

# 2018公共租住房屋租金檢討

## 2018 Rent Review of Public Rental Housing

立法會房屋事務委員會  
Legislative Council Panel on Housing

2018年7月10日  
10 July 2018

# 公屋租金調整機制

## PRH Rent Adjustment Mechanism

- 《房屋條例》（香港法例第283章）訂明公共租住房屋（公屋）租金調整機制，於2008年1月1日起實施

The public rental housing (PRH) rent adjustment mechanism is stipulated under the Housing Ordinance (Cap 283), which came into effect on 1 January 2008

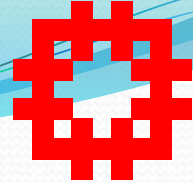
- 每兩年檢討公屋租金一次

PRH rent is adjusted every two years

- 政府統計處（統計處）負責編製收入指數

Census and Statistics Department (C&SD) is responsible for compiling the income index

# 公屋租金調整機制 (續)



## PRH Rent Adjustment Mechanism (cont'd)

- 如第二期間的收入指數高於第一期間的收入指數0.1% 以上，須增加租金，增幅為收入指數的升幅或10%，兩者以較少者為準

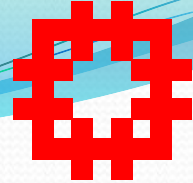
If the income index for the second period is higher than the income index for the first period by more than 0.1%, the rent shall be **increased by the rate of the increase of the income index or 10%, whichever is less**

- 如第二期間的收入指數低於第一期間的收入指數0.1% 以上，須減少租金，減幅為收入指數的跌幅

If the income index for the second period is lower than the income index for the first period by more than 0.1%, the rent shall be **reduced by the rate of reduction of the income index**

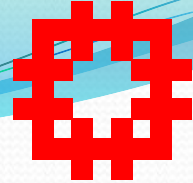


# 公屋租金調整機制 (續)



## PRH Rent Adjustment Mechanism (cont'd)

- 房委會進行入息統計調查，以蒐集租戶的入息數據  
HA conducts the **Income Survey** to collect tenants' income data
- 在第一和第二期間，抽取每月2 000個公屋租戶的樣本（即每個期間抽選共**24 000**戶）  
Monthly sampling of 2 000 PRH households for the first and second periods (i.e. a total sampling of **24 000 households in each period**)
- 樣本會按照該月份的實際家庭人數分布，及公共屋邨和地區劃分的租戶分布抽取，**分布情況與實際分布情況相若**  
As PRH tenants were sampled according to the actual distribution by household size, PRH estate and district in that month, **the sample distribution corresponds to the actual distribution for all PRH households**



# 公屋租金調整機制 (續)

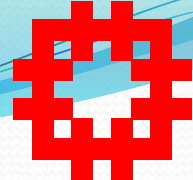
## PRH Rent Adjustment Mechanism (cont'd)

- 為使入息指數能更貼切反映一般公屋住戶的收入情況，三類非代表性租戶會被剔除－

In computing the income index, **three groups of non-representative households are excluded** to better reflect the income situation of general PRH households –

- 「富戶」  
“Well-off tenants”
- 其他高收入的「非一般收入」租戶  
Other households with high “outlying” income
- 綜合社會保障援助計劃下的租戶（綜援戶）  
Comprehensive Social Security Assistance (CSSA) households





# 2018公屋租金檢討結果

## Outcome of 2018 PRH Rent Review

	<u>第一期間 1<sup>st</sup> period</u> (2015年1至12月 Jan – Dec 2015)	<u>第二期間 2<sup>nd</sup> period</u> (2017年1至12月 Jan – Dec 2017)
平均公屋家庭收入 Average PRH household income	\$20,566	\$22,950 (以2015年的公屋家庭分布情況作調整 Adjusted by the PRH household distribution in 2015)
收入指數 Income index	100	111.59 ( <u>+11.59</u> )

根據法例規定，公屋租金加幅的上限為10%

*As stipulated in the law, PRH rent increase is capped at 10%*

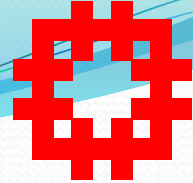
→ 2018租金檢討的租金調整幅度為+10%

*Rent adjustment under the 2018 rent review is +10%*

→ 2018年9月1日生效

*To take effect from 1 September 2018*

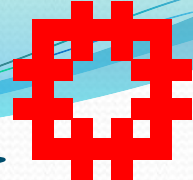
# 2018公屋租金檢討結果 (續)



