





用心美怀 力求改进

Caring for People Committed to Progress

香港房屋委员会(房委会)订立工作目标,基于「用心关怀」的信念。说得具体一点,就是照顾社会上众多有住屋需要但无经济能力负担合适居所的家庭和市民。房委会在全港兴建172个公共租住屋邨(公共屋邨),为约200万市民提供优质而可负担的居所,体现「用心关怀」的信念。

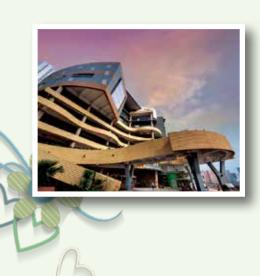
然而,房委会认为「用心关怀」不仅限于确保有需要的市民有安居之所,还为居民缔造舒适宜人的生活环境,建立生气勃勃的社区,让他们安居乐业。为实践这个信念,我们不断努力,确保公共屋邨安全,保养得宜,设备周全,畅通易达。同时,我们竭尽所能,为公共屋邨建设既整洁又健康的绿化居住环境。公屋社群来自不同社会背景和种族,我们尽力确保社区友爱共融,促进睦邻互助精神。房委会肩负社会和环保重任,努力不懈,为市民服务,不辱使命。

要全面照顾住户的需要,我们须留意社会上不断转变的诉求和期望,与时并进。 因此,本年度年报主题的第二部分是「力求改进」,意味着我们不可故步自封,必须迈步前进。我们不断努力,物色新土地兴建公共屋邨,提升建筑作业的效率和可持续性,在建筑及设计工作管理及行政系统两方面采用先进的科技和最佳作业模式,足见我们在各方面都「力求改进」,精益求精。我们每年均引入创新科技,并测试新技术,务求改善公屋居民的居住环境,使他们生活更舒适。「用心关怀」正是我们「力求改进」的动力。 At the heart of the mission of the Hong Kong Housing Authority (HA) is *caring for people*; specifically, for Hong Kong families and individuals whose needs for affordable housing in our city are not matched by their earning ability. The visible symbols of this care are the HA's 172 public rental housing (PRH) estates across Hong Kong, which between them provide high quality yet affordable homes for around two million of our local citizens.

Caring for people goes far beyond simply ensuring those in need are well housed, however. For the HA, caring also involves striving to create living environments and communities that are havens where residents can flourish. To do this, we are constantly working to ensure our PRH estates are safe, well maintained and equipped, and accessible for everyone. We are also doing our best to make our PRH estates green, clean, and healthy places for families to live. PRH communities may be socially and ethnically diverse, we strive to make sure they are friendly and well-integrated communities, imbued with a spirit of neighbourliness. Underpinning all our efforts, then, are deep principles of social and environmental responsibility.

To care fully for the people who are our tenants, we also need to be aware of the changing aspirations and expectations of our wider society. This brings us to the second part of our theme, being *committed to progress*. Progress involves never standing still, something that shows itself in our constantly expanding efforts to find new land for constructing PRH estates, and to improve the efficiency and sustainability of our construction practices. It also involves taking on board new technology and good practice in our building and design work, as well as in our systems of management and administration. Each year, we introduce new innovations and test new technologies that have the potential to enhance lives and make the experience of those living in PRH better than ever before – a commitment to progress that is motivated by caring for people.





机构理想 Corporate Vision

理想VISION

协助有住屋需要的低收入家庭入住能力可以 负担的居所。

To help low-income families with housing need gain access to affordable housing.

工作目标MISSION

- 以积极进取、体恤关怀的态度,提供市民所能负担的优质房屋,包括优良的管理、妥善的保养维修,以及其他有关房屋的服务,以切合顾客的需要。
- 本着开明的态度、公允持平的立场,提供服务及房屋资助,确保公屋资源得到合理的运用,符合成本效益。
- 继续建立一支能干尽责、讲求效率的工作队伍。
- To provide affordable quality housing, management, maintenance and other housing related services to meet the needs of our customers in a proactive and caring manner.
- To ensure cost-effective and rational use of public resources in service delivery and allocation of housing assistance in an open and equitable manner.
- To maintain a competent, dedicated and performance-oriented team.

基本信念CORE VALUES

关怀为本、顾客为本、创新为本、尽心为本。
Caring, Customer-focused, Creative, Committed.

香港房屋委员会 The Hong Kong Housing Authority

香港房屋委员会(房委会)是于1973年 4月根据《房屋条例》成立的法定机构, 负责制定和推行公营房屋计划,以期达致 政府的政策目标,为不能负担私人楼宇 的低收入家庭解决住屋需要。

房委会负责规划、兴建、管理和维修 保养各类公共租住房屋,包括出租公屋、 中转房屋和临时收容中心;另负责兴建 和推售居者有其屋计划单位。此外, 房委会也拥有和经营一些分层工厂大厦, 以及附属商业设施和其他非住宅设施。

截至2016年3月,房委会成员包括4名 官方委员及27名非官方委员,全部由 行政长官委任。

运输及房屋局局长获委任为房委会 主席,房委会副主席则由房屋署署长 担任。

房委会辖下设有六个常务小组委员会, 并按需要设立附属小组委员会和专责 小组委员会,负责制定和实施不同范畴 的政策,并监督推行情况。房屋署是 房委会的执行机构。运输及房屋局常任 秘书长(房屋)同时兼任房屋署署长一职, 掌管房屋署。 The Hong Kong Housing Authority (HA) is a statutory body established in April 1973 under the Housing Ordinance. It develops and implements a public housing programme which seeks to achieve the Government's policy objective of meeting the housing needs of low-income families that cannot afford private accommodation.

The HA plans, builds, manages and maintains different types of public housing, including rental housing, interim housing and transit centres. We also build and arrange sale of Home Ownership Scheme flats. In addition, we own and operate a number of flatted factories and ancillary commercial and other non-domestic facilities.

As at March 2016, the HA has 4 official members and 27 nonofficial members. Appointments are made by the Chief Executive.

The Secretary for Transport and Housing was appointed Chairman of the HA. The Director of Housing serves as the Vice-Chairman.

Six standing committees have been formed under the HA to formulate, administer and oversee policies in specified areas. Subcommittees and ad hoc committees are also formed on a need basis. The Housing Department acts as the HA's executive arm and is headed by the Permanent Secretary for Transport and Housing (Housing), who also assumes the office of Director of Housing.



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2015/16 年度大事纪要 Major Developments

2015.05

香港房屋委员会(房委会)资助房屋 小组委员会通过绿表置居先导计划的 执行细节。

The Subsidised Housing Committee (SHC) of the Hong Kong Housing Authority (HA) endorsed the implementation details of the Green Form Subsidised Home Ownership Pilot Scheme.

2015.05

房委会商业楼宇小组委员会通过 房委会辖下零售和停车场设施的五年 向前推展资产优化计划。

The HA's Commercial Properties Committee (CPC) endorsed the five-year rolling programme for asset enhancement of the HA's retail and car parking facilities.

2015.07

鉴于启晴邨的食水供应 怀疑含铅量超标,房委会 随即实施多项措施,包括 抽样验水、更换部件、 派发樽装水、提供街喉, 以及成立检讨委员会。

Following claims that the fresh water supply to Kai Ching Estate contained excessive lead, a series of response measures were taken that included conducting water sampling tests, replacing relevant plumbing parts, suppling bottled water, and providing standpipes for residents. A review committee was also formed to investigate the issue.



2015.08

政府为缴交一般租金的 房委会租户和暂准租用证 持证人代缴8月份的租金 这是财政司司长在《二零 一五至一六财政年度政府 财政预算案》提出的其中 一项纾缓措施。

The Government paid the rent for August for tenants and licencees of the HA who pay normal rent, as one of the relief measures proposed by the Financial Secretary in his 2015-16 Budget.



2015.10

资助房屋小组委员会主席黄远辉主持 新一轮扩展居屋第二市场至白表 买家的临时计划搅珠仪式。

The SHC Chairman, Mr Stanley Wong, officiated at the ballot-drawing for the new round of the Interim Scheme to Extend the HOS Secondary Market to White Form Buyers.

2015.11

公共屋邨分批抽样验水的工作全部完成,最后一批 样本取自 2005 年之前落成的公共屋邨;结果显示 所有样本均符合世界卫生组织的食水含铅量标准。

Water screening tests for all PRH estates were completed in batches. All samples from the last batch of PRH estates built before 2005 were found to meet the World Health Organisation's guideline limit for lead content in drinking water.

2016.01

房委会公屋食水质量控制问题检讨委员会向房委会 主席提交最终报告,就房委会过往品质检验不足之处 提出改善建议。

The HA's Review Committee on Quality Assurance Issues Relating to Fresh Water Supply of Public Housing Estates submitted its Final Report to the HA Chairman, in which measures for dealing with inadequacies in the HA's quality control mechanism in the past were recommended.



新一轮扩展居者有其屋计划 第二市场至白表买家的临时 计划接受申请,名额2500个, 其中2250个为家庭申请者 配额,250个为一人申请者 配额,共接获约43900份 申请书。

Applications were invited for the new round of the Interim Scheme to Extend the Home Ownership Scheme (HOS) Secondary Market to White Form Buyers. The quota for this round was 2 500, with 2 250 allocated to family applicants and 250 to one-person applicants. About 43 900 applications were received.

2015.09

房委会通过白田邨重建计划第 10期的执行安排,白田商场和 毗邻的社区会堂的目标清拆 日期为 2018 年 4 月。

Implementation arrangements for the Redevelopment of Pak Tin Estate Phase 10 were approved. A target date of April 2018 was set for the clearance of Pak Tin Commercial Centre and its adjoining Community Hall.



2015.09

有份参与兴建11个食水含铅量超标的公共租住屋邨(公共屋邨)的六个 承建商遭房委会规管处分。

Regulatory actions were taken against six building contractors involved in the construction of the 11 public rental housing (PRH) estates at which excessive lead was found in the fresh water supplies.

2016.02

房委会「出售居者有其屋 计划单位2016」及香港房屋 协会「资助出售房屋项目」接 受联合申请,合共接获 约53000份申请。

The joint application exercise of HA's Sale of HOS Flats 2016 and the Hong Kong Housing Society's Subsidised Sale Flats Project commenced. About 53 000 applications were received.



2016.03

开始分阶段在 11 个受铅水影响的屋邨,更换屋邨公用地方及个别单位的不合规格喉管。

Rectification work to replace non-compliant water pipes in the common areas and individual units of the 11 PRH estates affected by excessive lead in drinking water began in phases.



2016.03

资助房屋小组委员会通过 2016/17 年度不同家庭人数住户的公屋入息及 资产限额,2016 年 4 月 1 日起生效。 与 2015/16 年度比较,分别平均增加 8.9% 及 2.7%。

The SHC endorsed the income and asset limits for different PRH household sizes with effect from 1 April 2016. The PRH income and asset limits for 2016/17 will increase by an average of 8.9% and 2.7% respectively over those for 2015/16.

2016.03

资助房屋小组委员会和商业楼宇小组委员会通过把财政司司长在财政预算案提出的 2016/17 年度四季差饷宽免,转归辖下住宅及非住宅租户。

The SHC and the CPC endorsed the passing on of the rates concession for the four quarters of 2016/17, as set out in the Financial Secretary's Budget, to domestic and non-domestic tenants of the HA.



◆ 香港房屋委员会(房委会)以「用心关怀 力求改进」 作为2015/16年度年报的主题。这两个工作目标 看似互不相关,实际却一脉相连。细阅年报的内容, 便会了解个中关系。简而言之,我们关心居民, 为他们提供更佳的居住环境,自然竭尽所能,力求 改进。

目前全港约有200万人住在公共租住房屋(公屋)。他们希望居住环境安全舒适,设施保养得宜,让他们安居乐业,这也是政府公屋政策所追求的。对于无能力租住私人楼宇的人来说,最大的心愿莫过于入住公屋,不单有助减轻租金负担,更可改善居住环境。为照顾这些申请公屋的市民,房委会得竭尽全力多建公屋单位。

过去一年,新建公屋单位数目虽达14300个,但我们明白,公屋依然求过于供。政府定下进取的长远房屋供应目标,希望在2025/26年度或之前兴建20万个公屋单位和8万个资助出售单位。为此,我们须继续努力不懈,争取地区支持,觅地建屋,以求达致目标。然而,现时「熟地」供应有限,多数地段均须改划土地用途、清拆、进行土地平整和基建工程;部分项目更涉及地区上的异议及要求、政府出资工程的拨款进程、复杂的工地状况或邻近发展涉及的法律问题等。

近年,申请公屋的人数持续增加,一般申请(即家庭及长者一人申请)数目由2012年中的106100宗,增加至2016年中的153000宗,增幅达44.2%。2016年6月底一般申请者的平均轮候时间已达4.1年,偏离房委会以一般申请者平均约三年获首次编配单位的目标。至于配额及计分制下的非长者一人申请数目,也由2012年中的93500宗,增多44.7%至2016年中的135300宗。

现时,无论兴建新屋邨,或是保养和改善旧屋邨,首重可持续发展,即不仅着眼目前,还须顾及将来。因此,建屋发展必须尽量减低对环境和天然资源的影响,既要满足现今世代的需求,又要保障后继各代的福祉。可持续发展的建筑模式,就是揉合先进科技、系统和物料,以求建设与环保并重。近年,我们在公屋项目的初步设计和规划阶段,已率先采取一系列可持续发展措施。例如在施工前,我们已进行碳排放估算、微气候研究等工作,务求在建筑设计的效益和可持续发展方面,收事半功倍之效。

此外,我们在各个建筑阶段均引入环保物料,并 不断扩大应用范围。我们注重环保和健康的生活 环境,绿化环境是整体公屋设计的重要一环。现时 一般新建屋邨的绿化率均达三成,面积较少的也 达两成,植树率为每15户1棵。我们努力求进,在 加强绿化的同时,也须设法减少耗用天然水资源。 年报内文附专题介绍,详述我们研发的零灌溉系统 在这方面取得的工作成果,令人鼓舞。

我们贯彻「用心关怀」的精神,在新建屋邨提供零售和社福等配套设施,又在现有公共租住屋邨(公共屋邨)持续进行改善工程,引入更持久耐用的环保物料和系统,改善屋邨设施,为居民提供更佳的居住环境和社区配套。去年,我们为旧插筒式晾衣装置更换新式晾衣架,进展良好。为了尽量利用外墙可供晒晾的地方,我们按照楼宇的类型,在符合《建筑物(小型工程)规例》的要求和居民安全使用原则下,安装最合适且晒晾面积最大的晾衣架。同时,更换了两万扇旧式公屋单位大门摺闸,新闸更安全易用。

年内,无论在新建或现有屋邨,我们继续致力缔造 无障碍环境,以便长幼伤健人士出入屋邨畅通 无阻。新建公共屋邨均采用通用设计概念,设计上 尽量做到适合长幼伤健不同人士的需要,同时令 长者可以按自己的心意「原居安老」,即使年迈仍 继续安居家中 — 一个他们熟识的地方。

在提升内部运作效率方面,我们一直不遗馀力, 务求绩效俱佳。近年,我们致力推广崭新科技, 优化资讯科技应用系统。以新的「发展及建筑工地 流动系统」为例,利用流动通讯科技,令建筑队伍 监督工地的工作更为方便。此外,我们研发并推出 「房委会树木资讯系统」,运用无线射频辨识系统 (RFID) 和地理信息系统(GIS) 的电脑应用程式,以提升 公共屋邨内为数十万多棵树木的管理工作效率。

去年,个别屋邨食水含铅量超标,我们面对许多挑战。我们必须承认,铅水事件绝对不应发生。房委会已即时采取严格措施,正本清源,积极进行善后工作,并找出问题的外在成因。在去年7月事件发生后,房委会随即成立「公屋食水质量控制问题检讨委员会」,为房委会屋邨有关供水的各个环节来一次全面的自我「体检」。我们检讨品质检验制度是否足够,并落实建议,提高规格要求,加强视察程序。「食水含铅超标调查委员会」对房委会所落实的改善措施予以肯定,认为我们所采取的措施全面、值得称许。展望未来,我们定必继续努力,确保房委会贯彻安全及品质控制至上的方针,并鼓励各有关方面保持警觉,留意潜在风险。

我们也与水务署紧密合作,参与订定规格要求、 找出潜在风险和污染源头、制定日后适用于公共 屋邨的「水安全计划」等。我们从事件汲取教训, 对症下药,并提高风险意识,好让居民倍感安心。

年报的内容详述我们各个范畴的工作,以达致「用心关怀」力求改进」的目标。我们笃志力行,实践工作目标,一方面关怀居民,协助他们共建和谐友爱、睦邻互助的社区:去年我们透过屋邨管理谘询委员会伙拍非政府机构,共举办了约450项社区建设活动,主题涵盖关怀长者、促进睦邻、提倡保护环境、健康生活等。另一方面我们体现力求进步、敢于创新的精神,例如计划采用预制减音窗户和减音露台,以减少噪音对居民的影响。

过去一年,房委会切实发挥功能,各委员功不可没。委员用心竭力,出谋献计推展房委会的工作,贡献良多;我在此衷心致谢,特别感谢已离任的委员,包括蔡惠琴女士、谭小莹女士、蔡涯棉先生、李振强先生、张仁康先生和简松年先生;并欢迎新任委员麦萃才博士。同时,我向年内担任房委会辖下各小组委员会及附属小组委员会的委员道谢,并特别感谢各小组委员会的主席一包括建筑小组委员会主席林云峯教授、商业楼宇小组委员会主席许美嫦女士、财务小组委员会及资金管理附属小组委员会主席苏伟文教授、资助房屋小组委员会主席黄远辉先生、投标小组委员会主席张达棠先生和审计附属小组委员会主席王永祥先生。

最后,我由衷感谢房屋署(房委会执行部门)的管理 人员和员工,他们务实干练,克尽己职,与房委会 并肩前进,协力应付重重挑战,特别是去年屋邨 食水含铅超标事件后进行的各项善后和改革措施。 我肯定同事的努力,也相信这些努力,有助市民 信纳房屋署勇于承担,并从经验中学习。我相信 同事定当继续悉力以赴,竭诚工作。房委会得到 房屋署人员支持,来年定能继往开来,持续进步。

HIRIN B

主席

张炳良教授

Chairman's Message

This year, we have adopted "Caring for People Committed to Progress" as the theme for our Annual Report 2015/16.

The theme for this Hong Kong Housing Authority (HA) Annual Report for 2015-16 combines two goals which at first sight might not appear to have much in common: caring for people and committed to progress. In fact, as this report shows in detail, these two targets go hand in hand. In a nutshell, we are committed to progress because we care for our tenants, and want to provide them with a better living environment.

At present, around two million people in Hong Kong live in public rental housing (PRH) flats. All of them expect and deserve a safe, well-maintained living environment that they can call home. This is also the goal of the Government's public housing policy. For those who cannot afford the private rental market, gaining access to a PRH flat is a prime aspiration, as it not only helps reduce their high rent burden but also improves their living conditions. To care for the many people applying for PRH flats, we need to do our best to make more PRH homes available.

In the past year, another 14 300 PRH flats were constructed, but we acknowledge that many more are needed. We remain committed to meeting the Government's ambitious longer-term housing supply target of finding land for and constructing a further 200 000 PRH units and 80 000 subsidised sale flats by 2025/26. To achieve such targets, we need to continue working hard, while also soliciting essential support from the local communities for building new flats. However, we are facing a serious shortage of "spade-ready" sites. Most of our sites require rezoning and planning applications, followed by major clearance, site formation and infrastructural works. Some also involve first resolving different views of the local community, responding to diverse local demands, securing funding for government-financed works, and even addressing complex site conditions or legal issues involving other developments in the vicinity.

Indeed, the number of PRH applications has been steadily rising in recent years. The number of general applications (i.e. family and elderly one-person

applications) has increased substantially, by 44.2% from 106 100 in mid-2012 to 153 000 in mid-2016. The average waiting time for general applicants as at the end of June 2016 had reached 4.1 years, a departure from the HA's target of providing the first flat offer to general applicants at around three years on average. At the same time, the number of non-elderly one-person applications under the Quota and Points System has also increased significantly, by 44.7% from 93 500 in mid-2012 to 135 300 in mid-2016.

In both building new estates and maintaining and upgrading old ones these days, sustainability is an important priority for us. We care not just for our present generation but also for the generations to come, ensuring that the buildings we construct have a minimal impact on the environment and on our natural resources. Building sustainably involves embracing new technologies, systems and materials. In recent years we have adopted a whole range of sustainability initiatives that start at the very earliest design and planning stages: processes such as Carbon Emission Estimation and micro-climate studies, for instance, that are carried out before the first spadeful of soil is removed, assist us in maximising the efficiency and sustainability of our building designs.

We are also continuing to expand the range of "green" materials used at every stage of construction, and are more than ever making greening a major element in our overall PRH configuration. Most of the new PRH developments have achieved our green ratio target of 30%, while most smaller scale developments have reached 20%. We also plant one tree for every 15 flats. When going for further ways of extending greening features, we seek to reduce the natural water resources required to sustain them. Our pioneering Zero Irrigation System introduced in this report showcases one such exciting effort.

We continue to put into action our core value of caring for people. Our new PRH developments provide comprehensive retail and social welfare facilities as part of estate design. In existing PRH estates, continuous improvements are implemented – not only upgrading materials and systems so that they are more sustainable and environmentally friendly, but also enhancing facilities for a better living and community environment. Last year, for example, we made excellent progress in our scheme to replace old-fashioned pole-holders with new laundry racks and fully utilise the space available for drying laundry on the external walls with reference to different building types, while complying with all requirements under the Building (Minor Works) Regulation and the safe use of laundry facilities. We have also replaced 20 000 old collapsible PRH flat entrance gates with new ones that offer a number of advantages to users.

Our efforts to improve accessibility for tenants in both new and existing estates have continued steadily. We have adopted the universal design approach in all our new public housing developments, to address the needs of people of all ages and physical conditions. This enables our elderly residents to enjoy the full span of their lives within a familiar and fully-manageable environment.

Internally, we strive for operating as efficiently as possible, and over recent years our commitment to progress in this respect has focused on promoting the use of new technologies to streamline our systems. One example is our new Development and Construction Site Mobile System, which has put the benefits of mobile technology at the service of our construction teams in their daily site supervision work. We have also developed and implemented the Enterprise Tree Management System, which has considerably improved the efficiency of managing over 100 000 trees in PRH estates through the use of Radio Frequency Identification System (RFID) and Geographical Information System (GIS) technology.

We have faced some challenges in the past year in relation to the incident of excess lead in drinking water in some of our estates. Acknowledging such incident should never have occurred, the HA has taken expeditious and vigorous steps to remove the hazard, rectify the situation, and identify the external causes.

After the incident in July last year, the HA immediately established a Review Committee on Quality Assurance Issues Relating to Fresh Water Supply of Public Housing Estates and conducted a comprehensive "body check" on all aspects relating to water supply for HA estates. We also reviewed the adequacy of our quality assurance systems and implemented enhancements to our specification and inspection procedures. The Government's Commission of Inquiry into Excess Lead Found in Drinking Water has found our enhancement measures comprehensive and commendable. Looking ahead, we will continue to explore ways to ensure that the HA culture constantly and consistently emphasises safety and quality assurance, and encourages ready alertness to potential risks. We are also looking to collaborating closely with the Water Supplies Department in its work (especially in relation to specifications, identification of hazards and contamination), and to establishing a Water Safety Plan for PRH estates in the future. Our aim is to ensure that we learn from the lessons of this incident, enhance our alertness to risks, and make PRH living even safer than it already is.

The full report that follows shows in detail the many other ways in which we have worked towards our goals of caring for people and being committed to progress. Together, these twin aims have enabled us to instil a spirit of care, neighbourliness and community on the one hand, while at the same time retaining our reputation as a progressive and innovative institution constantly looking for ways to better the lives of our tenants, and of the Hong Kong community around us. Last year, to foster neighbourliness in PRH estates, our Estate Management Advisory Committees partnered with non-governmental organisations to arrange about 450 community-building functions on themes such as caring for the elderly, building a caring neighbourhood, promoting environmental protection and encouraging healthy living. As for innovation, we plan to adopt an innovative prefabricated acoustic window and acoustic balcony to mitigate noise nuisance for PRH residents.

The HA could not have pursued these goals so effectively over the past year without the enormous contributions made by its Members. I would like to thank them all for their efforts, and make special mention of those who have retired. They are Ms Virginia Choi Wai-kam, Ms Iris Tam Siu-ying, Mr Michael Choi Ngai-min, Mr Eddie Lee Chung-keung, Mr Cheung Yan-hong and Mr Tony Kan Chung-nin. I also warmly welcome our new member, Dr Billy Mak Sui-choi. Grateful acknowledgements are at the same time due to those who have served on the various HA Committees and Sub-Committees over the year, with special thanks to their Chairpersons, namely Prof Bernard Vincent Lim Wan-fung, Chairman of the Building Committee; Ms Tennessy Hui Meisheung, Chairman of the Commercial Properties Committee; Prof Raymond So Wai-man, Chairman of the Finance Committee and Funds Management Sub-Committee; Mr Stanley Wong Yuen-fai, Chairman of the Subsidised Housing Committee; Mr Cheung Tattong, Chairman of the Tender Committee; and Mr Winfield Wong Wing-cheung, Chairman of the Audit Sub-Committee.

As always, I cannot finish without expressing my heartfelt thanks to the management and staff of the Housing Department, the executive arm of the HA. Their essential support and on-the-ground responses have helped the HA overcome many challenges, particularly their follow-up actions on the various relief and review measures after the excess-lead-in-water incident in PRH estates. I commend their incessant efforts, which help to impress the public that the department is willing to take responsibility and learn from experience. With their continuing dedication, we are well prepared for another productive year ahead.

Professor Anthony Cheung Bing-leungChairman

Littleong ling,





及心竭力·建屋安民 New Homes for Hong Kong: Planning and Delivery

並 近年房委会其中一项大型公营房屋发展项目 ─ 安达臣道(左前及左中) Anderson Road (left front and centre) – one of the recent largest public housing development projects in the HA portfolio ◆ 香港房屋委员会(房委会)本年度年报的主题分为 两部分。第一部分「用心关怀」是首要工作重点, 显示我们坚守信念,承诺为香港市民,特别是最有 迫切需要的人士,提供可负担的居所。截至2016年 3月底,房委会辖下约有750300个公共租住房屋 (公屋)单位,为全港约206万人(占总人口约28%) 提供安居之所。房委会还提供居者有其屋计划 (居屋)单位等资助出售单位。

十年及五年房屋目标

年报主题的第二部分「力求改进」反映我们透过 觅地、规划设计、定下建屋目标等工作,竭力增加 本港公营房屋的建屋量,并提高公营房屋的质素。 房委会根据政府在2014年12月公布的《长远房屋 策略》,致力为香港建造新公营房屋。《长远房屋 策略》采取以供应为主导的策略,务求扭转房屋 供求失衡的局面。基于最新的长远房屋需求推算, 政府把2016/17至2025/26年度为期十年的总房屋 供应目标订为46万个单位,当中公营房屋占六成, 包括20万个公屋单位和8万个资助出售单位。就现 阶段而言,假设政府觅得的土地全部如期推出,在 这个十年期内可兴建约255000个公营房屋单位。 政府正在物色更多土地,以达到供应目标。我们 推行逐年推展的五年公营房屋建设计划,目标是在 2014/15至2018/19年度的五年期内,建成约 77 100 个公屋单位和 10 600 个资助出售单位。

在编配公屋单位时,按政府和房委会的政策,一般申请者较非长者一人申请者优先得到照顾。为此,房委会实施适用于非长者一人申请者的配额及计分制。有别于一般申请者,编配予配额及计分制申请者的公屋单位数目受每年配额所限,而申请者获配屋的优先次序,取决于其累积的分数,而申请者获配屋的优先次序,取决于其累积的分数,不得不适用于配额及计分制申请者。

自2015年2月1日起,年届45岁的配额及计分制申请者可获一次性额外60分,使他们的次序较其他较年轻的配额及计分制申请者优先。此外,申请时年龄每增添一岁可得分数由三分增至九分,以减低尽早申请的诱因。自2015/16年度起,配额及计分制的每年公屋配额占拟编配予一般申请者和配额及计分制申请者的公屋单位总数百分比,8%增至10%,单位数目上限则由2000个增至2200个。自2015年2月1日起,我们对已经轮候五年而在未来两年内尚未到达接受详细资格审查阶段的配额及计分制申请者,进行定期资格查核。

编配公屋单位

2015/16年度,我们编配约14300个公屋单位给一般申请者(即家庭和长者一人申请者)和配额及计分制下的非长者一人申请者。我们以一般申请者在申请登记后平均约三年获首次配屋为目标;但公屋需求殷切,这个目标或会有所偏离。截至2016年3月底,一般申请者的平均轮候时间¹为3.9年,当中长者一人申请者的平均轮候时间为2.3年。长远而言,房委会致力达到一般申请者平均于三年左右获首次配屋的目标;为此,我们现正与相关政府部门和市民共同努力,物色更多土地发展公屋,以期顺利建设新的公营房屋。



→ 新近落成的元朗洪福邨

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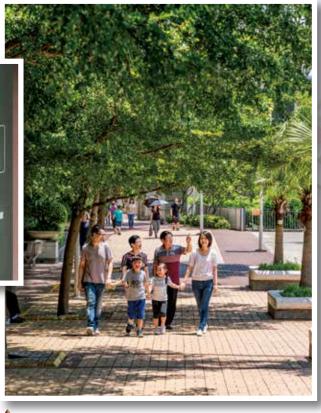
❖ 设于房委会客务中心的长者服务柜位

租金政策和租金援助

截至2016年3月底,公屋单位月租(包括差饷、管理费和维修保养成本在内)介乎315元至4,264元不等,平均月租约为1,700元;暂时遇到经济困难而受惠于租金援助计划的租户约15300名。根据租金援助计划,合资格租户可获减租25%或50%,视乎家庭入息水平而定。为使该计划广为租户知悉,我们年内在房屋资讯台和电台广播,在房委会/房屋署网站发放资料,印制海报、单张和《屋邨通讯》,定期宣传;并呼吁非政府机构、各区区议会和屋邨管理谘询委员会(邨管谘委会)转介有需要的租户,向屋邨职员求助。

促进家庭和谐共融计划

为促进家庭和谐共融,建立以家庭为核心的支援 网络,房委会推行多项计划,包括天伦乐优先配屋 计划、天伦乐调迁计划、天伦乐加户计划、天伦乐 合户计划等。这些计划以不同方式鼓励年青一代与 年长父母或年长受供养亲属一起居住或迁至就近 地方居住。2015/16年度,受惠于这些计划的租户 共约4450个,当中约1350名公屋申请者选用 优先配屋计划、310个公屋户受惠于调迁计划、 2720个公屋家庭受惠于加户计划、70个公屋家庭 受惠于合户计划。



→ 房委会推行多项计划,鼓励年青一代与年长父母或亲属同住

改善居住情况的调迁计划

我们还有两项调迁计划,协助家庭状况转变的现有公屋租户。目前,人均室内楼面面积少于5.5平方米的公屋租户,可通过公屋租户纾缓挤迫调迁计划,申请调迁至较大的单位。此外,人均室内楼面面积少于7平方米的公屋租户,则可通过改善居住空间调迁计划,申请调迁至较大的单位。2015/16年度,共约2 100户透过参与这些计划而获得调迁,居住情况因而得以改善。

善用公屋资源

为确保宝贵的公屋资源得以合理分配,用得其所,帮助真正有需要的人士,房委会一直以来实施严格的审核政策。2015/16年度,公屋住户根据公屋住户资助政策、维护公屋资源合理分配政策、维护公屋资源合理分配政策,是不同家庭租户资助政策提交入息和资产申报资料是否属实,从而为不同家庭租户准确厘定合适的租金水平的时确定他们仍然符合资格继续在资助公屋单位居住。此外,2013年成立的特别小组任期延长两年,以调查与住用情况相关的个案,包括租户分租或丢空单位、让非认可人士后用单位、以及虚报入息和资产。





❖ 居屋第二市场购买未补价单位的临时计划协助白表申请者自置居所

♪ 打击滥用公屋的宣传海报

打击滥用公屋的工作重点,是要让租户明白问题 所在,并向租户和公众灌输善用公屋资源的重要 性。2015/16年度,我们继续广泛宣传,在公共 交通工具张贴广告,在电台频道、巴士电视和房屋 资讯台,播放宣传信息和短片,以及在辖下所有 屋邨张贴海报和展示相关宣传物品。2015年10月 举办「打击滥用公屋大行动」双周,作为重点活动, 鼓励租户举报滥用公屋个案。「房护侠」和「滥用 户」两个主题人物首次在活动中出现,其后探访 40个公共屋邨,宣传打击滥用公屋的信息。我们 还派员探访12个屋邨的邨管谘委会委员举报怀疑 滥用公屋资源,并鼓励邨管谘委会委员举报怀疑 滥用公屋的个案。

年内,房委会协助安置约70个受地政总署清拆寮屋和屋宇署清拆天台违例构筑物影响的住户。

居屋业务

居屋是资助自置居所安排,为不少中低收入家庭 提供首次置业的机会。当公屋租户经济条件改善, 有能力购买居屋单位自住,他们腾出的公屋单位便 可重新编配予其他有需要的人士,使更多人受惠。 首批2160个新建居屋单位已于2015年8月悉数售出,预期于2016/17年度落成。第二批2657个新建居屋单位于2016年2月底预售,接获约53000份申请书,预期于2018年落成。成功申请者将于2016年7月下旬开始选择单位。我们预计于2017年初预售约2000个新建居屋单位。

让5000名合资格白表申请者在居屋第二市场购买未缴付补价单位的首轮临时计划已于2015年4月结束,逾2400名白表申请者透过这个计划,自置居所。2015年8月,房委会推行新一轮临时计划,配额为2500个,接获约43900份申请书。截至2016年3月底,逾400名申请者率先在最新一轮临时计划下自置居所。待这一轮临时计划于2017年上半年结束后,房委会将就计划作全面检讨,以决定未来路向。

绿表置居先导计划

2015年5月,资助房屋小组委员会通过「绿表置居 先导计划」(绿置居)的执行细节,选择合适的兴建 中公屋项目,售予绿表申请者(主要为现有公屋 租户,以及已通过详细资格审查的公屋申请者); 单位的定价较居屋低廉。我们已选定位于新蒲岗 的公屋发展项目转为绿置居;项目提供约共 860个单位,预计于2016年下半年预售,2017 年中入伙。



This year's theme for the Hong Kong Housing Authority (HA) Annual Report falls into two halves. Taking priority, the first part Caring for People asserts our unfailing commitment to helping the people of Hong Kong, and especially those in most need of affordable housing. As at the end of March 2016, around 750 300 public rental housing (PRH) units under the HA were providing accomodation to about 2.06 million people, or around 28% of the population of Hong Kong. This is supplemented by subsidised sale flats such as Home Ownership Scheme (HOS) flats, which are also provided by the HA.

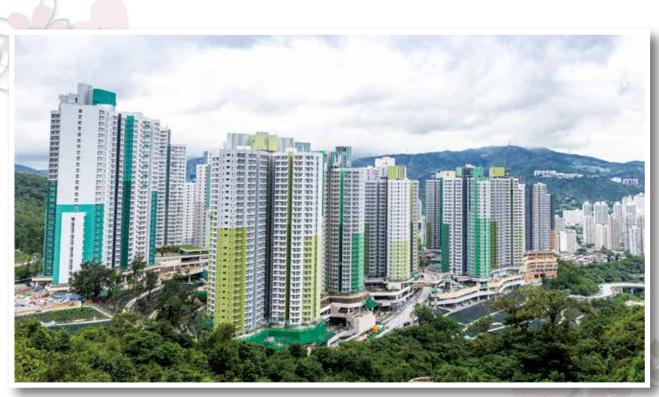
Ten-year and five-year housing goals

The second part of our theme, Committed to Progress, has reference to our efforts to expand the amount and enhance the quality of public housing in Hong Kong, through activities such as land acquisition, planning and design, and setting construction goals. The HA's efforts to deliver new public housing for Hong Kong are based firmly on the Government's Long Term Housing Strategy (LTHS), promulgated in December 2014. LTHS adopts a supply-led strategy

aimed at correcting the imbalance between housing supply and demand. Based on the latest projection of long-term housing demand, the Government has set a total housing supply target of 460 000 units for the 10-year period from 2016/17 to 2025/26. Public housing accounts for 60% of this amount, and consists of 200 000 PRH units and 80 000 subsidised sale flats. To date, about 255 000 public housing units will be built in this 10-year period, assuming that all the sites identified by the Government can be prepared in time. Additional land to meet the target is currently being sought. Our fiveyear rolling Public Housing Construction Programme aims to produce about 77 100 PRH units and 10 600 subsidised sale flats in the five-year period from 2014/15 to 2018/19.

