香港房屋委員會
Hong Kong Housing Authority

2016/17 年度年報 Annual Report

建屋為民 促進共融

Building for the Community Fostering Harmony





建屋為民 促進共融

Building for the Community, Fostering Harmony

本年度年報主題的前半部分是「建屋為民」，言簡意賅，點出香港房屋委員會（房委會）的主要工作目標，並蘊涵服務社羣和建設社區的承諾。主題的後半部分是「促進共融」，凸顯房委會志高思遠，實踐承諾。

房委會「建屋為民」的目標意義深遠，並非純粹以磚石建造房屋而已。房委會興建的公共租住屋邨（公共屋邨）規模龐大，質素優良，既可持續發展，又安全穩固。香港的公共屋邨質量並重，堪稱全球典範。一直以來，我們建造房屋，均以服務社羣為出發點。每個建屋項目都經過詳細諮詢，仔細規劃。公共屋邨的樓宇力求美觀之餘，更令社區融洽和諧，居民安居樂業，共享繁榮。我們也致力確保公共屋邨的社羣能融入社區，新屋邨與舊社區共榮並昌。此外，我們通過居者有其屋計劃和綠表置居先導計劃，提供資助出售單位，幫助公共租住房屋的住戶踏上自置居所的階梯，同時在公共房屋與私人住宅之間增加一個踏腳石。

年報主題的後半部分是「促進共融」，涉及房委會不同範疇的工作，包括在公共屋邨建立和諧共融、無障礙社區，確保生活環境清潔舒適，設施管理妥善。我們鼓勵屋邨居民注重公德，積極參與屋邨管理，並創造環保綠化的公共空間，讓住戶一家老少和街坊鄰里歡聚同樂。我們建築規劃的各項發展和新猷，均圍繞着「如何促進共融？」這個問題。我們盡心竭力在全港公共屋邨建立和諧共融的社區，有助維持香港社會穩定、和諧。

The first half of this year's theme, *Building for the Community,* aptly summarises the key mission of the Hong Kong Housing Authority (HA), and encapsulates our commitment both to the idea of community and to real communities. The lofty nature of this commitment is captured and highlighted in the second part of the theme for the year, *Fostering Harmony.*

Building for the Community undertaken by the HA goes beyond simply bricks-and-mortar construction. We do indeed build public rental housing (PRH) estates on a large scale, to high standards of quality, sustainability and safety – to the extent that Hong Kong is recognised as a model globally for PRH building excellence. All along, our building activities are placed at the service of the idea of community. In every project we undertake, we consult and plan meticulously with the aim of ensuring that the end result is not just a set of fine buildings but also a cohesive PRH community where residents can enjoy life and thrive together. We strive also to ensure that each PRH community is accepted among and actively contributing towards the larger local community in which it is placed. Furthermore, our provision of subsidised sale flats under the Home Ownership Scheme and the Green Form Subsidised Home Ownership Pilot Scheme enables PRH tenants to gain a foothold on the housing ladder, and also builds a stepping stone between public and private housing communities.

The second part of our theme for the year, *Fostering Harmony,* covers such aspects of our work as ensuring that our PRH estates are inclusive and barrier-free, keeping living environments clean and well-maintained, incentivising public-spirited behaviour, giving tenants a say in the running of their estates, and creating fresh green public spaces where families and neighbours can meet and share social time together. Every development and innovation in our building planning is thus accompanied with the question "How will this foster harmony?" And by playing our part in making PRH estates across the territory havens of harmonious communities, we are also contributing to the social stability and harmony of Hong Kong itself.

機構願景
Corporate Vision

願景 Vision

為有住屋需要的低收入家庭提供可以負擔的租住房屋，並透過推出資助出售單位協助中低收入家庭自置居所。

To provide affordable rental housing to low-income families with housing needs, and to help low to middle-income families gain access to subsidised home ownership.

基本信念 Core Values

- 關懷為本
- 顧客為本
- 創新為本
- 盡心為本
- Caring
- Customer-focused
- Creative
- Committed

工作目標 Mission

- 以積極進取、體恤關懷的態度，提供市民能力可以負擔的優質房屋，包括優良的管理、妥善的保養維修，以及其他房屋相關服務，以切合顧客的需要。
- 致力締造長者宜居及無障礙的屋邨環境，照顧不同年齡及身體能力的居民的需要。
- 本着開明的態度、公允持平的立場，提供服務及房屋資助，確保公共資源得到合理的運用，符合成本效益。
- 繼續建立能幹盡責、講求效率的工作隊伍。
- 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 provide an age-friendly and barrier-free estate environment to address the needs of residents of different ages and physical ability.
- 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.

香港房屋委員會
The Hong Kong Housing Authority

香港房屋委員會（房委會）是於1973年4月根據《房屋條例》成立的法定機構，負責制定和推行公營房屋計劃，以期達至政府的政策目標，為不能負擔私人樓宇的低收入家庭解決住屋需要。

房委會負責規劃、興建、管理和維修保養各類公共租住房屋，包括出租公屋、中轉房屋和臨時收容中心；另負責興建和推售居者有其屋計劃單位。此外，房委會擁有和經營一些分層工廠大廈、附屬商業設施和其他非住宅設施。

截至2017年3月，房委會成員包括4名官方委員及25名非官方委員，全部由行政長官委任。運輸及房屋局局長獲委任為房委會主席，房委會副主席則由房屋署署長擔任。

房委會轄下設有六個常務小組委員會，並按需要設立附屬小組委員會和專責小組委員會，負責制定和實施不同範疇的政策，並監督推行情況。房屋署是房委會的執行機構。運輸及房屋局常任秘書長（房屋）同時兼任房屋署署長一職，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 2017, the HA has 4 official members and 25 non-official 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. Sub-Committees 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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2016/17 年度大事紀要 Major Developments

2016.05



香港房屋委員會(房委會)資助房屋小組委員會主席黃遠輝(左)主持房委會「出售居者有其屋計劃單位2016」及香港房屋協會「資助出售房屋項目」聯合申請的攪珠儀式。

Ballots were drawn at the joint application exercise of the Hong Kong Housing Authority's (HA's) Sale of Home Ownership Scheme (HOS) Flats 2016 and the sale of the Hong Kong Housing Society's Subsidised Sale Flats Project. The Chairman of the HA's Subsidised Housing Committee (SHC), Mr Stanley Wong (left), officiated at the ballot drawing.

2016.08

深水埗蘇屋邨重建計劃第一期落成，六座住宅大廈於2016年9月下旬陸續入伙。

The first phase of the redevelopment of So Uk Estate at Sham Shui Po was completed. Intake at the six domestic blocks started in late September 2016.



2016.12

資助房屋小組委員會主席黃遠輝為「出售綠表置居先導計劃單位」— 景泰苑主持攪珠儀式。

The SHC Chairman, Mr Stanley Wong, officiated at the ballot-drawing for the Sale of Green Form Subsidised Home Ownership Pilot Scheme Flats – King Tai Court.

2016.09



資助房屋小組委員會決定在公共租住屋邨合適樓宇類型的所有單位加設晾衣杆，以優化現有屋邨的設施。安裝工程將於2017年4月開始分階段進行，估計所需費用總額約3.86億元。

The SHC decided to add laundry rods to all public rental housing (PRH) flats in appropriate block types to enhance existing estate facilities. The programme will be implemented in phases, starting from April 2017. Its estimated total cost is approximately $386 million.

2016.09

房委會加強收租服務，在收租網絡增加一家便利店集團。OK便利店加入網絡後，租戶可在300多個新增的收租服務點繳交租金。

The HA's rent collection service was enhanced with the participation of another convenience store partner. The addition of Circle K Convenience Stores to the network has provided tenants with an extra 300 plus rent collection points.

2016.12

資助房屋小組委員會通過修訂房委會的「富戶政策」。相關修訂政策將於2017年10月的申報周期開始實行。

The SHC endorsed revisions to the HA's "Well-off Tenants Policies". The revised policies will be implemented starting from the declaration cycle in October 2017.

2017.02

資助房屋小組委員會通過「出售居者有其屋計劃單位2017」白表申請者的入息和資產限額，以及單位的平均售價和銷售安排。該批單位於2017年3月底接受申請。

The SHC approved the HOS income and asset limits for White Form applicants, as well as the average selling prices and sales arrangements for the Sale of HOS Flats 2017. Applications were invited at the end of March 2017.

2017.02

資助房屋小組委員會通過經修訂「富戶政策」的執行細節，以及對現居於公屋的家庭申請者引入凍結時段的安排。

The implementation details of the revised "Well-off Tenants Policies" and the introduction of a frozen period for family applicants currently living in PRH were endorsed by the SHC.



2017.03

為11個受食水含鉛超標影響的公共租住屋邨更換公用地方不合規格喉管的工程大致完成；單位內的換喉工程將於2017年第二季展開。

Rectification works to replace non-compliant water pipes in the common areas of the 11 PRH estates affected by excessive lead in drinking water were substantially completed. Works inside flats will start in the second quarter of 2017.

2017.03

資助房屋小組委員會通過2017/18年度公屋入息和資產限額，與2016/17年度比較，分別平均增加3.9% 和1.1%。

The SHC endorsed the PRH income and asset limits for 2017-18, which represent an average increase of 3.9% and 1.1% respectively over those for 2016-17.

主席的話



2016/17 年度年報以「建屋為民　促進共融」作主題

現謹呈上2016/17年度香港房屋委員會（房委會）年報，主題為「建屋為民　促進共融」。

「建屋為民」不僅着眼於興建房屋，更強調建設社區，為民建屋。首先，我們要設法解決未來十年香港社會面對其中一個最嚴峻挑戰，為無法負擔租住私人樓宇的家庭，提供可負擔的優質居所。目前，居於房委會公共租住房屋（公屋）單位的市民約200萬人（佔全港人口28%）。公屋需求甚殷，我們要努力不懈，竭力為有需要的市民提供公屋。與此同時，我們繼續提供資助出售房屋，幫助合資格人士踏上自置居所的階梯。

我欣見房委會在2016/17年度建成14 300個單位。然而，要達到五年內建成70 800個公屋單位和21 000個資助出售單位的目標，任務艱巨，不容鬆懈。不管是覓地建屋，為發展項目取得所需批准和爭取區內人士的支持，這些工作挑戰重重，但我們因難見巧，推陳出新，巧妙應對房屋短缺的問題。例如，我們把柴灣一幢具歷史價值的工廠大廈改建為公屋樓宇；在元朗朗晴邨極為複雜且面積甚小的用地，採用「順應自然」的設計原則和因地制宜的規劃方式，讓我們能地盡其用。上述例子在年報內文有專題介紹。

「建屋為民」所指的不僅是興建可居單位，使下一代居有其所，更蘊涵了房委會對可持續發展的承擔。多年以來，房委會致力興建舒適宜居的優質單位，好使後代安居，溥益民生。科技發展一日千里，我們緊貼時代的步伐，吐故納新，務求令樓宇和屋邨符合本地及國際最新規格和標準，使屋邨居住環境舒適宜人。說到標準，不得不提到房委會大多數的新項目都取得香港綠色建築議會建築環評計劃（綠建環評新建建築）的金級評級或更高評級，成績斐然。該會推出名為「綠建環評社區」的新評估計劃，我們正研究把此計劃的評估準則納入房委會發展項目的新設計和規劃程序內。這樣一來，我們所建設的社區可望更加生氣蓬勃、環境宜人。

年內，我們繼續在各個範疇加入可持續發展的元素，由初步選址及設計、物料採購、建築工序、園景設計及綠化工作，以至不同系統和設施的選取等，我們均秉持可持續發展的原則。無障礙通道等設施對長者和殘疾租戶尤為重要。有見及此，我們通過改善計劃，為多個較舊屋邨加建無障礙通道。此外，在2015年被發現食水含鉛量超標的屋邨，更換公用地方喉管的工程亦告完成，並在2017年4月開始全面在單位內進行換喉工程。

要貫徹可持續發展的目標，民生民需不容忽視。年報另一主題 —「促進共融」正好聚焦於此。屋邨居民各有所需，我們在建築或管理屋邨時，處處着眼於居民所需所想；日常生活的細節看似微不足道，卻足以影響屋邨整體的環境。以晾衣裝置為例，我們細心聆聽居民的意見後，修訂了更換插筒式晾衣裝置的計劃（詳見專題故事）。此外，我們在交通噪音問題嚴重的新建屋邨，採用減音露台和減音窗的嶄新設計，減低噪音對公屋居民的影響，締造寧謐和諧的環境。居民安居樂業，相處融洽，有助達到「促進共融」的目標。

房委會在促進社區共融方面的承擔，也能從年報內文專題介紹的大埔寶鄉邨窺見一二。早在寶鄉邨初步規劃階段，我們便與大埔鄉事委員會緊密聯繫，衷誠合作，結果締造各方共贏的局面。寶鄉邨的例子，正好說明房委會如何與區內不同持份者合作，爭取支持，為大埔區注入新活力，使屋邨租戶與該區居民和諧相處，促進社區共融。

房委會在各個範疇努力不懈，竭力達致「建屋為民促進共融」的目標。篇幅所限，在此只能略述幾項。如欲全面了解房委會各項工作和成果，請細閱年報，內有詳盡介紹。放眼未來，我們繼續竭力覓地建屋；為確保日後的發展項目可持續發展、安全可靠，繼續探討並應用新科技、新系統和新訂的評估準則；繼續善用有效的管理制度，與公屋租戶和區內居民緊密聯繫，造福社羣。誠然，要達到這些目標，我們必須鞏固內部文化，加強員工的支援和培訓，並與承辦商維持良好的合作關係。

走筆至此，謹向前任房委會主席張炳良教授致意，他領導卓越，高瞻遠矚；房委會各委員亦建樹良多。我特別感謝已離任委員，同時歡迎新任委員，並向年內擔任房委會轄下各小組委員會及附屬小組委員會的委員道謝，特別感謝各小組委員會主席。

離任委員：

蘇偉文教授、
區嘯翔先生、
劉文君女士、
黃成智先生、
張宇人議員、
林翠蓮女士、
楊倩紅女士、
方剛先生、
葉國謙議員、
黃國健議員、
黃靄雲博士、
姚尚敏女士、
鄺君尚教授、
鄭錦鐘博士、
劉哲寧先生

新任委員：

柯創盛議員、
陳家樂教授、
彭韻僖女士、
鄭慧恩女士、
盧麗華博士、
邵家輝議員、
尹兆堅議員、
趙汝恒教授、
顧曉楠女士、
龔楊恩慈女士、
林翠華女士、
劉振江先生、
李鋈發先生、
梁堅凝教授、
梁文廣先生、
呂慶耀先生、
黃慧群女士、
黃元山先生

房委會轄下各小組委員會及附屬小組委員會主席：

林雲峯教授（建築小組委員會）、
許美嫦女士（商業樓宇小組委員會）、
蘇偉文教授（財務小組委員會及資金管理附屬小組委員會）、
黃遠輝先生（資助房屋小組委員會）、
張達棠先生（投標小組委員會）、
王永祥先生（審計附屬小組委員會）

最後，房委會能夠切實履行職務，房屋署（房委會執行部門）的管理人員和員工功不可沒。他們全力支持房委會，盡心盡力落實房委會各項政策；去年挑戰重重，仍竭盡所能，矢志達到目標。我深信他們來年繼續全力以赴，克盡職責。



主席
陳帆

Chairman's Message

This year, we have adopted "Building for the Community Fostering Harmony" as the theme for our Annual Report 2016/17.

I am pleased to present the Annual Report of the Hong Kong Housing Authority (HA) for 2016/17, the theme of which is *Building for the Community and Fostering Harmony*.

Building for the Community emphasises that we not only build housing units, but we also build communities and we build for the community. To begin with, we are looking to provide solutions to one of the biggest challenges faced by our community over the next decade – that of providing high quality affordable housing to those who do not have the resources to find housing in the private market. At present, around two million people in Hong Kong (28% of the population) live in HA public rental housing (PRH) flats. Given the high demand for PRH, we are doing everything we can to provide more PRH to those who most need it. Meanwhile, we are also supporting those who are ready to embark on home ownership by continuing to provide subsidised sale flats.

I am pleased to report that, in 2016/17, the HA completed 14 300 flats. However, it is clear that, against our five-year target of 70 800 PRH flats and 21 000 subsidised sale flats, there is still much work to be done. We have persisted in the face of significant challenges in securing appropriate sites for development, gaining the necessary approvals for our development projects, and also winning the trust and cooperation of local communities in support of the proposed developments. Many positives have sprung from these challenges, however. Some of the feature stories in this report describe innovative ways in which we are addressing the housing shortage; for example by converting a historic industrial building in Chai Wan into PRH flats, and by adopting "passive design" architectural principles and site-specific planning to maximise the development potential of even the most difficult sites with very limited site areas, such as Long Ching Estate in Yuen Long.

The concept of *building for the community* goes beyond that of providing homes for our future generations. It also incorporates a commitment to long-term sustainability, so that we leave behind a lasting legacy of quality housing for the community, for our children and grandchildren. This is something that has been at the heart of our work for many years now. As technology continues to advance, we are constantly looking at new ways of enhancing our buildings and our estate environments to improve their liveability, and upgrading them to the latest local and international specifications and standards. We are particularly proud that the majority of our new projects are able to achieve a Gold rating or above under the BEAM Plus certification for New Buildings in the Hong Kong Green Building Council's building assessment scheme. We are exploring ways to incorporate the assessment criteria of a new scheme introduced by the Council, BEAM Plus Neighbourhood, into our own design and planning processes. This will further assist us in our efforts to develop vigorous and tightly-knit neighbourly communities.

In the year past, we have continued to employ a wide range of sustainability features in every facet of our work, from initial site selection and design, through procurement of materials, construction processes, landscaping and greening, and the choice of systems and facilities. Some of these initiatives – such as barrier-free access, which is of particular importance for our elderly and disabled tenants – are also being introduced retrospectively in many of our older estates through improvement programmes. Since the incident of excessive lead found in the drinking water of some PRH estates in 2015, we have completed the bulk of the plumbing rectification works in the common areas of the affected estates. We also proceeded with the full scale implementation of rectification works inside flats in April 2017.

The recognition that sustainable development includes social and community factors brings me to the second part of our theme for the year, *Fostering Harmony*. In all our work in construction and estate management, we have been mindful of the diverse needs of our PRH communities. We pay attention to even the smallest details, as residents' ordinary day-to-day activities can often have a major impact on the communal environment in estates. A good example, discussed in one of our feature stories, is the way we have listened to community feedback and revised our scheme for replacing laundry pole-holders. Another example is our introduction of new acoustic balconies and windows in new estates affected by severe traffic noise. By reducing the adverse effect of traffic noise on our PRH communities, we are fostering a calmer, quieter and safer environment where residents can live more in harmony with each other and with the larger community.

Our feature story on Po Heung Estate in Tai Po highlights another important aspect of our commitment to *fostering harmony*. Our interaction with the Tai Po Rural Committee at the planning stage of the Po Heung Estate PRH development involved a series of harmonious collaborations which have brought benefits to all parties. This estate development has become a model for how the HA's developments can inject new vitality into a local community, win the support of local community stakeholders, and foster harmony not only among PRH residents but within the wider community.

I have only been able to touch on a few of the many areas in which the HA has worked towards achieving its goals of *building for the community* and *fostering harmony* in the year past. The report that follows goes into much more detail and is well worth the attention of anyone interested in what we are doing for Hong Kong and how we are achieving it. We will continue to seek out new sites with the potential for building on. We will continue to look for and apply new technologies, systems and assessment criteria to ensure our future developments are sustainable and safe. And we will continue to focus on fostering community well-being through effective management systems, and through close liaison with PRH tenants and local community groups. To achieve these goals efficiently, we will reinforce our focus on achieving a strong internal culture, effective staff support and training, and excellent contractor relations.

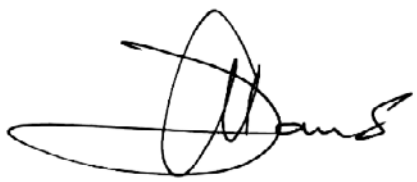
I wish to conclude by paying tribute to Professor Anthony Cheung Bing-leung, our former Chairman, for his leadership and vision, and the invaluable contributions of the HA Members. Special recognition is due to those who have retired after wholehearted service. At the same time, I am delighted to welcome our new members. Within the HA membership, I would like to acknowledge those who have taken on the responsibilities of serving on various HA Committees and Sub-Committees, with special thanks due to their Chairpersons.

Retired members:
Prof Raymond So Wai-man,
Mr Albert Au Siu-cheung,
Ms Julia Lau Man-kwan,
Mr Wong Sing-chi,
the Hon Tommy Cheung Yu-yan,
Ms Lam Chui-lin,
Ms Yeung Sin-hung,
Mr Vincent Fang Kang,
the Hon Ip Kwok-him,
the Hon Wong Kwok-kin,
Dr Evia Wong Oi-wan,
Ms Stella Yiu Sheung-mun,
Prof Kuang Jun-shang,
Dr Eric Cheng Kam-chung,
Mr Liu Che-ning

New members:
the Hon Wilson Or Chong-shing,
Prof Chan Ka-lok,
Ms Melissa Kaye Pang,
Miss Vena Cheng Wei-yan,
Dr Miranda Lou Lai-wah,
the Hon Shiu Ka-fai,
the Hon Andrew Wan Siu-kin,
Prof Christopher Chao Yu-hang,
Ms Anna Mae Koo Mei-jong,
Mrs Ann Kung Yeung Yun-chi,
Ms Connie Lam Tsui-wa,
Mr Lau Chun-kong,
Mr Herman Lee Yuk-fat,
Prof Christopher Leung Kin-ying,
Mr Leung Man-kwong,
Mr Bryant Lu Hing-yiu,
Ms Anna Wong Wai-kwan,
Mr Stephen Wong Yuen-shan

Chairpersons of HA Committees and Sub-Committees:
Prof Bernard Vincent Lim Wan-fung (Building Committee),
Ms Tennessy Hui Mei-sheung (Commercial Properties Committee),
Prof Raymond So Wai-man (Finance Committee and Funds Management Sub-Committee),
Mr Stanley Wong Yuen-fai (Subsidised Housing Committee),
Mr Cheung Tat-tong (Tender Committee),
Mr Winfield Wong Wing-cheung (Audit Sub-Committee)

Finally, the HA could not have delivered on its responsibilities without the efforts of the management and staff of the Housing Department (HD). As the executive arm of the HA, the HD supports the HA and implements its policies with energy and determination. Over the year, HD staff have made exceptional efforts in working to overcome challenges and help us achieve our goals. I look forward to their continued dedication and unfailing support in the years to come.



Chan Fan, Frank
Chairman

業務回顧

Business Review

社區規劃　放眼未來

Forward-looking Planning for Tomorrow's Communities

啟德發展區的公屋項目
Public Housing Projects in Kai Tak Development District



香港房屋委員會(房委會)2016/17年度年報的主題是「建屋為民 促進共融」,充分反映房委會不但致力為香港市民興建房屋,增加供應,而且面向社會,發揮多元作用,特別是照顧眾多無能力租住私人樓宇的市民,為他們提供可負擔的居所,實有助於維持社會穩定,促進和諧共融。截至2017年3月底,居於房委會公共租住房屋(公屋)單位的市民約206萬人,佔全港人口約28%。此外,房委會通過居者有其屋計劃(居屋)和綠表置居先導計劃等項目,興建資助出售房屋,幫助合資格人士踏上自置居所的階梯。

政府的長遠房屋目標

為扭轉房屋供求失衡的局面,政府於2014年12月公布《長遠房屋策略》(《長策》),力求增加本港的房屋供應。2016/17年度,房委會繼續貫徹《長策》的方針,為民建屋。2016年12月,政府公布2017/18至2026/27年度十年期的總房屋供應目標為46萬個單位,公私營房屋供應的比例為60:40。換言之,該十年期的公營房屋供應目標為28萬個單位,包括20萬個公屋單位和8萬個資助出售單位。

為此,房委會制訂逐年推展的五年公營房屋建設計劃時,因應實際情況,定出每年建屋目標。2016/17至2020/21年度的五年期內,房委會的公營房屋落成量估計約為70 800個公屋單位和21 000個資助出售單位。與此同時,我們積極覓地以便日後興建新公營房屋,並且盡量提升新覓得土地的發展潛力,地盡其用,務求達到建屋目標。

公平編配公屋

2016/17年度,我們編配約26 500個公屋單位予一般申請者(即家庭申請者及長者一人申請者)和配額及計分制的非長者一人申請者。

鑑於公屋需求殷切,公屋申請者一般需要輪候一段時間才獲配單位。我們一貫的目標是讓一般申請者平均約三年可獲首次單位編配。然而,近年公屋需求日增,截至2017年3月底,一般申請者的平均輪候時間[1]為4.6年,當中長者一人申請者則為2.6年。我們正竭盡所能覓地建屋,務求逐步縮短平均輪候時間。

根據房委會的政策,一般申請者較非長者一人申請者優先獲配公屋。配額及計分制下的非長者一人申請者每年獲配單位的數目受配額所限。配屋優次按申請者在配額及計分制下所得分數而定,分數取決於申請者的年齡、輪候時間及現時是否與家人同住公屋。平均輪候約三年獲首次配屋的目標並不適用於配額及計分制申請者。

租金政策和租金援助 惠及有需要的租戶

房委會為沒有能力租住私人樓宇的低收入家庭提供公屋單位。截至2017年3月底,公屋單位的平均月租約為1,880元,實際月租則視乎單位所在屋邨而定,介乎346元至4,690元不等,而租金已包括差餉、管理費及維修保養費用。

房委會實施租金援助計劃,協助暫時有經濟困難而未能繳付租金的租戶。符合資格的租戶可按家庭入息水平獲減租25% 或50%。截至2017年3月底,受惠的租戶約16 900戶。我們廣為宣傳該項計劃,讓租戶知曉。年內,我們在房屋資訊台和電台播放短片/聲帶,在房委會/房屋署網站發放資料,印製海報、單張,並在《屋邨通訊》作出介紹。我們呼籲非政府機構、區議會及屋邨管理諮詢委員會(邨管諮委會)轉介有需要而不認識該項計劃的租戶,向屋邨職員求助。



租金援助計劃協助暫時有經濟困難而未能繳付租金的租戶

1 輪候時間由公屋申請登記日期開始計算,直至首次配屋為止,但不包括申請期間的任何凍結時段(例如申請者尚未符合居港年期規定、正在等待家庭成員來港團聚而要求暫緩申請、在獄中服刑等)。一般申請者的平均輪候時間,是指在過去12個月獲安置入住公屋的一般申請者輪候時間的平均數。

促進家庭和諧共融計劃

本年報的主題是「建屋為民　促進共融」，房委會在工作上貫徹這個宗旨，推廣關愛家庭樂聚天倫的文化。房委會先後推出天倫樂優先配屋計劃、天倫樂調遷計劃、天倫樂加戶計劃及天倫樂合戶計劃，加強家庭凝聚力，建立以家庭為核心的支援網絡，培養屋邨住戶以家庭為本的關懷互愛精神。

上述各項計劃的具體內容稍有不同，但目標一致，就是讓租戶同聚天倫。符合天倫樂優先配屋計劃資格的公屋申請，較一般家庭申請提早六個月獲得處理，藉以鼓勵年輕家庭與年長父母或受供養親屬同住一個單位，或分別入住兩個就近的非市區單位。天倫樂調遷計劃允許公屋租戶遷往子女或年長父母位於不同區議會分區的屋邨或鄰近屋邨居住。天倫樂加戶計劃允許長者租戶把一名成年子女及其家人加入戶籍。天倫樂合戶計劃允許居於公屋的年青租戶與年長父母或受供養的年長親屬合併戶籍。若資源許可，合併戶可選擇遷往任何一個地區的公屋單位。2016/17年度，這些計劃的受惠家庭總數約4 990個，其中天倫樂優先配屋計劃佔約2 180個，天倫樂調遷計劃佔約60個，天倫樂合戶計劃佔約60個，天倫樂加戶計劃則佔約2 690個。

改善居住情況的調遷計劃

為免公屋單位過於擠迫，房委會推出公屋租戶紓緩擠迫調遷計劃和改善居住空間調遷計劃，人均室內樓面面積分別少於5.5平方米和少於7平方米的公屋租戶，可申請調遷到較大的單位。2016/17年度，共約1 700戶受惠於這兩項計劃。



打擊濫用公屋宣傳廣告覆蓋至行走屋邨的專線小巴



「房護俠」(右一)陪同房屋署代表和嘉賓，出席藍田邨舉辦的「惜物聚福」活動，呼籲居民珍惜社會資源

善用公屋資源　打擊濫用公屋

公屋資源十分寶貴，房委會必須確保資源用得其所，以幫助真正有需要人士。為此，我們逐一核實租戶根據公屋住戶資助政策、維護公屋資源合理分配政策及其他租約事務管理政策遞交的入息和資產申報資料，以確定他們符合資格入住公屋。2016/17年度，我們處理共248 300宗個案。核實申報資料的工作，有助我們確定租戶是否符合資格繼續居於公屋，也有助釐定各類家庭租戶的合適租金水平。為調查租戶的住用情況，早前成立的特別小組的運作年期延長兩年至2017/18年度。年內，小組繼續積極調查與住用情況有關的個案，包括租戶分租或丟空單位、讓非認可人士佔用單位，以及在單位內進行不法活動的個案。

我們不但加強措施，偵查及打擊濫用公屋，還繼續定期宣傳和推廣，讓市民清楚了解善用公屋資源的重要性。上年度面世的「房護俠」和「濫用戶」兩個主題宣傳人物在2016/17年度繼續出動，走訪40個公共屋邨，宣傳防止濫用公屋的信息，並鼓勵屋邨居民舉報濫用公屋的個案。我們又在公共交通工具張貼廣告，在電台頻道、巴士電視、房委會/房屋署網站和房屋資訊台播放聲帶和短片，並在轄下所有屋邨張貼海報及展示相關宣傳物品。我們舉辦了49項屋邨活動，派員接觸12個邨管諮委會，鼓勵委員和住戶一同打擊濫用公屋。

市民對公屋的需求日增，妥善管理現有公屋資源的工作更形重要。房委會竭力興建公屋，增加供應，同時設法善用現有資源，盡量讓有迫切住屋需要的市民早日入住公屋。房委會過往曾檢視這方面的政策，並在2016年年底和2017年年初再檢討。根據檢討和商議所得，房委會通過修訂「富戶政策」和為現居於公屋的家庭申請者引入凍結時段的安排，並修訂其他政策，以便更妥善地分配房屋資源。

年內，房委會安置約40個受地政總署清拆寮屋及屋宇署清拆天台違例構築物影響的住戶。

居者有其屋計劃

居屋是房委會推行的資助自置居所安排，為中低收入家庭提供置業的機會。這項計劃既可讓有經濟能力的公屋租戶購買資助單位自住，又可騰出公屋單位，以編配給有需要的人士。

第二批共2 657個新建居屋單位已於2016年10月悉數售出。至於第三批共2 057個新建居屋單位，預計2018/19年度落成，並已在2017年3月底預售，成功申請者在2017年8月揀選單位。

房委會在2013年推出一項臨時計劃，容許合資格的白表申請者在居屋第二市場購買未繳付補價的資助出售單位，配額5 000個，共逾2 400名白表申請者透過計劃自置居所。房委會於2015年8月推出第二輪配額2 500個的臨時計劃，截至2017年3月底，逾1 600名白表申請者透過這一輪計劃自置居所。待第二輪計劃結束後，房委會將詳細檢討，以決定其未來路向。

綠表置居先導計劃

房委會在2015年通過推出綠表置居先導計劃（綠置居），選擇合適的興建中公屋項目出售予綠表申請者（主要為公屋租戶和已通過詳細資格審查的公屋申請者），單位定價較居屋低廉。房委會選取新蒲崗的公屋項目轉為綠置居，共提供857個單位。這些單位已於2016年10月預售，並在2017年2月中全數售出，預計2017年年中入伙。房委會將檢討綠置居，以決定是否繼續推出其他綠置居項目。



位於新蒲崗的綠置居 — 景泰苑（前中）

This Hong Kong Housing Authority (HA) Annual Report for 2016/17 takes as its theme "Building for the Community, Fostering Harmony". It is a theme capturing the fact that, although the HA is active in constructing new homes for Hong Kong, it has a larger and more holistic role than simply that of expanding our accommodation pool. The work of the HA devotedly fosters community and harmony at many levels, in particular by providing affordable housing to a large number of people who do not have the resources to sustain private rental accommodation in Hong Kong. Indeed, as at the end of March 2017, the HA was providing public rental housing (PRH) units to approximately 2.06 million people, or around 28% of the entire population of Hong Kong. In addition, the HA provides a number of subsidised sale flats to help eligible buyers get on the property ladder, such as the flats offered under the Home Ownership Scheme (HOS) and the Green Form Subsidised Home Ownership Pilot Scheme.

The Government's long-term housing goals

The HA has continued to "Build for the Community" in 2016/17 in line with the Government's Long Term Housing Strategy, promulgated in December 2014, which aims at increasing Hong Kong's housing supply to address the imbalance between supply and demand. In December 2016, the Government announced that its total housing supply target for the 10-year period from 2017/18 to 2026/27 was 460 000 units, with a public/private split of 60:40. This means that the 10-year target for public housing is 280 000 units, made up of 200 000 PRH units and 80 000 subsidised sale flats.

In working towards this goal, the HA sets realistic production targets each year under its five-year rolling Public Housing Construction Programme. The HA's estimated production output for the five-year period from 2016/17 to 2020/21 is around 70 800 PRH units and



Public housing developments in Kowloon East



PRH units are allocated to non-elderly one-person applicants according to QPS

21 000 subsidised sale flats. At the same time, we are actively seeking land on which new public housing can be constructed in the future, and are working to optimise the development potential of each newly acquired site to meet these production targets.

Allocating PRH units fairly

In 2016/17 we allocated approximately 26 500 PRH units to general applicants (i.e. family and elderly one-person applicants) and to non-elderly one-person applicants under the Quota and Points System (QPS).

Given the high demand for PRH, its applicants normally have to wait for a period before receiving a PRH flat offer. Our longstanding target has been to provide the first flat offer to general applicants after an average of around three years. However, recent high demand has meant that, as at the end of March 2017, the average waiting time[1] for general applicants stood at 4.6 years. Within this group, the average waiting time for elderly one-person applicants was 2.6 years. We are doing all we can to identify more land for PRH developments so that, over time, the average waiting time can be reduced.

