

宏福苑長遠居住安排

Long-term Housing Arrangements for Wang Fuk Court (WFC)



中華人民共和國香港特別行政區政府
The Government of the Hong Kong Special Administrative Region
of the People's Republic of China

宏福苑長遠居住安排

Long-term Housing Arrangements for WFC

收集受影響業主的初步意願

- 政府十分重視宏福苑居民的長遠居住安排，並持續為受影響家庭提供適切協助。
- 政府在2026年1月，透過「一戶一社工」收集受影響業主對不同長遠居住安排的初步意願。
- 共有1 975戶（超過99%）提交意見。

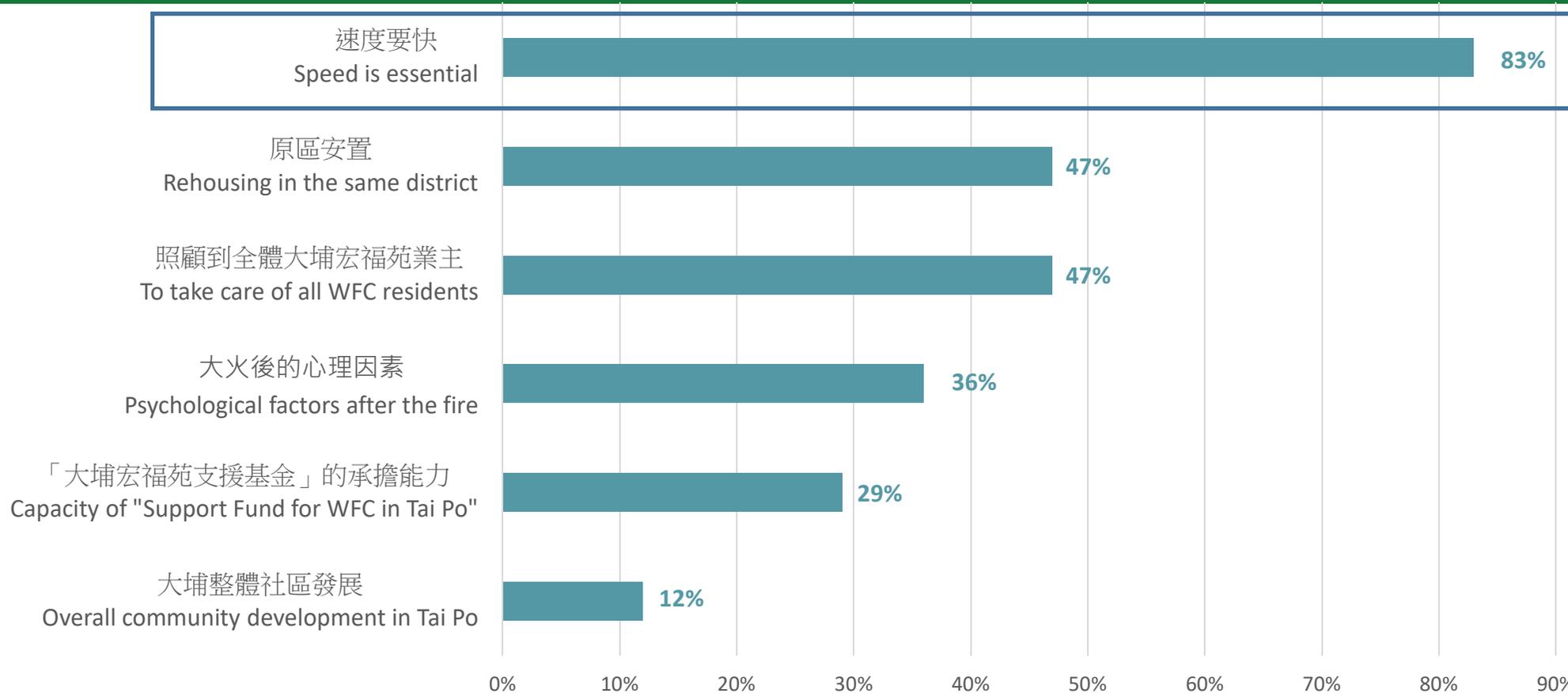
Collecting initial preferences of affected flat owners

- The Government attaches great importance to the long-term housing arrangements for residents of WFC, and has been continuing to provide suitable assistance to the affected families.
- In January 2026, initial preferences from affected owners on different long-term housing arrangements have been collected through the "one social worker per household" service.
- A total of 1 975 households (over 99%) submitted their views.