Allocating PRH units

In 2015/16, we allocated approximately 14 300 PRH units to general applicants (i.e. family and elderly one-person applicants) and non-elderly one-person applicants under the Quota and Points System (QPS). Our target is to provide the first flat offer to general



applicants at an average of around three years after registration, but high demand for PRH means this is not always possible. As at the end of March 2016, the average waiting time¹ for general applicants was 3.9 years, and for elderly one-person applicants, 2.3 years. In the long run, the HA is working towards providing the first flat offer to general applicants at around three years on average. To this end, we are working closely with relevant government departments and the public in efforts to identify more land for PRH developments and keep the production of new public housing moving ahead smoothly.

When allocating PRH units, it is the policy of the Government and the HA to give priority to general applicants over non-elderly one-person applicants. This policy is reflected in the HA's QPS for non-elderly one-person applicants. Unlike for general applicants, the allocation of PRH units to applicants under QPS is subject to an annual quota. The priority of QPS applicants is determined on the basis of the number of points they have accumulated, which are dependent on their age, waiting time, and whether they are currently living in PRH with family members. The target of providing the first flat offer at around three years on average does not apply to QPS applicants.

Since 1 February 2015, a one-off bonus of 60 points is awarded to applicants who have reached the age of 45, thus giving them higher priority than younger applicants. In addition, the scale of age points has been increased from three to nine points per year of age at the time of application in order to reduce the incentive for early registration. Starting from 2015/16, the annual allocation quota under QPS has also been increased. The quota has risen from 8% to 10% of the total number of PRH units to be allocated to general and QPS applicants, subject to a cap, which has been increased from 2 000 to 2 200 units. With effect from 1 February 2015, regular checking of eligibility has also been carried out on QPS applicants who have waited

for five years but not yet due for detailed vetting within the following two years.

Rent policies and rent assistance

As at the end of March 2016, PRH rents (which include rates, as well as management and maintenance costs) per PRH unit ranged from \$315 to \$4,264 per month, with the average monthly rent standing at about \$1,700. At the same date, around 15 300 tenants experiencing temporary financial difficulties were benefiting from our Rent Assistance Scheme, which provides a rent reduction of 25% or 50% for eligible tenants depending on their household income levels. To ensure tenants remain widely aware of the scheme, we publicised it regularly during the year through broadcasts on the Housing Channel and the radio, information mounted on the HA/HD Website, and in print form in posters, leaflets and Estate Newsletters. Non-governmental organisations, local District Councils and Estate Management Advisory Committees (EMACs) were also encouraged to refer tenants in need to estate officers.

Schemes for fostering harmonious families

The HA runs several schemes designed to foster harmony among families and help establish strong family-based support networks on estates. These include the Harmonious Families Priority Scheme, the Harmonious Families Transfer Scheme, the Harmonious Families Addition Scheme, and the Harmonious Families Amalgamation Scheme. All these schemes encourage young people to live with or near their elderly parents or elderly dependent relatives, in different ways. The schemes benefited a total of about 4 450 households in 2015/16, with around 1 350 PRH applicants utilising the Priority Scheme, 310 PRH households through the Transfer Scheme, 2 720 PRH families through the Addition Scheme, and 70 PRH families through the Amalgamation Scheme.

¹ Waiting time refers to the time between registration for PRH and first flat offer, excluding any frozen period during the application period (e.g. periods when an applicant has not yet fulfilled the residence requirement, has asked to place his/her application on hold pending arrival of family members for a family reunion, is imprisoned, and so forth). The average waiting time for general applicants refers to the average of the waiting time of those general applicants who were housed to PRH in the past 12 months.

Transfer schemes for improving living conditions

Two other transfer schemes are available to help existing PRH tenants whose family circumstances have changed. Currently, PRH households living in units with less than 5.5 square metres of Internal Floor Area (IFA) per person can apply for transfer to larger accommodation through the Territory-wide Overcrowding Relief Transfer Scheme. In addition, our Living Space Improvement Transfer Scheme enables PRH households living in PRH units with an IFA of less than 7 square metres per person to apply for transfer to a larger unit. In 2015/16, a total of about 2 100 households were rehoused and had their living conditions improved through these schemes.

Optimising PRH resources

To safeguard the rational allocation of our precious PRH resources and ensure they benefit those who are in genuine need, the HA has longstanding stringent checking policies in place. In 2015/16 we checked all income and asset declarations received under the Housing Subsidy Policy, the Policy on Safeguarding Rational Allocation of Public Housing Resources and other tenancy management policies (amounting to some 211 500 individual cases) to verify their accuracy.

This enabled us to determine accurately the appropriate rent levels for different household tenants, and also to confirm their eligibility to continue benefiting from a subsidised PRH flat. We also extended the deployment for a further two years of the Special Team established in 2013 to investigate occupancy-related cases, including instances of sub-letting, non-occupation, unauthorised occupation, the use of premises for non-domestic purposes and illegal activities, and false declaration of income and assets.

An important part of our commission to combat tenancy abuse is keeping tenants aware of the issue, and educating them and the public about the importance of cherishing our PRH resources. In 2015/16, we continued our extensive publicity activities through advertisements on public transport, broadcasts on radio channels, bus TV and the Housing Channel, and displays of posters and related publicity materials in all our estates. In October 2015 we ran a "Fight Tenancy Abuse Fortnight" as the campaign highlight, during which tenants were encouraged to report any abuses they noticed. This event saw the debut of two thematic characters, "Housing Protector" and "Housing Abuser"; the pair went on to visit 40 public housing estates where they passed on the message about combatting tenancy abuse. We also conducted outreach visits to the EMACs of 12 estates, when once again the importance of cherishing our public housing resources was a focus, and EMAC members were encouraged to report suspected cases of abuse.







During the year, the HA offered rehousing assistance to around 70 households affected by clearances of squatter housing by the Lands Department and of illegal rooftop structures by the Buildings Department.

HOS activities

HOS is a subsidised home ownership arrangement that offers many low to middle-income families the chance to purchase their first home. When PRH tenants reach a point where they enjoy the financial strength to purchase a home under HOS, this also brings wider benefits because it frees up PRH units for others in need.

The first batch of 2 160 new HOS flats, scheduled for completion in 2016/17, were all sold in August 2015. The second batch of 2 657 new HOS flats, scheduled for completion in 2018, was put up for pre-sale at the end of February 2016, and some 53 000 applications were received. Flat selection by the successful applicants has been scheduled for late July 2016. We expect to put up about 2 000 new HOS flats for pre-sale in early 2017.

In April 2015, the first round of an interim scheme allowing 5 000 eligible White Form applicants to purchase flats in the HOS Secondary Market without payment of premium was completed. Over 2 400

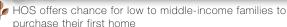
White Form applicants were able to purchase their own homes under the scheme. In August 2015, the HA implemented a new round of the interim scheme with a quota of 2 500, for which about 43 900 applications were received. Up to the end of March 2016, over 400 applicants were among the first to have achieved home ownership through the latest round of the interim scheme. Once this round has been completed in the first half of 2017, the HA will conduct a comprehensive review of the scheme and decide on its future.

Green Form Subsidised Home Ownership Pilot Scheme

In May 2015, the SHC endorsed the details for implementing the Green Form Subsidised Home Ownership Pilot Scheme (GSH), under which suitable flats are to be identified among the PRH developments under construction for sale to Green Form applicants (i.e. mainly sitting PRH tenants and PRH applicants who have passed the detailed eligibility vetting). Under the scheme, prices are set at a level lower than those of HOS flats. The PRH development at San Po Kong, which will provide a total of about 860 flats, was selected for conversion to GSH. Pre-sale is planned for the second half of 2016, and the flats are expected to be ready for occupation in mid-2017.









优质房屋·舒适生活 Better Housing for Better Living

◆ 多年来,香港房屋委员会(房委会)持续改良公共 房屋,以满足社会不断转变的需要和期望。首批 公共房屋建于上世纪50年代,只为市民提供基本 的栖身之所。随着时代变迁,现今的公共租住屋邨 结合先进科技和环保规划,为居民提供齐备的 配套设施。我们用心关怀,照顾在公共房屋安居的 住户,并力求改进,提升房屋质素。2015/16年度, 房委会继续秉持这个宗旨,兴建新一批优质公共 房屋,建设香港。

年内新落成的公共租住房屋(公屋)单位约14300个,分布12个发展项目,包括朗晴邨(日朗楼和青朗楼)、水泉澳邨第二期(明泉楼、月泉楼、映泉楼)及第四期(岭泉楼)、苏屋邨第一期(兰花楼、寿菊楼、牡丹楼、金松楼、绿柳楼、樱桃楼)、牛头角下邨第二期(贵华楼)、安达邨(爱达楼、诚达楼、俊达楼、贤达楼、孝达楼、谦达楼)、洪福邨第一至第三期(洪欢楼、洪乐楼、洪塱楼)、宝乡邨(宝兴楼和宝顺楼),以及鲤鱼门邨第三期(鲤旺楼)。此外,年内落成的零售设施总楼面面积约25100平方米,私家车和货车停车位约530个。

细心聆听 用心关怀





◇ 部分干本年度落成的公共屋邨 ─ (左)观塘牛头角下邨 第二期贵华楼及鲤鱼门邨第二期(鲤旺楼)

建设发展 注重环保

我们致力推行环保设计,在公屋大厦引进多个环保 系统。过去数年,我们推出多项节能措施,并在 新建屋邨推行,成效显著。

我们研发并采用碳排放量估算方法,估算新发展 项目在整个预计生命周期的总碳排放量。我们首先 设定碳排放基准(建基于新和谐一型第六款大厦和 启晴邨的排放量),然后评估所设计的新发展项目 在整个生命周期的减碳效益。碳排放量估算应用于 多个不同范畴,包括建造工序所用的材料、建筑 结构、公用屋宇装备和拆卸工程,还有可再生能源 和植树。2015/16年度我们通过12个新项目的碳排放 量估算。自实施碳排放量估算以来,与基准大厦的 建筑楼面面积的基线数字相比,我们的住宅大厦的 估算碳排放量已平均减少约13%。

此外,我们也在新建住宅大厦的设计阶段应用ISO 50001 能源管理体系,以评估大厦启用后的公用能源 消耗量。2015/16年度,我们通过12个新项目的能耗 估算。这些新项目住宅大厦的估计公用能源消耗量, 较基线数字少约两成。

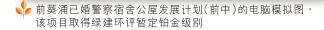
在规划和设计阶段,我们采用标准环保措施,包括 利用微气候研究,优化屋邨布局,从而提高新设计 屋邨的环保成效;同时采用「顺应自然」的原则, 掌握个别用地的特点,因地制宜,增加屋邨的自然 通风和日照。



在选用建筑材料方面,我们同样以「环保」为原则。 举例来说,从2013年起,我们在新建筑合约的规格 订明采用环保的矿渣微粉,现在更规定在建造预制 混凝土外墙和预制楼梯时加入矿渣微粉,以取代 三成半的水泥成分。我们正研究在制作半预制楼板 等其他预制混凝土元件时,可否采用矿渣微粉。

另一体现房委会关怀公屋社群的范畴,便是绿化环 境,为减低都市热岛效应,我们已制订政策,规定 整体绿化覆盖率占屋邨总面积最少两成;两公顷以 上的大型用地,则占不少于三成;每15个公屋 单位最少种植一棵树。最近,我们在屋邨设计中 引入综合水敏性城市设计装置;以水泉澳和凹头 两个项目为例,这些装置有助减慢径流速度,增加 蓄水量。房委会在龙逸邨率先试用「零灌溉种植 系统」(详见专题故事),并改良系统的设计,在 何文田一幅空置用地进行试验,以观察种植树木 的情况。与此同时,我们为彩园路项目设计一个 预制组件系统,提升平台植树的效率,缩短建筑 时间。





环保建筑 成绩卓著

所有房委会新项目的设计,均以达到香港绿色建筑 议会绿色建筑环评计划(绿建环评)的「金」级别为 标准,而个别选定项目更取得最高的「铂金」级别。 2015/16年度,房委会的新建项目在绿建环评1.2 版本获得认证,成绩摘录于下表。

项目	评级
前葵涌已婚警察宿舍公屋发展计划	暂定铂金级
长沙湾副食品批发市场第三号地盘 公屋发展计划	暂定金级
长沙湾副食品批发市场第五号地盘 居屋发展计划	暂定金级
桥昌路东居屋发展计划	暂定金级
连城道公屋发展计划	暂定金级
荔枝角道东京街第一及第二期公屋 发展计划	暂定金级



❖ 荔枝角道东京街第一及第二期公屋发展计划的电脑模拟图

工人安全 加强保障

《房委会地盘安全策略 2015》是一套安全规定,涵盖所有新工程及维修保养工程工地,也适用于物业管理服务公司、洁净服务承办商和护卫服务承办商的工作。2015年,我们实践每千名工人不多于12宗意外的安全目标;录得新工程合约的意外率为每千名工人9.2 宗,维修保养工程则为每千名工人1.5宗,远低于本港每千名工人39.1宗的平均意外率。2016年3月,房委会更再度荣获明建会联同建造业议会颁发Derek Smyth安全领导金奖(发展机构一发展商组别)。这个奖项肯定了我们在工作安全上所作的努力,能够在发展项目每个阶段均发挥主导作用,包括推动持份者共同参与改善安全管理系统、在设计过程顾及安全事宜,以及在施工时采用安全作业模式。

年内,我们持续提高对承建商的规格要求,并将其 引进多个范畴。每项新的规格要求均为强制措施, 以更有效地保障工人的工作安全。我们又继续举办 论坛、研讨会、工作坊等安全推广活动,加强业界 持份者的安全意识。其中一项重点活动是「指差呼称 大赛」,向房委会承建商推广这个良好作业方法, 并印制海报,展示指差呼称口令,分发给承建商。

24 优质房屋 舒适生活

我们在现有屋邨进行的工作,同样以安全为重。 年内我们继续针对屋宇维修保养和改善工程,以及 升降机维修保养和现代化工程,进行突击安全 巡查,务求加强工地安全。我们更检讨屋宇维修保养 及改善工程的突击安全巡查程序,研究可否再作 改善,以提升工作成效。

为更有效管理有关工地安全的资料,我们研发「工伤 及闪失事故和职业病监测系统」。这个网上资料管理 系统不单方便承建商记录意外和事故,还让我们 易于整理意外数据,以作分析用途。

品质管理制度

我们致力取得多项品质管理认证,确保为市民 提供有效服务,并采用欧洲品质管理基金会的 卓越模式,务求在各个业务范畴做到精益求精。 我们规定承建商必须取得ISO 9001、ISO 14001 和OHSAS 18001认证。2014年1月起更规定建筑 (新工程)和打桩工程承建商必须具备ISO 50001 能源管理体系的认证。以下各表列出我们已取得 认证的标准和日常营运沿用的管理计划和标准。

在香港品质保证局社会责任指数的年度表现评估中,发展及建筑处连续第四年获得满分5.0分。 屋邨管理处也参与该项计划,连续第二年取得满分5.0分。

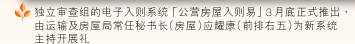
认证标准

认证标准	认证范畴	首次认证年份
发展及建筑处		
ISO 9001: 品质管理	公营房屋建造的规划、设计、工程策划和合约管理	1993
ISO 14001:环境管理	公营房屋建造的规划、设计、工程策划、合约管理和材料试验	2009
ISO 50001:能源管理	公营房屋建造的规划、设计、工程策划和合约管理	2012
OHSAS 18001: 职业安全 健康管理体系	公营房屋建造的材料试验	2013
屋邨管理处		
ISO 9001:品质管理	公营房屋的定期维修和改善工程的规划、设计、工程策划和 合约管理	1993
ISO 14001:环境管理	公共屋邨的定期维修和改善工程的规划、设计、工程策划和 合约管理;公共屋邨的物业管理服务(包括清洁、保安、园艺 及办公室管理)	2011
ISO 50001:能源管理	公屋住宅楼宇的设施管理和公用地方改善工程的规划、设计、 营运、工程策划和合约管理	2013
OHSAS 18001: 职业安全 健康管理体系	公营房屋的定期维修和改善工程的规划、设计、工程策划和 合约管理	2014
独立审查组		
ISO 9001:品质管理	公营房屋屋宇监管	2014
ISO 14001:环境管理	公营房屋屋宇监管	2014

其他品质管理计划和标准

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计划/标准	· 范畴 	首次采用年份	备注
发展及建筑处			
ISO 26000:社会责任	公营房屋建造的规划、设计、 工程策划和合约管理	2010	并非认证标准,但已采用香港品质保证局社会责任指数作为评分指标。自2012年起,发展及建筑处已连续四年取得5.0分满分。
ISO 31000: 风险管理	公营房屋建造的规划、设计、 工程策划和合约管理	2010	已纳入发展及建筑处其他管理 体系内。
欧洲品质管理基金会卓越 模式	公营房屋建造的规划、设计、 工程策划和合约管理	2010	已纳入发展及建筑处其他管理 体系内。
屋邨管理处			
ISO 19011:稽核管理体系	公营房屋的定期维修和改善工程规划、设计、工程策划和合约管理的内部稽核	2012	已纳入屋邨管理处其他管理 体系内。并非认证标准,但 于2013年获香港品质保证局 加签核实条款。
ISO 26000: 社会责任	公营房屋的定期维修和改善工程的规划、设计、工程策划和合约管理	2012	已纳入屋邨管理处其他管理体系内。并非认证标准,但已采用香港品质保证局社会责任指数作为评分指标。自2015年起,屋邨管理处已连续两年获得5.0分满分。
ISO 31000: 风险管理	公营房屋的定期维修和改善工程的规划、设计、工程策划和 合约管理	2012	已纳入屋邨管理处其他管理 体系内。并非认证标准,但于 2013年获香港品质保证局加签 核实条款。
香港品质保证局楼宇可持续发展指数计划	十个涵盖主要大厦设计类型的公共屋邨,其住宅楼宇在环境、社会和经济范畴的可持续 发展绩效表现	2012	并非认证标准,但已获香港品质保证局楼宇可持续发展指数计划核实。房委会于2012年成为首个获得香港品质保证局楼宇可持续发展指数验证标志的机构。





品质监控

为切实执行上游品质控制,房委会推行产品认证 计划。现时的计划适用于11种建筑材料,包括防火 木门、板间墙、袋装水泥、瓷砖黏合剂、瓷砖、 修葺砂浆、铝窗、uPVC排水管道和配件、连体 座厕设备、钢筋网,以及发光二极管凸面照明器。 下一阶段列入产品认证计划的建筑材料是丙烯酸 多层喷漆。



❖ 「公营房屋入则易」接受网上递交图则和文件

独立审查

独立审查组隶属运输及房屋局常任秘书长(房屋) 办公室,担任第三者监察角色,负责审批房委会就新发展项目提交的所有结构和建筑图则,以及处理房委会辖下现有楼宇为改建和加建所提交的申请。此外,独立审查组依据建筑事务监督授予的权力,对居者有其屋计划屋苑、租者置其屋计划屋邨,以及公共屋邨内已拆售予领展的商业和停车场设施执行法定楼宇监管。同时,升降机巡查小组推行稽核巡查制度,以助提高房委会辖下升降机及自动梯的安全水平,减低意外风险。

独立审查组的「房屋署图则查阅网」2014年推出新服务,让市民可在网上查阅和订购房委会的建筑工程记录。2015年12月,独立审查组又试行「公营房屋入则易」系统,并于2016年首季全面推行,现时房委会的新发展项目和现有楼宇的改建和加建工程,可在网上递交图则和文件,由独立审查组以电子方式处理。

善用资讯科技 发展优质建筑

房委会在建筑设计及工程上,广泛应用资讯科技 资源,当中以建筑信息模拟技术、地理信息系统、 房屋建设管理系统及无线射频识别技术,尤为重要。

「发展及建筑工地流动系统」第一阶段已经推行。我们在施工期间实地视察建筑工程和屋宇装备工程时,可利用流动装置和应用程式记录资料:遇有意外或工地安全事故时,也可发出提示。工地人员可在流动装置使用工地安全提示应用程式,即时向工程小组和管理层发送意外或事故提示,大大减省了涉及安全、品质和生产力的建筑工地管理工作。此外,工地人员还可利用建筑工程和屋宇装备实地视察应用程式,拍摄现场情况,清楚记录视察结果,并在有需要时,通知承建商纠正欠妥的地方。我们现正展开系统第二阶段的研发工作,以期进一步扩大流动程式的应用范围至其他范畴的视察工作,切正展开系统第二阶段的研发工作,以期进一步扩大流动程式的应用范围至其他范畴的视察工作,简化与承建商的视察流程,并把「工伤及闪失事故和职业病监测系统」,与流动系统妥善整合。





树木风险评估应用程式 — 房委会树木资讯系统在流动装置上的介面

√ 「房委会树木资讯系统」有助即场完成树木评估

房委会负责管理和护养200多个公共屋邨及场地的 树木,总数约102000棵。为保障市民的安全,我们 每年在雨季前进行树木风险评估。过往,这类风险 评估资料均以纸张形式保存,检索程序费时,而且 难以按地区监察树木管理工作的进度。为此,我们 研发并推出了一套新的「房委会树木资讯系统」。这套 全新的应用系统结合互联网、地理信息系统技术, 以及无线射频识别技术和全球卫星定位系统等其他 新科技,提供一个有效平台,既可检索和更新树木 资料,又可上载树木资料至地理信息系统资料库。 这个系统方便房委会人员及其业务伙伴进入地理 信息系统树木资料库,检索树木记录。我们透过 系统,可即场更新和完成树木评估报告,能更有效 完成每年树木风险评估周期内要审核大量评估报告 和核对树木资料的工作。此外,记录新树木的资料 快捷方便,缩短整理资料所需的准备时间。房委会树木 资讯系统可编制电子工作流程和管理报告,相信有助 加强监察树木风险评估、树木补救工程的进度, 以及承办商的表现。

群策群力 推陈出新

我们一直与业界持份者紧密合作,善用内部和外界 多方面专业技术,推陈出新。以综合采购法为例, 采用三轨投标制度,投标者须就价格、技术和创新 三方面提交建议,鼓励持份者互相合作,提出创新 的设计和建筑概念,尤其适用于复杂的大型房屋 发展项目。综合采购法把投标程序转化为学习 过程,让投标者共同探索崭新概念和方案。

洪福邨—城乡互融 新旧共荣







🎶 元朗洪福邨



❖ 设计别具心思的公共运输交汇处

完善的配套包括零售、社区和交通设施是现代生活 质素的重要元素,在缺乏这些设施的地区发展新公 营房屋,房委会设法为新屋邨居民提供现代化的社 区设施,好让他们生活舒适便利。

位处元朗,于2015年落成的洪福邨正是一个例子。现时该邨四周是低密度的村落,翠绿环抱,屋邨所在地区预计可能发展为新市镇。在新市镇发展计划落实前,洪福邨九幢住宅大厦合共4905个单位,为这个沉睡的地区带来大批新居民。房委会所面对的挑战是必须为屋邨提供完善的配套设施及各式各样的零售店舖,确保居民迁入乡郊新环境而不觉孤立或与外界隔绝。同时,我们的构想是在屋邨提供社区配套设施,为日后区内新市镇中心发展迈出重大的第一步。

屋邨规划因地制宜,预留两道分别阔30米和15米、 贯通东西的景观廊,让居民尽享清风和阳光。

屋邨其中一项重要设施,就是设备齐全的公共运输 交汇处,方便居民前往邻近市镇和接驳其他交通 工具。然而,公共运输交汇处内的车辆会产生 噪音,因此有必要建造一个隔音上盖,以减低噪音。 我们率先采用半露天的锯齿形上盖设计,使易受 噪音影响的单位住户不会直接看见巴士。此外, 上盖由多个不同部分组合而成,既有利空气流通, 更无须安装消防洒水器及通风系统。除减低噪音 外,上盖可遮荫挡雨。日后迁入附近私人楼宇 的居民也可因而受惠。



♦ 洪福邨服务设施大楼



❖ 洪福邨绿茵处处

屋邨商场采用长廊式商店街设计,令人有如置身 「购物大道」。店舗前面的有盖行人道宽敞舒适, 行人漫步其中,无惧日晒雨淋,悠然自得。行人道 以中式纹饰作点缀,配合该区的传统乡村文化。

洪福商场另一特色是其全新的湿货市场,位于屋邨超级市场旁。市场有档位42个,设计整齐划一,井然有序,方便顾客购物。市场照明充足,开放式和半开放式档位以半身间隔板分隔,一律设有货物挂架,宽敞开扬,顾客可轻松购物。整个湿货市场予人现代化的感觉,设计简约,整洁明亮,利商便民。

此外,洪福邨引入多种最新的环保设计和可持续发展元素,包括采用与周边环境和谐协调的颜色配搭,积极绿化屋邨(包括广泛绿化天台),以及利用可再生能源和实施水资源管理等。新建的屋邨大厦与旧有乡村的低矮村屋构成鲜明对比;随着该区逐渐发展为香港另一个人口集中的地区,洪福邨及其现代化设施可望成为新城市社区生活的中心点。

龙逸部——设计匠心 社区持续发展



大厦的座向让居民可饱览屯门河,远眺青山

本港可供兴建新公共租住屋邨的土地不足。房委会在设计新屋邨时,往往面对建屋用地本身的种种限制,困难重重,但我们坚持迎难而上,设法令新建屋邨配套得宜,为居民提供安居之所,务使屋邨社区可持续发展,与附近的市区环境相辅相成。

屯门龙逸邨公屋发展计划正好阐明上述困难经验。于2013年落成的龙逸邨规模不大,只有两幢33层高住宅大厦,合共提供990个单位,还有一座两层高社区会堂和其他设施。屋邨的选址是一幅空置平地,但紧贴交通繁忙的行车天桥和其他交通要道,建筑设计费煞思量。如果设计未能因地制宜,忽略可持续发展和居民的需要,日后居民可能有居于孤岛的感觉,周围只有车来车往的道路,还可能终日面对交通噪音和污染。

房委会的设计方案,重点在兴建一个可持续发展、 合乎成本效益、居住环境又健康怡人的屋邨。 因此,大前提是要确保日后屋邨的住宅单位不受 交通噪音和废气影响。龙逸邨两幢住宅大厦均采用 单向设计,所有单位座向相同,以尽量避免受交通 干道的噪音影响。两幢大厦并排而立,形成天然 隔音屏障,其设施管道和楼梯,则位于面向主要 噪音来源的一方。精心安排的座向更让居民可以 安坐家中,饱览屯门河的景色,远眺青山的风光。

两幢住宅大厦外墙的颜色别具心思,配合附近住宅楼宇和学校的色调,和谐协调。此外,大厦主体和构件(如走廊的垂直装饰和防护屏),以及社区会堂



√ 邨内种植攀爬植物





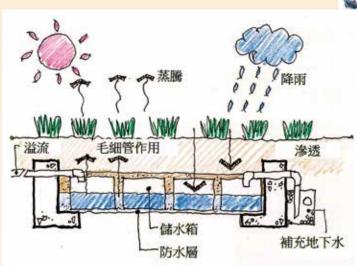
↓ 社区会堂入口旁的壁画《听著·看》,色彩缤纷

和园景均采用垂直结构的设计,线条分明,互相呼应,融和一致。大厦设计精细,每三个楼层种植攀爬植物,以调和大厦硬实的质感,刚柔并蓄,同时增添可持续发展的元素。

除了在大厦设计加入可持续发展的元素,我们规划时还着意建立可持续发展的社区。经地区谘询后,政府决定在屋邨整体规划中加入社区会堂。龙逸社区会堂设有可容纳450人的多用途礼堂,以及会议室等其他设施,不但为区内居民提供可举办各类型社区活动和节目的多用途场地,更成为屯门河畔触目的地标。

由民政事务总署管理的龙逸社区会堂开幕至今,举办了不少社区活动,丰富多采,凝聚街坊,促进邻里关系,使龙逸邨逐渐成为屯门居民聚首的好地方。会堂入口旁边的壁画,或许就是会堂在屯门区的最佳写照。壁画色彩缤纷,展现屯门区生气勃勃的风貌,也标志着新建龙逸邨的发展朝气洋溢。要仔细欣赏这幅名为《听著·看》的壁画,了解作者如何捕捉屯门区多姿多采的景物,可扫描以上快速回应码(QR Code),下载壁画和声音互动旅程。

零灌溉种植系统 绿化无难度



◆ 图示零灌溉种植系统运作情况

净水是有限的珍贵资源,为了提升发展的持续性, 房委会近年着力研究节约用水措施,尽量减少 用水,重用或循环再用棕水;园景灌溉用水一直是 研究重点。树木、灌木和花园的植物均需水分,才能 生长茂盛。我们正研究一项创新的灌溉方法,称为 「零灌溉种植系统」,应用于新公营房屋项目,以 免却使用食水灌溉植物。

零灌溉种植系统是一种土层下的灌溉法,意即水分由土层自下而上,输送到植物根区。这个被动式灌溉系统只需最天然而可持续的水源——雨水,而无需外来灌溉水源。

土壤吸收降雨后,过多的雨水被特设的地下储水箱 收集。当上层土壤不再湿润时,储水箱内的水通过 毛细管作用,自下往上输送去灌溉植物,形成一个 循环自给的灌溉系统。零灌溉种植系统收集雨水 所需的建设和管理费用,均较传统雨水收集系统 低廉,既可收集雨水重用,又可减少流入排水系统 的雨水量。



❖ 龙逸邨零灌溉种植系统园圃早前安装储水箱的情况



❖ 龙逸邨零灌溉种植系统花圃设置 24 个月后,植物生长茂盛

2013年,我们在龙逸邨建造一个零灌溉种植系统 试验花圃,并监察 24 个月的灌溉用水量。在整整 两年试验期内,花圃的树木和灌木无需额外食水 灌溉也生长良好;据房委会专家观察所得,植物并 无缺水迹象。此外,花圃既无积水,也无异味。 试验结果显示,与传统灌溉系统相比,零灌溉种植 系统每年可为该花圃节省用水约55立方米。多个 植物品种证实能够完全适应零灌溉种植系统的环境, 包括彩铁、花叶假连翘、麒麟吐珠、波斯顿蕨和 花叶八叶。

根据试验计划,零灌溉种植系统不但可节约用水,还可减少保养所需的人力资源,成效显著,令人鼓舞。由此可见,零灌溉种植系统极具发展潜力,可在新屋邨更广泛采用。我们现正进行更深入的研究,务求优化设计,采用构件式建造法,缩短施工时间,减低建造成本。

Nover the years, the Hong Kong Housing Authority (HA) has made continuous improvements to its housing stock in order to meet the changing needs and aspirations of society. The simple shelters of the first public housing blocks of the 1950s have been transformed; and today's public rental housing (PRH) estates incorporate modern technology and green planning, and provide tenants with a comprehensive range of support facilities. This commitment to enhance our housing stock, driven by care for the people who make their homes there, has continued in 2015/16 in the latest batch of quality housing produced for Hong Kong.

During the year we completed construction of around 14 300 new PRH flats, in a total of 12 projects. These were made up of Long Ching Estate (Yat Long House and Ching Long House), Shui Chuen O Estate Phase 2 (Ming Chuen House, Yuet Chuen House and Ying Chuen House) and Phase 4 (Ling Chuen House), So Uk Estate Phase 1 (Orchid House, Marigold House, Peony House, Cedar House, Willow House and Cherry House), Lower Ngau Tau Kok Estate Phase 2 (Kwai Wah House), On Tat Estate (Oi Tat House, Shing Tat House, Chun Tat House, Yin Tat House, Hau Tat House and Him Tat House), Hung Fuk Estate Phases 1 to 3 (Hung Foon House, Hung Lok House and Hung Long House), Po Heung Estate (Po Hing House and Po Shun House), and Lei Yue Mun Estate Phase 3 (Lei Wong House). We also completed around 25 100 square metres (gross

floor area) of retail facilities, and around 530 private car and lorry parking spaces.

Showing care through listening

A starting point for all our planning and construction work is the end-users - the community and our future tenants. Every project begins with community engagement initiatives that are designed to gauge community attitudes and take on board local preferences and expectations. These initiatives include, for example, community engagement workshops during the early stages of planning and design of our projects, and surveys of residents in newly completed estates; each of which is analysed and considered in our Post Completion Review Workshops. This feedback is taken into account when we design new estates, alongside other important criteria such as safety and comfort, sustainability and environmental friendliness, and efficiency and cost-effectiveness. We also use tenants' feedback to regularly refine our Model Client Brief and Modular Flat Design.

A green focus for development

We are committed to green design, coupled with the introduction of a range of environmentally-friendly systems in our buildings. The energy-saving initiatives



we have introduced over the past few years have been implemented in our new public housing estates with very positive results.

We have developed and applied Carbon Emission Estimation (CEE) as a tool for estimating the total carbon emissions from a new development project over its entire expected life. By setting benchmarks of carbon emissions (based on emissions from the New Harmony 1 Option 6 block and Kai Ching Estate), we are able to gauge how effectively the design of a new development project is able to minimise carbon emissions throughout its entire lifecycle. CEE is applied at many different levels, including materials used in major construction work, building structures, communal building services installations and demolition activities, as well as the use of renewable energy and the planting of trees. In 2015/16, we endorsed CEE for 12 new projects. Since implementation of CEE, we have achieved an average of about 13% reduction in estimated carbon emission for our domestic buildings as compared with the baseline figure of benchmark block in terms of construction floor areas.

In addition, we have implemented the ISO 50001 Energy Management System in the design of our new domestic blocks. This enables us to gauge the communal energy consumption associated with the building once it is in operation. In 2015/16, we endorsed energy estimations for 12 new projects and achieved a reduction of about 20% of estimated communal energy consumption for the domestic blocks, compared with the baseline figures.

During the planning and design stage, we have been adopting standard green procedures such as the use of micro-climate studies. These help optimise the estate layout and the disposition of buildings, which in turn enable new estates to achieve a better environmental performance. We also adopt the principle of "passive design", by which we are able to harness the unique characteristics of individual sites to make the most of natural ventilation and daylight in our estates.

"Go green" is a principle we are also applying to our selection of construction materials. Since 2013, for instance, we have incorporated the use of the





Two of the estates completed during the year – (left) Lei Yue Mun Estate Phase 3 (Lei Wong House) in Kwun Tong and Po Heung Estate in Tai Po

environmentally-friendly Ground Granular Blast Furnace Slag (GGBS) into our specifications for new building contracts, and now require that GGBS should replace 35% of the cement in concrete used in the construction of pre-cast concrete facades and precast staircases. We are also studying the possibility of using GGBS in other precast concrete elements, such as semi-precast slabs.

Greening is another area in which the HA is showing its care for its PRH communities. To mitigate the Heat Island Effect, we require overall greening coverage of at least 20% of the total site area of our estates, and at least 30% for sites of over two hectares; and we plant at least one tree for every 15 flats built. More recently, we have introduced integrated water sensitive urban design features into our estate designs; these are helping slow down run-off and enhancing water retention capacity at our Shui Chuen O and Au Tau projects. The HA has also been pioneering the use of the Zero Irrigation System (ZIS) in Lung Yat Estate (see Feature Stories), and we are now using a vacant site in Homantin to monitor a trial of a revised ZIS design for tree planting. Meanwhile, in our Choi Yuen Road project, we are developing a prefabricated modular system that will make tree planting on the podium more efficient and reduce construction time.

Green building achievements

All new HA projects are designed to achieve a Gold rating under the Hong Kong Green Building Council's green building assessment scheme (the Building Environmental Assessment Method Plus (BEAM Plus)), while a selection of our projects are able to achieve the highest Platinum rating. The table below summarises our certification results under BEAM Plus Version 1.2 for New Buildings for 2015/16.