When allocating PRH units, the HA gives priority to general applicants over non-elderly one-person applicants. The number of PRH units reserved for allocation to non-elderly one-person applicants under QPS is subject to an annual quota. Priority for applicants under QPS is based on a points system, with points awarded according to the applicant's age, waiting time, and whether the applicant is 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.

Rent policies and rent assistance for those in need

The HA provides PRH to low-income families who cannot afford private rental accommodation. At the end of March 2017, the average monthly rent for a PRH unit was about $1,880, with the range of actual rents charged in different estates across Hong Kong running from $346 to $4,690 per month. All PRH rents include rates, management fees, and maintenance costs.

Tenants who get into temporary financial difficulties making it difficult for them to meet their rental payments can have recourse to our Rent Assistance Scheme, which provides a rent reduction of 25% or 50% for eligible tenants depending on their household income levels. As at the end of March 2017, around 16 900 households were being assisted through this scheme. We publicise the scheme widely to keep awareness high, and in 2016/17 advertised it on broadcasts on the Housing Channel and the radio, information mounted on our Website, and in print form in posters, leaflets and *Estate Newsletters*. In cases where individuals in need remain unaware of the scheme, we encourage non-governmental organisations, local District Councils and Estate Management Advisory Committees (EMACs) to refer them to our estate officers for assistance.

Schemes for fostering harmonious families

The theme for this annual report, "Building for the Community, Fostering Harmony" is reflected in an important area of the HA's work for its tenants – its schemes for bringing families together. These schemes are designed to enhance family cohesion, establish family-based support networks, and generally to foster a culture of harmonious family-based interaction on estates. The schemes include the Harmonious Families Priority Scheme, Harmonious Families Transfer Scheme, Harmonious Families Addition Scheme and Harmonious Families Amalgamation Scheme.

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

Each scheme works in a slightly different way, but all work together to enhance family unity. The Harmonious Families Priority Scheme offers eligible applicants a six-month period of priority processing over applications by ordinary families, and is designed to encourage young families and their elderly parents or elderly dependent relatives to opt to live together in the same flat, or separately in two nearby flats, in any non-urban district. The Harmonious Families Transfer Scheme allows PRH tenants to apply for transfer to an estate in a different District Council district where their offspring or elderly parents are living, or to one close by. The Harmonious Families Addition Scheme allows an elderly PRH tenant to add an adult child together with his or her family member or members into his or her tenancy. Under the Harmonious Families Amalgamation Scheme, younger families living in PRH can apply to amalgamate their tenancies with that of their elderly parents or elderly dependent relatives. If resources are available, the amalgamated family can choose to move to a PRH flat in any district. In 2016/17, 4 990 households benefited from these schemes; these included 2 180 under the Priority Scheme, 60 under the Transfer Scheme, 60 under the Harmonious Amalgamation Scheme, and 2 690 under the Harmonious Families Addition Scheme (all figures approximate).

Transfer schemes for improving living conditions

PRH households living in units with less than 5.5 square metres of Internal Floor Area (IFA) per person can apply for relocation to larger accommodation through our Territory-wide Overcrowding Relief Transfer Scheme, designed to avoid overcrowded conditions in PRH flats. Similarly, our Living Space Improvement Transfer Scheme enables PRH households living in units with an IFA of less than 7 square metres per person to apply to be moved to a larger unit. In 2016/17, a total of about 1 700 households benefited from these schemes.

Optimising our PRH resources – Curbing Tenancy Abuse

It is important that our precious PRH resources are allocated to those who genuinely need them. To ensure that everyone living in PRH is fully entitled to this privilege, we check 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. These totalled 248 300 individual cases in 2016/17.

The checks confirmed the eligibility of these tenants to continue renting a subsidised PRH flat, and also enabled us to determine the appropriate rent levels for different household tenants. In addition, the role of the Special Team for investigating occupancy-related cases has been extended for another two years, to 2017/18. This year, the Special Team once again devoted its full effort to investigating occupancy-related cases such as sub-letting, non-occupation, unauthorised occupation and use of premises for illegal activities.

Apart from intensifying measures for detecting and curbing tenancy abuse, we also continued to run regular publicity and outreach activities aimed at raising public awareness of the importance of optimising our public housing resources. In 2016/17, the two thematic characters that were launched the previous year, "Housing Protector" and "Housing Abuser", continued their visits to PRH estates around the territory. Forty estates were visited to reinforce the need for deterrence and encourage estate residents to report abuses. Simultaneously, we continued our extensive promotional programmes through advertisements on public transport, audio and video broadcasts on radio, bus TV and our Website and the Housing Channel, and displays of posters and related publicity materials in all our estates. We also organised 49 estate functions and conducted outreach visits to 12 EMACs, at which EMAC members and tenants were encouraged to play their part in fighting tenancy abuse.

Managing our existing PRH resources well is becoming increasingly vital as demand for PRH grows among the population. The HA is making its best efforts to increase PRH supply through construction, but it is also looking closely at ways of making more existing housing available to those with pressing housing needs by better allocating the currently available resources. Having previously looked closely at the relevant policies in this area, we again reviewed the issues in late 2016 and early 2017. As a result of these deliberations, the HA has subsequently endorsed revisions to the "Well-off Tenants Policies" and introduced a frozen period for PRH applications made by families who are currently living in PRH, as well as making other adjustments that are helping us better prioritise our allocation of housing resources.

During the year, the HA offered rehousing assistance to around 40 households affected by clearances of squatter housing by the Lands Department and of illegal rooftop structures by the Buildings Department.



The Fight Tenancy Abuse campaign held at Choi Tak Estate was well received by our PRH tenants there



HOS offers low to middle-income families the chance to purchase their first home

HOS activities

HOS is a subsidised home ownership arrangement administered by the HA that offers low to middle-income families the chance of home ownership. Not only does this scheme benefit PRH tenants who have achieved the financial capacity to purchase a subsidised home, it also frees up PRH units for others in need.

The second batch of 2 657 new HOS flats was sold out in October 2016, and the third batch of 2 057 new HOS flats, scheduled for completion in 2018/19, was put up for pre-sale at the end of March 2017. Successful applicants will be able to select flats in August 2017.

In 2013, the HA launched an interim scheme with a quota of 5 000 to enable eligible White Form applicants to purchase flats in the HOS Secondary Market without payment of premium. Over 2 400 White Form applicants were able to purchase their own homes under the scheme. In August 2015, the HA implemented a second round of the interim scheme, with a quota of 2 500. Up to the end of March 2017, over 1 600 applicants had successfully achieved home ownership through this round of the interim scheme. Upon completion of the second round, the HA will review the scheme and decide on its future.

Green Form Subsidised Home Ownership Pilot Scheme

The HA endorsed the introduction of the Green Form Subsidised Home Ownership Pilot Scheme (GSH) in 2015. This scheme identifies suitable flats among PRH developments under construction for sale to Green Form applicants (mainly PRH tenants, and PRH applicants who have completed the detailed eligibility vetting process). Prices are set at a level lower than those of HOS flats. The PRH development at San Po Kong, which provides a total of 857 flats, was selected for conversion to GSH, and pre-sale was launched in October 2016. By mid-February 2017 all the flats were sold, and they should be ready for occupation by mid-2017. The HA will conduct a review of the scheme to decide whether to proceed with other GSH projects.



水泉澳邨
Shui Chuen O Estate

創新博議　持續發展

Sustainable Housing through Innovation and Consultation





本年度落成的資助出售房屋項目 — 宏富苑(左)和青俊苑

本章的內容非常切合香港房屋委員會(房委會)本年度年報主題的前半部分「建屋為民」,除具體闡述年內各項建造工程外,還詳細說明已完成的工作和應用的系統和科技,以達到建屋目標。另一方面,房委會的建屋之道,帶出年報主題的後半部分「促進共融」。我們並非只着眼流水作業地建造住宅單位,而是着重為居民提供設備完善,舒適宜居的理想居所。我們的公營房屋採用無障礙的建築設計,糅合可持續發展的元素,促進社區共融。與此同時,我們透過各種工地安全管理系統,保障工人的工作安全,締造安全及健康的工作環境,增進與工人和承建商的和諧伙伴關係。

建造工程方面,我們在2016/17年度完成13個項目,包括7個公共租住房屋(公屋)發展項目和6個資助出售房屋發展項目,合共建成約14 300個新單位,當中公屋單位約為11 300個,資助出售單位則約為3 000個。公屋發展項目包括華廈邨(華欣樓)、安泰邨(明泰樓和智泰樓)、安達邨安達臣道地盤D(仁達樓、善達樓、禮達樓和智達樓)、安達邨安達臣道地盤E(正達樓)、朗善邨(善良樓、善愛樓和善勇樓)、水泉澳邨第三期(茂泉樓、林泉樓、修泉樓和竹泉樓)、水泉澳邨第四期(崇泉樓、山泉樓和峻泉樓)。資助出售房屋項目為宏富苑、青俊苑(俊軒閣和俊豪閣)、美盈苑、美柏苑、尚翠苑(翠湖閣、翠河閣和翠庭閣)和景泰苑。此外,年內新落成的零售設施總樓面面積約1 900平方米,私家車和貨車泊車位約520個。

儘管現時的工地狀況愈見複雜,設計和法規更趨嚴格,年內預期公屋發展項目規劃和設計工作依然進展良好,八個項目的計劃設計和工程預算案已獲得通過。





新近落成的公屋項目 — 安達邨(左)和朗善邨



時任房委會主席張炳良教授（前排左六）聯同房委會轄下建築小組委員會和投標小組委員會的委員，於2017年1月走訪廣東省多個建築部件製造商

重視諮詢

為確保各公共房屋發展計劃均以民為本，顧及準住戶和附近地區現有居民的需要，我們早在初步規劃和設計階段便諮詢區內的社區團體和其他持份者的意見，並在大廈落成入伙後，進行竣工後檢討和住戶意見調查，務求盡早收集各方對屋邨和單位設計的意見，以供在定期檢討設計綱要範本和組合式單位設計時作為參考。

關顧長者

鑑於本港人口老齡化，房委會一直增撥資源，以確保全面照顧長者住戶的需要。我們從屋邨管理和設計兩方面着手，務求新建屋邨提供安全、暢通易達而無障礙的生活環境，讓長者安居。過去15年，新建的公共房屋發展項目均採用通用設計方針，在不同的規劃階段均顧及長幼傷健人士的需要。近年引進多項方便長者起居生活的設計，例如擴闊走廊、單位大門、廚房門和浴室門，以便輪椅出入；又採用防滑地磚等對使用者較為安全的材料。這些設計均有助長者居家安老，繼續在熟悉的環境安享晚年。

注重環保綠化

我們設計屋邨時，堅持環保和綠化的重要原則；時刻留意這方面的新系統和科技，以便採用有利於可持續發展的建築模式。為達到環保目標，我們自2011年起採用碳排放量估算方法，以估算公共屋邨在整個預計達100年的生命周期的總碳排放量。其應用範圍包括主要建造工程所用的材料、建築結構、公用屋宇裝備工程、可再生能源、植樹和拆卸工程。這個估算方法可在建築設計上，評估大廈和屋邨在整個生命周期的減碳效益，從而按需要盡早調整設計，盡量減少碳排放量。

除碳排放量估算方法外，我們自2011年起在新建住宅大廈應用ISO 50001能源管理體系，應用範疇包括公營房屋的規劃、設計、工程策劃和合約管理。管理體系有助我們評估已啟用大廈的公用能源消耗量。2016/17年度，我們在14個新項目應用碳排放量估算和能源耗量估算方法。這些新項目住宅大廈的估計公用能源消耗量，較基線數字少約24%。

自2004年起，我們已採用「順應自然」的設計原則，掌握個別用地的特點，因地制宜，增加屋邨的自然通風和日照。在新屋邨的規劃和設計階段，我們已採用標準環保措施，包括利用微氣候研究，優化屋邨布局和大廈座向，從而提高屋邨的環保成效。

在選用建築材料方面，我們同樣以環保為原則。2013年起在新建築合約的規格訂明採用環保的礦渣微粉，更規定在建造預製混凝土外牆和預製樓梯時以礦渣微粉，取代三成半的水泥成分。我們持續測試礦渣微粉的半預製樓板載重，研究使用礦渣微粉製造半預製樓板這類結構組件的可行性。

綠化工作不但有利環保，更為公屋居民締造舒適宜人的自然環境，促進社區和諧。我們維持一貫政策，整體綠化覆蓋率佔屋邨總面積最少兩成；兩公頃以上的大型用地，則佔不少於三成；即每15個公屋單位最少種植一棵樹。此外，房委會在龍逸邨率先試用「零灌溉系統」，以減少耗用食水；又研究設計預製組件系統，提升在屋邨大廈平台植樹的效率。最近，我們把已研發成功的「零灌溉系統」擴展至洪福邨，並在邨內率先裝設已預先栽種植物的垂直綠化板，既可增加綠化覆蓋率，又可收即時綠化的效果。

「金」級綠色建築

所有房委會新項目的設計，均以達到香港綠色建築議會綠色建築環評計劃（綠建環評新建建築）的「金」級別為標準。綠建環評引入一系列最佳作業方式，旨在減低新建建築對環境的影響，同時改善環境質素和提高使用者的滿意度。房委會的發展項目中，有些更取得最高的「鉑金」級別。2016/17年度，房委會的新建項目在綠建環評新建建築（1.2版本）獲得認證，成績摘錄於下表：



由前柴灣工廠大廈改建而成的華廈邨獲得綠建環評新建建築「暫定鉑金級」評級

項目	評級
華廈邨	暫定鉑金級
火炭第一和第二期公屋發展計劃	暫定金級
彩興路資助出售房屋發展計劃	暫定金級
啟德1G1(B)號地盤資助出售房屋發展計劃	暫定金級
發祥街西資助出售房屋發展計劃	暫定金級
皇后山1號地盤第三期資助出售房屋發展計劃	暫定金級
沙田第16區禾上墩街資助出售房屋發展計劃	暫定金級
德士古道資助出售房屋發展計劃	暫定金級

香港綠色建築議會在2016年12月推出名為「綠建環評社區」的新評估工具，旨在於發展項目的前期規劃階段評估其可持續發展表現。評估重點涵蓋樓宇之間的空間設計和規劃，並着眼於發展項目相關的社會經濟元素。評估範疇包括用地、室外環境、社區、能源、創新、用料和廢物管理。

年內，發祥街西資助出售房屋發展計劃獲得先導版本的綠建環評社區最高的「鉑金級」評級，肯定了房委會一直以來關懷和建設社區的努力，因應社區特色規劃用地，推陳出新，秉持可持續的發展方針，把建築設計融入社區。

加強職安　保障工人

我們推出《房委會工地安全策略2016》，全面應用於所有新工程及維修保養工程工地，以至物業服務公司、潔淨服務承辦商和護衛服務承辦商的工作上。2016年，我們達成每千名工人不多於9宗意外的安全目標。新工程合約錄得的意外率為每千名工人6.8宗，維修保養工程為每千名工人1.5宗，均遠低於業界平均每千名工人34.5宗的意外率。此外，年內新工程及維修保養工程合約均沒有錄得致命意外。以上數據均反映工地安全策略成效顯著。

有見於某些工地安全表現未如理想，年內我們對承建商實施額外的規管措施。新增的規格要求均為強制措施，以加強保障工人的工作安全。我們繼續舉辦論壇、研討會、工作坊等安全推廣活動，以增強承建商和工程人員的安全意識。此外，房委會工地安全網站提供一個方便途徑，向業界持份者發放安全資訊，內容不時更新。我們將於2017/18年度內出版《工地安全手冊》和《規劃與設計安全圖解指南》的新修訂版，為房委會承建商和工程人員提供最新和實用的工作安全參考資料。

我們在現有屋邨進行建築和維修保養工程時，同樣以安全為大前提；繼續針對屋宇維修保養和改善工程，以及升降機維修保養和現代化工程，作出突擊安全抽查；並檢討突擊安全抽查程序，研究可行的改善措施。

我們在2016年推出「工傷及閃失事故和職業病監測系統」，方便新工程承建商在網上提交意外和事故報告。這個系統不但有助我們提升工地安全資料管理效率，而且方便整理意外數據，分析和找出有待改善之處。



工地安全手冊(左)及規劃與設計安全圖解指南

品質管理制度

我們參照國際普遍認可的標準，訂立品質管理制度，作為衡量和控制品質表現的重要基準。房委會的發展及建築處採用歐洲品質管理基金會的卓越模式，務求在各個業務範疇做到精益求精。我們規定承建商必須取得ISO 9001、ISO 14001和OHSAS 18001認證，而建築(新工程)和打樁工程承建商則必須具備ISO 50001能源管理體系的認證。以下表列我們取得認證的標準和日常營運沿用的管理計劃和標準：

認證標準

認證標準	認證範疇	首次認證年份
發展及建築處		
ISO 9001：品質管理	公營房屋建築工程的規劃、設計、項目管理和合約管理	1993
ISO 14001：環境管理	公營房屋建築工程的規劃、設計、項目管理、合約管理和建築工程的工料測試	2009
ISO 50001：能源管理	公屋住宅樓宇的公用地方建築工程的規劃、設計、項目管理和合約管理	2012
OHSAS 18001：職業安全健康管理體系	公營房屋建築工程的工料測試	2013
屋邨管理處		
ISO 9001：品質管理	公營房屋既定維修和改善工程的規劃、設計、項目管理和合約管理	1993
ISO 14001：環境管理	公共屋邨既定維修和改善工程的規劃、設計、項目管理和合約管理。在公共屋邨提供的物業管理服務(包括清潔、保安、園景美化和辦事處管理)	2011
ISO 50001：能源管理	公屋住宅樓宇的公用地方設施管理和改善工程的規劃、設計、營運、項目管理和合約管理	2013
OHSAS 18001：職業安全健康管理體系	公營房屋既定維修和改善工程的規劃、設計、項目管理和合約管理	2014
獨立審查組		
ISO 9001：品質管理	公營房屋的樓宇管制	2014
ISO 14001：環境管理	公營房屋的樓宇管制	2014

其他品質管理計劃和標準

計劃 / 標準	範疇	首次採用年份	備註
發展及建築處			
ISO 26000：社會責任	公營房屋建築工程的規劃、設計、項目管理和合約管理	2010	已納入發展及建築處其他管理體系內。並非認證標準，但已採用香港品質保證局社會責任指數作為評分指標。自2012年起，發展及建築處已連續五年取得5.0分滿分。
ISO 31000：風險管理	公營房屋建築工程的規劃、設計、項目管理和合約管理	2010	已納入發展及建築處其他管理體系內。
歐洲品質管理基金會卓越模式	公營房屋建築工程的規劃、設計、項目管理和合約管理	2010	已納入發展及建築處其他管理體系內。
屋邨管理處			
ISO 19011：稽核管理體系	公營房屋既定維修和改善工程的規劃、設計、項目管理和合約管理的內部稽核	2012	已納入屋邨管理處其他管理體系內。並非認證標準，但於2013年獲香港品質保證局加簽核實條款。
ISO 26000：社會責任	公營房屋既定維修和改善工程的規劃、設計、項目管理和合約管理	2012	已納入屋邨管理處其他管理體系內。並非認證標準，但已採用香港品質保證局社會責任指數作為評分指標。自2014年起，屋邨管理處已連續三年取得5.0分滿分。
ISO 31000：風險管理	公營房屋既定維修和改善工程的規劃、設計、項目管理和合約管理	2012	已納入屋邨管理處其他管理體系內。並非認證標準，但於2013年獲香港品質保證局加簽核實條款。
香港品質保證局樓宇可持續發展指數計劃	10個涵蓋主要大廈設計類型的公共屋邨，其住宅大廈在環境、社會和經濟範疇的可持續發展績效表現	2012	並非認證標準，但已獲香港品質保證局樓宇可持續發展指數計劃核實。房委會於2012年成為首個獲得香港品質保證局樓宇可持續發展指數驗證標誌的機構。

房屋署的發展及建築處和屋邨管理處均採用香港品質保證局社會責任指數的框架。這個框架參考ISO 26000而設計，用以衡量機構在推行社會責任方面的承擔、貢獻和成熟程度。在香港品質保證局社會責任指數的年度表現評核中，發展及建築處連續第五年獲得5.0分滿分，屋邨管理處也連續第三年取得滿分。



天恒邨在香港品質保證局樓宇可持續發展指數計劃中獲核實

提升品質保證

我們繼續採用第三方認證的方法，監控公屋建築材料的品質。除ISO 9001認證外，自2012年起逐步實施產品認證計劃規定，適用於11種建築材料，包括防火木門、板間牆、袋裝水泥、瓷磚黏合劑、瓷磚、修葺砂漿、鋁窗、uPVC排水管道和配件、連體座廁設備、鋼筋網，以及發光二極管凸面照明器。我們繼續這方面的工作，並在2017/18年度把丙烯酸多層噴漆納入產品認證計劃。

自2015年一些公共屋邨發生食水含鉛量超標事件後，我們採取一系列改善措施，加強保障食水系統裝置的質量監控。這些措施包括規定使用英國標準協會註冊證明風箏標記(B.S. Kitemark)的銅喉及部件，稽核送達工地後的焊接物料；按照水務署要求測試食水樣本，並另外抽取食水樣本作額外水質測試。在管理監控方面，我們引入認可水喉分判商名冊，並為水喉分判商和持牌水喉匠設定工作量的上限。此外，現時承建商須實行管理計劃，嚴格監管水喉分判商和持牌水喉匠。

新合約的建築材料風險評估

房委會一直對所選擇的建築物料實行相關的風險管理；2016年12月邀請承建商和業界其他持份者，包括政府部門、行業協會、專業機構、學術界、專業服務提供者及供應商，參與建築物料的風險評估工作，旨在檢查和監察建築物料，加強品質監控制度。

風險評估涵蓋約2 300多種建築物料，包括用於一般建築、屋宇裝備、結構、土木工程、土力工程和戶外園境的物料。我們根據國際標準ISO 31000所訂的風險管理原則和指引評估建築物料，然後按評估結果，制訂相應的風險處理措施。這些措施應用於樓宇施工期的五個工作階段，包括「樣本提交」、「採購」、「運送」、「貯存管制」和「使用(安裝)」，以確保每個階段均貫徹有效的管制措施。風險處理措施於2017年分期推行，先後次序基於相關建築物料對整體建築質量造成的影響程度而定。

為了制訂一致的建築物料管制方法，自2016年4月起我們與各承建商共同檢視現行的建築物料檢查及監察系統。2017年起，所有新工程承建商須參考房委會的制度，就各工程項目所用的物料(包括由分判商和供應商供應的物料)制訂物料風險評估制度，並納入其品質監控制度和分判商管理計劃。承建商也須就每個房委會的工程項目委託第三方進行年度品質監控制度稽核，並要求承建商的內部審核小組增加物料稽核次數。

風險評估是持續的工作，必須與時並進。我們將繼續與相關持份者和專家合作，不斷改善品質監控制度。



房屋署副署長（建築及發展）馮宜萱（前排右七）與承建商及持份者，在2017年3月的合作伙伴工作坊簽署建築物料監控系統的合作憲章

屋宇管制　質量監控

獨立審查組隸屬運輸及房屋局常任秘書長（房屋）辦公室，擔任第三者監察角色，負責審批房委會就新發展項目提交的建築和結構圖則，以及處理房委會轄下現有屋宇的改建和加建工程所提交的申請。獨立審查組的行政程序與屋宇署相同。

獨立審查組依據建築事務監督授予的權力，向居者有其屋計劃屋苑、租者置其屋計劃屋邨，以及已拆售予領展或繼後私人業主的商業和停車場設施，執行法定屋宇監管。除了審核樓宇的加建和改建工程申請外，法定樓宇監管工作還包括就其他政府部門轉介的各類處所發牌以作適合用途的申請個案提供意見，督導小型工程監管制度、強制驗樓計劃和強制驗窗計劃的執行工作，以及管制違例建築及破舊樓宇。

2016年3月，獨立審查組透過「公營房屋入則易」系統推出新服務，以便房委會的新發展項目和現有樓宇工程項目可在網上遞交建築和結構圖則，讓獨立審查組以電子方式處理，而無須遞交紙張圖則。此外，由2014年起，市民可利用獨立審查組的「房屋署圖則查閱網」在網上查閱房委會建築工程記錄和訂購記錄副本。MyGovHK網站已於2016年3月增添這項服務，方便市民使用。

獨立審查組的品質和環境管理系統已獲得ISO 9001及ISO 14001認證。該組計劃於2017年11月前擴大ISO認證範圍，包括兩個屋宇監管小組，即強制驗樓小組及小型工程小組。

升降機巡查小組繼續推行稽核巡查制度，以助提高房委會轄下升降機和自動梯的安全水平，減低意外風險。

資訊科技　銳意創新

在日常工作上，房委會應用不少重要的資訊科技資源和系統，當中以建築信息模擬技術、地理信息系統、房屋建設管理系統、無線射頻識別技術至關緊要。我們不斷研究，探索如何進一步整合上述各個系統，以提高效率，發揮更大的協同效應。

2015年年底，我們推出「發展及建築工地流動系統」（第一階段），讓房委會駐工地人員在施工期間實地檢查建築工程和屋宇裝備工程時，利用流動裝置和應用程式記錄資料；遇有意外或工地安全事故時，駐工地人員便可通過流動裝置發送有關工地安全提示。我們現正擴大這個流動應用系統和電子聯通的使用範圍，供承建商使用，以便承建商在項目竣工時，可立即透過程式提出視察要求；而我們的

駐工地人員即使身在工地，也可利用「發展及建築工地流動系統」應用程式安排視察時間或匯報視察結果，承建商也可利用同一個應用程式查閱視察要求的處理狀況。這個做法既可簡化建築工地的安全管理工作，又可提高品質和生產力。

我們現正展開這個系統第二及第三階段的研發工作，包括擴大流動應用程式的應用範圍，以涵蓋其他範疇的視察工作（例如結構工程），為閱覽相關施工的文件提供便捷的途徑（例如已核准的施工説明書和樣本），以及妥善整合這個系統和「工傷及閃失事故和職業病監測系統」。

房委會目前管理和護養200多個公共屋邨和場地的樹木，涉及的樹木總數約102 000棵。為保障市民安全，我們每年在雨季前進行樹木風險評估及管理。2016年4月，我們研發了一個結合多種技術（包括互聯網、地理信息系統、無線射頻識別和全球衞星定位系統技術）的新應用系統，名為「房委會樹木資訊系統」。系統於2017年樹木風險評估周期正式推出，房委會工作人員及其業務伙伴可到地理信息系統樹木資料庫，檢索樹木記錄。系統有助於提高記錄樹木資料的效率和準確度，縮短整理新增樹木資料所需的時間，更可編製電子工作流程和管理報告，方便監察樹木風險評估和樹木補救工程的進度，以及承辦商的表現。

制訂政策　鼓勵創新

房委會重視創新，尤其在設計和建築方面，敢於推陳出新。為了鼓勵創新方案，我們與業界持份者緊密合作，善用內部和外界多方面專業技術。以綜合採購方式為例，我們支持創新，採用三軌投標制度，要求投標者就價格、技術和創新三方面提交建議，其中「創新」部分鼓勵持份者互相合作，提出推陳出新的設計和建築概念，尤其適用於複雜的大型房屋發展項目。我們通過綜合採購法，簽訂兩份新建築工程合約，其中啟德1B地盤的公屋發展綜合工程合約已於2014年順利完成，而安達臣道A及B地盤的公屋發展工程合約則預計於2018年竣工。

房委會積極採納業界的創新技術，應用於公營房屋建造。香港建造業面對工人老化、技術工人短缺、建築工地面積細小等挑戰；因此善用創新技術至為重要。我們在2016年12月14日舉辦「創新科技與優良作業系統 • 公屋建造工作坊」，探討有關問題，並研究如何應用嶄新技術維持和改善施工質量、工地安全和施工效率。



房委會工作人員和業務伙伴使用「房委會樹木資訊系統」實地進行樹木評估，工作更見效率



創新科技與優良作業系統 • 公屋建造工作坊

嶄新設計　消減噪音

我們的研究和發展項目主要應用在房屋發展和建築流程方面。由房屋署副署長（發展及建築）擔任主席的督導委員會，專責訂定研究和發展策略，並監督各項研究及發展工作在整個周期的進展，即從研究、試行、監察、檢討至大規模應用五個階段的進展。減音窗和減音露台便是近期研究及發展工作的成功例子。

香港發展密度高，交通噪音十分普遍。針對這個問題，我們從規劃着手，採用因地制宜的樓宇設計，讓樓宇布局形成自然屏障，減少樓宇受到交通噪音所造成的影響。在樓宇設計和配置方面，我們與環境保護署和香港理工大學合作，設計減音窗和第一及第二代減音露台，減少單位受到噪音的影響，同時保持良好的自然通風。這方面的創新設計在香港綠色建築議會「環保建築大獎」獲頒「研究及規劃類別」優異獎，成績令人鼓舞。本章最後部分的專題故事詳述減音窗和減音露台的設計。

華廈邨 — 工業區內的城市綠洲



1964 年



2013 年



2016 年

50 多年的蛻變 — 柴灣工廈變為華廈邨

華廈邨是房委會首個歷史建築物改建項目，前身為柴灣工廠邨大廈（柴灣工廈）。該幢工廠大廈在1959年落成，四周工廈林立，鄰近柴灣港鐵站，是香港僅存的「H」型工廠大廈，2013年經古物諮詢委員會評為二級歷史建築。為了在短期內增加公營房屋供應量，政府在2012年公布柴灣工廈改建計劃。改建工程的時間異常緊迫，2016年竣工，提供187個單位，供約600 名居民入住。

對於房委會來說，改建柴灣工廈，提供可持續的生活環境，讓居民安居，實是一大挑戰。這幢屬二級歷史建築的工廈空置多時，而鄰近的道路交通也帶來嚴重的噪音問題。我們必須地盡其用，締造和諧宜居的社區環境，同時顧及保存這幢樓齡高達58年、別具歷史價值的建築物。

建築設計方面，我們把居住元素融入現有工業環境，並活化鄰近地區。改建工程前，我們首先需要淨化土地，以確保日後居住環境安全、健康；再把柴灣工廈原有的一樓至五樓改建為住宅單位，地下則劃作庭院，另設商舖、停車場及屋邨管理設施。居民的日常生活所需，一應俱全。



地下商舖



長幼遊樂區



綠化庭院



綠化天台



樓層負荷量的說明字樣



強烈橫向線條外觀

為確保原有工廈的樓宇結構安全穩固，我們測試原有樓板，以確定擬保留的結構和物料是否狀況良好，且符合最新的消防安全規定。樓板測試的結果滿意，我們可保留大廈的原貌和約七成的建築結構，因而大幅減少樓板拆卸和重建工程。此外，我們經核實工廈現有的負荷能力後，在北翼加建一個住宅樓層，務求地盡其用。我們在進行改建工程時，使用遙控拆卸機械人和切割式方法，以盡量減少對鄰近地區造成滋擾，並減低對原有樓宇結構產生震盪。

柴灣工廈鄰近的交通噪音問題嚴重，加上工廈已列為二級歷史建築，令住宅單位的設計受到原有建築結構和布局所限制。為了盡量減少交通噪音對住戶的影響，所有住宅單位均內望庭院，並設有隔音露台。露台裝上吸音板和隔音屏，以減少外面的噪音傳入室內。

我們保留柴灣工廈約七成的原有建築結構，避免採用大量建築物料之餘，更減低施工期間的能源消耗量和碳排放量，實踐可持續發展的建築理念，又為住戶提供可持續的居住環境。我們進行大規模的園景美化工程，綠化率逾四成，不但為居民締造舒適宜人的生活環境，更為密集的工業區闢設綠化空間。此外，華廈邨採用的能源效益模式較機電工程署《成效為本能源效益守則》所訂的基本要求高出46%。

柴灣工廈改建計劃保留一些在文物影響評估界定為「別具特色的元素」，包括工廈獨特的「H」型建築設計、由露台和樓板構成的強烈橫向線條外觀、「柴灣工廠邨大廈」的油漆字樣、樓層負荷量的說明字樣、附設通花混凝土格柵的斜道，以及煙囪。

為秉持房委會「以人為本」的精神，並提高市民對文物保育的意識，我們邀請柴灣工廈的前租戶及其他持份者出席社區參與工作坊，聽取他們的意見，並記錄他們的歷史回憶，使設計糅合新舊元素。我們設立展示區介紹柴灣工廈的歷史，和鄰近地方的資料，並展示清理工廈期間所收集的藏品。

現有工廈活化再用，改建為公共租住房屋，華廈邨項目便是最佳例證。房委會落實柴灣工廈重建計劃，不單順利完成了一個公營房屋項目，還徹底改變一幢實用工廈的用途，打造成為城市綠洲，提供和諧、宜居的社區環境。



社區參與工作坊



舊物展示區

寶鄉邨 — 煥發社區新氣象



寶鄉邨是過去20年大埔區唯一落成的公共屋邨



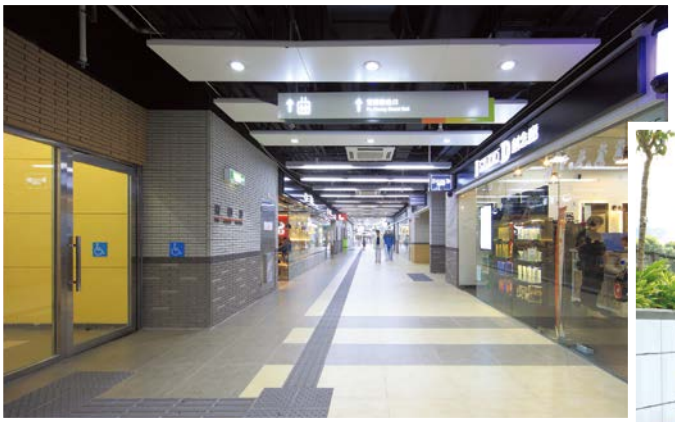
大埔鄉事委員會的新會址位於寶鄉邨平台

香港土地資源珍貴，房委會一直設法地盡其用，建屋為民，照顧有住屋需要的市民。然而，不少建屋用地礙於地勢和環境所限，發展工作困難重重。再者，附近居民往往對於公共屋邨發展計劃有所顧慮。因此，房委會其中一項首要任務，就是早在初步規劃階段便與區內居民保持密切聯繫，以達成雙贏方案，務求建屋計劃能夠地盡其用，同時盡量滿足區內居民的需要和期望。大埔新落成的公共屋邨 — 寶鄉邨便是好例子，顯示房委會在規劃階段積極工作，達至雙贏局面。

