

Habitat for Humanity Hong Kong (Habitat) appreciates the opportunity to provide a submission to the 2020-2021 Policy Address and its public consultation process.

香港仁人家園（仁人家園）很高興有機會就 2020-2021 年施政報告於其公眾諮詢過程提交意見書。

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Overview

概述

Habitat for Humanity, a global nonprofit housing organization, works towards a vision of a world where everyone has a decent place to live by building strength, stability and self-reliance in partnership with families in need of decent and affordable housing. We have been serving families in Hong Kong since 2004, helping to improve the housing conditions of vulnerable households. In her 2019 policy address,

Chief Executive Carrie Lam said, “Housing is the toughest livelihood issue facing Hong Kong society...I have never taken this matter lightly.”¹ We couldn’t agree more. With the spread of the COVID-19 pandemic, families are facing both a public health and an economic crisis further worsened by the housing crisis. A safe and secure home is the first line of defense in this pandemic.

仁人家園為一家全球性的非牟利房屋組織，它通過與對適切和可負擔房屋有迫切需要的家庭攜手合作，協助他們增強生活能力、確保生活穩定和推動自力更生，以實現全世界所有人皆能居住在合適居所的願景。自 2004 年以來，我們一直服務居於香港的家庭，幫助改善弱勢家庭的住屋環境。行政長官林鄭月娥在 2019 年施政報告中提到：「房屋是香港社會目前面對最嚴峻的民生問題……我對此從不掉以輕心。」¹ 仁人家園對此觀點亦完全同意。隨著 2019 冠狀病毒疫情擴散，不少香港家庭面臨着因住屋問題而進一步惡化的公共衛生及經濟危機，一個安全的居所是他們在這疫情中保障自己的第一重防線。

Summary

總結

The COVID-19 pandemic in Hong Kong is an opportunity for policy changes to protect housing needs as the first line of defense against COVID-19, and to foster sustainable, resilient communities for the future. Habitat for Humanity Hong Kong recommends the HKSAR Government consider the following policy priorities:

香港 2019 冠狀病毒疫情能夠成為帶動香港社會改變政策的一個契機，保障市民對於兼具抗疫第一重防線功能的住屋的需求，並且為未來構建可持續及具抗禦力的社區提供動力。香港仁人家園建議香港特別行政區政府於制訂政策時考慮以下優次：

1. Address the specific needs of residents in substandard housing to support the pandemic response
 2. Ensure inclusion and representation of community leaders and groups in COVID-19 responses and plans
 3. Protect housing affordability, adequacy, accessibility, and stability
 4. Establish long-term housing strategies to foster more secure and resilient communities in the future
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1. 回應不合標準房屋的居民的特殊需要，以支援抗疫工作
 2. 確保社區領袖和團體在 2019 冠狀病毒應對措施及計劃中有充份參與及代表性

¹ HKSAR Government, 2019, Full text of “The Chief Executive’s 2019 Policy Address,”
<https://www.info.gov.hk/gia/general/201910/16/P2019101600165.htm>

¹ 香港特別行政區政府, 2019, 《行政長官 2019 年施政報告》全文,
<https://www.info.gov.hk/gia/general/201910/16/P2019101600165.htm>

3. 保障住屋的可負擔性、充足性、可及性及穩定性
4. 制定長遠住屋策略，以期在未來構建出更安全、具抗禦力的社區

Habitat Policy Address Recommendations in Detail

仁人家園就施政報告的詳細建議

This global health emergency has very quickly become a housing emergency. “Stay at home, save lives” has emerged as a mantra in the fight against COVID-19 worldwide, underscoring how central the home is to public health during a pandemic. As Leilani Farha, former UN Special Rapporteur on the right to adequate housing stated, “...housing has become the frontline defense against the coronavirus...”² Home is taking on a new meaning as simultaneous workplace, school, daycare, and safety net. It is essential that all levels of government consider appropriate solutions to protect the homes of those living formally and informally to reduce transmission of this disease.

