

# Hong Kong Public Housing Policy & Compassionate Rehousing 香港公屋政策及體恤安置

Betty Lee 李麗文

Service Manager 服務經理

Integrated Service for Street Sleepers 綜合露宿者服務



St. James' Settlement 聖雅各福群會



# Public housing unit for single person 單人公屋單位





# Sub-divided room 劏房



# Tenure of accommodation

	2001	2011	2017
<b>Owners</b>	50.8%	52.7%	49.3%
Private Sector Housing	35.2%	36.5%	34.7%
Public Sector Housing	15.6%	16.2%	14.7%
<b>Tenants</b>	47.9%	47.3%	50.7%
Private Sector Housing	17.4%	16.5%	19.7%
Public Sector Housing	30.6%	30.8%	31%

Source : Census and Statistics Department  
Quarterly Report on General Household Survey

# What is public house?

- Build by government and run by Housing Authority  
政府建房屋署管理
- Rent to lower income residents 租給低收入市民
- Over 2.7 million people 超過2.7百萬人口住在公屋
- about 30% of the population 超過30%人口
- 178 estates and over 760 000 flats 178屋邨提供760 000單位
- Rental ranges from \$600 - \$2700  
租金是港幣600 - 2700 (日元8500 - 38,000  
韓環87,000 - 400,000  
台幣2300 - 10,500)

# Who can apply? 誰可以申請

- Age 18 or above 年齡 18以上
- HK Permanent Resident 香港永久居民
- income and asset limits 收入及資產限額
- possess no property 沒有物業權
- Upon allocation,  $\frac{1}{2}$  the family members have lived in Hong Kong for 7 years
- 分配單位時, 家庭半數以上在香港居住滿七年

# Most update income and asset limits 收入及資產限額

Income and Total Net Asset Limits (Effective from 1 April 2017)

Family Size	Maximum Income Limit (per month) <sup>(1)</sup>	Total Net Asset Limit <sup>(2)</sup>
1 Person	\$11,250	\$245,000
2 Persons	\$17,350	\$333,000
3 Persons	\$22,390	\$433,000
4 Persons	\$27,050	\$506,000
5 Persons	\$32,960	\$562,000
6 Persons	\$36,010	\$608,000
7 Persons	\$41,420	\$650,000
8 Persons	\$46,320	\$681,000
9 Persons	\$51,090	\$752,000
10 and more Persons	\$55,750	\$810,000

日元  
160,000

韓環  
1,630,000

台幣  
43,000



# Other characteristics 其他特點

- Rents are significantly lower than those for private housing 租金與私人樓宇相比明顯便宜

Same location such as Sham Shui Po

同區公屋及私樓比較 (深水埗)

4 Person PHU  
4人公屋單位

\$3360 (US460)

360 sq. feet 平方呎

Private unit

\$14,000 (US1700)

326 sq. feet 平方呎

- are heavily subsidized by the government 政府大力支持

336 sq feet  
\$14000 per month



360 sq feet  
\$3360  
 per month



# What happen to the private housing in HK? 私人樓宇在香港情況

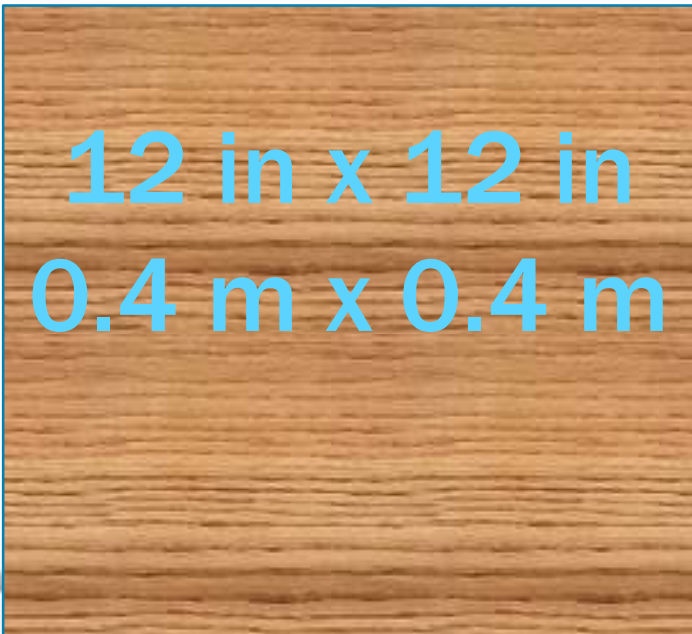
- This is what the government said 政府解釋
- Housing stands out as one of the most challenging social issues Hong Kong is facing today. Our housing challenge is characterized by a serious supply-demand imbalance, housing prices and rents at a level beyond the affordability of the general public and out of line with our economic fundamentals, the proliferation of subdivided units, and long queues for public rental housing (PRH). Many of our youths feel aggrieved when they fail to see a future in housing. 房屋是社會議題 – 因供應與需求嚴重失衡

# But actually 事實上

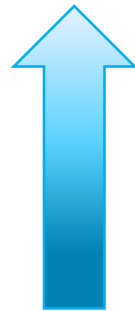
There will be 74,000 new homes come up to the private market but can we afford to buy THEM?