受影響業主的初步意願

Initial preferences of affected flat owners

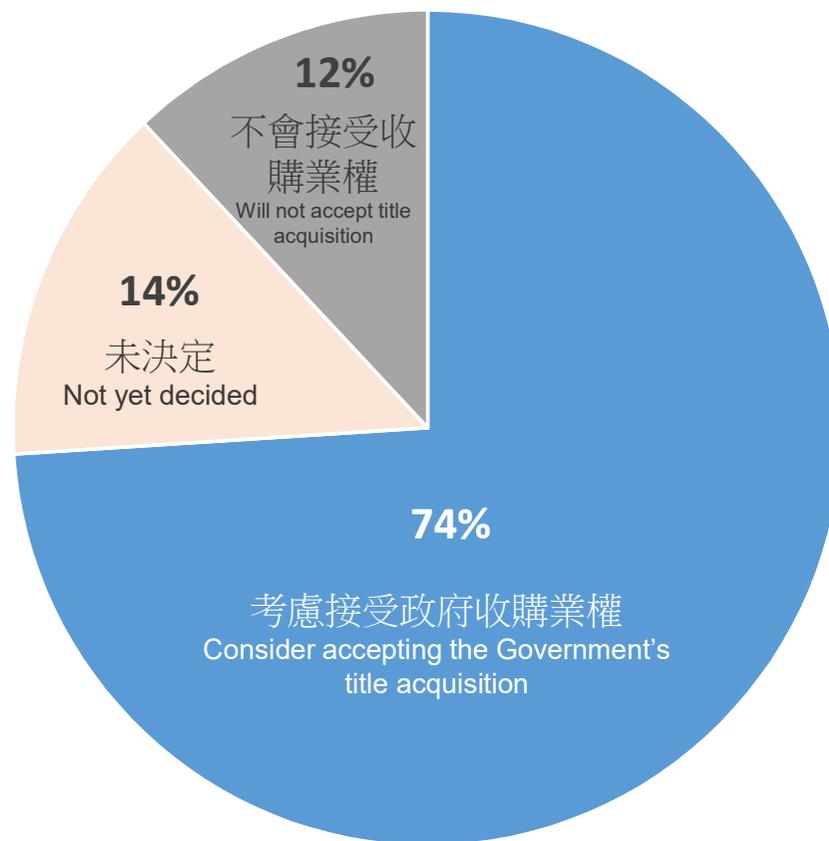
最多業主認為速度要快 Most owners consider that speed is essential



受影響業主的初步意願

Initial preferences of affected flat owners

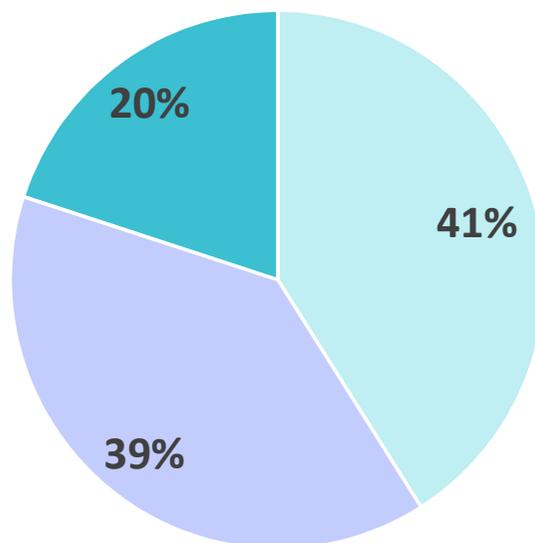
大部分業主會考慮接受政府收購業權 **Most owners will consider** accepting the Government's title acquisition



受影響業主的初步意願

Initial preferences of affected flat owners

考慮接受政府收購業權的業主的意願 Preferences of owners who will consider accepting the Government's title acquisition

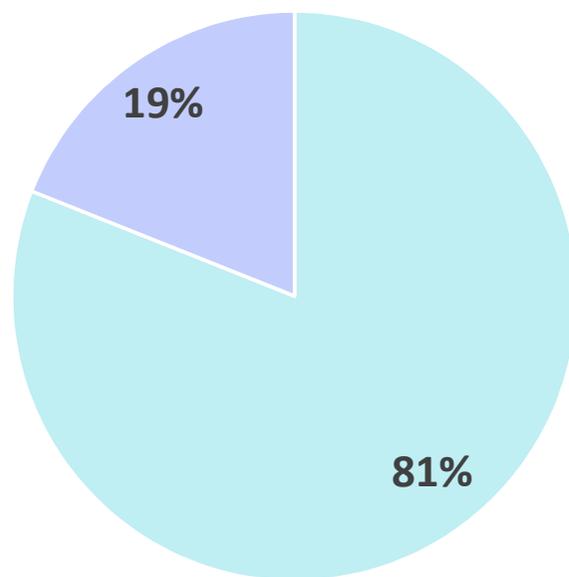


- 可以接受以現金或「樓換樓」方式收購
Will accept acquisition by cash or under "Flat-for-Flat arrangement"
- 只會接受以「樓換樓」方式收購
Will only accept acquisition under "Flat-for-Flat arrangement"
- 只會接受現金收購
Will only accept acquisition by cash