2019 冠狀病毒疫情此一全球性的突發衛生事件很快演變成住屋層面的問題，「居家抗疫，拯救生命」已成為全球對抗 2019 冠狀病毒的口號，反映了住屋在疫情期間對公共衛生的重要性。正如前聯合國適當住房權問題特別報告員莉蘭妮·法哈(Leilani Farha) 所言：「……住屋已成為抵禦冠狀病毒的前線……」² 我們的家園正在承擔起嶄新的存在意義，同時兼顧着辦公、上課、幼兒照顧和安全網等生活功能。各層級的政府有必要為那些以正式或非正式途徑居住在其居所的人們考慮適當的解決方案，保護他們的家園，以減緩新冠病毒的傳播。

COVID RESPONSE 2019 冠狀病毒應對措施

Address the specific needs of residents in substandard housing to support the pandemic response

透過回應居住在不合標準住屋的居民的特殊需要，以支援抗疫工作

Research shows that the impact of COVID-19 is disproportionately felt by low-income families that lack the resources to follow social distancing and hygiene guidelines. According to the results of the 2016 Population By-census, in Hong Kong over 200,000 people live in different forms of substandard housing, from subdivided units (SDUs) to cubicle apartments to rooftop housing. These forms of shelter have systemic vulnerabilities that put residents at greater risk of contracting and transmitting COVID-19, such as limited ventilation, substandard drainage and plumbing systems, and dense layouts.

有研究顯示，2019 冠狀病毒對缺乏資源跟從社交距離和衛生指引的低收入家庭影響尤甚。根據 2016 年中期人口普查結果，香港有超過 200,000 人居住在不同種類的不合標準房屋，當中包括劏房(SDU)、板間房及天台屋等。這些類型的住屋一般存在着共同的問題，例如通風不良、排水和管道系統不合標準、以及間隔空間密集，使居民更容易感染及傳播 2019 冠狀病毒。

² United Nations Human Rights Office of the High Commissioner, “Housing, the Front Line of Defence Against the Covid-19 Outbreak,” <https://www.ohchr.org/EN/NewsEvents/Pages/DisplayNews.aspx?NewsID=25727>

² 聯合國人權事務高級專員辦事處，“住房是抗擊 2019 冠狀病毒病暴發的第一道防線”，<https://www.ohchr.org/EN/NewsEvents/Pages/DisplayNews.aspx?NewsID=25727>

Limited Access to Fresh Air/Ventilation

新鮮空氣/空氣流通不足

Research findings have provided clear evidence of the lack of ventilation in many SDUs, which can spur the COVID-19 spread among their residents.

有相關研究得出明確證據，指出很多劏房有空氣流通不足的情況，並因而加劇 2019 冠狀病毒在劏房居民之間的傳播。

According to a 2016 survey conducted by the HKSKH Lady MacLehose Centre Group and Community Work Unit and the World Green Organisation (WGO), 50% of interviewees (who were SDU residents in Kwai Chung) noted the lack of air circulation in their flats. Although 94% of the surveyed households had windows, only 40% had 1-2 usable windows since many of the households encountered problems with using the windows, such as harsh conditions of the neighborhood (18%), noise and odour outside (73%) and safety hazards (13%). The survey also found that nearly 80% of interviews reported that their flats' indoor wind speed was below 0.3m/second, which was far below the 1m/second standard recommended by the Planning Department.³

根據香港聖公會麥理浩夫人中心團體及社區工作部以及世界綠色組織 (WGO) 於 2016 年進行的一項調查，50%受訪者（葵涌的劏房居民）表示他們的單位缺乏空氣流通。雖然 94%的受訪家庭的單位裝有窗戶，但只有 40%的家庭有一至兩個可用的窗戶，因為很多這些家庭在使用窗戶時會遇到問題，例如鄰近社區環境惡劣 (18%)、室外噪音和臭味 (73%) 以及安全隱患 (13%)。調查還發現，接近 80%的受訪者表示，他們所在單位的室內風速低於 0.3 米/秒，這遠低於規劃署建議的 1 米/秒的標準。³

Poor air ventilation as described above, can lead to COVID-19's spread in indoor environments. A July 2020 Hong Kong University (HKU) mechanical engineering study found that when air ventilation is insufficient (ventilation rate <3 L/s per person), the short-range airborne transmission route can be extended to result in a long-range airborne route to infect more people beyond the proximity, leading to super-spreading events.⁴

如上所述，通風不良會導致 2019 冠狀病毒在室內環境中傳播。香港大學 (HKU) 於 2020 年 7 月進行的一項機械工程研究發現，當通風量不足時（即通風量每人每秒少於 3 公升），原本只透過短距離空氣傳播的病毒可能會因而被傳播至更遠的地方，並感染更多在附近居住的居民，引致超級傳播。⁴

³ "An Environmental Investigation into the Living Conditions of Those Living in Subdivided Flats in the Kwai Chung District," World Green Organisation (WGO), December 12, 2017, <https://thewgo.org/website/eng/news/indoorenvironmental-quality-survey/>.

