

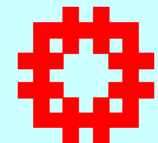
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立法會
Legislative Council

房屋事務委員會
2011年1月3日

Panel on Housing
3 January 2011

公營房屋建設計劃
Public Housing Construction Programme



背景

Background

宗旨（**Objective**）：

- 為沒有能力租住私樓的低收入家庭提供公共租住房屋（公屋）

To provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation.

- 維持一般家庭的平均輪候時間約三年

To maintain the average waiting time for general applicants at around three years.

未來五年公屋建屋量

PRH Production in the Coming Five Years

完工年期 Completion	建屋數目 (Flat No.)
2010/11	13 800
2011/12	11 200
2012/13	16 700
2013/14	14 500
2014/15	18 400
總數 (Total)	74 600

平均每年約15 000個新建公屋單位

An average of about 15 000 PRH flats per year

未來五年公屋建屋量

PRH Production in the Coming Five Years

	建屋數目 (Flat No.)	百分比 (%)
市區 (Urban)	47 800	64%
擴展市區 (Extended Urban)	19 800	27%
新界區 (NT)	7 000	9%
總數 (Total)	74 600	100%

五年後的公營房屋發展

PRH Developments Beyond The Next Five Years

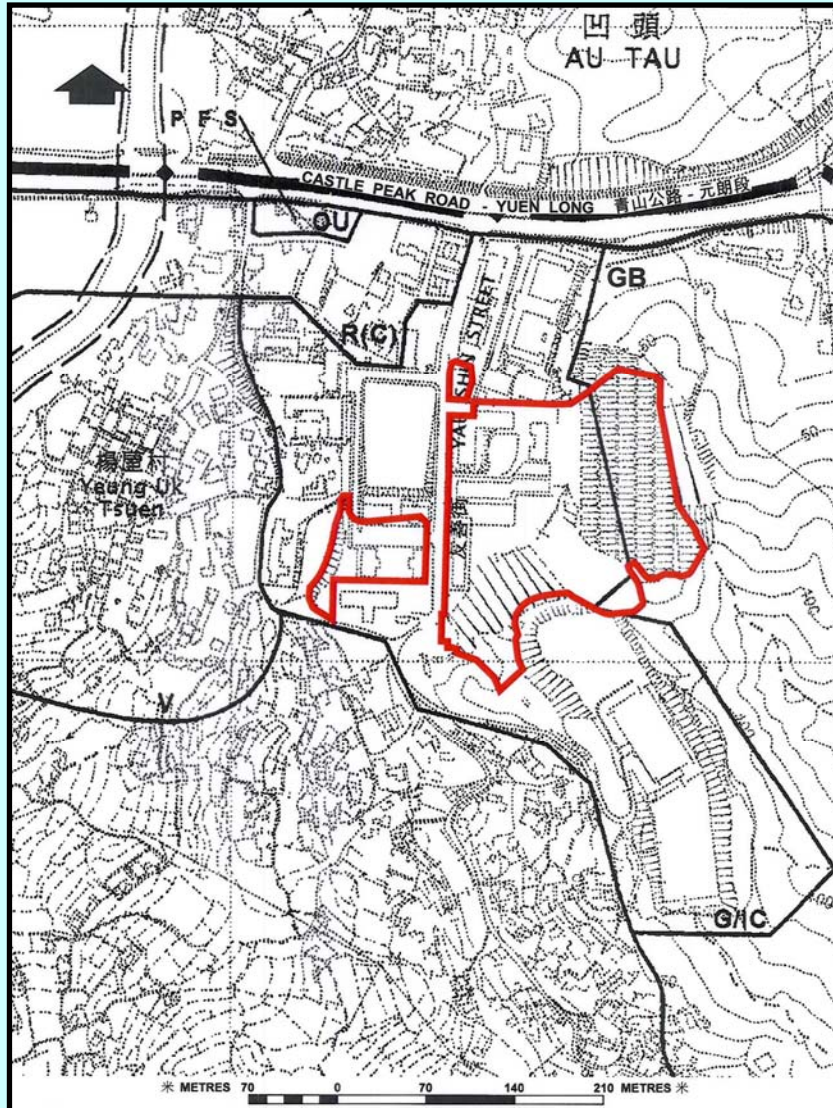
- 大多現正處於初期規劃及設計階段，並面對多項可變因素，例如：

mostly at an early planning and design stage and are subject to a number of factors, such as:

