼續全面統籌全港所有不同用途土地的開發和供應，並調整土地供應，以應對需求變化

The Steering Committee on Land Supply, chaired by the Financial Secretary, will continue to co-ordinate pro-actively the overall planning for the development and supply of land in Hong Kong for various uses, and adjust land supply in response to changes in demand

- 會進一步加強政府內部的協調，以及與相關區議會及地區人士的聯絡，在全港不同地區物色適合發展公營房屋的土地

The HA will further strengthen internal coordination within the Government and our liaison with respective DCs and local communities to identify suitable sites for public housing development in different areas of the territory.

未來路向 Way Forward

- 房委會會考慮所有合適的地盤，無論地盤面積大小，本著「地盡其用」的宗旨，在最具成本效益及可持續的原則下興建公屋，滿足市民對公營房屋的需求

The HA will consider all suitable sites, regardless of their size, for public housing development and will develop public housing projects under the principles of optimization of land use, maximization of cost-effectiveness and sustainability to meet the needs for public housing

- 積極探討各種可行的方法去增加土地及人力資源以興建公營房屋

The HA will actively explore all feasible ways to increase the land and manpower resources for public housing developments.

未來路向 Way Forward

- 盡量利用現有土地的發展潛力，以確保珍貴的土地資源能夠更有效地運用

Will optimize the development potential of all available sites to make more effective use of the precious land resources.

- 會繼續與相關政府部門緊密協調，在規劃和基建設施許可及不影響環境質素的情況下，盡量爭取放寬地積比率以及高度限制

Will continue to liaise closely with relevant Government departments and strive to increase public housing supply by relaxing plot ratio and building height restrictions without compromising the living environment.

謝 謝

Thank You