Project	Rating
PRH Development at Ex-Kwai Chung Police Married Quarters	Platinum Rating, Provisional Assessment
PRH Development at Cheung Sha Wan Wholesale Food Market (Site 3)	Gold Rating, Provisional Assessment
Home Ownership Scheme Development at Cheung Sha Wan Wholesale Food Market (Site 5)	Gold Rating, Provisional Assessment
Home Ownership Scheme Development at Kiu Cheong Road East	Gold Rating, Provisional Assessment
PRH Development at Lin Shing Road	Gold Rating, Provisional Assessment
PRH Development at Lai Chi Kok Road – Tonkin Street Phases 1 & 2	Gold Rating, Provisional Assessment





Better protection for workers

The HA's Site Safety Strategy 2015 is a set of safety requirements implemented at all our new works and maintenance works sites, and is also applicable to the work of our property service agents, cleansing services contractors and security contractors. In 2015, we achieved our safety goal of no more than 12 accidents per 1 000 workers, recording accident rates of 9.2 per 1 000 workers for new works contracts and 1.5 per 1 000 workers for maintenance works contracts. These figures remain well below Hong Kong's average industry accident rate of 39.1 per 1 000 workers. In March 2016, we were delighted to receive again the Gold Award in the Client-Developer category of the Derek Smyth Safety Leadership Awards, organised by the Lighthouse Club with the support of the Construction Industry Council. The award recognises our exemplary efforts in safety leadership at every stage of our projects, which include engaging with stakeholders to improve the safety management system, addressing safety in the design process, and implementing safe working practices during construction.

During the year, we continued our process of enhancing our specification requirements for contractors, and introduced them in a wide range of areas. In each case, the new specification requirements introduce mandatory actions designed to protect workers on the job more effectively. We have also continued to foster safety awareness among our industry stakeholders by organising safety promotional events in the form of

forums, seminars and workshops. One highlight was a Pointing and Calling Competition held to promote this good practice among HA contractors. Posters illustrating pointing and calling commands were prepared and distributed to contractors.

Our work in existing estates is also totally safetyoriented. This year we continued to arrange
surprise safety inspections of building maintenance
and improvement works, lift maintenance and lift
modernisation works, all with the aim of enhancing
site safety. We also conducted a review of our
surprise safety inspections for building maintenance
and improvement works, in which we explored
possibilities for refining the inspections to make them
more effective still.

The Housing Authority Occupational Injury and Disease Surveillance System has been developed to manage information relating to site safety more effectively. This web-based information management system makes it easier for contractors to record accidents and incidents, and can be used to generate accident statistics for analysis.







Suitable personal protective equipment is necessary when carrying out welding works

Quality management systems

We have achieved a number of quality management certifications as part of our efforts to ensure our services are delivered to the community effectively, and we have adopted the European Foundation for Quality Management (EFQM) Excellence Model to help us make continuous improvements across our operations.

Our contractors must be ISO 9001, ISO 14001 and OHSAS 18001 certified, and since January 2014 we have also required our building (new works) contractors and piling contractors to operate a certified ISO 50001 energy management system. The standards to which we are certified and the management systems we adopt in our operations are shown in the following tables:

Certified Standards

Certified Standard	Scope	Certified since				
Development & Construction Div	velopment & Construction Division (DCD)					
ISO 9001: Quality Management	Planning, design, project management and contract administration for the construction of public housing	1993				
ISO 14001 : Environmental Management	Planning, design, project management, contract administration and materials testing for the construction of public housing	2009				
ISO 50001 : Energy Management	Planning, design, project management and contract administration for the construction of the communal areas of PRH domestic blocks	2012				
OHSAS 18001 : Occupational Health and Safety Management System	Materials testing for the construction of public housing	2013				
Estate Management Division (EM	state Management Division (EMD)					
ISO 9001: Quality Management	Planning, design, project management and contract administration for the maintenance and improvement of public housing	1993				
ISO 14001 : Environmental Management	Planning, design, project management and contract administration for the maintenance and improvement of public housing estates. Provision of property management services (including cleansing, security, landscaping and office administration) in public housing estates.	2011				
ISO 50001 : Energy Management	Planning, design, operation, project management and contract administration for facility management and improvement works of the communal areas of PRH domestic blocks	2013				
OHSAS 18001 : Occupational Health and Safety Management System	Planning, design, project management and contract administration for the maintenance and improvement of public housing	2014				
dependent Checking Unit (ICU)						
ISO 9001 : Quality Management	Building Control for Public Housing	2014				
ISO 14001 : Environmental Management	Building Control for Public Housing	2014				

Other Quality Schemes and Standards

Scheme / Standard	Scope	Adopted since	Remarks
DCD			
ISO 26000 : Social Responsibility	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems of DCD. A non-certifiable standard, but measured through the HKQAA CSR Advocate Index. For the fourth consecutive year since 2012, DCD achieved the full score of 5.0.
ISO 31000 : Risk Management	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems of DCD.
European Foundation for Quality Management (EFQM) Excellence Model	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems in DCD.
EMD			
ISO 19011 : Auditing Management System	Internal audit for planning, design, project management and contract administration for the maintenance and improvement of public housing	2012	Integrated with other management systems of EMD. A non-certifiable standard, but verified through HKQAA with Verification Statement obtained in 2013.
ISO 26000 : Social Responsibility	Planning, design, project management and contract administration for the maintenance and improvement of public housing	2012	Integrated with other management systems of EMD. A non-certifiable standard, but measured through the HKQAA CSR Advocate Index. For the second consecutive year since 2015, EMD achieved the full score of 5.0.
ISO 31000 : Risk Management	Planning, design, project management and contract administration for the planned maintenance and improvement of public housing.	2012	Integrated with other management systems of EMD. A non-certifiable standard, but verified through HKQAA with Verification Statement obtained in 2013.
HKQAA Sustainable Building Index (SBI) Scheme	Sustainability performance (environmental, social and economic) of domestic blocks in 10 estates containing all major block types	2012	A non-certifiable standard, but verified through the HKQAA SBI Scheme. In 2012, the HA became the first organisation to obtain the HKQAA SBI Verified Mark.

For the fourth consecutive year, the HA's Development & Construction Division achieved the full score of 5.0 in the HKQAA CSR Advocate Index annual performance assessment. The Estate Management Division also enrolled for verification under this index, achieving a full score of 5.0 for the second consecutive year.

Quality control

To ensure upstream quality control, the HA currently applies product certification to 11 building products – fire resistant timber doors, panel wall partitions, packed cement for architectural use, tile adhesives, ceramic tiles, repair mortars, aluminium windows, uPVC drainage pipes and fittings, close-coupled water closet suites, mesh reinforcement, and LED bulkheads. Multi-layer acrylic paint is the next building material targeted for product certification.

Independent checking

The Independent Checking Unit (ICU), operating under the Office of the Permanent Secretary for Transport and Housing (Housing), provides third-party checking of all structural and building plans submitted by the HA for its new development projects. It also processes submissions for alterations and additions to the HA's existing buildings. In addition, the ICU is responsible for exercising statutory building controls, under the powers delegated by the Building Authority, over buildings in Home Ownership Scheme courts, Tenant Purchase Scheme estates, and estates with commercial and car parking facilities divested to The Link REIT. Meanwhile, the Lift Inspection Focus Team (LIFT) operates an audit inspection system that helps enhance safety and reduce the risk of accidents in lifts and escalators managed by the HA.

The ICU's Housing Electronic Building Records Online System (HeBROS) introduced new services allowing

for on-line inspection and purchase of HA building records in 2014. This was followed in December 2015 with the rolling out of the ICU's Housing Electronic Plan Submission System (HePlan) for pilot projects, with full implementation in the first quarter of 2016. HePlan enables the e-submission and e-processing of documentation regarding the HA's new development projects, as well as alterations and additions to existing buildings.

IT as a quality building tool

Information Technology (IT) resources are widely used by the HA in its design and construction activities. Some of the most important ones are Building Information Modelling (BIM), the Geographic Information System (GIS), the Housing Construction Management Enterprise System (HOMES), and Radio Frequency Identification (RFID).

We have now implemented Phase 1 of the Development and Construction Site Mobile System (DCSMS), which enables mobile devices and applications to be used to carry out site inspections of building works and building services works during construction, and to raise alerts about accidents or site safety incidents. The DCSMS SafetyAlert apps allow site staff to send instant alerts regarding accidents or incidents to the project team and management, through their mobile devices. This innovation streamlines the management of safety, quality and productivity at our building sites. The Building Works and Building Services site inspection apps facilitate site staff to take photographs to illustrate the results of inspections, and notify contractors if rectification is needed. We are now proceeding with the development of Phase 2 of DCSMS, in which we will develop wider applications of mobile apps to cover inspection work across other areas, streamline the inspection processes with contractors, and better integrate the Occupational Injury and Disease Surveillance System into DCSMS.

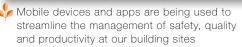
The HA is responsible for the management and maintenance of approximately 102 000 trees growing in some 200 public housing estates and venues. To keep the public safe, we conduct an annual Tree Risk Assessment (TRA) of all these trees before the onset of the rainy season. In the past, the data relating to this risk assessment was stored in paper form, making retrieval very time-consuming. It also made it difficult to monitor the progress of the tree management work geographically. We have therefore developed and implemented a new application system, the Enterprise Tree Management System (ETrMS), which integrates WEB (world-wide web) and GIS (Geographical Information System) technologies with other new technologies such as RFID (radio frequency identification) and GPS (global positioning system). ETrMS gives us an effective platform for retrieving and updating tree data, and allows us to upload the tree data to the GIS database. This enables both HA staff and our business partners to easily access the GIS tree database and retrieve tree records. ETrMS also facilitates the updating and completion of tree assessment reports on site, making the process of auditing of the huge number of assessment reports

and checking the accuracy of the tree data before the end of the annual TRA cycle more efficient. Moreover, the system offers an efficient way of recording new tree data, and shortens the preparation time needed for compiling new tree information. We expect ETrMS to enhance the monitoring of the progress of TRA and Tree Remedial Works (TRW), and the performance of the contractors involved, through its ability to generate electronic workflows and management reports.

Innovation through collaboration

We collaborate closely with industry stakeholders and draw on a wide range of internal and external expertise to encourage innovative solutions. One example is our use of the Integrated Procurement Approach (IPA), based on a three-envelope tendering system comprising price, technical and innovation submissions. IPA encourages stakeholders to collaborate to deliver innovative design and construction concepts, and is particularly suitable for complex and large-scale housing projects. It turns the tendering process into a learning process, in which tenderers can collaboratively explore new ideas and new options.







ETrMS makes it much easier for HA staff and business partners to carry out tree assessments on site

Hung Fuk Estate – Integrating a New Community with the Countryside

Infrastructural provisions including retail, community and transport facilities are important to quality of modern living. For new public housing development in sites without these provisions in their vicinity, the HA is faced with the challenge to provide its residents with all the conveniences of modern community living on the spot.

One example of this is our development of Hung Fuk Estate in Yuen Long, completed in 2015. Currently surrounded by low-rise rural villages and green spaces, the estate sits in an area that has been earmarked for a possible New Town sometime in the future. In the meantime, its 4 905 flats in nine domestic blocks have brought a substantial new population to this once sleepy area. Our challenge was to ensure that residents did not feel isolated and cut off in their new rural environment, but had access to a comprehensive range of facilities and retail opportunities. In addition, we wanted the estate facilities to represent a big first step in the development of a future town centre for the district.

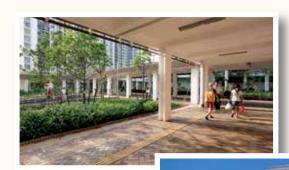
We planned the estate in careful harmony with the surrounding environment, developing two unobstructed east-west view corridors, of 30m and 15m respectively, that allow free permeation of sunlight and breezes for the enjoyment of residents.



b Hung Fuk Estate is comprised of nine blocks

One important facility for new residents was a well-equipped public transport interchange (PTI) giving access to nearby towns and transport links. But vehicles in PTI generate noise, and one of our priorities was therefore to create an effective partial noise-reducing cover for the PTI. We piloted a zig-zag cover design that meant residents above it had no lines of sight to the bus lanes, and which divided up the roof cover into small sections to improve natural ventilation and save the need for installing sprinklers and ventilation system. Besides reducing noise, the cover acts as an efficient sunshade and keeps off some rain in wet weather. This design will benefit private housing residents too, when new blocks are built nearby.

Within the estate, we tried to create a "Main Street" effect for retail activities by delivering a verandah style shopping experience at the estate entrance. A covered walkway and canopy provide pleasant shading along the shop fronts, and there are plenty of well-defined spaces for walking and engaging in leisure activities too. Picking up the traditional rural culture of the area, the pedestrian walkways highlight Chinese decorative motifs along them.



Wide corridors offering spatial pleasure for residents

The smart-designed public transport interchange



The shopping centre

A highlight of the shopping centre at Hung Fuk Estate is a brand new wet market with 42 stalls, situated alongside the estate supermarket. It has been designed to welcome in customers and provide a concordant and user-friendly feel. Inside are well-lit open and semi-open stalls with low partitions. Essential hanging racks were provided to assimilate the market stalls design and to create a welcome and open environment for shoppers. The end result is a wet market with a very modern feel: light, bright, clean and efficient.

In addition, all the latest in environmental advances and sustainability initiatives have been incorporated into Hung Fuk Estate, including a sensitive colour scheme appropriate to the surroundings, a high level of greening within the estate (including extensive roof greening), and renewable energy and water management. The new estate currently stands tall above the older village housing, but as the area transforms into a new population centre for Hong Kong, Hung Fuk Estate and its modern facilities will find itself at the centre of the life of a new urban community.



The greenery of the estate

Lung Yat Estate – Smart Design for a Sustainable Community

Given the shortage of land for building new PRH estates in Hong Kong, it is not uncommon for the HA to be required to work with constrained or challenging spaces when designing a new estate. In such cases, we go the extra mile to ensure the end result is a sustainable community, one that functions well both on its own terms and also in relation to the existing urban environment round about.

The PRH development of Lung Yat Estate in Tuen Mun demonstrates how we tackled the challenges. This small estate of two 33-storey blocks, with a total of 990 flats, was developed on a vacant flat site, and completed in 2013. Accompanying the domestic blocks is a two-storey standalone Community Hall and other facilities. The challenge here was that the site was immediately adjacent to a busy traffic flyover and other major roads. Without thought for sensitive and sustainable design, residents may have ended up feeling isolated in a traffic "island", battling traffic noise and pollution daily.





The HA's design proposal aimed at creating a sustainable, cost-effective and healthy environment. Key to achieving this was to ensure that the residential development would be shielded from traffic noises and emissions. This was one of the major reasons for choosing a "single aspect" building design for the estate – that is, all the flats effectively face in one direction, to minimise the noise impact of major traffic arteries. The two domestic blocks were aligned so as to form a natural noise shield, with their service cores and staircases orientated towards the major noise source. In addition, the blocks' orientation is arranged so that residents are able to enjoy panoramic views of the Tuen Mun River and distant Castle Peak.

To further create a sense of connection with the surrounding community, the domestic blocks were given a distinctive colour scheme that blended in with the colours in adjacent residential buildings and a nearby school. Other features used to create a sense of harmony and to form links with the local landscape included the use of a strong series of vertical structural lines in the buildings and their components (such as external vertical fins and protective screens in the corridors), and the design of the Community Hall and the external landscape. Carefully planned climbing greenery on every three floors also softened the hard materials and added extra sustainability values.

Parallel to the sustainable design features of the buildings, our planning also aimed at achieving social sustainability. Following local community consultation, the government decided to incorporate a Community Hall in the overall estate design. Including a multipurpose hall that can seat 450 people and a conference room, the Community Hall not only offers a multi-purpose space for local community events and activities, but also provides an attractive local landmark on the banks of the Tuen Mun River Channel.

Since its opening, the Lung Yat Community Hall managed by the Home Affairs Department has witnessed many vibrant community initiatives that have helped place Lung Yat Estate at the heart of local and neighbourhood connectivity. The value of the Hall to the community is perhaps best symbolised by the impressive wall mural next to its entrance – a fitting emblem of the colourful community spirit that is now a feature of the new estate. To get a closer look at the mural and see how it captures the diversity of the Tuen Mun area, use the QR code below to download an image of "Seeing Sound".







The Community Hall entrance and the wall mural "Seeing Sound"



ZIS – Vegetation without Potable Water

Fresh clean water is a limited and precious resource. To enhance the sustainability of its developments, in recent years the HA has launched initiatives for cutting down its water usage and reusing or recycling water where possible. One area focused on has been the use of water in landscape irrigation. Trees, shrubs and vegetation need water to flourish. We have been working on a pioneering method of irrigation known as the Zero Irrigation System (ZIS) for use in our new public housing projects, designed to avoid the need to use any potable water for irrigation.

ZIS is a sub-irrigation method, meaning that water is delivered to the plant root zone from below the soil surface and absorbed upwards. This passive design system removes the need for any external irrigation sources apart from the most natural and sustainable one – rain.

Rain falls, and is then absorbed into the soil. Any excess is collected in special retention boxes under the ground. When the soil above dries, capillary action draws up water from the retention boxes to irrigate the plants, in a self-sustaining cycle. ZIS harvests

rainwater at lower capital and management costs than conventional systems, and is also able to collect and re-use storm water – thus reducing the amount of storm water entering the drainage system.

We constructed a ZIS trial planter at Lung Yat Estate in 2013, and monitored its consumption of irrigation water over a 24-month period. No manual watering using potable water was needed throughout the entire two-year trial period. Across the period, both trees and shrubs remained in good condition, with HA specialists observing no signs of suffering due to lack of water. Furthermore, there was no waterlogging, and no odour was generated. Compared with the conventional irrigation system, the ZIS trial resulted in a saving of about 55m³/year in water consumption for that planter. Plant species that proved able to manage well under ZIS included *Cordyline teminalis Tricolor, Duranta erecta Variegata, Drejerella guttata, Nephrolepis exaltata Bostoniensis* and *Schefflera arboricola Variegata*.

We have been very encouraged by the result of the ZIS trial, which has proved effective both in saving water and reducing the manpower resources needed for maintenance. ZIS looks to have great potential for wider use in new estates, and we are now conducting further research with the aim of refining the design and reducing construction time and costs through modularisation.



b The illustration shows how ZIS works





油丽邨 Yau Lai Estate 本年度年报的主题「用心关怀 力求改进」,正是 香港房屋委员会(房委会)屋邨管理工作的写照。 房委会辖下公共租住屋邨(公共屋邨)遍布全港, 居民数以百万计。房委会挚诚关心公共租住房屋 (公屋)居民,以他们为出发点,推行管理工作。 我们的工作重点,是确保公共屋邨环境舒适宜人, 社区发展生气勃勃。同时,我们积极推陈出新,无 论在屋邨设计、保养、绿化和各项环境规划方面都 力求创新,精益求精,使屋邨面貌焕然一新, 惠及下一代。

改善居住环境的计划

公共屋邨保养得宜,设备良好合用,居住环境舒适,有助确保公屋居民的生活质素。2015/16年度,我们在37个屋邨展开「全方位维修计划」,提供全面的室内勘察和维修保养服务。此外,我们继续提供日常家居维修服务,迅速处理房委会辖下各屋邨住户的维修要求。

我们继续推行「全面结构勘察计划」,检查较旧屋邨的结构状况,以厘定保存这些屋邨至少15年所需的结构维修工程,并评估工程的成本效益。五个屋邨的全面结构勘察计划已于2015/16年度完成。当决定保留较旧屋邨时,便在有关屋邨推行「屋邨改善计划」,以改善屋邨设施和整体居住环境。

致力缔造无障碍环境

我们致力在现有屋邨缔造无障碍环境,便利长幼伤健出入无阻,装设升降机是其中不可或缺的一环。通过第二期「加装升降机计划」,我们继续加装升降机连接屋邨外围地方的高架平台,以及在公共屋邨现有行人天桥旁加装升降机。年内,八个公共屋邨正加装13部升降机。

此外,我们继续在公共屋邨推行升降机现代化计划, 先评估使用超过25年升降机的状况,再根据有关 状况和可用资源,订出升降机现代化工程的优先 次序。在不影响大厦结构的情况下,我们在现时 无升降机直达的楼层加设升降机出入口。年内我们 更换了101部旧升降机。

维修保养配合可持续发展

正如去年的年报所述,房委会为各屋邨安装新式 晾衣架,以取代传统的插筒式晾衣装置,回应居民 对安全的关注,并提升屋邨的可持续性。我们现 正为选择更换晾衣装置的住户,免费安装新式 晾衣架。无论住户安装新式晾衣架与否,现有插筒式 装置将被移除并密封。2015/16年度,18个屋邨已 完成移除插筒式装置和安装新晾衣架的工程,另有 31个屋邨仍在进行工程。我们预计整个计划可在 2017年底竣工。





√ 室内电线重铺计划提升公屋单位的电力装置安全标准

房委会于2014/15年度制订改善计划,更换辖下各 屋邨单位大门的旧式摺闸。2015/16年度,我们已在 98个屋邨展开工程,更换了约20000扇摺闸。新闸 改良保安装置,更加安全易用。

所有1985年前落成的公屋大厦的室内电线重铺工作 已于2014年前完成。自2014/15年度起,我们展开 第二轮 「室内电线重铺计划」,以提升1986年至 1992年期间落成公屋单位的电力装置安全标准,并 加强电力设备。截至2016年3月底为止,我们已 根据计划重铺3.423个单位的电线。

房委会的长远维修保养和改善策略要取得成果, 关键在干评估辖下公屋大厦的可持续发展表现。为 确保这方面的工作合乎成本效益,我们再次选定 十个公共屋邨(其大厦设计涵盖现有公屋大厦的 主要设计类型),参与香港品质保证局「楼宇可持续 发展指数」计划。2016年首季,这些屋邨的公屋大厦 全部获颁有关计划的验证标志。我们从验证所需的 评估,掌握现有公屋大厦在可持续发展方面的整体 成效。



防火安全

防火安全依然是屋邨管理的首要工作。我们继续向 居民灌输火警逃生须知,并鼓励他们参与定期火警 演习。年内,我们特别制作消防喉辘使用方法的 示范套件,教导居民消防喉辘的正确使用步骤,并 再次举办防火安全问答游戏,推广防火安全信息, 居民反应热烈。

屋邨管理谘询委员会(邨管谘委会)的合作和参与, 令屋邨防火安全运动事半功倍。2015/16年度, 我们颁发嘉许状予18个邨管谘委会,表扬他们以 最有效的方法,在邨内协助推广防火安全意识。

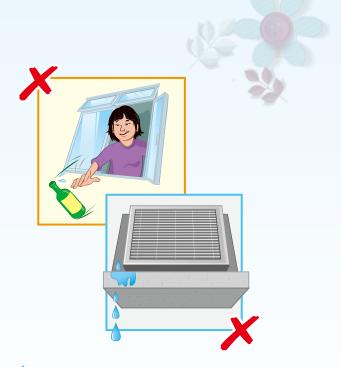
一直以来,我们跟消防处紧密合作。年内,消防处 的流动宣传车和消防安全教育巴士到访全港公共 屋邨超过90次,并为有志成为消防处认可的消防 安全大使的居民提供培训。为了提醒居民时刻保持 警觉,我们在房屋资讯台和本地电台频道定期播放 防火安全短片和信息,并在屋邨张贴不同防火主题 的海报和横额。

升降机及扶手电梯安全

近年我们举办一系列升降机及扶手电梯安全运动, 教导住户如何正确使用升降机及扶手电梯,主要 对象为小童和长者。统计数字显示,小童和长者 较易发生升降机及扶手电梯意外,其中最常见的意外 是升降机门开启或关上时,小童的手指夹在升降机 门隙中,以及长者使用扶手电梯时跌倒。今年的 升降机及扶手电梯安全运动特别针对这类意外, 提醒住户多加留意,以免意外发生。



◆ 安全运动的海报教导住户如何正确使用升降机及扶手电梯, 主要对象为小童和长者



🦫 不当行为如高空掷物、冷气机滴水等会被扣分

安全运动的宣传工作包括张贴安全教育海报、竖立 扶手电梯安全告示板、在电台播放升降机及扶手 电梯安全信息、在房屋资讯台播放安全使用升降机 的短片,以及派发长者安全使用扶手电梯的须知。 此外,我们制作升降机及扶手电梯安全教材套, 派发给多所位于公共屋邨内或附近的幼稚园,又 派员到这些幼稚园,专责向老师示范如何在学童的 教学活动善用教材套。

扣分制

房委会在公共屋邨推行扣分制,鼓励居民身体力行,以保持屋邨居住环境清洁、和谐。自扣分制推行以来,公共屋邨的环境卫生大为改善,扣分制得到公屋居民的大力支持。

扣分制针对28项不当行为。若住户被扣分,在 分数有效期内不得申请任何自愿调迁计划:在 24个月内被扣分数累计达16分,可被终止租约, 并在租约终止的日期起计两年内,不得重新申请 公屋。至于租约终止前已登记的公屋申请,在 租约终止当日起冻结两年,而冻结期将不会计算入 等候时间内。此外,这类申请者日后获编配的公屋 单位,其地理位置、楼龄或楼层不会较其之前居住 的单位为佳。

2015年,按扣分制被扣分的个案共2453宗。这数字 反映居民通力合作,举报不当行为;也显示房委会 的广泛宣传和教育计划,有效向居民宣扬公民责任。

可持续的绿色生活

房委会继续推行多项措施,促进屋邨的可持续发展,加强环保,并培养居民的「绿色生活」态度。

年内,我们完成在全港960幢公屋大厦更换照明系统,把现有电磁镇流器照明装置,更换为节能电子镇流器照明装置;当中包括2015年为140幢公屋大厦更换照明装置。同时,我们在启晴邨其中一幢公屋大厦安装耗能量较低的发光二极管照明器,并已完成照明效能监察工作。另在14类标准设计的公屋大厦进行碳排放审计工作,继续监察碳排放的情况。





🦫 邨管谘委会伙拍非政府机构举办「天恒绿色旅程」,推广绿色生活

年内我们与三个环保团体合作,推行「绿乐无穷在屋邨」计划,以减少都市废物为题,制订教育和推广计划。自2014年起在各屋邨推行的减废比赛,在年内继续举行。我们持续推行家居废物源头分类计划,除在每幢公屋大厦设置三色回收桶外,还在所有公共屋邨全面设置玻璃樽回收桶(少数离岛屋邨以其他形式提供服务),以便回收玻璃樽,循环再造成环保地砖或其他合适的建筑材料。

年内我们在20个公共屋邨加强绿化,引进新植物品种,以突显个别屋邨的园艺特色。又与邨管谘委会合作,在20个屋邨举办绿化活动,培养公屋居民的绿化意识。

全港公共屋邨广植树木,为数约达十万棵。为有效管理和评估树木风险,我们研发并推出新的企业树木管理系统;又在十个屋邨举办植树日。我们继续推行「屋邨树木大使计划」,现时约有义工690名;年内为这些树木大使开办了三个识别树种及培训课程。

试点屋邨于2013年取得ISO 50001能源管理体系 认证后,ISO 50001认证计划分两期扩展至所有公共 屋邨。列入第一期计划的屋邨于2014年8月取得 香港品质保证局的认证,其后所有屋邨于2015年4月 均取得全面认证。至于屋邨的定期维修保养及物业 管理服务方面,认证机构已于2015年5月完成ISO 14001环境管理体系的年度监察稽核,并确认现有 的认证资格。

在现有楼宇试行绿色建筑环评计划

房委会致力缔造可持续发展的居住环境,其中一个目标是提升辖下楼宇的环保成效。我们以香港绿色建筑环评计划(绿建环评)的标准作为准则,利用科学化的建筑评估方法,评估辖下现有屋邨的环保成效。我们选定了1975年兴建的葵盛西邨,作为推行绿建环评(既有建筑)计划的试点屋邨。绿建环评的改善项目与屋邨改善计划的措施相互配合,其中包括采用可持续设计和环保装置,引入环保管理和作业方式,以及结合创新的保养计划,迅速和主动地找出并维修建筑欠妥的地方;这些改善项目均符合绿建环评1.2版既有建筑的规定。葵盛西邨2014年6月取得暂定「铂金」级别后,2015年10月获得最终「铂金」级别,成为房委会首批楼宇取得「既有建筑」类别的最终「铂金」级别。



☆ 屋邨职员探望邨内独居长者



❖ 长者健康推广活动

与承办商携手合作

2015年,我们除如常举办工程和物业管理工地安全研讨会外,也举办两场特别研讨会,让房委会同事和房委会物业服务承办商的前线人员分享知识,交流经验,并向相关各方传达屋邨管理和保养的最新指引。2016年初,我们举行2015屋邨管理服务承办商大奖颁奖典礼,表扬服务承办商及其前线人员的卓越表现。

引入更妥善的外判安排

截至2015年底为止,房委会外判的屋邨管理和维修保养服务,涉及约487000个公屋单位,占房委会辖下公屋单位总数的62%。一直以来,我们不断改善外判安排,以期为公屋居民提供更佳服务。为吸引优质服务供应商参与公屋管理工作,我们订出多种不同的合约模式和规模,予服务供应商选择竞投。具体来说,外判合约模式分为两种一物业服务模式和物业管理模式;前者的合约范畴涵盖大型维修保养和改善工程的监督工作,后者则不包括这方面的监督工作。2015年,我们开始检讨采购安排,以进一步鼓励供应商竞投合约,促进竞争。检讨工作预计于2016年内完成,我们将根据结果制定更多改善措施。

邨管谘委会角色举足轻重

邨管谘委会在加强公屋住户与屋邨管理人员的沟通 方面,发挥重大作用,除对屋邨的日常管理事宜和 小型改善工程提供宝贵意见外,还积极参与服务 承办商表现的监察和评核工作。我们继续与邨管谘 委会和服务承办商等保持伙伴关系,紧密合作, 令屋邨管理工作达到最佳成效。

我们从邨管谘委会的中央储备基金拨款中,拨出部分款项,供邨管谘委会伙拍非政府机构推行社区建设活动,主题涵盖环保和促进睦邻精神,并提供各项长者外展服务。2015/16年度,这类伙拍活动共逾450个,形式包括研讨会、工作坊、表演、嘉年华会等。此外,部分邨管谘委会与伙伴机构合作,举办健康推广计划,内容包括推广恒常体能活动和健康饮食,年内共有17个屋邨参与。

邨管谐委会研讨会2016─提升公共屋邨的管理和服务水平



❖ 房屋署署长应耀康(右九)与一众嘉宾及「打滥」和「减废」的主题卡通人物合照

邨管谘委会计划早干1995年开始推行,目的是 鼓励公屋住户积极参与屋邨的事务和管理。时至 今日,全港逾150个公共屋邨已成立邨管谘委会。 邨管谘委会每两年举办一次研讨会,让各邨管谘 委会的代表聚首一堂,互相交流,同时为房屋署 提供一个难能可贵的机会,广泛地聆听居民对屋邨 管理事务的意见。

最近一次邨管谘委会研讨会于2016年3月13日 举行,主题为「勤减废、齐打滥、建和谐」,约 800名来自全港各个屋邨的邨管谘委会代表参加。 研讨会的嘉宾包括房屋署署长应耀康和副署长(屋邨 管理) 李国荣,以及房委会资助房屋小组委员会 代表陆劲光。

应耀康在研讨会致辞时表示,过去一年,公共屋邨 在「勤减废、齐打滥、建和谐 | 三个范畴的工作均 成效卓著,令人鼓舞。他期望邨管谘委会继续与 房屋署携手合作,群策群力,为公屋居民建设更 美好的家园。研讨会上,来自六个管理区域约20个 公共屋邨逾150名住户代表和房屋署职员登场表演, 精采的节目内容围绕上述三个主题。

勒减废

透过话剧表演和工作坊,生动活泼地向观众传达 减废、循环再用和回收的信息。演出者扮演房屋署 「公共屋邨减废运动」两个主题卡通人物 —「减废 先蜂」和「瘦身垃圾桶」,唯肖唯妙,生动活泼; 邨管谘委会代表则介绍各项减废和厨馀循环再用的 小锦囊。工作坊延续减废主题,示范如何把厨馀 循环再造为天然清洁用品。



黃大仙、青衣、荃灣及離島區

關愛共融創明天



◆ 一系列表演活动推广「减废」(上)、「打滥」(左)及「建和谐」的信息

齐打滥

演出者以话剧形式(包括歌曲和太极表演),把三种常见的滥用公屋情况,即丢空单位、分租单位,以及将单位用作非住宅用途,——呈现观众眼前。演出者演活房屋署「打击滥用公屋大行动」两个主题人物「房护侠」和「滥用户」,更通过真实剧情传递教育信息,让观众明白滥用公屋后果严重,不但单位被收回,而且更可能被检控。

建和谐

这个主题的话剧节目,讲述公共屋邨旧街坊重聚的故事:还有歌舞表演,一众演出者不论年龄、种族,载歌载舞。轻松的节目烘托出敦亲睦邻、少数族裔与本地居民和谐共融的价值观,鼓励屋邨居民共建和谐友爱的社区,加强对社区的归属感。节目的亮点是儿童拉丁舞表演,舞姿美妙,赢得观众热烈的掌声。

「公共屋邨减废运动」和「打击滥用公屋大行动」的 四个主题人物在演出后同台亮相, 邨管谘委会委员 和房屋署职员争相和他们合照, 气氛热闹。



🌄 The estate management role of the Hong Kong Housing Authority (HA) is well captured by this year's Annual Report theme, Caring for People, Committed to Progress. At the heart of our management activities is a deep concern and care for the people who live at the HA's public rental housing (PRH) estates across Hong Kong, and the work we do is focused on ensuring that all our estate environments are ones where communities can flourish. At the same time, we are tireless in our pursuit of innovations and improvements in design, maintenance, greening, and other aspects of the physical environment of our estates, as we prepare or revitalise these sites for new generations of Hong Kong residents.

Schemes to foster quality living environments

Well-maintained buildings and facilities as well as a pleasant environment ensure tenants with quality living. In 2015/16 our Total Maintenance Scheme, a scheme that delivers comprehensive in-flat inspections and maintenance services, was carried out in 37 estates. In addition to this, our Responsive In-flat Maintenance Service continued to provide PRH tenants with a prompt response to maintenance requests in all estates under the management of the HA.

Our Comprehensive Structural Investigation Programme (CSIP) continued its task of checking older estates to

ascertain their state of structural safety, determine the repair work needed for sustaining them for at least a further 15 years, and assess the cost-effectiveness of such work. CSIP was completed on five estates in 2015/16. Where we decide to sustain our older estates, we introduce our Estate Improvement Programme to improve their facilities and overall living conditions.

Committed to barrier-free environments

We are endeavouring to provide barrier-free environments in all our existing estates for people of every age and physical ability. Lifts are an important component in making estates barrier-free. Under our Stage 2 Lift Addition Programme, we have continued to add lifts to provide access to elevated platforms in external areas and alongside existing footbridges in PRH estates. During the year, progress was made on the construction of 13 new lifts in eight PRH estates.

In addition, we continued with our lift modernisation programme across PRH estates. This involves us in evaluating the condition of all lifts over 25 years of age, and prioritising lifts for modernisation based on their condition and on the availability of resources. Where structures permit, lift openings are also added for floors currently not served by lifts. During the year, 101 lifts were replaced under this programme.



Maintenance for sustainability

As reported in last year's Annual Report, the HA is proceeding with an initiative to replace traditional pole holders across its estates with new laundry racks, in a move to address safety issues and promote sustainability. We are now offering free installation of laundry racks to all tenants who opt for them; in all cases, the existing pole holders are being cut away and the fittings sealed. The removal of pole holders and installation of laundry racks were completed in 18 estates in 2015/16, with work in another 31 estates still in progress. We expect the entire programme to be completed by late 2017.

In 2014/15, the HA formulated an enhancement programme that involved replacing the old type collapsible gates of flat entrances in its estates. In 2015/16, site works began at 98 estates, and some 20 000 gates were replaced. Besides being easier and safer to use, the new gates provide tenants with enhanced security features.

All our pre-1985 PRH blocks were rewired prior to 2014. In 2014/15, we launched our second Rewiring Inside Domestic Flats Programme, aimed at upgrading the

Inspection Ambassadors provide comprehensive in-flat inspections and maintenance services

electrical safety standards and enhancing the electricity provisions for flats in PRH blocks built from 1986 to 1992. By the end of March 2016, 3 423 such flats had been rewired under this programme.

The effectiveness of the HA's long-term maintenance and improvement strategy depends on its ability to measure the sustainability performance of its PRH blocks. To do this cost-effectively, we once again enrolled 10 PRH estates (which included the majority of the block types of our existing housing stock) in the Hong Kong Quality Assurance Agency's (HKQAA) Sustainable Building Index (SBI). Each of these PRH blocks was awarded the HKQAA SBI Verified Mark in the first quarter of 2016. The assessments undertaken for this verification gave us a clear overview of the sustainability performance of our existing housing stock.

