

**Minutes of the Regular Open Meeting of the Hong Kong Housing Authority
held on Monday, 14 July 2025 in the Housing Authority Chamber,
10th Floor, Block 2, Housing Authority Headquarters**

PRESENT

Ms Winnie HO Wing-yin, JP	Secretary for Housing (Chairman)
Miss Charmaine LEE Pui-sze, JP	Director of Housing (Vice-Chairman)
Dr Johnnie CHAN Chi-kau, SBS, JP	
Ms Cleresa WONG Pie-yue, MH	
Dr Billy MAK Sui-choi, MH	
Ms Serena LAU Sze-wan, MH, JP	
Mr Alan MAN Hoi-leung	
Mr Chris IP Ngo-tung, BBS, JP	
Dr the Hon LO Wai-kwok, GBS, MH, JP	
The Hon Judy CHAN Kapui, MH, JP	
The Hon Carmen KAN Wai-mun, JP	
Prof Francis CHAN Ka-leung, SBS, JP	
The Hon LEUNG Man-kwong, MH	
Ms Eviana LEUNG Bon-yuen	
Mr Jason CHIU Tsz-kiu, JP	
Mr Philip LO Kai-wah	
Prof Stephen CHEUNG Yan-leung, SBS, JP	
The Hon Michael LUK Chung-hung, JP	
Mr Maurice LOO Kam-wah, JP	Director of Lands
Mr Bruno LUK Kar-kin, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) 2
Ms Grace CHAN Chui-mei	Deputy Director (Corporate Services) (Acting) (Secretary)

ABSENT WITH APOLOGIES

Ms Ann AU Chor-kwan, JP
Ms Jeny YEUNG Mei-chun
Mr Rex WONG Siu-han, JP
Ms Kelly CHAN Yuen-sau, JP

IN ATTENDANCE

Ms Estrella CHEUNG King-sing, JP
Mr Ricky YEUNG Yiu-fai, BBS, JP
Mr Daniel LEUNG Hung-wai
Mr Richard MA Yau-lung
Ms Kitty SHIU Kit-chi

Deputy Director (Strategy)
Deputy Director (Estate Management)
Deputy Director (Development and Construction)
Assistant Director (Legal Service)
Committees' Secretary (**Meeting Secretary**)

OPENING ADDRESS

The **Chairman** declared the meeting open at 2:34 p.m. and welcomed Members to the Regular Open Meeting of the Hong Kong Housing Authority (HA).

2. The **Chairman** congratulated the following HA Member and Committee Members on being conferred honours or appointed a Justice of the Peace on 1 July 2025, and expressed gratitude for their significant contributions to HA and the community throughout the years.

HA Member

- Dr Billy MAK was awarded Medal of Honour;

Committee Members

- Prof PAN Wei was awarded Medal of Honour; and
- Prof Alex FAN Hoi-kit was appointed as Justice of the Peace.

AGENDA ITEM 1

Confirmation of the Minutes of the Regular Open Meeting Held on 17 January 2025 and Annual Special Open Meeting Held on 9 June 2025

3. The minutes of the meetings held on 17 January 2025 and 9 June 2025 were **confirmed**.

(Prof Francis CHAN and Ms Judy CHAN joined the meeting at this juncture.)

AGENDA ITEM 2

Director of Housing's Response to Members' Addresses Made at the Annual Special Open Meeting Held on 9 June 2025

4. **Miss Charmaine LEE** delivered her speech as follows –

“Madam Chairman, Members of HA and friends,

Good afternoon. Today marks my first attendance at the HA Regular Open Meeting in my capacity as the Director of Housing. I am delighted to have this opportunity to outline the key aspects of our housing policies and future work directions, and also to provide an overall response to the valuable suggestions raised by Members at the HA Annual Special Open Meeting held last month.

Housing policy has always been an important cornerstone of social development. The current-term Government is determined and resolute in tackling Hong Kong's housing problems. We proactively press ahead with our housing initiatives, including increasing public housing production, combating public rental housing (PRH) tenancy abuse, building Light Public Housing (LPH) and tackling the issue of substandard subdivided units. I must express my heartfelt gratitude to all Members for their strong dedication to the work of HA and the Housing Department (HD), offering us forward-looking insights and suggestions, as well as joining hands with us to bring the initiatives to fruition.

