

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

9.12.2014

Public Housing Construction Programme
2014/15 至 2018/19
公營房屋建設計劃



背景 Background

- 為沒有能力租住私人樓宇的低收入家庭提供公共租住房屋，並以維持一般申請者（即家庭和長者一人申請者）的平均輪候時間於大約三年為目標

To provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation with a target of maintaining the average waiting time for general PRH applicants at around three years

- 根據《2014施政報告》中公布，未來十年（即2013/14至2022/23年度）平均每年需要興建約20 000個公屋單位和約8 000個資助出售單位（包括居屋單位），將較以往政府承諾的增加36%，乃重大挑戰。

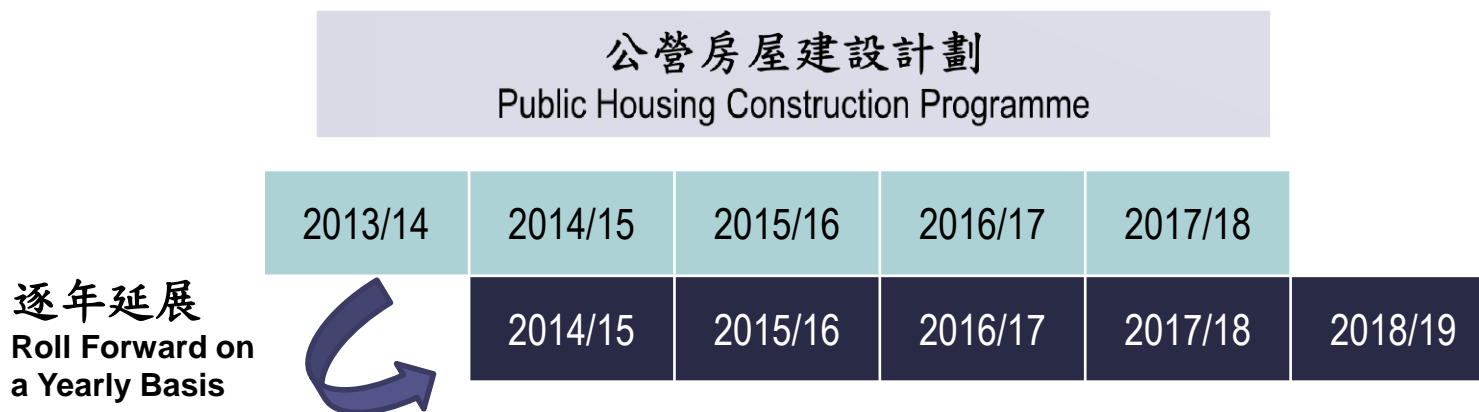
In the 2014 Policy Address, the Government aims at an average annual production of about 20 000 PRH units and about 8 000 subsidized sale units (including HOS units). The supply of public housing in the coming ten years will increase by 36% when compared to the Government's previous pledge and is a huge challenge

公營房屋建設計劃

Public Housing Construction Programme

- 興建公屋涉及土地規劃、設計、建設及資源調配等多項因素
Production of PRH involves a number of factors such as land planning, design, construction and resource allocation
- 為緊密監察每個工程項目的進度，房委會制訂以五年為期、逐年延展的公營房屋建設計劃

To closely monitor the progress the progress of each works project, the HA has put in place the five-year PHCP, which rolls forward on a yearly basis.



