

4.

主要成效指标 KEY PERFORMANCE INDICATORS

4.1 为评估和监察主要工作的成效，我们参考了委员于制定机构计划时所提出的意见及《2024年施政报告》，在2025/26年度采用了17项主要成效指标^[2]。这些主要成效指标的2024/25年度目标和2025/26年度目标列如下：

4.1 In order to help evaluate and monitor our performance in implementing the KAs, having taken into account Members' views in the course of the Corporate Planning exercise and the 2024 Policy Address, we have adopted 17 Key Performance Indicators (KPIs)^[2] for 2025/26. The target for 2024/25 and 2025/26 of the KPIs are set out below –

	2024/25年度目标 Target for 2024/25	2025/26年度目标 Target for 2025/26
(1) 提供的新单位数目(个) ^[3] No. of new flats to be provided ^[3]		
- 公屋／绿置居单位 - PRH/GSH flats	17,300	15,500
- 其他资助出售单位 - Other SSF	11,300	8,200
(2) 公屋申请的平均轮候时间(年) ^[4] AWT for PRH applications (years) ^[4]		
- 一般申请者 - General applicants	3	3
- 当中：长者一人申请者 - Among which, elderly one-person applicants	2	2

注[2] 同时适用于房屋署员工提供的服务，以及物业管理服务公司／承办商提供的服务。

Note [2] Applicable to both in-house services and services provided by property services agents/contractors.

注[3] 四舍五入至最接近的百位数。

Note [3] Figures rounded to the nearest hundred.

注[4] 长远而言，我们仍会致力达至一般申请者平均约三年获首次编配单位的目标。政府亦已推出「公屋综合轮候时间」指数，反映一般申请者轮候传统公屋或「简约公屋」的综合轮候时间。

Note [4] We strive to achieve the target of providing the first offer to general applicants at around three years on average in the long run. The Government also introduced the index of Composite Waiting Time to reflect general applicants' composite waiting time for traditional PRH or Light Public Housing.

	2024/25年度目标 Target for 2024/25	2025/26年度目标 Target for 2025/26
<p>(3) 采用「装配式设计」(包括「组装合成」建筑法)及其他先进建筑技术为主要建筑方法的招标房屋项目数目^[5]</p> <p>Number of housing projects to be tendered out to adopt DfMA (MiC approach included) and other advanced construction technologies as the main construction method^[5]</p>	<p>「装配式设计」 — 所有项目</p> <p>「组装合成」建筑法 — 9个项目</p> <p>DfMA – All projects</p> <p>MiC approach – 9 projects</p>	<p>「装配式设计」 — 所有项目</p> <p>「组装合成」建筑法 — 17个项目</p> <p>DfMA – All projects</p> <p>MiC approach – 17 projects</p>
<p>(4) 采用「设计及建造」采购模式招标的公营房屋单位数目(个)^[6]</p> <p>Number of public housing units to be tendered out adopting D&B procurement model^[6]</p>	12,000	20,000

注[5] 《2022年施政报告》公布，所有在第一个五年期(2023/24至2027/28年度)的公营房屋项目必须采用「装配式设计」，当中包括在合适的项目采用「组装合成」建筑法。此外，在第二个五年期(2028/29至2032/33年度)须有不少于一半的公营房屋项目采用「组装合成」建筑法；其余项目亦必须采用「装配式设计」。根据最新的招标计划，在2024/25年度将会有多过九个项目及2025/26年度已选定了17个项目招标采用「组装合成」建筑法。房屋署会继续由2026/27年度起进一步选定更多「组装合成」建筑法项目，以达致《施政报告》所订的目标。

Note [5] As announced in the 2022 Policy Address, all public housing projects under HA which are scheduled for completion in the first five-year period (2023/24 to 2027/28) will adopt DfMA, including MiC approach in suitable projects. No less than half of the public housing projects scheduled for completion in the second five-year period (2028/29 to 2032/33) will adopt the MiC approach, and DfMA for the remaining projects. Based on the latest tender programme, more than nine MiC projects will be tendered out in 2024/25 and 17 MiC projects have been identified to be tendered out in 2025/26. HD continues to identify more MiC projects in 2026/27 onwards to achieve the target set in the Policy Address.

注[6] 《2022年施政报告》公布，房委会会在预计于第二个五年期(即2028/29至2032/33年度)落成的至少一半单位中采用「设计及建造」合约模式。根据最新的招标计划，在2024/25年度约有20 900个单位(超出了目标12 000个单位)会以「设计及建造」模式招标；2025/26年度已选定了20 000个单位招标采用「设计及建造」模式。房屋署会继续由2026/27年度起进一步选定更多「设计及建造」项目，以达致《施政报告》所订的目标。

Note [6] As announced in the 2022 Policy Address, HA will adopt the D&B contract model for at least half of the flats scheduled for completion in the second five-year period (i.e. from 2028/29 to 2032/33). Based on the latest tender programme, about 20 900 flats (exceeding the target of 12 000 flats) will be tendered out under the D&B model in 2024/25; whereas about 20 000 flats have been identified for tendering out under the D&B model in 2025/26. HD continues to identify more D&B projects from 2026/27 onwards to achieve the target set in the Policy Address.

