**南雄市人民政府文件**

雄府〔2016〕3号

**南雄市人民政府关于印发《南雄市公共租赁住房轮候配租实施细则》的通知**

各镇人民政府、雄州街道办事处，市直有关单位：

《南雄市公共租赁住房轮候配租实施细则》（法制审核号：雄府规审〔2015〕2号），经2015年12月29日南雄市人民政府第14届22次常务会议通过，现予发布，自发布之日起执行，有效期3年。

附件：南雄市公共租赁住房轮候配租实施细则

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NCA0RDHucTgRP0kyXTcnPyIXaGXvYmILUEgxRVEXaGYlRjELRFr2SFEKcTw0MkknM0YUdl0xJ0AsL2UPRjgUM0gTbkAuZTsVa10UMVU3PUAubScxP0AzdlUMakAYM0=4TTEIYDMDVmcYUyU5VWbubVMxQikYQTIycCj2U2UxMmEFSUcwVUb1SRsrdWoYZSAkcEUxc2UzSGkCbkUncF3zQ2I2Kyk5cyc4VSLvdT3ycGEPbiz4VVn3aGQ0VWciYWg4cFgBXzsSRWorNED4VUUpb10Va2k1MiMWcF0Ddl0SJykScSj4cGQTdjsGZjwYYmgzcDDzbUELdGQTVB8lMR8PYmQzOWE4KzglblslPl0AUTwzLFz4QCD3dkMATx8xVWEsTyYRaCgCZGoEc1MUYWoIXUoscyHxP0IwNFglcyf2TCALXzIwT181ZUYZK1P3dT0LSFYHcWXyYCL3c0L4RUPxK0Q3bjr3XUEwNGEuSFwuax77KzksXVckQDL9CPn7Ql8xaVEzYU8FaFEmOivuQl8xaVEzYU8FaFEmOfzJODEza10odlEzZV8tWzYrXVb9LCvuPWQuaVk5XWQoa14eQlwgYy3MBiwPbl8zYVMzQF8icV0kamP9LCvuTGIucFUicDQuX2UsYV4zOfzJODIgbjMuYFUgalQoT1kmalEzcWIkQlwgYy3vOB8BXWICa1QkXV4jZUMoY14gcGUxYTYrXVb9CPn7QkMkbmYoX1USSi3vLCbxLSHvLSLvMi=1MCfzMyD7KzYSYWI1ZVMkTz39CPn7TGIoamQVZWMoXlwkOiD7K0AxZV4zUlkyZVIrYS3MBiwyT1kmakMzXWQkOi=7K2MSZVctT2QgcFT9CPn7SVP0OlHzLSL0YCbzLFPyMyMgLVPxXyf1MyElMSHzM1EiYScgOB8MYCT9CPn7TGIuWzYrXVb9LSvuTGIuWzYrXVb9CPn7K0cOTjQoT1kmalEzcWIkOfzJOEcPT1kSZVctXWQ0blT9CPn7QlwgYy37KzYrXVb9CPn7PWAvSlEsYS37KzEvbD4gaVT9CPn7QF8iRTP9OB8Da1MIQC3MBiwDa1MNXV0kOivuQF8iSlEsYS3MBiwSZVctXWQ0blUNXV0kOivuT1kmalEzcWIkSlEsYS3MBiwSZVctXWQ0blUUb1UxSlEsYS37K0MoY14gcGUxYUUyYWINXV0kOfzJOEMoY14gcGUxYUUtZWQNXV0kOivuT1kmalEzcWIkUV4ocD4gaVT9CPn7T1kmalEzcWIkR1U4Tz39OB8SZVctXWQ0blUKYWkSSi3MBiwSZVctXWQ0blUTZV0kOivuT1kmalEzcWIkUFksYS3MBiwCa10vcWQkbjkPOivuP18sbGUzYWIITC3MBiwCa10vcWQkbj0APzEjYGH9OB8Ca10vcWQkbj0APzEjYGH9CPn7TFkiQWgzOivuTFkiQWgzOfzJOEAoX0coYGQnOivuTFkiU1kjcFf9CPn7TFkiRFUoY1gzOivuTFkiRFUoY1gzOfzJOEMoY14kYDMuamQkdGP9OB8SZVctYVQCa14zYWgzOfzJOEMoY14gcGUxYUYgaGUkOivuT1kmalEzcWIkUlErcVT9CPn7T1kmalUjSFUtY2QnOivuT1kmalUjSFUtY2QnOfzJOEMoY14gcGUxYT8xYFUxOivuT1kmalEzcWIkS2IjYWH9CPn7UlUxb1kuai37K0YkbmMoa139CPn7RV0gY1UDPy37KzksXVckQDL9CPn7Ql8xaVEzYU8FaFEmOivuQl8xaVEzYU8FaFEmOfzJODEza10odlEzZV8tWzYrXVb9OB8AcF8sZWogcFkuak8FaFEmOfzJOB8WTEMoT1kmalEzcWIkOfzJOB8oT1kmalEzcWIkOf//