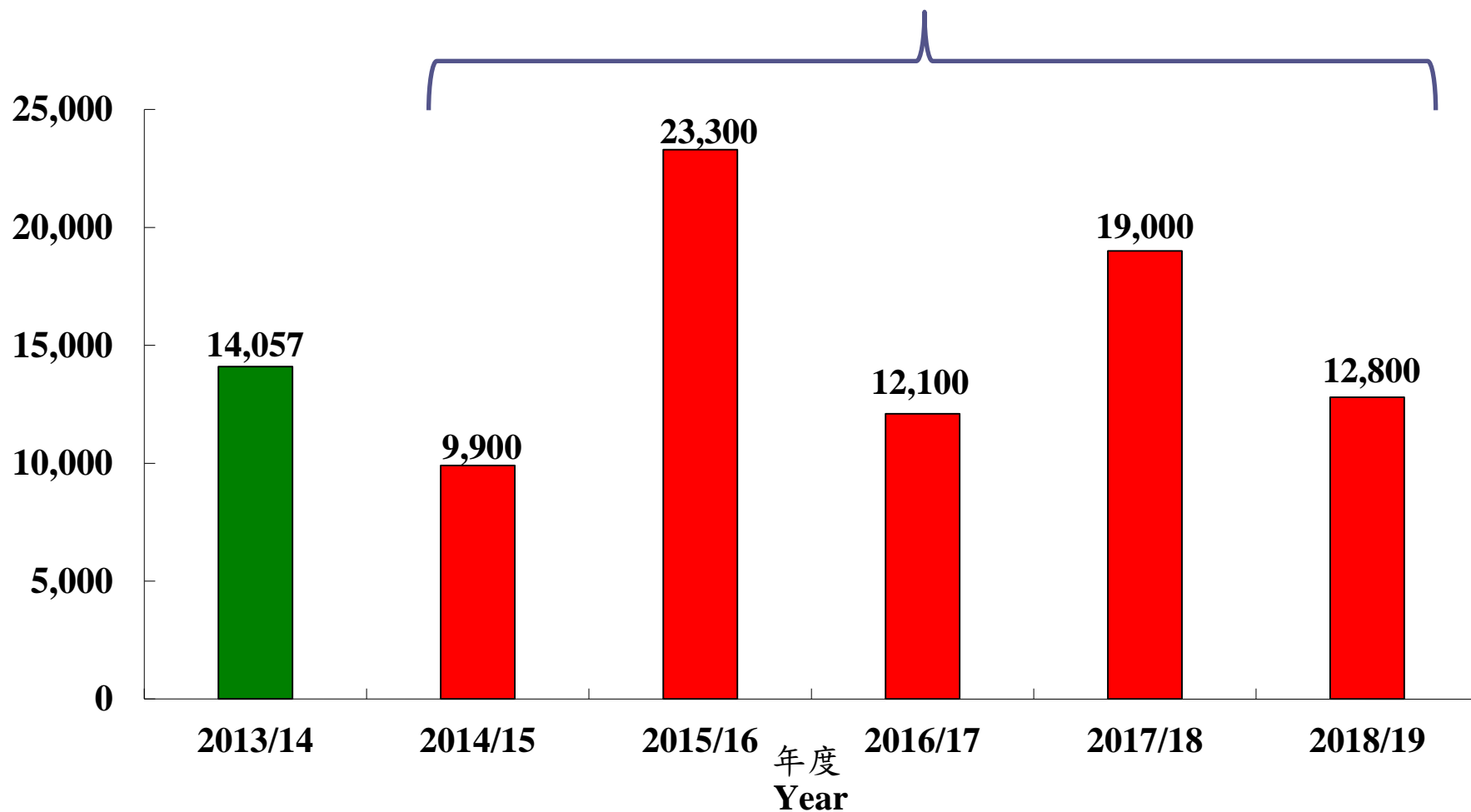
新建公屋建屋量 PRH Production

單位數目
No. of Units

2014/15 - 2018/19