³ "An Environmental Investigation into the Living Conditions of Those Living in Subdivided Flats in the Kwai Chung District," 世界綠色組織 (WGO), 2017年12月12日, <https://thewgo.org/website/eng/news/indoor-environmental-quality-survey/>.

⁴ WIX admin MECH Dept. HKU, "Opportunistic COVID-19 Airborne Transmission with Insufficient Ventilation," Mech Eng, HKU (Mech Eng, HKU, July 17, 2020), <https://www.mech.hku.hk/post/covid-19-airborne-transmission-in-indoorenvironments-under-poor-ventilation>.

⁴ WIX admin 香港大學機械工程系, "Opportunistic COVID-19 Airborne Transmission with Insufficient Ventilation," 香港大學機械工程系 (香港大學機械工程系, 2020 年 7 月 17 日), <https://www.mech.hku.hk/post/covid-19-airborne-transmission-in-indoorenvironments-under-poor-ventilation>.

Ad hoc Plumbing and Shared Toilets

臨時水管及共用廁所

Apart from high population density and poor ventilation, SDUs are also prone to the issue of inadequate plumbing facilities.

除了居住人口密度高及空氣不流通外，劏房亦經常出現水管設施不足的問題。

A document written by the Research Office of the Legislative Council Secretariat acknowledged that the building works associated with subdivision of a flat commonly involve the alteration or addition of internal drains. Improper drainage works can cause waste water seepage, leading to not only poor environmental hygiene, but also potentially, the transmission of COVID-19.⁵

立法會秘書處資料研究組的一份文件指出，與分間單位相關的建築工程通常涉及改建或加建內部排水渠，不當的排水系統工程會造成污水滲漏，這不僅會令環境衛生惡劣，還有傳播 2019 冠狀病毒的潛在風險。⁵

As pointed out by the Kwai Chung Subdivided Flats Residents' Alliance, the plumbing system in subdivided flats was often altered to accommodate more toilets and did not come with a U-shaped design meant to lock in water for hygiene purposes. Similarly, a volunteer plumber who only wished to be known as Chan, reported that many of the homes he had worked on only had straight pipes, which often results in a bad smell in the flats and a backflow of dirty water between the kitchen and toilets. Worse still, the lack of Ushaped traps makes it possible for droplets and waste of COVID-19 patient(s) to enter the drainage system, which can cause the disease to spread throughout the building.

葵涌劏房居民大聯盟指出，很多劏房的水管系統曾被改動，以容納更多廁所，而且沒有採用 U 型設計儲水以保持環境衛生。一位不願具名的水喉匠義工陳先生指出，他曾工作過的許多單位的水管系統只裝設直管，這經常導致單位內有難聞的氣味及造成廚房和廁所的污水倒流，更嚴重的是缺少 U 形隔氣彎管會使新冠患者的飛沫和排泄物有機會進入排水系統，從而導致病毒在整棟建築物內傳播。

In fact, many SDU residents themselves were well aware of this issue. In a survey of Kwai Chung residents conducted by the alliance, 60% of interviewees expressed concerns over the sewage system spreading the disease, speaking to the need for government intervention in drainage inspection and improvement.

事實上，很多「劏房」居民本身亦清楚上述問題。聯盟對葵涌居民進行的一項調查顯示，六成受訪者表示擔心污水系統會傳播疾病，並認為政府需要對排水系統進行檢查及改善。

⁵ "Subdivided Flats in Hong Kong," Legislative Council Secretariat, Research Office, May 28, 2013, <https://www.legco.gov.hk/yr12-13/english/sec/library/1213in22-e.pdf>

⁵ “香港的分間單位”，立法會秘書處，資料研究組，2013年5月28日，<https://www.legco.gov.hk/yr12-13/chinese/sec/library/1213in22-c.pdf>

⁶ <https://news.mingpao.com/ins>

Limited Space for Physical Distancing

可保持社交距離的空間有限

Living in extremely tiny and cramped flats with shared kitchens and bathrooms, many sub-divided unit (SDU) residents are struggling with maintaining social distance and are thus exposed to a high risk of contracting and spreading COVID-19.

