

5.

主要工作範疇 MAIN OPERATIONS

5.1 房委會的運作和工作分為六個主要範疇，分別是發展和建造、資助房屋、商業樓宇、屋宇管制、採購，以及機構事務。來年，房委會將繼續在不同範疇致力推展各項工作，以達到2025/26年度四個主題大綱下各個目標。

發展和建造

5.2 發展和建造方面的主要職能是規劃、設計及建造房委會的公營房屋發展項目及相關設施。

5.3 下圖展示2015/16至2024/25年度公屋單位數目的變化：

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

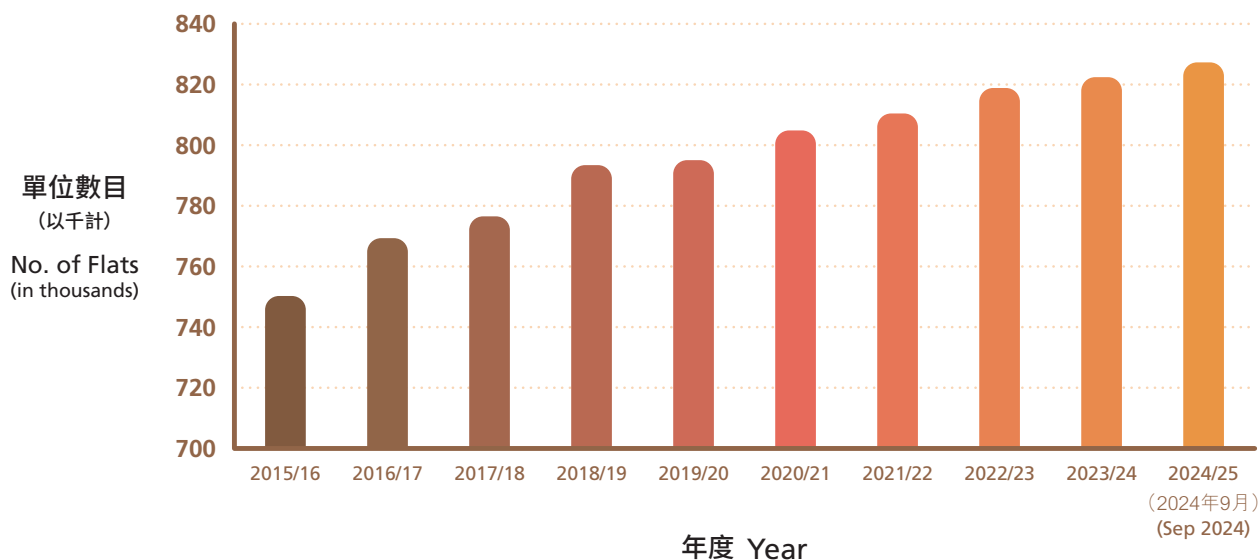
5.2 The main functions of the development and construction operation are to plan, design and construct HA's public housing developments as well as associated facilities.

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



公屋單位數目^[11]

Stock of PRH Flats^[11]



財政預算

Budget

5.4 2025/26年度的建築工程開支預計為317.82億元，較2024/25年度修訂預算280.16億元高37.66億元。建築工程開支增加，主要由於房委會公營房屋發展計劃的建築開支上升。

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.

註[11] 圖表展示2015/16至2024/25年度的公屋單位數目。2015/16至2023/24年度的公屋單位數目為各有關年度3月底的情況，而2024/25年度的公屋單位數目為2024年9月底的情況。

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.

資助房屋

5.5 資助房屋方面的主要職能，是編配、管理及維修房委會轄下的出租住宅物業，並負責銷售房委會的資助出售單位。

財政預算

租住房屋運作帳目

5.6 2025/26年度的運作帳目，預計淨收入為6.61億元，較2024/25年度修訂預算4.01億元高2.60億元，主要由於2024年租金調整的全年效應。

資助自置居所運作帳目

5.7 預計2025/26年度的淨收入為133.89億元，較2024/25年度修訂預算75.90億元高57.99億元，主要由於估計完成轉讓契據的資助出售單位數目增加。

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.