大埔寶鄉邨的用地在2004年列入可供申請售賣的土地表（俗稱「勾地表」），但一直未被勾出，可能由於附近道路交通繁忙，而且毗鄰港鐵東鐵線，噪音問題嚴重，有礙發展。房委會於2009年接收用地後，設法地盡其用，興建公屋。

我們早在初步規劃階段已諮詢地區人士，得到大埔鄉事委員會（鄉委會）全力支持，騰出發展用地旁邊的會址，以便取得更大空間，興建公營房屋。待屋邨落成後，鄉委會將遷回邨內的新會址。騰出的原本會址納入寶鄉邨發展用地範圍內，不但令規劃更全面，還可提高發展密度，多建約30個住宅單位，總數達483個。寶鄉邨的發展標誌地區與政府攜手協作的重要里程碑，充分體現本年度年報主題「建屋為民　促進共融」的精神。

寶鄉邨兩幢住宅大廈均採用單向設計，避免單位面向鐵路。大廈外牆的關鍵位置加裝隔音建築鰭片，有效緩減車輛和鐵路的噪音。住宅大廈設有開放式走廊，加強天然採光和對流通風，令居住環境更舒適。



行人通道24小時開放，方便居民出入，兩旁設有零售設施



三層平台為居民提供寬敞的休憩空間





行人通道牆上的社區畫作描繪大埔區的地標和風貌（上及右）

屋邨建有行人通道，24小時開放，方便居民出入。行人通道連接屋邨旁邊的寶鄉街和安富道，邨內或區內居民往返大埔墟港鐵站和富善街舊墟，快捷利便。行人通道兩旁更設有食肆和商舖，照顧區內居民所需。

我們地盡其用，按發展用地的准許建築物高度興建住宅大廈，附設三層平台和綠化天台。這樣既增加綠化面積，又為居民提供更多休憩空間。我們進行「微氣候」研究，優化屋邨設計，顧及通風、採光及室外溫適度等因素，確保環境舒適宜人。

「大埔社區藝術計劃」是地區與政府協作的成果。該項計劃邀請區內學校創作公共藝術作品，好讓學生發揮創意，加強對地區的歸屬感。

過去20多年，大埔區並無新建公共屋邨，區內人口也日趨老化；2016年新落成的寶鄉邨無疑為大埔區注入新活力。隨着屋邨入伙，新家庭和年輕一代遷入，整個地區變得耳目一新，生氣蓬勃。

朗晴邨 — 高密度城市中可持續發展的公營房屋



朗晴邨外貌



有蓋行人通道遮擋陽光，方便居民出入

香港是高度密集的城市，我們發展可持續的公營房屋時，既須應用環保科技，又要確保新建的公共屋邨與附近社區和諧共融，面對重重困難。元朗朗晴邨是當中成功的例證，顯示我們如何在高密度城市環境中，注入可持續發展元素。我們在建築規範的層面遇上不少困難，例如用地面積偏細、地下岩土情況複雜、交通和鐵路噪音嚴重、用地貼近毗鄰的私人發展項目，以及用地內須預留範圍作日後道路擴闊工程之用等。

朗晴邨位於元朗市中心北面，有兩幢公屋住宅大廈，分別樓高19層和30層，共提供428個租住單位。屋邨發展用地狹小，面積僅0.43公頃，被三面交通繁忙的道路包圍。有見及此，我們首先進行大規模的環境研究，以確保屋邨可與周邊社區融合。我們考慮到用地本身的限制，採用「順應自然」的設計原則，利用本身的限制引伸成獨特之處，建成別具特色的屋邨。我們興建兩幢高度不一的大廈，以巧妙的排列布局，形成屏障效應，減低內園所受的噪音影響。大廈採用單向設計，配以彩色的預製金屬欄杆，有助通風之餘，又令屋邨外觀別具特色。

發展用地貼近私人發展項目，我們在規劃大廈的布局時費盡心思，務求單位景觀開揚，避免戶戶對望。我們在設計上借助周邊大廈、結構尾翼牆、樓梯和電機房的位置安排，阻隔東面和西面的陽光，減少吸收太陽熱能。我們也盡量擴闊大廈之間的距離，配合毗鄰屋苑的通風廊，加強區內整體通風效應。



大廈採用單向設計，配以彩色的金屬欄杆，別具特色



大廈各樓區色彩配搭各異，方便居民識別



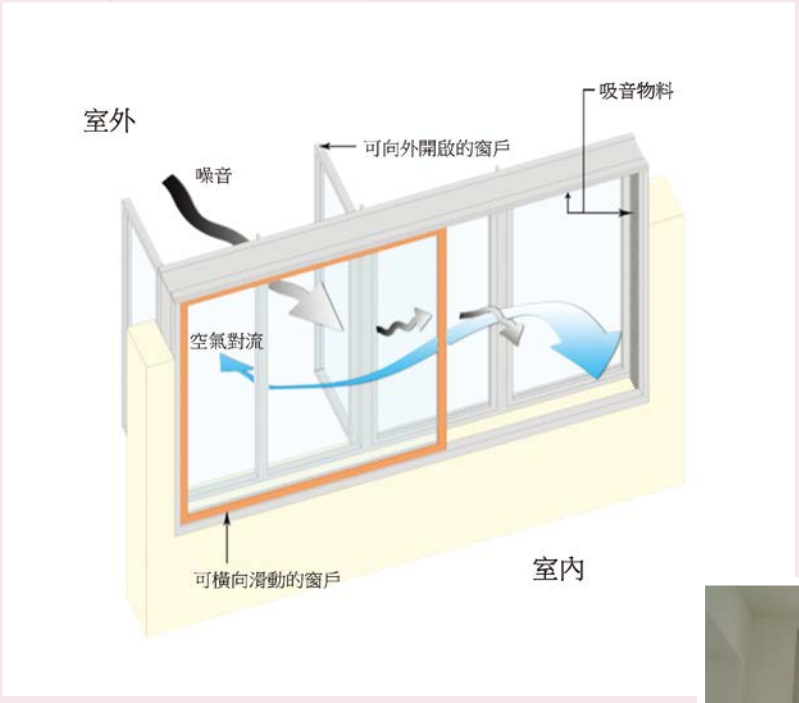
屋邨加入特色建築元素，與環境融為一體，加強居民對屋邨的歸屬感

我們從基本着手，採用「順應自然」的設計原則，克服用地本身的限制，因地制宜，同時照顧居民所需，提供舒適的居所，讓他們保留集體回憶，並促進睦鄰關係。我們在設計上，結合私人與公共空間，締造綠化健康的環境，加強居民的歸屬感。這個公屋項目屢獲殊榮，先後獲得綠建環評新建建築評估（1.2版本）的鉑金級評級（暫定評估），以及中國綠色建築標識（設計標識）評估計劃的三星級評級和環保建築大獎2014新建建築類別的大獎，足見屋邨的建築設計充分體現可持續發展的目標。



多用途活動室可用作舉辦各式各樣的社區活動

減音窗和減音露台 — 創新設計 消減噪音



減音窗的規格



隔音窗

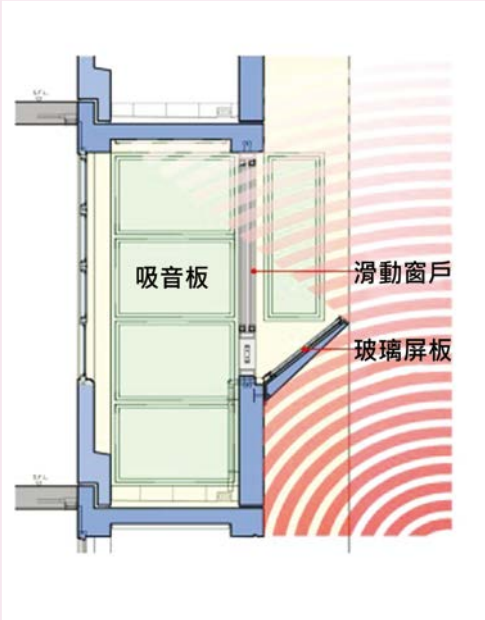
在市區興建公營房屋，解決道路交通帶來的噪音問題往往是一大挑戰。為此，房委會致力多項研發工作，針對香港的環境，制定噪音緩解措施，務求使公共屋邨的生活環境舒適健康，居民安居樂業。把噪音緩解設施融入精密的建築設計中，同時兼顧其他重要要求，例如自然通風和採光，是其難處所在。

減音窗

房屋用地的周圍如有交通繁忙的道路，採用傳統的緩解措施不足以減低交通噪音的影響。有見及此，我們與環境保護署和香港理工大學攜手合作，共同研發住宅大廈的減音窗設計，利用雙層玻璃窗的原理，改良玻璃窗的設計，以外層窗和內層窗構成一個通風口，阻隔噪音之餘，也維持自然通風。我們首先在實驗室測試設計概念，繼而在模擬單位安裝減音窗，實地測試，結果證實有效消減噪音。減音窗的設計規格其後獲得屋宇署通過。我們設計減音窗時，還顧及其他因素，例如方便居民清潔窗戶、晾曬衣物、維修保養等。



隔音露台



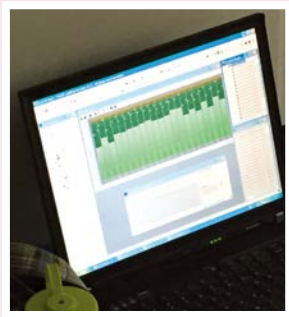
第二代減音露台的規格

減音露台

榮昌邨於2013年落成，採用第一代減音露台的設計，以減少來自附近西九龍走廊的道路交通噪音。露台的設計包括實心護牆和側牆，護牆加裝斜向屏板，以減少噪音傳入室內。露台的天花和側牆均裝有吸音物料。

嶄新設計的減音窗和第一代減音露台成效卓著，令人鼓舞。然而，我們仍繼續探索改善的空間，聚焦研究，設計出第二代減音露台，消減噪音的效果更見理想。第二代減音露台的設計經過改良，除採用原有的基本噪音緩解設施外，還在露台門前的護牆上加裝滑動窗戶，進一步減少噪音傳入室內。









在模擬單位測試第二代減音露台的成效

我們在按照原物尺寸的模擬單位進行實地噪音評估，於2015年完成；結果證實住宅大廈採用經改良的減音露台設計，減音效果顯著。我們正考慮在日後某些公營房屋項目，採用這種實用有效的設計，消減噪音。

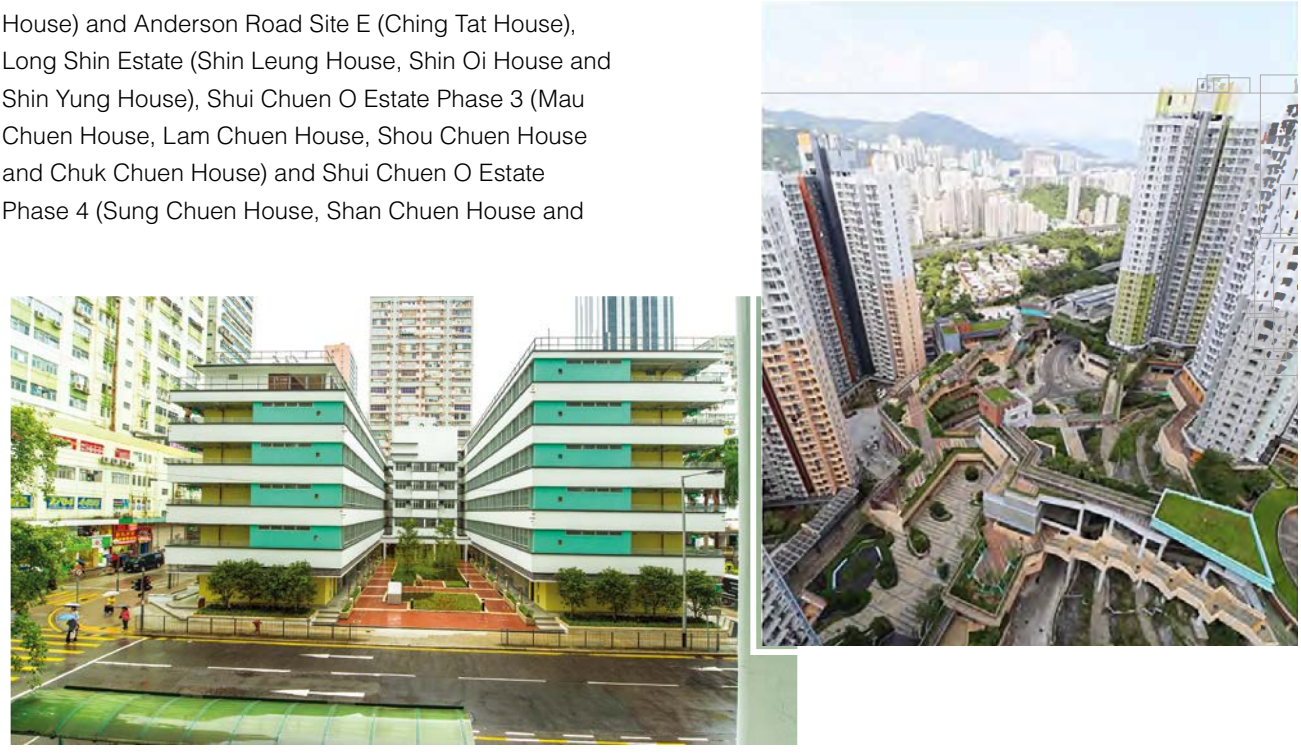
This chapter picks up very directly on the first half of the theme of this year's Hong Kong Housing Authority (HA) Annual Report: "Building for the Community". It covers our specific construction activities over the year, with details of the work completed and the systems and technologies used to advance our construction goals. Moreover, the chapter also addresses the second half of the year's theme – "Fostering Harmony". As can be seen, our construction efforts involve far more than simply being a production line of flats. Built into everything we do is the goal of creating public housing that offers a desirable and optimum living environment, is designed for accessibility, is built sustainably, and that enhances the sense of community harmony for those living there. At the same time, in the process we foster harmony with our partners, such as our workers and contractors, through established management systems that protect their health and safety.

To begin on the construction front, in 2016/17, we completed construction of around 14 300 new flats. These included around 11 300 public rental housing (PRH) flats and around 3 000 subsidised sale flats, in a total of 13 projects made up of 7 PRH development projects and 6 Subsidised Sale Flats (SSF) development projects. Those PRH projects included Wah Ha Estate (Wah Yan House), On Tai Estate (Ming Tai House and Chi Tai House), On Tat Estate, Anderson Road Site D (Yan Tat House, Sin Tat House, Lai Tat House, Chi Tat House) and Anderson Road Site E (Ching Tat House), Long Shin Estate (Shin Leung House, Shin Oi House and Shin Yung House), Shui Chuen O Estate Phase 3 (Mau Chuen House, Lam Chuen House, Shou Chuen House and Chuk Chuen House) and Shui Chuen O Estate Phase 4 (Sung Chuen House, Shan Chuen House and Tsun Chuen House). The SSF projects were Wang Fu Court, Ching Chun Court (Chun Hin House and Chun Ho House), Mei Ying Court, Mei Pak Court, Sheung Chui Court (Chui Wu House, Chui Ho House and Chui Ting House) and King Tai Court. We also completed around 1 900 square metres of gross floor area for retail facilities, and around 520 private car and lorry parking spaces.

Despite facing increasingly complex site conditions and stringent design and statutory requirements, we made good progress during the year in the planning and designing of prospective PRH development projects. Scheme designs and project budgets were endorsed for eight projects.

Consultation – a key starting point

To ensure our public housing developments are built for the community, including prospective tenants and the existing population of the areas around them, we consult with local community groups and other stakeholders at the very beginning of our planning and design stage. After the completed blocks are occupied, we also conduct Post Completion Reviews together with Residents Surveys so that we gain early feedback on the estate and flat design, which enables us to regularly review our Model Client Brief and Modular Flat Design.



Two newly completed PRH projects – Wah Ha Estate (left) and Shui Chuen O Estate





Two newly completed Subsidised Sale Flats projects – Mei Ying Court (left) and Mei Pak Court

Caring for our elderly

As the number of elderly people in Hong Kong rises, the HA has been devoting greater resources to ensuring that the needs of its elderly tenants are comprehensively addressed. This is taking place not just at the level of estate management but also at the design stage, to ensure that our new estates provide safe and accessible living environments for their elderly tenants. For the past 15 years we have been implementing the universal design approach in our new public housing developments, which means that the needs of people of all ages and physical conditions are taken into account at every stage of planning. Using this approach, we have introduced a wide range of elderly-friendly designs over recent years. For example, corridors, flat entrances, and kitchen and bathroom doors have all been widened for easier wheelchair access, and materials that are safer for users, such as non-slippery floor tiles, have been introduced. These changes are enabling our elderly tenants to live out the full span of their lives in a familiar environment that they can manage without too much difficulty.

Making our estates greener

We have continued to make green living an important element in our estate design, and have remained alert for new systems and technologies that can help us build more sustainably. This goal has been helped by our use, since 2011, of the Carbon Emission Estimation (CEE) tool to estimate the total carbon emissions from a PRH estate over its entire expected life of 100 years. CEE is applied to such areas as the materials used in major construction work, the building structures, the communal building services installations, the use of renewable energy, the planting of trees, and demolition. This design verification tool gives us the ability to gauge the effectiveness of the blocks and estates in terms of carbon emissions throughout their entire lifecycle so that we can, if necessary, adjust the design upfront to minimise carbon emissions.

In addition to CEE, we have implemented the ISO 50001 Energy Management System (EnMS) for our new domestic blocks since 2011. The scope of this system includes planning, design, project management and contract administration for the construction of public housing. The EnMS enables us to gauge the communal energy consumption associated with a building in operation. In 2016/17, we applied CEE and energy estimations to 14 new projects, and achieved a reduction of about 24% of estimated communal energy consumption for the domestic blocks at these new projects compared with the baseline figure.

We have also adopted the principle of "passive design" since 2004. This design principle focuses on harnessing the specific characteristics of individual sites to maximise features such as natural ventilation and daylight. During the planning and design stage of new estates, we have





Pre-grown vertical green panels in Hung Fuk Estate – before (left) and after installation

also been adopting standard green procedures such as the use of micro-climate studies, which are helping us to optimise the layout of estates and the disposition of their individual buildings for better environmental performance.

Our choice of construction materials is also governed by green principles. Since 2013, we have incorporated the use of 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 precast concrete façades and precast staircases. We are continuing to study the use of GGBS in semi-precast slabs by conducting full load testing of these components.

Greening is not only environmentally friendly, but also helps foster harmonious communities by providing soothing and relaxing areas of natural charm for our PRH tenants. Our policy remains to require overall greening coverage of at least 20% of the total site area of our estates, and at least 30% for large sites of over two hectares. We plant at least one tree for every 15 flats built. The HA pioneered the use of the Zero Irrigation System at Lung Yat Estate, a system which reduces the use of potable water. We have also been developing a prefabricated modular system which will provide a more efficient method of tree planting on the podiums of estate blocks. More recently, in Hung Fuk Estate, we extended our successful study of the use of the Zero Irrigation System and pioneered the use of pre-grown vertical green panels to increase green coverage and achieve an instant greening effect.

Green buildings, Gold ratings

All new projects carried out by the HA 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 for New Buildings, or BEAM Plus NB). By adopting a range of affordable best practices, this scheme aims to reduce the environmental impacts of new buildings whilst improving environmental quality and user satisfaction. Some of our projects are able to achieve the highest Platinum rating. Our certification results under BEAM Plus NB (Version 1.2) in 2016/17 are summarised below:

Project	Rating
Wah Ha Estate	Platinum Rating, Provisional Assessment
PRH Development at Fo Tan Phases 1 & 2	Gold Rating, Provisional Assessment
SSF Development at Choi Hing Road	Gold Rating, Provisional Assessment
SSF Development at Kai Tak Site 1G1(B)	Gold Rating, Provisional Assessment
SSF Development at Fat Tseung Street West	Gold Rating, Provisional Assessment
SSF Development at Queen's Hill Site 1 Phase 3	Gold Rating, Provisional Assessment
SSF Development at Wo Sheung Tun Street, Sha Tin Area 16	Gold Rating, Provisional Assessment
SSF Development at Texaco Road	Gold Rating, Provisional Assessment



The Permanent Secretary for Transport and Housing (Housing), Mr Stanley Ying (front row, seventh right), pictured with guests at Site Safety Forum held in July 2016

A new assessment tool, BEAM Plus Neighbourhood (BEAM Plus ND), was launched in December 2016. This tool evaluates the sustainability performance of a development at the early planning stage, with a focus on the design of space between buildings and an emphasis on the socio-economic elements of a development. It takes into account a range of different aspects, including site, outdoor environmental quality, community, energy, innovations, materials and waste.

During the year, SSF Development project at Fat Tseung Street West attained the highest Platinum rating under the Pilot version of BEAM Plus ND, one which recognises the HA's continuous efforts in building and caring for the community through neighbourhood-responsive site planning, sustainable building design with innovations, and close community engagement.

Safer working environments

The HA applied its robust Site Safety Strategy 2016 at all New Works and Maintenance Works sites, as well as to the work of our property service agents, cleansing services contractors and security contractors. In 2016, we achieved our safety goal of no more than nine accidents per 1 000 workers. Accident rates were recorded at 6.8 per 1 000 workers for New Works contracts and 1.5 per 1 000 workers for Maintenance Works contracts, both of which remain well below Hong Kong's average industry accident rate of 34.5 per 1 000 workers. Also, no fatal accidents occurred in any of our New Works and Maintenance Works contracts during the year. All these figures reflect well on the effectiveness of our Site Safety Strategy.

During the year, we introduced additional regulatory measures for contractors in response to certain unsatisfactory site safety performances. The new specifications introduced mandatory actions designed to better protect workers on the job. We also continued to raise safety awareness among our contractors and works staff by organising safety promotional events such as forums, seminars and workshops. The Housing Authority Site Safety Website is one of the convenient channels we offer for getting safety messages across to industry stakeholders. We also continued to publish and regularly update our Site Safety Handbook and our Pictorial Guide to Planning and Design for Safety. Both resources provide HA contractors and works staff with good reference materials on safety issues. The latest updated versions of both publications are scheduled for publication in 2017/18.



Site safety is one of our top priorities

Safety is also at the forefront of all the building and maintenance works carried out in our existing estates. We have continued to arrange surprise safety inspections of building maintenance and improvement works, and lift maintenance and lift modernisation works. A review of these surprise safety inspections was also undertaken to investigate possible improvements.

In 2016, the Housing Authority Occupational Injury and Disease Surveillance System was implemented, enabling contractors to file web-based accident and incident reports. The system is enhancing our ability to manage information relating to site safety effectively, generate accident statistics for analysis, and identify areas for improvement.

Our quality management systems

Quality management systems are important benchmarks for measuring and controlling our quality performance according to widely accepted international standards. We have adopted the European Foundation for Quality Management (EFQM) Excellence Model to help us make improvements across our operations in the Development and Construction Division. Our contractors must be ISO 9001, ISO 14001 and OHSAS 18001 certified, and our building (New Works) contractors and piling contractors must 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 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 (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
Independent 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
Development & Construction Division (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 fifth 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.
Estate Management Division (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 third consecutive year since 2014, 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.



Kwai Shing West Estate (front and right) is one of the 10 PRH estates recognised under the HKQAA SBI Scheme

Both the HA's Development and Construction Division (DCD) and its Estate Management Division (EMD) have adopted the HKQAA Corporate Social Responsibility (CSR) Index framework. This framework is designed with reference to ISO 26000, and is aimed at assessing the maturity level of our social responsibility undertakings and contributions. This was the fifth consecutive year in which the DCD achieved the full score of 5.0 in the HKQAA CSR Advocate Index annual performance assessment, and the third consecutive year in which the EMD did the same.

Enhancing quality assurance

Third-party certification continues to be one of the means we use for controlling the quality of the building products used in our PRH construction. In addition to ISO 9001 certification, product certification requirements have been progressively imposed on 11 such products since 2012. They include fire resistant timber doors, panel wall partitions, packed cement for architectural use, tile adhesives, ceramic tiles, repair mortar, aluminium windows, uPVC drainage pipes and fittings, close-coupled water closet suites, mesh reinforcement, and LED bulkheads. This process is continuing, with certification due to become required for multi-layer acrylic paint from 2017/18.

Since excessive lead was found in the drinking water of some PRH estates in 2015, we have been strengthening our quality controls for plumbing installation through a series of enhancement measures. These include requiring the use of copper pipes and fittings that bear the Kitemark of the British Standards Institution, conducting audit checks of delivered soldering materials, and testing extra water samples in addition to those required by the Water Supplies Department. In terms of management control, we have adopted a list of approved plumbing sub-contractors and have set workload capping limits for approved plumbing sub-contractors and for Licensed Plumbers. Furthermore, building contractors are now required to implement a management plan that includes stringent supervision of plumbing sub-contractors and Licensed Plumbers.

Risk assessment for building materials in new contracts

The HA has always managed the risks associated with building materials. In December 2016, we engaged with our contractors and other industry stakeholders including government departments, trade associations, institutions, academia, professional service providers and suppliers to complete a risk assessment exercise on building materials. The goal was to enhance our quality control system in terms of checking for and monitoring materials compliance.

The risk assessment exercise involved us looking at some 2 300 building materials used in architectural, building services, structural, civil engineering, geotechnical engineering and landscaping work. They were assessed according to the principles and guidelines set by the International Standard ISO 31000 on Risk Management. The risk assessment results were then evaluated, and corresponding risk treatment measures were developed. These measures covered material controls at five work stages in the building construction process, namely "Sample Submission", "Purchasing", "Delivery", "Storage

Control", and "Use (Installation)", thus ensuring effective control measures for every stage. These risk treatment measures have been implemented by phases in 2017, prioritised according to the degree of impact that each material has on overall construction quality.

With a view to developing a consistent approach to the control of building materials, since April 2016 we have also been jointly reviewing with our contractors the current checking and monitoring systems for building materials. Starting in 2017, all New Works contractors will be required to develop a project-specific materials risk assessment system for the materials they will be using, including those supplied by their subcontractors and suppliers. The risk assessment system must be designed with reference to the HA's own system, and must be incorporated into the contractor's Quality Control System and Subcontractor Management Plan. Contractors will also be required to appoint a third party to conduct an annual audit of the Quality Control System for each HA project, and to increase the frequency of the compliance audits on materials conducted by the contractors' own in-house audit teams.

Risk assessment is an on-going process, and is likely to continue evolving over time. We will continue to cooperate with relevant stakeholders and experts with the aim of making regular enhancements to our quality control systems.

Quality through building control

The Independent Checking Unit (ICU), which operates under the Office of the Permanent Secretary for Transport and Housing (Housing), provides third-party checking of the building plans and structural plans submitted for the HA's new development projects, and processes submissions for Alterations & Additions works in the HA's existing buildings. Its administrative processes parallel those of the Buildings Department.

The ICU is also responsible for exercising statutory building controls, under the powers delegated by the Building Authority, for buildings in the Home Ownership Scheme, Tenant Purchase Scheme estates, and commercial and car parking facilities divested to the LINK REIT or their subsequent private owners. Besides processing submissions for Alterations & Additions to these buildings, its statutory control also covers giving advisory input on the suitability of premises for uses in relation to various licensing referrals from other government departments, overseeing the implementation of the Minor Works Control System, the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme, and carrying out enforcement against Unauthorised Building Works and dilapidated buildings.

In March 2016, the ICU implemented a new service through the Housing Electronic Plan Submission System (HePlan) that has enabled both the e-submission and the e-processing of building and structural plans for the HA's new development projects and existing buildings, without the need for hard copy submissions. The ICU's Housing Electronic Building Records Online System (HeBROS) has provided the public with on-line inspection and copying services for the HA's building records since 2014, a service which has been made even more accessible with its extension to the MyGovHK website in March 2016.

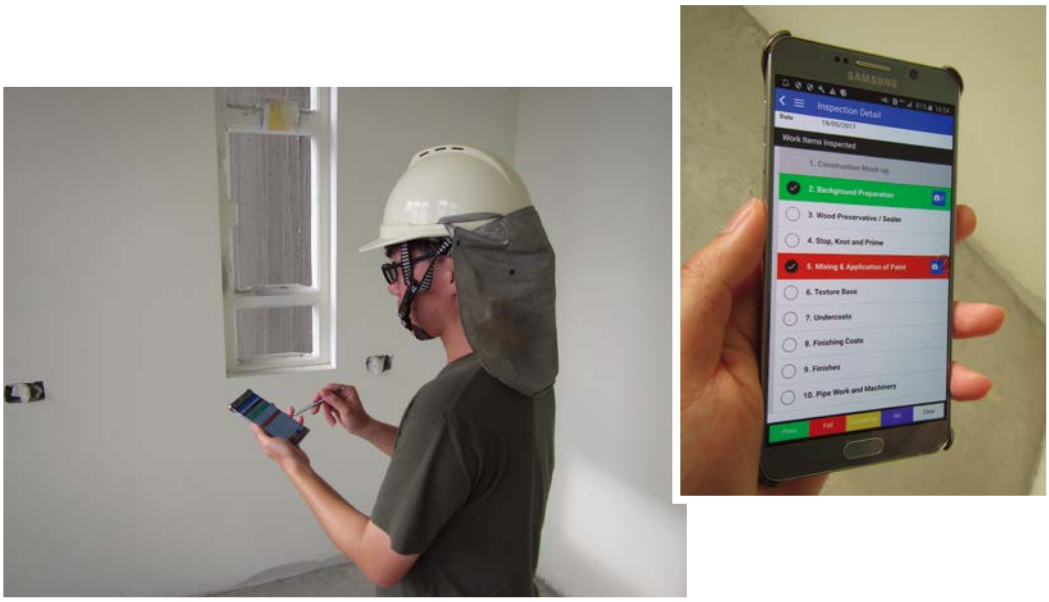
The ICU's quality and environmental management systems are ISO 9001 and ISO 14001 certified. The ICU intends to extend the scope of its ISO certification to include two building control teams, the Mandatory Buildings Inspection Scheme Team and the Minor Works Team, by November 2017.

The Lift Inspection Focus Team (LIFT) has continued to implement an audit inspection system to enhance safety and reduce the risk of accidents in lifts and escalators managed by the HA.

IT enhancements

The HA uses a number of IT resources and systems in its work, among the most important of which are Building Information Modelling (BIM), the Geographic Information System (GIS), the Housing Construction Management Enterprise System (HOMES), and Radio Frequency Identification (RFID). We are always looking at ways of further integrating them for better efficiency and greater synergy.

In late 2015, we rolled out Phase 1 of the Development and Construction Site Mobile System (DCSMS). This system enables HA staff to use mobile devices and applications when carrying out site inspections of building works and building services work during construction, and to raise alerts about accidents or site safety incidents. We are now extending the use of this mobile solution and data interchange to contractors. This extension enables contractors to submit inspection requests via DCSMS once they have completed a



Mobile devices and the DCSMS app are being adopted to streamline the management of safety, quality and productivity at our building sites

construction job. Following this, site staff can schedule the inspection or report the inspection results through the DCSMS app while they are in the construction area; contractors can also check the status of a request through the DCSMS app. The application of DCSMS is streamlining the management of safety and improving quality and productivity at our building sites.

We are now proceeding with the development of Phases 2 and 3 of DCSMS. These include widening the application of our app to cover inspections in other areas such as structural work, offering easy access to documents such as approved method statements and samples, and better integrating the Occupational Injury and Disease Surveillance System into DCSMS.

The HA currently manages and maintains around 102 000 trees in more than 200 public housing estates and other venues. Each year, we carry out a Tree Risk Assessment and Management (TRAM) exercise before the onset of the rainy season to help ensure public safety. In April 2016, we developed a new application system, the Enterprise Tree Management System (ETrMS), which integrates different kinds of technologies (including WEB, GIS, RFID and GPS technology). ETrMS was fully implemented for the 2017 TRAM cycle, and is enabling both HA staff and our business partners to access the GIS tree database and retrieve tree records easily. It is enhancing efficiency and accuracy in recording new tree data, and shortening the time needed for compiling new tree information. It is also making it easier for us to monitor the progress of our tree risk assessment and tree remedial works and the performance of the contractors involved, especially because of its ability to generate electronic workflows and management reports.

Strategies to encourage innovation

Innovation as a means of providing solutions to design and construction challenges is very important to the HA. To encourage such innovative solutions, we collaborate closely with industry stakeholders and draw on a wide range of internal and external expertise. One example of our support for innovation is our use of the Integrated Procurement Approach (IPA). This is based on a three-envelope tendering system comprising separate price, technical and innovation submissions. It spurs stakeholders to collaborate in delivering innovative design and construction concepts, and is thus especially suitable for projects that are complex or on a large scale. IPA has been used to procure two New Works building contracts, one of which (the Integrated Contract for Construction of PRH at Kai Tak Site 1B) was successfully completed in 2014. The other project under IPA is the contract for Construction of PRH at Anderson Road Sites A and B, which is scheduled for completion in 2018.

The HA has been active in adopting innovative technologies from the industry and putting these into practice in the construction of public housing. This is proving especially important given the fact that

Hong Kong is facing challenges such as an ageing workforce, a shortage of skilled labour in the industry, and smaller construction sites. On 14 December 2016, we addressed these developments in a workshop on "Innovative Technologies, Best Practices and Systems for Construction of Public Housing", in which we explored the ways innovative technology could be applied to maintain and improve construction quality, site safety and construction efficiency.

Innovative design to address traffic noise

Our Research and Development (R&D) activities are primarily examples of applied research in the field of building development and construction processes. A Steering Committee chaired by the Deputy Director (Development and Construction) steers our R&D strategy and oversees all R&D activities through the five stages of their life-cycle: exploring, piloting, monitoring, review, and mass application. One recent successful R&D activity was a study of acoustic windows and acoustic balconies.

Traffic noise is a frequent problem in densely developed Hong Kong. In terms of planning, we have been addressing this by adopting site-specific designs to achieve a "self-screening effect" against traffic noise. In terms of building design and configuration, we collaborated with the Environmental Protection Department and the Hong Kong Polytechnic University to come up with designs for acoustic windows and for the first and second generations of acoustic balconies, both designed to reduce noise while maintaining good natural ventilation to the flats. We are delighted that this innovative design work has been recognised by the Hong Kong Green Building Council at the Green Building Awards 2016, in which we received the Merit Award in the Research and Planning category. More details about our acoustic window and balcony design can be found in the Feature Story at the end of this chapter.