Fire safety

Fire prevention has remained a top priority in the management of our PRH estates. We continued to keep residents informed of fire evacuation procedures and encourage them to participate in regular fire drills. This year, we introduced a number of purpose-made fire hose reel demonstration kits designed to train tenants the proper steps for operating fire hose reels. Once again we ran a fire safety quiz to get fire safety messages across, which was well-received by our tenants.



Replacing old type collapsible gates is part of the enhancement programme

Our collaboration with Estate Management Advisory Committees (EMACs) was crucial in ensuring the success of our fire prevention efforts during the year. In 2015/16, we granted awards to the 18 EMACs that were most effective in helping to promote fire safety awareness at their estates.

We have been working closely with the Fire Services Department (FSD). This year, the FSD arranged for its Mobile Publicity Unit and Fire Safety Education Bus to visit PRH estates across the territory on more than 90 occasions, and also provided training for PRH residents looking to become FSD-appointed Fire Safety Ambassadors. To keep fire safety awareness high among our tenants, we disseminated fire safety information through regular message broadcasts on the Housing Channel and on local radio channels, as well as by putting up posters and banners in PRH estates on various fire prevention topics.

💠 A poster of fire prevention posted at estates

Lift and escalator safety

Over recent years we have been running a series of Lift and Escalator Safety Campaigns to educate tenants on the proper use of lifts and escalators, with a special focus on the very young and the elderly who (statistics show) are more prone to be involved in lift and escalator incidents. The most commonly occurring incident involving young children was about fingers being caught in the lift door gap on the side when lift doors were opening or closing. As for the elderly group, most incidents involved users falling over while travelling on escalators. This year's Lift and Escalator Safety Campaign was especially tailored to highlight these kinds of accidents and raise overall awareness of their prevalence and how to prevent them.

Promotion for the Campaign included the putting up of educational safety posters and escalator safety stand-boards, the broadcasting of lift and escalator safety messages on radio channels, the broadcasting of a safety video on the Housing Channel on the safe use of lifts, and the distribution of safety tips for escalator use by the elderly. We also produced and distributed educational kits on lift and escalator safety to a number of kindergartens situated on or near PRH estates. Dedicated trainers were also sent to these kindergartens, where they showed the teachers how to incorporate the educational kit materials in teaching activities for the children.



Kindergarten teachers teach children on the safe use of escalator

Marking Scheme

The HA runs a Marking Scheme designed to encourage tenants to play their parts in maintaining clean and harmonious living environments on estates. Since its first implementation, the Marking Scheme has been effective in substantially improving the environmental hygiene of PRH estates, and is well supported by PRH tenants.

The Marking Scheme allocates points for 28 separate misdeeds. Households with valid points records are debarred from applying for any of our voluntary transfer schemes, while families accumulating 16 points within 24 months may have their tenancies terminated. In such cases, the tenant becomes ineligible for making a fresh PRH application for two years, counting from the date of tenancy termination. If an application has registered before the tenancy termination date, the application is frozen for two years from the date of tenancy termination, and the frozen period is not counted as waiting time. Further, applicants in this category will not be offered a flat of better quality than their previous flat in respect of geographical locality, age of building or floor level.

During 2015, we recorded a total of 2 453 cases that attracted allotment of points under the Marking Scheme. This figure demonstrates the level of cooperation among residents in terms of reporting offences, and the success of the HA's wide-ranging publicity and educational programmes in promoting civic responsibility among residents.

Sustainable green living

The HA continued with initiatives on multiple fronts designed to enhance the sustainability and environmental friendliness of its estates and to foster a spirit of "green living" among residents.

During the year we completed our lighting retrofit campaign, which involved replacing existing electromagnetic ballast with energy-saving electronic ballast for light fittings in 960 domestic PRH blocks across Hong Kong. A total of 140 domestic blocks had their lighting retrofitted in 2015. Meanwhile, we completed our monitoring of the performance of the lower-energy LED light fittings installed in one of the domestic blocks of Kai Ching Estate. We continued carbon emission monitoring through the Carbon Audit exercise being applied to the 14 typical block types.







The HA continued its collaboration with three green groups under the Green Delight Programme to develop educational and promotional programmes on the theme of reducing municipal waste. Meanwhile, the Estatewide Competition on Waste Reduction, which started in 2014, continued during the year. Our ongoing Source Separation of Domestic Waste Scheme saw the full supply of collection bins for glass bottles to be recycled into eco-paving blocks and other construction materials at all PRH estates, apart from a few on outlying islands which are served by other means. These are in addition to the three-coloured recycling bins provided in each PRH block.

We enhanced the existing greenery at 20 PRH estates during the year, for instance by introducing new varieties of plants to accentuate the landscape features of the individual estates. In collaboration with EMACs, we also organised greening activities for the community at 20 estates, to help encourage green attitudes among PRH residents.

The approximately 100 000 trees growing in and around PRH estates across Hong Kong require effective tree management and risk assessment and, to this end, we have developed and implemented a new enterprise tree management system. We also organised tree planting days in 10 estates during the year. We continued to operate our Estate Tree Ambassador Scheme, which currently has some 690 volunteers, and organised three tree identification and training courses for these ambassadors during the year.

After we attained ISO 50001 energy management system certification for a pilot estate in 2013, we proceeded with the implementation of ISO 50001 to cover all PRH estates in two phases. Certification for Phase One was granted by the HKQAA in August 2014, and extended certification covering all PRH estates was obtained in April 2015. To maintain our ISO 14001 Environmental Management System certification for all PRH estates, an annual surveillance audit was carried out by the certification body on planned maintenance and property management; this was successfully completed in May 2015.

Pilot implementation of BEAM Plus for existing buildings

One of our goals is to enhance the environmental performance of all our existing buildings, as part of our mission to promote sustainable living. Hong Kong's BEAM Plus assessment standard gives us a benchmark by which to assess the environmental performance of our existing estates using a scientific building assessment method. We selected Kwai Shing West Estate, built in 1975, for pilot implementation of BEAM Plus for Existing Buildings. The improvements we made for BEAM Plus were linked with initiatives under the estate improvement programme. They involved adopting sustainable designs and environmentally friendly installations, introducing green management and operational practices, and adding innovative maintenance schemes for identifying and repairing building defects promptly and proactively. All these improvements complied with the requirements of BEAM Plus for Existing Buildings Version 1.2. After achieving provisional Platinum rating in June 2014, Kwai Shing West Estate subsequently was awarded a Final Platinum rating in October 2015. It is the first of our buildings to receive this award under the "Existing Buildings" category.

Joining efforts with contractors

In 2015, in addition to organising our regular Site Safety Forum for Works Contracts and Property Services Contracts, we organised two special seminars at which HA colleagues and frontline staff of the HA's property services contractors were able to share their knowledge and experience. This also provided a good opportunity for disseminating updated guidelines on estate management and maintenance to all involved. In early 2016, we organised an award presentation ceremony for the Estate Management Services Contractors Awards 2015, at which outstanding performances by service contractors and their front-line staff were recognised.

Introducing better outsourcing arrangements

By the end of 2015, the HA had outsourced estate management and maintenance services for some 487 000 PRH units, or 62% of the HA's total PRH stock. All along, our aim has been to improve our outsourcing arrangements with a view to enhancing the quality of services that our tenants receive. To encourage high quality service providers to consider becoming involved in PRH management, we have developed a variety of outsourcing options in terms of contract mode and contract size. Specifically, we have introduced two outsourcing contract modes, a Property Services Agent Mode that includes the supervision of major maintenance and improvement works, and a Property Management Agent Mode that excludes such supervision. In 2015, we began a review of our procurement arrangements with the aim of further raising the quality of the tender competition. The review is expected to be completed in 2016, and will be used as a basis for developing further enhancement initiatives.

The valuable role of EMACs

EMACs play an important role in enhancing communication between PRH tenants and local estate management staff. They not only contribute valuable input regarding the daily management of estates and minor improvement work, but also actively participate in supervising and appraising the work of our service contractors. We rely on strong and sustained collaborations with partners such as EMACs and service contractors for optimum estate management.

A portion of the central reserve of the EMAC funds is allocated for EMACs to use in partnering with non-governmental organisations to arrange community building activities themed around environmental protection and a spirit of neighbourliness, and to deliver various outreach services to the elderly. In 2015/16, more than 450 such partnering functions were held, taking the form of seminars, workshops, performances and carnivals. In addition, some EMACs have been working with partners to deliver a health promotion programme based around regular physical activities and healthy eating; 17 estates participated in this programme over the year.







EMAC Seminar 2016 – Raising Management and Service Standards at PRH Estates

The EMAC Scheme was introduced back in 1995 as a way of getting PRH tenants more involved in the management of their estates. Today, there are EMACs in more than 150 PRH estates across Hong Kong. Every two years, an EMAC seminar is organised at which EMAC representatives come together to share their experiences and exchange views. The event also provides a valuable opportunity for the Housing Department (HD) to widely collect feedback on estate management issues.

The latest EMAC seminar was held on 13 March 2016, and took as its main themes – reducing waste, combating tenancy abuse, and building a harmonious community in PRH estates. The seminar was attended by about 800 EMAC representatives from different estates across the territory. Guests included the Director of Housing, Mr Stanley Ying; the Deputy Director of Housing (Estate Management), Mr Albert Lee; and a representative of the HA's Subsidised Housing Committee, Mr Luk King-kwong.

At the seminar, Mr Ying noted that great achievements had been made in PRH estates in the areas covered by the three main themes over the past year. He expressed his hope that EMACs would continue to join hands with the HD in creating better living environments for all PRH tenants. The seminar saw over 150 tenant representatives and HD staff from about 20 PRH estates in the six management regions gave lively stage performances in which they engaged with the key messages of the three themes.

Reducing waste

A dramatic performance and workshop relayed the messages of waste reduction, reuse and recycling. In a lively show, performers played the thematic characters – Waste Reduction Honey Bee and Slim Rubbish Bin from the HD's "Waste Reduction in Public Housing Estates" campaign, and EMAC representatives introduced various tips for reducing waste and re-using food leftovers. The workshop followed this up by showing how leftovers could be recycled into a natural cleaning product.



The Director of Housing, Mr Stanley Ying (sixth right), pictured with guests at the EMAC Seminar

Combating tenancy abuse

Under this theme, dramas (including songs and tai chi performances) were presented on three common types of tenancy abuses: subletting, non-occupation and non-domestic usage. Performers played the parts of Housing Protector and Housing Abuser, bringing to life the two thematic characters from the HD's "Fight Tenancy Abuse" campaign. The plays proved powerful ways of conveying from genuine cases the potential consequences of tenancy abuse, which can lead to tenants having their flats recovered and being prosecuted.

Building a harmonious community

These shows included a drama depicting a reunion between former neighbours in a PRH estate, as well as

dances and songs by talented performers of different ages and races. Together, they communicated the value of showing care to family members and neighbours, and of fostering harmonious relationships between ethnic minority tenants and other local residents – virtues which in turn encourage harmonious living in PRH estates and give residents a sense of being part of the wider community. A special highlight was a Latin dance performed by children, which drew enthusiastic applause from the audience.

After the performances, the four theme characters from the HD's "Fight Tenancy Abuse" and "Waste Reduction in Public Housing Estates" campaigns staged a joint appearance. Both EMAC members and HD staff alike were keen to have their pictures taken alongside!





A performance on building a harmonious community



Participants pictured with the thematic characters of fighting tenancy abuse (top left) and waste reduction



社区所需·多元配套 Serving the Diverse Needs of the Community

◆ 香港房屋委员会(房委会)肩负重责,为有需要的市民提供安居之所:同时提供各式各样的零售和配套设施,遍及全港辖下屋邨,确保辖下屋邨的主要零售和社区设施齐备,配合居民日常所需。这些多元化的社区设施,涵盖多方面的社会服务,对象包括长者、家庭及儿童,有些屋邨更设幼稚园等教育机构。房委会视乎屋邨人口和附近的设施,决定是否在屋邨提供零售、停车场及其他设施。

截至2016年3月底,这类设施包括约218 700 平方米的商业及零售设施、约28 700 个停车位、约202 100平方米的工厂大厦、约2 154 700 平方米的社区、教育和福利设施,以及约405 700 平方米用作其他用途的地方。

租赁策略 惠益居民

在筹备新屋邨入伙前,我们便着手部署邨内商业设施的租赁策略。举例来说,2015/16年度,我们把焦点放在新落成的洪福商场和安达商场,仔细考量如何订定最佳的行业组合,切合居民的需要。在这些屋邨入伙前,商场的租赁事宜早已开展;待居民入伙时,当邨的商业设施租户已准备营业,提供服务,配合居民购物需要。

另一实例是分期落成的水泉澳邨,年内居民相继 入伙。我们早已订定邨内零售设施不同行业的租赁 优次,务求配合居民的最基本购物需要。随着愈来 愈多居民入伙,我们逐步扩大租户的类别,促进 不同行业的商户在邨内营业。

安基商场的翻新工程现正分阶段进行:一楼的工程 在年内完成后,我们随即引入新租户,增加购物 选择,提升整体行业组合。地下的翻新工程预计快 将完成,我们在短期内着手联络具名气商户,邀请 他们考虑租用刚翻新的商舖。

对于商户而言,不同舖位和档位的吸引力各有不同。为尽量提升出租率,年内我们采取多元行业租赁策略,在租赁安排上给予有意租舖的商户较多选择。结果增加舖位和档位的租出机会,两者的空置率均保持在预算范围之内。

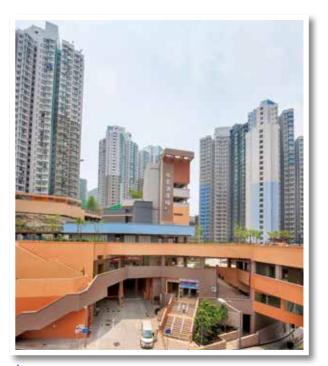
善用非住宅空间

为配合居民的需要,并善用空间,房委会自2011年起实施五年向前推展计划,为商业设施的资产优化工程排列优次。首先,根据房委会商业楼宇组合,分析不同商业设施的优势、弱势、机遇及威胁,再找出经优化、改变用途或改建后可取得最大成效的商业设施。年内,我们选定多个零售设施和停车场作进一步研究。

龙蟠苑的零售设施翻新工程年内完成;居民购物不单选择更多,而且环境更舒适。此外,安基商场和葵盛西邨商场的改善工程进展理想,业安工厂大厦也于近期展开改建空置停车位的工程。

增添购物新体验

为吸引购物人士,并确保善用资源,房委会一直 设法加强商场的吸引力。举例来说,年内我们在 房委会不同商场定期举办展销会、路演及销售推广 活动,为居民提供更多选择,增添购物乐趣,也 令商场洋溢欢乐气氛。



🎶 新近落成的水泉澳广场



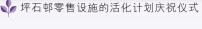
◆ 居民在商场内选购日常所需

要缔造理想的营商环境,选定最佳商户组合是另一 关键。年内,我们完成房委会位于东九龙的大型 区域商场「大本型 | 的首批商户续租工作,并趁机 扩阔商户的组合及业务性质,使「大本型」增添 活力。年内,进驻「大本型」的新商户包括旅行社、 珠宝店、日式面店、韩式烧烤自助餐餐厅、银行 iPoint 销售服务中心等。这些新商户深受购物人士 欢迎,令商场的购物气氛及竞争力也有所提升。

一如以往,「大本型」举办各项别出心裁的推广活动 及特备节目,吸引新顾客,刺激销售,提高整体 人流。我们与商户合作无间,在全年重要节日及 特备节目的推广活动提供优惠,又送出礼券、抽奖 礼品和纪念品,务求令顾客购物称心愉快。为 进一步提升顾客安全和方便,我们在停车场入口 设置自动门。

我们也以中央统筹策划方式,分别在房委会辖下的 不同商场举办多项推广活动,并在重要节日,以预先 配套的节日装饰布置商场,达致经济效益。

坪石邨零售设施的活化计划年内完成;为隆重 其事,我们特别举行庆祝仪式。



开拓新服务

我们一直探究新途径,务求在现有的设施之外,为 居民提供更多切合所需的服务及更多元化的选择。

香港银行的经营方式不断转变,近年更推出流动 分行服务。为方便屋邨居民,我们在年内采取相应 配合措施,把四个屋邨的指定地点租予银行,以便 停泊车辆,提供定期流动分行服务,方便屋邨住户 和邻近居民。

近年,市民的购物习惯改变,网上购物和家居送货 服务愈趋普及。有见及此,我们把部分舖位出租予 从事物流服务的商户,并选定和出租商场部分公用 地方,设置包裹储存柜。这些新措施不仅为居民 提供更多元化的服务,还为商场带来新客源。

年内,我们继续支持政府推广使用电动车辆,为 电动车辆的驾驶人士提供优惠,在车辆充电期间可 享最多两小时免费泊车;优惠按年检讨。

截至目前为止,房委会辖下物业约有280个车位安装 了电动车辆充电设施,包括由两家电力公司安装的 22个快速和中速充电设施,以及另外约260个标准 充电设施。这些标准充电设施分别安装在七个新落成 的公共屋邨 — 长沙湾邨、洪福邨、启晴邨、 牛头角下邨、美田邨、水泉澳邨及德朗邨,以及 房委会辖下最大型的商场「大本型」。为贯彻有关 电动车辆的政策,我们计划在可行情况下,按需要在 现有停车场的电动车辆月租车位安装标准充电设施。

Apart from its core responsibilities with regard to providing housing for the needy, the Hong Kong Housing Authority (HA) also provides a variety of retail and ancillary facilities in its housing estates across Hong Kong. In this way, we are able to ensure that our housing estates are equipped with essential retail and community facilities that meet the needs of residents. These community facilities include many that provide a range of social services for the elderly, families and children. Educational facilities such as kindergartens are also provided in some estates. When deciding whether to provide estates with retail, car parking and other facilities, the HA takes into account their population and similar facilities available nearby.

At the end of March 2016, facilities of this type included about 218 700 square metres of commercial and retail space, about 28 700 car parking spaces; about 202 100 square metres of factory premises, about 2 154 700 square metres of community, education and welfare facilities, and about 405 700 square metres of other space used for miscellaneous purposes.

Letting strategies that benefit our tenants

Before we start preparing for the intake of residents in new housing estates, we begin to plan the leasing strategy for the shopping facilities therein. In 2015/16, for example, we focused our attention at the new Hung Fuk Shopping Centre and On Tat Shopping Centre, and considered the optimum trade mix for the residents of these new estates. The letting arrangements for these malls were arranged well in advance of the intake of residents, so that commercial tenants were ready for business on their arrival, and services were immediately available on their doorsteps.

A similar case was the phased development of Shui Chuen O Estate, which moved ahead during the year. Here, we set leasing priorities for different trades at a very early stage, with the aim of addressing the most basic shopping needs of residents. On the arrival of more and more residents, we will gradually expand the trade mix so that a wider range of businesses are available to serve their needs.

On Kay Commercial Centre is currently undergoing renovation in stages. During the year, renovations to the first floor of the Centre were completed. We introduced new tenants to increase shopping choices and enhance the overall trade mix. Renovation has currently moved on to the ground floor. In anticipation of its completion, we will soon begin to invite potential anchor tenants to consider leasing the renovated shops.



Different shops and stalls have different popularity among commercial tenants. With the aim of boosting the overall occupancy rate as far as possible, we adopted a "multiple trades" letting strategy in the year, which opened up a wider choice to prospective tenants. The chance of successful letting has thus been enhanced, enabling us to keep vacancy rates for both shops and stalls well within our pre-set forecasts.

Optimising the use of our non-domestic spaces

Since 2011, the HA has worked to meet the needs of residents and make the best use of its spaces through a five-year rolling programme that helps it prioritise the asset enhancement work for its commercial properties. The programme involves us first analysing the strengths, weaknesses, opportunities and threats relating to various properties within the HA's commercial portfolio, and then identifying those assets that would most benefit from being improved or having their usage re-designated or converted. During the year, a number of retail facilities and car parks were identified for further study.

Meanwhile, renovation works to enhance the retail facilities at Lung Poon Court was completed during the year. This has resulted in a wider range of retail options and a better shopping environment for local residents. Elsewhere, improvement works at both On Kay Commercial Centre and Kwai Shing West Shopping Centre progressed smoothly. Conversion works on the vacant parking spaces at Yip On Factory has also begun recently.

Providing pleasurable shopping experience

The HA is always looking for ways to enhance its retail environments, both to encourage shoppers and ensure its resources are being used optimally. For instance, during the year we organised regular trade fairs, roadshows and promotional sales activities at different HA shopping centres, bringing in more shopping choices for residents and helping create a more vibrant and joyful shopping atmosphere.

Getting the best tenant mix at shopping centres is another important aspect of creating better business environments. During the year, we completed the first batch of tenancy renewals for Domain, the HA's regional mega shopping centre in Kowloon East District, and took this opportunity to further diversify the tenant mix and the variety of businesses at this lively mall. New businesses introduced to Domain over the year included a travel agency, a jewellery shop, a Japanese noodle restaurant, a Korean style BBQ buffet restaurant, and Bank iPoint, among others. These have been welcomed by shoppers, and have enhanced the retail atmosphere and competitiveness of the mall.

Domain also continued to host various tailored promotional activities and special events, all of which helped attract new shoppers, boost retail sales, and increase overall footfall. Our close collaboration with shop tenants included providing discounts, coupons, lucky draw gifts and souvenirs for promotion





programmes during major festivals and special events across the year, all of which helped improve the shopping experience. To further enhance customer safety and convenience, we installed automatic doors at the entrance of the carpark.

Elsewhere, many promotional programmes were centrally planned and introduced across several HA shopping centres. Pre-packaged seasonal decorations were also made available to shopping malls at various festive times of the year. These practices are helping us achieve valuable economies of scale.

During the year the revitalisation programme for the retail facilities at Ping Shek Estate was completed, and a celebration ceremony was held to mark the achievement.

Exploring new services

Recently, we have been exploring new avenues that have the potential to supplement our existing facilities by expanding the variety of services we can provide. By doing this, we aim to better serve the needs of residents and provide them with a wider range of choices.

Hong Kong's banks are changing the ways they do business, and during the year we have been able to participate in new bank initiatives that are making banking easier for clients living in our estates. We did this by letting out specified sites in four estates so that the bank could park its vehicle and provide regular mobile branch services both to the residents of these estates and other members of the community.

Another change in recent years has been the increasing popularity of online shopping and home delivery of purchases. With this in mind, we arranged to let some of our shops to tenants engaged in logistics services, and also identified and let out some common areas in our shopping centres where parcel lockers could feasibly be introduced. These kinds of initiatives have not only enriched the services available for local residents, but also helped attract new visitors to our shopping centres.

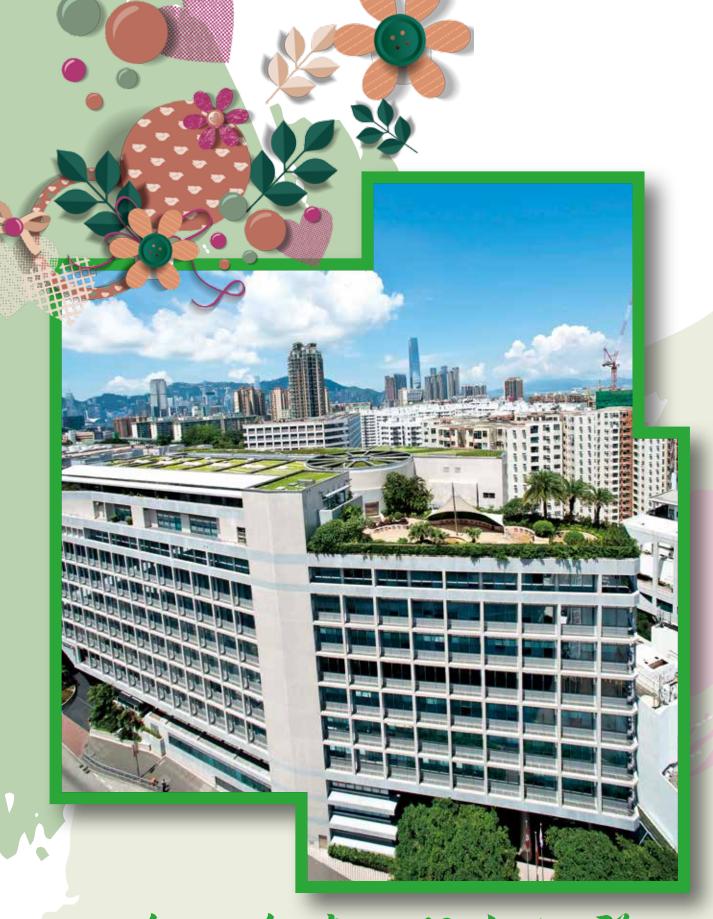
Our policy of supporting the government in promoting the wider use of Electric Vehicles (EVs) continued through the year. To this end, we continued to offer users of EVs up to two hours of free parking during the charging process, a concession that is subject to annual review.

To date, some 280 parking spaces in HA properties across Hong Kong have had EV charging facilities installed. These include 22 quick and semi-quick EV charging facilities installed by the two power companies, as well as some 260 standard EV charging facilities, all located in the carparks of seven new public rental housing developments - Cheung Sha Wan, Hung Fuk, Kai Ching, Lower Ngau Tau Kok, Mei Tin, Shui Chuen O and Tak Long Estates, and in our largest commercial centre, Domain. To maintain a consistent policy in relation to EVs, we also aim to provide some standard charging facilities for monthly EV parking spaces in existing carparks as needed, wherever feasible.





EV charging facilities at Domain



全心全意·服务社群 Committed to Community

♪ 香港房屋委员会(房委会)的工作处处体现 [用心 关怀」和「力求改进」的精神。「用心关怀」除关顾 公共租住房屋(公屋)的居民外,还内外兼顾,支援 和培训房委会的人员,以及与众多持份者建立良好 关系;本章论述房委会对内和对外的工作。至于 「力求改进」方面,房委会年内推行多项发展和 创新措施,提升运作效率,取得更佳成果。

与持份者保持联系

房委会/房屋署网站是我们公布房委会动向的最 主要途径,深受市民欢迎。年内,我们定期改善 网站,加强功能,使之更方便易用。其中一项实用 措施是推出非惰性建筑废料环保回收资讯平台, 提供施工工地位置,附有连结 Google Maps 应用 程式的电子地图,以助回收业承办商找到工地位置 和预测废料生产情况。

鉴于使用流动装置浏览网页愈趋普及,我们采用 适应性网页设计,以优化工地安全网站。网页可 自动侦测用户的装置,从而适当调整网页显示的 内容。优化计划于2016年4月完成后,工地人员 使用平板电脑或手提电话浏览工地安全网站的资料, 更方便快捷。

一如以往,我们继续出版电子月刊《互信》,让市民 了解房委会各方面的工作。此外,特别向公屋住户 每半年派送一份《屋邨通讯》,提供房委会消息和 公屋生活的实用资讯。

与传媒建立良好关系

为了让公众人士知悉房委会的最新动向和发展, 我们与传媒保持紧密工作关系。年内,我们发布 89份新闻稿,安排32次新闻简报会和访问,解答 传媒查询1925宗,并处理494项由传媒转介的 投诉。

礼待访客

不少外地访客专程来港,目的是了解香港独特的 公营房屋制度。年内,我们为这些团体和代表团 安排共31次参观活动,其中15次(48%)是接待 外国访客、16次(52%)是内地代表团;另外为本地 关注团体安排5次参观活动。



√ 房屋署署长应耀康(右二)接待内地住房和 城乡建设部官员,参观油丽邨



🦴 房委会主席张炳良教授(前排左四)与一众义工在 「长者希望日」到公共屋邨探访长者住户

建立友爱的公屋社区

2015/16年度,房委会继续筹办各类教育和社区 建设活动和运动,让公屋住户聚首一堂,共建友爱 的社区。活动的主题包括防火安全、家居安全、 屋邨清洁及公众卫生。

一年一度的「长者希望日 | 适逢香港自 1957年以来 最寒冷的一天。然而,近3000名义工冒着严寒, 如期到76个公共屋邨,探访约1100个长者住户, 并送上礼物。一如以往,房委会主席张炳良教授 也参与其中。年内,我们进一步拓展关爱长者的 工作,到访80个屋邨,向邨内长者传达健康 生活的信息。

协助员工尽展所长

年内,我们继续把模范团队的成功故事上载至 房委会易学网,并鼓励员工阅读这些具启发性的 故事后,分享个人感受。易学网又不时更新,加 入新的内容,与时并进。此外,我们举办「工作融 乐、有赖关爱」工作坊,教授初级管理人员有关 领导、激励和协助员工发挥所长的基本技巧。

我们通过一系列精心设计的培训活动,提升员工的 技能,巩固他们的专业知识,让房委会所有员工 均能发挥所长。房委会员工在2015/16年度平均 接受25.2小时培训。年内,我们举办各类专题 培训课程,以配合相关的业务措施,例如出售资助 房屋的相关法律培训、环保设计课程、团队协作



♪ 各类专题培训课程有助提升员工的技能

工作坊等。培训课程形形色色,包括正规的教室 授课、短期派任、导师计划、实地参观、考察团 等。

关注员工身心健康

「员工身心乐健计划」为员工提供生理、情绪、 社交、职业健康及压力管理的支援。年内新增的 健康讲题包括睡眠窒息症、乙型肝炎、膝痛、建立 和谐的家庭关系等。我们继续举办工作与生活平衡 之道的讲座,并定期更新乐健坊网页;又举办 食谱徵集活动,以鼓励员工养成健康的饮食习惯。

年内,我们共举办229次职业安全和健康(职安健) 培训课程和讲座,约有8000名员工参加。主题 包括建筑工地安全、树艺安全、安全意识、急救、 压力和危机管理、密闭空间工作、适当使用显示 屏幕设备、处理有暴力倾向客户的技巧等。我们也 推出多个有关工地安全的新网上课程,更新房委会 内联网的职安健网站,并进行一年一度的办公室 安全视察工作,以确保有一个令员工安心的工作间。

The tasks of *Caring for People* and being Committed to Progress are carried out in a wide range of ways by the Hong Kong Housing Authority (HA). Caring for People goes beyond caring for its public rental housing (PRH) tenants. This chapter describes the HA's efforts to support and develop its staff members and to build good rapport with its many other stakeholders. Under the progress heading, the chapter also lays out developments and innovations that enable the HA to operate more efficiently and effectively than ever before.

Keeping in touch with our stakeholders

The popular Housing Authority / Housing Department (HA/HD) Website, perhaps the most important means of keeping the public informed about our activities, has undergone regular improvements over the year that have enhanced its functionality and userfriendliness. One useful initiative has been the launch of an Information Platform on Recyclable Non-inert Construction and Demolition Waste. The Platform includes site locations that are linked with the Google Maps application, helping recycling industry contractors locate our construction sites and forecast waste generation more easily.

With more and more mobile devices being used for web browsing, we have adopted Responsive Web Design (RWD) as part of the revamping of our Site Safety website. RWD automatically detects a user's device and displays the web pages appropriately. Since the completion of the project in April 2016, site staff using hand-held tablets or mobile phones have been able to get the best out of the Site Safety website handily.

As always, we have continued to keep the public well informed about different aspects of our work through our monthly e-newsletter Housing Dimensions. In addition, our bi-annual Estate Newsletters, which contains HA news and useful information about PRH. living, is distributed especially to our PRH tenants.

Fostering good relations with the media

We maintain a close working relationship with the media in order to keep the public fully up to date with our activities and any new development. During the year, we issued 89 press releases, arranged 32 press briefings and interviews, handled 1 925 media enquiries and 494 complaints referred by the media.



Making our visitors welcome

Many visitors from overseas come because they are keen to learn more about the unique public housing system in Hong Kong. During the year, we organised a total of 31 separate site visits for such groups and delegations; 15 (48%) of these were from various overseas countries, another 16 (52%) were Mainland delegations. In addition, we organised five visits for local interest groups.

Fostering a spirit of PRH community

In 2015/16, the HA continued its efforts in arranging events and campaigns that not only were educational and socially beneficial, but also gave its PRH tenants the opportunity to join together in a spirit of community. These activities included events promoting fire safety, home safety, estate cleanliness and public hygiene.

This year, the annual Volunteer for Seniors Day took place on what turned out to be the coldest day in Hong Kong since 1957. Despite the cold weather, nearly 3 000 volunteers made warm visits bearing gifts to around 1 100 elderly tenants across 76 PRH estates. As in past years, the Chairman of the HA, Professor

Anthony Cheung Bing-leung, also took part. Meanwhile, our care for the elderly initiative went up a further notch, with 80 estate-based roadshows being organised throughout the year at which healthy living messages were passed on to our senior tenants.

Helping staff grow and develop

During the year, we continued to publicise success stories about exemplary work teams on the HA e-Learning Portal, and encouraged staff to share their reactions to these inspiring stories. The Portal was also kept fresh and up to date, with new materials constantly being added. In addition, Care@Work workshops were organised for junior managers, at which essential skills in leading, engaging and developing staff were delivered.

All HA staff were given opportunities for personal development through training activities designed to enhance their skills and refresh their professional knowledge. On average, HA staff received a total of 25.2 hours of training in 2015/16. Specific training programmes in support of various business initiatives were delivered during the year, such as legal training relating to the sale of subsidised flats, courses on







Professor Cheung (second right), the HA Chairman, and other guests share happy moments with an elderly tenant on the Volunteer for Seniors Day

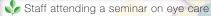
green design and team alignment. The learning opportunities on offer came in various formats, such as formal classroom training, attachment programmes, mentoring programmes, site visits and study tours.

Keeping staff safe and healthy

Our Employee Wellness Programme offers staff support on matters relating to physical, emotional, social and occupational health, as well as stress management. New health topics were added to the seminar programme over the year, which included subjects such as managing sleep apnea, hepatitis B, knee pain, and building harmonious family relationships. Seminars to help staff achieve good work/life balance continued to be run, while the Health Portal was updated regularly. In addition, the Collection of Healthy Recipes activity was held as a way of encouraging healthy eating habits.

Throughout the year we arranged a total of 229 occupational safety and health (OSH) training courses and seminars, which were attended by some 8 000 staff members. Topics included construction site safety, arboriculture safety, safety awareness, first aid, stress and crisis management, working in confined spaces, using display screen equipment, and handling potentially violent customers. New web-based modules on site safety were launched as well. We also updated our dedicated OSH website on the HA intranet, and ran the annual Departmental Office Safety Inspection to help maintain a safe office environment for staff.