受影響業主的初步意願

Initial preferences of affected flat owners

考慮接受政府收購業權的業主的意願 **Preferences** of owners who will consider accepting the Government's title acquisition

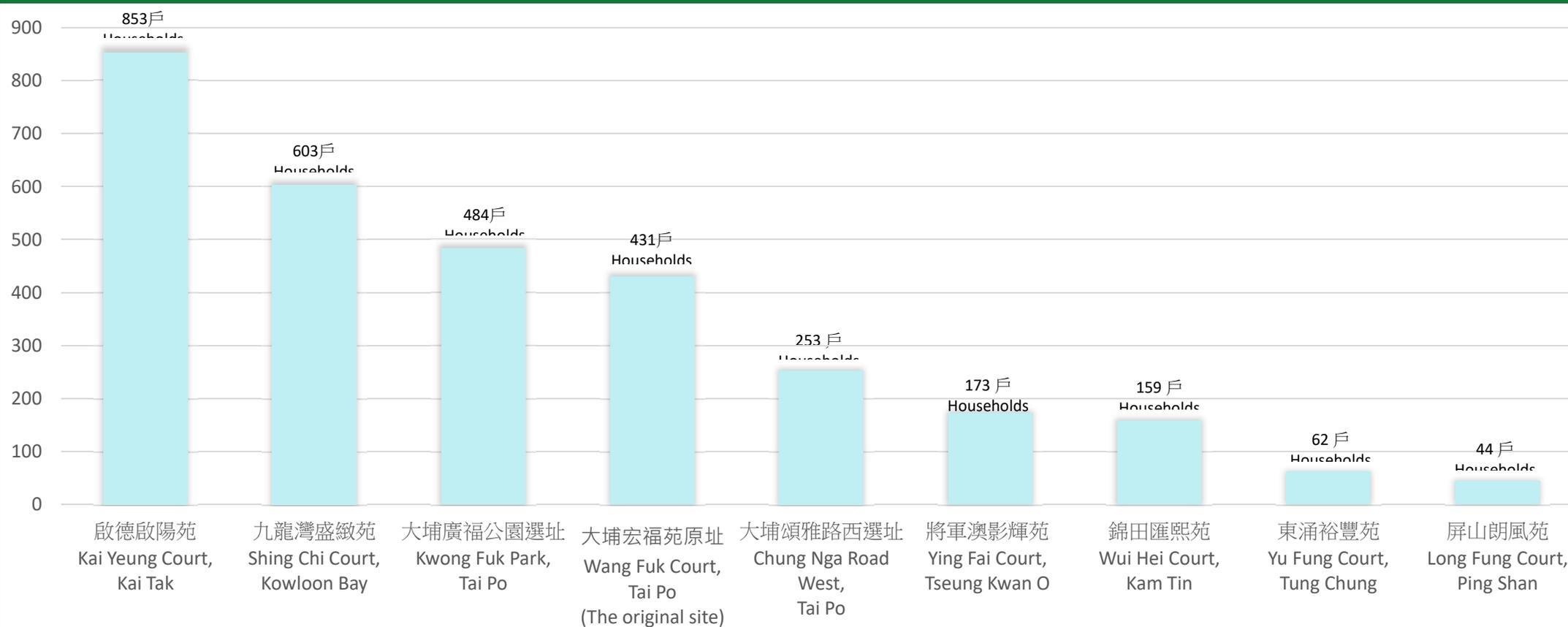


- 考慮以新居屋或「綠置居」項目單位作長遠居所
Will consider having new flats under the Home Ownership Scheme (HOS) or the Green Form Subsidised Home Ownership Scheme (GSH) as long-term accommodation
- 在收取現金後會自行作長遠居住安排
Will arrange own long-term accommodation upon receiving cash