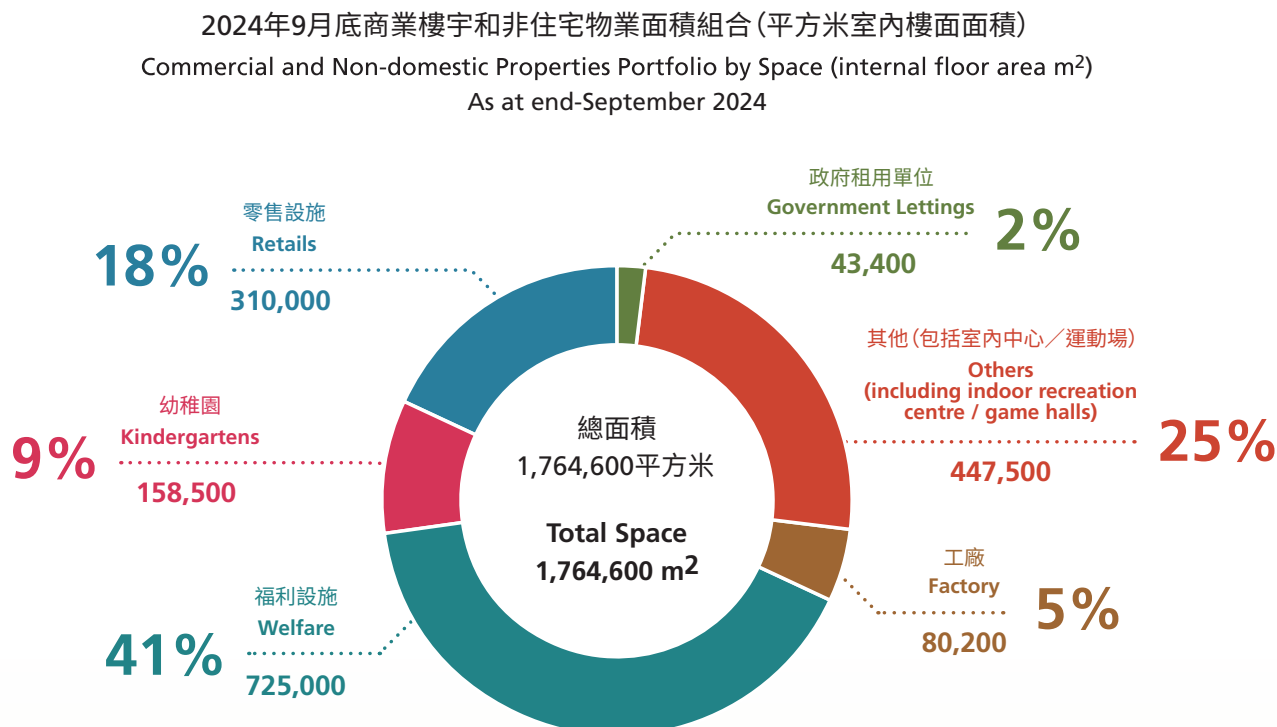


商業樓宇

- 5.8 商業樓宇方面的主要職能，是管理房委會轄下的商業樓宇和非住宅物業（包括零售商鋪、政府租用單位、福利設施、幼稚園和分層工廠大廈等）及停車場。
- 5.9 在2024年9月底，房委會所營運的商業樓宇和其他非住宅物業（不包括學校）的室內樓面面積約1 764 600平方米，而停車位則約為34 500個。商業樓宇和非住宅物業面積組合的分項數字如下：

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 –



財政預算

5.10 2025/26年度淨收入預計為13.68億元，較2024/25年度修訂預算12.54億元高1.14億元，主要由於有新商業物業落成。

屋宇管制

5.11 獨立審查組直屬房屋局常任秘書長辦公室，負責執行雙重的監管職能，對受《建築物條例》規管的樓宇，根據建築事務監督（即屋宇署署長）所授權力執行法定的屋宇管制，以及對不受《建築物條例》規管的樓宇及工程，以房委會的行政安排實施行政屋宇管制^[12]。獨立審查組的法定屋宇管制職能是由政府撥款進行，而其在行政屋宇管制職能的開支則由房委會負責。



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.

註[12] 行政屋宇管制主要包括處理房委會新公營房屋發展項目工程和沒有出售或拆售任何部分的現有房委會樓宇改動及加建工程的申請。

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.

財政預算

5.12 2025/26年度的屋宇管制開支預計為3.20億元，較2024/25年度修訂預算2.65億元高5,500萬元，主要由於薪酬和電腦系統及設備資本開支的預算較高。

採購

5.13 採購工作主要是確保房委會本着公平的採購原則^[13]，與有能力及可靠的承辦商或服務供應商合作。

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].

註[13] 房委會採購原則的基礎如下-

- (a) 力求符合經濟效益；
- (b) 採取全面的風險管理；
- (c) 在各方面不斷求進；
- (d) 作出負責任和具透明度的有效監管；
- (e) 提供開放和公平的市場競爭；以及
- (f) 本着誠信，以公平、合理和符合專業操守的方式採購。

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.

財政預算

5.14 2025/26年度採購工作的開支預計為1.66億元，較2024/25年度修訂預算1.41億元高2,500萬元，主要由於電腦系統的資本開支及其他經常開支的預算較高。

機構事務

5.15 機構事務涵蓋各項便利房委會有效運作的支援系統及服務，包括一般行政、人力資源管理、財政及會計服務、資訊科技、資訊及社區關係、法律事務和管理顧問服務。

財政預算

5.16 2025/26年度的機構事務開支預計為13.92億元，較2024/25年度修訂預算11.43億元高2.49億元，主要由於電腦器材的資本開支及薪酬開支的預算較高。

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.