2015/16 年度所获业界奖项及社会嘉许 Industrial Awards and Community Recognitions

奖项/得奖项目 Award / Winning Project

颁发机构 Awarding Organisation

发展及建筑 Development and Construction

香港绿色企业大奖 2015

元朗宏业西街居者有其屋计划发展项目建造工程 优越环保管理奖(企业)项目管理 — 银奖

Green Council - Hong Kong Green Awards 2015

Construction of Home Ownership Scheme at Wang Yip Street West, Yuen Long Green Management Award (Corporation) – Project Management – Silver

环保促进会

Green Council

第21届公德地盘嘉许计划

元朗宏业西街居者有其屋计划发展项目建造工程 非工务工程(新建工程-A组) — 铜奖 杰出环境管理奖 — 铜奖

21st Considerate Contractors Site Award Scheme

Construction of Home Ownership Scheme at Wang Yip Street West, Yuen Long

Non-Public Works (New Works) Group A - Bronze

Outstanding Environmental Management & Performance Award - Bronze

发展局

Development Bureau

创意工程安全奖 2015

元朗宏业西街居者有其屋计划发展项目建造工程 RFID 非接触式出入控制及记录器

安全管理制度,培训与宣传类别 — 铜奖

Innovative Safety Initiative Award 2015

Construction of Home Ownership Scheme at Wang Yip Street West, Yuen Long RFID Contactless Access Controlling and Recording System

Safety Management System, Training and Promotion Category - Bronze

发展局、建造业议会及香港建造商会

Development Bureau, Construction Industry Council and Hong Kong Construction Association

2015年度世界绿色建筑委员会全球大会 — 表扬「绿建环评」的建筑项目

「绿建环评」铂金级项目

有最多「绿建环评」 铂金级项目的工程项目小组 — 发展商有最多「绿建环评」 铂金级项目的工程项目小组 — 项目经理有最多「绿建环评」 铂金级项目的工程项目小组 — 建筑师

World GBC Congress 2015 - Recognition to BEAM Plus Projects

BEAM Plus Platinum Rated Projects

Project Team Attaining the Most BEAM Plus Platinum Projects - Developer

Project Team Attaining the Most BEAM Plus Platinum Projects - Project Manager

Project Team Attaining the Most BEAM Plus Platinum Projects – Architect

香港绿色建筑议会

Hong Kong Green Building Council Limited

颁发机构 Awarding Organisation

buildingSMART Hong Kong

buildingSMART香港国际建筑信息模拟奖 2015

开创在工料测量方面应用建筑信息模拟(水泉澳第一期) — 团队奖

最佳建筑信息模拟应用奖 - 企业

(推动香港房屋委员会发展建筑信息模拟、

加快居者有其屋计划发展项目的工作流程、

在安全规划中应用建筑信息模拟 — 为牛头角下邨重建项目模拟拆卸过程、

改变建造公营房屋的工作模式 - 东头平房区东地盘、

弥合差距:Revit/DIALux的整合和照明的模拟 — 沙田第31区显田街发展项目、

开创在工料测量方面应用建筑信息模拟 — 水泉澳第一期、

建筑信息模拟和地理信息系统的综合应用)

buildingSMART Hong Kong International BIM Awards 2015

Pioneering BIM for Quantity Surveying (Shui Chuen O Phase 1) - Team's Award

Best BIM Application Prize - Enterprise

(Driving BIM Development in HA

Fast-track Development of Home Ownership Scheme Projects

BIM for Safety - Demolition for Redevelopment of Lower Ngau Tau Kok Estate

Transforming Business Practice in the Delivery of Public Housing - Tung Tau Cottage Area East

Successful Transformation of Revit Model to DIALux for Lighting Simulation and

Rendering - Development of Hin Tin Street, Shatin Area 31

Pioneering BIM for Quantity Surveying - Shui Chuen O Phase 1

Integrated Use of BIM & GIS)

2015年杰出结构奖

德朗邨

住宅(优异奖)

Structural Excellence Award 2015

Tak Long Estate

Residential (Commendation Merit)

香港工程师学会结构分部暨 英国结构工程师学会香港分会

Hong Kong Institution of Engineers, and Joint Structural Division, Institution of Structural Engineers, UK



颁发机构 Awarding Organisation

欧特克建筑信息模拟设计大奖2015 一香港、澳门和台湾

BIM文化 — 采纳崭新范式 携手改变未来

得奖机构

Autodesk BIM Awards 2015 - Hong Kong, Macau and Taiwan

BIM Culture - A New Paradigm Towards Partnering for Change

Winner

欧特克

Autodesk

明建会联同建造业议会合办的安全领导 2016

发展机构 – 发展商组别 — 金

Lighthouse Club - Construction Industry Council, The Derek Smyth Safety Leadership Awards 2016

Client-Developer Category - Gold Award

明建会、建造业议会

Lighthouse Club, Construction Industry Council

环保促进会香港绿色企业大奖2015

企业绿色管治奖 — 大奖

企业绿色管治奖 一 企业领导

优越环保管理奖(企业) 一 白金奖

明智环保采购奖(企业) 一白金奖

杰出连续获奖机构(6年或以上)

环保促进会

Green Council

Green Council, Hong Kong Green Awards 2015

Corporate Green Governance Award - Grand Award

Corporate Green Governance Award - Corporate Leadership Award

Green Management Award (Corporate) - Platinum Award

Green Purchasewi\$e Award (Large Corporation) - Platinum Award

Outstanding Sustained Performance 6 Years

香港环保卓越计划 — 环保标志 2015

累计完成最多减废目标并获颁证书的首三名机构之 —

减废标志 - 卓越级别

环境运动委员会

Environmental Campaign Committee

Hong Kong Awards for Environmental Excellence, Environmental Labels 2015

One of the top three organisations achieving cumulatively the most number of goals in Wastewi\$e Certificate

Wastewi\$e Label - Class of Excellence

颁发机构 Awarding Organisation

屋邨管理 Estate Management

2015公务员优质服务奖

坪石邨(屋邨活化计划)

一般公共服务队伍奖优异奖

特别嘉许(积极回应)

Civil Service Outstanding Service Award Scheme 2015

Ping Shek Estate (Estate Revitalisation Scheme)

Meritorious Award of General Public Service Team Award

Special Citation (Responsiveness to Customer Needs)

2016年香港花卉展览

最具特色(园林景点)金奖

Hong Kong Flower Show 2016

康乐及文化事务署

Gold Award for Unique Feature (Landscape Display)

绿建环评铂金级证书(既有建筑1.2版)

葵盛西邨

Final Platinum Rating of BEAM Plus (Existing Buildings Version 1.2)

Kwai Shing West Estate

低碳关怀标签 2015

香港房屋委员会总部第三座

CarbonCare Label 2015

Block 3 of The Hong Kong Housing Authority Headquarters

2015 香港环境卓越大奖及香港绿色机构认证

2015香港环境卓越大奖 — 物业管理(住宅)界别 优异奖 一 蓝田邨

香港绿色机构 — 蓝田邨、丽安邨

2015 Hong Kong Awards for Environmental Excellence and Hong Kong Green Organisation Certification

Certificate of Merit in the Property Management (Residential) Sector of 2015 Hong Kong Awards for Environmental Excellence - Lam Tin Estate

Hong Kong Green Organisation - Lam Tin Estate, Lai On Estate

公务员事务局 Civil Service Bureau

Leisure and Cultural Services Department

香港绿色建筑议会

Hong Kong Green Building Council

低碳亚洲有限公司

Carbon Care Asia Limited

环境运动委员会

Environmental Campaign Committee

颁发机构 Awarding Organisation

机构Corporate	
「同心展关怀」机构2015/16	香港社会服务联会
「连续10年或以上同心展关怀」 标志 — 房屋署	Hong Kong Council of Social Service
Caring Organisation 2015/16	
10 Years Plus Caring Organisation Logo – Housing Department	
2015/16年度「ERB人才企业嘉许计划」	雇员再培训局
「人才企业」(政府部门、公营机构及非政府机构)	Employees Retraining Board
ERB Manpower Developer Award Scheme 2015/16	
"Manpower Developer" (Government Department, Public Body and NGO)	
2015最佳 .hk 网站奖	香港互联网注册管理有限公司
荣誉嘉许(政府部门组别)	Hong Kong Internet Registration
Best .hk Website Awards 2015	Corporation Limited
Honourable Mention (Government Department stream)	
ISO/IEC 20000-1:2011 资讯科技服务管理体系认证	香港品质保证局
ISO/IEC 20000-1:2011 Information Technology Service Management System Certification	Hong Kong Quality Assurance Agency
ISO/IEC 27001:2013 资讯安全管理系统认证	英国标准协会
ISO/IEC 27001:2013 Information Security Management System Certification	British Standard Institute
「能力成熟度模式整合」成熟度第三级(1.3 版)	卡内基美隆大学软件工程学院
Capability Maturity Model Integration for Software Development Maturity Level 3	Software Engineering Institute,
(CMMI-DEV Version 1.3)	Carnegie Mellon University, USA





◆ 我们在 2015/16 年度的工作重点,仍然是透过「最佳模式」提供优质财务管理服务,以贯彻香港房屋委员会(房委会)的理想和工作目标。我们继续致力改善和加强财务及风险的管理程序,务求尽量提升各项活动的财务和业务价值。

房委会是财政自主的机构,以内部衍生的资金, 持续推行庞大的公营房屋计划。我们审慎管理财政 资源,以顺利推行各项基本工程计划、营运服务及 业务措施。

2015/16年度财务报表

房委会根据与政府于1988年达成的财政安排(已按1994年的增补协议修订),以及房委会所通过的会计政策编制财务报表。2015/16年度的整套财务报表连同本年报夹附于共用的封套内。同时,房委会在过去五年的运作结果和资本开支的概要分别载于本年报的附录9和附录10。

财务摘要

年内的综合业绩概列如下:

	百万元
1. 综合运作帐目盈馀	3,116
2. 资金管理帐目盈馀	1,022
3. 代管服务帐目盈馀	9
年内盈馀	4,147

1. 综合运作帐目

综合运作帐目概列租住房屋、商业楼宇和资助自置居所业务的运作结果。在计入0.56亿元的特别收入净额后,2015/16年度的整体运作盈馀为31.16亿元。

租住房屋业务在2015/16年度录得0.11亿元的赤字。 有关业务涉及下列类型房屋:

运作盈馀 / (赤字)	百万元
租住房屋(不包括中转房屋)	51
中转房屋	(59)
长者租金津贴	(3)
	(11)

商业楼宇业务在扣除 0.66 亿元的特殊项目前,盈馀为11.52 亿元。有关业务涉及下列类型设施:

运作盈馀	百万元
商场	589
停车场	253
エ厂	60
福利用途楼宇	250
	1,152

特殊项目款额为 0.66 亿元,此金额是拆卸及清拆成本,以及由房委会拨款进行的政府基建和社区设施的开支。



资助自置居所业务在计入200万元的特殊项目前, 盈馀为19.83亿元。有关业务涉及下列自置居所计划:

运作盈馀 / (赤字)	百万元
居者有其屋计划(居屋计划)	448
私人机构参建居屋计划 (私人参建计划)	265
租者置其屋计划(租置计划)	1,306
自置居所贷款计划(自置贷款计划) 及置业资助贷款计划	
(置业贷款计划)	(36)
	1,983

特殊项目款额为200万元,此金额是在本年度支付已 售予香港按揭证券有限公司的自置贷款计划贷款组 合的利息700万元后,就该贷款组合尚未偿还馀额的 未来利息负债所作的下调。

2. 资金管理帐目

与房委会的投资资金管理有关的收入和开支,均 纳入资金管理帐目。该帐目显示,2015/16年度的 盈馀为10.22亿元。在2016年3月31日,房委会的 投资资金为565.92亿元。房委会资金在2015/16年度 的整体总回报率为1.8%。

房委会的投资策略,是由房委会财务小组委员会经 参考独立投资顾问的研究结果和建议后制定。投资 策略的目标,是确保有充足的流动资金应付房委会 运作所需,并以审慎和分散的投资方式,把房委会 馀下资金作较长线投资,以赚取较佳的长期回报。

财务小组委员会在辖下的资金管理附属小组委员会 协助下,不时检讨房委会的投资策略和情况。资金 管理附属小组委员会也就投资经理的遴选事宜提供 意见,并监察投资经理的表现,而房屋署则负责 执行日常的监察工作。根据房委会的投资政策及 目标文件,房委会每三年会进行一次全面的资产 配置策略检讨,而其间每年会进行一次稳健程度的 周年检讨。因应最新的金融市场情况和风险, 房委会在2015/16年度就资产配置策略进行了全面 检讨。经考虑过房委会独立投资顾问就检讨所作的 建议,财务小组委员会通过将2015年10月到期的 200亿元外汇基金保本投资再续存六年和修订有关的 资产配置策略。经修订的资产配置策略概列如下:

外汇基金保本项目	约70.0%
港元 / 美元存款及债券	7.0%
人民币存款及债券	4.5%
环球债券	1.0%
股票	17.5%
	100.0%

3. 代管服务帐目

代管服务帐目显示的运作盈亏情况包括下列项目: 代表政府执行的代理职务;已落成居屋屋苑住宅 大厦和已拆售物业的屋邨内公用地方的物业代管 服务;以及由政府付还款项的工程监督工作。





Supporting the vision and mission of the Hong Kong Housing Authority (HA), the delivery of quality financial management through a "best practice" approach remained our key focus in 2015/16. We continued to explore opportunities to improve and strengthen our financial and risk-management processes to provide maximum financial and business value in all our activities.

The HA is financially autonomous. Our massive public housing programmes are sustained through internally generated funds. Our financial resources are prudently managed for smooth operation of our capital programmes, operational services and business initiatives.

The 2015/16 Financial Statements

The HA's Financial Statements have been prepared in accordance with accounting policies approved by the HA and the 1988 Financial Arrangements with the Government, as amended by the 1994 Supplemental Agreement. A full set of the Financial Statements for 2015/16 is enclosed together with this Annual Report in a shared jacket. Additionally, summaries of the HA's operating results and capital expenditure for the past five years are depicted in Appendices 9 and 10 of this Annual Report respectively.

Financial Highlights

The consolidated result for the year is summarised as follows:

	\$M
Consolidated Operating Account Surplus	3,116
Funds Management Account Surplus	1,022
3. Agency Account Surplus	9
Surplus for the year	4,147

1. Consolidated Operating Account

The Consolidated Operating Account summarises the operating results for Rental Housing, Commercial and Home Ownership Assistance activities. It shows an overall operating surplus of \$3,116 million for 2015/16 after taking into account a net special income of \$56 million.

Rental Housing Operations incurred a deficit of \$11 million during 2015/16, analysed over the following types of housing:

Operating Surplus / (Deficit)	\$M
Rental Housing (excluding Interim Housing)	51
Interim Housing	(59)
Rent Allowance for the Elderly	(3)
	(11)

Commercial Operations generated a surplus of \$1,152 million before charging exceptional items of \$66 million, analysed over the following types of facilities:

Operating Surplus	\$M
Commercial Complexes	589
Car Parks	253
Factories	60
Welfare Premises	250
	1,152

The exceptional items of \$66 million represent demolition and clearance costs, and expenditure incurred on Government Infrastructure and Community facilities funded by the HA.



Home Ownership Assistance Operations generated a surplus of \$1,983 million before including an exceptional item of \$2 million, analysed over the following home ownership schemes:

Operating Surplus / (Deficit)	\$M
Home Ownership Scheme (HOS)	448
Private Sector Participation Scheme (PSPS)	265
Tenants Purchase Scheme (TPS)	1,306
Home Purchase Loan Scheme (HPLS) and Home Assistance Loan Scheme (HALS)	(36)
	1,983

The exceptional item of \$2 million represents downward adjustments of future interest liability on the outstanding balance of the HPLS loan portfolio sold to the Hong Kong Mortgage Corporation Limited after related interest payment of \$7 million made in the year.

2. Funds Management Account

Income and expenditure relating to the management of the HA's funds available for investment are included in the Funds Management Account, which shows a surplus of \$1,022 million for 2015/16. As at 31 March 2016, the HA's funds available for investment stood at \$56,592 million. For 2015/16, the overall return (gross) on the HA's funds was 1.8%.

The HA's investment strategy is determined by the HA's Finance Committee with reference to the independent investment consultant's findings and recommendations. The aim of the HA's investment strategy is to ensure that there is sufficient liquidity to meet the operational need of the HA, and to put the rest of the HA's funds into longer-term investments in a prudent and diversified manner to enhance long term returns.

The Finance Committee, with the assistance of its Funds Management Sub-committee, reviews the HA's investment strategy and position from time to time. The Funds Management Sub-committee also advises on the selection of fund managers and monitors their performance, while ongoing monitoring of day-to-day operations is conducted by the Housing Department. Under the HA's Statement of Investment Policies and Objectives, an overall Strategic Asset Allocation review should be conducted every three years with annual risk budgeting health check in between. An overall review on the HA's Strategic Asset Allocation was conducted in 2015/16 taking into account the latest financial market situation and risks. Having considered the recommendations made by the HA's independent investment consultant under the review, the FC approved the extension of the principal protection placement with the Exchange Fund of \$20 billion for 6 years from October 2015 and the related revisions to Strategic Asset Allocation. The revised Strategic Asset Allocation is highlighted below:

Principal protection placements with the Exchange Fund	around 70.0%
HKD / USD deposits and bonds	7.0%
RMB deposits and bonds	4.5%
Global bonds	1.0%
Equities	17.5%
	100.0%

3. Agency Account

The Agency Account shows the operating results for agency functions undertaken on behalf of the Government, for agency management services for completed HOS domestic courts and the common areas of the estates with properties divested, and for the supervision of government reimbursable projects.



2015/16 香港房屋委员会委员 The Hong Kong Housing Authority Members

主席 Chairman 张炳良教授, GBS, JP (运输及房屋局局长)

Professor the Honourable Anthony CHEUNG Bing-leung, GBS, JP

(Secretary for Transport and Housing)

副主席

应耀康先生, JP (房屋署署长)

Vice-Chairman Mr Stanley YING Yiu-hong, JP (Director of Housing)

委员 Members 苏伟文教授, JP Professor Raymond SO Wai-man, JP

区啸翔先生, BBS Mr Albert AU Siu-cheung, BBS

刘文君女士 Ms Julia LAU Man-kwan

黄成智先生 Mr WONG Sing-chi

陈汉云教授 Professor Edwin CHAN Hon-wan

李炳权先生, JP Mr LEE Ping-kuen, JP

王永祥先生 Mr Winfield WONG Wing-cheung

冯婉眉女士, BBS, JP Miss Anita FUNG Yuen-mei, BBS, JP

蔡惠琴女士, JP Ms Virginia CHOI Wai-kam, JP

何周礼先生, MH Mr Barrie HO Chow-lai, MH

许美嫦女士, JP Ms Tennessy HUI Mei-sheung, JP

林云峯教授, JP Professor Bernard Vincent LIM Wan-fung, JP 刘国裕博士, JP Dr LAU Kwok-yu, JP

黄远辉先生, SBS, JP Mr Stanley WONG Yuen-fai, SBS, JP

刘诗韵女士, JP Ms Serena LAU Sze-wan, JP

温文仪先生, BBS, JP Mr WAN Man-yee, BBS, JP

蔡海伟先生 Mr CHUA Hoi-wai

苏晴女士 Ms SO Ching

谭小莹女士, JP Ms Iris TAM Siu-ying, JP

张达棠先生 Mr CHEUNG Tat-tong

卢伟国议员, SBS, MH, JP Dr the Honourable LO Wai-kwok, SBS, MH, JP

雷绍麟先生 Mr Alan LUI Siu-lun

张国钧先生, JP Mr Horace CHEUNG Kwok-kwan, JP 张宇人议员, GBS, JP The Honourable Tommy CHEUNG Yu-yan, GBS, JP

郭伟强议员 The Honourable KWOK Wai-keung

郭荣铿议员 The Honourable Dennis KWOK Wing-hang

李国麟议员, SBS, JP Professor the Honourable Joseph LEE Kok-long, SBS, JP

财经事务及库务局常任秘书长(库务)(财经事务及库务局副秘书长(库务)(2)或财经事务及库务局首席助理秘书长(库务)(管理会计)候补)

Permanent Secretary for Financial Services and the Treasury (Treasury) (with Deputy Secretary for Financial Services and the Treasury (Treasury) (2) or Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Management Accounting) as her alternate)

地政总署署长 (地政总署副署长(一般事务)候补) Director of Lands (with Deputy Director of Lands (General) as her alternate)





张炳良教授, GBS, JP (主席)(运输及房屋局局长)

Professor the Honourable Anthony CHEUNG Bing-leung, GBS, JP

(Chairman) (Secretary for Transport and Housing)

张炳良教授于2012年7月1日获委任为运输及房屋局局长,在此之前在香港教育学院担任校长。

作为运输及房屋局局长,张炳良教授分别是香港房屋委员会、香港航运发展局、香港港口发展局、香港物流发展局及航空发展谘询委员会的主席。他也是香港铁路有限公司、九广铁路公司、香港机场管理局、香港按揭证券有限公司的董事,以及可持续发展委员会和经济发展委员会的成员。

张教授于香港大学取得社会科学学士学位后,再于英国亚斯顿大学取得公共管理科学硕士学位,以及于英国伦敦大学伦敦 经济及政治学院取得政府研究哲学博士学位。

张教授加入政府前担任不少公职,包括行政会议非官守议员及消费者委员会主席。

Professor Anthony CHEUNG Bing-leung was appointed Secretary for Transport and Housing on 1 July 2012. Before assuming this post, Professor Cheung was the President of The Hong Kong Institute of Education.

As the Secretary for Transport and Housing, Professor Cheung is the Chairman of the Hong Kong Housing Authority, Hong Kong Maritime Industry Council, Hong Kong Port Development Council, Hong Kong Logistics Development Council and Aviation Development Advisory Committee. He is also board member of MTR Corporation Limited, Kowloon-Canton Railway Corporation, Airport Authority Hong Kong and Hong Kong Mortgage Corporation, as well as member of the Council for Sustainable Development and Economic Development Commission.

Professor Cheung received his Bachelor's degree in Social Sciences from The University of Hong Kong, a Master's degree in Public Sector Management from the University of Aston, UK, and PhD in Government from the London School of Economics and Political Science, the University of London, UK.

Before joining the Government, Professor Cheung held a number of public service positions including non-official member of the Executive Council and the Chairman of the Consumer Council.



应耀康先生, JP

(副主席)(房屋署署长)

Mr Stanley YING Yiu-hong, JP

(Vice-Chairman) (Director of Housing)

应耀康先生毕业于香港大学,1983年加入香港政府,任职政务主任。

应先生曾在多个决策局及部门服务,包括前教育统筹科、前行政及立法两局事务科、前政务总署、前常务科、前宪制事务科、前铨叙科(后改称公务员事务科)、前布政司办公室、前贸易署、前教育署及前库务局(后改称财经事务及库务局)。他于2003年10月至2007年10月出任保安局常任秘书长,于2007年11月至2012年7月出任财经事务及库务局常任秘书长(库务)。应先生于2013年6月至2014年3月借调竞争事务委员会出任秘书长。他于2014年4月出任运输及房屋局常任秘书长(房屋)及房屋署署长。

Mr Stanley YING Yiu-hong joined the Government of Hong Kong in 1983 as an Administrative Officer after graduating from The University of Hong Kong.

Mr Ying has since served in various bureaux and departments, including the former Education and Manpower Branch, the former Councils and Administration Branch, the former City and New Territories Administration, the former General Duties Branch, the former Constitutional Affairs Branch, the former Civil Service Branch, the former Chief Secretary's Office, the former Trade Department, the former Education Department, and the former Treasury Bureau (later renamed Financial Services and the Treasury Bureau). He was Permanent Secretary for Security from October 2003 to October 2007 and Permanent Secretary for Financial Services and the Treasury (Treasury) from November 2007 to July 2012. Mr Ying has been on secondment to the Competition Commission as Secretary-General from June 2013 to March 2014. In April 2014, he assumed his current posting as Permanent Secretary for Transport and Housing (Housing). He is concurrently the Director of Housing.





苏伟文教授, JP Professor Raymond SO Wai-man, JP

苏伟文教授是恒生管理学院商学院院长和金融学教授。除了大学教学和进行研究工作外,苏教授也参与公职,服务社会。他现时为能源谘询委员会主席、律师纪律审裁团业外委员和中小型企业委员会委员,并为香港房屋委员会财务小组委员会及资金管理附属小组委员会主席,以及香港房屋委员会及策划小组委员会委员。

Professor Raymond SO Wai-man is the Dean of School of Business and a professor of Finance at the Hang Seng Management College. Besides teaching and conducting research in the university, Professor So contributes to the society through serving in the public service. He is currently the Chairman of the Energy Advisory Committee, and a member of the Solicitors Disciplinary Tribunal Panel, and the Small and Medium Enterprises Committee. He is now the Chairman of Finance Committee and Funds Management Sub-Committee of the Hong Kong Housing Authority, and a member of the Hong Kong Housing Authority and its Strategic Planning Committee.



区啸翔先生, BBS Mr Albert AU Siu-cheung, BBS

区啸翔先生现任香港立信德豪会计师事务所有限公司主席,在会计界拥有超过34年经验,是香港会计师公会资深会计师、加拿大特许会计师公会会员,以及香港华人会计师公会会员。

区先生目前担任多个公职,包括廉政公署防止贪污谘询委员会主席及廉政公署贪污问题谘询委员会委员,以及香港 生产力促进局理事会委员。

Mr Albert AU Siu-cheung is the Chairman of BDO Limited. He has over 34 years of experience in the accountancy profession, and is a Fellow of the Hong Kong Institute of Certified Public Accountants, a member of the Canadian Institute of Chartered Accountants and the Society of Chinese Accountants and Auditors.

Mr Au is the Chairman of the Corruption Prevention Advisory Committee and a member of the Advisory Committee on Corruption of the Independent Commission Against Corruption. He also serves as a member of the Hong Kong Productivity Council.



刘文君女士 Ms Julia LAU Man-kwan

刘文君女士是香港注册建筑师,先后取得美国俄勒岗大学建筑学士及香港大学文科硕士(运输政策与规划)学位。她在房地产业界拥有26年经验。她于2009年创立自己的公司。

除担任香港房屋委员会及其辖下的投标小组委员会和商业楼宇小组委员会委员外,刘女士亦为上诉审裁团(建筑物)成员、香港房屋协会委员,以及廉政公署防止贪污谘询委员会委员。此外,她是香港圣约翰救护机构理事会理事。在专业层面上,刘女士为香港建筑中心副主席,以及香港建筑师学会理事会成员。

Ms Julia LAU Man-kwan is a registered architect in Hong Kong, and holds a Bachelor of Architecture degree from the University of Oregon, USA and a Master of Arts degree in Transportation Policy and Planning from the University of Hong Kong. She has 26 years of experience in real estate business. She founded her own practice in 2009.

Apart from being a member of the Hong Kong Housing Authority and its Tender Committee and Commercial Properties Committee, Ms Lau also serves on the Appeal Tribunal Panel (Building), the Hong Kong Housing Society, and the Corruption Prevention Advisory Committee of the Independent Commission Against Corruption. She is currently a Council member of the Hong Kong St. John Ambulance. On the professional front, Ms Lau is the Vice-Chair of Hong Kong Architecture Centre and a Council member of the Hong Kong Institute of Architects.



黄成智先生 Mr WONG Sing-chi

黄成智先生曾任立法会议员(新界东)、北区区议员、区域市政局议员、复和综合服务中心生命教育总监,以及不同社会服务机构的督导主任和总干事。黄先生现时为国际复和实践机构的认可复和会议主持训练师、家庭网络发展中心总干事,以及AWTC (LO & LAM) Consultancies Ltd 的高级顾问,对社会现况深具识见。

Mr WONG Sing-chi was a Legislative Councillor (New Territories East), North District Councillor, Regional Council Member, the Life Education Superintendent of the Centre for Restoration of Human Relationships and supervisor or executive director of many social service organisations. Mr Wong is currently a certified trainer of the International Institute for Restorative Practice, a Service Director of the Family Network Development Centre and a Senior Consultant of the AWTC (LO & LAM) Consultancies Ltd. Mr Wong has a profound understanding of the current social situation.



陈汉云教授 Professor Edwin CHAN Hon-wan

陈汉云教授是香港理工大学建筑及房地产学系教授及副系主任。

陈教授是自置居所津贴上诉委员会副主席、医院管理局辖下中央投标委员会、支援服务发展委员会和基本工程小组 委员会增选成员,以及香港绿色建筑议会辖下政策及研究委员会成员。

陈教授现为香港房屋委员会,以及其辖下资助房屋小组委员会委员。

Professor Edwin CHAN Hon-wan is a professor and Associate Head in the Department of Building and Real Estate at The Hong Kong Polytechnic University.

He is currently the Deputy Chairman of the Home Purchase Allowance Appeals Committee Panel, a co-opted member of the Main Tender Board, Supporting Services Development Committee and the Capital Works Sub-committee of the Hospital Authority, and a member of the Policy and Research Committee of the Hong Kong Green Building Council.

Professor Chan is a member of the Hong Kong Housing Authority and its Subsidised Housing Committee.



李炳权先生, 」P **Mr LEE Ping-kuen,** JP

李炳权先生现职工程顾问公司技术总监。他是注册专业工程师,专长为土木工程、环境工程、物流及运输工程和结构 工程。

李先生曾任香港特别行政区政府策略发展委员会委员和中央政策组顾问,现为香港房屋委员会以及其辖下建筑小组 委员会的委员。

Mr LEE Ping-kuen is the Technical Director of an engineering consultancy firm. He is a registered professional engineer specialising in civil, environmental, logistics and transportation and structural engineering.

Mr Lee was a member of the Commission on Strategic Development and a member of the Central Policy Unit of the HKSAR Government. Currently he is a member of the Hong Kong Housing Authority and its Building Committee.



王永祥先生 Mr Winfield WONG Wing-cheung

王永祥先生是香港执业律师,现于黄乾亨黄英豪律师事务所执业。王先生于2006年至2009年间出任上诉审裁团(建筑物)主席,及于1999年至2012年为律师纪律审裁团成员。他现时是公众集会及游行上诉委员会委员、香港房屋委员会辖下审计附属小组委员会主席、财务小组委员会委员,以及策划小组委员会委员。

Mr Winfield WONG Wing-cheung is a practising solicitor with Philip K H Wong, Kennedy Y H Wong & Co. He was the Chairman of the Appeal Tribunal Panel (Buildings) from 2006 to 2009, and a member of the Solicitors Disciplinary Tribunal Panel from 1999 to 2012. Currently, he is a member of the Appeal Board on Public Meetings and Processions, the Chairman of the Audit Sub-Committee, and a member of the Finance Committee and the Strategic Planning Committee under the Hong Kong Housing Authority.



冯婉眉女士, BBS, JP

Miss Anita FUNG Yuen-mei, BBS, JP

冯婉眉女士是香港上海汇丰银行有限公司前香港区总裁。她于1996年加入汇丰财资及资本市场部,出任港币债券市场主管,并历任要职。她于2001年获委任为亚太区交易主管,2005年出任司库兼亚太区环球资本市场主管,2008年获任命为汇丰集团总经理,2010年成为环球银行及资本市场亚太区主管,其后于2011年9月出任香港区总裁。

冯女士担任不同职务期间,积极推动本港以至其他地区金融市场的发展。她拥有丰富的金融市场经验,在支持人民币 国际化以及香港发展成为全球规模最大的离岸人民币业务中心方面,担当重要角色。

冯女士于2013年获颁授铜紫荆星章,以表扬她对香港银行业发展的宝贵贡献。她于2015年获委任为太平绅士。

冯女士现为香港金融管理局外汇基金谘询委员会辖下金融基建委员会委员,并曾担任香港贸易发展局辖下金融服务业谘询委员会和亚洲金融论坛策划委员会主席。她亦是香港机场管理局董事会成员、香港房屋委员会非官方委员,以及香港科技大学校董会成员。她亦是香港交易所独立非执行董事。

冯女士曾任汇丰环球投资管理(香港)有限公司主席及董事、汇丰银行(中国)有限公司非执行董事、恒生银行非执行董事,以及交通银行股份有限公司非执行董事。她亦曾为香港金融管理局辖下银行业务谘询委员会委员、该局外汇基金谘询委员会辖下货币发行委员会委员、财资市场公会议会委员,以及香港银行公会主席。

冯女士毕业于香港大学,主修金融,其后负笈悉尼,获麦觉理大学颁授应用财务硕士学位。

Miss Anita FUNG Yuen-mei was the former Chief Executive Officer, Hong Kong, for The Hongkong and Shanghai Banking Corporation Limited (HSBC). She joined HSBC Treasury and Capital Markets as Head of Hong Kong Dollar Bond Markets in 1996 and held a number of key posts over the years. She was appointed as Head of Trading for Asia-Pacific in 2001, Treasurer and Head of Global Markets, Asia-Pacific, in 2005 and Group General Manager of HSBC Group in 2008. She became Head of Global Banking and Markets, Asia-Pacific, in 2010 before taking up the role of Chief Executive Officer, Hong Kong, in September 2011.

Through her various positions, Miss Fung has actively promoted the development of Hong Kong's financial landscape as well as that of other regional markets. With her extensive experience in financial markets, she plays a key role in supporting the Renminbi (RMB) internationalisation and the development of Hong Kong as the leading offshore RMB business centre.

Miss Fung was awarded the Bronze Bauhinia Star in 2013 for her valuable contributions to the development of the banking industry in Hong Kong. She was appointed Justice of Peace in 2015.

Miss Fung is a Member of the Financial Infrastructure Sub-Committee of the Exchange Fund Advisory Committee (EFAC) of the Hong Kong Monetary Authority (HKMA). She was the Chairperson of the Financial Services Advisory Committee and the Steering Committee of the Asian Financial Forum of the Hong Kong Trade Development Council. She is also a Board Member of the Airport Authority Hong Kong, a Non-official Member of the Hong Kong Housing Authority and a Council Member of the Hong Kong University of Science and Technology. She is also an Independent Non-Executive Director of Hong Kong Exchanges and Clearing Limited.

Previously, Miss Fung held the positions of Chairman and Director of HSBC Global Asset Management (Hong Kong) Limited, Non-Executive Director of HSBC Bank (China) Company Limited, Non-Executive Director of Hang Seng Bank Limited and Non-Executive Director of Bank of Communications Co., Ltd. She was also a Member of the Banking Advisory Committee and the EFAC Currency Board Sub-Committee of the HKMA, a Member of the Council of the Treasury Markets Association, and Chairman of the Hong Kong Association of Banks.

A graduate of The University of Hong Kong with a major in Finance, Miss Fung received a Master of Applied Finance degree from the Macquarie University in Sydney.



蔡惠琴女士, 』P Ms Virginia CHOI Wai-kam, 』P

蔡惠琴女士现职国际人力资源顾问公司主任顾问兼总经理,在管理谘询及培训方面具30多年经验。蔡女士一向热心于社会服务,现为香港公开大学校董会成员及人力资源委员会主席、公务员叙用委员会委员和法律援助服务局成员。

蔡女士也是香港房屋委员会委员,以及其辖下财务小组委员会和审计附属小组委员会委员。

Ms Virginia CHOI Wai-kam is the Managing Consultant and Country Manager of an international HR consultancy firm, with experience in management consultancy and training for over 30 years. Ms Choi has been actively participating in social services. She is currently a member of the Council and the Chairman of the Human Resources Committee of the Open University of Hong Kong, a member of the Public Service Commission and the Legal Aid Services Council.

Ms Choi is also a member of the Hong Kong Housing Authority and its Finance Committee and Audit Sub-Committee.



何周礼先生, мн Mr Barrie HO Chow-lai, мн

何周礼先生是何周礼建筑设计事务所的创办人及董事。他于1993年获香港大学颁授建筑学一级荣誉文学士学位,并于1996年以优异成绩获香港大学颁授建筑硕士。他常被媒体誉为亚洲新一代最具影响力的建筑设计师之一。何先生曾获香港建筑师学会两岸四地建筑设计大奖2015和2013,亚太区房地产建筑组别大奖2015、2014和2013,并分别在香港特别行政区优质建筑大奖2012和2010获得入围奖及优异奖,并且是杜拜城市建筑设计大奖2008得主之一。此外,他获得超过120个来自杜拜、美国、英国、上海、北京、台湾、日本、韩国、亚太区及香港的重要国际设计奖项。

何先生成就卓越,曾在2011年获香港特别行政区政府颁授「荣誉勋章」,其他获得的奖项包括:杰出成就奖(2014)、 北京国际设计及艺术成就奖(2013)、台湾十大设计师(2011)、亨达集团创富大奖(2010)、中国优秀创新企业家(2009)、 职业训练局荣誉院士(2008)、《透视》杂志40位40岁以下在大中华区最具影响力设计师(2007)、香港十大杰出青年 (2005)、香港十大杰出设计师(2005)等。

何先生为香港建筑设计联盟的创办人及主席、职业训练局专业教育学院辖下香港知专设计学院学术顾问委员会委员、香港建筑师事务所商会2010-2012年度理事会理事,以及香港专业及资深行政人员协会创会会员。何先生也是市区重建局活化湾仔旧区专责委员会委员(2000-2012)。

Mr Barrie HO Chow-lai, Founder and Director of BARRIE HO Architecture Interiors Ltd, obtained his Master of Architecture with distinction in 1996 and Bachelor of Arts (Architectural Studies) with first honour in 1993 from The University of Hong Kong. He is frequently described by the media as one of the most influential architectural designers of his generation practising in Asia today. Mr Ho is one of the winners of the prestigious HKIA Cross-Strait Architectural Award 2015 & 2013, Asia Pacific Property Awards (Architectural Category) 2015, 2014 & 2013, the HKSAR Quality Building Awards 2012 (Finalist) and 2010 (Merit Award), and Dubai Cityscape Architectural Awards 2008. He has received over 120 significant international design awards from Dubai, USA, United Kingdom, Shanghai, Beijing, Taiwan, Japan, Korea, the Asia Pacific and Hong Kong.

Mr Ho was awarded the Order of the Medal of Honour by the HKSAR Government in 2011; and other awards and achievements he has received and obtained include: Outstanding Achievement Award 2014, International Design & Art Achievement Award 2013 from Beijing, Taiwan Top Ten Designers Award 2011, Hantec Wealth Creation Award 2010, Outstanding Innovative Chinese Entrepreneur 2009, Vocational Training Council Honorary Fellow 2008, 40 Under 40 Award 2007 organised by Perspective Magazine that recognises young design talents in the Greater China region, Ten Outstanding Young Persons Award 2005 and Ten Outstanding Designer Award 2005.