受影響業主的初步意願

Initial preferences of affected flat owners

業主感興趣的項目 Projects of interest to owners

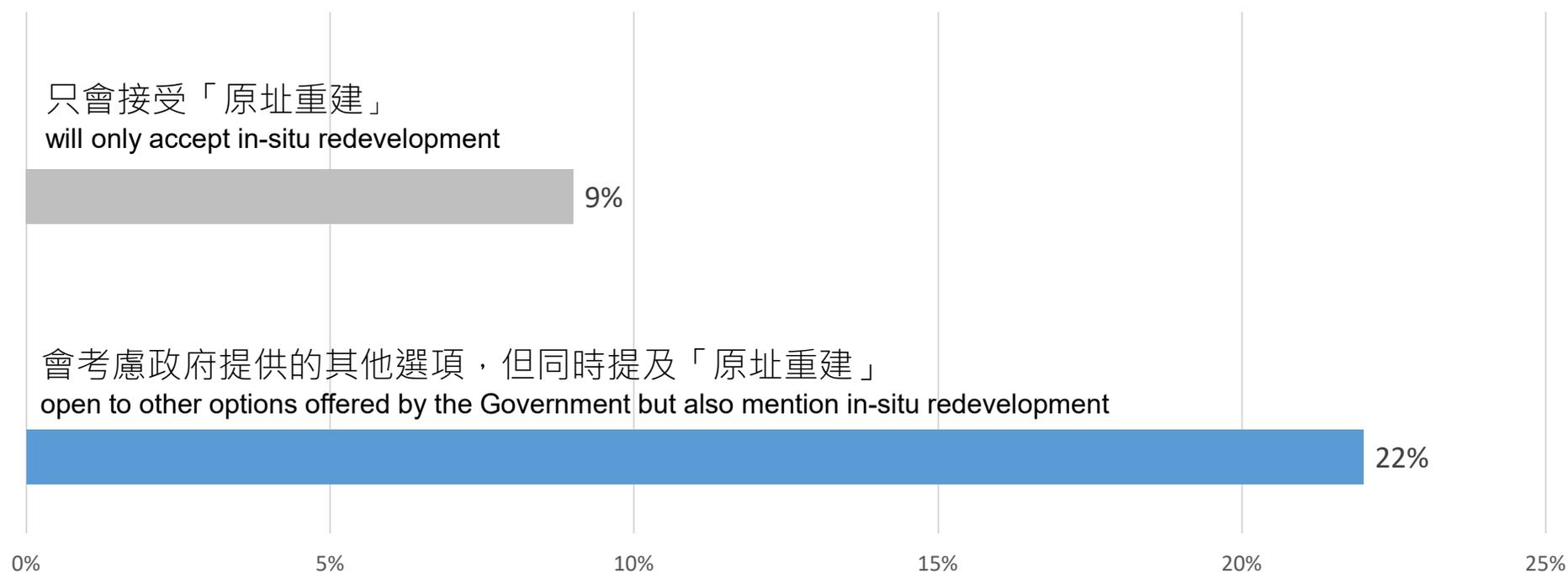


受影響業主的初步意願

Initial preferences of affected flat owners

原址重建

In-situ redevelopment



宏福苑七座受災樓宇整體狀況

Overall Condition of the Seven Fire-Affected Blocks at WFC

宏福苑七座受災樓宇整體狀況

Overall Condition of the Seven Fire-Affected Blocks at WFC

- 宏福苑火災範圍非常廣泛，其中七座樓宇持續暴露於大火，受到不同程度損毀。
- 雖沒有即時倒塌危險，但樓宇外牆、單位內的牆身、橫樑及樓面板等，都因高溫火災產生出現不同程度弱化及潛在的結構損毀。
- 樓宇中的混凝土當受到長時間高溫大火加熱，再因滅火灌救快速冷卻，產生大量微裂縫，導致抗壓強度降低，亦會破壞與鋼筋之間的黏合性，造成不可逆轉的「內傷」；其他功能（包括防止外牆滲水、防止鋼筋日久生銹、窗戶的鞏固性）亦遭破壞。
- The fire at Wang Fuk Court was extremely extensive, with seven blocks continuously exposed to the blaze and sustaining varying degrees of damage.
- Although there is no immediate risk of collapse, the external walls, internal partitions, beams, and floor slabs of the buildings have all been weakened to different extents and face potential structural impairment due to the high temperatures of the fire.
- When concrete is subjected to prolonged heating from intense fire and then rapidly cooled down during firefighting operations, numerous micro-cracks are formed. This reduces the compressive strength of the concrete and undermines its bonding with steel reinforcements resulting in irreversible “internal injuries.” Other functions have also been compromised, including resistance to water seepage through external walls, protection against long-term corrosion of reinforcement, and the integrity of window installations.

宏福苑七座受災樓宇整體狀況(續)

Overall Condition of the Seven Fire-Affected Blocks at WFC(cont.)

- 此外，單位內外的電力、供水及煤氣等設施，以及公用地方的消防、升降機及電訊系統等亦已損壞，必須全面重置才能符合《建築物條例》及其他相關法例下對住宅樓宇的要求。一般大維修難以處理，業主亦須承擔非常大的風險和難以估算的高昂費用。
- 樓宇難以合理地或以合乎成本效益的方法復修，以確保其功能、長遠安全及耐久性，並完全符合相關法例的要求。
- 我們相信，這七座樓宇最終需要被拆卸。
- In addition, facilities both inside and outside the units, including electricity supply, water supply, and gas installations as well as communal systems such as fire services installations, lifts, and telecommunications, have all been damaged. A complete replacement is required in order to meet the standards for residential buildings stipulated under the Buildings Ordinance and other relevant legislation. Ordinary major repairs would be insufficient, and owners would face extremely high risks and incalculable costs.
- The buildings cannot reasonably, or in a cost-effective manner, be restored to ensure their functionality, long-term safety, and durability with full compliance with statutory requirements.
- We believe the seven blocks would need to be demolished in the end.