許多劏房居民居住在極其狹小、需要共用廚房和浴室的單位，他們難以保持社交距離，因而有較高風險感染及傳播 2019 冠狀病毒。

According to a 2019 study conducted by the Platform of Concerning Subdivided Flats in Hong Kong, the average size of an SDU is 132.2 square feet while the median living area per person is only 52.8 square feet, about 23% smaller than the public housing standard of 75 square feet.⁶

根據全港關注劏房平台於 2019 年進行的一項研究，一個劏房的平均面積為 132.2 平方呎，而人均居住面積中位數僅為 52.8 平方呎，比香港公屋人均編配標準的 75 平方呎少約 23%。⁶

The compact and confined space in SDUs where households are often just a few feet away from each other makes it virtually impossible for residents to vigilantly practice social distancing at home. The World Health Organization recommends physical distance of at least one metre⁶ as COVID-19 spreads primarily among people who are in close contact. As SDU inhabitants are unable to maintain physical distance, this unfortunately translates into higher risk for COVID-19 dissemination.

劏房的空間緊迫而密閉，家庭之間通常只有數呎的距離，這使劏房居民幾乎不可能在家中實施嚴謹有效的社交距離措施。世界衛生組織建議，由於 2019 冠狀病毒主要在有密切接觸的人群中傳播，人們應保持至少一米的社交距離。⁶而在無法保持社交距離的情況下，劏房居民因而不幸有較高的風險傳播新冠病毒。

The inadequate housing conditions in SDUs as outlined above put their residents at heightened risk of infection, highlighting the urgent need to establish housing regulations in order to improve SDU living conditions and prevent these spaces from becoming hotbeds of disease.

如上所述，劏房不良居住屋環境會增加當中居民受到感染的風險，這顯示現時有迫切需要就劏房制訂相關住屋法例，以改善劏房的生活環境，並防止此類地方成為疾病的溫床。

Habitat calls on the HKSAR Government to consider the specific housing needs of residents in substandard housing during the COVID-19 pandemic by:

⁷ "Advice for the Public on COVID-19," World Health Organization (World Health Organization), accessed August 11, 2020, <https://www.who.int/emergencies/diseases/novel-coronavirus-2019/advice-for-public>.

⁷ "就 2019 冠狀病毒病 (COVID-19) 對公眾的建議", 世界衛生組織 (世界衛生組織), 2020 年 8 月 11 日瀏覽, <https://www.who.int/emergencies/diseases/novel-coronavirus-2019/advice-for-public>.

仁人家園呼籲香港特別行政區政府透過以下方式回應居住在不合標準住屋中的居民在 2019 冠狀病毒疫情期間的特殊住屋需要：

- Recognizing that many residents in substandard housing will be unable to incorporate life-saving preventative measures during this pandemic because of the conditions and ad hoc structure of their homes.
- 明白許多居住在不合標準住屋中的居民因受限於住屋條件及其臨時結構，無法在疫情期間採取預防措施保障自己的健康。
- Ensuring access to financial and physical resources for households and landlords to improve housing to ensure access to fresh air and proper ventilation, plumbing, drainage, and sanitation, while most importantly, preventing increases in rent.
- 確保居住家庭和業主能獲得財政及其他物質支援，在不讓租金上漲此一重要前提下，改善住屋條件，確保居民能得到新鮮空氣、適當的通風、水管、排水管及衛生設施。
- Articulating minimum housing standards and providing support to implement minimum standards for affordable, low-income housing that maintain health and safety of residents.
- 闡明最低住屋標準，並在對於可負擔及低收入房屋實施最低住屋標準方面提供支援，維護居民的健康和安全。
- Ensuring landlords maintain informal and formal access to uninterrupted utility services, including water, sanitation, electricity and waste removal while putting a freeze on cost to tenants.
- 確保業主讓租戶能以非正式或正式方式持續獲得公用事業服務，包括用水、衛生設施、電力和垃圾清理等，並同時凍結租戶的租金成本。