由現在至2019有74,000單位落成 (土地為大財團收購, 市道好才建房賺利, 市道不好丟空)

\$15000 / US2000 per sq. feet in average which is 只是價格驚人



12 in x 12 in  
0.4 m x 0.4 m



The price is going  
up day after day  
樓價日日漲

# Luxurious homes 豪宅

- Hong Kong boasts the world's most expensive home prices per square foot
- Normal people cannot afford to buy a home



# Something strange about Public Housing 公屋有點奇怪

- Tenant Purchase Scheme (TPS) 1997 - public house into private market
- 1997年租者置其屋公屋正式進入私樓市場
- Commercialization & Speculation
- 公屋商品化及以房屋作投資

US 570,000

長安邨白表價443萬  
沽 新公屋王

hkett 經濟日報 2017年1月6日



青衣長安邨於1988年落成，距港鐵站約15分鐘步程，加上位置近海，不乏買家追捧。(資料圖片)

【經濟日報專訊】加辣後公屋連環價創新高，最新青衣長安邨面積443呎單位，以443萬元連地價沽出，創全港公屋樓價新高，呎價1萬元。

443呎可間兩房 開則實用

# Decent housing? How decent? 合宜居所?

- Coffin room 棺材房
- bed above / next to toilet 床與廁所



# Decent housing? How decent? 合宜居所

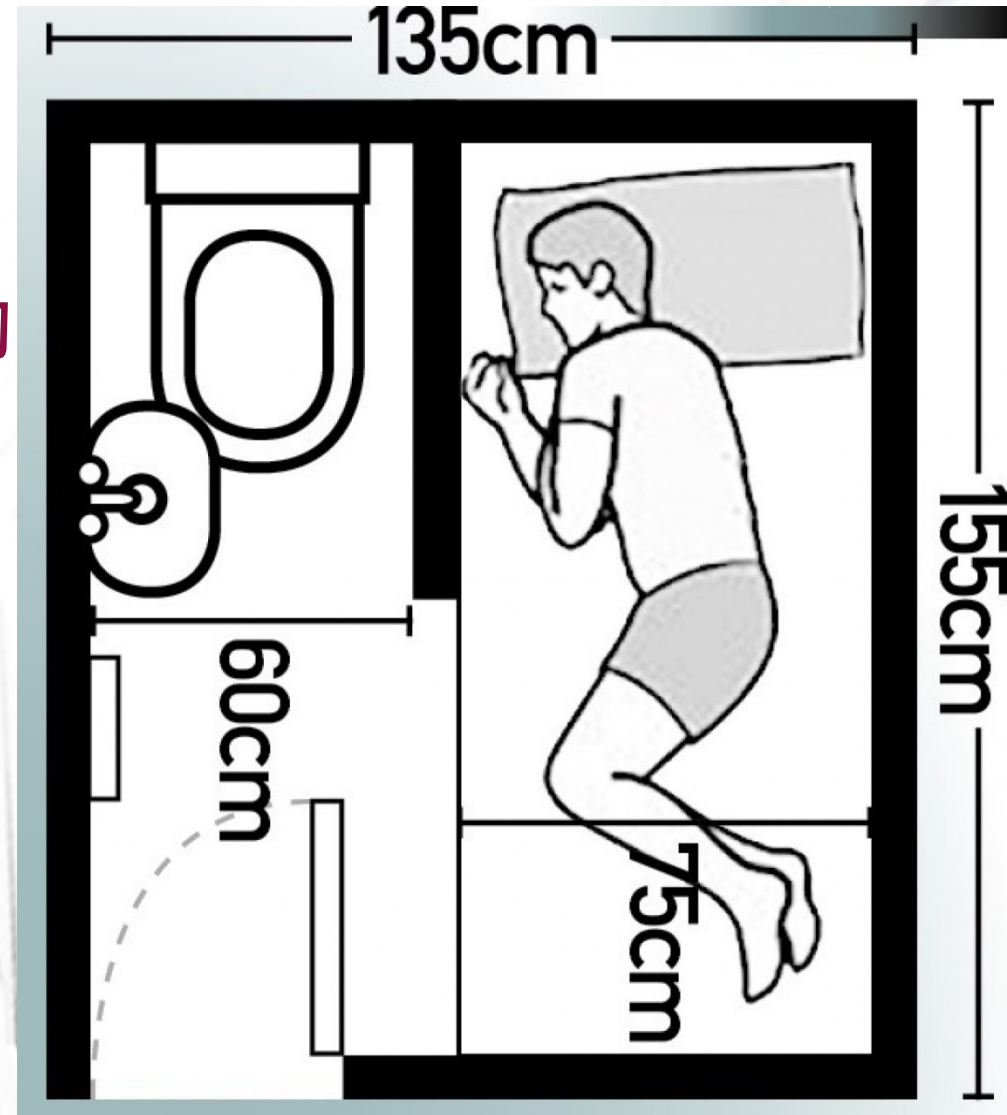
- Dirty toilet and awful kitchen
- 我們的廁所與廚房