長遠居住安排方案

Plan for long-term housing arrangements

長遠居住安排方案

Plan for long-term housing arrangements

以情、理、法處理，以情先行
Adhering to the principles of
"empathy, reason, and law", with
priority given to "empathy"

- 政府主要按以下原則，制定長遠方案 -
 - 第一，照顧受影響家庭的意願，要情、理、法兼備，並以情為先；
 - 第二，提供多元選項，讓居民「有得揀」；
 - 第三，提供大埔原區長遠居住安排選項；
 - 第四，善用公共資源。
- The Government has devised the plan for long-term housing arrangements based on the following principles –
- First, considering the wishes of the affected families whilst balancing empathy, reason and law, with priority given to empathy;
- Second, providing a variety of options so that residents have a real choice;
- Third, providing a long-term housing option in Tai Po;
- Fourth, ensuring the efficient use of resources.

長遠居住安排方案

Plan for long-term housing arrangements

✓ **政府會提出收購**
The Government will
make acquisition offers

- 宏福苑A-G座七座受災樓宇，一共有1 736個單位，規模之大，前所未有，目前根本沒有任何有效的市場機制可以幫助受災住戶。如果政府不作有力介入，他們在宏福苑持有的單位難以找到買家購買。多年來投放在單位的資金可能「化為烏有」。
- 政府因此提出用現金 / 「樓換樓」方式收購宏福苑A-G座所有單位的業權。這個方案可以最快和最靈活地解決受災業主住戶的長遠居住安排。
- 政府成為單位的業權人後，會承擔和處理法律及保險方面的種種風險，以及相關程序和處理時間上的不確定性。
- The seven fire-affected blocks (Blocks A–G) at Wang Fuk Court comprise a total of 1 736 units. The scale of the disaster is unprecedented, and currently there is no effective market mechanism to assist affected households. Without strong Government intervention, owners would find it extremely difficult to secure buyers for their units in Wang Fuk Court. The money invested in their homes over the years would very likely become worthless.
- The Government will make acquisition offers to all owners of Blocks A-G by cash or by Flat for Flat arrangement. This solution offers the fastest and most flexible means of resolving the long-term housing needs of affected owners and residents.
- Upon becoming the owner of the units, the Government will assume and manage the various legal and insurance risks, as well as the uncertainties associated with related procedures and processing time.

長遠居住安排方案

Plan for long-term housing arrangements

✓ 政府會提出收購
The Government will
make acquisition offers

收購價 Acquisition Price

按實用面積計算：

未補價的單位：每平方呎**8,000**元

已補價的單位：每平方呎**10,500**元

全部單位均採用以上劃一標準

Based on the saleable area:

Flats with premium unpaid: \$8,000 per square foot

Flats with premium paid: \$10,500 per square foot

The above uniform standards will be applied to all units

收購價的考慮因素

Major considerations for determining the acquisition price

- 居民痛失家園，遭受重大損失，生活上亦面對重重困難，值得社會理解和支持。
- 宏福苑火災規模之大，影響之深，屬「特別中的特別」個案，不會構成先例。
- 讓受災家庭基本上有能力重置長遠居所。
- Residents have lost their homes and suffered significant losses. Their difficult circumstances warrant the understanding and support from society.
- The WFC fire is a “special case of exceptional nature” which will not serve as a precedent.
- Affected families should be enabled to relocate and secure long-term housing

總收購成本

Total acquisition cost

- 收購A-G七座總成本約**68億元**。
 - 「大埔宏福苑援助基金」可提供約28億元。
 - 單靠「大埔宏福苑援助基金」並不足夠，須適度投入公帑，現階段估計約40億元。
 - 雖然當中部分有可能在較後時間從保險賠償中取回，但相關事宜在法律、程序和處理時間上仍然有相當的複雜和不確定性。
- The total acquisition cost of the 7 Blocks (A – G) is approximately \$6.8 billion.
 - Around \$2.8 billion will be drawn from the “Support Fund for Wang Fuk Court in Tai Po”.
 - The “Support Fund for Wang Fuk Court in Tai Po” alone is not sufficient to meet the needs. Around \$4 billion public money would need to be injected.
 - Although part of the losses may possibly be recovered at a later stage through insurance claims, the related matters remain highly complex and uncertain in terms of legal issues, procedures and processing time.