COMMUNITY ENGAGEMENT

社區參與

Ensure direct engagement with community leaders and groups in future COVID-19 responses and plans

在未來 2019 冠狀病毒應對行動和計劃中確保與各方社區領袖及團體組織有直接溝通及合作

Habitat recognizes the appointment of the ***Task Force for Study on Tenancy Control of Subdivided Units*** ("the Task Force") and advocates for the sustained inclusion of stakeholders and communities in decision making processes related to housing and community development. Hong Kong has a diverse and layered network of actors that engage with different sectors of communities, including local and international NGOs actively providing support and resources during the pandemic. By joining with community members and concerned stakeholders, we can gather data, build consensus, and work together to address common issues identified by community members in protecting themselves and their communities during this pandemic.

仁人家園支持成立「劏房」租務管制研究工作小組(「工作小組」)，並倡議相關持份者和社區應持續參與與住屋和社區發展相關的決策過程。香港有多元化和多層面的持份者，他們與社區不同界別有各種的聯繫和合作，包括在疫情期間積極提供支援及資源的本地和國際非政府組織。通過與社區成員和相關持份者合作，我們可以收集相關數據、尋求共識及攜手合作，應對社會各界在抗疫期間遇到的共同問題。

Habitat calls on the HKSAR Government to integrate the voice of vulnerable communities into their COVID-19 responses by:

香港仁人家園呼籲香港特別行政區政府通過以下方式將弱勢社區的聲音納入其新型冠狀病毒措施：

- Providing sustained accessible channels through which civil society groups and community members can engage with government leadership on the government's COVID-19 response, as it relates to housing.
- 透過提供持續可用的渠道，民間社會團體和社區成員可以與政府領導就政府對新型冠狀病毒的回應進行接觸，因為它與房屋有關。
- Integrating locally sourced data on demographics and needs from community members to best prepare responses for specific communities and to identify higher-risk individuals who may need specific assistance.
- 透過社區成員整合該區的人口統計數據和需求，為特定社會人士準備最好的應對措施，並確認高風險需要特別幫助的人。
- Funding and partnering with NGOs to assist in gathering census data from residents in substandard housing, so that future pandemic planning is inclusive of the most vulnerable in society.
- 資助並與非政府組織合作，協助收集不合標準房屋居民的人口普查數據，以便在未來大流行病規劃中能夠包容社會中最弱勢群體。

ADEQUATE AND AFFORDABLE HOUSING SOLUTIONS

適足及可負擔的居住方案

Protect the affordability, adequacy, accessibility, and stability of housing

保護居住的可負擔性、充足性、可及性和穩定性

We recognize that an adequate home can have a transformational impact on individuals and communities – fostering stability, security and opportunity and breaking the cycle of poverty. In this time of crisis, an adequate home is the most important line of defense in stemming the spread of this

disease. Yet with an unemployment rate of 6.2%⁷ in Hong Kong, incomes continue to decrease or vanish while rent and mortgage payments are still due. In March, Secretary for Labour and Welfare Dr. Law Chi-kwong said the labour market would be subject to even more pressure in the near term because of the impact of the coronavirus on a wide range of economic activities.⁸ According to a survey of low-income residents conducted by Oxfam in March 2020, 90% reported that the coronavirus had severely or very severely impacted their families livelihoods.⁹

我們意識到一個合適的家可以對個人和社區產生變革性的影響 – 促進穩定、安全和機會，打破貧困循環。在這個危機時刻，一個合適的家是阻止這種疾病傳播的最重要防線。然而，香港失業率為 6.2%，收入繼續減少或消失，而租金和抵押貸款仍需支付。三月份，勞工及福利局局長羅致光博士表示，由於新型冠狀病毒對廣泛的經濟活動造成影響，勞動力市場在短期內將承受更大的壓力。根據樂施會 2020 年 3 月對低收入居民進行的一項調查，90% 的人表示新型冠狀病毒已經嚴重或非常嚴重地影響了他們的家庭生計。

