



## 認識「簡約公屋」及過渡性房屋 A look into Light Public Housing and Transitional Housing

為盡快填補短期公營房屋供應不足的缺口，並改善居住於不適切居所市民的生活環境，《行政長官2022年施政報告》提出，由政府善用短期內並未落實長遠發展計劃的政府及私人土地，以標準簡約設計和「組裝合成」建築法快速興建約30,000個「簡約公屋」單位。與此同時，政府過去數年一直大力推動過渡性房屋發展，透過善用短期間

To fill the short-term gap of public housing supply at the soonest and to improve the living conditions of people living in inadequate housing, the Chief Executive's 2022 Policy Address has put forward that the Government will make use of government and private land, the long-term development plan of which will not be implemented in the near future, and adopt standardised simple design and the Modular Integrated Construction (MiC) approach to build about 30,000 Light Public Housing (LPH) units expeditiously. Meanwhile, the Government

置的土地及建築物，為有需要的人士提供短期居所。在本期《專業天地》中，我們為大家介紹這兩項房屋措施。

### 「簡約公屋」

政府將主導興建「簡約公屋」，目標是在未來五年內（即2023-24至2027-28年度）興建約30,000個單位，主要提供予輪候傳統公屋三年以上的申請者，以家庭申請者優先。結合「簡約公屋」和傳統公屋，未來五年（即2023-24至2027-28年度）的公營房屋總建屋量將增至約158,000個單位，較上一個五年期（即2022-23至2026-27年度）大幅增加約五成。

「簡約公屋」項目共涉及八幅土地，第一批「簡約公屋」項目位於元朗攸壆路、屯門第3A區、牛頭角彩興路和啟德世運道；而第二批「簡約公屋」項目則位於上水蓮塘尾、屯門第54區、柴灣常安街/常平街及小欖樂安排。如獲立法會財務委員會批准第一批「簡約公屋」項目，我們預計約2,100個在元朗攸壆路的「簡約公屋」單位最快可在2024-25年度落成，其餘14,900個單位分別將在2025-26和2026-27年度分階段落成。我們亦會盡快開展第二批「簡約公屋」項目（涉及約13,000個單位）的施工前期工序。

「簡約公屋」將提供不同大小的單位，包括可供一至二人入住的細單位，以至四至五人入住的大單位。「簡約公屋」每個單位均會設有獨立洗手間、淋浴間和開放式煮食空間，並會配備電熱水爐和位於洗手間的抽氣扇等基本設備。此外，屋邨會預留空間作休憩、居民互助及舉辦活動之用。

透過快速興建30,000個「簡約公屋」單位，政府預計可以在未來五年陸續協助至少80,000人，實實在在地即時改善他們的生活環境，讓他們在入住傳統公屋前，舒緩一下生活上面對的壓力，有一個可以安居的地方，重拾尊嚴及自信。

has been promoting the development of transitional housing in the past few years. By making better use of short-term vacant land and premises, we aim to provide short-term accommodation for those in need. In this issue of *Horizons*, we will introduce these two housing initiatives to our readers.

### Light Public Housing (“LPH”)

LPH will be built under a Government-led approach. The target is to construct about 30,000 units in the coming five years (i.e. from 2023-24 to 2027-28). LPH will mainly cater for applicants who have been on the waiting list for traditional Public Rental Housing (PRH) for three years or more, with priority given to family applicants. Taking into account both LPH and traditional PRH, the overall public housing production will be increased to around 158,000 units in the coming five years (i.e. from 2023-24 to 2027-28). This represents a substantial increase of about 50% as compared to the previous five-year period (i.e. from 2022-23 to 2026-27).