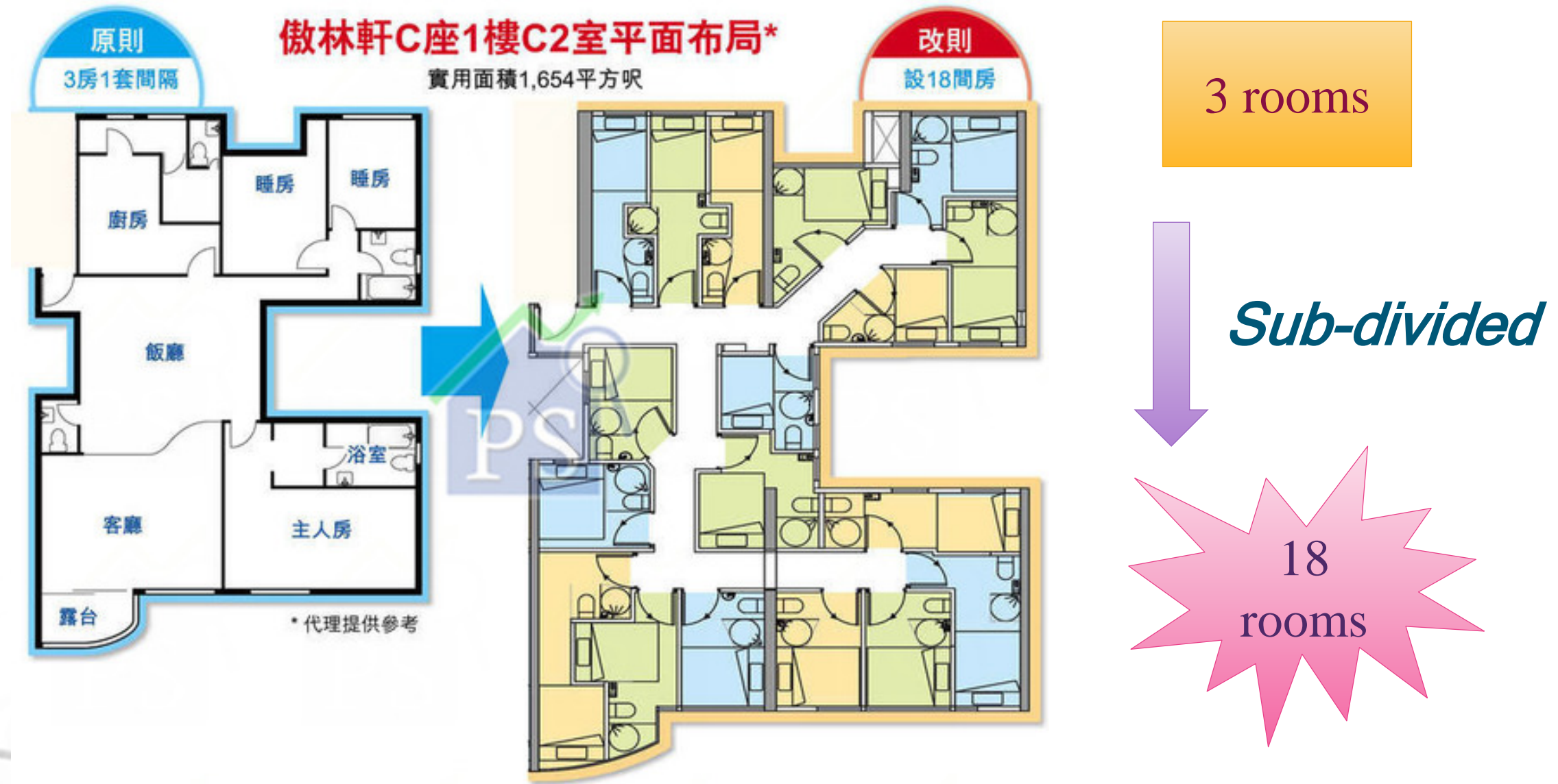


# Decent housing? How decent? 合宜居所

- Costing \$4000 (US 500) or above (with government rental allowance of only \$1810 for singleton 綜援最多資助 \$1810 US 230)
- Bit by Bed Bugs (蝨患)
- Lack of windows (無窗- 空氣不流通)