宏志閣

Wang Chi House

- 宏志閣未有受大火波及，但仍有一些必要維修和管理安排需要處理。
- 部分宏志閣的業主在不同場合表明，希望能返回原本單位長期居住。
- 由於宏志閣仍然可供居住，政府亦必須尊重私有產權，除非宏志閣業主能夠達成高度共識，希望政府的方案也能涵蓋宏志閣，否則政府難以作進一步介入。
- 事實上，政府若只能零星收回小部分宏志閣的單位，地契、大廈公契、公用空間等問題仍然不會獲得妥善解決。因此，在現階段政府的購買業權方案不會包括宏志閣。
- 不過，如果宏志閣的業主能夠達成高度共識，政府樂意與各業主進一步探討這個可能性。

Wang Chi House was not affected by the fire. However, certain necessary repair and management arrangements must be carried out.

Some owners of Wang Chi House have, on different occasions, indicated their wish to resume long-term residence in their original units.

As Wang Chi House can still provide accommodation, and the Government must respect private property rights, unless owners of Wang Chi House reach a high degree of consensus and would like the Government's plan to also cover Wang Chi House, it would be difficult for the Government to intervene further.

In fact, if the Government was only able to acquire a small number of units in Wang Chi House, issues relating to land leases, building deeds of mutual covenant, or common areas could not be effectively resolved. **Accordingly, the Government acquisition proposal does not cover Wang Chi House at this stage .**

If, however, owners of Wang Chi House are able to reach a high degree of consensus, the Government would be willing to further explore this possibility with them.

長遠居住安排方案

Plan for long-term housing arrangements

(一) 接受現金收購方案 Accept the Cash Acquisition Offer

收取現金，
自行作長遠居住安排

Receive a cash payment, and make long-term housing arrangements by themselves

收取現金，
繼而透過為宏福苑業主而設的
「特設銷售計劃」，購置全新
資助出售單位

Receive a cash payment, and then purchase a new SSF through the Special Sales Exercise for WFC owners

(二) 樓換樓 Flat for Flat

政府按相同業權收購價代業主
在「特設銷售計劃」向房委會/
房協購買全新資助出售單位，
若有差額，由業主以「多除少
補」的方式處理。

The Government purchases a new SSF from the Hong Kong Housing Authority (HA)/ HKHS on behalf of the owner at the same price as the acquisition price under the Special Sales Exercise. Any price difference is to be settled by the owner on a "pay more or get refunded" basis.

可選擇的發展項目 [香港房屋委員會 (房委會) 及房協 : 3 900個單位]

HA's and HKHS's development projects available for selection (3 900 flats)

房委會「綠置居2025」一個新綠置居發展項目單位 (跨區) Flats in a new GSH 2025 development project (cross-district) of HA	預計入伙日期 Estimated intake date	房委會「居屋2025」五個新居屋發展項目單位 (跨區) 及原區新居屋發展項目單位 Flats in the five new HOS 2025 development projects (cross-district) and new HOS projects in the same district of HA	預計入伙日期 Estimated intake date
九龍灣盛緻苑 Shing Chi Court, Kowloon Bay	2026 年第四季 Q4 2026	(1) 錦田匯熙苑 Wui Hei Court, Kam Tin	2027 年第三季 Q3 2027
		(2) 東涌裕豐苑 Yu Fung Court, Tung Chung	2027 年第三季 Q3 2027
房協資助出售房屋項目 (跨區) Subsidised sale flats projects of HKHS (cross-district)	預計入伙日期 Estimated intake date	(3) 屏山朗風苑 Long Fung Court, Ping Shan	2028 年第三季 Q3 2028
		(4) 啟德啟陽苑 Kai Yeung Court, Kai Tak	2028 年第四季 Q4 2028
(1) 粉嶺百和路項目 (100個單位) Pak Wo Road Project, Fanling (100 flats)	2026 年第四季 Q4 2026	(5) 將軍澳影輝苑 Ying Fai Court, Tseung Kwan O	2028 年第四季 Q4 2028
(2) 觀塘安達臣道項目 (300個單位) Anderson Road Project, Kwun Tong (300 flats)	2028 年第一季 Q1 2028	(6) 大埔頌雅路西選址第一期 (900個單位) Phase 1 of Chung Nga Road West, Tai Po (900 flats)	最快2029/30 年 2029/30 the earliest
		(7) 大埔頌雅路西選址第二期 (600個單位) Phase 2 of Chung Nga Road West, Tai Po (600 flats)	最快2030/31年 2030/31 the earliest

可選擇的發展項目 [房委會及房協 : 3 900個單位]

HA's and HKHS's development projects available for selection (3 900 flats)