Ms Ada Fung (centre), Deputy Director of Housing (Development and Construction), officiates at the Workshop on Innovative Technologies, Best Practices and Systems for Construction of Public Housing held in December 2016

Wah Ha Estate – An Urban Oasis in an Industrial Setting

Wah Ha Estate is the first-ever historical conversion project carried out by the HA. The building was converted from the former Chai Wan Factory Estate (CWFE), constructed in 1959 and granted Grade II Historic Building status by the Antiquities Advisory Board in 2013. Situated close to the MTR station in Chai Wan and surrounded by industrial buildings, CWFE is the last H-shaped factory building remaining in Hong Kong. The Government announced the conversion in 2012 as part of its aim to increase the short-term supply of public housing, and the project underwent an extremely fast-track programme. It was completed in 2016, providing 187 flats for around 600 public housing residents.

For the HA, the challenge of the project was to turn a derelict Grade II Historic Building in an industrial setting, subject to severe noise pollution from nearby transport facilities, into a sustainable living environment. In addition, we asked ourselves how we could maximise the development potential of the site and create an environment that would foster a harmonious community, while also conserving the historical values of this 58-year old piece of architecture.

Our approach was to integrate the residential design into the existing industrial environment, and to revitalise the neighbourhood. Before starting the building works, we first decontaminated the soil to ensure a long-term safe and healthy environment for future residents. The CWFE's original first to fifth floors were converted into domestic units, while the ground floor was reserved for a courtyard and for commercial, car parking and estate management facilities to serve the daily needs of tenants.



1964



2013



2016

A 50-year transformation – from Chai Wan Factory Estate to Wah Ha Estate





A landscaped courtyard (left) and a recreational area



Strong horizontal lines





Chimney stacks



The artifacts display area (top and bottom)

To guarantee the structural safety of the existing building, we tested the existing floor slabs to verify that the structure and materials to be kept were sound and would meet the latest fire safety requirements. The test results were satisfactory, enabling us to retain the original appearance of the building along with some 70% of the building structure. This meant that the need to demolish and rebuild floor slabs was significantly reduced. To maximise development potential, an additional domestic storey was added to the North Wing after the existing loading capacity had been checked. The alteration process involved the use of a remote-controlled demolition robot and saw-cut methods, minimising nuisance to the neighbourhood and reducing vibration to the existing structure.

CWFE faced severe traffic noise generated by local transport facilities, but the domestic flat design was constrained by the existing structure and layout imposed by this listed Grade II building. To minimise the impact of traffic noise on tenants, all domestic flats were designed to overlook the internal courtyards. Acoustic balconies with noise absorptive panels and noise screens were strategically placed to reduce the amount of noise entering each flat.

Retaining 70% of the existing building structure enabled us to reduce the amount of building materials used and cut energy consumption and carbon emissions in the construction process. This resulted both in a more sustainable construction process, and a sustainable living environment for tenants. We carried out extensive landscaping, with a greening ratio of over 40%, to create not just a pleasant environment but also a "green-lung" within this built-up industrial area. The estate is also modelled to be 46% more energy-efficient than the base specification in the Electrical and Mechanical Services Department's Performance-based Building Energy Code.

A number of "Character Defining Elements" identified in the Heritage Impact Assessment were retained in the conversion. These include the block's distinctive "H-shape" form, its strong horizontal lines created by the balconies and slabs, the painted characters of the building's name and other painted notices indicating floor loading capacity, the ramps with concrete grilles, and the chimney stacks.

As part of the HA's people-oriented approach, and in a move to raise public awareness of heritage conservation, we invited ex-tenants and other stakeholders to take part in a community engagement workshop with an aim to incorporate their views and memories into the design process. An area was also set up in which the history of CWFE was displayed, along with information about the surrounding areas and the artifacts salvaged during building clearance.

The Wah Ha Estate project has clearly showcased that an existing factory building can be successfully re-used and adapted for public rental housing. In this project, the HA has delivered another successful public housing project, creating an urban oasis with a harmonious community environment within a gritty industrial setting.

Po Heung Estate – Injecting Energy into an Existing Community



Flats are strategically oriented away from the sightline of the railway



The 24-hour pedestrian passage provides convenient access along with an array of retail facilities

The HA is always looking for opportunities to maximise the use of Hong Kong's valuable land resources by building homes for the people who need them. However, many potential sites available pose significant challenges in terms of terrain and local environment. Furthermore, existing communities sometimes express concerns about the prospect of having PRH estates built in their vicinity. One of the HA's key jobs, therefore, is to collaborate closely with local communities at an early planning stage in order to deliver win-win solutions that both optimise a site's development potential while also meeting the needs and expectations of the local community. How we manage this task is well illustrated in our planning process for Po Heung Estate, our latest PRH development in Tai Po.

The Tai Po site of Po Heung Estate was placed on the Application List for land sales in 2004. However, the land sale was never triggered, possibly due to the severe noise issues caused by surrounding vehicular traffic and the adjacent MTR East Rail line, which limited the site's development prospects. In 2009, the HA took over the site and sought ways to maximise its development potential for PRH.

By engaging in local consultations at an early planning stage, we were able to secure the valuable support of the Tai Po Rural Committee. The Committee agreed to surrender the site of their premises next to the development site to create more room for the PRH development. They moved back to the housing estate upon project completion. The surrendered site was amalgamated into the Po Heung Estate development boundary, a move which not only enabled more comprehensive planning but also delivered a gain in development intensity. About 30 additional domestic flats were able to be built as a result, giving a final total of 483 flats. This entire process represented an important milestone in effective collaboration between a local community and the government, and fully exhibited the values of the theme "Building for the Community, Fostering Harmony".

We adopted a single aspect design for the two domestic blocks, with the flats strategically oriented away from the sightline of the railway. This, together with the addition of acoustic fins at strategic locations, was very effective in reducing traffic and railway noise. In addition, the open



Recreational and leisure space for tenants



The community artwork on display in the passageway features local landmarks and themes

corridors of the domestic floors enhanced the comfort of tenants in terms of providing excellent natural lighting and cross ventilation.

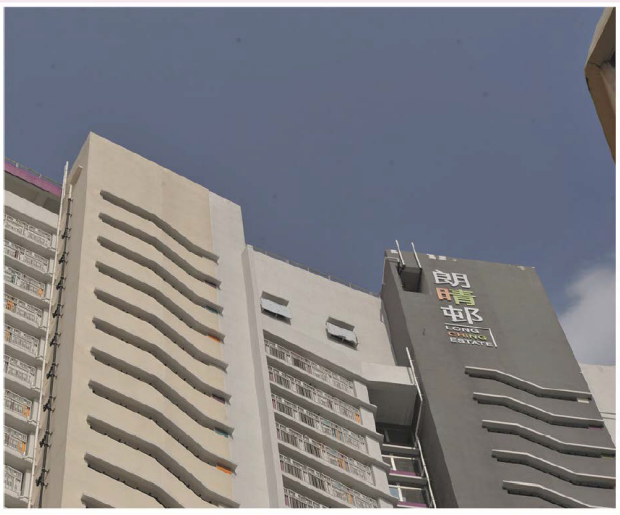
We also provided a 24-hour pedestrian passage connecting Po Heung Street and On Fu Road on the two sides of the development. This not only serves as a convenient access route for residents, but makes it easier for local residents to move between the areas near Tai Po Market MTR Station and the Fu Shin Street old town centre. Restaurants and retail shops have also been provided along the pedestrian passage to meet the needs of the local community.

We fully utilised the permissible building height of the site to include a three-storey podium with landscaped flat roofs, thus maximising opportunities for greening and providing more leisure space for tenants. Micro-climate studies were used to refine the estate design to ensure a good environmental performance in terms of wind availability, daylight and thermal comfort outdoors.

Collaboration between community and government in this project was further reinforced through a related community art programme. Local schools were invited to participate in creating a public artwork, with the students involved being able to channel their creativity into the project in a way that enhanced their sense of belonging to the district.

There had been no new public housing developments in Tai Po for more than 20 years. With the population of the district ageing, the completion of Po Heung Estate in 2016 has undoubtedly injected new energy into the district by bringing in new families and a younger generation of residents. In this way, it is helping to create a more vibrant local community.

Long Ching Estate – Sustainable Housing Development in a Compact Urban Site





The two blocks of Long Ching Estate (left), and a view from Wang Chau Road, Yuen Long

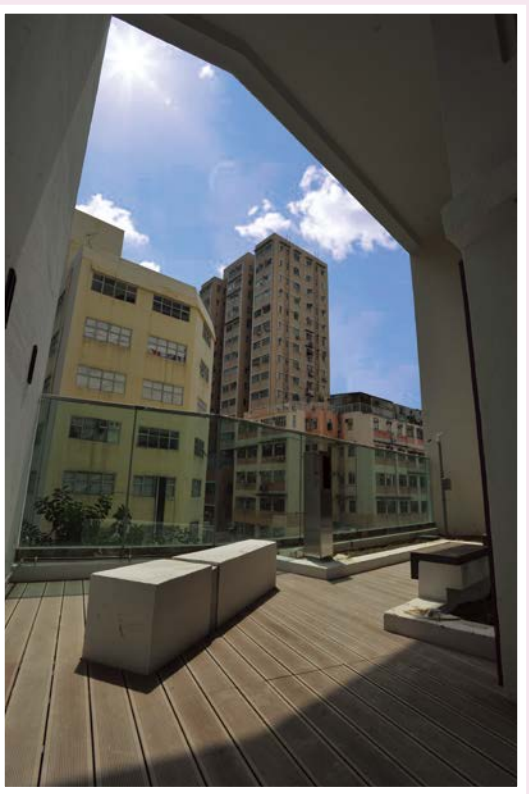
Hong Kong's high density urban environment poses severe challenges for developing sustainable public housing, both in terms of using green technologies and ensuring that public housing estates are built in harmony with the neighbourhoods where they are situated. Long Ching Estate in Yuen Long demonstrates how these sustainability principles can be incorporated in a high-density urban environment. In this case, our challenges included a very limited site area, complex underground geotechnical conditions, significant traffic and railway noise, close proximity to adjoining private developments, and extensive setback requirements for roads in anticipation of future road widening.

Located on the northern side of Yuen Long town centre, the project includes two public rental housing blocks of 19 and 30 storeys, providing 428 flats in total. The site for the blocks was a small elongated one, of just 0.43 hectares, and was bounded by roads carrying heavy traffic on three sides. To begin with, extensive environmental studies were undertaken to ensure that the estate was built in harmony with the surrounding neighbourhood. We adopted "passive design" strategies to address the site constraints, and went further by making the specific constraints of the site into unique and integral characteristics of the estate. We have built twin towers of stepped height, intended to provide a shielding effect on the inner court to reduce noise. Prefabricated metal railings were designed to integrate with the single aspect block design, providing the estate with a unique and colourful design feature. The railings facilitated effective ventilation throughout the building.

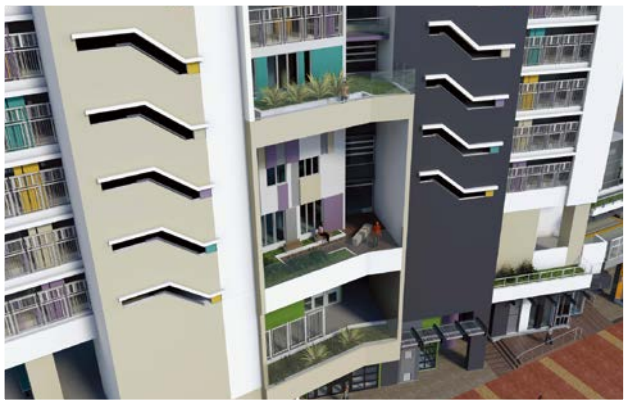
Due to the site's close proximity with an adjoining private development, we planned the disposition of the residential blocks carefully to borrow views and space from the adjoining area while reducing overlooking. We made use of surrounding buildings, structural end walls, staircases, and M&E plantrooms to block sunlight from the east and west and thus reduce solar heat gain. We also adjusted the block orientation to widen the gaps between blocks and align them with the wind corridors of adjoining developments, thus enhancing the overall urban ventilation for the whole area.



Some architectural features have been included to create a strong relationship with the environment and enhance residents' sense of belonging



The communal Sky Garden is a valuable neighbourhood meeting place



Open corridors, communal sky gardens and a roof garden all enrich the spatial and visual experience for residents

Going back to basics, we applied "passive design" architectural principles to achieve a balance between designing to address site constraints and designing to take into account people's needs in terms of providing comfortable dwellings, preserving collective memories, and creating a sense of neighbourhood. Through a careful integration of private and public space within a green and healthy environment, we were able to create a platform where the new community could go about building their own unique sense of neighbourhood. Our success in achieving this is reflected in the fact that the project has been awarded the Platinum rating (Provisional Assessment) under the BEAM Plus New Buildings assessment scheme (Version 1.2), the 3-star rating in the China Green Building Label (Design Label) Assessment Scheme, and the Grand Award for the New Building category in the Green Building Award 2014.

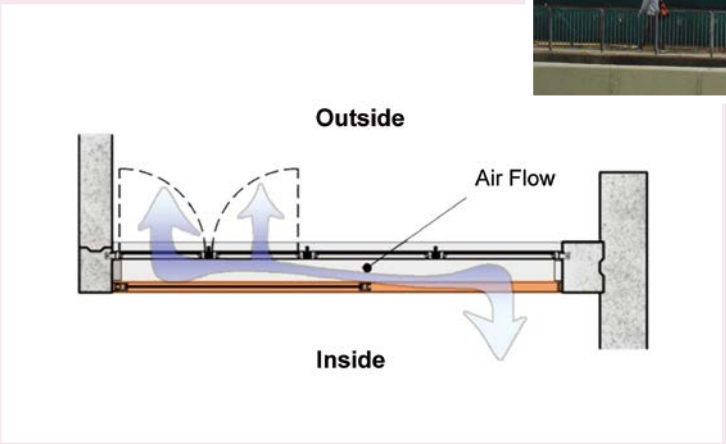


Public toilets at Long Ching Estate

Acoustic Windows and Acoustic Balconies – Two Innovative Noise Mitigation Measures



Mock-up flats



Air flow of acoustic window

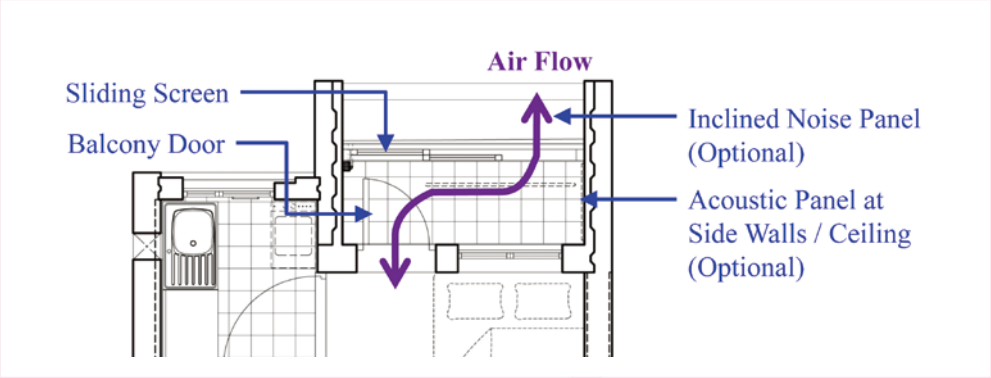
Road traffic noise has always been a challenging issue for public housing development in urban areas. In response, the HA has carried out a number of research and development activities aimed at developing noise mitigation measures specific to the Hong Kong environment, while also creating a healthier living environment for residents in our public housing estates. The challenge we have faced in integrating these noise mitigation features into an optimum building design was in balancing them against other important needs such as natural ventilation and lighting.

Acoustic Windows

At sites close to heavily trafficked roads, conventional mitigation measures are not enough to reduce the impact of traffic noise. We therefore collaborated with the Environmental Protection Department and the Hong Kong Polytechnic University in developing a design for an acoustic window for residential buildings, which functions as a modified double-glazed window with offset openings to allow for natural ventilation. Laboratory testing of the design concept followed by on-site testing of the actual window design at mock-up flats established that the acoustic window was effective in abating traffic noise. The design configuration of the acoustic window was subsequently endorsed by the Buildings Department. During the design process other factors were also taken into account, such as its accessibility for residents for window cleaning and hanging of cleaned laundry, and maintenance requirements.



The first generation acoustic balcony at Wing Cheong Estate



Layout of the enhanced acoustic balcony

Acoustic Balconies

Our first generation acoustic balconies were designed and installed in Wing Cheong Estate, completed in 2013, to reduce road traffic noise from the nearby West Kowloon Corridor. The design included a solid parapet wall and side walls together with an inclined panel on the balcony parapet to reduce the noise entering the flat. Sound absorption materials were also installed on the ceiling and side walls of the balcony.

Although the innovative acoustic window and initial acoustic balcony were successful, we continued to explore enhancements and came up with a second generation balcony design which performs more effectively in terms of reducing traffic noise. On top of the basic noise mitigation features of the original acoustic balcony, the enhanced design includes an additional sliding screen installed on the balcony parapet just in front of the balcony door, which further reduces traffic noise coming into the flat.

On-site noise assessment undertaken in full-scale mock-up flats was completed in 2015. This verified that the enhanced acoustic balcony was able to deliver a good performance in residential developments, and this valuable noise mitigation design feature is now being considered for inclusion in some of our future public housing development projects.

積極管理　共建和諧

Harmonious Living through Proactive Management

油麗邨
Yau Lai Estate





「日常家居維修服務」人員為公屋住戶檢查排水裝置



廣田邨加裝升降機，方便居民出入

香港房屋委員會（房委會）的屋邨管理工作，績效並重。然而，在管理公共租住屋邨方面，更重要的關鍵是達到本年度年報主題「建屋為民 促進共融」的雙重目標。我們的屋邨管理工作涵蓋不同層面，旨在加強住戶的歸屬感，提升社區凝聚力，建立和諧的生活環境，使家家戶戶（不論長幼、傷健、膚色或種族）融洽共處，安居樂業。

提供優質居所

屋邨設施保養得宜，生活環境舒適愜意，居民引以為傲，社區自然融洽和諧。因此，我們推行多個長期計劃和項目，務求房委會轄下屋邨的設施運作暢順，安全可靠，高效便捷，且持久耐用。以「全方位維修計劃」為例，我們主動為居民免費勘察室內設施，並提供維修保養服務。此舉既可確保屋邨設施維修妥善，也可及早處理潛在的保養問題。這項計劃廣受好評，證明有助於與住戶建立良好關係，實屬一舉兩得。2016/17年度，我們在28個屋邨推行「全方位維修計劃」。與此同時，我們推行「日常家居維修服務」，處理房委會轄下各出租單位住戶的維修要求。兩項計劃相輔相成，相得益彰。

我們還推行較大規模的「全面結構勘察計劃」，檢查樓齡約40年的屋邨，以確定樓宇結構是否安全，從而釐定保存這些屋邨至少15年所需的結構維修工程，並評估工程的成本效益。若勘察結果證實樓宇結構穩固，我們便會展開「屋邨改善計劃」，以改善屋邨的整體狀況和設施。誠然，較舊的屋邨即使進行改善工程，也難以完全符合現今的標準。這些改善工程的重點在於優化生活環境和設施，使其切合長者所需，讓住戶無須額外花費以安排年長親屬入住安老院舍。

締造無障礙環境

房委會一直致力確保轄下屋邨暢通易達，長幼傷健出入無阻。我們近年推行的無障礙通道全面改善計劃，已於2014年大致完成。為使屋邨環境更加暢達便利，我們繼續推行「加裝升降機計劃」，當中包括在屋邨的出入要道加設升降機，方便居民前往只有梯級連接的高架平台和行人天橋。2016/17年度，我們在六個屋邨加設八部升降機，另外在三個屋邨加裝五部升降機的工程仍在進行中。優化升降機及扶手電梯方便年長住戶外出，讓他們放心踏出家門，融入社區。

改善公屋設施

鑑於舊式晾衣裝置存在安全問題，房委會年內繼續更換舊屋邨的傳統插筒式晾衣裝置，以新式晾衣架取而代之。我們進行更換工程時，用心聆聽住戶的意見，了解他們關心新式晾衣架的尺寸和安裝位置，從而調整施工細節。同時，我們因應住戶的意見，提出新方案，如單位的晾衣設施安裝在大廈外牆的內角位置，便在單位的客廳窗外加設晾衣杆，結果該方案大受歡迎。截至2016年年底，66個屋邨已拆除舊式晾衣裝置，並安裝新式晾衣架。此外，37個屋邨仍在施工；更換計劃預計可於2017/18年度完成。

更換舊式摺閘的計劃在2014/15年度落實後，我們隨即在102個屋邨展開工程。自計劃推行以來，我們已更換約77 000道摺閘。新式摺閘採用經改良的設計，更為安全易用。

第二輪「室內電線重鋪計劃」2014/15年度起推行，旨在提升1986年至1992年期間落成公屋單位的電力裝置安全標準，並加強電力設備。截至2017年3月底，約4 500個單位已重鋪電線。

我們繼續推行升降機現代化計劃，由技術人員評估所有使用超過25 年升降機的狀況，並優先處理須進行現代化工程的升降機。根據該項計劃，屋邨大廈無升降機到達的樓層，只要樓宇結構容許，便增設新升降機出入口。2016/17年度，更新了107部升降機。

推動公屋可持續發展

近年，我們一直密切監察十個屋邨內78幢具代表性公屋大廈的整體可持續發展績效表現，並繼續安排這些大廈參與香港品質保證局「樓宇可持續發展指數」計劃。這項工作的最終目標，是協助我們有系統地分析所得的結果，制定長遠的保養和改善策略，以提升公屋可持續發展。

職業安全健康措施

公營房屋的維修和改善工程方面，房委會採用OHSAS 18001：2007職業安全健康管理體系，以識別和評估工程的職業安全和健康（職安健）風險，作用宏大。我們致力加強職安健工作，設計「職業安全健康網上課程」，以提高工程人員的安全意識，並加深他們對職安健的認知。網上課程於2014年推出時，只以房委會人員為對象，其後在2016 年6月推出公眾版本，讓更多人受惠。網上課程的教材套內容豐富充實，包括例行維修保養和屋邨管理的安全管理要點、技術實施方案、應變計劃及其他關乎程序管控的因素，有助於全面提升職安健水平。

定期防火安全措施

公共屋邨一旦發生火警，便會危及居民安全；因此，在屋邨定期安排火警演習和舉辦各項加強防火意識的活動，是房委會屋邨管理工作重要一環。我們安排屋邨各樓宇每兩年防火演習一次，也透過房屋資訊台、電台及不同防火主題的海報，定期向居民宣傳防火安全信息。

除這些恆常工作外，我們還舉辦多樣活動，以輕鬆有趣的方式宣傳屋邨防火。舉例來說，2016/17年度，我們在30個屋邨舉辦「防火嘉年華」，透過遊戲和派發紀念品，提醒居民注意防火安全。

我們更與不同的屋邨管理諮詢委員會（邨管諮委會）合作，擴大宣傳防火安全的重要性。2016/17年度，我們向21個邨管諮委會頒發獎項，嘉許他們在屋邨積極推廣防火安全，並特別安排獲獎的邨管諮委會成員參觀消防及救護教育中心暨博物館，以表揚他們所付出的努力，並加強他們的防火知識。

一如既往，消防處在協助推動屋邨防火安全上扮演重要角色。消防處定期派出消防安全教育巴士和流動宣傳車到訪屋邨，並為有興趣擔任屋邨消防安全大使或導師的居民提供訓練。

居民學習使用消防喉轆





設計改良的新式摺閘



樂富邨的「防火嘉年華」廣受居民歡迎

升降機及扶手電梯安全

為保障住戶和訪客，房委會近年推出多項措施，以提升公屋升降機和扶手電梯的安全水平。有些措施涉及改良技術設計和操作管理程序，另一些則着重提高使用者的安全意識，當中包括大型安全活動。長者往往因為體弱無力或缺乏安全意識，容易在扶手電梯失足跌倒。房委會特別針對這類常見意外，制定和舉辦安全活動。

本年度的升降機及扶手電梯安全活動方面，我們張貼一系列色彩繽紛的安全教育海報、豎立扶手電梯安全告示板、在電台定期播放升降機及扶手電梯的安全信息，以及在房屋資訊台播放安全宣傳短片，由坊間暱稱「肥媽」的本地知名藝人Maria Cordero參與演出。實際操作方面，現時扶手電梯的緊急按鈕附近已貼上新設計的「緊急停掣」標貼，一旦發生緊急事故，可輕易找到按鈕。



扶手電梯的緊急按鈕附近貼上新設計的「緊急停掣」標貼



提醒長者扶手電梯安全的海報

扣分制

房委會實施扣分制，旨在確保公屋居民享有安全、整潔、寧靜的居住環境，並藉此宣揚公民責任，提醒各居民應盡本分，共同努力，以保持理想生活環境。

扣分制針對公屋租戶28項不當行為。若租戶被扣分，在分數有效期內不得申請任何自願調遷計劃；在24個月內被扣分數累計達16分，可被終止租約，並在租約終止日期起計兩年內，不得申請公共租住房屋。這類公屋申請者即使兩年後重新提出申請，獲編配的公屋單位，不論地理位置、樓齡或樓層，均不會較其之前居住的單位為佳。

2016年，按扣分制被扣分的個案共2 227宗。自扣分制實施以來，得到公屋租戶廣泛認同和支持，屋邨的清潔和一般衞生狀況也大有改善。根據2016年公營房屋住戶綜合統計調查，七成受訪者對屋邨的整體清潔狀況感到滿意，足見扣分制的成效顯著。

公共屋邨推動綠色生活

我們推行「綠樂無窮在屋邨」計劃，委託商界環保協會、長春社和香港地球之友三個環保團體，舉辦以減少都市廢物為主題的教育及宣傳活動。

「綠樂無窮在屋邨」第九期由2015年9月開始至2016年9月完成，在36個選定屋邨舉辦多項深化教育活動，不少居民受惠。這些活動計有綠色生活嘉年華、二手以物易物市場、升級再造及環保洗潔劑工作坊、生態導賞團和講座。年內約2 000名義工擔任綠屋邨大使，協助推行這些減廢活動。2016年6月和7月，我們在所有公共屋邨舉辦「再 • 回家」資源分享箱外觀圖案設計比賽。從合共253份參賽設計中，選出優勝作品，並於2016年10月7日的頒獎典禮頒發獎項，以資表揚。

「綠樂無窮在屋邨」第十期由2016年9月開始，繼續向公屋居民宣傳環保信息。年內我們更把該計劃推展至轄下五個商場和街市的商戶，目的是培養商戶的環保減廢習慣，鼓勵從源頭把廢物分類。此外，為推廣自備隨身三寶（環保袋、餐盒、樽/杯）的習慣，並提醒居民減廢的重要，我們在該五個商場舉辦「小綠真惜食」獎賞計劃2017，向居民派發獎賞券和蓋印卡，鼓勵他們購物時，身體力行，惜物減廢。



「綠樂無窮在屋邨」第十期計劃啟動禮



藍田邨居民踴躍支持回收活動

除了「綠樂無窮在屋邨」計劃，近年房委會也採取多項措施，改善廢物管理模式，並把這些措施正式納入持續推行的「家居廢物源頭分類計劃」。2014年，房委會首次在全港屋邨舉辦減廢比賽，推動公屋居民反思其處理廢物的習慣，並鼓勵他們同心協力減少廢物。2016/17年度我們舉行減廢吉祥物巡訪活動，2016年11月至2017年3月期間，吉祥物走訪43個屋邨，以配合減廢比賽。

公共屋邨舉辦多項推廣活動和嘉年華會，鼓勵居民同商共議，研究如何減少廢物。近年的中秋節，我們舉辦「月餅盒回收計劃」。2016年中秋節後，回收約47 000個月餅盒，共重14噸。

自2013年起，房委會還舉辦另一項節日減廢推廣活動，就是農曆新年後收集年桔，在公共屋邨循環再植。2016/17年度，約4 000盆年桔經修剪後在屋邨循環再植。

節能措施

公共屋邨推行節能措施，積銖累寸，可見成效。我們從小處着手，勵行節約，積微成著。舉例來說，在更換老化的加壓食水泵系統時，引入能源效益更佳的變頻式加壓食水泵系統。在升降機現代化工程中，採用更具能源效益的升降機驅動控制系統，取代耗電量較大的舊式驅動系統。與此同時，我們在14個典型公屋大廈類別中，選定14幢住宅大廈（當中涵蓋房委會轄下大多數樓宇的設計類別），繼續監察其碳排放水平。這是持續的碳審計其中一環，旨在量度公共屋邨的碳排放水平，從而幫助我們找出合適的措施，以減少碳排放量。

認證標準

年內房委會繼續在現有公屋住宅大廈的公用地方實施ISO 50001能源管理體系。該體系已取得認證，並於2016年5月通過再認證審核，有效期至2019年6月。此外，房委會的ISO 14001環境管理體系（涵蓋定期維修工程和物業管理服務）的年度監督審核已於2016年4月完成。

園藝綠化

年內我們在20個公共屋邨加強綠化，廣植花木，並特別挑選多個新品種，以配合地區的景觀和植物生長環境。此外，我們與邨管諮委會合作，在20個屋邨舉辦綠化活動，鼓勵居民參與邨內的園藝工作。

樹木管理

房委會運用電腦化的企業樹木管理系統，管理全港公共屋邨和屋邨附近約十萬棵樹木，並進行相關的風險評估。年內我們在十個屋邨舉辦植樹日，廣植樹木。同時，繼續推行屋邨樹木大使計劃，讓公屋居民了解良好的樹木管理方法，以及在社區建立護樹文化。年內我們為710名樹木大使義工開辦三個識別樹種和培訓課程。

邨管諮委會參與的工作

邨管諮委會由屋邨職員、區議員和租戶代表組成，以便當區的屋邨管理人員可諮詢居民對屋邨管理事宜的意見。通過邨管諮委會，租戶可就屋邨的日常管理事宜提出寶貴意見，並可積極參與監察和評核服務承辦商的表現。房委會設有個別屋邨撥款和中央儲備基金，供邨管諮委會使用。

我們在邨管諮委會的中央儲備基金預留相當數額的款項，讓邨管諮委會與非政府機構合辦社區建設活動，例如推動居民同心協力保護環境、促進公屋居民的睦鄰關係、提供長者外展服務等。2016/17年度，這類合辦活動約有450項，包括研討會、工作坊、表演和嘉年華會。

自2010年起，房委會一直與衞生署合作，鼓勵公屋居民注重健康，養成良好生活習慣。房委會與衞生署選定合適的非政府機構，委託他們與邨管諮委會合辦各式各樣的社區健康計劃。2016/17年度，這些計劃共有17個屋邨參與，推動居民恆常運動，掌握健康飲食之道。

與承辦商攜手合作

2016/17年度，房委會繼續舉辦一年一度的工程和物業管理工地安全研討會，讓承辦商清楚知道，建築工地和公共屋邨維持嚴格安全標準，至為重要。另於2016年7月為物業服務承辦商舉行簡報會，介紹房委會在物業服務合約的採購安排實施的最新優化措施。2017年年初，安排另一場簡報會，邀請物業服務承辦商的前線人員出席，向他們講解經修訂的房委會公共屋邨管理指引。年內，房委會繼續不時突擊巡查建築工地和公共屋邨，以確保承辦商遵守各項有關非技術工人的規定。

我們舉辦「屋邨管理服務承辦商大獎2016」，表揚物業服務承辦商及其前線人員的卓越表現；本年度頒獎典禮於2017年3月舉行。

改善外判安排

為提高效率，房委會把大部分屋邨管理和維修保養服務外判。截至2017年1月，外判管理和維修保養服務涉及約49萬個公屋單位（佔房委會轄下公屋單位總數約63%）。我們密切留意外判安排的情況，並研究如何提高承辦商的服務質素。我們採用的其中一個方法是訂出不同的合約模式和規模，讓有意競投的服務供應商選擇，吸引更多優質的物業服務供應商加入公屋管理行列。房委會目前提供兩個合約模式的選擇 — 服務合約模式和物業管理模式。前者的合約範疇涵蓋大型維修保養和改善工程的監督工作，後者則不包括這方面的監督工作。

我們已於2016年完成檢討房委會物業服務合約的採購安排，並根據檢討結果予以改善，增加投標的競爭性，例如提高各承辦商可承擔的工作量上限，以便更多承辦商競投合約。



物業服務承辦商簡報會



愛民邨居民積極參與植樹日

晾衣架或晾衣杆　廣納住戶意見

房委會轄下部分屋邨的大廈外牆設有插筒式晾衣裝置；數十年來，居民一直以晾衣竹曬晾衣物。然而，房委會資助房屋小組委員會基於安全理由，並考慮這種晾衣裝置已不合時宜，三年前決定汰舊換新，拆除房委會轄下所有屋邨的插筒式裝置，讓居民選擇在單位外牆安裝新式小型晾衣架。

每當房委會推出新措施時，均細心聆聽住戶和其他持份者的意見。以晾衣設施為例，新措施意味改變住戶沿用已久的普遍做法，我們必須謹小慎微，不容有失，盡量配合住戶的需要。我們很快察覺到，雖然很多居民樂於棄用插筒式裝置，轉用新式晾衣架，但也有部分居民反應較為冷淡。我們細心聆聽各方意見，務求了解問題所在，設法回應他們的訴求。

部分居民不願安裝房委會提供的新式晾衣架，原因有二，其一是晾衣架較細，可曬晾的衣物較舊插筒式裝置為少；其二是某些類型的公屋大廈晾衣架安裝在外牆內角位置，日照不足，自然通風欠佳。再者，新式晾衣架安裝在廚房附近，煮食油煙可能弄污曬晾的衣物。

為全面檢視公屋住戶的晾衣裝置，我們聽取住戶意見，並重新考慮多個晾衣設施方案。除繼續為有需要的住戶免費安裝晾衣架外，還在可行情況下，在單位客廳的外牆加設晾衣裝置。這項新優化計劃即將推出，以配合更換晾衣架工程，並滿足住戶對晾衣設施的需要。

新計劃的詳情已於2016年9月公布。倘住宅大廈的晾衣設施安裝在外牆內角位置，房委會將於單位客廳的外牆加裝晾衣杆。如住戶同意，固定窗花將改為活動窗花，方便使用晾衣杆。

已選擇免費安裝晾衣架的住戶也可參加這項計劃。此外，已獲得房委會批准並遵照房屋署指引安裝的晾衣杆可予保留，日後由房屋署負責維修保養。至於不符合指引安裝的晾衣杆，則須拆除。

在撰寫本文時，房委會正設計新晾衣杆。設計完成後，將向邨管諮委會和當區區議員再作諮詢。有關工程在設計定案後展開，以期在2019年年底前全部完成。推行新優化計劃，家家戶戶在窗外曬晾衣服的傳統本土特色風貌，將可在房委會的屋邨予以保留。



葵涌邨安裝了垂直晾衣架



啟業邨的新式晾衣架

The estate management work of the Hong Kong Housing Authority (HA) naturally has management efficiency as a main focus. But more importantly in our approach to the management of our public rental housing (PRH) estates are the twin goals of this year's theme, "Building for the Community, Fostering Harmony". Every level of our estate management work is designed to strengthen our tenants' sense of belonging to a close-knit community, and to emphasise the importance of harmonious living in estates that bring together a huge amalgam of individuals, families, abilities and ethnicities.

