

5.

主要工作范畴 MAIN OPERATIONS

5.1 房委会的运作和工作分为六个主要范畴，分别是发展和建造、资助房屋、商业楼宇、屋宇管制、采购，以及机构事务。来年，房委会将继续在不同范畴致力推展各项工作，以达到2025/26年度四个主题大纲下各个目标。

发展和建造

5.2 发展和建造方面的主要职能是规划、设计及建造房委会的公营房屋发展项目及相关设施。

5.3 下图展示2015/16至2024/25年度公屋单位数目的变化：

5.1 The operations and activities of HA lie in six main areas, namely development and construction, subsidised housing, commercial properties, building control, procurement, and corporate services. In the coming year, different operations of HA will continue to focus their efforts to achieve the objectives under the four themes for 2025/26.

Development and Construction

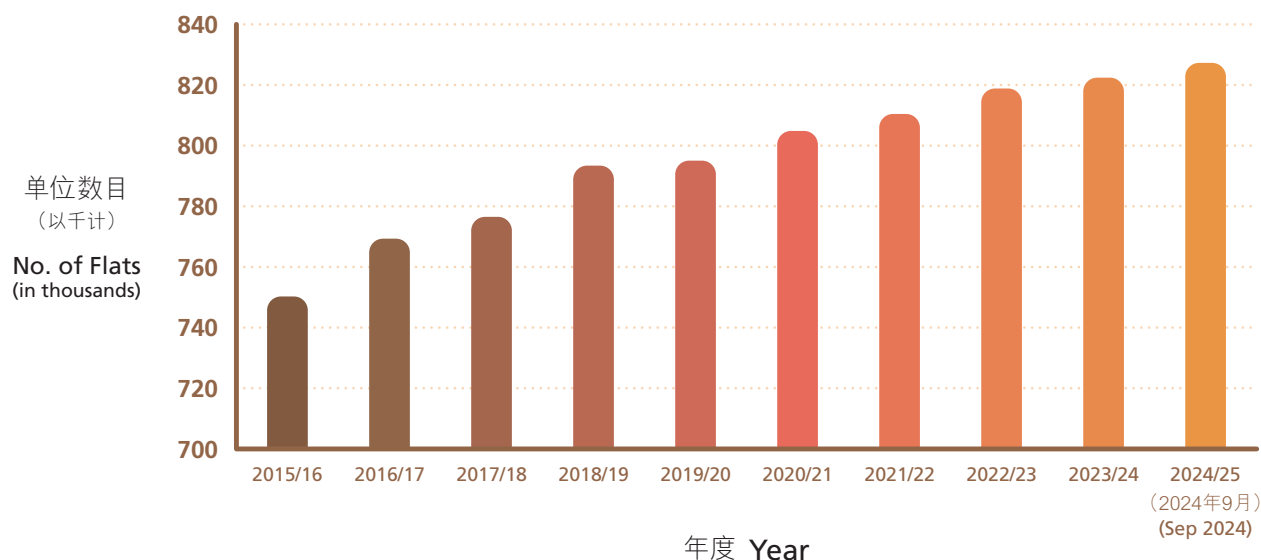
5.2 The main functions of the development and construction operation are to plan, design and construct HA's public housing developments as well as associated facilities.

5.3 The following chart shows the changes in PRH stock from 2015/16 to 2024/25 –



公屋单位数目^[11]

Stock of PRH Flats^[11]



财政预算

Budget

5.4 2025/26年度的建筑工程开支预计为317.82亿元，较2024/25年度修订预算280.16亿元高37.66亿元。建筑工程开支增加，主要由于房委会公营房屋发展计划的建筑开支上升。

5.4 The construction expenditure for 2025/26 is projected at \$31,782M which is higher than the 2024/25 Revised Budget of \$28,016M by \$3,766M. The higher construction expenditure is mainly due to an increase in construction expenditure for HA's public housing development.

注[11] 图表展示2015/16至2024/25年度的公屋单位数目。2015/16至2023/24年度的公屋单位数目为各有关年度3月底的情况，而2024/25年度的公屋单位数目为2024年9月底的情况。

Note [11] The chart shows the PRH flat stocks from 2015/16 to 2024/25. The position from 2015/16 to 2023/24 is as at end-March of the respective years, while that for 2024/25 is as at end-September 2024.

资助房屋

- 5.5 资助房屋方面的主要职能，是编配、管理及维修房委会辖下的出租住宅物业，并负责销售房委会的资助出售单位。

财政预算

租住房屋运作帐目

- 5.6 2025/26年度的运作帐目，预计净收入为6.61亿元，较2024/25年度修订预算4.01亿元高2.60亿元，主要由于2024年租金调整的全年效应。

资助自置居所运作帐目

- 5.7 预计2025/26年度的净收入为133.89亿元，较2024/25年度修订预算75.90亿元高57.99亿元，主要由于估计完成转让契据的资助出售单位数目增加。

Subsidised Housing

- 5.5 The main functions of the subsidised housing operation are to allocate, manage and maintain HA's domestic rental properties, and to handle the sale of HA's SSF.