Increasing Public Housing Supply and Ensuring the Optimal Use of Public Housing Resources

As stated in the 2024 Policy Address and the Long Term Housing Strategy Annual Progress Report 2024, the Government has identified sufficient land to meet the public housing supply target of 308 000 units in the coming ten-year period (i.e. 2025/26 to 2034/35). Coupled with 30 000 LPH units, the total public housing supply in the coming five years (i.e. 2025/26 to 2029/30) will reach 197 000 units, representing a substantial increase of over 85% compared to the first five-year period when the current-term Government took office (i.e. 2022/23 to 2026/27). This will enable eligible citizens to be housed to PRH more quickly. In 2024/25, HA completed about 23 000 units, comprising around 9 000 PRH units and 14 000 subsidised sale flats (SSF). We expect that around 28 000 units will be further completed in 2025/26, representing an increase of 20% over 2024/25.

Apart from significantly increasing the new supply of public housing, it is equally important to expedite the turnover of PRH flats to help applicants on the waiting list move into PRH more quickly. Thanks to the effectiveness of our measures in combating PRH tenancy abuse, coupled with the intake of various Home Ownership Scheme (HOS) projects and Green Form Subsidised Home Ownership Scheme (GSH) projects, a considerable number of PRH tenants have been able to move up along the housing ladder and vacated their PRH flats. This has accelerated the turnover of PRH flats, leading to a notable drop in the number of PRH general applicants. As at end-March 2025, there were about 116 400 general applications for PRH, and about 86 300 non-elderly one-person applications under the Quota and Points System. The numbers of general applications and non-elderly one-person applications have reduced significantly by 26% and 40% compared with the peaks of 156 400 cases (as at end-September 2020) and 143 700 cases (as at end-December 2015) respectively.

HD is committed to combating tenancy abuse. Since the current-term Government took office, as at end of May this year, we have recovered about 8 700 units, equivalent to incurring a saving of \$8.7 billion in construction costs. The result is prominent. In addition to requiring tenants to declare their assets and property ownership which will then be subject to detailed vetting, HA launched the “Report Public Housing Abuse Award” in January 2025 to gather intelligence for better targeting in combating tenancy abuse. As at end of March 2025, out of the approximately 3 900 reported cases received, about 1 700 cases have opted for participating in the award scheme. After screening, about 700 of them can be further followed up.

Meanwhile, through the data matching and verification mechanism established with the Land Registry, HD continues to verify each and every tenant’s domestic property ownership in Hong Kong based on the declarations submitted by tenants in batches. We have completed the searches of records for the 250 000 households covered in the second declaration cycle in April 2024. About 3 300 households were found owning domestic properties in Hong Kong, and we have gradually carried out tenancy enforcement/prosecution actions as appropriate. The searches of records for the third declaration cycle in October 2024 and the related tenancy enforcement/prosecution actions are underway. Regarding the fourth round of declarations due in April 2025 involving 210 000 households, we have received over 99% of the declaration forms. We will handle outstanding cases with due diligence, and will contact the tenants through various means to ascertain whether they have deliberately refused to declare or abused PRH. Where non-compliance is confirmed, Notices-to-Quit (NTQs) will be issued to recover the units. Moreover, HD has established a communication mechanism with property registration authorities of Chinese Mainland provinces and cities, such as the Natural Resources Bureau and Real Estate Registration Centres, so as to enhance exchanges and cooperation in verifying whether tenants own residential or non-residential properties in Chinese Mainland. Should tenants conceal property ownership, we will take action against them, including issuing an NTQ to the tenant concerned for recovery of the unit. We will continue to strengthen communication with Chinese Mainland departments/authorities to expedite the acquisition of information regarding tenants’ ownership of properties in Chinese Mainland.

To combat PRH tenancy abuse more effectively, the Housing Bureau (HB) put forth the Housing (Amendment) Bill 2025 (the Bill) to the Legislative Council and the Bill was passed last month to enhance deterrent effect of the measures against PRH tenancy abuse. The legislative amendments mainly involve three areas: (1) introducing new offences of serious tenancy abuse of PRH; (2) empowering the HD officers to demand personal details from suspicious persons; and (3) extending the limitation of time for prosecution of

offences of false statements, refusal to furnish information and unlawful alienations, with a view to combating PRH tenancy abuse more effectively. The relevant measures will take effect from 31 March 2026. In the meantime, we will step up publicity efforts and explain to the public so that they will be fully aware of the consequences of breaching the law, and will not break the law. We also hope that Members can help disseminate the relevant message to the general public.