房委會「綠置居2025」一個新綠置居發展項目單位 (跨區) Flats in a new GSH 2025 development project (cross-district) of HA	平均實用面積呎價 Average price per square foot in saleable area	房委會「居屋2025」五個新居屋發展項目單位 (跨區) 及原區新居屋發展項目單位 Flats in the five new HOS 2025 development projects (cross-district) and flats in new HOS projects in the same district of HA	平均實用面積呎價 Average price per square foot in saleable area
九龍灣盛緻苑 Shing Chi Court, Kowloon Bay	\$7,020	(1) 錦田匯熙苑 Wui Hei Court, Kam Tin	\$7,150
房協資助出售房屋項目 (跨區) Subsidised sale flats projects of HKHS (cross-district)	平均實用面積呎價 Average price per square foot in saleable area	(2) 東涌裕豐苑 Yu Fung Court, Tung Chung	\$6,240
(1) 粉嶺百和路項目 Pak Wo Road Project, Fanling	約\$8,680* Around \$8,680*	(3) 屏山朗風苑 Long Fung Court, Ping Shan	\$6,310
(2) 觀塘安達臣道項目 Anderson Road Project, Kwun Tong	待定 (申請者可參考同區項目峻然平均實用面積呎價約\$8,920*) To be confirmed (Applicants may refer to the average price per square foot in saleable area of approximately \$8,920* for the same-district project Hemma Emerald)	(4) 啟德啟陽苑 Kai Yeung Court, Kai Tak	\$9,300
*呎價不包括三房單位。 * The price per square foot does not include three-bedroom units.		(5) 將軍澳影輝苑 Ying Fai Court, Tseung Kwan O	\$7,020
		(6) 大埔頌雅路西選址第一期 Phase 1 of Chung Nga Road West, Tai Po	\$6,890
		(7) 大埔頌雅路西選址第二期 Phase 2 of Chung Nga Road West, Tai Po	\$6,890

收購細節

Acquisition Details

收購價

Acquisition Price

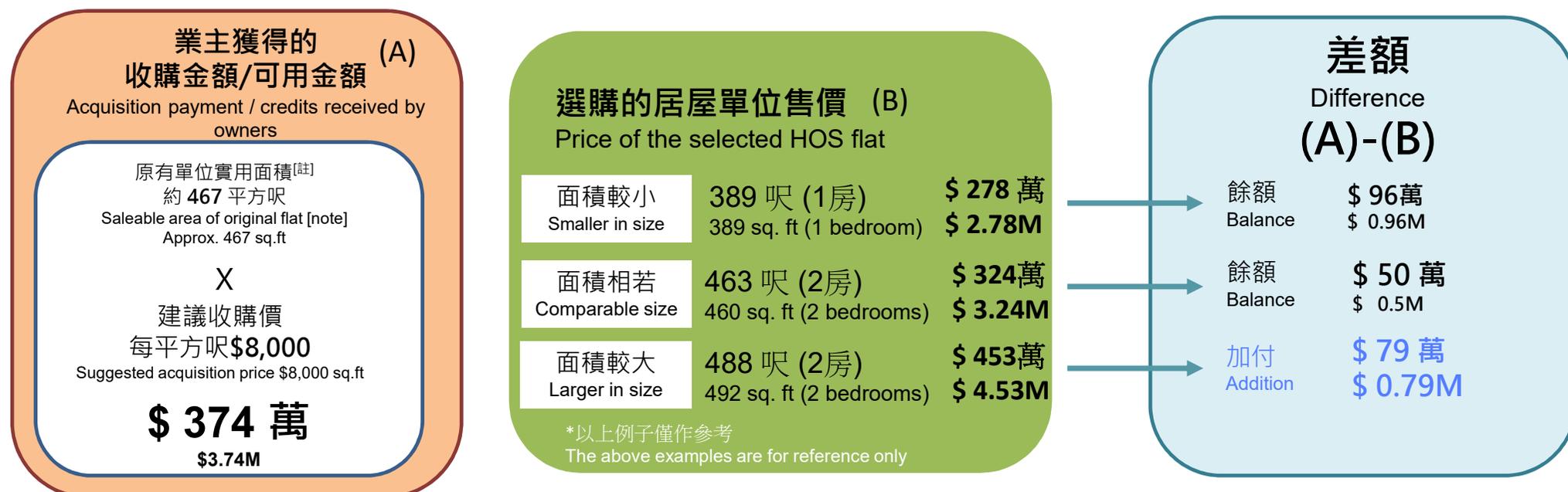
	以每平方呎 8,000 元計算 (未補價) [共 1 354 戶] Priced at \$8,000 per square foot (premium unpaid) (1 354 households)	以每平方呎 10,500 元計算 (已補價) [共 382 戶] Priced at \$10,500 per square foot (premium paid) (382 households)
實用面積 431 呎單位 Flat with a saleable area of 431 square feet	3,448,000	4,525,500
實用面積 447 呎單位 Flat with a saleable area of 447 square feet	3,576,000	4,693,500
實用面積 467 呎單位 Flat with a saleable area of 467 square feet	3,736,000	4,903,500
實用面積 483 呎單位 Flat with a saleable area of 483 square feet	3,864,000	5,071,500