 南雄市人民政府

 2016年1月7日

附件：

**南雄市公共租赁住房轮候配租**

**实施细则**

第一条 为规范公共租赁住房轮候分配管理工作，根据《广东省城镇住房保障办法》（广东省人民政府令第181号）、《南雄市公共租赁住房管理办法》（雄府〔2012〕76号）及有关规定，结合本市实际，制定本细则。

第二条 本市范围内由政府投资建设或筹集的公共租赁住房轮候和配租适用本细则。

第三条 本细则所称的轮候配租是指经审核符合条件的公共租赁住房申请对象按本细则的规定进入轮候册，并根据配租原则按程序对其分配公共租赁住房。

第四条 市住建局负责政府投资公共租赁住房轮候配租的监督管理；市住房保障中心根据房源筹集情况负责制定配租方案，并具体组织实施全市的公共租赁住房轮候和配租。

1. 本市公共租赁住房设立轮候册。

每年产生一次轮候号。

新申请对象每年根据公布的申请时间递交申请并受理后，由雄州街道办事处进行初审，经市住房保障中心会同市民政等有关部门复审后，报市住建局审核，审核结果在办公场所并通过政府网站予以公示，公示期内无举报投诉或对举报投诉调查不属实，符合公共租赁住房保障条件的申请人，由市住房保障中心进行公开摇号，确定申请人的轮候号。

 已获配租和注销的轮候号不得重复使用。

第六条 申请对象取得轮候号后，出现以下情形之一的，注销原轮候号：

1. 申请对象存在购买住房经核查属实的；
2. 家庭年人均可支配收入（或资产）超过规定水平而不再符合承租公共租赁住房条件的；
3. 独立申请的单身人士在轮候期间去世或迁出本市市区城镇户籍的；
4. 申请人去世、丧失民事行为能力或被依法限制人身自由等原因，需由共同申请的家庭成员变更为申请人，经审核不再符合条件的。
5. 正在轮候的对象自动申请退出公共租赁住房实物保障的。
6. 有以下情况之一的，轮候号不变：

（一）申请对象取得轮候号后，由于申请人去世、丧失民事行为能力或被依法限制人身自由等原因，需由共同申请的家庭成员变更为申请人，经审核仍符合条件的，原轮候号不变。

（二）已取得轮候号，未获得上一轮配租的，申请人再自行提供无自有产权及符合申请公租房收入条件等证明材料后，原轮候号不变。

第八条 申请对象取得轮候号后，由于家庭人员、家庭年可支配收入、资产、住房情况发生变化影响到公共租赁住房保障资格的，应当自改变之日起15日内如实向户籍所在地社区居委会申报，经按程序对其轮候资格进行核定并确定保留或注销轮候号。

第九条 公共租赁住房的配租原则是：

（一）市住房保障中心根据公共租赁住房房源情况按照优先配租对象和轮候号的先后顺序配租；

（二）获得配租后，未在规定时间内签订租赁合同的视为自动放弃，五年内不得重新申请。

第十条 处于轮候册中的对象，符合下列条件的，按以下顺序给予优先配租：

（一）享受国家定期抚恤补助的优抚对象、孤老、具有重大疾病、三级以上（含三级）残疾人家庭；

（二）民政部门核定的低保家庭或市总工会核定的特困职工家庭；

（三）地级市以上各级政府评定的见义勇为人员家庭、受到地级市以上各级政府表彰的劳动模范；

（四）政府直接实施的棚户区改造或危旧房改造中的未房改拆迁户，经审核符合条件的；

（五）轮候时间超过3年，未获得配租的家庭。

优先对象只能享受一次优先配租机会。

第十一条 符合配租条件的家庭只能承租一套公共租赁住房，配租房型应与申请对象家庭人口相对应，并按家庭人口数安排不同面积的户型。具体房型分配原则，以公布的分配方案为准。

第十二条 公共租赁住房配租按照以下程序进行：

（一）公布配租方案。市住房保障中心根据房源筹集情况，制定配租方案，经市住建局审批通过后向社会公布，公布内容包括房源的位置、数量、户型、面积、配租原则、租金标准等内容。

（二）资格复核。经按规定对参加配租的对象资格进行审查后，住房保障中心向社会公示资格复核结果。

(三)确定配租名单及公示。住房保障中心根据资格复核结果，按照配租原则确定参加配租的名单，参加配租的名单确定后，向社会公布和公示。

（四）分配房屋。市住房保障中心按照配租原则和复核公示后确定的配租名单进行房屋配租，每年原则上组织一次配租仪式，公开配房。房屋分配后，市住房保障中心向获得配租的申请对象发放入住通知书。

（五）办理入住。取得入住通知书的申请对象按照规定签订租赁合同并办理入住手续。

第十三条 自行退出实物保障的申请限制

（一）正在轮候的对象自动申请退出公共租赁住房实物保障的，视为放弃申请，再次申请的，应按照程序重新审核，重新轮候。

（二）正在承租公共租赁住房的对象申请退出公共租赁住房实物保障的，视为放弃住房保障的权利，再次申请的，应当按照程序重新审核，重新轮候。

第十四条 本细则自2016年1月7日起施行，有效期3年。

第十五条 本细则由南雄市住房和城乡规划建设局负责解释。

南雄市人民政府办公室 2016年1月7日印发