

政府發展清拆行動的特惠補償及安置安排 加強措施記者會

Press Conference on Enhancements to
General Ex-gratia Compensation and Rehousing Arrangements for
Government's Development Clearance Exercises

2018年5月10日
10 May 2018

擬議改變：由「項目為本」變成「統一安排」

Proposed Change: From “project-oriented” to “unified arrangements”

一般項目(包括橫洲發展第一期)
General projects (including Wang
Chau Phase 1 development)

一般補償及安置方案
General C&R package

特別項目(即古洞北/粉嶺北新發展
區和洪水橋新發展區)

Special projects (i.e. Kwu Tung
North and Fanling North (KTN/FLN)
New Development Areas (NDAs) +
Hung Shui Kiu (HSK) NDA)

特設補償及安置方案
Special C&R package



為**所有項目**制訂
劃一的
一般補償及安置方案
**One unified general
C&R package for all
projects**

優化安置 Enhancement in Rehousing

須經濟狀況審查的
香港房屋委員會(房委會)
資助房屋安置

Means tested for rehousing to
**Hong Kong Housing Authority
(HKHA)**'s subsidised housing



免經濟狀況審查的
香港房屋協會(房協)
專用資助房屋安置

Non-means tested for rehousing
to **Hong Kong Housing Society
(HKHS)**'s dedicated subsidised
housing

供緊接清拆前登記日期前於
已登記/持牌**住用**構築物
連續居住**最少2年**的住戶
for households with at least
2 years of continuous residence
immediately before PCS date in
surveyed/licenced **domestic**
structures

供緊接清拆前登記日期前於
已登記/持牌**住用或非住用**構築物
連續居住**最少7年**的住戶
for households with **at least
7 years** of continuous residence
immediately before PCS date in
surveyed/licenced **domestic or
non-domestic** structures

優化安置 (續) Enhancement in Rehousing (cont'd)

免經濟狀況審查的
香港房屋協會(房協)
專用資助房屋安置

Non-means tested for rehousing
to **Hong Kong Housing Society
(HKHS)**'s dedicated subsidised
housing

- 由於富戶政策將會適用，安置於專用資助出租單位不一定代表永遠享有受資助的租金
Rehousing to dedicated subsidised rental units **does NOT necessarily mean enjoying subsidised rent forever, as Well-off Tenants Policies will apply**

在過渡期間 ...

During the Transitional Period ...

- 適用於**首批專用屋邨入伙前**選擇免經濟狀況審查安置的合資格住戶
Applicable to eligible households opting for non-means tested rehousing **before population intake of the first batch of Dedicated Estates**
 - 粉嶺百和路和洪水橋的專用安置屋邨預計於**2023年/2024年**落成
Dedicated Estates at Pak Wo Road, Fanling and HSK are estimated to be completed in 2023/2024
- **房協**租住屋邨的空置單位及**房委會**空置的公屋單位會用作過渡安置
HKHS's vacant units in rental estates and **HKHA's** vacant PRH units will be used for transitional rehousing
- 在專用安置屋邨可以入伙時，可選擇**繼續留**於房協/房委單位居住或**調遷**至專用安置屋邨
May opt to **remain** in HKHS/HKHA's units or to **relocate** to Dedicated Estates when the latter are ready for population intake

相關政策的調整

Related Policy Adjustments

- 訂定適當資格條件，規定在加強版傳統新市鎮發展模式下提出原址換地的申請人，須向受影響人士提供**相若的安置安排**
Set appropriate criteria to require applicants for in-situ land exchange under the enhanced conventional new town (CNT) approach to provide **comparable rehousing arrangements**

為不選擇/不合資格安置的住戶優化特惠津貼

Enhancements in EGA for Those Not Opting/Ineligible for Rehousing

免經濟狀況審查的特惠津貼只給予緊接清拆前登記日期前連續居住**最少10年**的合資格住戶，特惠津貼額隨連續居住年期及構築物面積增加

Non-means tested EGA only if eligible households have **minimum 10 years** of continuous residence immediately before PCS date, with subsidy amount increasing with years of continuous residence and area of structures