Achieving quality living

Harmonious communities arise from those living in well-maintained environments in which they can take pride. We therefore operate various longstanding schemes and programmes designed to keep HA estates functioning smoothly, safely and efficiently and to extend their working lives wherever possible. One of these is the Total Maintenance Scheme (TMS), which provides proactive in-flat inspections and maintenance services, free of charge. Besides its practical benefits in keeping our estates in excellent repair and addressing potential maintenance issues before they arise, TMS has also proved to be a valuable way of building good relationships with our tenants, as we have learned from the overwhelmingly positive feedback received. In 2016/17, TMS was carried out in 28 estates. Connected with this is the Responsive In-flat Maintenance Service, which responds to requests from tenants for maintenance in all rental flats under the HA's management.

On a larger scale, we run the Comprehensive Structural Investigation Programme (CSIP), which checks estates that are around 40 years old to ascertain their structural safety. It also assesses the repairs that would be needed to sustain the estates for at least 15 years, and the cost-effectiveness of undertaking them. In cases where CSIP gives an estate a positive structural assessment, our Estate Improvement Programme is applied to enhance their condition and update their facilities. While it is difficult to bring older estates up to modern levels, the improvement works that we do carry out are important in enhancing living environments and facilities so that they better cater for the needs of the elderly, thus reducing the need for tenants to have to expense for placing their aged relatives in elderly care centres.

Building barrier-free environments

The HA has an ongoing commitment to ensuring that its estates are accessible for people of all ages, abilities, and physical conditions. In recent years, we have been working on a comprehensive barrier-free access improvement programme, which was largely completed by 2014. However, we are continuing to further enhance access through our Lift Addition Programme, which involves adding lifts at strategic points in PRH estates in order to open up a number of elevated platforms and footbridges that were previously only accessible by climbing stairs. In 2016/17 we completed the construction of eight lifts in six PRH estates, while construction of a further five lifts in three PRH estates is still in progress. One of the positive social outcomes of the upgrading of our lift and escalator services is that we are making it easier for our elderly tenants to get out and about without fear, allowing them to stay well-integrated in the wider community.



A TMS team checks with a tenant on the need for an in-flat inspection and maintenance services



An additional lift at Oi Man Estate provides tenants with extra convenience

Improving facilities

During the year, the HA has been continuing with its initiative to replace traditional pole holders in older estates with new laundry racks. This is a move that addresses a number of safety concerns associated with the old-style laundry poles. We have listened closely to the responses of tenants as we rolled out the programme, and made adjustments over time to address some concerns expressed about the size and positioning of the new racks. This has led to us developing a new proposal that involves adding laundry rods outside the living room windows of those blocks that have laundry facilities located in the re-entrants – a proposal that has been enthusiastically received. By the end of the year, the old pole holders had been removed and new laundry racks installed at 66 estates, and work is continuing at a further 37 estates. The replacement programme should be completed in 2017/18.

Once the programme for replacing old-type collapsible gates was finalised in 2014/15, site works commenced in 102 estates. To date, some 77 000 gates have been replaced since the programme was launched, with tenants receiving new gates with enhanced security and operational features.

Beginning in 2014/15, we have been running the second Rewiring Inside Domestic Flats Programme which aimed to upgrade electrical safety standards and enhance the electrical provisions for PRH flats built from 1986 to 1992. By the end of March 2017, around 4 500 of these flats had been rewired.

Our rolling programme of lift modernisation involves our technicians evaluating all lifts that are over 25 years old, and prioritising those in most need of modernisation. Floors on buildings that have no lift service are also applicable under the programme to have new lift openings added, when structure allows. In 2016/17, 107 lifts were modernised under this programme.

Enhancing PRH sustainability

In recent years, we have been closely gauging the overall sustainability performance of 78 distinctive PRH blocks in 10 estates, and maintaining their enrolment in the Hong Kong Quality Assurance Agency's Sustainable Building Index. By systematically analysing the blocks' performance results, we are better able to formulate long-term maintenance and improvement strategies that will enhance the sustainability of our PRH estates.

Occupational health and safety initiatives

The HA operates the OHSAS 18001:2007 Occupational Health and Safety Management System for maintenance and improvement (M&I) works for public housing. This system is important for identifying and assessing all occupational health and safety risks associated with our M&I works. As part of our commitment to enhancing occupational health and safety, we have developed web-based Occupational Safety and Health courseware designed to heighten safety awareness and enhance safety knowledge among our staff. Originally launched in 2014 for HA staff, in June 2016 we introduced a public version of the courseware to expand its reach. Covering topics as diverse as safety management considerations for routine maintenance and estate management, technical implementation, contingency plans and other factors relevant to process control, the courseware package is helping to lift our occupational health and safety performance across the board.

Fire safety initiatives

Regular fire safety drills and awareness programmes are a standard part of the HA's estate management activities, in alertness of the fact that fire poses one of the greatest risks in PRH environments. Fire drills are organised once every two years for every domestic block, and fire safety tips and information are regularly shared in video broadcasts on the Housing Channel, local radio channels, and in posters with various fire prevention themes.



A fire safety talk providing tenants with fire safety tips and related information



Representatives of the winning EMACs visited the Fire and Ambulance Services Education Centre cum Museum in Tseung Kwan O



Escalator safety stand boards raise the safety awareness of escalator users

Apart from these regular and recurring fire prevention initiatives, we organise various activities to get the fire prevention message across to our PRH tenants in memorable but fun ways. In 2016/17, for example, we ran an Estate Fire Safety Fun Fair at 30 estates, at which the fire safety message was reinforced through activities, games and souvenirs.

We also collaborated with different Estate Management Advisory Committees (EMACs) to disseminate the importance of fire safety more widely. In 2016/17, we granted awards to 21 EMACs that had effectively promoted fire safety awareness at their estates. In recognition of their efforts, the winning EMAC members were invited to a special tour to the Fire & Ambulance Services Education Centre cum Museum, where they were able to further enhance their knowledge of fire prevention.

As usual, the Fire Services Department played an important role in spreading fire safety message by sending its Mobile Publicity Unit and Fire Safety Education Bus to a number of PRH estates, and offering training to PRH residents wishing to become official Fire Safety Ambassadors and Trainers.

Lift and escalator safety

The HA has introduced a series of measures over recent years designed to make PRH lifts and escalators safer for residents and visitors. Some of the measures have involved improving technical design and operational management, while others have been focused on user awareness and have involved broad safety campaigns. A special focus has been placed on one of the most common accidents affecting the elderly, which is falling over while travelling on escalators due to frailty or just lack of safety awareness.

The Lift and Escalator Safety Campaign for 2016/17 incorporated a range of colourful educational posters and escalator safety stand boards. Lift and escalator safety messages were regularly broadcast on the radio, and a safety video starring popular local celebrity Maria Cordero (widely and affectionately known as "fat mum") shown on the Housing Channel. At a practical level, newly designed "Emergency Stop Button" stickers were stuck near the emergency stop buttons of escalators, making it easier to locate the stop buttons in an emergency.

Marking Scheme

The HA's Marking Scheme has been designed to ensure that our PRH residents can enjoy a safe, clean and peaceful living environment. The scheme promotes civic responsibility and is a reminder to residents that everyone needs to play a part in maintaining an optimum living environment for the wider community.

The Marking Scheme allots points to tenants for any of 28 misdeeds. Households with valid points records are debarred from applying for any of our voluntary transfer schemes. Families accumulating 16 valid points within 24 months may have their tenancies terminated, and in addition they are barred from applying for PRH for two years (counting from the day after the tenancy termination date). Moreover, should they make a fresh application after the lapse of two years, they will not be offered a flat of better quality as compared with their previous one in respect of geographical locality, age of building and floor level.

In the calendar year 2016, a total of 2 227 cases had points allotted under the scheme. The scheme has led to substantial improvements in estates in terms of cleanliness and general hygiene, and has been welcomed and well supported by PRH tenants. The 2016 Public Housing Recurrent Survey indicated that 70% of respondents were satisfied with the overall cleanliness of estates, a figure which bears witness to the effectiveness of the scheme.

Green living on PRH estates

Under our Green Delight in Estates (GDE) programme, we have commissioned three green groups to run education and promotion programmes on the theme of reducing municipal waste. The green groups involved were the Business Environment Council, The Conservancy Association, and Friends of the Earth (Hong Kong).

Phase 9 of the GDE programme, which ran from September 2015 to September 2016, was organised for residents in 36 selected PRH estates. The programme included many in-depth educational activities such as green living carnivals, second-hand barter markets, upcycling and eco-detergent workshops, eco-tours and talks. Around 2 000 volunteers were recruited as Green Estate Ambassadors during the year to help run these activities. In June and July 2016, a Rehome Box Cover Design Competition was held for all PRH estates. The winning design was selected from a total of 253 submissions, and recognised at the prize presentation ceremony held on 7 October 2016.



Stakeholders including commercial tenants of Ching Long Shopping Centre were recognised in Eat Smartly Award Scheme 2017 for their support in waste reduction

In Phase 10 of the GDE programme, beginning in September 2016, we continued to promote the green message to our residents. This year, we also extended our programme to commercial tenants in five HA shopping centres and markets. The tailor-made programme was designed to foster eco-friendly habits amongst commercial tenants in support of waste reduction, and focused on encouraging them to separate waste at source. To promote the habit of BYOB3 (i.e. Bring Your Own Bag, Bottle and Box) and raise local residents' awareness of the importance of waste reduction, an incentive scheme titled "Eat Smartly Award Scheme 2017" was also held at these five commercial centres. The scheme involved distributing discount coupons and stamp cards to residents encouraging them to adopt waste reduction practices when shopping.

Apart from the GDE programme, the HA has taken a number of steps in recent years to enhance its waste management practices, and these steps are formalised in its ongoing Source Separation of Domestic Waste Scheme. Its Estate-wide Competition on Waste Reduction, first launched in 2014, is designed to motivate PRH tenants to consider their own waste practices and work together to reduce waste. As part of this competition, in 2016/17 we organised a Mascot Tour for Waste Reduction which visited 43 estates from November 2016 to March 2017.

A number of promotional activities and carnivals were also organised in PRH estates, all designed to encourage residents to think about ways of reducing waste. One of these was the Moon Cake Box Recycling Programme, which has taken place after the Mid-Autumn Festival in recent years. Following the 2016 festival, around 47 000 moon cake boxes (14 tonnes in total) were collected under the programme.

Since 2013, another festive promotional activity organised by the HA to reduce waste has been the collection of potted New Year citrus plants after the Lunar New Year for replanting at PRH estates. Some 4 000 of the collected plants were pruned and replanted in PRH estates in 2016/17.

Energy conservation

The process of conserving energy in PRH estates is a cumulative one, and we are contributing to energy-saving in numerous small ways that together build into significant savings. For example, when refurbishing existing booster pump systems that are coming to the end of their working life, we introduce new variable speed drive booster fresh water pump systems which are much more energy-efficient. Similarly, in our lift modernisation works we are installing energy-efficient lift drive control systems to replace the older, less efficient drive systems. Meanwhile, we have continued to monitor carbon emissions from 14 PRH domestic blocks, selected to represent the 14 typical PRH block types that cover the majority of the HA's block designs, as part of our ongoing Carbon Audit exercise aimed at measuring and identifying appropriate measures to reduce carbon emissions from PRH estates.

Certification of standards

The HA's ISO 50001 certified Energy Management System continued to be applied during the year in communal areas of all existing PRH domestic blocks. The system was re-certified in May 2016, with validity now extending through until June 2019. Meanwhile, the annual surveillance audit of HA's ISO 14001 Environmental Management System certification (covering planned maintenance and property management) was successfully completed in April 2016.

Horticultural greening

Existing greenery at 20 PRH estates was enhanced and improved during the year with the planting of a number of new varieties of plants, many specifically chosen to match the local landscape and growing conditions. In collaboration with the Estate Management Advisory Committees (EMACs), we also encouraged community participation in estate horticulture by organising greening activities for residents at 20 estates.

Tree management

The HA's computerised Enterprise Tree Management System is used to manage and assess risks relating to the approximately 100 000 trees growing in and around PRH estates across Hong Kong. To enhance our tree stock, we organised tree planting days at 10 estates during the year. We also continued to run our Estate Tree Ambassador Scheme, aimed at keeping PRH residents aware of good tree management practices and creating a culture of caring for trees in our community. Three tree identification and training courses were organised for the 710 volunteer tree ambassadors during the year.

EMAC involvement

EMACs are committees made up of estate staff, District Councillors and tenants' representatives that enable local estate management staff to carry out consultation on estate management matters. Apart from contributing valuable input into the daily management of their estates, EMACs enable tenants to become actively involved in supervising and appraising service contractors. The HA operates both individual estate funds and a central reserve for the use of EMACs.



The tree planting day held at Wo Che Estate was well received



Un Chau Estate



The Deputy Director of Housing (Estate Management), Mr Albert Lee (front row, centre), pictured with awardees at the EMSCA Presentation Ceremony

A significant portion of the EMAC central reserve is set aside for use in partnerships with non-governmental organisations (NGOs). The aim is to use these partnerships to organise community-building activities, such as events to bring together communities to preserve the environment, to enhance neighbourliness in local PRH communities, or to provide outreach services for the elderly. In 2016/17, about 450 such partnering functions were held in the form of seminars, workshops, shows and carnivals.

The HA has also been collaborating with the Department of Health since 2010 in an effort to encourage PRH tenants to be cautious of their health and to engage in a healthy lifestyle. Under this collaboration, suitable NGOs are identified who are commissioned to work together with the EMACs to develop and run a variety of community health programmes. In 2016/17, a total of 17 estates took part in these programmes, which helped encourage residents to undertake regular physical activities and to explore healthy eating options.

Collaborating with contractors

As it does every year, in 2016/17 the HA organised its regular Site Safety Forum for Works Contracts and Property Services Contracts, to keep contractors fully aware of the importance of maintaining high standards of safety at construction sites and in PRH estates. In addition, in July 2016 we organised a briefing session for property services contractors to introduce the latest enhancements made to the HA's procurement arrangements for property services contracts. The frontline staff of our property services contractors were also invited to a briefing in early 2017, when the HA's updated and enhanced guidelines on PRH estate management were introduced and explained. Throughout the year, the HA continued to hold occasional surprise checks at construction sites and in PRH estates to ensure the rules about non-skilled workers were being upheld.

We organised the Estate Management Services Contractors Awards (EMSCA) 2016, in which we recognised outstanding performances by property services contractors and their front-line staff. This year's award presentation ceremony was held in March 2017.

Improving our outsourcing arrangements

For greater efficiency, the HA outsources a large proportion of its estate management and maintenance services. By January 2017, around 490 000 PRH units (around 63% of the HA's total PRH stock) had had their estate management and maintenance services outsourced. We pay close attention to outsourcing arrangements, and are all along looking for ways of enhancing the quality of service that our contractors provide to tenants. One way we do this is by providing different contract choices for potential service providers in terms of contract mode and contract size, in order to encourage more high quality property services providers to consider entering the PRH management market. Potential contractors can now select from two HA contract modes. One is the Property Services Agency (PSA) mode, which includes the supervision of major Maintenance and Improvement (M&I) works. The other one is the Property Management Agency (PMA) mode which excludes the supervision of major M&I works.

In 2016, we completed our review of the HA's procurement arrangements for property services contracts. Based on the review, we are now looking to enhance our procurement arrangements in ways that will increase competition for tenders, for example by increasing the maximum workload that each contractor is allowed to undertake.

Racks versus poles – How we listen to our tenants

Three years ago, the HA's Subsidised Housing Committee made a decision to bring to an end the decades-long practice of drying laundry on poles fitted into pole holders on the walls of HA estates. With concerns about the safety and sustainability of this practice, the Committee decided it was time to remove the pole holders across HA estates and instead offer residents the option of having compact modern laundry racks installed on the walls outside their flats.

We always listen closely to the reactions of our tenants and other stakeholders when new initiatives are announced. In a case like this one, where the new initiative involved changing a longstanding and popular practice, it was important that we got the details right. It quickly became clear that, while many residents were happy to do away with the pole holders and use the new laundry racks instead, others were less enthusiastic about the change. We listened carefully to the comments from every side, to get a clear sense of what we could do to address the issues being raised.

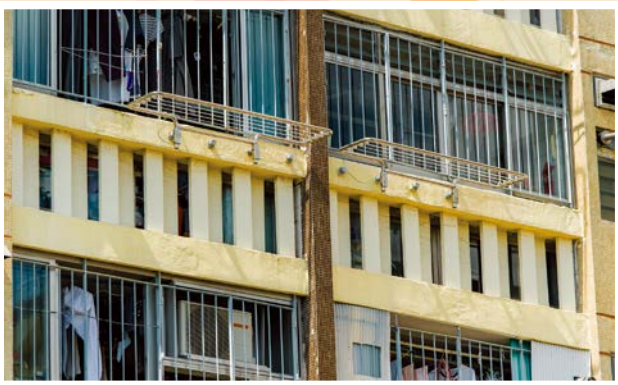
The problem that some residents had with the new laundry racks being offered by the HA was two-fold. On the one hand, the racks were smaller and had less capacity than the old pole holders. On the other, the installation site for the racks was in the re-entrant area of some block types, which receives less sunlight and natural ventilation. Further, the new racks were close to the kitchen areas, so there were also concerns that cooking smells from the kitchen could contaminate drying laundry.

As part of a holistic review of the laundry facilities that we provide to PRH tenants, we took these comments on board by reconsidering the options for drying facilities. We will continue to offer the laundry racks, free of charge, to all who request them. But we have decided that there is also scope in some cases to provide tenants with laundry facilities on the living room façade of the building as well. This decision has become the basis for a new enhancement programme that will soon be rolled out to supplement the laundry rack replacement programme.

Details of the new programme were announced in September 2016. The HA will add laundry rods to the living room façade of domestic blocks which have laundry facilities located in the re-entrant areas. In these cases, fixed window grilles will be replaced with an openable type, subject to the individual tenant's agreement, so that users can access the rods easily.

Those who have selected to have a free laundry rack installed will also be eligible to join the laundry rod scheme. Further, tenants who have previously installed laundry rods will be able to keep them, with the HA taking over responsibility for maintenance, as long as these rods have been installed with the HA's approval and in accordance with Housing Department guidelines. Any laundry rods not complying with guidelines will be removed.

At the time of writing, the HA is in the process of designing the new laundry rods. Once completed, the design will be presented to Estate Management Advisory Committees and local District Council members for further feedback. When the design is finalised, work will begin, with our goal being to complete the entire programme by the end of 2019. The famous Hong Kong tradition of drying clothes on poles will now live on in HA estates for years to come!





Parallel type laundry racks installed at Chak On Estate (left) and perpendicular ones at Shek Yam East Estate



香港房屋委員會總部
Hong Kong Housing Authority Headquarters

以民為本　連繫社羣

Building Bonds with the Wider Community

本年度年報的主題「建屋為民　促進共融」正是香港房屋委員會(房委會)默默耕耘取得工作成果的最佳寫照。「建屋」一詞往往令人聯想到以一磚一瓦建造房屋，但其實背後還蘊涵建設社區的深意。房委會在公共租住屋邨建立緊密的聯繫網絡，定期舉辦教育活動，激勵員工投入工作，並與居民密切交流，協力締造和諧共融的生活環境。本章闡述房委會在這方面的各項工作。

與民聯繫　溝通無間

數碼科技日新月異，公眾的期望不斷提高，我們不時提升和優化房委會/房屋署網站的功能，務求與時並進。近年，我們經常利用網站發布信息，讓市民知悉公營房屋的最新資料和發展。因應不同社羣的需要，我們進一步改良網站的設計，特別重視提升用戶體驗。2016 年 10 月，為配合推出綠表置居先導計劃，我們設立特定網站，把所有相關資料集中存放，包括申請表、銷售資料、虛擬示範單位短片等，讓市民可在同一個網站內瀏覽和下載資訊。

現時，房委會/房屋署網站展示逾三萬個網頁內容。鑑於市民對網站服務的需求與日俱增，我們在 2016 年 8 月展開提升現有網頁內容管理系統的計劃。整項系統提升計劃於 2017 年 4 月完成，讓我們更快捷有效地更新網頁內容。

年內，我們繼續出版電子月刊《互信》，又特別為公屋住戶每半年出版一次《屋邨通訊》，讓住戶和市民了解房委會的工作。



派發予公屋居民的《屋邨通訊》



中學生參觀房委會展覽中心

關顧長者　健樂頤年

房委會本年度的「長者康健在屋邨」首次與理大梁顯利流動結合保健中心和衞生署口腔健康教育組合作，為公屋長者住戶提供免費健康檢查和一系列健康教育服務，以推廣「積極樂頤年」，並提醒他們注意長者常見的疾患。

年內，流動保健中心前往不同公共屋邨逾百次，為長者住戶提供免費健康檢查和相關跟進服務。保健中心和健康教育組更為長者住戶舉辦健康教育講座和工作坊，該項計劃讓全港 2 000 多名長者受惠。

機構訪問

房委會每年均安排外地訪客參觀轄下公共屋邨，讓他們了解香港獨特的公營房屋制度。年內共安排 30 次參觀活動，其中 11 次(37%)接待外國團體和訪問團，19 次(63%)內地訪問團；又為本地關注團體安排了 6 次參觀活動。

房委會展覽中心設有視聽設施及資訊科技系統，用作本港公營房屋發展的資源及教育中心。2016/17 年度，逾 12 000 人到訪展覽中心，其中約 16% 是內地或外國訪客(包括政府官員)。

青年發展　生涯規劃

房委會支持由香港賽馬會慈善信託基金策劃並撥款推行的「鼓掌 • 創你程計劃」，協助年青人規劃前路，認清自己的職業志趣。今年，我們接待了一羣中學生，讓他們有機會了解房委會的不同職位和相關的就業前景。



九龍西及西貢區的公屋長者住戶出席房委會與衞生署口腔健康教育組合辦的講座

與傳媒的關係

我們與傳媒保持緊密合作，通過報紙、雜誌、電視、電台和電子網絡等媒體發放房委會的消息，讓公眾掌握房委會最新動向，並加深他們對房委會最新發展項目和政策的了解。年內，我們發布72份新聞稿，安排24次新聞簡報會和訪問，解答傳媒查詢2 045宗，並處理99項由傳媒轉介的投訴。

協助員工發揮所長

房委會致力為員工提供發展機會，讓他們在個人和事業兩方面均盡展所長。2016/17年度，房委會員工平均接受27.3小時培訓。培訓形式多樣化，包括正規的課堂授課、短期派任、導師計劃、實地參觀和考察團。我們也舉辦管理發展課程和領導心得分享會，培訓選定的員工，以助他們日後承擔重任。房委會易學網定期更新學習資料，為員工提供持續進修的途徑。

2016/17年度，約400名同事獲得「心意卡」計劃嘉許他們卓越的工作表現。我們繼續把傑出團隊的成功故事上載至易學網，並鼓勵同事分享對這些啟迪人心的故事的閱後感。此外，我們舉辦「工作融樂、有賴關愛」工作坊，向初級管理人員傳授有關領導、激勵和協助員工發揮所長的技巧。



房屋署副署長（屋邨管理）李國榮與同事分享領導心得

重視員工健康和安全

我們一直推行「員工身心樂健計劃」，在生理、情緒、社交、職業健康、壓力管理等多個範疇為員工提供支援。年內除舉辦一系列常規講座外，還新增講座主題，包括了解情緒病、預防下肢受傷、處理過敏症，以及如何利用超級食物；又定期更新樂健坊網頁，為員工提供與健康相關的最新資訊和意見。

我們也注重員工的職業安全和健康（職安健），繼續舉辦核心培訓課程和講座。年內舉辦了230個職安健講座，約有9 600名員工參加。講座的主題包括建築工地安全、樹藝安全、安全意識、急救、壓力和危機管理、密閉空間工作、適當使用顯示屏幕設備、處理有暴力傾向客戶的技巧等。與此同時，我們不時更新房委會內聯網的職安健網站，定期加入相關的資料，包括職業安全健康局和勞工處編製的最新職安健指引、健康錦囊和相關刊物。我們繼續一年一度的辦公室安全視察工作，以找出並消除辦公室環境的潛在危險。



我們定期為員工舉辦專題講座和培訓課程

新一代流動裝置　優化屋邨管理服務

科技發展一日千里，房委會緊貼時代步伐，善用先進科技，提升業務水平和運作效率，優化服務。

屋邨管理處多年來一直應用先進資訊科技，協助員工執行職務。早在2008年，屋邨管理處已推出外展房屋管理系統，並率先使用電子手帳，以助前線員工視察單位和記錄家訪結果。近年流動科技發展迅速，屋邨管理處在2015年初與資訊科技分處攜手合作，檢視現行的外展房屋管理系統，探討可行的改善方案。

經廣泛檢討、研究和測試後，外展房屋管理系統的優化計劃於2015年10月制訂。在優化系統的同時，我們也開發新的流動應用程式，並採購新的流動裝置，以取代舊有電子手帳。配合新流動裝置使用的新一代外展房屋管理系統已於2017年3月推出，並以輕觸式屏幕操作，無論重量、屏幕尺寸和字體大小均大有改善，對家訪的前線人員來說更為方便易用。更重要的是新流動裝置可與外展房屋管理系統的後端數據庫實時同步傳輸數據，讓房委會人員可隨時隨地查閱所需的重要資料。

現時前線人員家訪時，均使用新流動裝置核對住戶資料，大大提高工作效率。新裝置廣受歡迎，同事樂於使用。前線人員在執勤時應用智能手機技術日趨普遍，情況令人鼓舞。廣泛應用嶄新技術，有助我們開拓新機遇，借助智能手機技術，提升工作成效。

新流動裝置輕便易用





前線人員在家訪時使用新流動裝置

This year's theme, "Building for the Community, Fostering Harmony", nicely captures the effects of many of the "behind the scenes" activities carried out by the Hong Kong Housing Authority (HA). While "building" may most commonly be associated with bricks-and-mortar construction, it also describes the kinds of community-enhancing initiatives that are achieved through strong communication networks, regular educational drives, positive staff engagement, and close interaction with the public. All of these directions, described in this chapter, work together to create a sense of harmony and achievement across our public rental housing (PRH) communities.

Connecting with the public

As advances in digital technology continue and the expectations of the public rise, the Housing Authority / Housing Department (HA/HD) Website has been upgraded and enhanced. In recent years, the Website has come to play an increasingly important role in keeping the public up to date with the latest public housing issues and developments. To meet the diverse needs of the community, we have further enhanced the design of the Website, paying special attention to enhancing the quality of user experience. In October 2016, a new designated website was created for the launch of the Green Form Subsidised Home Ownership Pilot Scheme, which brought together all information relating to the scheme. This included application forms, sales materials and virtual show flat videos, all available for one-stop viewing and download.

Currently, we provide more than 30 000 web pages of content on the HA/HD Website. To meet the ever-expanding demand for web services, we began a system upgrading exercise on the existing web content management system in August 2016, which was completed in April 2017. The upgrade has further improved our ability to update web content quickly and efficiently.

We have continued throughout the year to keep tenants and the general public informed about our work through our monthly e-newsletter *Housing Dimensions*, and our bi-annual *Estate Newsletter* published specially for our PRH tenants.

Encouraging healthy ageing

This year saw the HA's "Healthy Ageing in PRH Estates" collaborating for the first time with the PolyU-Henry G Leong Mobile Integrative Health Centre and the Oral Health Education Unit of the Health Department to provide elderly PRH tenants with free health checks, along with a range of health education services. The aim of the collaboration is to encourage "active ageing" and bring to their attention specific illnesses to which the elderly are vulnerable.

During the year, over 100 visits by the mobile health centre were made to different PRH estates. More than 2 000 elderly tenants across the territory benefited from the free health checks and related follow-up services, and took advantage of the educational health talks and workshops organised by the two institutions organised under the programme.



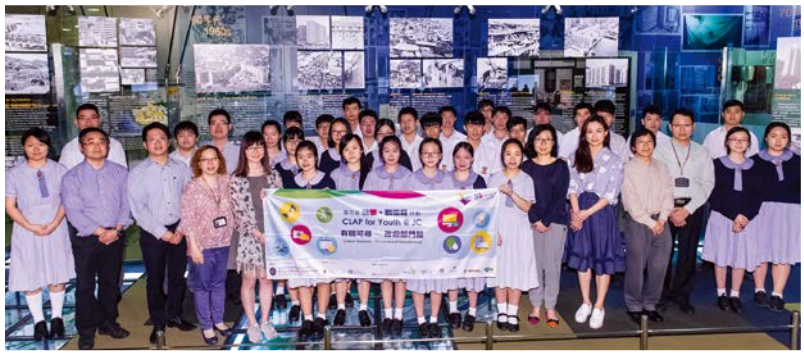
Our enhanced HA/HD Website provides the public with information on the latest public housing issues and developments



Medical professionals perform tests on elderly tenants for grip strength (left) and range of motion with knee pain (right), and offer fitness training (rear)



Overseas delegates visiting Upper Ngau Tau Kok Estate



We supported the CLAP for Youth programme by introducing HA career prospects to students

Corporate visits

Each year, the HA organises site visits to its PRH estates for visitors from overseas who wish to learn more about the unique public housing system in Hong Kong. This year, we organised a total of 30 site visits for such groups and delegations; 11 (37%) of these were from a range of overseas countries, and the other 19 (63%) were Mainland delegations. We also organised six visits for local interest groups.

Equipped with audio-visual facilities and IT systems, the HA Exhibition Centre is designed to serve as a resource and education centre on public housing development in Hong Kong. More than 12 000 people visited the centre in 2016/17, among whom about 16 per cent were guests (including government officials) from the Mainland or overseas.

Supporting life planning for youth

The HA supports "CLAP for Youth", a programme created and funded by the Hong Kong Jockey Club Charities Trust which helps young people develop life planning skills and identify their career interests. Under this year's programme we welcomed a visit by a group of secondary school students, during which the students had the chance to learn about the different positions available within the HA and the career prospects on offer here.

Media relations

We collaborate closely with the media in order to keep the public well informed of our activities and enhance their understanding of new developments and policies. The media help spread HA messages through newspapers, magazines, TV, radio and online channels. During the year, we issued 72 press releases and arranged some 24 press briefings and interviews. We also handled 2 045 media enquiries along with 99 complaints referred to us by the media.

Staff development initiatives

The HA is committed to providing its staff with meaningful personal and career development opportunities. In 2016/17, HA staff received on average a total of 27.3 hours of training. We offered a diverse range of learning opportunities that included formal classroom training sessions, attachment programmes, mentoring programmes, site visits and study tours. Management development training and leadership insight sharing sessions were also arranged to prepare selected staff to take on greater responsibilities in future. The HA e-Learning Portal, available to staff for continuous learning purposes, was also regularly enhanced with new learning materials.



The Director of Housing, Mr Stanley Ying, commends exemplary work teams at the Extra Mile Card Plan Presentation Ceremony

In 2016/17, exemplary performances by some 400 colleagues were recognised under the Extra Mile Card Plan. We continued to publicise inspiring success stories about team achievements on the HA e-Learning Portal, and encouraged colleagues to share their responses to these stories. In addition, Care@Work Workshops were organised for junior managers to help develop their skills in leading, engaging and developing staff.

Prioritising staff health and safety

Our longstanding Employee Wellness Programme provides staff with support on a wide array of areas relating to physical, emotional, social and occupational health, along with stress management. The programme includes a regular seminar series, which this year had new topics added on subjects such as understanding mood disorders, preventing lower limb injuries, dealing with allergies, and making use of "superfoods". Meanwhile, the HA's Health Portal was regularly updated with the latest health-related information and advice.

On a related note, we continued to arrange core occupational safety and health (OSH) training courses and seminars. Throughout the year, around 9 600 staff members attended 230 of these seminars, on topics such as 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. In conjunction, we kept our dedicated OSH website on the HA intranet up to date by regularly adding relevant safety materials, including the latest OSH guidelines, health tips, and publications from the Occupational Safety and Health Council and the Labour Department. We also again ran our annual Departmental Office Safety Inspection Exercise, in which potential hazards in the office environment were identified and removed.

New generation mobile devices for better housing management

Rapid technological advances have opened up many opportunities for organisations like the HA to use technology to enhance their business, improve their operational efficiency and deliver a better quality of services.

The Estate Management Division (EMD) has been embracing advanced IT in its operations for some time. As early as 2008, it launched a Mobile Application System for Housing Management (MASHM) and pioneered the use of Portable Digital Assistants (PDAs) to support its frontline staff in conducting flat inspections and recording the inspection results. With mobile technology moving ahead in leaps and bounds in recent years, in early 2015 the EMD in collaboration with the Information Technology Sub-division began to review the existing MASHM and look at possible improvements.

After extensive reviews, research and testing had been carried out, an enhancement project for MASHM was formulated in October 2015. This enhancement process was accompanied by the development of a new mobile app and the procurement of new mobile devices to replace the older PDAs. The new generation MASHM was launched in March 2017. These new mobile devices have touch-screen operations and offer significant user-friendly improvements in terms of weight, screen size and font size, and have brought significant benefits to frontline staff conducting flat inspections. More importantly, the new mobile devices are able to synchronise with the backend MASHM database in real time, enabling HA staff to access the essential information they need anytime and anywhere.

Currently, our front-line staff are using the new devices to verify household tenancy information during flat inspections. These devices have been welcomed by staff, and have greatly improved their work efficiency. The increasing application of smartphone technology in our frontline operations is very encouraging. Its application in MASHM is proving a valuable stepping-stone in our search for new ways of taking advantage of smartphone technology in our operations.