## Outcome of 2018 PRH Rent Review (cont'd)

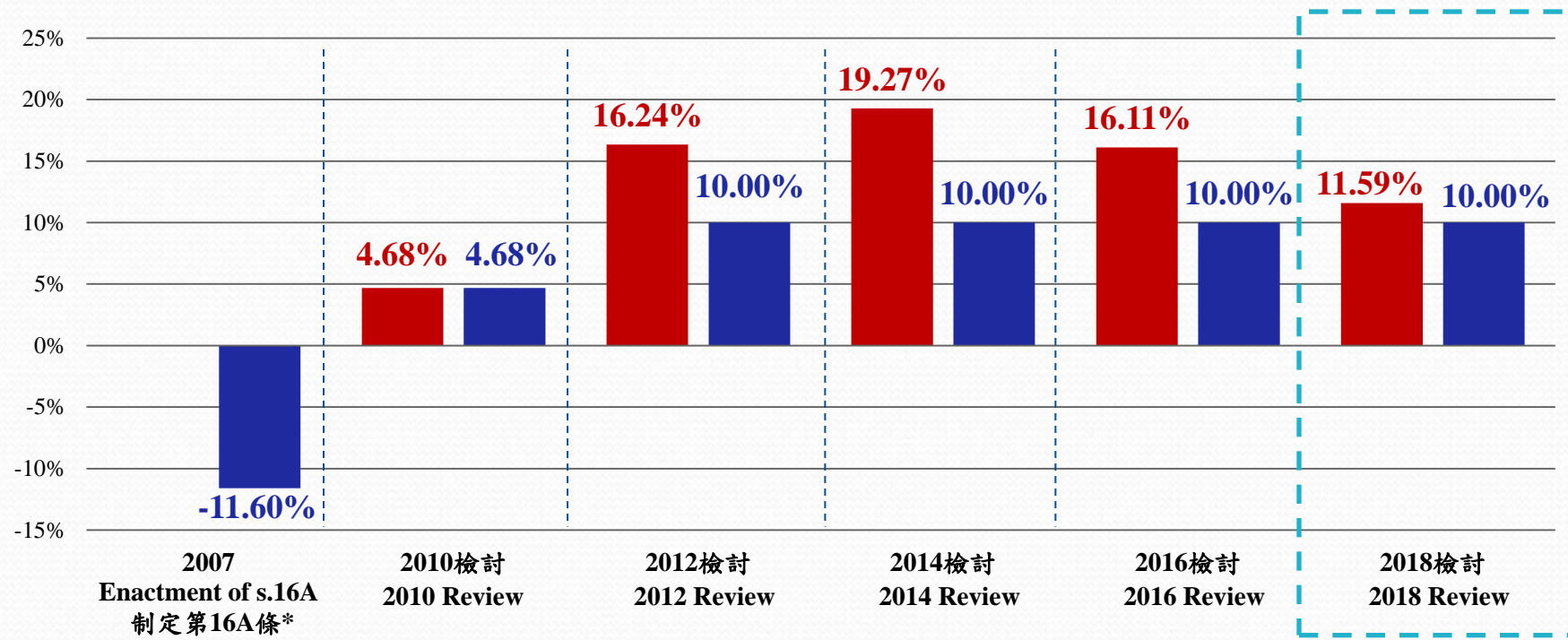
- 公屋租金每月平均為1,880元，介乎346元至4,690元。  
因此，租金的平均上調金額約為**188元**，介乎34元至469元  
The average monthly PRH rent is \$1,880, arranging from \$346 to \$4,690. The amount of rent increase is about **\$188** on average, ranging from \$34 to \$469
- 截至2017年12月底，公屋租戶當中—  
As at end-December 2017, among the PRH tenants —
  - **3% (約24 800戶) 為「富戶」**：應能負擔租金的增加  
**3% (about 24 800) were “well-off tenants”**, who should be able to afford the rent increase
  - **16% (約119 900戶) 為綜援戶**：在大多數情況下由政府全數繳付其租金  
**16% (about 119 900) were CSSA households**, whose rent is fully covered by the Government in most cases





# 自制定《房屋條例》第16A條的租金調整幅度

## Past Rent Adjustments since the Enactment of Section 16A of the Housing Ordinance



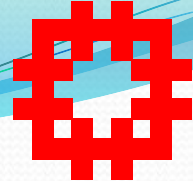
■ 收入指數變動 Change in Income Index      ■ 公屋租金調整幅度 Adjustment of PRH rent