# Recent Case of Sub-divided flats (小型豪宅割房化)



# Why can't public housing policy help? 公屋政策失效?

- Longer waiting list – 280,000 household waiting for at least 4.6 years 輪侯公屋累積至280000戶, 等最少4.6年, 有人等了超過十年
- Government claims shortage of land 政府說土地不足
- maintain high land – price but low tax policy 高地價小稅率政策
- The private market dominant future housing supply 由私樓市場主導房屋供應
- The property developers take control the timing and the number of units built 由地產商控制建屋時間及數目

# How the street sleepers in Hong Kong were housed? 香港露宿者如何被安置

- 1 month free hostel 1個月的短期免費宿位
- 6 mths to 2 years short term hostel 6個月至2年收費宿位
- There after – exit 出路

Public house allocated  
獲分配公屋


Better self equip and get  
back to private rental  
house 好好準備自己然後  
重回租回私樓

Elderly /  
Rehabilitation Home  
入住復康院/ 老人院

# What went wrong when we still find people sleeping rough? 為什麼還有露宿者呢?

- Unreasonably high rental 不合理昂貴
- Aged under 58, public house would be allocated outside urban area which means far away from working place 58歲以上才獲分配市區
- Public house waiting time: at least 4 .6years; elderly singleton 2.6 years 長輪侯時間
- Certainly there is always general comment – that is the preference or choice of street sleepers 有人說是露宿者的個人選擇

# Stigmatization of public housing 公屋恥辱

- Youth vs. Elderly competition on public housing recourses (both own housing needs) 獨居年青人與長者在公屋資源上競爭
- Government not focus on raising supply 政府不思考增加供應
- Quota and Points System (age discrimination ?) 設計分制
- Label and disqualify well-off tenants 富戶被標籤
- Weaken Identity of household from consumer with housing right  welfare recipients 房屋是福利 – 人應有安居的基本人權

# Point system for non elderly one person applicant 非長者一人申請者

正獲安排調查的申請 (2015年2月)

在2015年2月1日以前按「配額及計分制」登記的非長者一人公共租住房屋申請者，如分數於

2015年2月1日其分數已達 **435分** 現正獲安排調查。

已接受配房的申請 (2015年2月)

按「配額及計分制」登記的非長者一人公共租住房屋申請者，在個別申請地區內已接受配房的最低分數為：

市區	464 分
擴展市區	471 分
新界	477 分
離島	435 分

由於輪候各申請地區的非長者一人申請者數目有異，區內公屋供應量也各有不同，故各區已接受配房的最低分數也會有所差異。申請人可按其喜好及入住公屋的迫切性，重新考慮其公屋申請地區；惟選擇輪候市區(包括香港島及九龍)公屋單位會受以下注意事項第3點所述的限制。另由於配房的先後次序須視乎申請人於「配額及計分制」下的分數而定，而此分數亦與申請人成功登記輪候公屋時的年齡有關；故此於某一時段內有較多較年長的申請人，則

I am 19 years old  
我今年19歲

- $19 - 18 = 1 \times 9$
- Extended urban area  
擴展市區
- $(471 - 9) \div 12 = 38.5$  years 年
- Only 2200 units be allocated  
每年最多配2200單位

# Stigmatization of public housing

- Public housing is defined as temporary housing 公屋是暫時性
- Progressive housing ladder 房屋階梯  
(public housing 公屋 → home ownership scheme 居者有其屋  
↓  
private housing 私人樓宇 )
- Buy your own home = social mobilization ? 買樓 = 社會向上流
- Public house = rely on social welfare? 公屋 = 依賴福利?



# Compassionate Rehousing 體恤安置

Can compassionate rehousing really help people in need? 有用嗎?

## Criteria 申請條件

- to individuals and families who have genuine and imminent long-term housing needs 有真誠而迫切需要
- social and medical needs (if applicable) under specific circumstances
- have no other feasible means to solve their housing problems 用了很多方法也無法處理
- recommended by social workers 多位 社工推薦

Income and asset checking

Doctor's recommendation letter

No easy to get proof

+ Centre in charge, District SWD centre in charge, SWD District Officer

Try other methods to rent a living place

**Q & A session**

**Thank you**

# Searching : the way home