An old PDA (left) and a new mobile device



Frontline staff using the new mobile device during a flat inspection

2016/17 年度所獲業界獎項及社會嘉許
Industrial Awards and Community Recognitions

獎項/得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
發展及建築 Development and Construction	
香港園境師學會設計獎2016 洪福邨 環保創綠茵 園境設計(公營)類別 — 優異獎 The Hong Kong Institute of Landscape Architects Design Awards 2016 Hung Fuk Estate, Hung Shui Kiu Area 13, Yuen Long – Sustainable Design Collectives: Landscape Design (Public) Category – Merit	香港園境師學會 The Hong Kong Institute of Landscape Architects
香港國際BIM大獎 屯門54區第二地段 — 通過綜合應用建築信息模擬及無線射頻識別技術，讓預製建築構件的物流和供應鏈管理上邁向新的時代 建築信息模擬 — 優異獎 Hong Kong International BIM Awards 2016 Tuen Mun Area 54 Site 2 – Towards a New Era in Logistic and Supply Chain Management of Prefabricated Construction Components through the Integrated Use of BIM and RFID Building Information Modelling (BIM) – Merit Award	buildingSMART Hong Kong
第22屆公德地盤嘉許計劃 屯門54區第二地段第一期及第二期公共房屋發展項目工程： 公德地盤 — 非公務工程(新建工程 - A組) — 銅獎 傑出環境管理獎 — 優異獎 沙田52區第三期及第四期公共房屋發展項目工程： 公德地盤 — 非公務工程(新建工程 - A組) — 優異獎 傑出環境管理獎 — 優異獎 22nd Considerate Contractors Site Award Scheme Construction of Public Rental Housing Development at Tuen Mun Area 54, Site 2, Phases 1 & 2: Considerate Contractors – Non-Public Works Sites, New Works (Group A) – Bronze Outstanding Environmental Management Performance – Merit Construction of Public Rental Housing Development at Shatin Area 52 Phases 3 & 4: Considerate Contractors – Non-Public Works Sites, New Works (Group A) – Merit Outstanding Environmental Management Performance – Merit	發展局 Development Bureau

獎項/得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
第17屆建造業安全分享會暨頒獎典禮 天水圍橋昌路及銀礦灣路東及銀礦灣路西居者有其屋計劃發展項目工程： 最佳預防工作時中暑計劃 — 金獎 白田邨九期重建（白田社區大樓）發展項目工程： 最佳高空工作安全改善計劃 — 優異獎 新蒲崗公共房屋發展項目工程： 最佳安全文化地盤 — 銅獎 最佳安全文化項目經理 / 地盤總管 — 銅獎 最佳安全文化活動小組 — 銅獎 最佳安全文化分判商 — 優異獎 前葵涌警察已婚宿舍公共房屋發展項目工程： 最佳演繹 — 金獎 最佳安全文化地盤 — 優異獎 最佳安全文化項目經理 / 地盤總管 — 優異獎 最佳安全文化活動小組 — 優異獎 最佳安全文化分判商 — 優異獎 17th Construction Safety Forum and Award Presentation Ceremony Construction of Home Ownership Scheme at Kiu Cheong Road and Ngan Kwong Wan Road East and West: Best Program to Prevent Heat Stroke at Work – Gold Construction of Pak Tin Estate Redevelopment Phase 9 (Pak Tin Community Complex): Best Safety Enhancement Program for Working at Height – Merit Construction of Public Rental Housing Development at San Po Kong: Best Safety Culture Site – Bronze Best-Safety Culture Project Manager/Site Agent – Bronze Best Safety Culture Activity Team – Bronze Best Safety Culture Sub-contractor – Merit Construction of Public Rental Housing Development at Ex-Kwai Chung Police Married Quarters: Best Performance Award – Gold Best Safety Culture Site – Merit Best-Safety Culture Project Manager/Site Agent – Merit Best Safety Culture Activity Team – Merit Best Safety Culture Sub-contractor – Merit	職業安全健康局 Occupational Safety and Health Council
第15屆香港職業安全健康大獎 天水圍橋昌路及銀礦灣路東及銀礦灣路西居者有其屋計劃發展項目工程： 工作安全行為大獎 — 金獎 粉嶺49區公共房屋發展項目地基工程： 指差呼稱大獎 — 銅獎	職業安全健康局

獎項/得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
15th Hong Kong Occupational Safety & Health Award Construction of Home Ownership Scheme at Kiu Cheong Road and Ngan Kwong Wan Road East and West: Work Safe Behaviour Award – Gold Foundation for Public Rental Housing Development at Fanling Area 49 Pointing and Calling Award – Bronze	Occupational Safety and Health Council
良好工作場所整理比賽 2016-17 啟德 1G1（B）居者有其屋計劃發展項目工程： 建造業組 — 銀獎 Good Housekeeping Competition 2016-17 Construction of Home Ownership Scheme at Kai Tak Site 1G1(B): Construction Category – Silver	職業安全健康 Occupational Safety and Health Council
職業健康大獎 2016-17 大嶼山銀礦灣路東及銀礦灣路西居者有其屋計劃發展項目工程： 好心情@健康工作間大獎（業務部 / 中小企組）— 超卓機構大獎 聽覺保護大獎 — 創新改善措施大獎，卓越表現大獎 預防肺塵埃沉着病大獎 — 卓越表現大獎 天水圍橋昌路居者有其屋計劃發展項目工程： 好心情@健康工作間大獎（業務部 / 中小企組）— 傑出機構大獎 預防肺塵埃沉着病大獎 — 卓越表現大獎 最佳演繹獎 — 銀獎 長沙灣副食品批發市場三號及五號地盤 / 一期及二期公共房屋發展項目工程： 好心情@健康工作間大獎（企業 / 機構組）— 良好機構大獎 火炭沙田第 16 和 58D 區第一及第二期公共房屋發展項目工程： 好心情@健康工作間大獎（企業 / 機構組）— 傑出機構大獎 Occupational Health Award 2016-17 Construction of Home Ownership Scheme at at Ngan Kwong Wan Road East and West: Joyful@Healthy Workplace Best Practices Award (Branch/SME category) – Grand Award Hearing Conservation Best Practices Award – Innovative Improvement Award, Excellence Award Prevention of Pneumoconiosis Best Practices Award – Excellence Award Construction of Home Ownership Scheme at Kiu Cheong Road: Joyful@Healthy Workplace Best Practices Award (Branch/SME category) – Outstanding Award Prevention of Pneumoconiosis Best Practices Award – Excellence Award, Best Performance Award – Silver Award Construction of Public Rental Housing at Cheung Sha Wan Wholesale Food Market Site 3 and Site 5 Phases 1 & 2 Joyful@Healthy Workplace Best Practices Award (Enterprise/Organisation category) – Merit Award Construction of Public Rental Housing Development at Fo Tan, (In Sha Tin Areas 16 & 58D) Phases 1 & 2 Joyful@Healthy Workplace Best Practices Award (Enterprise/Organisation category) – Outstanding Award	職業安全健康局 Occupational Safety and Health Council

獎項/得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
建造業安全獎勵計劃 2016-17	勞工處 Labour Department
大嶼山銀礦灣路東及銀礦灣路西居者有其屋計劃發展項目工程： 樓宇建造地盤（公營合約）— 銀獎 樓宇建造地盤（次承判商）— 優異獎 安全隊伍 — 優異獎	
前葵涌已婚警察宿舍公共房屋發展項目工程： 樓宇建造地盤（公營合約）— 金獎 安全隊伍 — 優異獎	
沙田火炭禾上墩街居者有其屋計劃發展項目地基及地盤平整工程： 樓宇建造地盤（次承判商）— 金獎，最佳高處工作安全表現獎 安全隊伍 — 優異獎	
柴灣連城道出租公屋發展項目工程： 樓宇建造地盤（次承判商）— 銀獎 安全隊伍 — 優異獎	
香港東涌第三十九區公共房屋發展項目工程： 安全隊伍 — 金獎	
柴灣永泰道公共租住房屋發展計劃的地基工程及馬鞍山第90B區恆健街資助出售房屋發展計劃的地基工程： 安全隊伍 — 優異獎	
黃大仙豐盛街公共租住房屋發展計劃的地基工程及葵涌公共運輸交匯處的建造工程： 安全隊伍 — 優異獎	
2015至2017年度大埔、北區、沙田及西貢保養、改善及空置單位翻新工程分區定期合約（一）： 裝修及維修工程 — 金獎，最佳高處工作安全表現獎	
2015至2017年度大埔、北區、沙田及西貢保養、改善及空置單位翻新工程分區定期合約（二）： 裝修及維修工程 — 銀獎，最佳高處工作安全表現獎	
2013至2016年度屯門及元朗改建、加建、保養及維修工程的定期合約（二）： 安全隊伍 — 優異獎	
Construction Industry Safety Award Scheme 2016-17	
Construction of Home Ownership Scheme at Ngan Kwong Wan Road East and West: Building Sites (Public Sector) – Silver Building Sites Subcontractors – Merit Safety Teams – Merit	
Construction of Public Rental Housing Development at Ex-Kwai Chung Police Married Quarters: Building Sites (Public Sector) – Gold Safety Teams – Merit	
Foundation and Site Formation for Home Ownership Scheme Development at Wo Sheung Tun Street, Fo Tan, Shatin: Building Sites Subcontractors – Gold, Outstanding Performance in Work-at-Height Safety Prize Safety Teams – Merit	

獎項/得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
Construction of Public Rental Housing Development at Lin Shing Road: Building Sites Subcontractors – Silver Safety Teams – Merit Construction of Public Rental Housing Development at Tung Chung Area 39: Safety Teams – Gold Foundation for Public Rental Housing Development at Wing Tai Road, Chai Wan and Foundation for Subsidised Sale Flats Development at Hang Kin Street, Ma On Shan Area 90B: Safety Teams – Merit Foundation for Public Rental Housing Development at Fung Shing Street, Wong Tai Sin and Construction of Public Transport Interchange at Kwai Chung: Safety Teams – Merit District Term Contract for the Maintenance, Improvement and Vacant Flat Refurbishment for Tai Po, North, Shatin and Sai Kung(1) 2015/2017: Minor Renovation and Maintenance Works – Gold, Outstanding Performance in Work-at-Height Safety Prize District Term Contract for the Maintenance, Improvement and Vacant Flat Refurbishment for Tai Po, North, Shatin and Sai Kung(2) 2015/2017: Renovation and Maintenance Works – Silver, Outstanding Performance in Work-at-Height Safety Prize District Term Contract for the Maintenance, Improvement and Vacant Flat Refurbishment for Properties Managed by District Maintenance Offices/ Tuen Mun and Yuen Long (2) 2013/2016: Safety Teams – Merit	
地理信息系統特別成就獎2016 房委會樹木資訊系統 — 地理信息系統特別成就獎 Special Achievement in GIS Award 2016 Enterprise Tree Management System – Geographic Information System – Special Achievement in GIS Award	Esri
香港品質保證局社會責任指數 — 先導者標誌 國際標準化認證 — 企業社會責任先導者標誌 Hong Kong Quality Assurance Agency (HKQAA) Corporate Social Responsibility (CSR) Index ISO – HKQAA CSR Advocate Marks	香港品質保證局 Hong Kong Quality Assurance Agency

獎項/得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
環保 Environmental Friendliness	
環保建築大獎 2016 綠建領導類別 — 大獎 洪福邨 元朗洪水橋第十三區： 新建建築類別 — 已落成項目（住宅建築）— 大獎 研發第二代減音露台： 研究及規劃類別 — 優異獎 創新混凝土技術 — 減少碳足跡的應用研究： 研究及規劃類別 — 優異獎 Green Building Award 2016 Green Building Leadership Category – Grand Award Hung Fuk Estate, Hung Shui Kiu Area 13, Yuen Long: New Buildings, Completed Projects (Residential Building) – Grand Award Research and development of 2nd Generation Acoustic Balcony: Research and Planning – Merit Concrete innovation, application research of Carbon Footprint Reduction: Research and Planning – Merit	香港綠色建築議會 Hong Kong Green Building Council
環保促進會香港綠色企業大獎 2016 企業綠色管治獎（企業）— 企業使命及相關持份者獎 優越環保管理獎（企業）— 白金獎 明智環保採購獎（大型企業）— 白金獎 傑出連續獲獎機構（7年或以上） Green Council, Hong Kong Green Awards 2016 Corporate Green Governance Award (Corporate) – Corporate Vision and Stakeholder Engagement Award Green Management Award (Corporate) – Platinum Award Green Purchasewi$e Award (Large Corporation) – Platinum Award Outstanding Sustained Performance (7 Years+)	環保促進會 Green Council
香港綠色機構認證 減廢證書 — 卓越級別 Hong Kong Green Organisation Certification Wastewi$e Certificate – Excellence Level	環境運動委員會 Environmental Campaign Committee

獎項/得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
屋邨管理 Estate Management	
2017年香港花卉展覽 最具特色(園林景點)金獎 Hong Kong Flower Show 2017 Gold Award for Unique Feature (Landscape Display)	康樂及文化事務署 Leisure and Cultural Services Department
2016香港環境卓越大獎及香港綠色機構認證 2016香港環境卓越大獎 — 物業管理(住宅)金獎 — 藍田邨 香港綠色機構 — 藍田邨 2016 Hong Kong Awards for Environmental Excellence and Hong Kong Green Organisation Certification Gold Award in 2016 Hong Kong Awards for Environmental Excellence Property Management (Residential) – Lam Tin Estate Hong Kong Green Organisation – Lam Tin Estate	環境運動委員會 Environmental Campaign Committee
共融環境嘉許計劃:全面共融大獎 — 油麗商場 Caring Environment Recognition Scheme : Excellence Award for Inclusive Environment – Yau Lai Shopping Centre	香港復康聯會 / 香港社會服務聯會 Hong Kong Joint Council for People with Disabilities/ The Hong Kong Council of Social Service
香港品質保證局「企業社會責任先導者標誌」 Hong Kong Quality Assurance Agency Corporate Social Responsibility Index Advocate Mark	香港品質保證局 Hong Kong Quality Assurance Agency
機構 Corporate	
「同心展關懷」機構2016/17 「連續10年或以上同心展關懷」標誌 — 房屋署 Caring Organisation 2016/17 10 Years Plus Caring Organisation Logo – Housing Department	香港社會服務聯會 Hong Kong Council of Social Service
2016 ARC Awards Bronze Winner (Non-profit Organisation: Housing) – The Hong Kong Housing Authority Annual Report 2014/15	MerComm, Inc
ISO/IEC 27001: 2013資訊安全管理系統認證 ISO/IEC 27001: 2013 Information Security Management System Certification	英國標準協會 British Standard Institute

財務回顧

Financial Review

我們在2016/17年度的工作重點，仍然是透過「最佳模式」提供優質財務管理服務，以貫徹香港房屋委員會（房委會）的理想和工作目標。我們繼續致力改善和加強財務及風險的管理程序，務求盡量提升各項活動的財務和業務價值。

房委會是財政自主的機構，以內部衍生的資金，持續推行龐大的公營房屋計劃。我們審慎管理財政資源，以順利推行各項基本工程計劃、營運服務及業務措施。

2016/17年度財務報表

房委會根據與政府於1988年達成的財政安排（已按1994年的增補協議修訂），以及房委會所通過的會計政策編製財務報表。2016/17 年度的整套財務報表連同本年報夾附於共用的封套內。同時，房委會在過去五年的運作結果和資本開支的概要分別載於本年報的附錄9和附錄10。

財務摘要

年內的綜合業績概列如下：

	百萬元
1. 綜合運作帳目盈餘	3,010
2. 資金管理帳目盈餘	2,319
3. 代管服務帳目赤字	(12)
年內盈餘	**5,317**

1. 綜合運作帳目

綜合運作帳目概列租住房屋、商業樓宇和資助自置居所業務的運作結果。在計入0.15億元的非運作收入淨額後，2016/17年度的整體運作盈餘為30.10億元。

租住房屋業務在2016/17年度錄得3.26億元的盈餘。有關業務涉及下列類型房屋：

運作盈餘／（赤字）	百萬元
租住房屋（不包括中轉房屋）	384
中轉房屋	(54)
長者租金津貼	(4)
	326

商業樓宇業務在扣除0.53億元的特殊項目前，盈餘為13.19億元。有關業務涉及下列類型設施：

運作盈餘	百萬元
商場	666
停車場	294
工廠	70
福利用途樓宇	289
	1,319

特殊項目款額為0.53億元，此金額是拆卸及清拆成本，以及由房委會撥款進行的政府基建和社區設施的開支。

資助自置居所業務在計入200萬元的特殊項目前，盈餘為14.01億元。有關業務涉及下列自置居所計劃：

運作盈餘／（赤字）	百萬元
居者有其屋計劃（居屋計劃）	170
私人機構參建居屋計劃（私人參建計劃）	269
租者置其屋計劃（租置計劃）	995
自置居所貸款計劃（自置貸款計劃）及置業資助貸款計劃（置業貸款計劃）	(33)
	1,401

特殊項目款額為200萬元，此金額是在本年度支付已售予香港按揭證券有限公司的自置貸款計劃貸款組合的利息500萬元後，就該貸款組合尚未償還餘額的未來利息負債所作的下調。

2. 資金管理帳目

與房委會的投資資金管理有關的收入和開支，均納入資金管理帳目。該帳目顯示，2016/17年度的盈餘為23.19億元。在2017年3月31日，房委會的投資資金為489.06億元。房委會資金在2016/17年度的整體總回報率為4.5%。

房委會的投資策略，是由房委會財務小組委員會經參考獨立投資顧問的研究結果和建議後制定。投資策略的目標，是確保有充足的流動資金應付房委會運作所需，並以審慎和分散的投資方式，把房委會餘下資金作較長線投資，以賺取較佳的長期回報。

財務小組委員會在轄下的資金管理附屬小組委員會協助下，不時檢討房委會的投資策略和情況。資金管理附屬小組委員會也就投資經理的遴選事宜提供意見，並監察投資經理的表現，而房屋署則負責執行日常的監察工作。因應最新的金融市場情況和風險，房委會在2016/17年度就資產配置策略進行了穩健程度的周年檢討。經修訂的資產配置策略概列如下：

外匯基金保本項目	約85.0%
港元／美元存款及債券	7.0%
股票	8.0%
	100.0%

3. 代管服務帳目

代管服務帳目顯示的運作盈虧情況包括下列項目：代表政府執行的代理職務；已落成居屋屋苑住宅大廈和已拆售物業的屋邨內公用地方的物業代管服務；以及由政府付還款項的工程監督工作。

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 2016/17. 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 2016/17 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 2016/17 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
1. Consolidated Operating Account Surplus	3,010
2. Funds Management Account Surplus	2,319
3. Agency Account Deficit	(12)
Surplus for the year	**5,317**

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 $3,010 million for 2016/17 after taking into account a net non-operating income of $15 million.

Rental Housing Operations generated a surplus of $326 million during 2016/17, analysed over the following types of housing:

Operating Surplus / (Deficit)	$M
Rental Housing (excluding Interim Housing)	384
Interim Housing	(54)
Rent Allowance for the Elderly	(4)
	326

Commercial Operations generated a surplus of $1,319 million before charging exceptional items of $53 million, analysed over the following types of facilities:

Operating Surplus	$M
Commercial Complexes	666
Car Parks	294
Factories	70
Welfare Premises	289
	1,319

The exceptional items of $53 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 $1,401 million before including an exceptional item of $2 million, analysed over the following home ownership schemes:

Operating Surplus / (Deficit)	$M
Home Ownership Scheme (HOS)	170
Private Sector Participation Scheme (PSPS)	269
Tenants Purchase Scheme (TPS)	995
Home Purchase Loan Scheme (HPLS) and Home Assistance Loan Scheme (HALS)	(33)
	1,401

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 $5 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 $2,319 million for 2016/17. As at 31 March 2017, the HA's funds available for investment stood at $48,906 million. For 2016/17, the overall return (gross) on the HA's funds was 4.5%.

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. An annual health check on the HA's Strategic Asset Allocation was conducted in 2016/17 taking into account the latest financial market situation and risks. The revised Strategic Asset Allocation is highlighted below:

Principal protection placements with the Exchange Fund	around 85.0%
HKD/USD deposits and bonds	7.0%
Equities	8.0%
	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.

香港房屋委員會及其小組委員會

The Hong Kong Housing Authority and its Committees

2016/17 香港房屋委員會委員
The Hong Kong Housing Authority Members

主席 Chairman

張炳良教授, GBS, JP
（運輸及房屋局局長）
Professor the Honourable Anthony CHEUNG Bing-leung, GBS, JP
(Secretary for Transport and Housing)

副主席 Vice-Chairman

應耀康先生, JP（房屋署署長）
Mr Stanley YING Yiu-hong, JP (Director of Housing)

委員 Members

蘇偉文教授, BBS, JP
Professor Raymond SO Wai-man, BBS, JP

區嘯翔先生, BBS
Mr Albert AU Siu-cheung, BBS

劉文君女士
Ms Julia LAU Man-kwan

黃成智先生
Mr WONG Sing-chi

陳漢雲教授
Professor Edwin CHAN Hon-wan

李炳權先生, JP
Mr LEE Ping-kuen, JP

王永祥先生
Mr Winfield WONG Wing-cheung

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

何周禮先生, MH
Mr Barrie HO Chow-lai, MH

許美嫦女士, MH, JP
Ms Tennessy HUI Mei-sheung, MH, JP

林雲峯教授, JP
Professor Bernard Vincent LIM Wan-fung, JP

劉國裕博士, JP
Dr LAU Kwok-yu, JP

黃遠輝先生, SBS, JP
Mr Stanley WONG Yuen-fai, SBS, JP

劉詩韻女士, JP
Ms Serena LAU Sze-wan, JP

溫文儀先生, BBS, JP
Mr WAN Man-yee, BBS, JP

蔡海偉先生
Mr CHUA Hoi-wai

蘇晴女士
Ms SO Ching

張達棠先生, JP
Mr CHEUNG Tat-tong, JP

盧偉國議員, SBS, MH, JP
Dr the Honourable LO Wai-kwok, SBS, MH, JP

雷紹麟先生
Mr Alan LUI Siu-lun

張國鈞議員, JP
The Honourable Horace CHEUNG Kwok-kwan, JP

張宇人議員, GBS, JP
The Honourable Tommy CHEUNG Yu-yan, GBS, JP

郭偉强議員
The Honourable KWOK Wai-keung

郭榮鏗議員
The Honourable Dennis KWOK Wing-hang

李國麟議員, SBS, JP
Professor the Honourable Joseph LEE Kok-long, SBS, JP

財經事務及庫務局常任秘書長（庫務）
（財經事務及庫務局副秘書長（庫務）(2)
或財經事務及庫務局首席助理秘書長
（庫務）（管理會計）候補）
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)

地政總署署長
（地政總署副署長（一般事務）候補）
Director of Lands
(with Deputy Director of Lands (General) as her alternate)



張炳良教授，GBS, JP

（主席）（運輸及房屋局局長）

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

(Chairman) (Secretary for Transport and Housing)

張炳良教授於 2012 年 7 月 1 日獲委任為運輸及房屋局局長，在此之前在香港教育學院（今香港教育大學）擔任校長。

作為運輸及房屋局局長，張炳良教授分別是香港房屋委員會、香港海運港口局、香港物流發展局及航空發展與機場三跑道系統諮詢委員會的主席。他也是香港鐵路有限公司、香港機場管理局及香港按揭證券有限公司的董事，以及可持續發展委員會和經濟發展委員會的成員。

張教授於香港大學取得社會科學學士學位後，再於英國亞斯頓大學取得公共管理科學碩士學位，以及於英國倫敦大學倫敦經濟及政治學院取得政府研究哲學博士學位。

張教授加入政府前擔任不少公職，包括行政會議非官守議員及消費者委員會主席。

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 (now the Education University of Hong Kong).

As the Secretary for Transport and Housing, Professor Cheung is the Chairman of the Hong Kong Housing Authority, Hong Kong Maritime and Port Board, Hong Kong Logistics Development Council and Aviation Development and Three-runway System Advisory Committee. He is also board member of MTR Corporation Limited, 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.



應耀康先生，JP
（副主席）（房屋署署長）

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

應耀康先生畢業於香港大學，1983 年加入香港政府，任職政務主任。

應先生曾在多個決策局及部門服務，包括前教育統籌科、前行政及立法兩局事務科、前政務總署、前常務科、前憲制事務科、前銓敘科（後改稱公務員事務科）、前布政司辦公室、前貿易署、前教育署及前庫務局（後改稱財經事務及庫務局）。他於 2003 年 10 月至 2007 年 10 月出任保安局常任秘書長，於 2007 年 11 月至 2012 年 7 月出任財經事務及庫務局常任秘書長（庫務）。應先生於 2013 年 6 月至 2014 年 3 月借調競爭事務委員會出任秘書長。他於 2014 年 4 月出任運輸及房屋局常任秘書長（房屋）及房屋署署長。

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.



蘇偉文教授 , BBS, JP
Professor Raymond SO Wai-man, BBS, JP

蘇偉文教授是恆生管理學院商學院院長和金融學教授。除了大學教學和進行研究工作外，蘇教授也參與公職，服務社會。他現時為能源諮詢委員會主席、律師紀律審裁團業外委員和中小型企業委員會委員，並為香港房屋委員會財務小組委員會及資金管理附屬小組委員會主席，以及香港房屋委員會及策劃小組委員會委員。

Professor Raymond SO Wai-man is the Dean of School of Business and a professor of Finance at 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.



區嘯翔先生 , BBS
Mr Albert AU Siu-cheung, BBS

區嘯翔先生現任香港立信德豪會計師事務所有限公司特別顧問，在會計界擁有超過40年經驗，是香港會計師公會資深會計師、加拿大特許會計師公會會員，以及香港華人會計師公會會員。

區先生目前擔任多個公職，包括廉政公署防止貪污諮詢委員會主席、廉政公署貪污問題諮詢委員會委員、證券及期貨事務監察委員非執行董事，以及香港貿易發展局專業服務業諮詢委員會主席。

Mr Albert AU Siu-cheung is the Special Advisor of BDO Limited. He has over 40 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 Non-Executive Director of Securities and Futures Commission and the Chairman of the Professional Services Advisory Committee of Hong Kong Trade Development Council.



劉文君女士
Ms Julia LAU Man-kwan

劉文君女士是香港註冊建築師，先後取得美國俄勒崗大學建築學士及香港大學文科碩士（運輸政策與規劃）學位。她在房地產業界擁有 26 年經驗。她於 2009 年創立自己的公司。

除擔任香港房屋委員會及其轄下的投標小組委員會和商業樓宇小組委員會委員外，劉女士亦為上訴審裁團（建築物）成員、香港房屋協會委員，以及廉政公署防止貪污諮詢委員會委員。此外，她是香港聖約翰救護機構理事會理事。在專業層面上，劉女士為香港建築中心副主席，以及香港建築師學會理事會成員。

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.



黃成智先生
Mr WONG Sing-chi

黃成智先生曾任立法會議員（新界東）、北區區議員、區域市政局議員、復和綜合服務中心生命教育總監，以及不同社會服務機構的督導主任和總幹事。黃先生現時為國際復和實踐機構的認可復和會議主持訓練師、家庭網絡發展中心總幹事、香港樂家庭有限公司執行總監、香港成功新天地有限公司培訓顧問，以及主理由民政事務總署伙伴倡自強計劃支持的社會企業「時光寶樓」開心茶餐廳，對社會現況深具識見。

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, Chief Executive of Joy Family Co Ltd, Senior Training Consultant of Hong Kong Success Club Co Ltd and Operator of Precious Time Restaurant, social enterprise restaurant under Enhancing Self-Reliance Through District Partnership Programme by the Home Affairs Department. Mr Wong has a profound understanding of the current social situation.



陳漢雲教授
Professor Edwin CHAN Hon-wan

陳漢雲教授是香港理工大學建築及房地產學系教授及副系主任。

陳教授是自置居所津貼上訴委員會副主席、醫院管理局轄下中央投標委員會、支援服務發展委員會和基本工程小組委員會增選成員，以及香港綠色建築議會轄下政策及研究委員會成員。

陳教授現為香港房屋委員會，以及其轄下資助房屋小組委員會委員。

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.



李炳權先生 , JP
Mr LEE Ping-kuen, JP

李炳權先生現職工程顧問公司技術總監。他是註冊專業工程師，專長為土木工程、環境工程、物流及運輸工程和結構工程。

李先生曾任香港特別行政區政府策略發展委員會委員、中央政策組顧問，以及古物諮詢委員會委員，現為香港房屋委員會以及其轄下建築小組委員會的委員。

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, the Central Policy Unit of the HKSAR Government and Antiquities Advisory Board. 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

王永祥先生是香港執業律師，現於黃乾亨黃英豪律師事務所執業。王先生於 2006 年至 2009 年間出任上訴審裁團（建築物）主席，及於 1999 年至 2012 年為律師紀律審裁團成員。他現時是公眾集會及遊行上訴委員會委員、香港房屋委員會委員及轄下審計附屬小組委員會主席、財務小組委員會委員，以及策劃小組委員會委員。

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, a member of the Hong Kong Housing Authority and 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.



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

馮婉眉女士是香港上海滙豐銀行有限公司前香港區總裁。她於 1996 年加入滙豐財資及資本市場部，出任港幣債券市場主管，並歷任要職。她於 2001 年獲委任為亞太區交易主管，2005 年出任司庫兼亞太區環球資本市場主管，2008 年獲任命為滙豐集團總經理，2010 年成為環球銀行及資本市場亞太區主管，其後於 2011 年 9 月出任香港區總裁。

馮女士擔任不同職務期間，積極推動本港以至其他地區金融市場的發展。她擁有豐富的金融市場經驗，在支持人民幣國際化以及香港發展成為全球規模最大的離岸人民幣業務中心方面，擔當重要角色。

馮女士於 2013 年獲頒授銅紫荊星章，以表揚她對香港銀行業發展的寶貴貢獻。她於 2015 年獲委任為太平紳士。

馮女士現為香港金融管理局外匯基金諮詢委員會轄下金融基建委員會委員，並曾擔任香港貿易發展局轄下金融服務業諮詢委員會和亞洲金融論壇策劃委員會主席。她亦是香港機場管理局董事會成員、香港房屋委員會非官方委員，以及香港科技大學校董會成員。馮女士於2016年擔任西九文化區管理局董事局成員，也是香港交易所獨立非執行董事。

馮女士曾任滙豐環球投資管理（香港）有限公司主席及董事、滙豐銀行（中國）有限公司非執行董事、恆生銀行非執行董事，以及交通銀行股份有限公司非執行董事。她亦曾為香港金融管理局轄下銀行業務諮詢委員會委員、該局外匯基金諮詢委員會轄下貨幣發行委員會委員、財資市場公會議會委員，以及香港銀行公會主席。

馮女士畢業於香港大學，主修金融，其後負笈悉尼，獲麥覺理大學頒授應用財務碩士學位。

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. Ms Fung became a Board Member of West Kowloon Cultural District Authority in 2016. 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.



何周禮先生 , MH
Mr Barrie HO Chow-lai, MH

何周禮先生是何周禮建築設計事務所的創辦人及董事。他於 1993 年獲香港大學頒授建築學一級榮譽文學士學位，並於 1996 年以優異成績獲香港大學頒授建築碩士。他常被媒體譽為亞洲新一代最具影響力的建築設計師之一。何先生曾獲香港建築師學會兩岸四地建築設計大獎 2015 和 2013，亞太區房地產建築組別大獎 2015、2014 和 2013，並分別在香港特別行政區優質建築大獎 2012 和 2010 獲得入圍獎及優異獎，並且是杜拜城市建築設計大獎 2008 得主之一。此外，他獲得超過 120 個來自杜拜、美國、英國、上海、北京、台灣、日本、韓國、亞太區及香港的重要國際設計獎項。

何先生成就卓越，曾在 2011 年獲香港特別行政區政府頒授「榮譽勳章」，其他獲得的獎項包括：傑出成就獎(2014)、北京國際設計及藝術成就獎(2013)、台灣十大設計師(2011)、亨達集團創富大獎(2010)、中國優秀創新企業家(2009)、職業訓練局榮譽院士(2008)、《透視》雜誌 40 位 40 歲以下在大中華區最具影響力設計師(2007)、香港十大傑出青年(2005)、香港十大傑出設計師(2005)等。

何先生為香港建築設計聯盟的創辦人及主席、職業訓練局專業教育學院轄下香港知專設計學院學術顧問委員會委員、香港建築師事務所商會 2010-2012 年度理事會理事，以及香港專業及資深行政人員協會創會會員。何先生也是市區重建局活化灣仔舊區專責委員會委員（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).



許美嫦女士，MH, JP
Ms Tennessy HUI Mei-sheung, MH, JP

許美嫦女士是香港執業律師，現為香港房屋委員會委員、酒牌局委員、香港中醫藥管理委員會中醫組及道德事務小組成員，以及油尖旺區撲滅罪行委員會委員。許女士也是醫務委員會業外審裁顧問及漁民特惠津貼上訴委員會（禁拖）主席。

許女士是香港各界婦女聯合協進會的理事及義務法律顧問，以及軒尼詩道官立小學（銅鑼灣）及北角官立小學的學校管理委員會委員。

Ms Tennessy HUI Mei-sheung is a solicitor practising in Hong Kong, a member of the Hong Kong Housing Authority, Liquor Licensing Board, Chinese Medicine Practitioners Board and Ethics Committee of Chinese Medicine Council of Hong Kong and Yau Tsim Mong District Fight Crime Committee. 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 a Council Member and 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.



林雲峯教授 , JP
Professor Bernard Vincent LIM Wan-fung, JP

林雲峯教授現為香港中文大學建築學院榮譽兼任教授、AD+RG建築設計及研究所總監。多年來擔任香港建築師學會理事和前會長，致力促進社區發展及積極參與地區事務工作。他為香港城市設計學會創會會長。中國人民政治協商會議全國委員會委員。

林教授的研究專長及設計範疇包括大型總體規劃設計/居民參與設計、教育、醫療及公共建築、能源效益設計，以及公眾參與策劃及工作坊。

林教授現為香港房屋委員會委員、建築小組委員會主席及策劃小組委員會委員。

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 Strategic Planning Committee.