\* 房委會因應1997年1月至12月和2005年4月至2006年3月兩個期間公屋租戶平均收入的變動，於2007年8月將公屋租金調減了11.6%  
 HA reduced the PRH rent by 11.6% in August 2007, which corresponded to the change in average income of PRH tenants between the periods of January to December 1997, and April 2005 to March 2006



# 公屋戶家庭收入與租金的累計升幅

## Cumulative Increases in PRH Household Income and Rent



- 累積計算，公屋住戶的整體收入從2007年至2017年增加了**88%**。若按照是次租金檢討的結果而增加租金10%，公屋租金只累計上升了**53.3%**

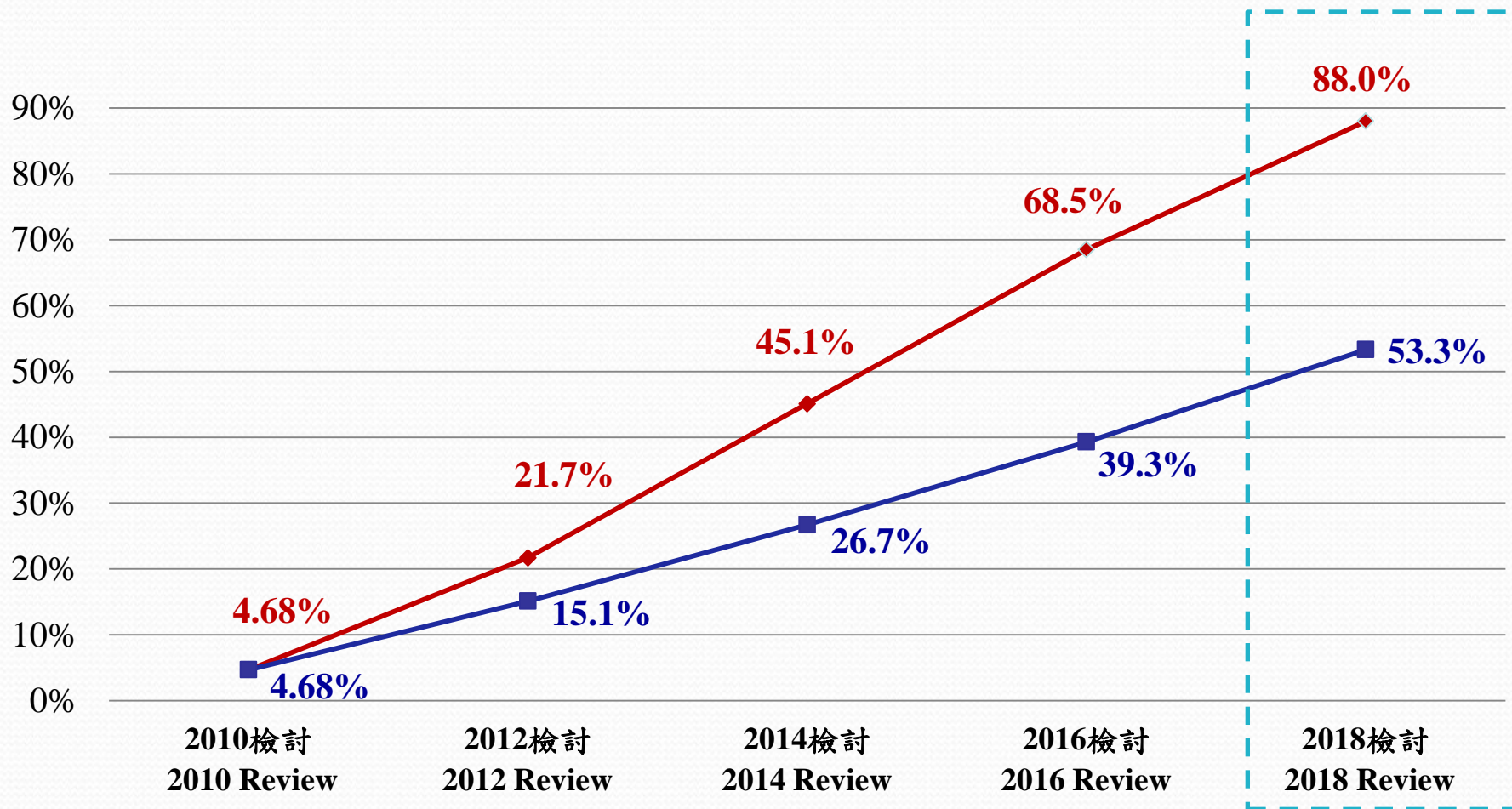
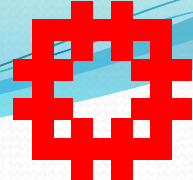
The income of PRH households has **increased cumulatively by 88%** from 2007 to 2017. By adopting a 10% rent increase pursuant to the outcome of the current rent review, **PRH rent will have only increased cumulatively by 53.3%**