In addition to the various measures mentioned above, in order to fill the short-term gap of public housing supply and improve the living conditions and quality of life of people living in inadequate housing as soon as possible, the current-term Government has taken the lead in the construction of LPH. A total of about 30 000 units will be completed within 2027.

Having the aforementioned initiatives in place, the average waiting time for general applicants housed to PRH in the past 12 months has decreased to 5.3 years as at end of March 2025, i.e. a drop by 9.6 months from the 6.1 years recorded before the current-term Government took office. In particular, the average waiting time for elderly one-person applicants has reduced by 0.1 year to the current 3.3 years as compared with the previous quarter. We are much delighted to see this shorter waiting time for PRH, which is not merely a numerical change, but it also signifies that families in need can be allocated to PRH earlier, saving them rental expenses and significantly improving their living environment and quality of life. With the gradual completion of various PRH and LPH projects, the Composite Waiting Time for Subsidised Rental Housing (CWT) will gradually decline, moving towards the target of reducing CWT to about 4.5 years by 2026/27.

Some Members have pointed out that certain PRH applicants misunderstood the methodology for calculating household income and mistakenly regarded non-recurrent incomes as items not counted included in their household income, thereby failing the eligibility criteria because of household income slightly exceeding the limits. I believe we all agree that PRH is a long-established safety net for the grassroots and low-income families involving a substantial use of public funding. To ensure the optimal use of precious social resources, it is necessary for us to have an objective mechanism and clear boundaries in place, so that we can focus on helping the neediest families.

The current review mechanism for PRH income limits adopting household expenditure as the basis of calculation is precisely designed to achieve the aforesaid objective. Based on such a household expenditure approach, the prevailing PRH income limits review mechanism provides an objective means to determine affordability. The income limits are updated annually with reference

to objective data such as rents of private flats, movement in the Consumer Price Index (A) and changes in the nominal wage index, so as to accurately reflect prevailing socio-economic circumstances. Besides, HA's Subsidised Housing Committee (SHC) also reviews the existing mechanism from time to time in light of actual circumstances to ensure that it takes into account the latest developments and situation in society. For example, in response to the implementation of statutory minimum wage (SMW), SHC decided to introduce the change in nominal wage index as an income factor to timely reflect wage fluctuations after conducting a review. As a reference, since SMW took effect in 2011/12, the income limits for PRH have cumulatively increased by 76% as at 2025/26, exceeding the cumulative increases in SMW and nominal wage index, which are 50% and 57% respectively over the same period. These figures demonstrate that the current review mechanism for PRH income limits effectively reflects the socio-economic situation. We will continue to review the PRH income limits and the relevant review mechanism on a yearly basis, taking into account household expenditure that may have been inadvertently omitted or underestimated, so as to ensure that latest situations are reflected.

In fact, regardless of the income limit set or exemptions granted, there will always be households that fall just above the threshold and thus become ineligible. Should we allow PRH applicants to exempt one-off income declaration for the purpose of accommodating more families, it would be de facto a raise of the income limits. Not only would this be susceptible to abuse, but it would also undermine the integrity of the mechanism. Given that the current average waiting time for PRH stands at 5.3 years, we must focus the use of our limited PRH resources on families most in need. Among the general applicants who have undergone detailed vetting by end-December 2024, only a very small fraction had monthly household incomes that were very close to the PRH income limits. Therefore, for the majority of applicants, minor income fluctuations should not cause them to exceed the income limits.

To address the concerns that some applicants may not fully understand the types of income required for declaration, we will step up our publicity through various channels in future (including the HA/HD website, the HA's Facebook page and Instagram account, and the "Brief Introduction on the Workflow of PRH Application" video) to outline the income and asset items required for declaration along with their calculation methods. This will further enhance transparency and ensure that PRH applicants have access to comprehensive and up-to-date information.

