

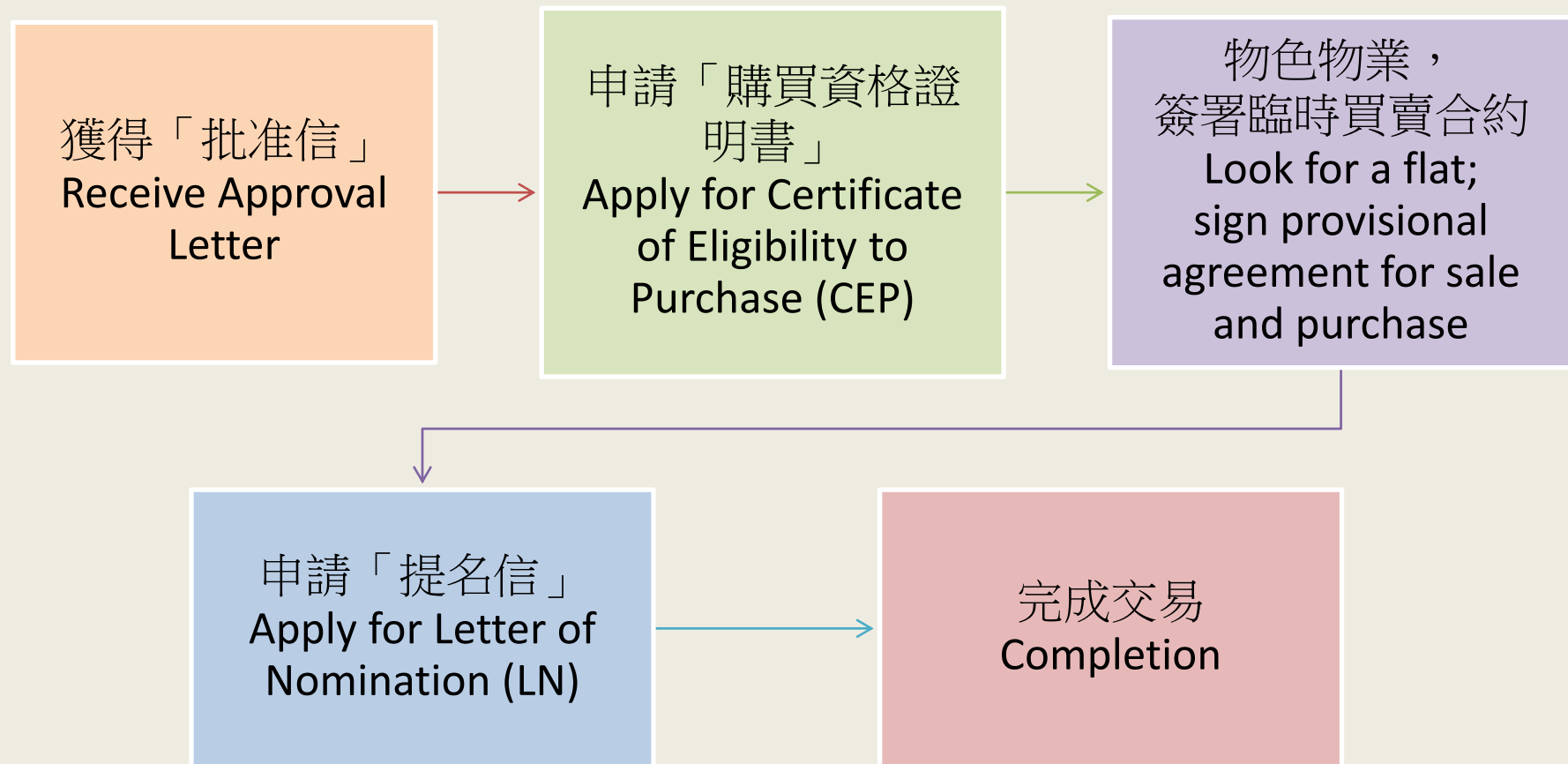
初步評估擴展居者有其屋計劃 第二市場至白表買家的臨時計劃

**Initial Assessment of the Interim Scheme
to Extend the Home Ownership Scheme
Secondary Market to White Form Buyers**

推行臨時計劃

Implementation of the Interim Scheme

- 2013年1月推出
Launched in Jan 2013
- 白表申請者可在居屋第二市場購買未繳付補價的單位
Allows White Form (WF) applicants to purchase flats without premium paid in the Home Ownership Scheme (HOS) Secondary Market
- 5 000個配額，分兩批發出「批准信」
5 000 quota; Approval Letters issued in two batches