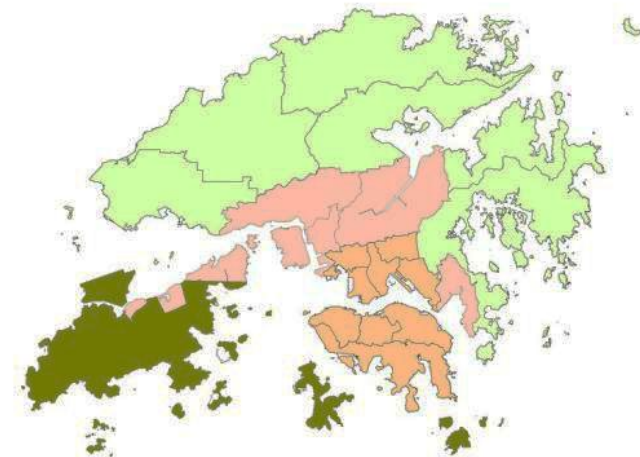
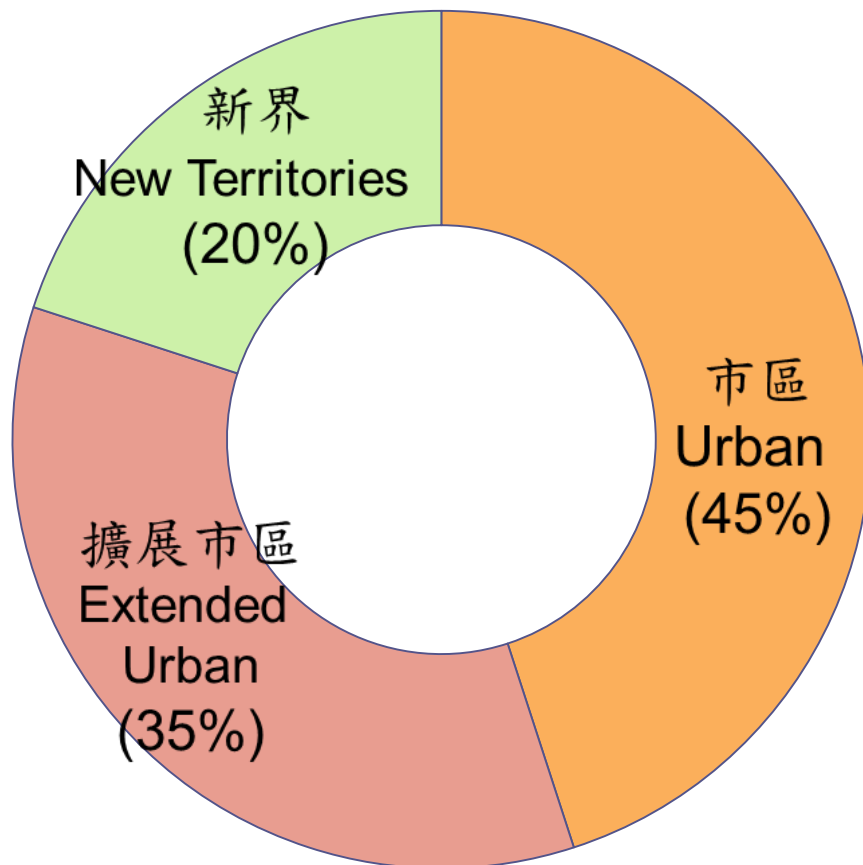
約77 100個單位