Enhancing the Housing Ladder

In the following part, I would like to discuss the enhancement the housing ladder. PRH is the first rung of our housing ladder. With the increase in overall public housing supply and the continuous reduction in the waiting time for PRH, we will have more room to raise the proportion of SSF within the public housing supply in the future, thereby addressing home ownership aspirations. As announced in the 2024 Policy Address, in the next ten years (i.e. 2025/26 to 2034/35), HA will work towards a 60:40 ratio as the planning basis for the construction of PRH (including GSH units) and other types of SSF. Over the next five years (i.e. 2025/26 to 2029/30), alongside the construction of PRH/GSH units, HA and the Hong Kong Housing Society will complete about 56 500 SSF. Based on the aforementioned planning basis, we are actively reviewing public housing projects to be completed in the middle or latter half of the next decade, with a view to gradually increasing the supply of SSF and hence the chances of home ownership for the public.

More than 7 800 flats have been put up for sale under the latest Sale of Home Ownership Scheme Flats 2024 (HOS 2024), with flat selection commenced in late May this year. The overall sales so far appeared to have outpaced HOS 2023 at the corresponding stage by about 25%, reflecting the persistently strong demand of the applicants for SSF. Of the applications received, as many as 800 family applicants with newborns successfully purchased flats under the newly launched Families with Newborns Flat Selection Priority Scheme. With the increasing number of families with newborns becoming eligible, it is anticipated that more households will benefit from the scheme with time. Furthermore, GSH 2024 is about to accept applications on the 17th of this month, offering over 2 500 new flats for sale at Wang Chi Court, Kowloon Bay. We will continue to enhance the housing ladder and various arrangements to help the public achieve their home ownership aspiration.

Some Members suggested that HA should consider introducing new arrangements in future SSF sale exercises to help well-off tenants buy their desired flats so as to encourage them to move up the housing ladder, thereby further expediting the turnover of PRH units and enabling families in need to move into PRH units earlier. To this end, HA will adjust the quota allocation ratio for Green Form applicants and White Form applicants from 40:60 to 50:50 starting from the next HOS sale exercise. HA will also, starting from 1 October this year, allow well-off tenants who are paying additional rents to retain their Green Form status for four years after voluntarily vacating their flats, during which they may purchase first-hand HOS/GSH flats in the capacity of Green Form applicants, or purchase SSF with premium unpaid in the secondary market. In parallel, to help well-off tenants stand a better chance of purchasing their desirable flats, HA is exploring additional new arrangements for SSF sale exercises to encourage upward mobility of PRH tenants.

On the other hand, some Members suggested that HA should examine the possibility of further tightening up the alienation restrictions on HOS flats or even segregating SSF from the private market. In fact, to curb short-term speculative activities, HA has already imposed alienation restriction periods for HOS and GSH flats to prevent owners from making short-term speculative gain in the open market and reinforce the message that SSF are intended for self-occupation. Moreover, allowing HOS and GSH flat owners to sell their flats after the restriction period can serve to facilitate the circulation of second-hand SSF and increase the supply in the market. It also serves as a measure to promote the flat owners' upward mobility by providing opportunities for SSF owners to move on the housing ladder in the private property market.

We also understand that there are voices in the community calling for HA to relaunch the Tenants Purchase Scheme (TPS). HA introduced TPS in 1998, and there remains about 30 000 unsold TPS flats. HA decided in 2020 to expedite the sale of unsold flats in the existing 39 TPS housing estates by providing incentives on one hand, and allowing eligible Green Form applicants to purchase recovered TPS flats in HOS and GSH sale exercises on the other. Since the regularisation of the sale of recovered TPS flats in 2023, about 400 recovered flats on average have been put up for sale in each HOS/GSH sale exercise. We will continue to offer a reasonable number of recovered TPS flats for sale under future HOS/GSH sale exercises. Given that there are still a lot of families waiting for PRH and we are making every effort to shorten the waiting time, a large-scale relaunch of TPS in other PRH estates will reduce the number of PRH units available for allocation in the short term and inevitably lengthen the waiting time for PRH applicants. Therefore, in considering the relaunch of TPS, we must carefully take into account the impact of the consequential reduction of recovered PRH units on the waiting time for PRH, as well as the problems of overlaps on housing ladders due to co-existence of various types of rental and sale flats on supply.