Budget

Rental Housing Operating Account

- 5.6 The operating account for 2025/26 is projected to generate a net income of \$661M, which is higher than the 2024/25 Revised Budget of \$401M by \$260M. This is mainly due to the full-year effect of the 2024 rent increase.

Home Ownership Assistance Operating Account

- 5.7 The net income for 2025/26 is estimated to be \$13,389M, which is higher than the 2024/25 Revised Budget of \$7,590M by \$5,799M. This is mainly due to higher estimate made in terms of the number of SSF assignments completed.

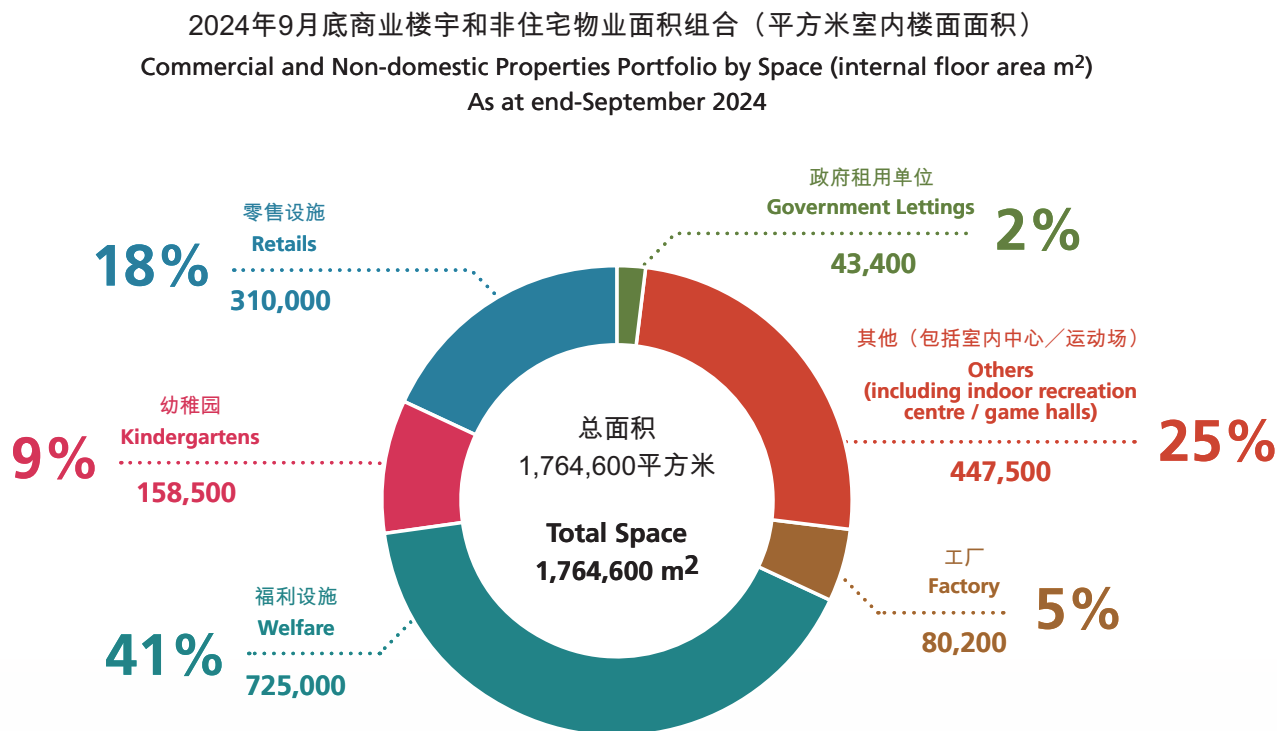


商业楼宇

- 5.8 商业楼宇方面的主要职能，是管理房委会辖下的商业楼宇和非住宅物业（包括零售商铺、政府租用单位、福利设施、幼稚园和分层工厂大厦等）及停车场。
- 5.9 在2024年9月底，房委会所营运的商业楼宇和其他非住宅物业（不包括学校）的室内楼面面积约1 764 600平方米，而停车位则约为34 500个。商业楼宇和非住宅物业面积组合的分项数字如下：