These pressures add further stress to low-income households with little bargaining power or tenancy protection under the current Landlord and Tenant (Consolidation) Ordinance. With insufficient rent control, there is no restraint over rent increases in SDUs. Most SDU residents are employed in entry-level jobs and the percentage increase of their salaries are unable to keep up with rent increases.¹⁰ In fact, many residents are experiencing a decrease in their incomes while some lose their jobs altogether.¹¹

Additionally, many residents do not have a written tenancy agreement and face the risk of being subject not only to rent increases but arbitrary water and electricity charges, and eviction at any time with only one month notice.¹²

這些壓力進一步加重了低收入家庭的壓力，他們在現行的《業主與租客（綜合）條例》下幾乎沒有議價能力或租賃保障。由於租金管制不足，劏房的租金上漲不受限制。大多數劏房居民受僱於入門級工作，他們的工資增長百分比無法跟上租金增長。事實上，許多居民的收入正在下降，

⁷ Moody's Analytics, "Hong Kong – Unemployment Rate," June 2020, <https://www.economy.com/hongkong/unemployment-rate>

⁸ Not Just Low-Income Workers Struggling as Hong Kong Unemployment Soars," South China Morning Post, March 8, 2020, <https://www.scmp.com/news/hong-kong/health-environment/article/3074082/unemployment-worlds-most-expensive-city-soars>.

⁹ "Employment Situation Amidst the Epidemic," 香港樂施會, accessed August 11, 2020, <https://www.oxfam.org.hk/en/what-we-do/advocacy-and-campaign/hong-kong-advocacy/employment-situationamidst-the-epidemic>.

¹⁰ https://www.legco.gov.hk/yr19-20/chinese/panels/hg/hg_ihp/papers/hg_ihp20191207cb1-206-8-c.pdf

¹¹ Interview with Kenny Ng, Kwai Chung Subdivided Flats Residents' Alliance, August 6, 2020

¹² https://www.legco.gov.hk/yr19-20/chinese/panels/hg/hg_ihp/papers/hg_ihp20191207cb1-229-2-c.pdf

而有些人則完全失去了工作。此外，許多居民沒有書面租賃協議，不僅面臨租金漲幅，遭任意徵收水電費，以及一個月通知期驅逐租客。

In previous years the government implemented comprehensive forms of tenancy control ranging from rent control to security of tenure.³ The rate of increase in rent was limited and it was stipulated that rents should be at mutually agreed rates. Unreasonable eviction was prevented, and landlords were prohibited from evicting tenants within three years of a lease. Tenancy control ordinances had been developed in accordance with macro-societal and -economic environments such as the influx of refugees in 1921, the banking crisis in 1996, as well as the 1998 financial crisis and SARS in 2003.¹³

在前幾年，政府實施了從租金控制到租住權保障的綜合形式的租賃控制。租金的上漲幅度受到限制，規定租金應按雙方同意的價格計算。防止了不合理的驅逐，禁止業主在租約三年內驅逐租戶。1921 年難民湧入、1996 年銀行業危機、1998 年金融危機、2003 年 SARS 等宏觀社會經濟環境，制定了租務管制條例。

Habitat calls on the HKSAR Government to protect housing affordability, accessibility and stability by:
香港仁人家園呼籲香港特別行政區政府通過以下方式保障居住的可負擔性、可及性和穩定性：

- Revisiting the Landlord and Tenancy (Consolidation) Ordinance and conducting comprehensive public consultations for establishing tenancy stabilisation mechanisms.
- 重新檢討《業主與租務(綜合)條例》，並就建立租務穩定機制進行全面的公眾諮詢。
- Providing increased cash benefits as direct support to people struggling to address their rental needs.
- 提供更多的現金福利，作為對努力解決租房需求的人士的直接支持。
- Placing a moratorium on evictions to protect tenants under increased pressure to pay rent and delaying or freezing rents.
- 保護租戶在支付租金和延遲或凍結租金的壓力越來越大的情況下暫停驅逐。
- Establishing relief funds for landlords and mortgage holders who rent properties to third parties to cover losses from cancelled or deferred payments.
- 為將房產出租給第三方的業主和抵押貸款持有人設立救濟基金，以彌補取消或延期付款造成的損失。

¹³ “Tenancy Control in Selected Places,” Legislative Council Secretariat, Research Office, July 7, 2017, <https://www.legco.gov.hk/research-publications/english/1617in16-tenancy-control-in-selected-places-20170707-e.pdf>