	2024/25年度目标 Target for 2024/25	2025/26年度目标 Target for 2025/26
(5) 挤迫户 ^[7] 占公屋家庭总数的百分率(%) Percentage of overcrowded families ^[7] against total PRH families (%)	低于0.55 Below 0.55	低于0.55 Below 0.55
(6) 空置率(%) Vacancy rate (%)		
- 公屋	低于1.3 Below 1.3	低于1.3 Below 1.3
- PRH		
- 零售单位(商铺)	低于2.5 Below 2.5	低于5.0 Below 5.0
- Retail Premises (shops)		
(7) 翻新空置单位平均所需时间(日) Average turnaround time for vacant flat refurbishment (days)	不超逾44 Not exceeding 44	不超逾44 Not exceeding 44
(8) 为有40个住宅楼层的公营房屋项目进行地基和上层结构工程的平均施工时间(月) ^[8] Average construction time for foundation and superstructure of public housing projects with 40 domestic storeys (months) ^[8]	56	56

注[7] 挤迫户为居住密度每人少于5.5平方米室内楼面面积的家庭。

Note [7] Overcrowded families are families with living density below 5.5 m² internal floor area per person.

注[8] 这成效指标是所有公营房屋项目进行地基和上层结构工程所需的平均施工时间，当中包括性质复杂的项目（例如在基座平台或地库提供大量福利、停车场及其他公共设施、土地和地质状况复杂、深桩地基等），但不包括涉及拆卸、工地平整或净化工程的项目；或楼高超过40层的住宅大厦。

Note [8] This KPI is the average construction time for foundation and superstructure of all public housing projects, including those which are complex in nature (e.g. with substantial welfare, car parking and other public facilities in podium or basement, complicated ground and geological conditions, deep piled foundation, etc.) but excluding those projects which entails demolition, site formation or decontamination; or where the domestic block exceeds 40 storeys.

	2024/25年度目标 Target for 2024/25	2025/26年度目标 Target for 2025/26
(9) 在10天内审理已完成占用许可证前期视察的新建筑项目快速占用许可证申请 Processing applications for fast-track occupation permit of new construction projects (with pre-OP inspection completed) within 10 days	100%	100%
(10) 在10天内审理新建筑项目的快速临时占用许可证申请 Processing applications for fast-track temporary occupation permit of new construction projects within 10 days	100%	100%
(11) 审理全面采用预先认可标准设计／细节的新建筑项目计划时： Processing plans for new construction projects wholly adopting pre-accepted typical design/details: <ul style="list-style-type: none"> - 在15天内审理首次呈交的计划 - first submission within 15 days - 在10天内审理修订的计划 - amendment within 10 days 	90% 90%	90% 90%
(12) 与房委会辖下公共屋邨持份者进行联合清洁行动次数 No. of joint environmental hygiene operations with stakeholders in PRH estates under HA	不少于500 Not less than 500	不少于500 Not less than 500

	2024/25年度目标 Target for 2024/25	2025/26年度目标 Target for 2025/26
(13) 意外率 Accident rate		
<ul style="list-style-type: none"> - 新工程合约每年每1 000名工人的平均意外数目 - Average number of accidents per 1 000 workers per year for new works contract 	不多于八宗 Not more than 8	不多于八宗 Not more than 8
<ul style="list-style-type: none"> - 维修保养及改善工程合约每年每1 000名工人的平均意外数目 - Average number of accidents per 1 000 workers per year for maintenance and improvement works contract 	不多于八宗 Not more than 8	不多于八宗 Not more than 8
<ul style="list-style-type: none"> - 新工程合约的致命意外数目 - Number of fatal accident for new works contract 	0	0
<ul style="list-style-type: none"> - 维修保养及改善工程合约的致命意外数目 - Number of fatal accident for maintenance and improvement works contract 	0	0
(14) 合理运用公屋资源 Rationalise PRH resources		
<ul style="list-style-type: none"> - 在富户政策下的两年周期内审核入息及资产申报表(份) - Vetting of Income and Assets Declaration Forms under the Well-off Tenants Policies within a two-year cycle (nos.) 	不少于 No less than 450 000	不少于 No less than 450 000
<ul style="list-style-type: none"> - 每年深入调查个案(户) - In-depth investigation per year (households) 	10 000	10 000

	2024/25年度目标 Target for 2024/25	2025/26年度目标 Target for 2025/26
(15) 为每名员工所作的培训投资(元) Training investment per staff member (\$)	2,300	2,300
(16) 耗纸量 Paper consumption	每名员工的耗纸量维持在与2023/24年度相若的水平 Maintain consumption per staff comparable to 2023/24 level	每名员工的耗纸量维持在与2024/25年度相若的水平 ^[9] Maintain consumption per staff comparable to 2024/25 level ^[9]
(17) 房委会总部耗水量 Water consumption in HA Headquarters	每名员工的耗水量维持在与2023/24年度相若的水平 Maintain consumption per staff comparable to 2023/24 level	每名员工的耗水量维持在与2024/25年度相若的水平 ^[10] Maintain consumption per staff comparable to 2024/25 level ^[10]

注[9] 政府现时并无就各部门的办公室耗纸量订定节省目标。在2025/26年度，我们的目标是把每名员工的耗纸量维持在与2024/25年度每名员工的实际耗纸量相若的水平。

Note [9] At present, there is no Government's service-wide saving target for paper consumption in office. For 2025/26, we target to maintain paper consumption per staff comparable to 2024/25 level, which is the actual consumption per staff.

注[10] 政府现时并无就各部门的办公室耗水量订定节省目标。在2025/26年度，我们的目标是把每名员工的耗水量维持在与2024/25年度每名员工的实际耗水量相若的水平。

Note [10] At present, there is no Government's service-wide saving target for water consumption in office. For 2025/26, we target to maintain water consumption per staff comparable to 2024/25 level, which is the actual consumption per staff.