連續居住**最少2年**的合資格住戶亦可合資格領取**一些特惠津貼**

Eligible households with **minimum of 2 years** of continuous residence also **eligible for some EGA**

註 Note: 「無擁有住宅物業」規定繼續適用 “No-domestic-property” requirement continues to apply

滿足「無擁有住宅物業」規定住戶「核准特惠津貼」的款額 EGAPO Amount by Households meeting “No-Domestic-Property” Requirement

- 以居住於10平方米或以上面積合資格構築物的住戶為例，
Using households residing in eligible structures of 10 square metres or more as an example,

最低特惠津貼額*
Minimum EGA amount* :
\$48,384 元

最高特惠津貼額
Maximum EGA amount :
\$600,000 元



最低特惠津貼額#
Minimum EGA amount# :
\$60,480 元

最高特惠津貼額
Maximum EGA amount :
\$1,209,600 元

* 附以居住年期調整(即10年至15年居住年期的住戶可獲基準津貼率金額的40%)
Adjusted by residence length (i.e. households with residence length between 10 and 15 years may receive 40% of the basic rate)

附以居住年期調整(即2年至6年居住年期的住戶可獲基準津貼率金額的50%)
Adjusted by residence length (i.e. households with residence length between 2 and 6 years may receive 50% of the basic rate)

註 Note: 按新界區現時津貼額水平計算 Calculated according to prevailing EGA level in New Territories

滿足「無擁有住宅物業」規定住戶「核准特惠津貼」的款額 EGAPO Amount by Households meeting “No-Domestic-Property” Requirement

- 例子(一) Example 1

於緊接清拆前登記日期前連續在已登記/持牌住用構築物(20平方米)
居住6年的住戶

A household residing in a surveyed/licenced domestic structure of
20 square metres continuously for six years immediately preceding PCS

\$0 元 (Ineligible 不合資格)



\$120,960 元

- 例子(二) Example 2

於緊接清拆前登記日期前連續在已登記/持牌住用構築物(40平方米)
居住10年的住戶

A household residing in a surveyed/licenced domestic structure of
40 square metres continuously for ten years immediately preceding PCS

\$193,536 元



\$290,304 元

註 Note: 按新界區現時津貼額水平計算 Calculated according to prevailing EGA level in New Territories

擴闊無須經濟狀況審查安置和特惠津貼的住戶覆蓋範圍

Expanding Household Coverage for Non-means Tested Rehousing and EGA

在清拆前登記時，居住於
已登記/持牌住用構築物
As at PCS,
residing in surveyed/licenced
domestic structures



在清拆前登記時，居住於
已登記/持牌住用
或非住用*構築物
As at PCS, residing in
surveyed/licenced **domestic**
or non-domestic* structures

* 必須在一次過自願登記機制中記錄在案
Subject to coverage in one-off voluntary
registration exercise

註 Note: 「無擁有住宅物業」規定繼續適用 “No-domestic-property” requirement continues to apply

一次過自願登記機制

One-off Voluntary Registration Exercise

- 杜絕有人在措施公布後遷進已登記/持牌非住用構築物作住用用途
To discourage people from moving into surveyed/licenced non-domestic structures for domestic purpose after announcement of the proposal
- 在地政總署公布的特定時限內(即一年登記期)在全港實施
Implemented on a territory-wide scale within a specified time limit to be announced by LandsD (i.e. one-year registration period)
- 在今天前，已於已登記/持牌非住用構築物最少連續居住兩年(即2016年5月10日或以前)，並須應要求提供相關證明
Must have been continuously residing in a surveyed/licenced non-domestic structures for at least two years immediately preceding today (i.e. since 10 May 2016 or before), and provide relevant proof upon request