- 改變土地用途 (change in land use)
- 整合地區人士的意見(resolving different views from the local communities)
- 土地供應的時間 (timely availability of sites)

需改變土地用途 - 前凹頭政府宿舍

Change in Land Use - Ex-Au Tau Departmental Quarters

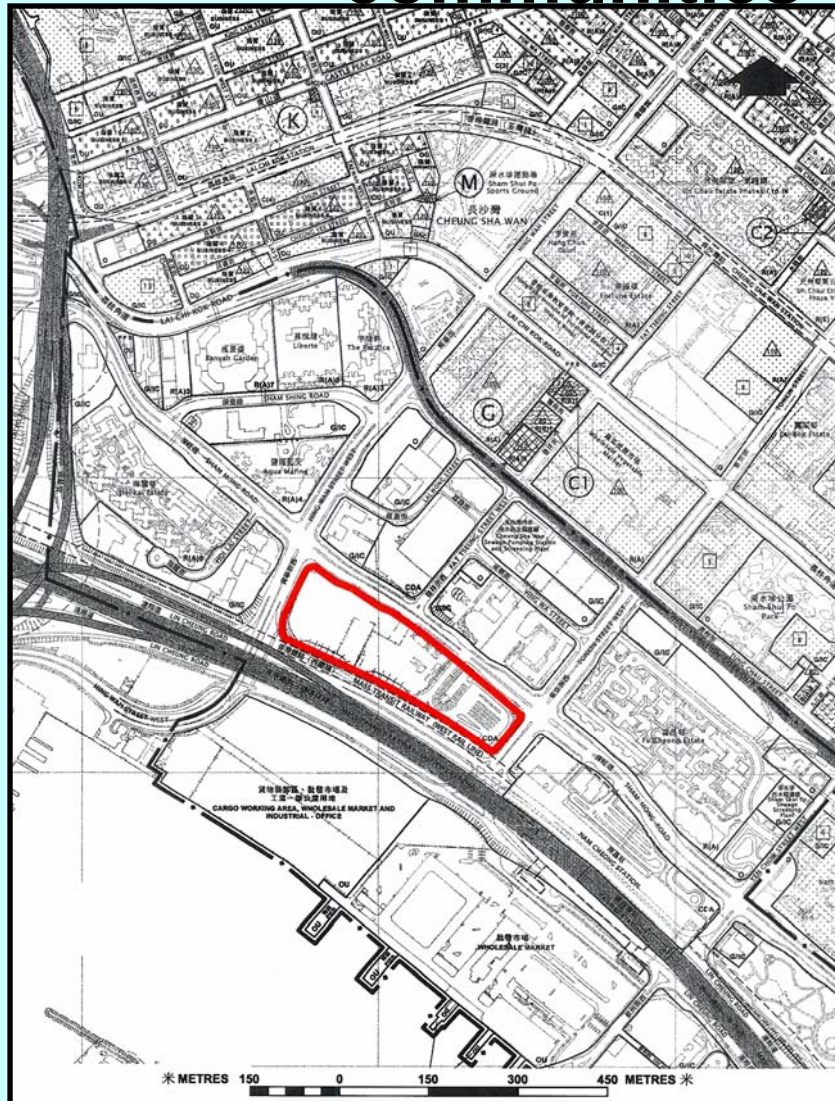


- 由「政府、機構或社區」及「綠化地帶」用途改爲「住宅（甲類）用途」

rezoning from
“Government,
Institution and
Community” and
“Green Belt” to
“Residential
(Group A)”

整合地區人士的意見- 西九龍填海區第六號地盤

Resolving Different Views from the local communities - NWKR Site 6



- 深水埗區議會認為該地盤只應用作社區設施

Sham Shui Po District Council requested to develop the site exclusively for community facilities