Regarding other measures to promote flat circulation and assist the public in upward mobility and flat purchase, such as the expansion of the "flat-for-flat" scheme for elderly owners as proposed by some Members, we take an open stance and will actively explore the matters.

Youth Development and Upward Mobility

Let us discuss youth development. Young people represent the future of our society. We have all along encouraged young people to seize the day, work diligently, accumulate experience and savings, thereby moving up the housing ladder according to their abilities. Over the past five years, the average age of non-elderly one-person applicants housed to PRH was 57. As mentioned

just now, the number of non-elderly one-person applicants dropped significantly by about 40% from its peak of 143 700 at end-December 2015 to 86 300 at end-March 2025. In fact, during the same period, the decline was even more pronounced among non-elderly one-person applicants aged below 30, dropping by 57% from 74 500 to 31 700. This demonstrates that while PRH continues to absorb the applicants in queue, many young people have seen better alternatives and strived for upward mobility by directly mounted on the home ownership ladder. The Government has been encouraging youth home ownership through provision of various types of SSF. Indeed, among purchasers of SSF, young people aged below 40 have always accounted for a larger proportion. For example, nearly half of the applicants who have successfully bought a first-hand HOS flat are young people under 40 and around 80% of the buyers under the White Form Secondary Market Scheme (WSM) are also under the age of 40.

To increase young people's chances of purchasing SSF successfully, HA will allocate an extra ballot number to young family applicants and one-person applicants aged below 40 with White Form status for the purchase of HOS flats starting from the next HOS sale exercise. For the secondary market, starting from WSM 2024, HA has also significantly increased the quota by 1 500 to 6 000, and all of the additional quotas are allocated to young family applicants and one-person applicants aged below 40. Among the applicants of WSM 2024, over 80% are young applicants opting to join the newly implemented Youth Scheme (WSM), clearly demonstrating that the scheme is well received by young applicants.

Some Members proposed launching a scheme for young people to build savings for future home ownership. The scheme proposed that participating youth would purchase government-designated bonds or funds to save up the down payment for a SSF. As this proposal involves considerations across various aspects such as financial implications, scale of the scheme and operational practicalities, its feasibility and implementation details must be carefully studied. In fact, HA's SSF has been an affordable home purchase option to our youth. Taking HOS 2024 as an example, with its flats priced at approximately \$2.7 million on average, White Form buyers only need to pay a down payment of about \$270,000 and a monthly mortgage payment of about \$11,000 to become homeowners. HA will also increase the proportion of larger SSF to cater for the diverse homeownership aspirations of different families. We encourage young people to fully realise their potential and strive for a more prosperous future for themselves. We also hope that society will provide more guidance and opportunities to them, so as to help foster their determination to achieve upward mobility.

To encourage and support young people in pursuing their entrepreneurial dreams, HA launched the “Well Being · Start-Up” programme in 2024, offering shop premises in HA’s shopping centres for young people to trial their business plans rent-free. This year, HA has upgraded and expanded the programme with the launch of “Well Being · Start-Up 2.0”, which introduces entrepreneurial staged rental concessions and extends its reach to private shopping centres, engaging commercial partners to support Hong Kong’s young entrepreneurs. This programme will not only provide young entrepreneurs with more opportunities, but it also injects vitality and innovation into the community as well as new dynamics into Hong Kong’s retail sector. Coupled with the 12 shops provided by HA, the “Well Being · Start-Up 2.0” programme offers more than 60 shops in total, representing a six-fold expansion in scale compared to its first phase.

Well-being Design and Intergenerational Harmony

To provide PRH residents with more comfortable communal spaces, facilities and estate environments, HB introduced the Well-being Design Guide in 2024 to reinforce its people-oriented approach in housing design. The Guide covers eight well-being concepts, namely “Health & Vitality”, “Green Living & Sustainability”, “Age-friendliness”, “Intergenerational & Inclusive Living”, “Family & Community Connection”, “Urban Integration”, “Upward Mobility” and “Perception & Image”. We have transformed these concepts into specific strategies and design suggestions that can foster community bonds, enhance residents’ quality of life, support ageing in place and promote intergenerational harmony. These principles are being applied progressively to new public housing projects and improvement works in existing estates. Through these efforts, HA aims to create a more caring, sustainable and resident-oriented living environment in public housing.