非登記/非持牌構築物的住戶

Households in non-surveyed/non-licenced structures

- 由於非登記/非持牌構築物是**違規構築物**，可招致執管行動，該等構築物住戶仍不符合「核准特惠津貼」資格
Households in non-surveyed/non-licenced structures remain ineligible for EGAP0, as these are **unauthorised structures** subject to enforcement
- 建議**擴闊**「住戶搬遷津貼」**覆蓋範圍**至涵蓋所有在政府進行清拆前登記中記錄在案及受政府發展清拆行動影響的住戶(包括非登記/非持牌構築物住戶)
Propose to **expand coverage of Domestic Removal Allowance (DRA)** to including all households covered in PCS and cleared by Government (i.e. also households in non-surveyed/non-licenced structures)

「住戶搬遷津貼」款額 Amount of DRA

- 在新建議下，「住戶搬遷津貼」款額有所提升
DRA amount is increased under the new proposal

5,365元(一人家庭)至
20,251元(六人或以上家庭)

\$5,365 (1-person
households) to
\$20,251 (6-and-more-person
households)



9,410元(一人家庭)至
28,840元(六人或以上家庭)

\$9,410 (1-person
households) to
\$28,840 (6-and-more-person
households)

古洞北/粉嶺北和洪水橋新發展區已公布的特設補償及安置的剩餘元素 Residual Elements of Announced Special C&R for KTN/FLN and HSK NDA

- 保留給予已登記/持牌構築物住戶的特設現金津貼
Retain Special Ex-gratia Cash Allowance (SEGCA) for households in surveyed/licenced structures
- 取消特設安置方案(包括一筆過過渡津貼及經折算的特設現金津貼安排)
Drop Special Rehousing Scheme (including one-off bridging allowance and reduced SEGCA arrangements)

加強為業務經營者而設的特惠津貼安排

Enhancements to EGA Arrangements for Business Undertakings

- 露天/戶外業務經營者除可申領法定補償，亦可申領特惠津貼延展安排

Apart from statutory compensation, **open-air/outdoor business undertakings** may claim EGAs under extended arrangement

- 現建議把業務運作的最短年期由十年縮短至**七年**
Propose lowering minimum operating duration from 10 to **7 years**

加強為業務經營者而設的特惠津貼安排 (續)

Enhancements to EGA Arrangements for Business Undertakings (cont'd)

- 至於在已登記/持牌構築物中作業的業務經營者，
For **business undertakings operating from surveyed/licenced structures,**
 - 放寬至**涵蓋改變構築物用途**
Relax to extend also to **cases with changes in use of structures**
 - 已登記/持牌住用構築物改變作**寮管登記一般涵蓋的非住用用途**
Changes of surveyed/licenced domestic structures **into non-domestic use covered generally in Squatter Control Survey**
 - **1982年登記/牌照所指明的非住用用途作有限度改變(例如由倉庫改為工場)**
Limited changes of **non-domestic use specified in 1982 survey/licences** (e.g. from godowns to workshops)

實施時間表

Implementation Timetable

- **2018年7月**徵求財務委員會(財委會)批准特惠津貼建議
Seek approval of EGA proposal from Finance Committee (FC) in **July 2018**
- 如獲財委會通過，**追溯至相關公佈日期***實施經劃一旦加強的安排
Implement unified enhanced arrangements, subject to FC's approval, **with backdating to the relevant announcement date ***
 - * 寮屋住戶和業務經營者的安排會追溯至今天(即2018年5月10日)；露天/戶外業務經營者的安排會追溯至政府去年公佈延展安排的日期(即2017年4月11日)。
Arrangements for domestic occupants and business undertakings in squatters will be backdated to today (i.e. 10 May 2018), while those for open-air/outdoor business undertakings will be backdated to announcement date of the extended arrangements last year (i.e. 11 April 2017).
- 雖然加強安置安排無需財委會批准，但會在特惠津貼安排獲財委會批准後方同步執行。
Although enhancements to rehousing arrangement do not require FC's approval, will implement in one go after the EGA arrangements are approved by FC