Commercial Properties

- 5.8 The main function of the commercial properties operation is to manage HA's commercial and non-domestic properties (including retail shops, Government lettings, welfare facilities, kindergartens and flatted factories, etc.) as well as car parks.
- 5.9 As at end-September 2024, HA ran approximately 1 764 600 m² internal floor area of commercial and other non-domestic properties (excluding schools) and 34 500 car parking spaces. Breakdown of the commercial and non-domestic properties portfolio by space is as follows –



财政预算

5.10 2025/26年度净收入预计为13.68亿元，较2024/25年度修订预算12.54亿元高1.14亿元，主要由于有新商业物业落成。

屋宇管制

5.11 独立审查组直属房屋局常任秘书长办公室，负责执行双重的监管职能，对受《建筑物条例》规管的楼宇，根据建筑事务监督（即屋宇署署长）所授权力执行法定的屋宇管制，以及对不受《建筑物条例》规管的楼宇及工程，以房委会的行政安排实施行政屋宇管制^[12]。独立审查组的法定屋宇管制职能是由政府拨款进行，而其在行政屋宇管制职能的开支则由房委会负责。



Budget

5.10 The net income in 2025/26 is estimated to be \$1,368M, which is higher than the 2024/25 Revised Budget of \$1,254M by \$114M. This is mainly due to the commissioning of new commercial premises.

Building Control

5.11 The Independent Checking Unit (ICU) established directly under the Office of the Permanent Secretary for Housing exercises dual control functions including the statutory building control to buildings subject to Building Ordinance (BO) under the delegated authority from the Building Authority (i.e. Director of Buildings), as well as the administrative building control^[12] to buildings and works not subject to the BO by way of HA's administrative arrangements. ICU's statutory building control function is funded by the Government, whilst its administrative building control function is funded by HA.

注[12] 行政屋宇管制主要包括处理房委会新公营房屋发展项目工程 and 没有出售或拆售任何部分的现有房委会楼宇改动及加建工程的申请。

Note [12] Administrative building control mainly includes processing of submissions for HA's new public housing development and alteration and addition works in existing HA's buildings without any part sold or divested.

财政预算

5.12 2025/26年度的屋宇管制开支预计为3.20亿元，较2024/25年度修订预算2.65亿元高5,500万元，主要由于薪酬和电脑系统及设备资本开支的预算较高。

采购

5.13 采购工作主要是确保房委会本着公平的采购原则^[13]，与有能力及可靠的承办商或服务供应商合作。

Budget

5.12 The expenditure for building control in 2025/26 is projected at \$320M, which is higher than the 2024/25 Revised Budget of \$265M by \$55M. This is mainly due to higher estimates for personal emoluments and capital expenditure on computer systems and equipment.

Procurement

5.13 The main operations of procurement are to secure competent and reliable contractors or services providers through equitable procurement principles^[13].

注[13] 房委会采购原则的基础如下-

- (a) 力求符合经济效益；
- (b) 采取全面的风险管理；
- (c) 在各方面不断求进；
- (d) 作出负责任和具透明度的有效监管；
- (e) 提供开放和公平的市场竞争；以及
- (f) 本着诚信，以公平、合理和符合专业操守的方式采购。

Note [13] The basis of HA's procurement principles are as follows -

- (a) obtain Value for Money;
- (b) incorporate Risk Management in a holistic manner;
- (c) maintain a focus on continuous improvement at all levels;
- (d) provide effective governance which is accountable and transparent;
- (e) provide for open and fair competition in the market place; and
- (f) procure in a fair, reasonable and ethical manner with due regard to probity.

财政预算

5.14 2025/26年度采购工作的开支预计为1.66亿元，较2024/25年度修订预算1.41亿元高2,500万元，主要由于电脑系统的资本开支及其他经常开支的预算较高。

机构事务

5.15 机构事务涵盖各项便利房委会有效运作的支援系统及服务，包括一般行政、人力资源管理、财政及会计服务、资讯科技、资讯及社区关系、法律事务和管理顾问服务。

财政预算

5.16 2025/26年度的机构事务开支预计为13.92亿元，较2024/25年度修订预算11.43亿元高2.49亿元，主要由于电脑器材的资本开支及薪酬开支的预算较高。

Budget

5.14 The expenditure for procurement for 2025/26 is projected at \$166M which is higher than the 2024/25 Revised Budget of \$141M by \$25M. This is mainly due to higher estimates for capital expenditure on computer systems and other recurrent expenditure.

Corporate Services

5.15 Corporate services operation comprises a wide range of supporting systems and services to facilitate efficient operation of HA. They include general administration, human resources management, finance and accounting services, IT, information and community relations, legal advice services and management consultancy services.

Budget

5.16 The expenditure for corporate services in 2025/26 is projected at \$1,392M, which is higher than the 2024/25 Revised Budget of \$1,143M by \$249M. This is mainly due to higher estimates for capital expenditure on computer systems and personal emoluments.