Well-being design concepts have been widely adopted in many new public housing projects. During the planning and design stages, design teams have incorporated suggestions covering areas such as building design, public space configuration and greening in estates to bring residents a greater sense of well-being on all fronts. For example, the well-being design concepts were pioneered at Hin Fat Estate and Yip Wong Estate in Tuen Mun which featured multi-functional recreational and sports spaces, shared community spaces, elderly-friendly facilities and green spaces designed for intergenerational integration. According to preliminary observations, the relevant designs have not only improved the physical environments of the estates, but also effectively fostered residents’ interaction and strengthened community cohesion.

As for existing PRH estates, HA selects about ten public housing estates every year to carry out façade beautification and small-scale improvement works with reference to the Well-being Design Guide, such as upgrading recreational facilities, beautifying the estate environment and elevating the overall image and amenity qualities of the estates. To further promote the Well-being Design Guide and engage young people in co-creation, HA organised the “Let’s Go Well-being Chak On” Design Competition between January and May 2025. The competition successfully attracted participation of over 150 outstanding young designers and students. All shortlisted teams engaged residents through participation and co-creation processes to gather feedback on designs for Chak On Estate. Not only did the winning entries showcase the participants’ professional and creative capabilities, but they also enabled residents to participate in estate enhancement works in a novel way, cultivating a stronger sense of belonging and pride amongst residents. Furthermore, HA selects about 20 estates every year for landscape improvement works, such as planting suitable flowering plants to complement the ambience of estates and providing a pleasant and healthy green environment for residents, thereby enhancing their quality of life.

Some Members shared common concerns about how to boost the sense of well-being of the elderly and even advancing the silver economy. The concepts put forward in the Well-being Design Guide have taken into account the needs of different age groups and family compositions. For example, the “Age-friendliness” and “Intergenerational & Inclusive Living” concepts aim to enhance the safety of elderly residents and promote mutual support among family members of different ages. In terms of design, HA has long adopted the “Universal Design” concept in constructing new public housing projects to provide a suitable living environment for residents of all ages. Relevant provisions include, for example, non-slip floor tiles in kitchens and bathrooms of residential units, lean benches in lift lobbies of every floor in residential buildings, and larger switches and doorbell buttons at reachable heights. HA will continue to review and refine public housing design to cater for the needs of elderly residents.

When it comes to enhancing the sense of well-being, residents have their share of roles and responsibilities. Some Members suggested developing a “reward point system” where feasible to give PRH residents an opportunity to actively participate in community building, thereby strengthening the merits of the PRH management system and driving the progress and development of society at large. We will explore the feasibility of the suggestion, encouraging enthusiastic and proactive PRH residents to engage in and organise community care activities, provide suggestions on estate management and maintenance, contribute to plans for enhancing the estate

environment, etc. The above will enable PRH residents to actively engage in community building, and in turn boost both their sense of well-being and community cohesion.

Smart Estate Management

Moreover, with a view to enhancing the sense of well-being and belonging of PRH residents, HA is actively promoting smart estate management through innovative technologies in alignment with this year's theme of "Housing · I&T initiative" to improve property management efficiency and service quality, strengthen estate security, optimise environmental cleanliness, expedite the maintenance, repair of public facilities, etc.

In 2024, HA selected ten public housing estates as pilot sites for the proactive introduction of innovative technologies as appropriate to promote smart estate management. To give some examples in brief, we have: (1) utilised Internet of Things sensors to collect real-time data for spotting illegal parking or road obstructions and issuing flooding alerts in low-lying car parks; (2) deployed small unmanned aircrafts for inspecting building façades, lift shafts, trees and green roofs in housing estates. This not only enables more thorough and efficient inspections, but also reduces the occupational risks for technical staff, thus enhancing occupational safety; (3) applied artificial intelligence for more accurate and timely analyses of video footages of objects being thrown from heights, so as to assist in evidence collection and enforcement actions against offenders; and (4) launched HA's self-developed Mobile Application System for Daily Patrol, which replaces the previous paper-based reports with the use of mobile devices that allows frontline staff to record information in real time at various work locations and facilitates subsequent inspections.