about 77 100 units



2014/15至2018/19年度新建公屋的分布

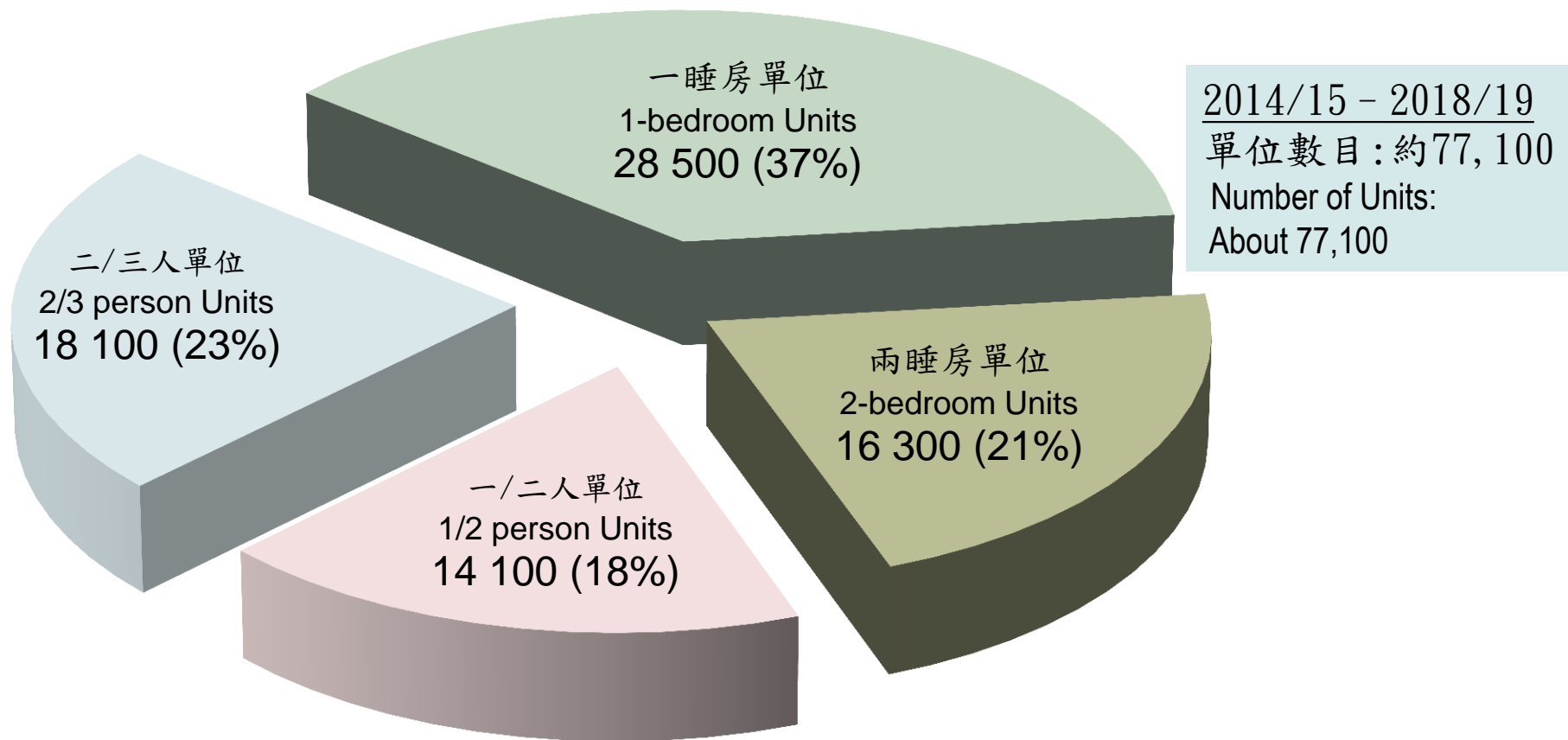
Distribution of PRH Production in 2014/15 to 2018/19



2014/15 - 2018/19
單位數目：約77,100
Number of Units:
About 77,100

2014/15至2018/19年度的新建公屋項目

PRH Production from 2014/15 to 2018/19



註：由於進位原因，數字相加結果可能不等於所列總數。
Note: Figures may not add up to the total due to rounding

需於2014/15年度撥款批准的工程項目

Public Works Requiring Funding Approvals in 2014/15

撥款項目 Items	相關公營房屋項目 Relevant Public Housing Projects	涉及單位數目 No. of Units Involved
1. 沙田第16及58D區的道路及渠務工程 Roads and drains in Area 16 and Area 58D, Sha Tin	火炭第一期 Fotan Phase 1	4 800個公屋單位 PRH Units
2. 白田社區會堂及特殊幼兒中心暨早期教育訓練中心的重置,以及連接深水埗南昌街行人天橋工程 Re-provisioning of Pak Tin Community Hall and special child care centre-cum-early education training centre in Pak Tin Estate Redevelopment site, and construction of footbridge link at Nam Cheong Street	白田邨重建 Redevelopment of Pak Tin Estate	700個公屋單位 PRH Units

- 以上兩個工程項目將影響相關公營房屋項目能否如期開展
 The above two public works will affect the commencement of the relevant public housing construction programme as scheduled