樓換樓

Flat for Flat

在「樓換樓」安排下（即業主不選擇直接獲取收購金額），如業主選擇的單位價格較收購金額（「可用金額」）高，業主需向房委會/房協額外補足差額；相反，若選擇的單位價格較「可用金額」低，業主可以收取相關的差額。

Under the “Flat-for-Flat” arrangement (i.e., where the owner does not opt to receive the acquisition payment directly), if the price of the selected flat exceeds the acquisition price (“credits”), the owner needs to make up the difference to the HA/ HKHS. On the contrary, if the selected flat price is lower than the “credits”, the owner may receive the corresponding balance.



註：
宏福苑單位的實用面積介乎約40至45平方米（即約431至483平方呎）

Note:
The saleable area of WFC ranges from approximately 40 to 45 square meters (i.e. about 431 to 483 square feet)

特設銷售計劃

Special Sales Exercise

選樓次序

Flat selection priority

政府會尋求房委會及房協同意提供約3 900個單位；單位數目較已表示會考慮接受政府預留單位的住戶高出三倍以上。

The Government will seek the agreement of HA and HKHS to offer around 3 900 flats, which is more than three times the households that have indicated the intention to consider accepting flats reserved by the Government.

無論選擇哪一個選項，業主須在8月31日或之前（即由今日起計約六個月內）確認其意向。為鼓勵業主盡早接受收購，選樓的先後次序會按照業主接受政府收購的日期分批而定。

Regardless of which option is chosen, the owner must confirm their intention by August 31 (i.e., within about six months from today). To encourage owners to accept the acquisition offer at an early stage, the flat selection order will be determined in batches according to the date on which they accept the Government's acquisition offer.

同一批次內的申請者的選樓次序，會再取決於按攪珠結果而排列的次序。

The flat selection order for applicants within the same batch will be further determined by their sequence as drawn in the ballot.

特設銷售計劃將於2026年9月開始選樓。

Flat selection under the Special Sales Exercise will commence in September 2026.

轉讓限制

Alienation restrictions

所有參加特設銷售計劃及「樓換樓」的宏福苑業主，我們將解除有關禁售期的轉讓限制。

然而，如業主欲在公開市場出售其單位，仍須繳付補價。

We will lift all the alienation restrictions related to the restriction period for WFC owners who purchased a flat under the Special Sales Exercise and the “Flat-for-Flat” arrangement.

However, if owners wish to sell their flats in the open market, they will still be required to pay the premium.

解説専隊

Engagement Team

成立「解說專隊」

Establishment of Engagement Team

- 政府已成立由房屋局統籌的跨部門「**解說專隊**」。專隊成員由超過100名人員組成，來自房屋局、勞工及福利局、保安局、民政及青年事務局和發展局轄下的部門。
 - 「**一戶一社工**」將首先接觸業主並徵求他們的同意，然後把個案**轉介**「解說專隊」再作跟進。
 - 專隊各成員會接受特別培訓，以助他們應對和向業主解說政府提供的具體長遠居住方案。
 - 「解說專隊」會直接聯繫業主，向他們清楚解釋政府收購業權和各個居住方案的細節，並及時解答業主的疑問。
- The Government has established a cross-departmental “Engagement Team” coordinated by the Housing Bureau. Composed of more than 100 people, the Team will draw its members from the departments under the Housing Bureau, the Labour and Welfare Bureau, the Security Bureau, the Home and Youth Affairs Bureau and the Development Bureau.
 - “One social worker per household” will first reach out to owners to seek their consent before making any referrals to the Engagement Team for further follow-up.
 - All the Engagement Team members will receive special training to help them respond effectively and explain the Government’s specific long-term housing arrangements to owners.
 - Engagement Team will directly engage owners to clearly explain the details of the Government’s acquisition of titles and various housing schemes, and promptly address owners’ questions.

成立「解說專隊」

Establishment of Engagement Team

- 解說工作期間，成員會身穿淺藍色背心和佩戴工作證，以識別身分。
During the engagement process, team members will wear light blue vests and carry identification cards for easy recognition.



宏福苑長遠居住安排解說專隊
Long-Term Housing Arrangements for Wang Fuk Court Engagement Team

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謝謝
Thank you



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The Government of the Hong Kong Special Administrative Region
of the People's Republic of China