→ **住戶收入的累計增幅遠高於租金的累計增幅**

*The cumulative increase in household income has far exceeded the increase in rent*

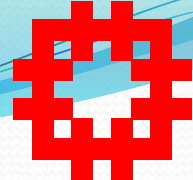
# 公屋戶家庭收入與租金的累計升幅 (續)

## Cumulative Increases in PRH Household Income and Rent (cont'd)



—◆— 公屋住戶收入累計升幅 cumulative increase in PRH households' income  
—■— 公屋租金累計升幅 cumulative increase in PRH rent





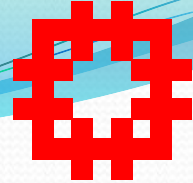
# 租金與公屋戶收入的粗略比較\*

## Crude Comparison between Rent and PRH Household Income\*

年份 Year	公屋平均租金 Average PRH rent (a)	公屋戶平均家庭收入 Average PRH household income (b)	比例 Ratio (a)/(b)
<b>2007</b> (2010檢討的第一期間 1st period of the 2010 review)	\$1,319	\$13,233	<b>9.97%</b>
<b>2017</b> (2018檢討的第二期間 2 <sup>nd</sup> period of the 2018 review)	\$2,068 (計入10%加租後 Upon 10% rent increase)	\$22,631 (以2017年的住戶分布計算 Using the actual household distribution in 2017)	<b>9.14%</b>

\* 這只是一個粗略的比較，因為「公屋平均租金」和「公屋租戶平均家庭收入」所涵蓋的部分有所不同

This is only a crude comparison, as the coverage of “average PRH rent” and “average PRH household income” is different



# 為公屋租戶提供的援助

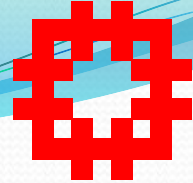
## Assistance for PRH Tenants

### 租金援助計劃

### Rent Assistance Scheme (RAS)

- 協助暫時有經濟困難的公屋租戶繳交租金  
Assists PRH tenants facing temporary financial difficulties in rent payment
- 視乎其收入水平，合資格申請人可獲減**25%或50%租金**  
Depending on the level of their income, eligible applicants will be granted **25% or 50% rent reduction**
- 隨着過去各項完善措施陸續推行，受惠於計劃的租戶數目大幅增加了**42%**  
As a result of past enhancement measures, **the number of RAS beneficiaries increased substantially by 42%**
  - 由2014年7月約12 300戶增加至2018年5月約**17 500戶**  
From about 12 300 as at July 2014 to **about 17 500** as at May 2018





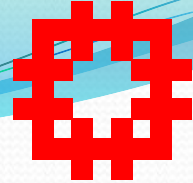
# 為公屋租戶提供的援助 (續)

## Assistance for PRH Tenants (cont'd)

### 2018-19年度差餉寬免

### Rates concession in 2018-19

- 政府會寬免2018-19年度四季的差餉，以每戶每季\$2,500為上限  
The Government will **waive rates for all four quarters of 2018-19**, subject to a ceiling of **\$2,500 per quarter** for each rateable property
- 房委會會把差餉寬免額全數轉歸公屋租戶，每租戶獲寬免的金額總數介乎約\$456至\$9,336  
HA will pass on all the rates concession to PRH tenants, ranging from **\$456 to \$9,336** in total per tenant
- 在2018-19年度獲得的差餉寬免平均金額相等於現時繳交的每月租金約1.5倍  
The rates waived in 2018-19 will on average amount to about **1.5 times of the existing monthly rent** paid by PRH tenants



# 為公屋租戶提供的援助 (續)

## Assistance for PRH Tenants (cont'd)

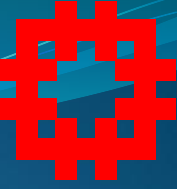
### 《財政預算案》下的其他措施

### Other measures under the Budget

- 在2018-19年度《財政預算案》下的「關愛共享計劃」及其他措施下，合資格人士（包括居於公屋的合資格人士）可獲得總受惠額不少於**4,000元**的寬免及／或一次性額外款項

Under the **Caring and Sharing Scheme** and other initiatives of 2018-19 Budget, **eligible persons** (including those living in PRH) would enjoy concessions and/or a one-off extra allowance with an aggregate amount of **not less than \$4,000**





完  
Ends