

HOUSING AT A GLANCE 房屋計劃一覽



Rental Estate

Initiated in the early 1950s, 20 rental estates located on Hong Kong Island and in Kowloon and the New Territories currently provide homes for about 100,000 people. All are designed to meet the needs of low-to-middle income families with rents at a discount on market price.

Rural Public Housing

Three rural housing projects have been built in Sai Kung and Sha Tau Kok. They are designed for families in rural areas whose homes have been cleared for redevelopment and are rented or sold at concessionary rate.

Urban Improvement Scheme

Commenced in the early 1970s, projects under this Scheme are designed to improve the living environment in dilapidated urban areas. 30 projects, all with ancillary facilities, have been completed to provide a total of 5,620 flats. The flats are sold at full market value to the general public.

Flat-For-Sale Scheme

Launched in the late 1980s, ten projects with a total of 10,360 flats are located throughout Hong Kong under this Scheme. They are sold at a discount to meet the ownership aspirations of low-to-middle income families. In line with Government policy, flat production under this Scheme has ceased since late 2002.

Sandwich Class Housing Scheme

Launched in the early 1990s, ten residential developments across Hong Kong provide a total of 8,920 flats for the middle-income family market. Flats are sold at concessionary prices to eligible families and subject to resale conditions. Flat production under this Scheme has been suspended since 1998.

Full Market Value Development

Since 2000, three former Sandwich Class Housing developments have been converted to private properties for sale to the public at full market value. These include Cayman Rise in Kennedy Town, Mountain Shore in Ma On Shan and Serenity Place in Tseung Kwan O.

Senior Citizen Residences Scheme

This innovative housing Scheme for the middle-income elderly provides one-stop homes with housing, recreation, medical and care facilities all under the same roof. Two pilot projects, Jolly Place in Tseung Kwan O and Cheerful Court in Jordan Valley, provide a total of 576 flats leased for life to eligible senior citizens.

Building Management and Maintenance Scheme

Launched in early 2005 to help alleviate the problem of urban decay. The Scheme provides subsidies to property owners to form Owners' Corporations and carry out repair, maintenance and environmental works in the public areas of the buildings. Interest-free loans are also offered to individual homeowners to improve the safety and hygiene conditions of their flats. Property Management Advisory Centres have been set up in the old districts across the territory to offer free consultation services and technical support to property owners.

出租屋邨

於五十年代初率先發展，現時共有二十個屋邨，分佈於香港、九龍及新界，居民人數約十萬。服務對象為低至中等收入家庭，租金水平低於市值。

郊區公共房屋

在西貢及沙頭角的三個項目，為受清拆影響的原區居民提供住宅單位，並以優惠價格出租或發售。

市區改善計劃

於七十年代初開始，以改善市區破舊的居住環境，並提供配套設施。已完成項目達三十個，提供共五千六百二十個單位，以市價公開發售。

住宅發售計劃

於八十年代末推出，已完成十個項目，於港九及新界各地共提供一萬零三百六十個單位，以折讓價格為低至中等收入家庭提供置業選擇。為配合政府政策，該計劃自二零零二年底起暫停興建新項目。

夾心階層住屋計劃

於九十年代初推出，已完成的十個項目分佈於港九及新界各地，共提供八千九百二十個住宅單位，以優惠價格售予合資格的中等收入家庭，設有轉售規限。此計劃於一九九八年起停止發展新項目。

市值發展項目

自二零零零年，三個原屬「夾心階層住屋計劃」的屋苑獲准轉為私人樓宇，以市值價格公開出售，包括位於堅尼地城的加惠臺、馬鞍山的曉峯灣畔及將軍澳的怡心園。

「長者安居樂」住屋計劃

這個嶄新的住屋計劃，以終身租住的形式，為中產長者提供一站式房屋，集居住、休閒、醫療及護理於一身。位於將軍澳的樂頤居及佐敦谷的彩頤居兩個試驗項目，為合資格的長者提供共五百七十六個單位。

樓宇管理維修綜合計劃

於二零零五年初推出，協助解決本港舊樓失修問題。計劃包括資助私人住宅業主成立業主立案法團，並在大廈的公眾地方進行維修及環保工程，以及透過免息貸款，協助個別業主改善單位內的安全及衛生情況。現已在全港多個舊區設立「物業管理諮詢中心」，為業主提供免費諮詢服務和技術支援。