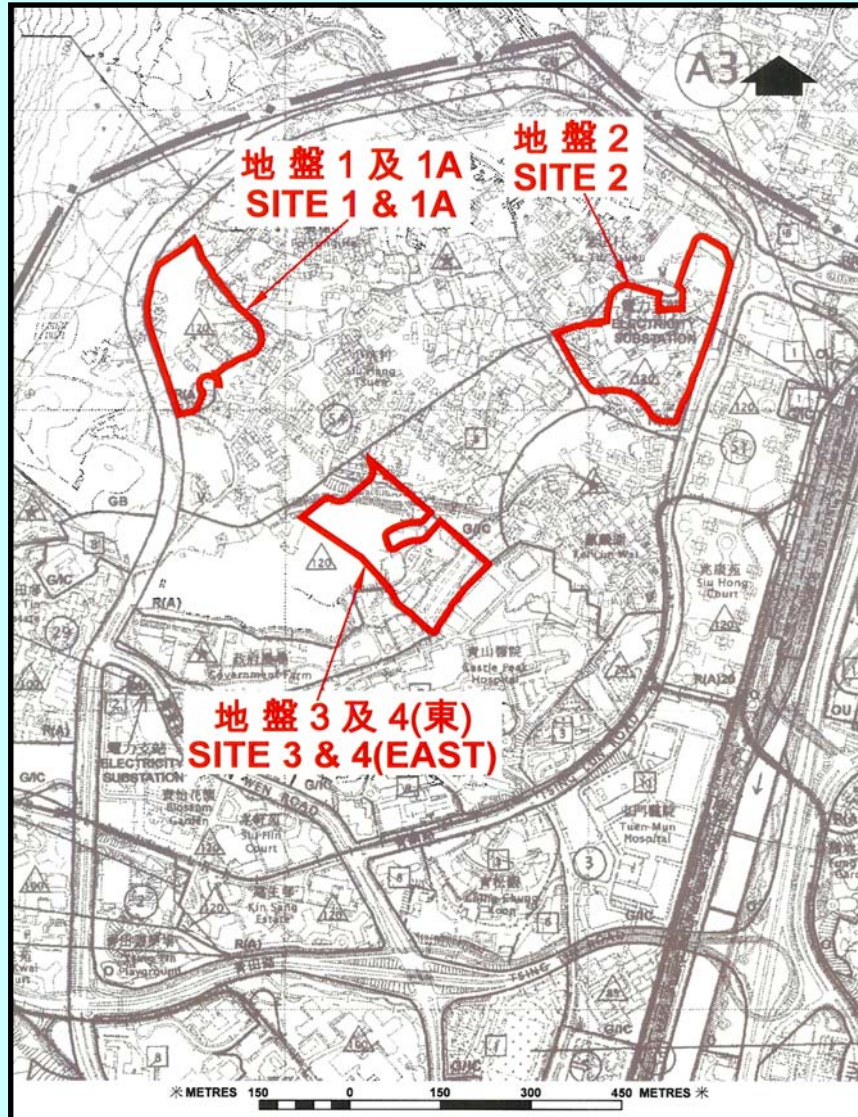
- 政府會協助香港房屋委員會興建公屋

The Administration will facilitate the HA to develop PRH

- 我們會繼續與區內人士保持聯繫
- We will continue to liaise closely with the local communities

土地供應的時間 - 屯門第五十四區

Timely Availability of Site - Tuen Mun Area 54



- 所有地盤涉及 (All sites involve) :
 - 收回私人土地 (private land resumption)
 - 進行地盤平整工程 (site formation works)
 - 興建基建及配套设施 (provision of infrastructures)
- 發展所需的時間超過十年
development lead time over 10 years

加強地區的聯繫

Strengthening Ties with Locals

- 公屋項目能否順利發展，需要地區人士的支持
Support of the local communities is necessary for the smooth development of PRH projects.
- 已把大型公屋發展計劃的諮詢工作規範化
The consultation process for major PRH developments has been formalized.