- Ensuring landlords and households can access financial and physical resources to incrementally improve their housing to ensure housing is adequate and facilitating a healthy environment by improving structures to address ventilation needs or access to water and sanitation.
- 確保業主和家庭可以獲得財政和物質資源來逐步改善他們的居住以確保居住充足，並通過改善結構來解決通風需求或得到水和衛生設施來促進健康的環境。
- Banning utility shut offs including electricity, heat, and water so that people are safe in their homes while addressing the overcharging of electricity and water fees.
- 禁止關閉包括電、熱和水在內的公用設施，以便人們在家中安全，同時解決電費和水費多收的問題。

RECOVER FROM CRISIS

從危機中恢復

Building a more resilient future through housing

通過住房建設更具彈性的未來

This global health crisis has highlighted the fact that healthy housing is more important than ever. Improved quality of housing has proven to have a significant impact on health, education and economic outcomes at the household, neighbourhood and city or regional level. By ensuring housing is well-located, accessible, connected to utilities, adequately constructed, not crowded, and affordable, we will ensure that the next pandemic will not unequally impact the most vulnerable.

這場全球健康危機凸顯了一個事實，健康的住房比以往任何時候都更加重要。事實證明，改善居住質素對家庭、社區和城市或地區層面的健康、教育和經濟成果具有重大影響。通過確保居住位置優越、交通便利、與公用事業相連、結構合理、不擁擠且可負擔，我們將確保下一次大流行病不會對最弱勢群體造成不平等的影響。

Habitat for Humanity Hong Kong urges the HKSAR Government to take on a long-term vision to support increased access to adequate and affordable housing for low-income households. Adequate and affordable housing can be a central force in building a resilient city, putting citizens and communities in the position to more readily adjust and adapt to sudden shocks and longer term disruptions.¹⁴ We urge the government to recognize the centrality of housing in achieving success in recovery, in better containing future pandemics, and fostering resilient communities through housing.

香港仁人家園促請香港特區政府長遠支持低收入家庭獲得更多適足和可負擔的住房。適足且可負擔的住房可以成為建立韌性城市的核心力量，讓市民和社區融更容易調整和適應突發衝擊和長期

¹⁴ Vale, Lawrence J., et al. "What Affordable Housing Should Afford: Housing for Resilient Cities." *Cityscape*, vol. 16, no. 2, 2014, pp. 21–50. JSTOR, www.jstor.org/stable/26326882. Accessed 5 Aug. 2020.

的中斷。我們促請政府認識住房在成功實現復甦、通過住房更好地遏制未來流行病以及培育彈性社區的核心作用。

Habitat calls on the HKSAR Government to ensure access for all to safe, adequate and affordable housing to reduce exposure and prepare for future threats by:

香港仁人居署呼籲香港特區政府通過以下方式確保所有人都能獲得安全、充足和可負擔的住房，以減少風險並為未來的威脅做好準備：

Ensuring access to adequate housing options for all

確保所有人都能獲得適當的居住選擇

- Promote a policy of infrastructure improvements to address the many needs in terms of basic services (sanitation, drainage, etc.) in order to foster community-level health with specific interventions directed to diseases like COVID-19 prevention.
- 促進改善基礎設施的政策，以滿足基本服務(衛生、排水等)方面的許多需求，從而通過針對新型冠狀病毒預防等疾病的特定干預措施促進社區健康。
- Ensure the recently appointed **Task Force**, gathers data from SDU residents and other direct stakeholders and works together with the community to design equitable and sustainable solutions, taking note of innovative solutions for similar contexts globally.
- 確保最近任命的**專案組**，從劏房居民和其他直接持份者收集數據，並與社區合作設計公平和可持續的解決方案，同時留意全球類似的創新解決方案。
- Define, articulate and implement minimum housing standards and provide support to implement minimum standards for affordable, low-income housing that maintain health and safety of residents.
- 定義、闡明和實施最低居住標準，並就實施可負擔的低收入房屋的最低標準提供支援，以維護居民健康和 safety。
- Prioritise and subsidise the upgrading of informal housing to avert future disasters and dilute the impact of future pandemics, without pricing low-income tenants out of the housing market.
- 優先考慮並補貼非正規住房的升級，以避免未來的災難並減輕未來流行病的影響，而不會將低收入住戶定價在住房市場之外。
- Study the feasibility of a fast-track conversion process of industrial buildings for residential use to address housing shortage issues by focusing on 3 overriding determining factors: 1) compatibility of subject site with the vicinity land use, evidenced by an Environmental Impact Assessment study, 2) achieving reduced plot ratio through architectural design, and 3) a Traffic Impact Assessment study. Also ensure any plan that involves potential evictions/relocations of tenants includes adequate resettlement measures.
- 通過關注 3 個最重要的決定因素，研究將工業建築快速轉換為住宅用途以解決住房短缺問題的可行性:1) 主題場地與附近土地利用的兼容性，通過環境影響評估研究證明，2) 通過