劉國裕博士 , JP
Dr LAU Kwok-yu, JP

劉國裕博士是香港城市大學公共政策學系副教授，他的教學和研究範疇為房屋政策、房屋管理、社會政策及行政。劉博士亦是香港房屋經理學會名譽資深會員和註冊社會工作者。

劉博士曾任多項公職，包括擔任香港房屋委員會轄下多個小組委員會委員，以及房屋局長遠房屋策略檢討督導小組、市區重建局土地、安置及補償委員會和覆核委員會成員。他亦曾出任葵青區議會房屋事務委員會增選委員，以及民政事務總署規管物業管理行業諮詢委員會轄下的物業管理從業員小組委員會增選委員。

劉博士現為深水埗區議會私人樓宇及市區更新工作小組增選委員，也是香港房屋經理學會專業實務委員會增選委員。此外，他是公屋聯會名譽顧問、香港房屋協會監事會委員、香港房屋委員會及轄下建築小組委員會委員、樂華天主教小學法團校董會獨立校董，以及天主教香港教區建築及發展委員會研究及發展小組委員會委員。

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 members 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, and a co-opted member of The Hong Kong Institute of Housing's Professional Practice Committee. 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.



黃遠輝先生，SBS, JP
Mr Stanley WONG Yuen-fai, SBS, JP

黃遠輝先生，生於香港，持有澳洲麥加里大學應用金融學碩士學位，是香港銀行學會資深會士和中央政策組特邀顧問。黃先生現為市區重建局非執行董事、香港房屋協會成員、離職公務員就業申請諮詢委員會成員，以及博物館諮詢委員會主席。在環保方面，黃先生是環境諮詢委員會主席和能源諮詢委員會成員。

黃先生在銀行界累積逾37年經驗。他在1974年加入渣打銀行，於1991年成為香港渣打銀行司庫，1995年躍升為渣打銀行東北亞地區司庫，2001至2003年為渣打銀行中國區行政總裁。黃先生於2004年7月獲委任為中國工商銀行(亞洲)有限公司董事暨副總經理，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 Non-executive Director of Urban Renewal Authority, a member of the Hong Kong Housing Society, a member of the Advisory Committee on Post-service Employment of Civil Servants and the Chairman of the Museum Advisory Panel. On the environmental aspect, Mr Wong chairs the Advisory Council on the Environment and is an appointed member of the Energy Advisory Committee.

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.



劉詩韻女士，JP
Ms Serena LAU Sze-wan, JP

劉詩韻女士為註冊專業測量師(產業測量)，現任永利行集團董事總經理，具備豐富的資產評估及房地產顧問服務經驗。

劉女士持有應用科學(土地經濟)學士及工商管理碩士學位，為香港測量師學會資深會員。

劉女士目前是土地及建設諮詢委員會委員、香港房屋委員會及其轄下建築小組委員會委員，以及市區更新基金董事。

劉女士也是香港測量師學會前會長、香港房屋協會執行委員會委員、香港大學建築學院房地產及建設系顧問委員會委員。

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 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.



溫文儀先生，BBS, JP
Mr WAN Man-yee, BBS, JP

溫文儀先生為註冊專業測量師(產業測量)，亦為香港測量師學會和皇家特許測量師學會的資深專業會員。他曾任職於香港政府十年(1969 至 1979 年)，從事土地行政工作，離職時為高級產業測量師。隨後，溫先生在一家公眾上市的地產發展集團出任物業經理達 17 年(1979 至 1996 年)，並於 1997 年成立自己的專業服務公司。任職該地產發展集團期間，溫先生是四家公眾上市公司的執行董事。其專業服務公司的業務範疇涵蓋發展規劃、申請土地事宜和項目管理。

溫先生曾出任長遠房屋策略檢討督導小組成員(1995 至 1999 年)、香港房屋委員會委員(1996 至 2002 年)、安老事務委員會委員(1997 至 2004 年)、九廣鐵路公司管理局成員(2002 至 2007 年)、市政服務上訴委員會小組成員(2000 至 2005 年)和封閉令(對健康的即時危害)上訴委員會成員(2005 至 2011 年)。溫先生於 2012 至 2014 年出任長遠房屋策略督導委員會委員。由 2014 年 10 月起，溫先生被委任為西九龍文化區管理局委員，及後由2016年起獲委任為其表演藝術委員會主席、Blue Poles Limited 及M Plus 董事局成員。

溫先生積極參與其他社會服務，現為香港青年協會副會長、協青社榮譽會長、香港防癌協會名譽顧問、拔萃女書院及拔萃女小學建設委員會主席，以及佛教志蓮中學和香港兆基創意書院的校董會成員。

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, and thereafter he was appointed as Director of Blue Poles Limited, Chairman of Performing Art Committee and member of M Plus Museum Limited in 2016.

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, the Chairman of Building Committee of Diocesan Girls' School and Diocesan Girls' Junior School, member of the School Boards of Chi Lin Buddhist Secondary School and HKICC Lee Shau Kee School of Creativity.



蔡海偉先生
Mr CHUA Hoi-wai

蔡海偉先生是註冊社會工作者，現任香港社會服務聯會行政總裁。蔡先生於香港大學取得學士學位，主修機械工程，其後負笈美國芝加哥伊利諾大學取得社會工作碩士學位。

蔡先生現為香港房屋委員會委員、扶貧委員會委員、扶貧委員會轄下特別需要社群專責小組主席、土地及建設諮詢委員會委員，以及中央政策組特邀顧問。

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.



蘇晴女士
Ms SO Ching

蘇晴女士是香港註冊建築師，現為一間建築顧問公司的執行董事。專長為大型建築發展項目。她於 2013 年加入為香港房屋委員會轄下建築小組委員會，並於 2014 年成為香港房屋委員會及審計附屬小組委員會委員。蘇女士現為香港建築師學會理事及教育事務部主席。她也是禁毒基金會管理委員會委員和輸入優秀人才及專才諮詢委員會委員。

Ms SO Ching is a registered architect and the Executive Director of an architectural consultant company. She specialises in large scale building development. She joined the Building Committee of the Hong Kong Housing Authority in 2013 and has become a member of the Hong Kong Housing Authority and Audit Sub-Committee since 2014. Ms So is currently the council member of the Hong Kong Institute of Architects and chairlady for Board of Education. She is also a member of the Governing Committee of the Beat Drugs Fund Association and Advisory Committee on Admission of Quality Migrants and Professionals.



張達棠先生，JP
Mr CHEUNG Tat-tong, JP

張達棠先生為昂遨顧問有限公司董事；本身是經驗豐富的工料測量師，擁有理學碩士（建築）及法律博士學位，並且是內地註冊造價工程師。張先生對建造業充滿熱誠，是建造業議會、建造業工人註冊管理局創會會員及廉政公署防止貪污諮詢委員會前委員。張先生現為國際工程造價管理協會全球主席，也是香港測量師學會前會長及測量師註冊管理局前主席。除擔任香港房屋委員會委員外，張先生也是封閉令（對健康的即時危害）上訴委員會成員、上訴委員團（城市規劃）委員、牌照上訴委員會成員、大口環根德公爵夫人兒童醫院管治委員會委員，以及香港弱能兒童護助會副主席。張先生現任香港大學房地產及建設系和香港理工大學建築及房地產系客席教授。

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 is currently the world chairman of the International Cost Engineering Council. He 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.



盧偉國議員，SBS, MH, JP
Dr the Honourable LO Wai-kwok, SBS, MH, JP

盧偉國博士是立法會議員；本身是機械工程師，擁有工業工程碩士及工學博士學位。盧博士除擔任香港房屋委員會委員外，也是香港科技園公司董事會成員、醫院管理局及西九文化區管理局董事局的成員。

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.



雷紹麟先生
Mr Alan LUI Siu-lun

雷紹麟先生現為亞洲萬里通營運總裁，同時擔任通訊事務管理局和香港房屋委員會委員。

Mr Alan LUI Siu-lun is now Chief Operating Officer with Asia Miles Limited. He is currently a member of Communications Authority and the Hong Kong Housing Authority.



張國鈞議員 , JP
The Honourable Horace CHEUNG Kwok-kwan, JP

張國鈞先生是張國鈞楊煒凱律師事務所的合夥人。除出任立法會及中西區區議會民選議員外，張先生也是香港房屋委員會委員、上訴審裁團(建築物)成員、地產代理監管局成員、香港按揭證券有限公司董事局成員及香港大學校董。

Mr Horace CHEUNG Kwok-kwan is the partner of Messrs Cheung & Yeung, Solicitors. He is also an elected member of Legislative Council and Central & Western District Council. Apart from this, he is currently serving as a member of the Hong Kong Housing Authority, Appeal Tribunal Panel (Buildings) and Estate Agents Authority, a board member of The Hong Kong Mortgage Corporation Limited, as well as the court member of The University of Hong Kong.



張宇人議員，GBS, JP
The Honourable Tommy CHEUNG Yu-yan, GBS, JP

張宇人先生為現任立法會議員及香港中文大學校董。2000 年參選立法會選舉，取得功能界別飲食界議席，並連任至今。自 1997 年起，他一直參與多項公職，曾任酒牌局成員、方便營商諮詢委員會成員，以及輸入優秀人才及專才諮詢委員會成員。現時身兼香港飲食業聯合總會會長及現代管理（飲食）專業協會創會會長，與業界保持緊密合作。

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.



郭偉强議員
The Honourable KWOK Wai-keung

郭偉强先生是註冊社會工作者，也是立法會議員和東區區議會民選議員。目前，他是香港房屋委員會及其轄下的資助房屋小組委員會委員。

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.



郭榮鏗議員
The Honourable Dennis KWOK Wing-hang

郭榮鏗先生是代表法律界的立法會議員，於 2012 年當選，任期四年。他獲選時 34 歲，是當年其中一位最年輕的議員。2006 年獲選為選舉委員會法律界別委員，並於 2011 年連任。

郭先生是公民黨及公共專業聯盟（公共政策的智庫組織）的創辦成員，也是前政務司司長陳方安生女士為首的民間策略發展委員會的核心成員。現時為香港房屋委員會委員、市區重建局的獨立非執行董事，以及中國維權律師關注組的執行委員會委員。

他於 1999 年在倫敦國王學院取得法學士學位，2002 年獲香港高等法院認許為事務律師，2003 年獲得英格蘭及威爾斯事務律師資格，並於 2006 年在香港取得大律師資格。郭先生曾於跨國律師樓史密夫斐爾律師事務所實習及工作五年，而他現時的大律師業務則專門處理民事個案、國際仲裁及司法覆核。

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 on 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.



李國麟議員，SBS, JP
Professor the Honourable Joseph LEE Kok-long, SBS, JP

李國麟教授現任香港公開大學護理及健康學部教授及主任，身兼立法會議員。此外，他是市區重建局非執行董事（非官方成員）、平等機會委員會委員、中央政策組策略發展委員會委員，以及律敦治醫院及鄧肇堅醫院管治委員會成員。

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 a Non-Executive Director (non-official) of the Urban Renewal Authority, a member of the Equal Opportunities Commission, the Commission on Strategic Development of the Central Policy Unit, and the Hospital Governing Committee of Ruttonjee Hospital and Tang Shiu Kin Hospital.



謝曼怡女士，JP
（財經事務及庫務局常任秘書長（庫務））

Ms Elizabeth TSE Man-yee, JP
(Permanent Secretary for Financial Services and the Treasury (Treasury))

謝曼怡女士於 1984 年加入香港政府，任職政務主任。謝女士曾在多個決策局和部門服務，包括前保安科、前政務總署、前經濟科、前財政科、前新機場工程統籌署及前工商科。

謝女士於 1999 年 7 月至 2006 年 4 月出任庫務局副局長（後改稱財經事務及庫務局副秘書長（庫務）），2006 年 4 月至 2007 年 10 月出任行政署長，2007 年 10 月至 2010 年 4 月出任行政長官辦公室常任秘書長，並於 2010 年 4 月至 2012 年 7 月 出任商務及經濟發展局常任秘書長（通訊及科技）。謝女士由 2012 年 7 月起出任財經事務及庫務局常任秘書長（庫務）。

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.



甯漢豪女士，JP
（地政總署署長）

Ms Bernadette LINN, JP
(Director of Lands)

甯漢豪女士於 1989 年加入香港政府，任職政務主任。她於 2005 年至 2008 年出任教育局副秘書長，於 2008 年至 2010 年出任財經事務及庫務局副秘書長，並於 2010 年至 2012 年出任行政長官私人秘書。甯女士由 2012 年 7 月 31 日起出任地政總署署長。

甯女士持有香港大學文學士學位和密歇根大學（安娜堡市）傳理學碩士學位。

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.

2016/17 香港房屋委員會轄下各小組委員會委員名單
Membership of the Hong Kong Housing Authority Committees

常務小組委員會
Standing Committees

策劃小組委員會
Strategic Planning Committee

* 張炳良教授, GBS, JP (主席)
Professor the Honourable Anthony CHEUNG Bing-leung, GBS, JP (Chairman)

* 蘇偉文教授, BBS, JP
Professor Raymond SO Wai-man, BBS, JP

* 王永祥先生
Mr Winfield WONG Wing-cheung

* 林雲峯教授, JP
Professor Bernard Vincent LIM Wan-fung, JP

* 黃遠輝先生, SBS, JP
Mr Stanley WONG Yuen-fai, SBS, JP

* 許美嫦女士, MH, JP
Ms Tennessy HUI Mei-sheung, MH, JP

* 張達棠先生, JP
Mr CHEUNG Tat-tong, JP

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

運輸及房屋局副局長
Under Secretary for Transport and Housing

發展局常任秘書長(工務)(或代表)
Permanent Secretary for Development (Works) (or representative)

民政事務總署署長(或代表)
Director of Home Affairs (or representative)

規劃署署長(或代表)
Director of Planning (or representative)

審計附屬小組委員會
Audit Sub-Committee

* 王永祥先生(主席)
Mr Winfield WONG Wing-cheung (Chairman)

* 蘇晴女士
Ms SO Ching

* 張國鈞議員, JP
The Honourable Horace CHEUNG Kwok-kwan, JP

* 張達棠先生, JP
Mr CHEUNG Tat-tong, JP

* 李炳權先生, JP
Mr LEE Ping-kuen, JP

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

黎永昌先生
Mr Raymond LAI Wing-chueng

建築小組委員會
Building Committee

* 林雲峯教授, JP (主席)
Professor Bernard Vincent LIM Wan-fung, JP (Chairman)

* 劉國裕博士, JP
Dr LAU Kwok-yu, JP

* 劉詩韻女士, JP
Ms Serena LAU Sze-wan, JP

* 溫文儀先生, BBS, JP
Mr WAN Man-yee, BBS, JP

* 蔡海偉先生
Mr CHUA Hoi-wai

* 蘇晴女士
Ms SO Ching

* 盧偉國議員, SBS, MH, JP
Dr the Honourable LO Wai-kwok, SBS, MH, JP

* 張達棠先生, JP
Mr CHEUNG Tat-tong, JP

林翠蓮女士, MH
Ms LAM Chui-lin, MH

康榮江先生
Mr Wallace HONG Wing-kwong

伍美琴教授
Professor NG Mee-kam

彭長緯先生, SBS, JP
Mr Thomas PANG Cheung-wai, SBS, JP

黃碧如女士
Ms Cleresa WONG Pie-yue

鄺君尚教授
Professor KUANG Jun-shang

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

何培斌教授, JP
(至 2016 年 12 月 30 日止)
Professor HO Puay-peng, JP
(up to 30 December 2016)

關寶珍女士
Ms Helen KWAN Po-jen

文海亮先生
Mr Alan MAN Hoi-leung

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

發展局常任秘書長(工務)(或代表)
Permanent Secretary for Development (Works) (or representative)

規劃署署長(或代表)
Director of Planning (or representative)

商業樓宇小組委員會
Commercial Properties Committee

* 許美嫦女士，MH, JP（主席）
Ms Tennessy HUI Mei-sheung, MH, JP (Chairman)

* 劉文君女士
Ms Julia LAU Man-kwan

* 黃成智先生
Mr WONG Sing-chi

* 雷紹麟先生
Mr Alan LUI Siu-lun

* 張國鈞議員, JP
The Honourable Horace CHEUNG Kwok-kwan, JP

方剛先生, GBS, JP
Mr Vincent FANG Kang, GBS, JP

梁家傑先生, SC
Mr Alan LEONG Kah-kit, SC

楊倩紅女士, MH
Ms YEUNG Sin-hung, MH

黃靄雲博士
Dr Evia WONG Oi-wan

陳旭明先生
Mr Raymond CHAN Yuk-ming

黃碧如女士
Ms Cleresa WONG Pie-yue

何志豪先生, BBS
Mr David HO Chi-hoo, BBS

龐愛蘭女士, BBS, JP
Ms Scarlett PONG Oi-lan, BBS, JP

柯創盛議員, MH
The Honourable Wilson OR Chong-shing, MH

陳正思女士
Ms Cissy CHAN Ching-sze

鄭錦鐘博士, BBS, MH, JP
Dr Eric CHENG Kam-chung, BBS, MH, JP

潘國山先生, MH
Mr PUN Kwok-shan, MH

黃山先生
Mr Samson WONG San

葉毅明教授
Professor YIP Ngai-ming

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

社會福利署署長（或代表）
Director of Social Welfare (or representative)

財務小組委員會
Finance Committee

* 蘇偉文教授, BBS, JP（主席）
Professor Raymond SO Wai-man, BBS, JP (Chairman)

* 區嘯翔先生, BBS
Mr Albert AU Siu-cheung, BBS

* 王永祥先生
Mr Winfield WONG Wing-cheung

* 張宇人議員, 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

孫淑貞女士
Ms Susanna SHEN Shuk-ching

程騰歡博士
Dr Stephen CHING Tang-foon

熊璐珊女士
Ms Lusan HUNG Lo-shan

吳韻宜女士
Ms Wendy NG Wan-yee

康榮江先生
Mr Wallace HONG Wing-kwong

陳家樂教授
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麥萃才博士
Dr Billy MAK Sui-choi

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Director of Housing (or representative)

* 財經事務及庫務局常任秘書長（庫務）（或代表）
Permanent Secretary for Financial Services and the Treasury (Treasury) (or representative)

公務員事務局局長（或代表）
Secretary for the Civil Service (or representative)

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孔令成先生, BBS, JP
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* **蔡海偉先生**
Mr CHUA Hoi-wai

* **雷紹麟先生**
Mr Alan LUI Siu-lun

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Director of Housing (or representative)

運輸及房屋局副局長
Under Secretary for Transport and Housing

民政事務總署署長(或代表)
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* **郭榮鏗議員**
The Honourable Dennis KWOK Wing-hang

* **李炳權先生**, JP
Mr LEE Ping-kuen, JP

康榮江先生
Mr Wallace HONG Wing-kwong

陳旭明先生
Mr Raymond CHAN Yuk-ming

梁慶豐先生
Mr LEUNG Hing-fung

羅健熙先生
Mr LO Kin-hei

彭韻僖女士, MH, JP
Ms Melissa Kaye PANG, MH, JP

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

* **香港房屋委員會委員**
Member of the Hong Kong Housing Authority

各委員的簡歷及稱謂是根據截至2017年3月31日的資料編寫。
Biographies and titles of members were compiled with reference to information as at 31 March 2017.

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01 香港房屋委員會組織及職能

The Hong Kong Housing Authority Organisation and Functions

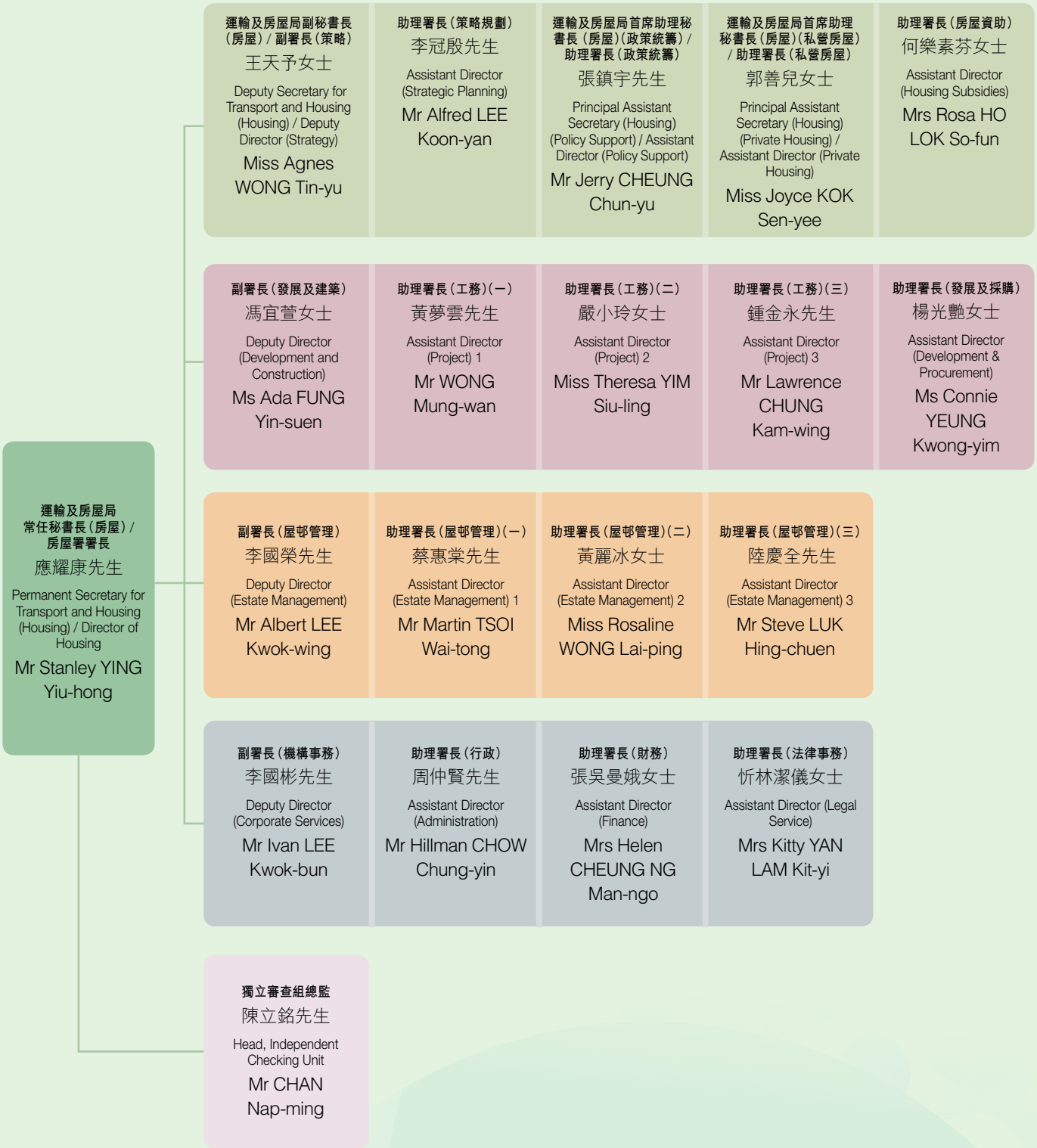
截至 As at 31.3.2017



02 房屋署首長級人員 (1)

Housing Department Directorate (1)

截至 As at 31.3.2017



註 Note

(1) 此表只列載擔任首長級薪酬第 2 點或以上常額職位的人員。
This chart shows officers taking up permanent posts at D2 or above only.

03 公共租住房屋編配
Allocation of Public Rental Housing

類別	Categories	截至 As at 31.3.2017		截至 As at 31.3.2016	
		單位 Flats	人數 People	單位 Flats	人數 People
公屋申請	Public Rental Housing Applications	26 518	63 669	14 282	33 612
屋邨清拆及大型維修	Estate Clearance and Major Repairs	0	0	7	15
清拆	Clearance				
政府清拆項目 / 市區重建局	Government Clearance Projects / Urban Renewal Authority	140	325	227	523
緊急安置	Emergency	1	1	0	0
初級公務員及退休公務員	Junior Civil Servants and Pensioners	1 252	3 740	779	2 265
體恤安置	Compassionate Rehousing	1 273	3 082	1 458	3 496
各類調遷及紓緩擠迫 / 改善居住空間調遷計劃	Transfers and Overcrowding Relief / Living Space Improvement Transfer Scheme	4 572	13 134	5 643	15 770
合計	Total	33 756[1]	83 951	22 396[2]	55 680

註 Notes:
(1) 不包括 2 937 個編配中的單位。
Excluding 2 937 flats under offer.
(2) 不包括 10 387 個編配中的單位。
Excluding 10 387 flats under offer.

04 租住房屋數目
Rental Housing Stock

租住公屋 [1]	Public Rental Housing [1]	截至 As at 31.3.2017		截至 As at 31.3.2016	
		單位數目 No. of Flats	認可居民人數 Authorised Population	單位數目 No. of Flats	認可居民人數 Authorised Population
區議會分區	District Council District				
中西區	Central and Western	636	2 098	636	2 094
東區	Eastern	35 207	98 963	35 040	99 259
南區	Southern	25 992	72 888	26 155	73 708
油尖旺	Yau Tsim Mong	2 820	8 072	2 820	8 169
深水埗	Sham Shui Po	56 707	143 453	53 853	137 501
九龍城	Kowloon City	29 609	75 475	29 609	75 808
黃大仙	Wong Tai Sin	76 065	207 635	76 331	209 768
觀塘	Kwun Tong	137 917	360 946	128 328	338 477
葵青	Kwai Tsing	101 095	280 949	101 259	282 627
荃灣	Tsuen Wan	21 729	58 538	21 729	58 906
屯門	Tuen Mun	54 934	139 350	55 622	141 156
元朗	Yuen Long	68 650	203 510	67 291	200 049
北區	North	23 041	64 174	23 278	65 059
大埔	Tai Po	17 513	47 494	17 203	47 225
沙田	Sha Tin	72 200	193 190	65 670	177 954
西貢	Sai Kung	29 555	85 540	29 772	86 776
離島	Islands	15 682	52 198	15 684	52 577
合計	Total	769 352	2 094 473	750 280	2 057 113

中轉房屋	Interim Housing	截至 As at 31.3.2017		截至 As at 31.3.2016	
		單位數目 [2] No. of Flats [2]	認可居民人數 [3] Authorised [3] Population	單位數目 [2] No. of Flats [2]	認可居民人數 [3] Authorised [3] Population
區議會分區	District Council District				
屯門	Tuen Mun	3 542	3 853	3 224	3 454
葵青	Kwai Tsing	1 928	1 035	1 928	1 139
元朗	Yuen Long	-	-	840	4
合計	Total	5 470	4 888	5 992	4 597

註 Notes:
(1) 數字不包括在租者置其屋計劃下所出售的租住單位。
The figures do not cover the rental flats sold under the Tenants Purchase Scheme.
(2) 數字包括位於石籬(二)中轉房屋大廈中用作臨時居所的單位。
Figures include those flats used as temporary accommodation in Shek Lei (II) Interim Housing (IH) blocks.
(3) 數字不包括居於石籬(二)中轉房屋大廈中用作臨時居所單位的人口。
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 31.3.2017

	區議會分區	District Council District	單位數目 Number of Flats
居者有其屋計劃(居屋)單位[1] Home Ownership Scheme (HOS) Flats[1]	東區	Eastern	13 893
	南區	Southern	6 726
	深水埗	Sham Shui Po	3 844
	九龍城	Kowloon City	1 800
	黃大仙	Wong Tai Sin	20 506
	觀塘	Kwun Tong	27 096
	葵青	Kwai Tsing	12 819
	屯門	Tuen Mun	20 835
	元朗	Yuen Long	19 550
	北區	North	12 566
	大埔	Tai Po	13 037
	沙田	Sha Tin	39 101
	西貢	Sai Kung	22 127
	離島	Islands	3 052
	合計	Total	216 952
私人機構參建居屋計劃(私人參建計劃)及中等入息家庭房屋計劃單位[1] Private Sector Participation Scheme (PSPS) and Middle Income Housing Scheme (MIHS) Flats[1]	東區	Eastern	17 990
	南區	Southern	3 130
	黃大仙	Wong Tai Sin	3 908
	觀塘	Kwun Tong	11 364
	葵青	Kwai Tsing	6 410
	屯門	Tuen Mun	840
	元朗	Yuen Long	19 712
	北區	North	5 872
	大埔	Tai Po	3 928
	沙田	Sha Tin	12 914
	西貢	Sai Kung	13 766
	合計	Total	99 834
可租可買計劃及重建置業單位[1] Buy or Rent Option Scheme (BRO) and Mortgage Subsidy Scheme (MSS) Flats[1]	油尖旺	Yau Tsim Mong	629
	九龍城	Kowloon City	1 096
	黃大仙	Wong Tai Sin	640
	葵青	Kwai Tsing	1 920
	元朗	Yuen Long	2 560
	北區	North	800
	合計	Total	7 645
已出售的租者置其屋計劃(租置計劃)單位[2] Tenants Purchase Scheme (TPS) Sold Flats[2]	東區	Eastern	2 742
	南區	Southern	8 003
	深水埗	Sham Shui Po	4 947
	黃大仙	Wong Tai Sin	17 592
	觀塘	Kwun Tong	10 906
	葵青	Kwai Tsing	11 521
	屯門	Tuen Mun	12 120
	元朗	Yuen Long	5 316
	北區	North	13 460
	大埔	Tai Po	15 053
	沙田	Sha Tin	22 164
	西貢	Sai Kung	11 133
	合計	Total	134 957
	合計	Grand Total	459 388

註 Notes:
(1) 居屋 / 私人參建計劃 / 中等入息家庭房屋計劃 / 可租可買計劃 / 重建置業計劃單位包括可在公開市場買賣的單位(居屋第三期乙之前出售的單位或已繳交補價的單位),但不包括未售出的單位。
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 flats.
(2) 已出售的租置計劃單位包括可在公開市場買賣的單位(已繳交補價的單位),但不包括售回給香港房屋委員會的單位。
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 資格準則
Eligibility Criteria

公共租住房屋的申請資格準則
Eligibility Criteria for Public Rental Housing Applications

資格準則 Eligibility Criteria	申請類別 Type of Applications			
	一般家庭 Ordinary Families	高齡單身人士優先配屋計劃 Single Elderly Persons Priority Scheme	共享頤年優先配屋計劃 Elderly Persons Priority Scheme	天倫樂優先配屋計劃[1] Harmonious Families Priority Scheme[1]
申請者年齡 Applicant's Age	年滿18歲。 At least 18 years of age.	申請者必須年滿58歲，而在配屋時必須年滿60歲。 The Applicant must be 58 years of age or above, and must have attained the age of 60 at the time of flat allocation.	申請表內的所有人士必須年滿58歲，而在配屋時全部人士必須年滿60歲。 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.	年滿18歲(有關的高齡人士必須年滿60歲或以上)。 At least 18 years old (the elderly persons must have attained the age of 60 or above).
住戶人數 Household Size	最少兩名有親屬關係[2]的人士合伙共住。非長者一人申請者會納入「配額及計分制」辦理。 At least two related[2] persons living together. Non-elderly one-person applicants are placed on a Quota and Points System.	高齡單身人士會被編配入住長者住屋、經改建的單位或獨立單位。 Single elderly applicants will be allocated Housing for Senior Citizens, converted flats or self-contained flats.	兩名或更多長者，無論有親屬關係[2]與否，獲配單位後須合伙共住。 Two or more elderly persons, either related[2] or unrelated, who undertake to live together upon flat allocation.	申請的家庭必須為不少於兩人的家庭，其中包括最少一名年長受供養的親屬。 The applicant's family must be composed of at least two persons with at least one elderly dependent relative.
每月住戶收入 Monthly Household Income	住戶收入不得超逾入息限額，該限額每年檢討一次。 Not exceeding the income limits which are reviewed annually.			
家庭資產總值 Household Asset	申請者及家庭成員所擁有的總資產淨值不得超逾總資產淨值限額，該限額每年檢討一次。 The applicant and his / her family members should not own total net assets exceeding the total net asset limits which are reviewed annually.			
擁有物業 Property Ownership	由填寫公屋申請表當日起計，直至透過申請獲配公屋並簽訂新租約該日為止，申請者及其家庭成員在香港並無：(a) 擁有或與他人共同擁有香港任何住宅物業或該類物業的任何權益(例如：擁有香港任何住宅物業權益的產業受託人、遺囑執行人、管理人或受益人均不合資格提出申請)；或 (b) 簽訂任何協議(包括臨時協議)購買香港的住宅物業；或 (c) 持有任何直接或透過附屬公司擁有香港住宅物業的公司50%以上的股權。住宅物業包括在香港的任何住宅樓宇、未落成的私人住宅樓宇、經建築事務監督認可的天台構築物、用作居住用途的屋地及由地政總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 owns, 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	配屋時，申請內必須有至少一半成員在香港住滿七年及所有成員仍在香港居住。18歲以下子女在以下情況一律視作已符合七年居港年期規定：(a) 不論在何處出生，只要父母其中一人居港滿七年；或 (b) 在香港出生並已確立香港永久居民身份。 At the time of allocation, at least half of the family members included in the application must have lived in Hong Kong for seven years and all family members must be still living in Hong Kong. Under the following circumstances, all children under the age of 18 are deemed to have fulfilled the seven-year residence rule: (a) one of the parents, regardless of the children's place of birth, has lived in Hong Kong for seven years; or (b) the children were born in Hong Kong with established permanent resident status.			

註 Notes:

(1) 凡根據此項計劃申請公屋的家庭，只要符合申請資格，會比一般家庭申請提早六個月獲得處理。
Eligible families under this scheme will enjoy a six-month period of priority processing over the application by ordinary families.