需於2014/15年度撥款批准的工程項目

Public Works Requiring Funding Approvals in 2014/15

撥款項目 Items	相關公營房屋項目 Relevant Public Housing Projects	涉及單位數目 No. of Units Involved
3. 葵涌貨櫃碼頭路的公共運輸交匯處及葵涌道道路交界處改善工程 Public Transport Interchange at Container Port Road and Junction Improvement Works along Kwai Chung Road, Kwai Chung	前葵涌警察宿舍 Ex-Kwai Chung Married Quarter	900個公屋單位 PRH Units
4. 屏山橋昌路東公共運輸交匯處及相關工程 Public Transport Interchange and Associated Works at Kiu Cheong Road East, Ping Shan	屏山橋昌路東 Kiu Cheong Road East, Ping Shan	2 400個居屋單位 HOS Units
四個項目合共 Total of Four Projects		約8 800 個單位 Units

- 雖然這兩個撥款項目不會直接影響公營房屋的興建進度，但部份相關配套設施須在入伙前完成以符合城規會的規劃許可附帶條件
Although the relevant funding approvals would not directly affect the public housing construction programme, the completion of the necessary ancillary facilities is required before the population in-take to meet the approving conditions of the Town Planning Board

2019/20年度及以後的公營房屋發展

Public Housing Development in 2019/20 and Onwards

■ 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
- 地區諮詢 Consultation with Local Communities
- 基礎建設 Infrastructure Construction
- 地盤平整工程 Site Formation Works

■ 大多仍需進行可行性研究或勘測，部份房屋用地亦涉及徵收土地事宜

The feasibility of the projects sites for public housing is still subject to study or investigation and some of the housing land also involve land resumption matters

■ 難以在現階段列出詳細資料和時間表，有關資料會按照逐年延展的建屋計劃適時公布和在適當時間諮詢相關區議會

It is difficult to list out the detailed information and programme at this stage. Such information will be released when appropriate as we roll forward the production programme. Also, we will consult the relevant District Councils in due course.

公營房屋建設計劃

Public Housing Construction Programme

- 能否盡早建成所有籌劃中的公屋，當中關鍵在於

The key to prompt delivery of all PRH in pipeline hinges essentially on

- 能否盡快取得「熟地」（即是否已經規劃作住宅用途的土地、土地是否已完成收回、清拆及地盤平整，並附有適當基建設施的土地）

Securing “spade-ready” sites (i.e. whether the sites have been properly zoned for residential use, and are resumed, cleared and formed, with adequate provision of infrastructure.)

- 區議會和地區人士的支持

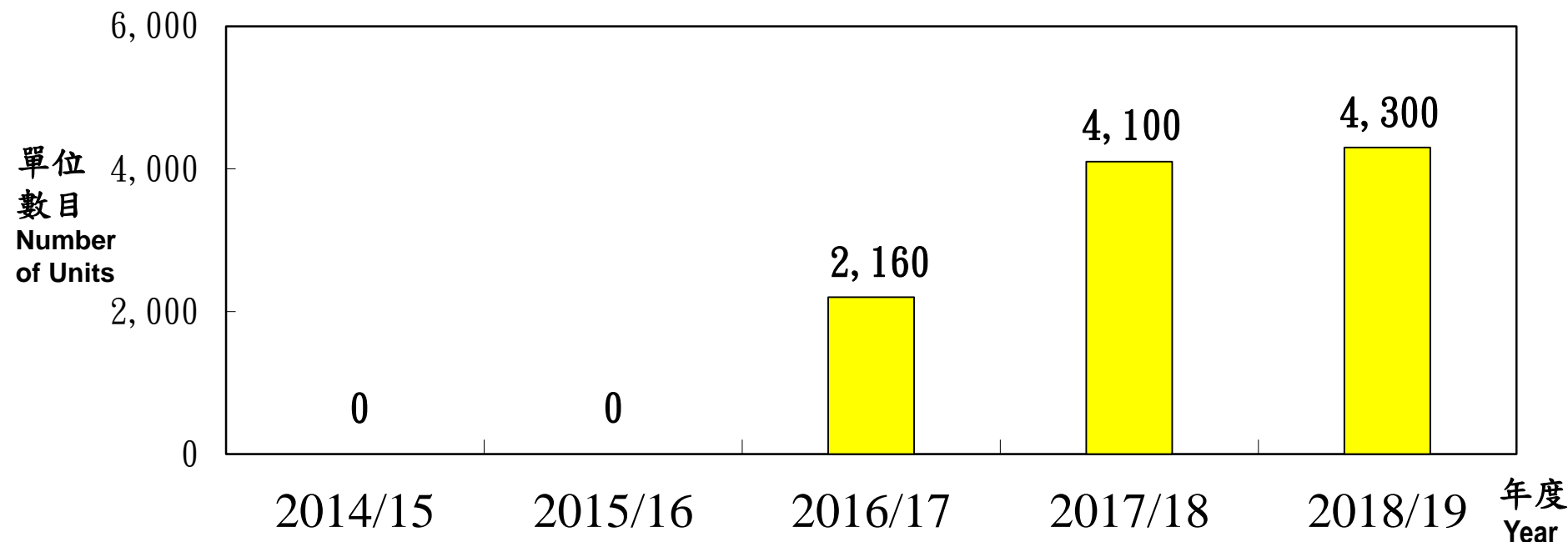
Secure the support of District Councils and the local communities