建築設計降低容積率，以及 3) 交通影響評估研究。還要確保任何涉及潛在的住戶驅逐/搬遷的計劃都包括適當的重新安置措施。

Enabling stakeholder engagement

促進持份者參與

- Recognize the value of, and involve civil society in designing housing solutions for vulnerable communities.
- 讓民間社會認識到相關價值並參與為弱勢社區設計住房解決方案。
- Study and consider community-based enumeration as a method to gather accurate collection of census data from residents living in substandard housing, including those in subdivided flats, cage homes, and rooftop housing.
- 研究並考慮將基於社區的普查作為一種方法，以準確收集居住在不合標準住房中的居民的人口普查數據，包括住在劏房、籠屋和天台屋中的居民。
- Recognize and incorporate community data collection to inform government decision making.
- 承認並納入社區數據收集，為政府決策提供數據。
- Support people, public, private partnerships and coalitions addressing the upgrading of substandard housing and the delivery of quality affordable housing at scale.
- 支持人民、公共、私人夥伴和聯盟解決不合標準房屋的升級和大規模提供優質可負擔的住房。
- Implement education and awareness campaigns around safe and healthy shelter and settlements, sharing information on how to improve housing to ensure improved health outcomes.
- 圍繞安全健康和住所開展教育和宣傳活動，分享有關如何改善住房以確保改善健康的信息。

Expanding affordability through increased housing finance options and Public-Private Partnerships

通過增加住房融資選擇和公私伙伴關係擴大可負擔性

- Research Public-Private Partnership (PPP) models that encourage and incentivize the private sector to help meet the demand for low-income housing.
- 研究公私合作 (PPP) 模型以鼓勵和獎勵私營部門幫助滿足低收入居住需求。
- Provide incentives and subsidies to help households, landlords, and market providers to improve housing conditions incrementally.
- 提供獎勵和補貼，幫助家庭、業主和市場供應商逐步改善居住條件。
- Study the potential to incentivize businesses and landlords to improve the quality and increase the supply of SDUs that meet adequate housing standards, without pricing low-income tenants out of the housing market.

- 研究獎勵企業和業主以提高質量並增加符合居住標準的劏房的供應，而不會將低收入租戶定價在住房市場之外。
- Consider an alternative for those on the waiting list for public housing through the introduction of a rental subsidy scheme for low-income families living in SDUs.
- 通過為居住在劏房的低收入家庭引入租金補貼計劃，考慮為那些在公共住房等候名單上的人提供替代方案。
- Consider an alternative for those on the waiting list for public housing through fast-track transitional housing schemes developed by incentivizing the private sector.
- 考慮通過獎勵私營部門制定的快速過渡住房計劃，為公共住房等候名單上的人提供替代方案。

Thank you

多謝

Habitat for Humanity Hong Kong appreciates the opportunity to provide a submission to the 2020-2021 Policy Address and its consultation process. We welcome a discussion with the HKSAR Government on these matters and look forward to meeting with the ***Task Force for Study on Tenancy Control of Subdivided Units*** to share examples of creative solutions from our global network. Thank you for your kind consideration.

香港仁人家園很高興有機會向 2020-2021 年施政報告及其諮詢過程提交意見書。我們歡迎與香港特別行政區政府就這些問題進行討論，並期待與**劏房租務管制研究專責小組**分享來自我們全球網絡的創意解決方案示例。感謝您的考慮。



Jo Hayes

CEO, Habitat for Humanity Hong Kong

香港仁人家園總幹事