Mr Ho is the founder and Chairman of the Hong Kong Architectural Design Union, a member of the Advisory Board of the Hong Kong Design Institute under the Vocational Training Council's Hong Kong Institute of Vocational Education, an executive committee member of the Association of Architectural Practices (2010-2012) and a founding member of the Hong Kong Professional and Senior Executive Association. He is also a member of the Old Wan Chai Revitalisation Initiatives Special Committee of the Urban Renewal Authority (2000-2012).



许美嫦女士, JP Ms Tennessy HUI Mei-sheung, JP

许美嫦女士是香港执业律师,现为香港房屋委员会委员、酒牌局委员,以及香港中医药管理委员会道德事务小组委员。 许女士也是医务委员会业外审裁顾问及渔民特惠津贴上诉委员会(禁拖)主席。

许女士是香港各界妇女联合协进会的义务法律顾问,以及轩尼诗道官立小学(铜锣湾)及北角官立小学的学校管理委员会委员。

Ms Tennessy HUI Mei-sheung is a solicitor practising in Hong Kong, a member of the Hong Kong Housing Authority, Liquor Licensing Board, Ethics Committee of Chinese Medicine Council of Hong Kong. Ms Hui is also a lay assessor of the Medical Council and a Chairman of the Fisherman Claims Appeal Board (Trawl Ban).

Ms Hui is an Honorary Legal Advisor of the Hong Kong Federation of Women and a member of the School Management Committee of Hennessy Road Government Primary School (Causeway Bay) and North Point Government Primary School.



林云峯教授, 』P Professor Bernard Vincent LIM Wan-fung, JP

林云峯教授现为香港中文大学建筑学院荣誉兼任教授,AD+RG建筑设计及研究所总监。多年来担任香港建筑师学会理事和前会长,致力促进社区发展及积极参与地区事务工作。他为香港城市设计学会创会会长。中国人民政治协商会议全国委员会委员。

林教授的研究专长及设计范畴包括大型总体规划设计/居民参与设计、教育、医疗及公共建筑、能源效益设计,以及公众参与策划及工作坊。

林教授现为香港房屋委员会委员、建筑小组委员会主席、资助房屋小组委员会及策划小组委员会委员。

Professor Bernard Vincent LIM is an Honorary Adjunct Professor of the School of Architecture of The Chinese University of Hong Kong and Principal, AD+RG Architecture Design and Research Group Ltd. For years he has been a Council Member and past President of the Hong Kong Institute of Architects, contributing particularly in new initiatives for community development and local affairs. He is the founding President of the Hong Kong Institute of Urban Design. National Member of Chinese People's Political Consultative Conference.

He has established professional specialisation / research in the areas of Large-scale Master Planning / Urban Design, Educational, Healthcare and Institutional Buildings, Sustainable / Energy Efficiency Designs, and Community Participatory Planning and Workshops.

Professor Lim is a member of the Hong Kong Housing Authority, the Chairman of the Building Committee and a member of Subsidised Housing Committee and Strategic Planning Committee.





刘国裕博士是香港城市大学公共政策学系副教授,他的教学和研究范畴为房屋政策、房屋管理、社会政策及行政。 刘博士亦是香港房屋经理学会名誉资深会员和注册社会工作者。

刘博士曾任多项公职,包括担任香港房屋委员会辖下多个小组委员会委员,以及房屋局长远房屋策略检讨督导小组、市区重建局土地、安置及补偿委员会和覆核委员会成员。他亦曾出任葵青区议会房屋事务委员会增选委员,以及民政事务总署规管物业管理行业谘询委员会辖下的物业管理从业员小组委员会增选委员。

刘博士现为深水埗区议会私人楼宇及市区更新工作小组增选委员。此外,他是公屋联会名誉顾问、香港房屋协会监事会委员、香港房屋委员会及辖下建筑小组委员会委员、乐华天主教小学法团校董会独立校董,以及天主教香港教区建筑及 发展委员会研究及发展小组委员会委员。

Dr LAU Kwok-yu is an associate professor in the Department of Public Policy at the City University of Hong Kong. The areas of his teaching and research are housing policy, housing management, social policy and administration. He is also an Honorary Fellow of the Hong Kong Institute of Housing and a Registered Social Worker.

Dr Lau has extensive experience in public service. He served on various committees of the Hong Kong Housing Authority, and was a member of the Housing Bureau's Long Term Housing Strategy Review Steering Group and the Urban Renewal Authority's Land, Rehousing and Compensation Committee and Review Committee. He was also a co-opted member of the Housing Affairs Committee of the Kwai Tsing District Council, and the Sub-Committee on Property Management Practitioners under the Advisory Committee on the Regulation of the Property Management Industry of the Home Affairs Department.

Dr Lau is currently a co-opted member of the Working Group on Private Premises and Urban Revitalisation of the Sham Shui Po District Council. In addition, he is an Honorary Advisor of the Federation of Public Housing Estates, a member of the Supervisory Board of the Hong Kong Housing Society, the Hong Kong Housing Authority and its Building Committee, an Independent Manager of the Incorporated Management Committee of Lok Wah Catholic Primary School. Dr Lau is also a member of the Research and Development Committee of the Diocesan Building and Development Commission.



黄远辉先生, SBS, JP Mr Stanley WONG Yuen-fai, SBS, JP

黄远辉先生,生于香港,持有澳洲麦加里大学应用金融学硕士学位,是香港银行学会资深会士和中央政策组特邀顾问。 黄先生现为城市规划委员会副主席、市区重建局非执行董事、香港房屋协会成员、香港舞蹈团主席,以及历史博物馆 谘询委员会主席。在环保方面,黄先生是能源谘询委员会和环境谘询委员会成员。

黄先生在银行界累积逾37年经验。他在1974年加入渣打银行,于1991年成为香港渣打银行司库,1995年跃升为渣打银行东北亚地区司库,2001至2003年为渣打银行中国区行政总裁。黄先生于2004年7月获委任为中国工商银行(亚洲)有限公司董事暨副总经理,至2011年8月退休。

Mr Stanley WONG Yuen-fai, was born in Hong Kong. Mr Wong holds a Master's Degree in Applied Finance from the Macquarie University, Australia, and is a fellow member of the Hong Kong Institute of Bankers and an associate member of the Central Policy Unit. Mr Wong is the Vice-Chairman of the Hong Kong Town Planning Board, Non-executive Director of Urban Renewal Authority, a member of the Hong Kong Housing Society, the Chairman of the Hong Kong Dance Company and the Chairman of the History Museum Advisory Panel. On the environmental aspect, Mr Wong is an appointed member of the Energy Advisory Committee and the Advisory Council on the Environment.

Mr Wong started his banking career, which spans over 37 years, in 1974 with Standard Chartered Bank. He became the treasurer of Standard Chartered Bank in 1991 and was further promoted in 1995 to the position of Regional Treasurer of North East Asia and eventually the Chief Executive Officer of Standard Chartered Bank's China operations from 2001 to 2003. He joined Industrial and Commercial Bank of China (Asia) Limited as the Executive Director and the Deputy General Manager in July 2004 and retired in August 2011.



刘诗韵女士, 』P Ms Serena LAU Sze-wan, 』P

刘诗韵女士为注册专业测量师(产业测量),现任永利行集团董事总经理,具备丰富的资产评估及房地产顾问服务经验。

刘女士持有应用科学(土地经济)学士及工商管理硕士学位,为香港测量师学会资深会员。

刘女士目前是输入优秀人才及专才谘询委员会委员、土地及建设谘询委员会委员、香港房屋委员会及其辖下建筑小组 委员会委员,以及市区更新基金董事。

刘女士也是香港测量师学会前会长、香港房屋协会执行委员会委员、香港大学建筑学院房地产及建设系顾问委员会委员,以及香港特别行政区政府选举委员会委员(建筑、测量及都市规划界别分组)。

Ms Serena LAU Sze-wan, a Registered Professional Surveyor (General Practice), is the Managing Director of RHL International Group. She has extensive experience in asset valuation and real estate consultancy services.

Ms Lau holds a Bachelor of Applied Science degree in Land Economics and a Master of Business Administration degree. She is a Fellow of the Hong Kong Institute of Surveyors.

Currently, Ms Lau serves as a member of the Advisory Committee on Admission of Quality Migrants and Professionals, the Land and Development Advisory Committee, the Hong Kong Housing Authority and its Building Committee. She is also a director of the Board of the Urban Renewal Fund.

Ms Lau is a former president of the Hong Kong Institute of Surveyors, and a member of the Executive Committee of the Hong Kong Housing Society, the Advisory Council for the Department of Real Estate and Construction of The University of Hong Kong's Faculty of Architecture, and the Architectural, Surveying and Planning Subsector of the Election Committee of the HKSAR Government.



温文仪先生, BBS, JP Mr WAN Man-yee, BBS, JP

温文仪先生为注册专业测量师(产业测量),亦为香港测量师学会和皇家特许测量师学会的资深专业会员。他曾任职于香港政府十年(1969至1979年),从事土地行政工作,离职时为高级产业测量师。随后,温先生在一家公众上市的地产发展集团出任物业经理达17年(1979至1996年),并于1997年成立自己的专业服务公司。任职该地产发展集团期间,温先生是四家公众上市公司的执行董事。其专业服务公司的业务范畴涵盖发展规划、申请土地事宜和项目管理。

温先生曾出任长远房屋策略检讨督导小组成员(1995至1999年)、香港房屋委员会委员(1996至2002年)、安老事务委员会委员(1997至2004年)、九广铁路公司管理局成员(2002至2007年)、市政服务上诉委员会小组成员(2000至2005年)和封闭令(对健康的即时危害)上诉委员会成员(2005至2011年)。温先生于2012至2014年出任长远房屋策略督导委员会委员。由2014年10月起,温先生被委任为西九龙文化区管理局委员。

温先生积极参与其他社会服务,现为香港青年协会副会长、协青社荣誉会长、香港防癌协会名誉顾问,以及佛教志莲中学和香港兆基创意书院的校董会成员。

Mr WAN Man-yee, a Registered Professional Surveyor (General Practice), is Fellow Member of both the Hong Kong Institute of Surveyors and the Royal Institution of Chartered Surveyors. He worked for the Hong Kong Government for 10 years (1969-1979) in land administration, leaving the civil service as a Senior Estate Surveyor. He then worked as a property manager for 17 years (1979-1996) in a public listed property group before starting his own professional practice in 1997. Whilst serving in the property group, he was executive director of four public listed companies. At his professional practice, his area of work includes development planning, land application and project management.

He was a member of the Long Term Housing Strategy Review Steering Group (1995-1999), the Hong Kong Housing Authority (1996-2002), the Elderly Commission (1997-2004) and the Management Board of the Kowloon-Canton Railway Corporation (2002-2007), as well as a panel member of the Municipal Services Appeals Board (2000-2005) and the Appeal Board on Closure Orders (Immediate Health Hazard) (2005-2011). He served as a member of the Long Term Housing Strategy Steering Committee 2012 to 2014. He was appointed as a member of the West Kowloon Cultural District Authority since October 2014.

Mr Wan actively participates in other community services. Currently, he is the Vice President of Hong Kong Federation of Youth Groups, the Honorary President of Youth Outreach, Honorary Advisor of the Hong Kong Anti-Cancer Society, member of the School Boards of Chi Lin Buddhist Secondary School and HKICC Lee Shau Kee School of Creativity.



蔡海伟先生 Mr CHUA Hoi-wai



蔡海伟先生是注册社会工作者,现任香港社会服务联会行政总裁。蔡先生于香港大学取得学士学位,主修机械工程, 其后负笈美国芝加哥伊利诺大学取得社会工作硕士学位。

蔡先生现为香港房屋委员会委员、扶贫委员会委员、扶贫委员会辖下特别需要社群专责小组主席、土地及建设谘询委员会委员,以及中央政策组特邀顾问。

Mr CHUA Hoi-wai is a registered social worker and currently the Chief Executive of The Hong Kong Council of Social Service. After graduating from The University of Hong Kong with a Bachelor's degree majoring in mechanical engineering, Mr Chua went on to complete his studies in Master of Social Work at The University of Illinois at Chicago, USA.

Mr Chua is a member of the Hong Kong Housing Authority and the Commission on Poverty, the Chairperson of the Special Needs Groups Task Force under the Commission on Poverty, a member of the Land and Development Advisory Committee and an Associate Member of the Central Policy Unit.



苏晴女士 Ms SO Ching



苏晴女士是香港注册建筑师,现为一间建筑顾问公司的项目董事。她于2013年加入为香港房屋委员会辖下建筑小组 委员会,并于2014年成为香港房屋委员会委员。

Ms SO Ching is a registered architect and Director of Project of an architectural consultant company. She joined the Building Committee of the Hong Kong Housing Authority in 2013 and has become a member of the Hong Kong Housing Authority since 2014.



谭小莹女士, JP Ms Iris TAM Siu-ying, JP

谭小莹女士从事城市规划专业工作,初期曾在政府服务七年,于1990年离任成立规划顾问公司。随后16年间,谭女士积极参与多项由香港和内地公私营机构委托的规划项目和研究。谭女士于2006年9月至2013年2月出任市区重建局执行董事,继而于2013年3月至2015年5月为该局行政总监。谭女士热心公共服务,曾任香港规划师学会会长(1995至1997年),并曾出任多个法定组织、审裁小组和谘询委员会的主席或成员。谭女士现时为香港房屋委员会委员,以及公共空间回收及垃圾收集设施改造督导委员会成员。

Ms Iris TAM Siu-ying is a town planning professional. She started her career in the government and, after working in the civil service for seven years, left in 1990. She then set up a planning consultancy firm and was actively involved in many planning projects and studies commissioned by private and public organisations in Hong Kong and mainland China for 16 years. Ms Tam served as the Executive Director of the Urban Renewal Authority (URA) from September 2006 to February 2013. She was the Managing Director of the URA bewteen March 2013 and May 2015. Ms Tam is enthusiastic about public services. She is the former President of the Hong Kong Institute of Planners (1995-1997) and has served on a number of statutory bodies, tribunals and advisory committees as the chairperson or a member. Ms Tam is currently a member of the Hong Kong Housing Authority and Steering Group on the Modification of Recycling and Refuse Collection Facilities in Public Places.



张达棠先生 Mr CHEUNG Tat-tong

张达棠先生为昂遨顾问有限公司董事;本身是经验丰富的工料测量师,拥有理学硕士(建筑)及法律博士学位,并且是内地注册造价工程师。张先生对建造业充满热诚,是建造业议会、建造业工人注册管理局创会会员及廉政公署防止贪污谘询委员会前委员,也是香港测量师学会前会长及测量师注册管理局前主席。除担任香港房屋委员会委员外,张先生也是封闭令(对健康的即时危害)上诉委员会成员、上诉委员团(城市规划)委员、牌照上诉委员会成员、大口环根德公爵夫人儿童医院管治委员会委员,以及香港弱能儿童护助会副主席。张先生现任香港大学房地产及建设系和香港理工大学建筑及房地产系客席教授。

Mr CHEUNG Tat-tong is the Director of Aria & Associates Ltd. He is a very experienced quantity surveyor, and holds a Master of Science degree in Architecture and a Juris Doctor degree. He is a registered cost engineer in China. Mr Cheung showed zeal for the construction field and was the founding member of the Construction Industry Council and the Construction Workers Registration Authority and had served as member of the Corruption Prevention Advisory Committee of the Independent Commission Against Corruption for the past years. Mr Cheung was the past President of the Hong Kong Institute of Surveyors and the past Chairman of the Surveyors Registration Board. Apart from being a member of the Hong Kong Housing Authority, he is currently serving Appeal Board on Closure Orders (Immediate Health Hazard), Appeal Board Panel (Town Planning), Licensing Appeals Board, the Hospital Governing Committee of the Duchess of Kent Children Hospital and the Society for the Relief of Disabled Children. Mr Cheung is an Adjunct Professor in the Department of Real Estate and Construction, the University of Hong Kong, and in the Department of Building and Real Estate, The Hong Kong Polytechnic University.



卢伟国议员, SBS, MH, JP

Dr the Honourable LO Wai-kwok, SBS, MH, JP

卢伟国博士是立法会议员:本身是机械工程师,拥有工业工程硕士及工学博士学位。卢博士除担任香港房屋委员会委员外,也是香港科技园公司董事会成员、医院管理局及西九文化区管理局董事局的成员。

Dr LO Wai-kwok is a member of the Legislative Council. He is a mechanical engineer and holds a Master of Science degree in industrial engineering and an Engineering Doctorate. Apart from being a member of the Hong Kong Housing Authority, Dr Lo is serving the Board of Directors of the Hong Kong Science and Technology Parks Corporation, Hospital Authority and the Board of the West Kowloon Cultural District Authority.



雷绍麟先生 Mr Alan LUI Siu-lun

雷绍麟先生现为国泰航空驻菲律宾经理,同时担任通讯事务管理局和香港房屋委员会委员。

Mr Alan LUI Siu-lun is now Country Manager - Philippines with Cathay Pacific Airways. He is currently a member of Communications Authority and the Hong Kong Housing Authority.



张国钧先生, JP Mr Horace CHEUNG Kwok-kwan, JP

张国钧先生是张国钧杨炜凯律师事务所的合夥人。除出任中西区区议会民选议员外,也在香港房屋委员会、上诉审裁团 (建筑物)、地产代理监管局和纪律人员薪俸及服务条件常务委员会担任公职。 Mr Horace CHEUNG Kwok-kwan is the partner of Messrs Cheung & Yeung, Solicitors. Mr Cheung is an elected member with Central & Western District Council. Apart from this, he is currently serving the Hong Kong Housing Authority, Appeal Tribunal Panel (Buildings), Estate Agents Authority and Standing Committee on Disciplined Services Salaries and Conditions of Service.



张宇人议员, GBS, JP
The Honourable Tommy CHEUNG Yu-yan, GBS, JP

张宇人先生为现任立法会议员及香港中文大学校董。2000年参选立法会选举,取得功能界别饮食界议席,并连任至今。自 1997年起,他一直参与多项公职,曾任酒牌局成员、方便营商谘询委员会成员,以及输入优秀人才及专才谘询委员会 成员。现时身兼香港饮食业联合总会会长及现代管理(饮食)专业协会创会会长,与业界保持紧密合作。

Mr Tommy CHEUNG Yu-yan is a Legislative Councillor and a Council Member of The Chinese University of Hong Kong. He won the seat of the catering constituency in the 2000 Legislative Council Elections and has been successfully re-elected up to the present time. He has been serving the public since 1997 and was a member of the Liquor Licensing Board, the Business Facilitation Advisory Committee and the Advisory Committee on Admission of Quality Migrants and Professionals. As the Chairman of the Hong Kong Catering Industry Association and Honorary Life President of the Association of Restaurant Managers, he continues working closely with the industry.



郭伟强议员 The Honourable KWOK Wai-keung

郭伟强先生是注册社会工作者,也是立法会议员和东区区议会民选议员。目前,他是香港房屋委员会及其辖下的资助房屋小组委员会委员。

Mr KWOK Wai-keung is a registered social worker. He is also an elected member of the Legislative Council and Eastern District Council. Apart from this, he is serving the Hong Kong Housing Authority and its Subsidised Housing Committee.



郭荣铿议员 The Honourable Dennis KWOK Wing-hang

郭荣铿先生是代表法律界的立法会议员,于2012年当选,任期四年。他获选时34岁,是当年其中一位最年轻的议员。 2006年获选为选举委员会法律界别委员,并于2011年连任。

郭先生是公民党及公共专业联盟(公共政策的智库组织)的创办成员,也是前政务司司长陈方安生女士为首的民间策略 发展委员会的核心成员。现时为香港房屋委员会委员、市区重建局的独立非执行董事,以及中国维权律师关注组的执行 委员会委员。

他于1999年在伦敦国王学院取得法学士学位,2002年获香港高等法院认许为事务律师,2003年获得英格兰及威尔斯事务律师资格,并于2006年在香港取得大律师资格。郭先生曾于跨国律师楼史密夫斐尔律师事务所实习及工作五年,而他现时的大律师业务则专门处理民事个案、国际仲裁及司法覆核。

Mr Dennis KWOK Wing-hang is a member of the Legislative Council. At the age of 34, he was elected in 2012 by the legal profession for a four-year term in the Legislative Council, making him one of the youngest persons elected that year. In 2006, he was elected as an Election Committee member from the legal subsector, and was re-elected in 2011.

Mr Kwok is a founding member of both the Civic Party and The Professional Commons (a think-tank on public policies). He was also a core member of the Citizens' Commission for Constitutional Development headed by the former Chief Secretary Mrs Anson Chan. Currently, he is a member of the Hong Kong Housing Authority, an independent non-executive director on the Board of the Urban Renewal Authority, and an executive committee member on the Board of the China Human Rights Lawyers Concern Group.

Mr Kwok obtained the LLB from King's College London in 1999, and was admitted as a solicitor in the High Court of Hong Kong in 2002, and to the Roll of Solicitors of England and Wales in 2003. He was called to the Hong Kong Bar in 2006. He was trained and worked as a solicitor at an international law firm Herbert Smith for five years. His current practice as a barrister focuses on civil cases, international arbitration and judicial review.



李国麟议员, _{SBS, JP}

Professor the Honourable Joseph LEE Kok-long, _{SBS, JP}

李国麟教授现任香港公开大学护理及健康学部教授及主任,身兼立法会议员。此外,他是廉政公署辖下审查贪污举报谘询委员会委员和保护证人覆核委员会小组委员、平等机会委员会委员、中央政策组策略发展委员会委员,以及葵涌 医院及玛嘉烈医院管治委员会成员。

Professor Joseph LEE Kok-long, a member of the Legislative Council, is Professor and Head of the Division of Nursing and Health Studies of the Open University of Hong Kong. He is also a member of the Operations Review Committee and the Panel of the Witness Protection Review Board under the Independent Commission Against Corruption, the Equal Opportunities Commission, the Commission on Strategic Development of the Central Policy Unit, and the Hospital Governing Committee of Kwai Chung Hospital and Princess Margaret Hospital.



谢曼怡女士, JP (财经事务及库务局常任秘书长(库务))

Ms Elizabeth TSE Man-yee, JP

(Permanent Secretary for Financial Services and the Treasury (Treasury))

谢曼怡女士于1984年加入香港政府,任职政务主任。谢女士曾在多个决策局和部门服务,包括前保安科、前政务总署、前经济科、前财政科、前新机场工程统筹署及前工商科。

谢女士于1999年7月至2006年4月出任库务局副局长(后改称财经事务及库务局副秘书长(库务)),2006年4月至2007年10月出任行政署长,2007年10月至2010年4月出任行政长官办公室常任秘书长,并于2010年4月至2012年7月出任商务及经济发展局常任秘书长(通讯及科技)。谢女士由2012年7月起出任财经事务及库务局常任秘书长(库务)。

Ms Elizabeth TSE Man-yee joined the Government of Hong Kong in 1984 as an Administrative Officer. She has since served in various bureaux and departments, including the former Security Branch, the former City and New Territories Administration, the former Economic Services Branch, the former Finance Branch, the former New Airport Projects Co-ordination Office and the former Trade and Industry Branch.

Ms Tse was Deputy Secretary for the Treasury (later renamed Deputy Secretary for Financial Services and the Treasury (Treasury)) from July 1999 to April 2006, Director of Administration from April 2006 to October 2007, Permanent Secretary, Chief Executive's Office from October 2007 to April 2010 and Permanent Secretary for Commerce and Economic Development (Communications and Technology) from April 2010 to July 2012. She has taken up the appointment of Permanent Secretary for Financial Services and the Treasury (Treasury) since July 2012.



甯汉豪女士, JP (地政总署署长) **Ms Bernadette LINN, JP** (Director of Lands)

甯汉豪女士于1989年加入香港政府,任职政务主任。她于2005年至2008年出任教育局副秘书长,于2008年至2010年出任财经事务及库务局副秘书长,并于2010年至2012年出任行政长官私人秘书。甯女士由2012年7月31日起出任地政总署署长。

甯女士持有香港大学文学士学位和密歇根大学(安娜堡市)传理学硕士学位。

Ms Bernadette LINN joined the government of Hong Kong as an Administrative Officer in 1989. She was Deputy Secretary for Education from 2005 to 2008, Deputy Secretary for Financial Services and the Treasury from 2008 to 2010, and Private Secretary to the Chief Executive from 2010 to 2012. She has been the Director of Lands since 31 July 2012.

Ms Linn holds a Bachelor of Arts degree from The University of Hong Kong and a Master's degree in Communication Studies from the University of Michigan, Ann Arbor.

2015/16 香港房屋委员会辖下各小组委员会委员名单 Membership of the Hong Kong Housing Authority Committees

常务小组委员会 Standing Committees

策划小组委员会 Strategic Planning Committee

- * 张炳良教授, GBS, JP (主席)
 Professor the Honourable
 Anthony CHEUNG Bing-leung,
 GBS, JP (Chairman)
- * 苏伟文教授, JP Professor Raymond SO Wai-man, JP
- * 王永祥先生 Mr Winfield WONG Wing-cheung
- * 林云峯教授, JP Professor Bernard Vincent LIM Wan-fung, JP
- * 黄远辉先生, SBS, JP Mr Stanley WONG Yuen-fai, SBS, JP
- * 许美嫦女士, JP Ms Tennessy HUI Mei-sheung, JP
- * 张达棠先生 Mr CHEUNG Tat-tong
- * 房屋署署长(或代表)
 Director of Housing (or representative)

运输及房屋局副局长 Under Secretary for Transport and Housing

发展局常任秘书长(工务)(或代表) Permanent Secretary for Development (Works) (or representative)

民政事务总署署长(或代表) Director of Home Affairs (or representative)

规划署署长(或代表)
Director of Planning (or representative)

审计附属小组委员会 Audit Sub-Committee

- * 王永祥先生 (主席)
 Mr Winfield WONG Wing-cheung
 (Chairman)
- * 蔡惠琴女士, JP Ms Virginia CHOI Wai-kam, JP
- * 苏晴女士 Ms SO Ching
- * 张国钧先生, JP Mr Horace CHEUNG Kwok-kwan, JP
- * 张达棠先生 Mr CHEUNG Tat-tong
- * 李炳权先生, JP Mr LEE Ping-kuen, JP

黎永昌先生 Mr Raymond LAI Wing-chueng

建筑小组委员会 Building Committee

- * 林云峯教授, JP(主席)
 Professor Bernard Vincent
 LIM Wan-fung, JP (Chairman)
- * 李炳权先生, JP Mr LEE Ping-kuen, JP
- * 刘国裕博士, JP Dr LAU Kwok-yu, JP
- * 刘诗韵女士, JP Ms Serena LAU Sze-wan, JP
- * 温文仪先生, BBS, JP Mr WAN Man-yee, BBS, JP
- * 蔡海伟先生 Mr CHUA Hoi-wai
- * 苏晴女士 Ms SO Ching
- * 卢伟国议员, SBS, MH, JP Dr the Honourable LO Wai-kwok, SBS, MH, JP

* 张达棠先生 Mr CHEUNG Tat-tong

林翠莲女士, MH Ms LAM Chui-lin, MH

张仁康先生 Mr CHEUNG Yan-hong

简松年先生, BBS, JP Mr Tony KAN Chung-nin, BBS, JP

李振强先生, BBS, JP Mr Eddie LEE Chung-keung, BBS, JP

康荣江先生 Mr Wallace HONG Wing-kwong

伍美琴教授 Professor NG Mee-kam

彭长纬先生, SBS, JP Mr Thomas PANG Cheung-wai, SBS JP

黄碧如女士 Ms Cleresa WONG Pie-yue

邝君尚教授 Professor KUANG Jun-shang

陈志球博士, BBS, JP Dr Johnnie Casire CHAN Chi-kau, BBS, JP

何培斌教授, JP Professor HO Puay-peng, JP

关宝珍女士 Ms Helen KWAN Po-jen

文海亮先生 Mr Alan MAN Hoi-leung

* 房屋署署长(或代表)
Director of Housing (or representative)

发展局常任秘书长(工务)(或代表) Permanent Secretary for Development (Works) (or representative)

规划署署长(或代表) Director of Planning (or representative)

商业楼宇小组委员会 Commercial Properties Committee

- * 许美嫦女士, JP (主席) Ms Tennessy HUI Mei-sheung, JP (Chairman)
- * 刘文君女士 Ms Julia LAU Man-kwan
- * 黄成智先生 Mr WONG Sing-chi
- * 何周礼先生, MH (至2015年8月24日止) Mr Barrie HO Chow-lai, MH (up to 24 August 2015)
- * 雷绍麟先生 Mr Alan LUI Siu-lun
- * 张国钧先生, JP Mr Horace CHEUNG Kwok-kwan, JP

方刚议员, SBS, JP The Honourable Vincent FANG Kang, SBS, JP

梁家杰议员, SC The Honourable Alan LEONG Kah-kit, SC

杨倩红女士, MH Ms YEUNG Sin-hung, MH

黄霭云博士 Dr Evia WONG Oi-wan

陈旭明先生 Mr Raymond CHAN Yuk-ming

黄碧如女士 Ms Cleresa WONG Pie-yue

陆劲光先生 Mr LUK King-kwong

何志豪先生, BBS Mr David HO Chi-hoo, BBS

庞爱兰女士, JP Ms Scarlett PONG Oi-lan, JP

柯创盛先生, MH Mr Wilson OR Chong-shing, MH

陈正思女士 Ms Cissy CHAN Ching-sze 郑锦钟博士, BBS, MH, JP Dr Eric CHENG Kam-chung, BBS, MH, JP

潘国山先生, MH Mr PUN Kwok-shan, MH

黄山先生 Mr Samson WONG San

叶毅明教授 Professor YIP Ngai-ming

* 房屋署署长(或代表)
Director of Housing (or representative)

社会福利署署长(或代表) Director of Social Welfare (or representative)

财务小组委员会 Finance Committee

- * 苏伟文教授, JP (主席) Professor Raymond SO Wai-man, JP (Chairman)
- * 区啸翔先生, BBS Mr Albert AU Siu-cheung, BBS
- * 冯婉眉女士, BBS, JP Miss Anita FUNG Yuen-mei, BBS, JP
- * 蔡惠琴女士, JP Ms Virginia CHOI Wai-kam, JP
- * 王永祥先生 Mr Winfield WONG Wing-cheung
- * 张宇人议员, GBS, JP The Honourable Tommy CHEUNG Yu-yan, GBS, JP

孔令成先生, BBS, JP Mr Leo KUNG Lin-cheng, BBS, JP

莫家麟先生 Mr Francis MOK Gar-lon

孙淑贞女士 Ms Susanna SHEN Shuk-ching

程腾欢博士 Dr Stephen CHING Tang-foon

熊璐珊女士 Ms Lusan HUNG Lo-shan 吴韵宜女士 Ms Wendy NG Wan-yee

康荣江先生 Mr Wallace HONG Wing-kwong

陈家乐教授 Professor CHAN Ka-lok

- * 房屋署署长(或代表)
 Director of Housing (or representative)
- * 财经事务及库务局常任秘书长 (库务)(或代表) Permanent Secretary for Financial Services and the Treasury (Treasury) (or representative)

公务员事务局局长(或代表) Secretary for the Civil Service (or representative)

资金管理附属小组委员会 Funds Management Sub-Committee

- * 苏伟文教授, JP (主席) Professor Raymond SO Wai-man, JP (Chairman)
- * 冯婉眉女士, BBS, JP Miss Anita FUNG Yuen-mei, BBS, JP
- * 区啸翔先生, BBS Mr Albert AU Siu-cheung, BBS

孔令成先生, BBS, JP Mr Leo KUNG Lin-cheng, BBS, JP

姚尚敏女士 Ms Stella YIU Sheung-mun

吴韵宜女士 Ms Wendy NG Wan-yee

何闻达先生 Mr Edward HO Man-tat

* 房屋署署长(或代表)
Director of Housing (or representative)

The Hong Kong Housing Authority and its Committees

资助房屋小组委员会 Subsidised Housing Committee

- * 黄远辉先生, SBS, JP(主席) Mr Stanley WONG Yuen-fai, SBS, JP (Chairman)
- * 黄成智先生 Mr WONG Sing-chi
- * 林云峯教授, JP Professor Bernard Vincent LIM Wan-fung, JP
- * 陈汉云教授 Professor Edwin CHAN Hon-wan
- * 蔡海伟先生 Mr CHUA Hoi-wai
- * 谭小莹女士, JP Ms Iris TAM Siu-ying, JP
- * 雷绍麟先生 Mr Alan LUI Siu-lun
- * 郭伟强议员 The Honourable KWOK Wai-keung
- * 李国麟议员, SBS, JP Professor the Honourable Joseph LEE Kok-long, SBS, JP

叶国谦议员, GBS, JP The Honourable IP Kwok-him, GBS, JP

黄国健议员, SBS The Honourable WONG Kwok-kin, SBS

蔡涯棉先生, BBS, JP Mr Michael CHOI Ngai-min, BBS, JP

陆劲光先生 Mr LUK King-kwong

张洪秀美女士, 』P Mrs CHEUNG ANG Siew-mei, JP

柯创盛先生, MH Mr Wilson OR Chong-shing, MH

方志恒博士 Dr Brian FONG Chi-hang

能璐珊女十 Ms Lusan HUNG Lo-shan

招国伟先生 Mr Anthony CHIU Kwok-wai

刘哲宁先生 Mr LIU Che-ning

*房屋署署长(或代表) Director of Housing (or representative)

运输及房屋局副局长 Under Secretary for Transport and Housing

民政事务总署署长(或代表) Director of Home Affairs (or representative)

社会福利署署长(或代表) Director of Social Welfare (or representative)

投标小组委员会 **Tender Committee**

- * 张达棠先生(主席) Mr CHEUNG Tat-tong (Chairman)
- * 刘文君女士 Ms Julia LAU Man-kwan
- * 何周礼先生, MH Mr Barrie HO Chow-lai, MH
- * 许美嫦女士...P Ms Tennessy HUI Mei-sheung, JP
- * 卢伟国议员, SBS. MH. JP Dr the Honourable LO Wai-kwok, SBS, MH, JP
- * 郭荣铿议员 The Honourable Dennis KWOK Wing-hang

李振强先生, BBS, JP Mr Eddie I FE Chung-keung, BBS, JP

康荣江先生 Mr Wallace HONG Wing-kwong

陈旭明先生 Mr Raymond CHAN Yuk-ming

陈家乐教授 Professor CHAN Ka-lok

梁庆丰先生 Mr LEUNG Hing-fung

罗健熙先生 Mr LO Kin-hei

彭韵僖女士, MH, JP Ms Melissa Kaye PANG, MH, JP

*房屋署署长(或代表) Director of Housing (or representative)

* 香港房屋委员会委员 Member of the Hong Kong Housing Authority

各委员的简历及称谓是根据截至 2016年3月31日的资料编写。 Biographies and titles of members were compiled with reference to information as at 31 March 2016.