推行情況 (截至2014年9月底)

Implementation progress (as at end Sept)

- 3 983名申請者申請「購買資格證明書」
3 983 applicants applied for CEPs
- 共發出2 165封「提名信」；2 161名申請者最終完成買賣交易
Issued 2 165 LNs; 2 161 transactions were eventually entered into
- 仍有約750名申請者持有有效的「購買資格證明書」。
所有證明書的有效期會於2015年3月或以前完結
About 750 applicants were still holding valid CEPs. All CEPs will expire by March 2015

初步評估臨時計劃的影響

Initial Assessment of the impact of the Interim Scheme

(a) 受惠於臨時計劃的白表買家人數

WF buyers benefited from the Interim Scheme

- 截至2014年9月底，已有2 161個家庭通過臨時計劃自置居所

As at end Sept 2014, 2161 households achieved home ownership via the Interim Scheme

(b) 對綠表買家的影響

Impact on GF buyers

- 2003-2012年：居屋第二市場每年成交平均約2 100宗
2003-2012: average annual transaction in the HOS Secondary Market was 2 100
- 臨時計劃推出後，平均每年成交上升至大約2 810宗
After the introduction of the Interim Scheme, average annual transaction increased to about 2 810
 - 約1 620宗來自白表買家
about 1 620 from WF buyers
 - 約1 190宗來自綠表買家
about 1 190 from GF buyers

(c) 新受惠家庭數目

New Households Benefitted

	(a) 臨時計劃推出前的 每年平均數字 Annual Average numbers before the Interim Scheme (2003 - 2012)	(b) 臨時計劃實際數字 Actual numbers under the Interim Scheme (2013.06 – 2014.09)	(c) 根據(b)欄得出的 按年計算數字 Annualised numbers from column (b)
白表買家 WF buyers	0	2 161	1 621
綠表買家； 騰出公屋 GF buyers; PRH released	2 100	1 590	1 193
合計 Total	2 100	3 751	2 814

(d) 對售價的影響

Impact on price

- 2012年8月至2014年6月 Aug 2012 to Jun 2014
 - 居屋第二市場的樓價上升了35%
Flat prices in the HOS Secondary Market rose by 35%
 - 中小型私人住宅的樓價上升了22%
Private small and medium sized flats prices rose by 22%
- 物業價格的變動會受多方面因素影響，難以準確判斷居屋第二市場價格上升得較快有多少是由臨時計劃所致
Property transactions prices are subject to the influence of an array of factors, difficult to tell precisely how much of the faster price increase was attributable to the Interim Scheme

未來路向

Way Forward

- 臨時計劃幫助中低收入家庭自置居所；滿足了賣家的需求；並加快了居屋第二市場單位的流轉

The Interim Scheme has helped lower to middle-income households to achieve home ownership, met the need of the sellers, and improved the circulation of the HOS Secondary Market

- 並未清楚計劃對樓價的全面具體影響

Uncertainties about the full and exact impact on prices

- 香港房屋委員會（房委會）會在2015年中再批出多一輪2 500個配額，然後才進行全面成效檢討

The Hong Kong Housing Authority (HA) will release one more round of 2 500 quota in mid-2015. A comprehensive review will be conducted thereafter

簡化運作

Streamlining of Operations

- 除了推出多一輪臨時計劃外，房委會資助房屋小組委員會亦同意對臨時計劃進行一些改動，以簡化申請程序
In addition to launching one more round of the Interim Scheme, the Subsidised Housing Committee of the HA also endorsed some changes to the Interim Scheme to streamline procedures

謝謝

Thank You