The LPH projects involve a total of eight sites. The first batch of four LPH projects are located at Yuen Long Yau Pok Road; Tuen Mun Area 3A; Ngau Tau Kok Choi Hing Road; and Kai Tak Olympic Avenue. The second batch LPH projects are located at Sheung Shui Lin Tong Mei; Tuen Mun Area 54; Chai Wan Sheung On Street/Sheung Ping Street; and Siu Lam Lok On Pai. Subject to the approval of the Legislative Council (LegCo) Finance Committee (FC) on the first batch of LPH projects, it is estimated that about 2,100 LPH units at Yuen Long Yau Pok Road can be completed in 2024-25 at the earliest. The remaining 14,900 units will be completed in phases in 2025-26 and 2026-27 respectively. We will also commence the pre-construction activities for the second batch of LPH projects (involving about 13,000 units) as soon as possible.

LPH units will come in different sizes, ranging from small units for one to two persons to large units for four to five persons. Each LPH unit will be provided with a self-contained toilet, a shower area and open cooking space, and equipped with basic facilities such as an electric water heater and an exhaust fan in the toilet. Furthermore, open space will be reserved in the estates for leisure and event-organising purposes, and to facilitate mutual assistance among the residents.

By building 30,000 LPH units expeditiously, the Government anticipates that we will be able to steadily help at least 80,000 people in the coming five years to improve their living conditions promptly. These LPH units will serve as decent accommodation for the applicants to relieve pressure arising from their daily life, and to regain their dignity and self-esteem before they are allocated a traditional PRH unit.

### 過渡性房屋

立法會財務委員會於2020年3月6日通過撥款50億港元成立支援非政府機構推行過渡性房屋項目的資助計劃（資助計劃），以支援非政府機構推行過渡性房屋項目，預計可提供共10,000個過渡性房屋單位。資助計劃的撥款及後兩度獲立法會同意注資增加至116億港元，令整體供應目標進一步增加至20,000個單位。

在資助計劃下，政府促成了多個由非政府機構建議和營運的過渡性房屋項目，包括在空置私人住宅樓宇和空置政府處所內提供房屋單位，以及其他由不同非政府機構提出的措施，包括在空置的政府或私人土地上採用「組裝合成」建築法興建過渡性房屋，或把空置的非住宅樓宇（例如空置校舍或工業大廈）改建成過渡性房屋。政府已覓得土地提供超過20,000個過渡性房屋單位，截至2023年2月中，當中約7,000個單位已投入服務，預計未來兩年另外有約14,000個單位相繼落成。

過渡性房屋及將落實的「簡約公屋」能夠為居住在劣質「劏房」的家庭提供脫困的「救生艇」，大大舒緩他們的租金壓力，把節省下來的用作其他更有意義的用途，例如為下一代提供更好的教育資源，以至為個人發展增值等。政府未來會繼續大力支持和推動這兩項缺一不可的房屋項目。

請瀏覽房屋局網站（[www.hb.gov.hk](http://www.hb.gov.hk)）以了解更多有關「簡約公屋」和「過渡性房屋」的資訊。

### Transitional Housing (“TH”)

On 6 March 2020, the LegCo FC approved the allocation of HK\$5 billion to set up the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) to assist Non-government Organisations (NGOs) in taking forward TH projects, for providing a total of about 10,000 TH units. Subsequently, with the approval by LegCo twice, the amount of funding commitment under the Funding Scheme has been increased to HK\$11.6 billion to further increase the overall supply target to 20,000 units.

Under the Funding Scheme, the Government has facilitated a number of TH projects proposed and operated by NGOs, including provision of housing units in privately owned vacant residential buildings and vacant government premises, and other initiatives by different NGOs including proposals of using MiC approach to construct TH on vacant government or private land, or converting vacant non-residential buildings (such as vacant school premises or industrial buildings) to TH. The Government has identified land for providing over 20,000 TH units. As at mid-February 2023, about 7,000 units have been put into service. It is anticipated that about 14,000 additional units will be completed and put into operation in the next two years.

TH and the upcoming LPH will provide an imperative “lifeboat” to those families living in “subdivided units” with poor conditions, which would greatly alleviate their rent pressure. These families can make use of the rent saved in a more meaningful way, from providing better education resources for their next generation to personal development, etc. The Government will continue to fully support and promote these two indispensable housing initiatives.

For more details about LPH and TH, please visit the website of the Housing Bureau at [www.hb.gov.hk](http://www.hb.gov.hk).