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01 香港房屋委员会组织及职能 The Hong Kong Housing Authority Organisation and Functions

截至 As at 31.3.2016

策略处

Strategy Division

房屋政策及策略

研究及统计

申请及编配 资助置业计划

土地行政事宜

长远房屋策略

Housing Policies and Strategies

Research and Statistics

Applications and Allocations

Subsidised Home Ownership Schemes

Land Administration Matters Long Term Housing Strategy

香港房屋委员会

THE HONG KONG HOUSING AUTHORITY 发展及建筑处

Development and Construction Division 公营房屋建设计划 发展及建筑工程 房屋监察资讯系统

机构采购、安全及 环境管理 Public Housing Construction Programme

Development and Construction Projects
Housing Monitoring Information System

Corporate Procurement, Safety and

Environmental Management

屋邨管理处

Estate Management

Division

屋邨管理及维修保养Estate Management and Maintenance

非住宅物业管理及 维修保养

物业服务合约管理

全面结构勘察

公屋租金政策

租约事务管理政策

物业代管事务

中央租务调查

Non-domestic Properties Management

and Maintenance

Property Services Contracts Administration

Comprehensive Structural Investigation

Domestic Rent Policy

Tenancy Management Policy

Agency Management

Central Tenancy Investigation

房屋署

HOUSING DEPARTMENT

机构事务处

Corporate Services Division 行政支援

人力资源管理

财务及会计

法律事务

资讯科技

资讯及社区关系

管理参议

会议事务

Administration Support

Human Resource Management

Finance and Accounting

Legal Service

Information Technology

Information and Community Relations

Management Services

Secretariat Support to the Hong Kong

Housing Authority

02 房屋署首长级人员(1) Housing Department Directorate⁽¹⁾

截至 As at 31.3.2016

运输及房屋局副秘书长 (房屋)/副署长(策略) 王天予女士 Deputy Secretary for Transport and Housing (Housing) / Deputy Director (Strategy) Miss Agnes WONG

助理署长(策略规划) 李冠殷先生

Assistant Director (Strategic Planning) Mr Alfred LEE Koon-yan

运输及房屋局首席助理秘书长 (房屋)(政策统筹)/ 助理署长(政策统筹) 张镇宇先生

Principal Assistant Secretary (Housing) (Policy Support) / Assistant Director (Policy Support)

Mr Jerry CHEUNG Chun-yu

运输及房屋局首席助理 秘书长(房屋)(私营房屋)/ 助理署长(私营房屋) 助理署长(定层资助) 何乐素芬女士

Principal Assistant Secretary (Housing) (Private Housing) / Assistant Director Assistant Director (Housing Subsidies) (Private Housing) Mrs Joyce KOK

Mrs Rosa HO LOK So-fun Sen-yee

运输及房屋局首席助理 秘书长(房屋)(特别职务)/ 助理署长(特别职务) 李冠殷先生

Principal Assistant Secretary (Housing) (Special Duties) / Assistant Director

Mr Alfred LEE Koon-yan

副署长(发展及建筑) 冯宜萱女士

Tin-yu

Deputy Director (Development and Construction)

Ms Ada FUNG Yin-suen

助理署长(工务)(一) 蔡惠棠先生

Assistant Director (Project) 1 Mr Martin TSOI Wai-tong

助理署长(工务)(二) 严小玲女士

Assistant Director (Project) 2 Miss Theresa YIM Siu-ling

助理署长(工务)(三) 锺金永先生

郭善儿女士

Assistant Director (Project) 3

Mr Lawrence CHUNG Kam-wing 助理署长(发展及采购) 郑温绮莲女士

Assistant Director (Development & Procurement)

Mrs Irene CHENG

运输及房屋局 常任秘书长(房屋)/

应耀康先生

Permanent Secretary for Transport and Housing (Housing) / Director of Housing

Mr Stanley YING Yiu-hong

副署长(屋邨管理) 李国荣先生

Deputy Director Mr Albert LEE

Kwok-wing

助理署长(屋邨管理)(一) 梁世智先生

Assistant Director (Estate Management) 1 Mr LEUNG Sai-chi

助理署长(屋邨管理)(二) 黄丽冰女士

Assistant Director (Estate Management) 2 Miss Rosaline WONG Lai-ping

助理署长(屋邨管理)(三) 杨光艳女士

Assistant Director (Estate Management) 3 Ms Connie YEUNG Kwong-yim

副署长(机构事条) 李国彬先生

Deputy Director

Mr Ivan LEE Kwok-bun

助理署长(行政) 周仲贤先生

Assistant Director (Administration)

Mr Hillman CHOW Chung-yin

助理署长(财务) 张吴曼娥女士

Assistant Director Mrs Helen CHEUNG NG Man-ngo

助理署长(法律事条) 忻林洁仪女士

Assistant Director (Legal Service) Mrs Kitty YAN LAM Kit-yi

独立审查组总监 陈立铭先生

Head, Independent Checking Unit Mr CHAN Nap-ming

注 Notes:

(1) 此表只列载担任首长级薪酬第2点或以上常额职位的人员。 This chart shows officers taking up permanent posts at D2 or above only.

03 公共租住房屋编配 Allocation of Public Rental Housing

		截至 As at	31.3.2016	截至 As at	31.3.2015
类别	Categories	单位 Flats	人数 People	单位 Flats	人数 People
公屋申请	Public Rental Housing Applications	14 282	33 612	13 391	31 732
屋邨清拆及大型维修	Estate Clearance and Major Repairs	7	15	4	6
清拆	Clearance				
政府清拆项目 / 市区重建局	Government Clearance Projects / Urban Renewal Authority	227	523	308	6.45
紧急安置	Emergency	0	0	1	4
初级公务员及退休公务员	Junior Civil Servants and Pensioners	779	2 265	869	2 450
体恤安置	Compassionate Rehousing	1 458	3 495	1 664	3 876
各类调迁及纾缓挤迫 / 改善居住空间调迁计划	Transfers and Overcrowding Relief / Living Space Improvement Transfer Scheme	5 643	15 770	5 491	14 001
合计	Total	22 396 ⁽¹⁾	55 680	21 728 ⁽²⁾	52 714

- (1) 不包括 10 387 个编配中的单位。 Excluding 10 387 flats under offer.
- (2) 不包括 7 535 个编配中的单位。 Excluding 7 535 flats under offer.

04 租住房屋数目 Rental Housing Stock

		截至 As at	31.3.2016	截至 As at	至 As at 31.3.2015	
租住公屋(1)	Public Rental Housing (1)	单位数目 No. of Flats	认可居民人数 Authorised Population	单位数目 No. of Flats	认可居民人数 Authorised Population	
区议会分区	District Council District					
中西区	Central and Western	636	2 094	636	2 105	
东区	Eastern	35 040	99 259	35 111	99 813	
南区	Southern	26 155	73 708	26 281	74 454	
油尖旺	Yau Tsim Mong	2 820	8 169	2 820	8 180	
深水埗	Sham Shui Po	53 853	137 501	53 982	138 499	
九龙城	Kowloon City	29 609	75 808	29 609	75 397	
黄大仙	Wong Tai Sin	76 331	209 768	76 640	210 873	
观塘	Kwun Tong	128 328	338 477	128 044	338 638	
葵青	Kwai Tsing	101 259	282 627	101 510	284 121	
荃湾	Tsuen Wan	21 729	58 906	21 730	59 166	
屯门	Tuen Mun	55 622	141 156	56 409	143 780	
元朗	Yuen Long	67 291	200 049	62 699	191 870	
北区	North	23 278	65 059	23 645	63 116	
大埔	Tai Po	17 203	47 225	17 657	49 002	
沙田	Sha Tin	65 670	177 954	61 646	169 549	
西贡	Sai Kung	29 772	86 776	30 035	87 262	
离岛	Islands	15 684	52 577	15 683	52 671	
合计	Total	750 280	2 057 113	744 137	2 048 496	

		截至 As at 31.3.2016		截至 As at	31.3.2015
中转房屋	Interim Housing	单位数目 ^② No. of Flats ^②	认可居民人数 ^⑶ Authorised ^⑶ Population	单位数目 ^⑵ No. of Flats ^⑵	认可居民人数 ^⑶ Authorised ^⑶ Population
区议会分区	District Council District				
屯门	Tuen Mun	3 224	3 454	2 769	3 005
葵青	Kwai Tsing	1 928	1 139	1 928	1 178
元朗	Yuen Long	840	4	840	425
合计	Total	5 992	4 597	5 537	4 608

- (1) 数字不包括在租者置其屋计划下所出售的租住单位。
 The figures do not cover the rental flats sold under the Tenants Purchase Scheme.
- (2) 数字包括位于石篱(二)中转房屋大厦中用作临时居所的单位。 Figures include those flats used as temporary accommodation in Shek Lei (II) Interim Housing (IH) blocks.
- (3) 数字不包括居于石篱(二)中转房屋大厦中用作临时居所单位的人口。 Figures exclude persons living in those flats used as temporary accommodation in Shek Lei (II) IH blocks.

05 出售房屋 Sale Flats

截至 As at 31.3.2016

	区议会分区	District Council District	单位数目
日本左针是注例(RE)发达(A)			Number of Flats
居者有其屋计划(居屋)单位 ⁽¹⁾ Home Ownership Scheme (HOS) Flats ⁽¹⁾	东南深九黄观葵屯元北 大塘青门朗 水水水水	Eastern Southern Sham Shui Po Kowloon City Wong Tai Sin Kwun Tong Kwai Tsing Tuen Mun Yuen Long North	13 893 6 726 3 844 1 800 20 506 27 096 12 819 20 835 19 328 12 566
	大埔 沙田 西贡 离岛	Tai Po Sha Tin Sai Kung Islands	13 037 39 101 22 127 3 052
	合计	Total	216 730
私人机构参建居屋计划(私人参建计划)及中等入息家庭房屋计划单位 ⁽¹⁾ Private Sector Participation Scheme (PSPS) and Middle Income Housing Scheme (MIHS) Flats ⁽¹⁾	东南黄观葵屯元北大沙西公山,大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大	Eastern Southern Wong Tai Sin Kwun Tong Kwai Tsing Tuen Mun Yuen Long North Tai Po Sha Tin Sai Kung	17 990 3 130 3 908 11 364 6 410 840 19 712 5 872 3 928 12 914 13 766
	合计	Total	99 834
可租可买计划及重建置业单位 ⁽¹⁾ Buy or Rent Option Scheme (BRO) and Mortgage Subsidy Scheme (MSS) Flats ⁽¹⁾	油尖旺 九龙城 黄大仙 葵青 元朗 北区	Yau Tsim Mong Kowloon City Wong Tai Sin Kwai Tsing Yuen Long North	629 1 096 640 1 920 2 560 800
	合计	Total	7 645
已出售的租者置其屋计划(租置计划)单位 ^② Tenants Purchase Scheme (TPS) Sold Flats ^②	东南深大大塘青门朗区埔田贡 计合计 计	Eastern Southern Sham Shui Po Wong Tai Sin Kwun Tong Kwai Tsing Tuen Mun Yuen Long North Tai Po Sha Tin Sai Kung	2 727 7 852 4 897 17 351 10 735 11 397 11 743 5 042 13 258 14 878 21 969 10 921
	合计	Grand Total	456 979
SOUNDOUNDOUND			

- (1) 居屋 / 私人参建计划 / 中等入息家庭房屋计划 / 可租可买计划 / 重建置业计划单位包括可在公开市场买卖的单位(居屋第三期乙之前出售的单位或已缴交补价的单位),但不包括未售出的单位。
 HOS / PSPS / MIHS / BRO / MSS flats include flats that are tradable in the open market (flats sold prior to HOS Phase 3B or flats with premium paid), but
- (2) 已出售的租置计划单位包括可在公开市埸买卖的单位(已缴交补价的单位),但不包括售回给香港房屋委员会的单位。
 TPS sold flats include flats that are tradable in the open market (flats with premium paid), but exclude cases in which buyers had sold back their flats to the Hong Kong Housing Authority.

06A 资格准则 Eligibility Criteria

	申请类别 Type of Applications				
资格准则 Eligibility Criteria	一般家庭 Ordinary Families	高龄单身人士优先配屋计划 Single Elderly Persons Priority Scheme	共享颐年优先配屋计划 Elderly Persons Priority Scheme	天伦乐优先配屋计划 ⁽¹⁾ Harmonious Families Priority Scheme ⁽¹⁾	
申请者年龄 Applicant's Age	年满18岁。 At least 18 years of age.	申请者必须年满58岁,而在配屋 时必须年满60岁。 The Applicant must be 58 years of age or above, and must have attained the age of 60 at the time of flat allocation.	申请表内的所有人士必须年满58岁,而在配屋时全部人士必须年满60岁。 All of them must be 58 years of age or above at the time of filing in their application and must have attained the age of 60 at the time of flat allocation.	年满 18岁(有关的高龄人士必须满60岁或以上)。 At least 18 years old (the elde persons must have attained the a of 60 or above).	
住户人数 Household Size	最少两名有亲属关系 ⁽²⁾ 的人士合伙 共住。非长者一人申请者会纳入 「配额及计分制」办理。 At least two related ⁽²⁾ persons living together. Non-elderly one-person applicants are placed on a Quota and Points System.	高龄单身人士会被编配入住长者住屋、经改建的单位或独立单位。 Single elderly applicants will be allocated Housing for Senior Citizens, converted flats or self-contained flats.	两名或更多长者,无论有亲属关系 ^② 与否,获配单位后须合伙共住。 Two or more elderly persons, either related ^② or unrelated, who undertake to live together upon flat allocation.	申请的家庭必须为不少于两人的庭,其中包括最少一名年长受供的亲属。 The applicant's family must composed of at least two persowith at least one elderly dependentative.	
每月住户收入 Monthly Household Income		住户收入不得超逾入息限额,该限额每年检讨一次。 Not exceeding the income limits which are reviewed annually.			
家庭资产总值 Household Asset	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	直不得超逾总资产净值限额,该限额每年检 ibers should not own total net assets excee	= 1 = 1 = 1	riewed annually.	
拥有物业 Property Ownership	(a) 拥有或与他人共同拥有香港任何住格提出申请):或(b)签订任何协议(包业包括在香港的任何住宅楼宇、未落胜地)。 From the date of completing the Public the application, the Applicant and his / hexecutor, administrator or beneficiary ha agreement (including provisional agreen or through its subsidiaries, any domest	由填写公屋申请表当日起计,直至透过申请获配公屋并签订新租约该日为止,申请者及其家庭成员在香港并无: (a) 拥有或与他人共同拥有香港任何住宅物业或该类物业的任何权益(例如:拥有香港任何住宅物业权益的产业受托人、遗嘱执行人、管理人或受益人均不合资格提出申请):或 (b) 签订任何协议(包括临时协议)购买香港的住宅物业;或 (c) 持有任何直接或透过附属公司拥有香港住宅物业的公司50%以上的股权。住宅物业包括在香港的任何住宅楼宇、未落成的私人住宅楼宇、经建筑事务监督认可的天台构筑物、用作居住用途的屋地及由地政总署批出的小型屋宇批地(包括丁屋批地)。 From the date of completing the Public Rental Housing (PRH) application form to the date of signing the tenancy agreement of the PRH unit allocated in consequence of the application, the Applicant and his / her family members must not: (a) own or co-own or have an interest in any domestic property in Hong Kong, for example, trustee, executor, administrator or beneficiary having an interest in any domestic property in Hong Kong shall not be eligible to submit the application); or (b) have entered into any agreement (including provisional agreement) to purchase any domestic property in Hong Kong; or (c) hold more than 50% of shares in a company which ownsr, directly or through its subsidiaries, any domestic property in Hong Kong. Domestic property includes any domestic property, uncompleted private domestic property, rooftop structure approved by the Building Authority, domestic building lots and Small House Grants approved by the Lands Department in Hong Kong.			
居港年期 Length of Residence	(a) 不论在何处出生,只要父母其中一. (b) 在香港出生并已确立香港永久居民 At the time of allocation, at least half o be still living in Hong Kong. Under the t (a) one of the parents, regardless of th		ation must have lived in Hong Kong for se the age of 18 are deemed to have fulfilled t g Kong for seven years; or	even years and all family members m	

注 Notes:

- (1) 凡根据此项计划申请公屋的家庭,只要符合申请资格,会比一般家庭申请提早六个月获得处理。
 - Eligible families under this scheme will enjoy a six-month period of priority processing over the application by ordinary families.
 - (a) 选择与长者同住一单位:
 - 申请家庭最少有两名成员,其中必须包括最少一名年长父/母或受供养的年长亲属及最少一名年满18岁的非年长家庭成员,申请者可以选择任何地区作为编配公屋单位。
 - 不论申请者是由年长亲属还是另一名成年的家庭成员担任,双方均须于接受详细资格审查面晤时签署一份意愿书,声明较年青的一方成员会照顾年长父/母或受供养的年长亲属,并一同居住。
 - Opting to live in one flat with the elderly:
 - The Applicant's family must consist of at least two members, and at least one of them must be an elderly parent / dependent relative and at least one of them must be aged 18 or above younger member. The Applicant can select any district for allocation of public rental housing.
 - Irrespective of whether the elderly or another adult family member is the Applicant, both of them are required to sign an undertaking at the detailed
 vetting interview to the effect that the younger member would take care of and live together with the elderly parent(s) / dependent relative(s).
 - (b) 选择分别入住两个就近的单位:
 - 申请家庭必须为核心家庭,连同最少一名年长父/母或受供养的年长亲属,分别以两份申请表,选择位于市区以外同一地区内两个就近的公屋单位。
 - 双方均须于详细资格审查面晤时签署一份意愿书,声明在获得编配有关单位后,年青家庭会给予其年长父/母或受供养的年长亲属适当的照顾。
 Opting to live in two nearby flats in the same district:
 - The Applicant's family must be a nuclear family plus at least one elderly parent / dependent relative. They can opt for two nearby flats in the same district (other than the Urban district) by submitting two application forms.
 - Both of them are required to sign an undertaking at the detailed vetting interview to the effect that upon the allocation of flats, the young family should take proper care of the elderly parent(s) / dependent relative(s).
- (2) 申请者与家庭成员的关系,及家庭成员之间的关系,必须为夫妇、父母、子女、祖父母、孙。申请者的单身兄弟姊妹亦可以获得接纳一同申请(单身兄弟姊妹即从来没有办妥任何正式结婚手续或旧式婚礼、已离婚或丧偶的兄弟姊妹。单身兄弟姊妹若于公屋申请登记后结婚,不论其配偶是否已获香港入境权,亦必须即时在公屋申请内除名)。

The relationship between the Applicant and family members and between family members must be either husband and wife, parent and child, grandparent and grandchild. Applicant may apply with his / her single sibling (Single sibling means never undergone any formal or customary marriage formalities, divorced or widowed. If the single sibling gets married after registration of PRH application, he / she must delete his / her name from the PRH application as soon as possible despite his or her spouse has not been granted the right to land Hong Kong).

06A 资格准则(续) Eligibility Criteria (continued)

入息及总资产净值限额 (2016年4月1日起生效) Income and Total Net Asset Limits (Effective from 1 April 2016)	家庭人数	Family Size	每月最高息限额 ⁽¹⁾ (1.4.2016生效) Maximum Income Limit (per Month) ⁽¹⁾ (Effective from 1.4.2016)	总资产净值限额 ^⑵ (1.4.2016生效) Total Net Asset Limit ^⑵ (Effective from 1.4.2016)
	1人	1 person	\$10,970	\$242,000
	2人	2 persons	\$16,870	\$329,000
	3人	3 persons	\$22,390	\$428,000
	4人	4 persons	\$26,690	\$500,000
	5人	5 persons	\$30,900	\$556,000
	6人	6 persons	\$34,690	\$601,000
	7人	7 persons	\$39,560	\$643,000
	8人	8 persons	\$43,980	\$674,000
	9人	9 persons	\$48,270	\$744,000
	10人及以上	10 or more persons	\$52,440	\$801,000

非亲属关系之长者住户入息及 总资产净值限额 (2016年4月1日起生效) Income and Total Net Asset Limits for Non-related Elderly Households (Effective from 1 April 2016)	家庭人数	Family Size	每月最高息限额 ⁽¹⁾ (1.4.2016生效) Maximum Income Limit (per Month) ⁽¹⁾ (Effective from 1.4.2016)	总资产净值限额 [©] (1.4.2016生效) Total Net Asset Limit [©] (Effective from 1.4.2016)
	2人	2 persons	\$20,240	\$658,000
	3人	3 persons	\$26,870	\$856,000
	4人	4 persons	\$32,030	\$1,000,000
	5人	5 persons	\$37,080	\$1,112,000
	6人	6 persons	\$41,630	\$1,202,000
	7人	7 persons	\$47,470	\$1,286,000
	8人	8 persons	\$52,780	\$1,348,000
	9人	9 persons	\$57,920	\$1,488,000
	10人及以上	10 or more persons	\$62,930	\$1,602,000

- (1) 强制性公积金或公积金计划下的法定供款可于申报入息时获得扣除。
 The amount of statutory contribution to the Mandatory Provident Fund or Provident Fund Scheme can be deducted when making income declaration.
- (2) 若全部家庭成员均为年满 60 岁或以上的长者,其总资产净值限额为上表所示限额的两倍(即 1 人至 10 人及以上长者家庭的总资产净值限额分别为 484,000 元、658,000 元、856,000 元、1,000,000 元、1,112,000 元、1,202,000 元、1,286,000 元、1,348,000 元、1,488,000 元和1,602,000 元)。 If all member(s) of a family is / are elderly person(s) of age 60 or above, the total net asset limit for the family will double the amount as shown in the above table. (i.e. the total net asset limits for elderly families with 1 to 10 or more persons are \$484,000, \$658,000, \$1,000,000, \$1,112,000, \$1,202,000, \$1,286,000, \$1,348,000, \$1,488,000 and \$1,602,000).

06B 资格准则(续) Eligibility Criteria (continued)

购买居者有其屋计划单位的 Fligibility Criteria for Purchas	资格准则 se of a Flat under the Home Ownership Scheme	
申请者类别	绿表 Green Form	白表 White Form
Categories of Applicants	1. 香港房屋委员会(房委会)或香港房屋协会(房协)辖下公共租住房屋(公屋)的住户(「有条件租约」住户除外): Households of public rental housing (PRH) units under the Housing Authority (HA) (with the exception of tenants under conditional tenancies) or the Housing Society (HS);	1. 私营房屋的住户; Households living in private housing;
	 持有由房屋署或市区重建局发出有效《绿表资格证明书》的人士; Holders of a valid Green Form Certificate issued by the Housing Department (HD)/Urban Renewal Authority; 	2. 房委会及房协辖下的公屋或任何资助房屋 计划单位住户的家庭成员;及 Family members of households living in PRH or any subsidised housing scheme units under the HA or the HS; and
	3. 持有由房屋署签发有效《保证书》的房屋署屋宇事务助理职系人员;及Staff of the Estate Assistant grade of the HD who is holding a valid Letter of Assurance issued by the HD; and	3. 根据房委会「租者置其屋计划」(「租置计划」)与房委会签订转让契据日期起计十年内的「租置计划」单位业主及其认可家庭成员。 Flats owners and their authorised family member(s) under the Tenants Purchase Scheme (TPS) within 10 years from the date of Assignment of their TPS flats with the HA.
	4. 房委会「长者租金津贴计划」的受惠者。 Recipients of Rent Allowance for the Elderly Scheme administered by the HA.	
家庭收入及资产限额 Household Income and Asset Limits	公屋住户/持证人不受入息及资产限额的规定。 Tenants/Licensees of PRH are not subject to the requirement on household income and asset limits.	申请者及其家庭成员须符合房委会就每期销售计划订定的入息及资产限额的规定。(1) The total monthly household income and the total net value of their assets should meet the limits set by the HA for each sale exercise.(1)
住宅物业拥有权 Domestic Property Ownership	公屋住户/持证人不受住宅物业拥有权限制。 Tenants/Licensees of PRH are not subject to the restriction of ownership of domestic property.	申请者及其家庭成员须符合本计划有关住宅物业拥有权限制的规定。② The applicant and his/her family members are subject to the domestic property ownership restriction of the scheme. ⁽²⁾
居港年期 Length of Residence	不适用。 Not applicable.	申请者须符合本计划的居港年期的规定。 [©] The applicants are subject to the requirement on length of residence of the scheme. [©]
申请者年龄 Applicant's Age	年满18岁。 At least 18 years old.	年满18岁。 At least 18 years old.
申请类别 Application Category	1. 受房委会公屋清拆计划影响的家庭申请者; Family applicants living in PRH estates affected by the HA's clearance programmes;	1. 参加「家有长者优先选楼计划」的核心家庭申请者; Nuclear family applicants applying under the Priority Scheme for Families with Elderly Members;
	2. 参加「家有长者优先选楼计划」的家庭申请者; Family applicants applying under the Priority Scheme for Families with Elderly Members;	2. 其他核心家庭申请者; Other nuclear family applicants;
	3. 其他家庭申请者; Other Family applicants;	3. 非核心家庭申请者;及 Non-nuclear family applicants; and
	4. 受房委会公屋清拆计划影响的一人申请者:及 One-person applicants living in PRH estates affected by the HA's clearance programmes; and	4. 一人申请者。 One-person applicants.
	5. 其他一人申请者。 Other One-person applicants.	

06B 资格准则(续) Eligibility Criteria (continued)

注 Notes:

(1) 「出售居者有其屋计划单位 2016」下白表申请者的每月家庭总入息限额及家庭总资产净值限额。
Total Monthly Household Income and Total Net Household Asset Limits for White Form applicants under the Sale of HOS Flats 2016.

家庭人数	Family Size		庭总入息限额 Total Monthly I Income Limit	家庭总资产净值限额 Total Net Household Asset Limit
一人	1 person	\$24,500	(\$25,800)	\$850,000
二人或以上	2 persons or above	\$49,000	(\$51,600)	\$1,700,000

按强制性公积金(强积金)计划所作的法定供款会从申请者/家庭成员收入中扣除以计算入息。计入法定强积金供款后的相等入息限额,载于列表括弧内。 Statutory contributions under the Mandatory Provident Fund (MPF) Scheme are deductible from a household's income for the purpose of vetting the applicant's eligibility. The equivalent income limits with the statutory MPF contribution included are shown in brackets.

(2) 由申请截止日期之前的24个月起,直至签订居屋买卖协议当日,申请者及其家庭成员不得(I)拥有或与他人共同拥有香港任何住宅楼宇;或(ii)签订任何协议购买任何住宅楼宇;或(ii)持有任何直接或透过附属公司拥有住宅楼宇的公司一半以上的股权;或(i)为本港任何住宅楼宇(包括土地)的受益人;或(i)转售任何住宅楼宇或出让与住宅楼宇有关的任何权益(转售或出让的日期,以签订转让契据当日为准),或退出任何持有一半以上股权而拥有住宅楼宇的公司。住宅楼宇包括在香港的任何住宅楼宇、未落成的私人住宅楼宇、经建筑事务监督认可的天台构筑物、用作居住用途的土地及由地政总署批出的小型屋宇批地(包括丁屋批地)。

Neither the applicant nor any member of the family has, during the period from 24 months preceding the closing date for submitting the application and up to the date of signing the Agreement for Sale and Purchase for the purchase of HOS flat, (i) owned or co-owned any domestic property in Hong Kong; or (ii) entered into any agreement to purchase any domestic property in Hong Kong; or (iii) owned more than 50% of the shares in a company which directly or through a subsidiary company owned any domestic property in Hong Kong; or (iv) been a beneficiary of any domestic property (including land) in Hong Kong; or (v) assigned any domestic properties in Hong Kong or any interest in such properties (the date of assignment means the date of execution of the Deed of Assignment), or withdrawn from any company which owned any domestic property in which the applicant/ family member owned more than 50% of the shares. Domestic properties include any domestic property, uncompleted private domestic property, rooftop structures approved by the Buildings Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.

(3) 申请者须在申请截止日期当日已在香港居住满七年,其在香港的居留不受附带逗留条件所限制(与逗留期限有关的条件除外)。
The applicant must have lived in Hong Kong for at least seven years on the closing date of application, and his/her stay in Hong Kong is not subject to any conditions of stay (except the condition on the limit of stay).



06C 资格准则(续) Eligibility Criteria (continued)

申请扩展居屋第二市场至白表买家的临时计划的资格准则 Eligibility Criteria for applying the Interim Scheme to Extend the HOS Secondary Market to White Form Buyers

申请者类别 Categories of Applicants

1. 私营房屋的住户;

Households living in private housing;

2. 香港房屋委员会(房委会)或香港房屋协会辖下的公屋或任何资助房屋计划单位住户的家庭成员:及

Family members of households living in public rental housing (PRH) or any subsidised housing scheme units under the Hong Kong Housing Authority (HA) or the Hong Kong Housing Society; and

3. 根据房委会「租者置其屋计划」(租置计划)与房委会签订转让契据日期起计十年内的「租置计划」单位业主及其认可家庭成员。

Flat owners and their authorised family member(s) under the Tenants Purchase Scheme (TPS) within 10 years from the date of Assignment of their TPS flats with the HA.

家庭收入及资产限额 Household Income and Asset Limits 申请者及其家庭成员须符合房委会就本计划订定的入息及资产限额。⑴

The total monthly household income and the total net value of their assets should meet the limits set by the HA for the scheme. (1)

住宅物业拥有权 Domestic Property Ownership 申请者及其家庭成员须符合本计划所列住宅物业拥有权的限制。⑵

The applicant and his / her family members have to fulfil the domestic property ownership restriction of the scheme. (2)

居港年期 Length of Residence

申请者须符合本计划所列的居港年期限制。③

The applicant has to fulfil the length of residence restriction of the scheme. (3)

申请者年龄 Applicant's Age

年满 18 岁。 At least 18 years old.

申请类别 Application Category 一人或最少两名成员的家庭组合。

One-person or at least two persons household composition.

注 Notes:

(1) 新一轮「扩展居者有其屋计划第二市场至白表买家的临时计划」的入息及资产限额。 Income and Asset Limits for the new round of the Interim Scheme to Extend the HOS Secondary Market to White Form Buyers.

家庭人数	Family Size		庭总入息限额* Total Monthly Income Limit*	家庭总资产净值限额 Total Net Household Asset Limit
一人	1 person	\$24,000	(\$25,250)	\$800,000
二人或以上	2 persons or above	\$48,000	(\$50,500)	\$1,600,000

- * 按强制性公积金(强积金)计划所作的法定供款会从申请者/家庭成员收入中扣除以计算入息。计入法定强积金供款后的相等入息限额,载于括弧内。 Statutory contributions under the Mandatory Provident Fund (MPF) Scheme are deductible from applicant's / family member's income for the purpose of calculating the income. The equivalent income limits with the statutory MPF contribution included are shown in brackets.
- (2) 由申请截止日期之前的24个月起,直至签订临时买卖合约当日,申请者及其家庭成员不得(()拥有或与人共同拥有任何住宅楼宇;或(ii)签订任何协议购买任何住宅楼宇;或(ii)持有任何直接或透过附属公司拥有住宅楼宇的公司一半以上的股权;或(v)为本港任何住宅物业(包括土地)的受益人;或(v)转售任何住宅楼宇或出让与住宅楼宇有关的任何权益(转售或出让的日期,以签订转让契据当日为准),或退出任何持有一半以上股权而拥有住宅物业的公司。住宅楼宇包括在香港的任何住宅楼宇、未落成的私人住宅楼宇、经建筑事务监督认可的天台构筑物、用作居住用途的屋地及由地政总署批出的小型屋宇批地(包括丁屋批地)。

Neither the applicant nor any member of the family has, during the period of 24 months preceding the closing date for submitting the application and up to the date of signing the Provisional Agreement for Sale and Purchase, (i) owned or co-owned any domestic property in Hong Kong; or (ii) entered into any agreement to purchase any domestic property in Hong Kong; or (iii) owned more than 50% of the shares in a company which directly or through a subsidiary company owned any domestic property in Hong Kong; or (iv) been a beneficiary of any domestic property (including land) in Hong Kong; or (v) assigned any of the domestic properties or any interest in such properties (the date of assignment means the date of execution of the Deed of Assignment), or withdrawn from any company which owned any domestic property in which the applicant / family members owned more than 50% of the shares. Domestic properties include any domestic property, uncompleted private domestic property, rooftop structures approved by the Buildings Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.

(3) 申请者须在申请截止日期当日已在香港居住满七年,其在香港的居留不受附带逗留条件所限制(与逗留期限有关的条件除外)。
The applicant must have lived in Hong Kong for at least seven years on the closing date of application and his / her stay in Hong Kong is not subject to any condition of stay (except that on the limit of stay).

07 单位面积及租金 Size and Rent of Flats 截至 As at 31.3.2016

类型 Type	落成年份 Year of completion	居住单位总数 Stock of flats	选取单位的面积* (以平方米计) Size of selected flats* (in m²)	居住 单位数目 Number of flats	每月平均 租金(元) Average monthly rents (\$)	元 (每平方米 每月计) \$/m² per month
前屋宇建设 委员会屋邨 Former Housing	1958-1965	14 765	24.1 30.6	2 381 3 733	1,164 1,477	48.3 48.3
Authority Estates	1966-1973	12 740	28.3	1 298 2 698	1,989	44.7
			30.6 33.1	3 768 2 058	1,483 1,602	48.5 48.4
香港房屋委员会屋邨 The Hong Kong Housing Authority	1973年以后 Post 1973		36.5 16.3 23.5	1 256 6 973 4 891	1,654 1,163 1,119	45.4 71.2 47.6
Estates			34.4 43.3	14 997 12 101	2,439 3,066	70.8 70.9
		222 562	53.6	1 238	4,175 1,218	77.9
		(扩展市区) ⁽²⁾ (Extended Urban) ⁽²⁾	22.0	3 295	1,498	68.2
			34.4 43.3	5 317 5 734	2,361 2,965	68.6 68.5
			51.8	2 240	2,853	55.1
		171 817 (新界) ^⑶ (N.T.) ^⑶	17.1 24.9	2 393 3 537	770 927	45.0 37.2
		()	34.4 43.3	4 202 3 764	1,621 2,047	47.1 47.3
			51.8	3 200	2,686	51.9

- * 载于此附录的居住单位,其面积为每一类型单位中所属面积范围内为数最多者。 In compiling this appendix, the dominant size of each type of flat was selected.
- (1) 市区包括香港岛及九龙。 Urban includes Hong Kong Island and Kowloon.
- (2) 扩展市区包括荃湾、葵涌、青衣、沙田、马鞍山、将军澳及东涌。 Extended Urban includes Tsuen Wan, Kwai Chung, Tsing Yi, Sha Tin, Ma On Shan, Tseung Kwan O and Tung Chung.
- (3) 新界包括粉岭、上水、屯门、元朗、天水围、大埔及离岛,但不包括东涌。 N.T. includes Fanling, Sheung Shui, Tuen Mun, Yuen Long, Tin Shui Wai, Tai Po and Outlying Islands excluding Tung Chung.



08 统计数字一览表 Statistics 截至 As at 31.3.2016

		数目 Number
屋邨 / 屋苑	Estates / Courts	409
租住公屋(1)	Public Rental Housing (PRH) (1)	172
中转房屋⑵	Interim Housing (IH) (2)	1
居者有其屋计划(居屋)®	Home Ownership Scheme (HOS) (3)	143
私人机构参建居屋计划(私人参建计划)/中等入息家庭房屋计划 ⁽³⁾	Private Sector Participation Scheme (PSPS) / Middle Income Housing Scheme (MIHS) (3)	48
可租可买计划 / 重建置业计划 ⑷	Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) (4)	6
租者置其屋计划(租置计划)	Tenants Purchase Scheme (TPS)	39
租住公屋认可人口	Authorised Population	2 061 710
租住公屋	PRH	2 057 113
中转房屋 ⑤	H (5)	4 597
资助出售房屋居住人口(估计数字) ⁽⁶⁾	Resident Population in Subsidised Sale Flats (estimated population) (6)	1 161 700
居住单位数目	Stock of Flats	1 213 251
租住公屋	PRH	750 280
中转房屋(7)	H ⁽⁷⁾	5 992
居屋 ®	HOS (8)	216 730
私人参建计划 / 中等入息家庭房屋计划 ⁽⁸⁾	PSPS / MIHS (8)	99 834
可租可买计划/重建置业计划®	BRO/MSS (8)	7 645
租置计划(已出售单位) ⁽⁹⁾	TPS (sold flats) (9)	132 770
未售出的单位	Unsold flats	0
兴建中的单位数目	Number of Flats under Construction	73 456
租住屋邨/资助出售单位 (10)	Rental / Subsidised Sale Flats (10)	73 456
临时收容中心 (11)	Transit Centres (11)	3
租住认可人口	Authorised Rental Population	137
托儿所 (12)	Nurseries (12)	355
幼儿园 (12)	Kindergartens (12)	233
学校 (12)	Schools (12)	263
图书馆及温习室 (12)	Libraries and Study Rooms (12)	232
福利及康乐用途单位 (12) (13)	Welfare and Amenity Premises (12) (13)	6 851
舖位	Shops	1 819
街市档位(包括熟食档位)	Market Stalls (including cooked food stalls)	1 130
工厂单位 (14)	Factory Units (14)	8 540

- (1) 租住公屋屋邨不包括39个租者置其屋计划(租置计划)屋邨、两个有租住公屋单位的可租可买计划/重建置业计划屋苑及一个有租住公屋单位的居者有其屋计 划(居屋计划)屋苑。
 - Public Rental Housing (PRH) estates exclude those 39 Tenant Purchase Scheme (TPS) estates, 2 Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) and 1 Home Ownership Scheme (HOS) courts with PRH units. 中转房屋不包括两个有中转房屋大厦 / 单位的公共租住屋邨(宝田及石梨(二))。

- 中转房屋不包括例下有中转房屋入屋/单位的公共相任屋野(玉田及石架(二))。
 Interim Housing (IH) excludes 2 PRH estates (Po Tin and Shek Lei (II)) with IH blocks / units.
 居屋/私人参建计划屋苑包括第三期乙之前出售的居屋屋苑。
 HOS / PSPS courts include pre-Phase 3B HOS courts.
 可租可买计划/重建置业计划屋苑不包括一个有可租可买计划/重建置业计划单位的居屋屋苑(天颂苑)。
 BRO / MSS courts exclude 1 HOS court (Tin Chung Court) with BRO / MSS units.
 中转房屋人口不包括居于石篱(二)中转房屋大厦中用作临时居所单位的人口。
- (5)
- Population in Interim Housing (II-I) excludes persons living in those flats used as temporary accommodation in Shek Lei (II) IH blocks. 资助出售房屋居住人数包括居住于居屋、私人参建计划 / 中等入息家庭房屋计划、可租可买计划 / 重建置业计划及租置计划单位的居民,但不包括居于可在公开市场买卖单位 (已缴交补价的单位)的居民。居住人口数字是根据政府统计处进行的综合住户统计调查结果计算。 Subsidised sale flats population include those residing in HOS, PSPS / MIHS, BRO / MSS and TPS flats but exclude those residing in flats that are tradable in the open
- was all in the population in louise in lose residing in the open market (flats with premium paid). Figure for resident population is based on the General Household Survey conducted by the Census and Statistics Department. 中转房屋单位数目包括140个位于石篱(二)中转房屋大厦中用作临时居所的单位。
 Stock of flats in Interim Housing (H) includes 140 flats used as temporary accommodation in Shek Lei (I) H blocks. 居屋/私人参建计划/中等入息家庭房屋计划/可租可买计划/重建置业计划单位包括可在公开市场买卖的单位(居屋第三期乙之前出售的单位或已缴交补价的单位),但不包括未售出的单位。
 - HOS / PSPS / MIHS / BRO / MSS flats include flats that are tradable in the open market (flats sold prior to HOS Phase 3B or flats with premium paid), but exclude unsold
- 已出售的租置计划单位包括可在公开市埸买卖的单位(已缴交补价的单位),但不包括售回给香港房屋委员会的单位。 TPS sold flats include flats that are tradable in the open market (flats with premium paid), but exclude cases in which buyers had sold back their flats to the Hong Kong Housing Authority
- (10) 包括居屋计划和绿表置居先导计划。

- Figures refer to total number of stock units (13) 包括托儿所、图书馆和温习室。
- Including nurseries, libraries and study rooms.
 (14) 包括位于工厂大厦的非制造业用途舖位。
- Including non-manufacturing shops in factory buildings.