Smart Construction

As one would expect, the application of smart technologies goes beyond estate management. HA has all along embraced innovation and leveraged technology to drive industrial innovation. Considering the massive housing production ahead, HA needs to achieve higher productivity than ever before.

To expedite housing production, HA will continue to leverage innovative building technologies. Enhancement is made to the Modular Integrated Construction (MiC) approach by building on its existing technical foundation, and scientific research results are being applied to works projects. From 2025/26 onwards, HA will adopt the second-generation MiC (MiC 2.0) in the design and planning of new MiC projects. Compared with the design of

MiC 1.0, MiC 2.0 minimises the need for temporary supports, reduces wall thickness and simplifies on-site installation operations to shorten installation time. For projects scheduled for completion during the period from 2028/29 to 2032/33, HA will select over half of the projects to adopt the MiC approach. Among the public housing projects completed or scheduled for completion between 2023/24 and 2027/28, approximately 20 projects have already adopted the MiC approach.

HA will also continue to expand the application of Building Information Modelling (BIM), to enhance operational efficiency and streamline decision-making processes throughout the planning, design and construction stages of public housing projects. The use of mobile devices and applications for site supervision has simplified documentation procedures for project staff. Construction robots have been introduced to provide additional source of productivity and improve construction safety. Multi-trade Integrated Mechanical, Electrical and Plumbing method (MiMEP) is applied to building services to reduce on-site installation time through adopting standardised simulated designs. Also, during acceptance inspections, the Mobile Mapping System (MMS) improves the efficiency of detecting construction defects. Besides, HA will specify clear technical specifications and implementation standards in tender documents to further promote the use of construction robots.

Some Members suggested taking forward the establishment of a more comprehensive site management information analysis platform to set an example for creating a safe and smart construction site environment in Hong Kong. In fact, HA has successfully developed its own Project Information Management and Analytics Platform (HA-PIMAP) in 2022, leveraging cloud technology to integrate three-dimensional digital maps, digital models and geographical information systems. The system automatically consolidates big data to display information on public housing development projects, thereby enhancing data analysis capability and efficiency. Currently, the HA-PIMAP is being applied at five active construction sites. It is expected that the application of the HA-PIMAP will be extended to 15 sites at construction stage by 2025/26.

Adopting the Design and Build Procurement Model to Accelerate Housing Production

HA will adopt the Design and Build (D&B) procurement model in the production of at least 50% of the flats scheduled for completion from 2028/29 to 2032/33. In the past two years, HA awarded tenders for seven D&B contracts, involving contractors to undertake both design and construction duties. As of June this year, HA has also invited tenders for two more D&B contracts,

with one in Cheung Muk Tau, Ma On Shan and the other near Tan Kwai Tsuen. Some Members suggested considering splitting building contracts or even directly sourcing materials from manufacturers, such as ordering standardised modular housing straight from Chinese Mainland to bypass intermediary contractors and thereby reducing costs. We are currently exploring a direct procurement scheme for MiC and we plan to launch the tender exercise in the first quarter of 2026.

Enhancing Cost-effectiveness

HD is examining measures to enhance construction cost control. The focus will be on comprehensively reviewing and optimising all aspects of construction cost control in conjunction with the inter-departmental Action Group for Expediting Construction for Public Housing led by the Secretary for Housing. Through enhancing collaboration among relevant government departments, we review, rationalise and address inter-departmental issues encountered during the development of public housing projects with a view to expediting the projects and further enhancing the cost-effectiveness.

Closing Remarks

Madam Chairman and Members, my colleagues at HD and I will keep up our efforts in implementing the above initiatives and do our best for the interests and future of the general public. I look forward to Members' continuous support for HA's work and your sharing of constructive advice in the year ahead. Let us continue to join hands to build homes and our community in Hong Kong. Thank you."

5. The **Chairman** thanked the Director of Housing for her comprehensive report, which specifically addressed the points raised by Members at the Annual Special Open Meeting. HD would continue to follow up on relevant initiatives.

CLOSURE OF MEETING

6. The meeting ended at 3:10 p.m.

CONFIRMED on 2026.

Winnie HO
(Chairman)

Davey CHUNG
(Secretary)

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