加強地區的聯繫

Strengthening Ties with Locals

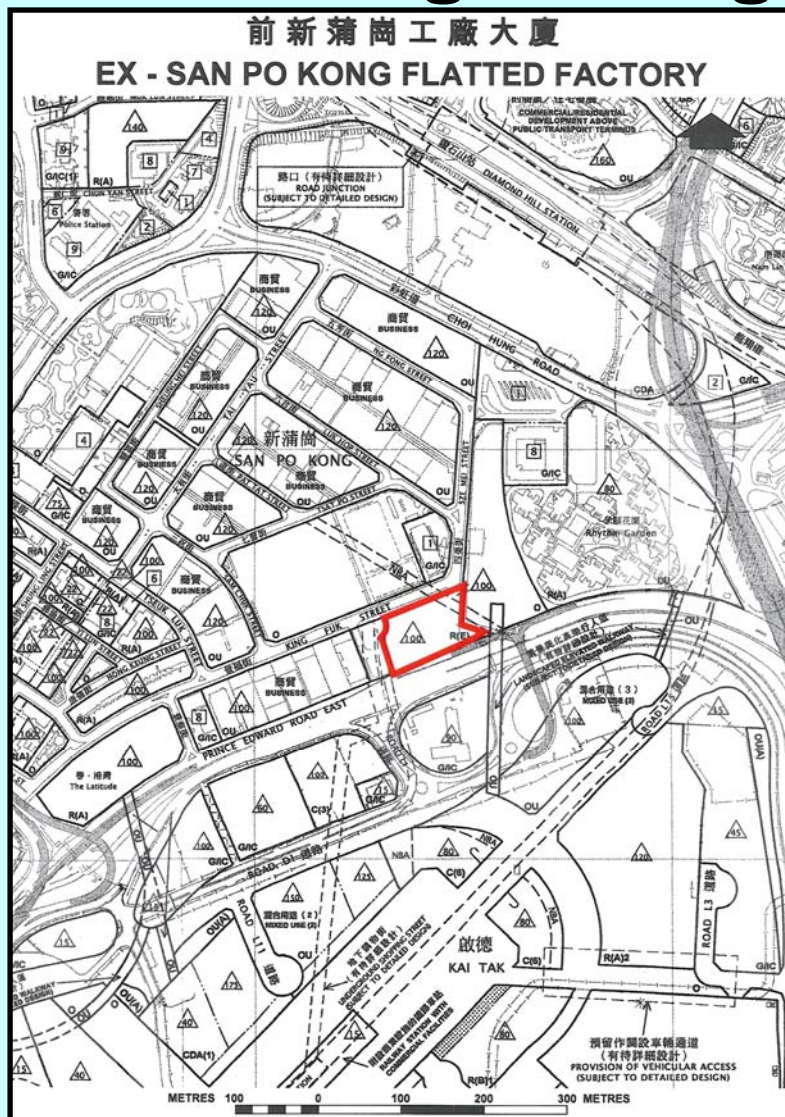


- 分別於2008年及2010年就安達臣道公屋發展計劃舉辦社區工作坊

Community workshops for the Anderson Road project were conducted in 2008 and 2010 respectively.

加強地區的聯繫

Strengthening Ties with Locals



- 於2010年分別為將軍澳第六十五B區及前新蒲崗工廠大廈的發展計劃舉辦論壇

Fora for the Tseung Kwan O Area 65B project and ex-San Po Kong Flatted Factory project were conducted in 2010

未來路向

Way Forward

- 「房屋用地供應督導小組」會統籌各部門的工作，保證充足及穩定的土地供應以興建公屋
“Steering Committee on Housing Land Supply” to coordinate the efforts of the departments concerned to ensure an adequate and steady supply of land for PRH development.
- 在不同地區物色適合發展公屋的土地
To identify suitable sites for PRH development in different parts of the territory.

未來路向

Way Forward

- 會考慮所有合適的地盤，無論地盤面積大小
To consider all suitable sites, regardless of their size.
- 盡量利用現有土地的發展潛力
To optimize the development potential of all available sites.

未來路向

Way Forward

- 盡量保留舊屋邨清拆後的土地
To retain cleared sites for PRH development as far as possible.
- 加快發展已完成清拆及平整工作並規劃為「住宅」用途的地盤
To expedite the development of those cleared, formed and zoned “residential” sites.

謝 謝

Thank You