09 2011/12至2015/16 财政年度运作结果的撮要 Summary of Operating Results for Financial Years 2011/12 to 2015/16

		2011/12 百万元 \$M	2012/13 百万元 \$M	2013/14 百万元 \$M	2014/15 百万元 \$M	2015/16 百万元 \$M
租住房屋	Rental Housing					
收入	Income	10,609	10,413	11,899	13,761	14,365
开支	Expenditure	(11,210)	(11,647)	(12,078)	(13,789)	(14,376)
运作赤字	Operating deficit	(601)	(1,234)	(179)	(28)	(11)
商业楼宇	Commercial					
收入	Income	1,616	1,858	2,095	2,303	2,469
开支	Expenditure	(1,018)	(1,120)	(1,181)	(1,303)	(1,383)
运作盈馀	Operating surplus	598	738	914	1,000	1,086
资助自置居所	Home Ownership Assistance					
收入	Income	1,920	2,641	3,707	3,066	2,569
开支	Expenditure	(443)	(542)	(1,555)	(725)	(611)
运作盈馀	Operating surplus	1,477	2,099	2,152	2,341	1,985
未计入非运作项目的 综合运作盈馀	Consolidated Operating Surplus before non-operating items					
收入	Income	14,145	14,912	17,701	19,130	19,430
开支	Expenditure	(12,671)	(13,309)	(14,814)	(15,817)	(16,370)
未计入非运作项目的 综合运作盈馀	Consolidated operating surplus before non-operating items	1,474	1,603	2,887	3,313	3,060
非运作项目的特别收入/(开支)净额	Net special income / (expenditure) on non-operating items	(137)	(98)	(80)	26	56
包括非运作项目的 综合运作盈馀	Consolidated Operating Surplus including non-operating items	1,337	1,505	2,807	3,339	3,116



10 2011/12至2015/16 财政年度资本开支的撮要 Summary of Capital Expenditure for Financial Years 2011/12 to 2015/16

		2011/12 百万元 \$M	2012/13 百万元 \$M	2013/14 百万元 \$M	2014/15 百万元 \$M	2015/16 百万元 \$M
建筑工程	Construction	7,291	8,639	8,911	11,945	17,411
改善工程	Improvement works	666	682	657	646	812
电脑器材/汽车	Computer equipment / motor vehicles	192	189	153	134	129
资本开支总额	Total Capital Expenditure	8,149	9,510	9,721	12,725	18,352

11 过去十年公营房屋建屋量 Public Housing Production in the Past 10 Years

年份	Year	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
出租单位	Rental Flats										
香港房屋 委员会 (房委会) ⁽¹⁾	The Hong Kong Housing Authority (HA) ⁽¹⁾	7 192	13 726	19 050	15 389	13 672	11 186	13 114	14 057	9 938	14 264
房屋协会 (房协) ⁽²⁾	Housing Society (HS) ⁽²⁾	0	872	0	0	0	0	0	0	0	0
合计	Total	7 192	14 598	19 050	15 389	13 672	11 186	13 114	14 057	9 938	14 264
出售单位(3)(4)	Sale Flats (3) (4)										
房委会 ^⑤	HA ⁽⁵⁾	1 200	1 386	1 624	370	1 110	0	0	0	0	0
房协 ⁶⁾	HS (6)	576	576	0	0	0	0	0	0	0	988
合计	Total	1 776	1 962	1 624	370	1 110	0	0	0	0	988
总计	Grand Total	8 968	16 560	20 674	15 759	14 782	11 186	13 114	14 057	9 938	15 252

- (1) 房委会租住房屋建屋落成量包括公共租住房屋(公屋)、中转房屋单位的落成量,和那些由居者有其屋计划(居屋)转作公屋项目的单位。那些由公屋转作出售用途的可租可买计划/重建置业计划的单位则不包括在内。
 - Production of HA rental flats includes production of public rental housing (PRH), interim housing flats and flats of projects transferred from the Home Ownership Scheme (HOS) to PRH. Flats under projects built as rental housing but subsequently transferred to the Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) housing are not included.
- (2) 房协租住房屋建屋落成量包括租住房屋和长者安居乐计划的单位落成量。长者安居乐计划的单位是以长期租约推出,并需申请人缴付一笔租住权费。 Production of HS rental flats includes production of rental flats and the Senior Citizen Residences Scheme (SEN) flats. The SEN flats are offered on a long term lease basis and a lump sum consideration is payable for each SEN flat by the applicant.
- (3) 在统计那些于2002年至2004年期间落成,并于2007年起分批发售的居屋/私人参建居屋计划(私人参建居屋)/住宅发售计划的单位时,以其首次推售时间作为[落成时间]。
 - For those HOS / Private Sector Participation Scheme (PSPS) / Flat-For-Sale Scheme (FFSS) flats completed during the 2002 to 2004 and subsequently put up for sale by phase as from 2007, the first time when they were put up for sale was taken as the time of production.
- (4) 数字不包括市区重建局于2015/16年度一次性提供的323个资助出售单位。 Figures do not include the 323 subsidised sale flats provided by the Urban Renewal Authority (URA) on a one-off basis in 2015/16.
- (5) 房委会的资助出售单位建屋落成量包括居屋、私人参建居屋和可租可买计划/重建置业计划的单位落成量。 Production of HA subsidised sale flats includes the production of flats under the HOS, PSPS and BRO / MSS.
- (6) 房协资助出售房屋单位的建屋落成量包括住宅发售计划、夹心阶层住屋计划和资助出售房屋项目的单位落成量。 Production of HS subsidised sale flats includes the production of flats under FFSS, Sandwich Class Housing Scheme (SCHS) and Subsidised Sale Flats Projects (SSFP).



12 建造业意外统计(2015年) Construction Accidents Statistics (2015)

意外数字 意外数字	Accidents	2015
	Total number (Hong Kong)	3 723
新建工程(房屋委员会)	New construction works (Housing Authority)	102
维修及保养(房屋委员会)	Repair and Maintenance works (Housing Authority)	5
总数(房屋委员会)	Total number (Housing Authority)	107
房屋委员会占全港总数百分比	Housing Authority as % total	2.9%
每千名工人(全港)	Number per 1 000 workers (Hong Kong)	39.1
每千名工人 (房屋委员会新建工程)	Number per 1 000 workers (Housing Authority new construction works)	9.2
每千名工人 (房屋委员会维修及保养工程)	Number per 1 000 workers (Housing Authority Repair and Maintenance works)	1.5
————————— 死亡数字	Deaths	
	Total number (Hong Kong)	19
总数(房屋委员会新建工程)	Total number (Housing Authority new construction works)	2
总数(房屋委员会维修及保养工程)	Total number (Housing Authority Repair and Maintenance works)	0
房屋委员会新建工程占总数百分比	Housing Authority new construction works as % total	10.5%
房屋委员会维修及保养工程 占总数百分比	Housing Authority Repair and Maintenance works as % total	0.0%
每千名工人(全港)	Number per 1000 workers (Hong Kong)	0.20
每千名工人(房屋委员会新建工程)	Number per 1000 workers (Housing Authority new construction works)	0.18
每千名工人 (房屋委员会维修及保养工程)	Number per 1000 workers (Housing Authority Repair and Maintenance works)	0.00
建造业工人受聘数字	Construction Workers Employed	
总数(全港)	Total number (Hong Kong)	95 103
总数(房屋委员会新建工程)	Total number (Housing Authority new construction works)	11 062
房屋委员会新建工程占总数百分比	Housing Authority new construction works as % total	11.6%
总数(房屋委员会维修及保养工程)	Total number (Housing Authority Repair and Maintenance works)	3432
房屋委员会维修及保养工程 占总数百分比	Housing Authority Repair and Maintenance works as % total	3.6%



13 服务承诺 Performance Pledge

为确保服务更能符合公众期望及与时并进,香港房屋委员会(房委会)订立了一套服务承诺。这套服务承诺涵盖我们与市民大众及主要服务对象有所接触的部门运作。我们将因应服务对象的需求而就有关服务承诺作出适时的检讨。

To ensure our services can better meet public expectation and move with the times, the Hong Kong Housing Authority (HA) has formulated a set of performance pledges. These pledges cover our operations that have an interface with the general public and our major client groups. We will conduct reviews on the performance pledges according to the needs of the clients.

	服务 Perfo	承诺 ormance Pledge	服务目标 Performance Target	2015年实际成绩* Achievement* in 2015
		公共租住房屋申请者 Public Rental Housing Applicants		
	1	我们会在确认收到申请表格后的3个月内,以书面通知申请者是否成功获公屋登记。 We will within 3 months from the confirmed receipt of their applications notify the applicants in writing as to whether they are successful in public rental housing registration.	90%	99.99%
	2	在申请到达详细资格审查阶段时,我们会预先1星期前通知申请者详细资格审查面晤的时间。 When an application reaches the detailed vetting stage, we will give the applicant 1 week's advance notice of the detailed vetting interview.	99%	100%
	3	我们会在30分钟内接见准时出席详细资格审查面晤的申请者。 We will conduct the detailed vetting interview within 30 minutes of the appointed time if the applicants arrive on time.	99%	100%
	4	申请者在详细资格审查阶段的相关面晤中提供齐备的资料后,我们会进行审查及核实,于2个月内通知申请者是否符合编配资格。 Upon submission of full information by the applicants during the detailed vetting interview at detailed vetting stage, we will conduct checking and verification and advise the applicants on whether they are eligible for allocation within 2 months.	99%	100%
	5	在接获社会福利署体恤安置个案推荐后,我们会于3星期内与申请者面晤核实配屋资格。 We will conduct a vetting interview with the applicant within 3 weeks upon receipt of referral from the Social Welfare Department recommending "compassionate rehousing".	99%	100%
	6	房屋署设有网上电子服务及房委会热线 2712 2712 供申请者查询申请进度。我们会更新系统内有关之申请进度资料至上一个工作天完结的情况。 We have set up the e-service on the web and the HA Hotline 2712 2712 enabling applicants to enquire on the progress of their applications. We will update the status of the relevant application progress data in the system as at the end of the preceding working day.	99%	100%
		公屋住户 Public Rental Housing Tenants		
2000	7	我们会在7分钟内接待前来屋邨办事处的公屋住户。 We will attend to tenants within 7 minutes when they visit our estate office during office hours.	95%	99.91%
	8	在收租服务时间内,我们会在18分钟内接待前来屋邨办事处缴交租金的公屋住户。 We will attend to tenants within 18 minutes when they pay rent at our estate office during rent collection service hours.	95%	99.92%

15,57.5.5	承诺 ormance Pledge	服务目标 Performance Target	2015年实际成绩* Achievement* in 2015
9	如前租户提供齐备资料及没有拖欠房委会款项,我们会在接获其退款申请2星期内退回住宅单位的按金和多付的租金。 We will refund domestic rental deposit and overpaid rent to ex-tenants within 2 weeks upon receipt of application if adequate information is provided and no outstanding debt is owed to the HA.	90%	97.27%
10	关于更换户主、特别调迁、租金援助、交回较低租金、平安钟安装津贴的申请,如公屋住户提供的资料齐备,我们会在10天内作初步答覆。 We will provide interim replies for applications relating to change of head of household, special transfer, rent assistance, rent reversion and subsidy for the installation of an emergency alarm within 10 days if required documents are provided.	100%	100%
	就上述的申请,我们会在18天内给公屋住户确实答覆。如我们未能在18天内作出确实答覆,会在作出确实答覆限期前及其后每月告知公屋住户申请进展。 We will provide substantive replies for these applications within 18 days. If we cannot provide a substantive reply within 18 days, we will keep tenants informed of the progress on or before the substantive reply due date and on a monthly basis.	95%	100%
11	屋邨办事处在收到有关屋邨的护卫和清洁服务的投诉后12小时内处理。 We will attend to complaints about security and cleansing services in the estate within 12 hours of report to the estate office.	95%	99.96%
12	如申请人提供的资料齐备,我们在收到根据「居屋第二市场计划」提交的「购买资格证明书」申请,以购买「居者有其屋计划」或「租者置其屋计划」的单位,会在2星期内通知申请结果。 We will notify PRH tenants of the outcome within 2 weeks upon receipt of their applications for Certificate of Eligibility to Purchase of a Home Ownership Scheme (HOS) or Tenants Purchase Scheme (TPS) flat under the HOS Secondary Market Scheme, subject to the availability of required information.	90%	98.17%
13	如申请人提供的资料齐备,我们在收到申请购买「租者置其屋计划」屋邨单位的申请书后,会在60天内通知申请结果。 We will notify PRH tenants of the outcome within 60 days upon receipt of their applications for purchase of their flats in Tenants Purchase Scheme (TPS) estate, subject to the availability of required information.	95%	99.94%
14	升降机发生故障时: Maintenance personnel will arrive at the scene for report of lift breakdown:		
	 如无人被困,维修人员会在接报后45分钟内到场; within 45 minutes where no trapping of passengers is involved; 	95%	99.71%
	 如有乘客被困,维修人员会在25分钟内到场; within 25 minutes if trapping of passengers is involved; 	95%	99.14%
	 并于到场后30分钟内救出被困的乘客。 have them rescued within 30 minutes of arrival. 	90%	99.36%

	承诺 ormance Pledge	服务目标 Performance Target	2015年实际成绩* Achievement* in 2015
15	遇有突然停电:		
	For sudden interruption of electricity supply:		
	 屋邨管理人员会在屋邨办事处接报后15分钟内到场处理; Estate management personnel will arrive at the scene to attend to the sudden interruption of electricity supply within 15 minutes upon receipt of report to the estate office; 	99%	100%
	 在办公时间内,维修人员会在1小时内到场维修; Maintenance personnel will arrive within 1 hour for maintenance during office hours; 	99%	100%
	 在非办公时间内,维修人员会在2小时内到场维修; Maintenance personnel will arrive within 2 hours for maintenance after office hours; 	99%	100%
	 如住宅大厦停电涉及超过一个住宅单位和/或公用地方,供电会在检查后8小时内恢复。 Supply will be resumed within 8 hours after inspection for interruption that affects more than one domestic flat and / or the common areas of the domestic block. 	95%	100%
16	遇有食水供应突然中断:		
	For sudden interruption of fresh water supply:		
	 屋邨管理人员会在屋邨办事处接报后15分钟内到场处理; Estate management personnel will arrive at the scene to attend to the sudden interruption of fresh water supply within 15 minutes upon receipt of report to the estate office; 	99%	100%
	 维修人员会在1小时内到场维修; Maintenance personnel will arrive within 1 hour for maintenance; 	95%	97.94%
	 若不涉及地底输水管的维修,供水会在检查后9小时内恢复。 Supply will be resumed within 9 hours after inspection where no repairs to underground water mains are required. 	95%	100%
17	遇有冲厕水供应突然中断: For sudden interruption of flush water supply:		
	 屋邨管理人员会在屋邨办事处接报后15分钟内到场处理; Estate management personnel will arrive at the scene to attend to the sudden interruption of flush water supply within 15 minutes upon receipt of report to the estate office; 	99%	100%
	 维修人员会在2小时内到场维修; Maintenance personnel will arrive within 2 hours for maintenance; 	95%	100%
	 若不涉及地底输水管的维修,供水会在检查后 20 小时内恢复。 Supply will be resumed within 20 hours after inspection where no repairs to underground water mains are required. 	95%	98.88%



1500 5	承诺 prmance Pledge	服务目标 Performance Target	2015年实际成绩* Achievement* in 2015
18	如属房屋署负责维修的公众地方排水道淤塞·我们会在屋邨办事处接报后 15 分钟内 到场处理。	000/	00.070/
	We will arrive at the scene to attend to blockage of drainage in public areas under the Housing Department's (HD's) care within 15 minutes upon receipt of report to the estate office.	99%	99.97%
19	在接获公屋住户的维修要求后,如属房屋署负责的项目,我们会在屋邨办事处接报后12天内动工维修。如需较长时间始能动工,我们会在5天内将原因告知公屋住户。(此维修要求不包括服务承诺第14至第18项所载者。)		
	We will commence repairs within 12 days upon receipt of tenants' request to the estate office for repairs which the HD is responsible. We will inform tenants of the reasons for the delay within 5 days if longer time is needed to commence works. (The above repair requests exclude those as mentioned in pledge nos. 14 to 18)	90%	99.06%
20	在接获报告房屋署管理的树木怀疑有危险时: Upon receipt of report of suspected hazard imposed by trees managed by the HD:		
	- 我们会在30分钟内到场; We will arrive at the scene within 30 minutes;	95%	100%
	 我们会在到场后 90 分钟内围封现场有危险的地方: We will cordon off the hazardous zone within 90 minutes of arrival; 	95%	100%
	 如果有倒下的枝条,我们会在到场后4小时内清理; We will arrange clearing of fallen branches, if any, within 4 hours of arrival; 	85%	100%
	 我们会在3天内检查有关树木的状况。 We will conduct an inspection to the condition of the tree in question within 3 days. 	85%	100%
	居者有其屋(居屋)计划单位业主 Home Ownership Scheme (HOS) Flat Owners		
21	如居者有其屋业主申请人提供的资料齐备,我们在收到根据「居屋第二市场计划」就 其单位提交的「可供出售证明书」申请书后,会在2星期内通知申请结果。		
	We will notify HOS flat owners of the outcome within 2 weeks upon receipt of their applications for Certificate of Availability for Sale of their flats under the HOS Secondary Market Scheme, subject to the availability of required information.	90%	98.82%
	租者置其屋(租置)计划单位业主 Tenants Purchase Scheme (TPS) Flat Owners		
22	如租者置其屋业主申请人提供的资料齐备,我们在收到根据「居屋第二市场计划」就 其单位提交的「可供出售证明书」申请书后,会在2星期内通知申请结果。		
	We will notify TPS flat owners of the outcome within 2 weeks upon receipt of their applications for Certificate of Availability for Sale of their flats under the HOS Secondary Market Scheme, subject to the availability of required information.	90%	98.27%
	商业单位申请人 Commercial Premises Applicants		
23	我们会在招标期限届满后14天内,通知投标者租赁商业单位的标书是否有效。 We will notify tenderers of the validity of tender for leasing of commercial premises within 14 days of the closing date of tender invitation.	99.5%	100%
24	于招标期限届满后 18天内,我们会依照标书次序编排小组审批的结果,把投标按金 退还标书未被接纳的投标者,出价最高者则作别论。		
	We will refund the tender deposit to tenderers after Tender Listing Team concluded within 18 days of the closing date of tender invitation if their tenders are not accepted, unless the tenderer is the highest bidder.	99.5%	100%

	·承诺 formance Pledge	服务目标 Performance Target	2015年实际成绩* Achievement* in 2015
25	我们会在招标期限届满后25天内,通知投标出价最高者有关租赁商业单位的招标结果。 If the tenderer is the highest bidder, we will inform him / her of the tender result for leasing of commercial premises within 25 days of the closing date of tender invitation.	99%	100%
	商业单位/非住宅单位租户 Commercial Premises / Non-domestic Premises Tenants		
26	如租户提供的申请资料齐备,我们会按以下三类个案,从业主的角度审批租户的装修工程申请: We will vet from Landlord's role and approve tenants' applications for fitting-out works according to the following 3 classes, subject to the availability of requisite information: 简单个案:		
	不更改建筑物的屋宇装备、结构、防水设备、排水设施、间隔和外观,于10天内完成。 Simple case: No alteration of Building Services installations, structure, waterproofing, drainage, compartmentation, outlook of the building. To be completed within 10 days.	95%	99.74%
	一般个案: 相当大量建筑工程、内部间隔移位、在楼板或墙壁辟设开口,于20天内完成。 Normal case: Considerable amount of building works, relocation of internal partitions, forming of openings in floor or wall. To be completed within 20 days.	90%	100%
	复杂个案: 涉及重大建筑工程、加建楼板或墙壁、安装重型机器或设备,于30天内完成。 Complicated case: Involved major building works, additional floor or wall, installation of heavy machine or equipment. To be completed within 30 days.	90%	100%
	(上述时间框架不计算本署独立审查组处理涉及改建和加建装修工程所需的时间。 有关详情,请参阅服务承诺第28-33 项。) (The above time frames exclude the time required for processing by the Department's Independent Checking Unit for fitting-out works which involve alteration and addition. For details, please refer to the pledges no. 28-33.)		
27	如商业单位租户续订租约获得批准,我们会在现行租约届满前3个月,把新租金和新租约条款通知他们。 We will provide commercial premises tenants with new rent and new tenancy terms 3 months before expiry of the existing tenancies if renewal is approved.	95%	100%
	居屋/租置计划单位业主、非住宅单位申请人/租户(有关楼宇监管事宜) HOS / TPS Flat Owners, Non-domestic Premises Applicants / Tenants (about building control matters)		
28	我们将于: We will process and advise on plans:		
	- 60天内审理及通知有关改建和加建工程计划。 for alteration and addition (A&A) works within 60 days.	100%	97.94%
	 30天内审理及通知有关重新递交的改建和加建工程计划。 for re-submissions for A&A works within 30 days. 	100%	98.66%

	承诺	服务目标 Performance	2015年实际成绩* Achievement*
Pen	ormance Pledge	Target	in 2015
29	我们将于28天内审理及通知有关改建和加建工程动工同意书的申请。 We will process and advise on applications for consent to commence alteration and addition works within 28 days.	100%	97.96%
30	我们将在申请评审小组制度下,于12个工作天内就食肆牌照的申请提供意见。 We will advise on restaurant license applications under the Application Vetting Panel system within 12 working days.	98%	98.8%
31	在办公时间内,我们将处理有关建筑物和建筑工程的紧急事故: We will respond to emergencies relating to buildings and building works during office hours:		
	- 市区个案于1.5小时内; within 1.5 hours for cases in urban areas;	100%	100%
	- 新界新市镇个案于2小时内; within 2 hours for cases in new towns in New Territories;	100%	100%
	- 其他地区个案于3小时内。 within 3 hours for cases in other areas.	100%	未有个案 No Case
32	在办公时间外,我们将处理有关建筑物和建筑工程的紧急事故: We will respond to emergencies relating to buildings and building works outside office hours:		
	 市区、新界以及大屿山个案于2小时内; within 2 hours for cases in urban areas, New Territories and Lantau Island; 	100%	100%
	- 其他地区个案于3小时内。 within 3 hours for cases in other areas.	100%	未有个案 No Case
33	我们将于接报正在建造的违例建筑工程举报的48小时内,提供非紧急服务。(备注:本署独立审查组作出以上第28至第33项的服务承诺,该组一直获屋宇署授权,对居者有其屋计划/租者置其屋计划的楼宇执行屋宇监管工作,同时亦监管2005年房委会分拆出售商业楼宇所涉及的零售商铺和停车场及有关的公共租住屋邨。) We will provide non-emergency services for reports on unauthorised building works under construction within 48 hours. (The above pledges no. 28-33 are provided by the Department's Independent Checking Unit responsible for building control duties under delegated authority by Buildings Department in Home Ownership / Tenants Purchase Scheme buildings as well as retail and car parking premises and some public rental housing estates after the divestment of the HAs commercial premises in 2005.)	100%	100%
	工程承建商及服务承办商 Works and Services Contractors		
34	我们在收到关于申请列入香港房委会工程承建商及物业管理服务供应商名册的完整资料后,会于3个月内完成处理。 Upon receipt of a complete set of information from the applicant for admission onto the HA's List of Works Contractors and Property Management Services Providers, the	95%	100%
	processing shall be completed within 3 months.		

	承诺 ormance Pledge	服务目标 Performance Target	2015年实际成绩* Achievement* in 2015
	一般市民 General Public		
35	我们将于收到投诉和查询个案 10 天内作初步答覆。 We will provide an interim reply within 10 days of receipt of complaint and enquiry cases.	100%	100%
36	我们将于收到投诉和查询个案21天内作具体答覆。我们如未能于21天内作具体答覆,将于作具体答覆限期当天前及每月告知进展。 We will provide a substantive reply within 21 days of receipt of complaint and enquiry cases. If we cannot provide a substantive reply within 21 days, we will keep the complainant / enquirer informed of the progress on or before the substantive reply due date and on a monthly basis.	100%	99.99%
37	房委会热线的留言均会于24小时内回覆。 Voice mails left to Housing Authority Hotline will be replied within 24 hours.	100%	98.08%
38	房委会热线接到的所有来电均会于20秒内由电话系统接听。 All telephone calls to Housing Authority Hotline will be answered by the hotline system within 20 seconds.	90%	100%

^{* 2015}实际成绩由 1.1.2015起计算至 31.12.2015。 The achievement in 2015 covers the period from 1.1.2015 to 31.12.2015.



除非另外注明,本年报内所载的银码均以港元为单位。

All dollars quoted in this Annual Report are Hong Kong dollars unless otherwise stated.

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www.housingauthority.gov.hk



香港房屋委员会公共租住房屋概览

The Hong Kong Housing Authority Public Rental Housing Portfolio





公共租住屋邨 Public Rental Housing Estates

1	鸭脷洲 Ap Lei Chau	44	洪福 Hung Fuk	87	银湾 Ngan Wan	130	天泽 Tin Chak
2	蝴蝶Butterfly	45	红磡 Hung Hom	88	牛头角下 Ngau Tau Kok Lower	131	天晴 Tin Ching
3	泽安 Chak On	46	嘉福 Ka Fuk	89	牛头角上 Ngau Tau Kok Upper	132	天恒 Tin Heng
4	柴湾 Chai Wan	47	启晴 Kai Ching	90	爱民 Oi Man	133	天瑞(一) Tin Shui (I)
5	长青 Cheung Ching	48	启田 Kai Tin	91	爱东 Oi Tung	134	天瑞(二) Tin Shui (II)
6	长亨 Cheung Hang	49	启业 Kai Yip	92	安田 On Tin	135	天慈 Tin Tsz
7	长康 Cheung Hong	50	金坪 Kam Peng	93	安定 On Ting	136	天华 Tin Wah
8	长贵 Cheung Kwai	51	健明 Kin Ming	94	安荫 On Yam	137	田湾 Tin Wan
9	祥龙围 Cheung Lung Wai	52	高翔苑 Ko Cheung Court	95	白田 Pak Tin	138	天恩 Tin Yan
10	长沙湾 Cheung Sha Wan	53	高怡 Ko Yee	96	坪石 Ping Shek	139	天逸 Tin Yat
11	象山 Cheung Shan	54	葵涌 Kwai Chung	97	平田 Ping Tin	140	天耀(一) Tin Yiu (I)
12	长宏 Cheung Wang	55	葵芳 Kwai Fong	98	宝达 Po Tat	141	天耀(二) Tin Yiu (II)
13	清河 Ching Ho	56	葵联 Kwai Luen	99	宝田 Po Tin	142	天悦 Tin Yuet
14	彩辉 Choi Fai	57	葵盛东 Kwai Shing East	100	西环 Sai Wan	143	翠乐 Tsui Lok
15	彩福 Choi Fook	58	葵盛西 Kwai Shing West	101	三圣 Sam Shing	144	翠屏(南) Tsui Ping (South)
16	彩虹 Choi Hung	59	广福 Kwong Fuk	102	秀茂坪 Sau Mau Ping	145	慈正 Tsz Ching
17	彩德 Choi Tak	60	广田 Kwong Tin	103	秀茂坪南 Sau Mau Ping South	146	慈康 Tsz Hong
18	彩云(一) Choi Wan (I)	61	荔景 Lai King	104	沙角 Sha Kok	147	慈乐 Tsz Lok
19	彩云(二) Choi Wan (II)	62	丽阁 Lai Kok	105	沙田坳 Shatin Pass	148	慈民 Tsz Man
20	彩盈 Choi Ying	63	丽安 Lai On	106	石硖尾 Shek Kip Mei	149	东汇 Tung Wui
21	彩园 Choi Yuen	64	丽瑶 Lai Yiu	107	石篱(一) Shek Lei (I)	150	元州 Un Chau
22	竹园(南)Chuk Yuen (South)	65	蓝田Lam Tin	108	石篱(二) Shek Lei (II)	151	华富(一) Wah Fu (I)
23	秦石 Chun Shek	66	利安 Lee On	109	硕门 Shek Mun	152	华富(二) Wah Fu (II)
24	颂安 Chung On	67	梨木树 Lei Muk Shue	110	石排湾 Shek Pai Wan	153	华荔 Wah Lai
25	青逸轩 Easeful Court	68	梨木树(一) Lei Muk Shue (I)	111	石围角 Shek Wai Kok	154	华心 Wah Sum
26	幸福 Fortune	69	梨木树(二) Lei Muk Shue (II)	112	石荫 Shek Yam	155	云汉 Wan Hon
27	富昌 Fu Cheong	70	鲤鱼门 Lei Yue Mun	113	石荫东 Shek Yam East	156	环翠 Wan Tsui
28	富山 Fu Shan	71	沥源 Lek Yuen	114	常乐 Sheung Lok	157	横头磡 Wang Tau Hom
29	富泰 Fu Tai	72	乐富 Lok Fu	115	尚德 Sheung Tak	158	荣昌 Wing Cheong
30	富东Fu Tung	73	乐华(北) Lok Wah (North)	116	善明 Shin Ming	159	禾輋 Wo Che
31	福来 Fuk Loi	74	乐华(南) Lok Wah (South)	117	水泉澳 Shui Chuen O	160	和乐 Wo Lok
32	丰和 Fung Wo	75	隆亨 Lung Hang	118	水边围 Shui Pin Wai	161	黄大仙下(二) Wong Tai Sin Lower (II)
33	俊宏轩 Grandeur Terrace	76	龙田 Lung Tin	119	顺利 Shun Lee	162	黄大仙上 Wong Tai Sin Upper
34	厚德 Hau Tak	77	龙逸 Lung Yat	120	顺安 Shun On	163	湖景 Wu King
35	高盛台 High Prosperity Terrace	78	马坑 Ma Hang	121	顺天 Shun Tin	164	欣安 Yan On
36	显耀 Hin Yiu	79	马头围 Ma Tau Wai	122	小西湾 Siu Sai Wan	165	逸东(一) Yat Tung (I)
37	兴民 Hing Man	80	美林 Mei Lam	123	新翠 Sun Chui	166	逸东(二) Yat Tung (II)
38	兴东 Hing Tung	81	美田 Mei Tin	124	新田围 Sun Tin Wai	167	油丽 Yau Lai
39	兴华(一) Hing Wah (I)	82	美东 Mei Tung	125	大坑东 Tai Hang Tung	168	友爱 Yau Oi
40	兴华(二) Hing Wah (II)	83	明德 Ming Tak	126	大兴 Tai Hing	169	油塘 Yau Tong
41	何文田 Ho Man Tin	84	模范 Model Housing	127	大窝口 Tai Wo Hau	170	怡明 Yee Ming
42	海丽 Hoi Lai	85	南山 Nam Shan	128	大元 Tai Yuen	171	耀东 Yiu Tung
43	康东 Hong Tung	86	雅宁苑 Nga Ning Court	129	德朗 Tak Long	172	渔湾 Yue Wan

有公共租住房屋单位的租者置其屋计划屋邨* Tenants Purchase Scheme Estates with Public Rental Housing Flats*

1	长发 Cheung Fat	11	显径 Hin Keng	21	南昌 Nam Cheong	31	翠林 Tsui Lam
2	长安 Cheung On	12	兴田 Hing Tin	22	宝林 Po Lam	32	翠屏(北) Tsui Ping (North)
3	祥华 Cheung Wah	13	建生 Kin Sang	23	博康 Pok Hong	33	翠湾 Tsui Wan
4	彩霞 Choi Ha	14	景林 King Lam	24	山景 Shan King	34	东头(二) Tung Tau (II)
5	竹园(北) Chuk Yuen (North)	15	葵兴 Kwai Hing	25	太平 Tai Ping	35	华贵 Wah Kwai
6	富亨 Fu Heng	16	广源 Kwong Yuen	26	太和 Tai Wo	36	华明 Wah Ming
7	富善 Fu Shin	17	李郑屋 Lei Cheng Uk	27	德田 Tak Tin	37	运头塘 Wan Tau Tong
8	凤德 Fung Tak	18	利东 Lei Tung	28	田景 Tin King	38	黄大仙下(一) Wong Tai Sin Lower (I)
9	峰华 Fung Wah	19	良景 Leung King	29	天平 Tin Ping	39	耀安 Yiu On
10	恒安 Heng On	20	朗屏 Long Ping	30	青衣 Tsing Yi		

有公共租住房屋单位的居者有其屋计划屋苑/可租可买计划/重建置业计划屋苑* Home Ownership Scheme Court / Buy or Rent Option / Mortgage Subsidy Scheme Courts with Public Rental Housing Flats*

1 彩明苑 Choi Ming Court 2 海富苑 Hoi Fu Court 3 雍盛苑 Yung Shing Court

香港房屋委员会公共租住房屋主要数字 The Hong Kong Housing Authority Public Rental Housing – Key Figures

租住公屋单位数目 Number of Public Rental Housing (PRH) Flats	750 280
● 位于公共租住屋邨的公屋单位 PRH Flats in PRH Estates	688 441
● 位于租者置其屋计划屋邨的公屋单位 PRH Flats in Tenants Purchase Scheme Estates	54 493
● 位于居者有其屋计划屋苑 / 可租可买计划 / 重建置业计划屋苑的公屋单位 PRH Flats in Home Ownership Scheme Court / Buy or Rent Option / Mortgage Subsidy Scheme Courts	7 346
住户数目 Number of Households	737 416
认可居民人数 Authorised Population	2 057 113
平均住户人数 Average Household Size	2.79
平均每人屋住空间(平方米)(室内楼面面积) Average Living Space per Person (square metre) (internal floor area)	13.1

^{*} 有混合业权的租者置其屋计划屋邨、居者有其屋计划屋苑、可租可买计划和重建置业计划屋苑。
Tenants Purchase Scheme Estates, Home Ownership Scheme Courts, Buy or Rent Option and Mortgage Subsidy Scheme Courts with mixed tenure.