- 足夠的人力資源及撥款批准

Adequate manpower and funding approval

居者有其屋計劃

Home Ownership Scheme



- 首批將於2016/17年度落成的新建居屋項目，預計可提供約2 160個單位，並計劃於2014年12月底預售

The first batch of newly built HOS projects provide a total of 2 160 HOS flats. The HOS projects on these sites are under construction and expected to be completed in 2016/17. The projects are planned for pre-sale by end December 2014

未來路向 Way Forward

- 政府正詳細研究長策會於2014年2月提交的諮詢報告和其他所得的意見，並計劃在2014年年底前公布《長遠房屋策略》

The Government is considering the details the consultation report by LTHS Steering Committee submitted in February 2014 and other views gauged. The Government plans to release the LTHS by the end of 2014

- 政府將繼續物色適合的土地，以達到於《2014施政報告》中提出於未來十年興建200 000個公屋單位及80 000個資助出售單位的建屋目標

The Government will continue to identify suitable land to meet the production target of 200 000 PRH units and 80 000 subsidized sale units in the coming ten years as stated in the 2014 Policy Address

未來路向 Way Forward

政府將會繼續執行以下措施以確保有充足及穩定的公屋及居屋供應：

The Government will continue to implement the following measures to ensure an adequate and steady supply of PRH and HOS flats:

- 由財政司司長領導的「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 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

- 房委會會繼續與發展局及規劃署緊密聯絡，努力物色足夠適合發展公營房屋的土地，並商討如何善用已物色的土地，以達至新的公屋供應目標

the HA will continue to liaise closely with the DEVB/PlanD to secure sufficient suitable sites for public housing development and to discuss the best uses of the identified sites in order to meet the new PRH production targets

未來路向 Way Forward

- 房委會會繼續與發展局、規劃署及地政總署緊密合作，精簡所需的規劃及地政程序，並在可行的情況下縮短收地／清拆程序

HA will continue to work closely with DEVB/PlanD/LandsD to streamline the required planning and land procedures, and to shorten the land resumption / clearance process, where practicable

- 在規劃和基建許可，以及不會引致對環境質素有不能接受影響的情況下，房委會會盡量善用每個地盤的發展潛力和增加公營房屋的建屋量。如有需要，亦會向城市規劃委員會提交規劃申請，以放寬公營房屋用地的地積比率及建築物高度限制

Where planning and infrastructure permit and environmental quality will not be compromised to an unacceptable extent, the HA will seek to optimize the development potential of each site and increase public housing flat production. If necessary, the HA will submit planning application to the TPB for relaxation of the plot ratios and building height restrictions for the public housing sites

謝 謝

Thank You