(a) 選擇與長者同住一單位：
- 申請家庭最少有兩名成員，其中必須包括最少一名年長父 / 母或受供養的年長親屬及最少一名年滿18歲的非年長家庭成員，申請者可以選擇任何地區作為編配公屋單位。
- 不論申請者是由年長親屬還是另一名成年的家庭成員擔任，雙方均須於接受詳細資格審查面晤時簽署一份聲明書，聲明較年青的一方成員會照顧年長父 / 母或受供養的年長親屬，並一同居住。

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) 選擇分別入住兩個就近的單位：
- 申請家庭必須為核心家庭，連同最少一名年長父 / 母或受供養的年長親屬，分別以兩份申請表，選擇位於市區以外同一地區內兩個就近的公屋單位。
- 雙方均須於詳細資格審查面晤時簽署一份聲明書，聲明在獲得編配有關單位後，年青家庭會給予其年長父 / 母或受供養的年長親屬適當的照顧。

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) 申請者與家庭成員的關係，及家庭成員之間的關係，必須為夫婦、父母、子女、祖父母、孫。申請者的單身兄弟姊妹亦可以獲得接納一同申請(單身兄弟姊妹即從來沒有辦妥任何正式結婚手續或舊式婚禮、已離婚或喪偶的兄弟姊妹。單身兄弟姊妹若於公屋申請登記後結婚，不論其配偶是否已獲香港入境權，亦必須即時在公屋申請內除名)。
The relationship between the applicant and family members and between family members must be either husband and wife, parent and 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 資格準則（續）
Eligibility Criteria (continued)

入息及總資產淨值限額（2017年4月1日起生效）Income and Total Net Asset Limits (Effective from 1 April 2017)	家庭人數	Household Size	每月最高息限額[1]（1.4.2017生效）Maximum Income Limit (per Month)[1] (Effective from 1.4.2017)	總資產淨值限額[2]（1.4.2017生效）Total Net Asset Limit[2] (Effective from 1.4.2017)
	1人	1 person	$11,250	$245,000
	2人	2 persons	$17,350	$333,000
	3人	3 persons	$22,390	$433,000
	4人	4 persons	$27,050	$506,000
	5人	5 persons	$32,960	$562,000
	6人	6 persons	$36,010	$608,000
	7人	7 persons	$41,420	$650,000
	8人	8 persons	$46,320	$681,000
	9人	9 persons	$51,090	$752,000
	10人及以上	10 and more persons	$55,750	$810,000

非親屬關係之長者住戶入息及總資產淨值限額（2017年4月1日起生效）Income and Total Net Asset Limits for Non-related Elderly Households (Effective from 1 April 2017)	家庭人數	Household Size	每月最高息限額[1]（1.4.2017生效）Maximum Income Limit (per Month)[1] (Effective from 1.4.2017)	總資產淨值限額[2]（1.4.2017生效）Total Net Asset Limit[2] (Effective from 1.4.2017)
	2人	2 persons	$20,820	$666,000
	3人	3 persons	$26,870	$866,000
	4人	4 persons	$32,460	$1,012,000
	5人	5 persons	$39,550	$1,124,000
	6人	6 persons	$43,210	$1,216,000
	7人	7 persons	$49,700	$1,300,000
	8人	8 persons	$55,580	$1,362,000
	9人	9 persons	$61,310	$1,504,000
	10人及以上	10 and more persons	$66,900	$1,620,000

註 Notes:
(1) 強制性公積金或公積金計劃下的法定供款可於申報入息時獲得扣除。
The amount of statutory contribution to the Mandatory Provident Fund or Provident Fund Scheme can be deducted when making income declaration.
(2) 若全部家庭成員均為年滿60 歲或以上的長者，其總資產淨值限額為上表所示限額的兩倍（即1 人至10 人及以上長者家庭的總資產淨值限額分別為490,000 元、666,000 元、866,000 元、1,012,000 元、1,124,000 元、1,216,000 元、1,300,000 元、1,362,000 元、1,504,000 元和1,620,000 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 and more persons are $490,000, $666,000, $866,000, $1,012,000, $1,124,000, $1,216,000, $1,300,000, $1,362,000, $1,504,000 and $1,620,000).

06B 資格準則（續）
Eligibility Criteria (continued)

購買居者有其屋計劃單位的資格準則 Eligibility Criteria for Purchase of a Flat under the Home Ownership Scheme		
申請者類別 Categories of Applicants	綠表 Green Form	白表 White Form
	1. 香港房屋委員會（房委會）或香港房屋協會（房協）轄下公共租住房屋（公屋）的住戶（「有條件租約」住戶除外）； 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. 私營房屋的住戶； Households living in private housing;
	2. 持有由房屋署或市區重建局發出有效《綠表資格證明書》的人士； Holders of a valid Green Form Certificate issued by the Housing Department (HD) / Urban Renewal Authority;	2. 房委會及房協轄下的公屋或任何資助房屋計劃單位住戶的家庭成員；及 Family members of households living in PRH or any subsidised housing scheme units under the HA or the HS; and
	3. 持有由房屋署簽發有效《保證書》的房屋署屋宇事務助理職系人員；及 Staff of the Estate Assistant grade of the HD who is holding a valid Letter of Assurance issued by the HD; and	3. 根據房委會「租者置其屋計劃」（「租置計劃」）與房委會簽訂轉讓契據日期起計十年內的「租置計劃」單位業主及其認可家庭成員。 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.
	4. 房委會「長者租金津貼計劃」的受惠者。 Recipients of Rent Allowance for the Elderly Scheme administered by the HA.	
家庭收入及資產限額 Household Income and Asset Limits	公屋住戶 / 持證人不受入息及資產限額的規定。 Tenants / Licensees of PRH are not subject to the requirement on household income and asset limits.	申請者及其家庭成員須符合房委會就每期銷售計劃訂定的入息及資產限額的規定。(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)
住宅物業擁有權 Domestic Property Ownership	公屋住戶 / 持證人不受住宅物業擁有權限制。 Tenants / Licensees of PRH are not subject to the restriction of ownership of domestic property.	申請者及其家庭成員須符合本計劃有關住宅物業擁有權限制的規定。(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	不適用。 Not applicable.	申請者須符合本計劃的居港年期的規定。(3) The applicants are subject to the requirement on length of residence of the scheme.(3)
申請者年齡 Applicant's Age	年滿 18 歲。 At least 18 years old.	年滿 18 歲。 At least 18 years old.
申請類別 Application Category	1. 受房委會公屋清拆計劃影響的家庭申請者； Family applicants living in PRH estates affected by the HA's clearance programmes;	1. 參加「家有長者優先選樓計劃」的核心家庭申請者； Nuclear family applicants applying under the Priority Scheme for Families with Elderly Members;
	2. 參加「家有長者優先選樓計劃」的家庭申請者； Family applicants applying under the Priority Scheme for Families with Elderly Members;	2. 其他核心家庭申請者； Other nuclear family applicants;
	3. 其他家庭申請者； Other Family applicants;	3. 非核心家庭申請者；及 Non-nuclear family applicants; and
	4. 受房委會公屋清拆計劃影響的一人申請者；及 One-person applicants living in PRH estates affected by the HA's clearance programmes; and	4. 一人申請者。 One-person applicants.
	5. 其他一人申請者。 Other One-person applicants.	

06B 資格準則（續）
Eligibility Criteria (continued)

註 Notes:
(1)「出售居者有其屋計劃單位2017」下白表申請者的每月家庭總入息限額及家庭總資產淨值限額。
Total Monthly Household Income and Total Net Household Asset Limits for White Form applicants under the Sale of HOS Flats 2017.

家庭人數	Household Size	家庭每月總入息限額 Total Monthly Household Income Limit		家庭總資產淨值限額 Total Net Household Asset Value Limit
一人	1 person	$26,000	($27,400)	$850,000
二人至九人	2-9 persons	$52,000	($54,700)	$1,700,000
十人或以上	10 persons or above	$52,440	($55,200)	$1,700,000

按強制性公積金（強積金）計劃所作的法定供款會從申請者/家庭成員收入中扣除以計算入息。計入法定強積金供款後的相等入息限額，載於列表括弧內。

Statutory contributions under the Mandatory Provident Fund (MPF) Scheme are deductible from the applicant's / household member's income for the purpose of calculating the income. The equivalent income limits with the statutory MPF contribution included are shown in brackets in the table.

(2) 由申請截止日期之前的24個月起計，直至簽訂居屋買賣協議當日，申請者及其家庭成員不得(i)擁有或與他人共同擁有香港任何住宅樓宇；或(ii)簽訂任何協議購買香港任何住宅樓宇；或(iii)持有任何直接或透過附屬公司擁有住宅樓宇的公司一半以上的股權；或(iv)為本港任何住宅樓宇（包括土地）的受益人；或(v)轉售任何住宅樓宇或出讓與住宅樓宇有關的任何權益（轉售或出讓的日期，以簽訂轉讓契據當日為準），或退出任何持有一半以上股權而擁有住宅樓宇的公司。住宅樓宇包括在香港的任何住宅樓宇、未落成的私人住宅樓宇、經建築事務監督認可的天台構築物、用作居住用途的土地及由地政總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) 申請者須在申請截止日期當日已在香港居住滿七年，其在香港的居留不受附帶逗留條件所限制（與逗留期限有關的條件除外）。

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 資格準則（續）
Eligibility Criteria (continued)

申請擴展居屋第二市場至白表買家的臨時計劃的資格準則 Eligibility Criteria for applying the Interim Scheme to Extend the HOS Secondary Market to White Form Buyers	
申請者類別 Categories of Applicants	1. 私營房屋的住戶； Households living in private housing;
	2. 香港房屋委員會（房委會）或香港房屋協會轄下的公屋或任何資助房屋計劃單位住戶的家庭成員；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. 根據房委會「租者置其屋計劃」（租置計劃）與房委會簽訂轉讓契據日期起計十年內的「租置計劃」單位業主及其認可家庭成員。 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.
家庭收入及資產限額 Household Income and Asset Limits	申請者及其家庭成員須符合房委會就本計劃訂定的入息及資產限額。(1) The total monthly household income and the total net household assets value of the applicant and his / her family members should meet the limits set by the HA for the scheme. (1)
住宅物業擁有權 Domestic Property Ownership	申請者及其家庭成員須符合本計劃所列住宅物業擁有權的限制。(2) 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	申請者須符合本計劃所列的居港年期限制。(3) The applicant has to fulfil the length of residence restriction of the scheme.(3)
申請者年齡 Applicant's Age	年滿 18 歲。 At least 18 years old.
申請類別 Application Category	一人申請者或家庭申請者（即二人或以上的組合）。 One-person applicants or family applicants (consisting of two or more members).

註 Notes:

(1) 2015年新一輪「擴展居者有其屋計劃第二市場至白表買家的臨時計劃」的入息及資產限額。
Income and Asset Limits for the 2015 new round of the Interim Scheme to Extend the HOS Secondary Market to White Form Buyers.

家庭人數	Household Size	每月家庭總入息限額* Total Monthly Household Income Limit*		家庭總資產淨值限額 Total Net Household Asset Value 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

* 按強制性公積金（強積金）計劃所作的法定供款會從申請者/家庭成員收入中扣除以計算入息。計入法定強積金供款後的相等入息限額，載於列表括弧內。

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 in the table.

(2) 由申請截止日期之前的24個月起計，直至簽訂臨時買賣合約當日，申請者及其家庭成員不得(i)擁有或與人共同擁有任何住宅樓宇；或(ii)簽訂任何協議購買香港任何住宅樓宇；或(iii)持有任何直接或透過附屬公司擁有住宅樓宇的公司一半以上的股權；或(iv)為本港任何住宅物業（包括土地）的受益人；或(v)轉售任何住宅樓宇或出讓與住宅樓宇有關的任何權益（轉售或出讓的日期，以簽訂轉讓契據當日為準），或退出任何持有一半以上股權而擁有住宅物業的公司。住宅樓宇包括在香港的任何住宅樓宇、未落成的私人住宅樓宇、經建築事務監督認可的天台構築物、用作居住用途的屋地及由地政總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) 申請者須在申請截止日期當日已在香港居住滿七年，其在香港的居留不受附帶逗留條件所限制（與逗留期限有關的條件除外）。

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 單位面積及租金
Size and Rent of Flats
截至 As at 31.3.2017

類型 Type	落成年份 Year of completion	居住單位總數 Stock of flats	選取單位的面積* (以平方米計) Size of selected flats* (in m^2)	居住單位數目 Number of flats	每月平均租金 (元) Average monthly rents ($)	元 (每平方米每月計) $/$m^2$ per month
前屋宇建設委員會屋邨 Former Housing Authority Estates	1958-1965	14 765	24.1	2 381	1,280	53.1
			30.6	3 733	1,624	53.1
			41.2	1 298	2,187	53.1
	1966-1973	12 741	28.3	2 698	1,391	49.2
			30.6	3 769	1,631	53.3
			33.1	2 058	1,762	53.3
			36.5	1 256	1,819	49.9
香港房屋委員會屋邨 The Hong Kong Housing Authority Estates	1973年以後 Post 1973	340 576 (市區)[1] (Urban)[1]	16.3	6 973	1,279	78.3
			23.5	4 891	1,230	52.3
			34.4	14 997	2,682	77.9
			43.3	12 101	3,372	77.9
			53.6	1 238	4,592	85.7
		228 711 (擴展市區)[2] (Extended Urban)[2]	14.1	2 455	1,056	75.2
			22.0	3 295	1,647	75.0
			34.4	5 319	2,597	75.4
			43.3	5 738	3,261	75.4
			51.8	2 240	3,138	60.6
		172 559 (新界)[3] (N.T.)[3]	17.1	2 314	847	49.5
			24.9	3 546	1,019	40.9
			34.4	4 202	1,783	51.8
			43.3	3 764	2,251	52.0
			51.8	3 200	2,954	57.0

註 Notes:
* 載於此附錄的居住單位，其面積為每一類型單位中所屬面積範圍內為數最多者。
In compiling this appendix, the dominant size of each type of flat was selected.
(1) 市區包括香港島及九龍。
Urban includes Hong Kong Island and Kowloon.
(2) 擴展市區包括荃灣、葵涌、青衣、沙田、馬鞍山、將軍澳及東涌。
Extended Urban includes Tsuen Wan, Kwai Chung, Tsing Yi, Sha Tin, Ma On Shan, Tseung Kwan O and Tung Chung.
(3) 新界包括粉嶺、上水、屯門、元朗、天水圍、大埔及離島，但不包括東涌。
N.T. includes Fanling, Sheung Shui, Tuen Mun, Yuen Long, Tin Shui Wai, Tai Po and Outlying Islands excluding Tung Chung.

08 統計數字一覽表
Statistics
截至 As at 31.3.2017

		數目 Number
屋邨 / 屋苑	Estates / Courts	**415**
租住公屋 (1)	Public Rental Housing (PRH) (1)	178
居者有其屋計劃(居屋)(2)	Home Ownership Scheme (HOS) (2)	144
私人機構參建居屋計劃(私人參建計劃) / 中等入息家庭房屋計劃 (2)	Private Sector Participation Scheme (PSPS) / Middle Income Housing Scheme (MIHS) (2)	48
可租可買計劃 / 重建置業計劃 (3)	Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) (3)	6
租者置其屋計劃(租置計劃)	Tenants Purchase Scheme (TPS)	39
租住公屋認可人口	Authorised Population	2 099 361
租住公屋	PRH	2 094 473
中轉房屋 (4)	Interim Housing (IH) (4)	4 888
資助出售房屋居住人口(估計數字)(5)	Resident Population in Subsidised Sale Flats (estimated population) (5)	**1 143 600**
居住單位數目	Stock of Flats	**1 234 217**
租住公屋	PRH	769 352
中轉房屋 (6)	IH (6)	5 470
居屋 (7)	HOS (7)	216 952
私人參建計劃 / 中等入息家庭房屋計劃 (7)	PSPS / MIHS (7)	99 834
可租可買計劃 / 重建置業計劃 (7)	BRO / MSS (7)	7 645
租置計劃(已出售單位)(8)	TPS (sold flats) (8)	134 957
未售出的單位	Unsold flats	7
興建中的單位數目	Number of Flats under Construction	**79 950**
租住屋邨 / 資助出售單位	Rental / Subsidised Sale Flats	79 950
臨時收容中心 (9)	Transit Centres (9)	**3**
租住認可人口	Authorised Rental Population	92
托兒所 (10)	Nurseries (10)	**355**
幼兒園 (10)	Kindergartens (10)	**234**
學校 (10)	Schools (10)	**261**
圖書館及溫習室 (10)	Libraries and Study Rooms (10)	**232**
福利及康樂用途單位 (10) (11)	Welfare and Amenity Premises (10) (11)	**6 865**
舖位	Shops	**1 996**
街市檔位(包括熟食檔位)	Market Stalls (including cooked food stalls)	**1 125**
工廠單位 (12)	Factory Units (12)	**8 603**

註 Notes:

(1) 租住公屋屋邨不包括39個租者置其屋計劃(租置計劃)屋邨、兩個有租住公屋單位的可租可買計劃 / 重建置業計劃屋苑及一個有租住公屋單位的居者有其屋計劃(居屋計劃)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.

(2) 居屋 / 私人參建計劃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.

(3) 可租可買計劃 / 重建置業計劃屋苑不包括一個有可租可買計劃 / 重建置業計劃單位的居屋屋苑(天頌苑)。
BRO / MSS courts exclude 1 HOS court (Tin Chung Court) with BRO / MSS units.

(4) 中轉房屋人口不包括居於石籬(二)中轉房屋大廈中用作臨時居所單位的人口。
Population in Interim Housing (IH) excludes persons living in those flats used as temporary accommodation in Shek Lei (II) IH blocks.

(5) 資助出售房屋居住人數包括居住於居屋、私人參建計劃 / 中等入息家庭房屋計劃、可租可買計劃 / 重建置業計劃及租置計劃單位的居民，但不包括居於可在公開市場買賣單位 (已繳交補價的單位)的居民。居住人口數字是根據政府統計處進行的綜合住戶統計調查結果計算。
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 market (flats with premium paid). Figure for resident population is based on the General Household Survey conducted by the Census and Statistics Department.

(6) 中轉房屋單位數目包括140個位於石籬(二)中轉房屋大廈中用作臨時居所的單位。
Stock of flats in Interim Housing (IH) includes 140 flats used as temporary accommodation in Shek Lei (II) IH blocks.

(7) 居屋 / 私人參建計劃 / 中等入息家庭房屋計劃 / 可租可買計劃 / 重建置業計劃單位包括可在公開市場買賣的單位(居屋第三期乙之前出售的單位或已繳交補價的單位)，但不包括未售出的單位。
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 flats.

(8) 已出售的租置計劃單位包括可在公開市場買賣的單位(已繳交補價的單位)，但不包括售回給香港房屋委員會的單位。
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.

(9) 包括石梨臨時居所。
Including Shek Lei temporary accommodation.

(10) 數字為單位總數目。
Figures refer to total number of stock units.

(11) 包括托兒所、圖書館和溫習室。
Including nurseries, libraries and study rooms.

(12) 包括位於工廠大廈的非製造業用途舖位。
Including non-manufacturing shops in factory buildings.

09 2012/13 至 2016/17 財政年度運作結果的撮要
Summary of Operating Results for Financial Years 2012/13 to 2016/17

		2012/13 百萬元 $M	2013/14 百萬元 $M	2014/15 百萬元 $M	2015/16 百萬元 $M	2016/17 百萬元 $M
租住房屋	Rental Housing					
收入	Income	10,413	11,899	13,761	14,365	14,444
開支	Expenditure	(11,647)	(12,078)	(13,789)	(14,376)	(14,118)
運作盈餘 / (赤字)	Operating surplus / (deficit)	(1,234)	(179)	(28)	(11)	326
商業樓宇	Commercial					
收入	Income	1,858	2,095	2,303	2,469	2,714
開支	Expenditure	(1,120)	(1,181)	(1,303)	(1,383)	(1,448)
運作盈餘	Operating surplus	738	914	1,000	1,086	1,266
資助自置居所	Home Ownership Assistance					
收入	Income	2,641	3,707	3,066	2,596	2,729
開支	Expenditure	(542)	(1,555)	(725)	(611)	(1,326)
運作盈餘	Operating surplus	2,099	2,152	2,341	1,985	1,403
未計入非運作收入 / (開支) 淨額的綜合運作盈餘	Consolidated Operating Surplus before net non-operating income / (expenditure)					
收入	Income	14,912	17,701	19,130	19,430	19,887
開支	Expenditure	(13,309)	(14,814)	(15,817)	(16,370)	(16,892)
未計入非運作收入 / (開支) 淨額的綜合運作盈餘	Consolidated operating surplus before net non-operating income / (expenditure)	1,603	2,887	3,313	3,060	2,995
非運作收入 / (開支) 淨額	Net non-operating income / (expenditure)	(98)	(80)	26	56	15
包括非運作收入 / (開支) 淨額的綜合運作盈餘	Consolidated Operating Surplus including net non-operating income / (expenditure)	1,505	2,807	3,339	3,116	3,010

10 2012/13 至 2016/17 財政年度資本開支的撮要
Summary of Capital Expenditure for Financial Years 2012/13 to 2016/17

		2012/13 百萬元 $M	2013/14 百萬元 $M	2014/15 百萬元 $M	2015/16 百萬元 $M	2016/17 百萬元 $M
建築工程	Construction	8,639	8,911	11,945	17,411	16,766
改善工程	Improvement works	682	657	646	812	659
電腦器材 / 汽車	Computer equipment / motor vehicles	189	153	134	129	105
資本開支總額	Total Capital Expenditure	9,510	9,721	12,725	18,352	17,530

11 過去十年公營房屋建屋量
Public Housing Production in the Past 10 Years

年份	Year	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
出租單位	Rental Flats										
香港房屋委員會（房委會）[1]	The Hong Kong Housing Authority (HA) [1]	13 726	19 050	15 389	13 672	11 186	13 114	14 057	9 938	14 264	11 276
房屋協會（房協）[2]	Housing Society (HS) [2]	872	0	0	0	0	0	0	0	0	140
合計	Total	14 598	19 050	15 389	13 672	11 186	13 114	14 057	9 938	14 264	11 416
出售單位[3][4]	Sale Flats [3] [4]										
房委會[5]	HA [5]	1 386	1 624	370	1 110	0	0	0	0	0	3 017
房協[6]	HS [6]	576	0	0	0	0	0	0	0	988	0
合計	Total	1 962	1 624	370	1 110	0	0	0	0	988	3 017
總計	Grand Total	16 560	20 674	15 759	14 782	11 186	13 114	14 057	9 938	15 252	14 433

註 Notes:

(1) 房委會租住房屋建屋量包括公共租住房屋（公屋）、中轉房屋單位和那些由居者有其屋計劃（居屋）轉作公屋項目的單位。那些由公屋轉作出售用途的可租可買計劃 / 重建置業計劃的單位則不包括在內。
Production of HA rental flats includes 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) 房協租住房屋建屋量包括租住房屋和長者安居樂計劃的單位。長者安居樂計劃的單位是以長期租約推出，並需申請人繳付一筆租住權費。
Production of HS rental flats includes 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) 就那些於2002年至2004年期間落成，並於2007年起才分批發售的居屋/私人參建居屋計劃（私人參建居屋）/住宅發售計劃的單位而言，上表所指的「年份」為其首次推售時間。
For those HOS / Private Sector Participation Scheme (PSPS) / Flat-For-Sale Scheme (FFSS) flats completed during 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) 數字不包括市區重建局於2015/16年度一次性提供的322個資助出售單位。
Figures do not include the 322 subsidised sale flats provided by the Urban Renewal Authority (URA) on a one-off basis in 2015/16.

(5) 房委會的資助出售單位建屋量包括居屋、私人參建居屋、可租可買計劃/重建置業計劃和綠表置居先導計劃（綠置居）的單位。
Production of HA subsidised sale flats includes the flats under the HOS, PSPS, BRO / MSS and Green Form Subsidised Home Ownership Pilot Scheme (GSH).

(6) 房協資助出售房屋單位的建屋量包括住宅發售計劃、夾心階層住屋計劃和資助出售房屋項目的單位。
Production of HS subsidised sale flats includes the flats under FFSS, Sandwich Class Housing Scheme (SCHS) and Subsidised Sale Flats Projects.

12 建造業意外統計
Construction Accidents Statistics

意外數字	Accidents	2016
總數（全港）	Total number (Hong Kong)	3 720
新建工程（房屋委員會）	New construction works (Housing Authority)	82
維修及保養（房屋委員會）	Repair and Maintenance works (Housing Authority)	5
總數（房屋委員會）	Total number (Housing Authority)	87
房屋委員會佔全港總數百分比	Housing Authority as % total	2.3%
每千名工人（全港）	Number per 1 000 workers (Hong Kong)	34.5
每千名工人（房屋委員會新建工程）	Number per 1 000 workers (Housing Authority new construction works)	6.8
每千名工人（房屋委員會維修及保養工程）	Number per 1 000 workers (Housing Authority Repair and Maintenance works	1.5
死亡數字	Deaths	
總數（全港）	Total number (Hong Kong)	10
總數（房屋委員會新建工程）	Total number (Housing Authority new construction works)	0
總數（房屋委員會維修及保養工程）	Total number (Housing Authority Repair and Maintenance works)	0
房屋委員會新建工程佔總數百分比	Housing Authority new construction works as % total	0.0%
房屋委員會維修及保養工程佔總數百分比	Housing Authority Repair and Maintenance works as % total	0.0%
每千名工人（全港）	Number per 1000 workers (Hong Kong)	0.09
每千名工人（房屋委員會新建工程）	Number per 1000 workers (Housing Authority new construction works)	0.00
每千名工人（房屋委員會維修及保養工程）	Number per 1000 workers (Housing Authority Repair and Maintenance works)	0.00
建造業工人受聘數字	Construction Workers Employed	
總數（全港）	Total number (Hong Kong)	107 799
總數（房屋委員會新建工程）	Total number (Housing Authority new construction works)	11 992
房屋委員會新建工程佔總數百分比	Housing Authority new construction works as % total	11.1%
總數（房屋委員會維修及保養工程）	Total number (Housing Authority Repair and Maintenance works)	3 391
房屋委員會維修及保養工程佔總數百分比	Housing Authority Repair and Maintenance works as % total	3.1%

13 服務承諾
Performance Pledge

為確保服務更能符合公眾期望及與時並進，香港房屋委員會(房委會)訂立了一套服務承諾。這套服務承諾涵蓋我們與市民大眾及主要服務對象有所接觸的部門運作。我們將因應服務對象的需求而就有關服務承諾作出適時檢討。

To ensure our services 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.

	服務承諾 Performance Pledge	服務目標 Performance Target	2016年實際成績* Achievement* in 2016
	公共租住房屋申請者 Public Rental Housing Applicants		
1	我們會在確認收到申請表格後的3個月內，以書面通知申請者是否成功獲公屋登記。 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	在申請到達詳細資格審查階段時，我們會預先1星期前通知申請者詳細資格審查面晤的時間。 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	我們會在30分鐘內接見準時出席詳細資格審查面晤的申請者。 We will conduct the detailed vetting interview within 30 minutes of the appointed time if the applicants arrive on time.	99%	100%
4	申請者在詳細資格審查階段的相關面晤中提供齊備的資料後，我們會進行審查及核實，於2個月內通知申請者是否符合編配資格。 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	在接獲社會福利署體恤安置個案推薦後，我們會於3星期內與申請者面晤核實配屋資格。 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	房屋署設有網上電子服務及房委會熱線2712 2712供申請者查詢申請進度。我們會更新系統內有關之申請進度資料至上一個工作天完結的情況。 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%
	公屋住戶 Public Rental Housing Tenants		
7	我們會在7分鐘內接待前來屋邨辦事處的公屋住戶。 We will attend to tenants within 7 minutes when they visit our estate office during office hours.	95%	99.96%
8	在收租服務時間內，我們會在18分鐘內接待前來屋邨辦事處繳交租金的公屋住戶。 We will attend to tenants within 18 minutes when they pay rent at our estate office during rent collection service hours.	95%	99.97%

13 服務承諾（續）
Performance Pledge (continued)

	服務承諾 Performance Pledge	服務目標 Performance Target	2016年實際成績* Achievement* in 2016
9	(a) 如前租戶提供齊備資料及沒有拖欠房委會款項，我們會在接獲其退款申請2星期內退回住宅單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%	97.18%
	(b) 如租戶提供齊備資料，我們會在接獲租金援助申請2星期內通知申請結果。 We will notify tenants of the outcome within 2 weeks upon receipt of application for rent assistance if adequate information is provided.	95%	99.74%
10	(a) 關於更換戶主、特別調遷、交回較低租金、平安鐘安裝津貼的申請，如公屋住戶提供的資料齊備，我們會在10天內作初步答覆。 We will provide interim replies for applications relating to change of head of household, special transfer, rent reversion and subsidy for the installation of an emergency alarm within 10 days if required documents are provided.	100%	100%
	(b) 就上述的申請，我們會在18天內給公屋住戶確實答覆。如我們未能在18天內作出確實答覆，會在作出確實答覆限期前及其後每月告知公屋住戶申請進展。 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	屋邨辦事處在收到有關屋邨的護衛和清潔服務的投訴後12小時內處理。 We will attend to complaints about security and cleansing services in the estate within 12 hours of report to the estate office.	95%	100%
12	如申請人提供的資料齊備，我們在收到根據「居屋第二市場計劃」提交的「購買資格證明書」申請，以購買「居者有其屋計劃」或「租者置其屋計劃」的單位，會在2星期內通知申請結果。 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%	97.99%
13	如申請人提供的資料齊備，我們在收到申請購買「租者置其屋計劃」屋邨單位的申請書後，會在60天內通知申請結果。 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%	99.86%
14	升降機發生故障時： Maintenance personnel will arrive at the scene for report of lift breakdown: (a) 如無人被困，維修人員會在接報後45分鐘內到場； within 45 minutes where no trapping of passengers is involved;	95%	99.39%
	(b) 如有乘客被困，維修人員會在25分鐘內到場； within 25 minutes if trapping of passengers is involved;	95%	98.97%
	(c) 並於到場後30分鐘內救出被困的乘客。 have them rescued within 30 minutes of arrival.	90%	99.13%

13 服務承諾（續）
Performance Pledge (continued)

	服務承諾 Performance Pledge	服務目標 Performance Target	2016年實際成績* Achievement* in 2016
15	遇有突然停電： For sudden interruption of electricity supply: (a) 屋邨管理人員會在屋邨辦事處接報後15分鐘內到場處理； 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%	99.99%
	(b) 在辦公時間內，維修人員會在1小時內到場維修； Maintenance personnel will arrive within 1 hour for maintenance during office hours;	99%	99.85%
	(c) 在非辦公時間內，維修人員會在2小時內到場維修； Maintenance personnel will arrive within 2 hours for maintenance after office hours;	99%	100%
	(d) 如住宅大廈停電涉及超過一個住宅單位和/或公用地方，供電會在檢查後8小時內恢復。 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%	99.94%
16	遇有食水供應突然中斷： For sudden interruption of fresh water supply: (a) 屋邨管理人員會在屋邨辦事處接報後15分鐘內到場處理； 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%
	(b) 維修人員會在1小時內到場維修； Maintenance personnel will arrive within 1 hour for maintenance;	95%	98.81%
	(c) 若不涉及地底輸水管的維修，供水會在檢查後9小時內恢復。 Supply will be resumed within 9 hours after inspection where no repairs to underground water mains are required.	95%	100%
17	遇有沖廁水供應突然中斷： For sudden interruption of flush water supply: (a) 屋邨管理人員會在屋邨辦事處接報後15分鐘內到場處理； 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%
	(b) 維修人員會在2小時內到場維修； Maintenance personnel will arrive within 2 hours for maintenance;	95%	100%
	(c) 若不涉及地底輸水管的維修，供水會在檢查後20小時內恢復。 Supply will be resumed within 20 hours after inspection where no repairs to underground water mains are required.	95%	99.22%

13 服務承諾（續）
Performance Pledge (continued)

	服務承諾 Performance Pledge	服務目標 Performance Target	2016年實際成績* Achievement* in 2016
18	如屬房屋署負責維修的公眾地方排水道淤塞，我們會在屋邨辦事處接報後15分鐘內到場處理。 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%	100%
19	在接獲公屋住戶的維修要求後，如屬房屋署負責的項目，我們會在屋邨辦事處接後12天內動工維修。如需較長時間始能動工，我們會在5天內將原因告知公屋住戶。（此維修要求不包括服務承諾第14至第18項所載者。） 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%	98.71%
20	在接獲報告房屋署管理的樹木懷疑有危險時： Upon receipt of report of suspected hazard imposed by trees managed by the HD: (a) 我們會在30分鐘內到場； We will arrive at the scene within 30 minutes;	95%	99.68%
	(b) 我們會在到場後90分鐘內圍封現場有危險的地方； We will cordon off the hazardous zone within 90 minutes of arrival;	95%	99.58%
	(c) 如果有倒下的枝條，我們會在到場後4小時內清理； We will arrange clearing of fallen branches, if any, within 4 hours of arrival;	85%	99.58%
	(d) 我們會在3天內檢查有關樹木的狀況。 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）計劃單位業主 Home Ownership Scheme (HOS) Flat Owners		
21	如居者有其屋業主申請人提供的資料齊備，我們在收到根據「居屋第二市場計劃」就其單位提交的「可供出售證明書」申請書後，會在2星期內通知申請結果。 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%	99.06%
	租者置其屋（租置）計劃單位業主 Tenants Purchase Scheme (TPS) Flat Owners		
22	如租者置其屋業主申請人提供的資料齊備，我們在收到根據「居屋第二市場計劃」就其單位提交的「可供出售證明書」申請書後，會在2星期內通知申請結果。 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%	96.54%
	商業單位申請人 Commercial Premises Applicants		
23	我們會在招標期限屆滿後14天內，通知投標者租賃商業單位的標書是否有效。 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	於招標期限屆滿後18天內，我們會依照標書次序編排小組審批的結果，把投標按金退還標書未被接納的投標者，出價最高者則作別論。 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%

13 服務承諾（續）
Performance Pledge (continued)

服務承諾 Performance Pledge		服務目標 Performance Target	2016年實際成績* Achievement* in 2016
25	我們會在招標期限屆滿後25天內，通知投標出價最高者有關租賃商業單位的招標結果。 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%
	商業單位／非住宅單位租戶 Commercial Premises / Non-domestic Premises Tenants		
26	如租戶提供的申請資料齊備，我們會按以下三類個案，從業主的角度審批租戶的裝修工程申請： 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: (a) 簡單個案： 不更改建築物的屋宇裝備、結構、防水設備、排水設施、間隔和外觀，於10天內完成。 Simple case : No alteration of Building Services installations, structure, waterproofing, drainage, compartmentation, outlook of the building. To be completed within 10 days.	95%	100%
	(b) 一般個案： 相當大量建築工程、內部間隔移位、在樓板或牆壁闢設開口，於20天內完成。 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%
	(c) 複雜個案： 涉及重大建築工程、加建樓板或牆壁、安裝重型機器或設備，於30天內完成。 Complicated case : Involved major building works, additional floor or wall, installation of heavy machine or equipment. To be completed within 30 days. *（上述時間框架不計算本署獨立審查組處理涉及改建和加建裝修工程所需的時間。有關詳情，請參閱服務承諾第28-33項。）* *(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.)*	90%	98.77%
27	如商業單位租戶續訂租約獲得批准，我們會在現行租約屆滿前3個月，把新租金和新租約條款通知他們。 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／租置計劃單位業主、非住宅單位申請人／租戶（有關樓宇監管事宜） HOS / TPS Flat Owners, Non-domestic Premises Applicants / Tenants (about building control matters)		
28	我們將於： We will process and advise on plans: (a) 60天內審理及通知有關改建和加建工程計劃。 for alteration and addition (A&A) works within 60 days.	90%	97.34%
	(b) 30天內審理及通知有關重新遞交的改建和加建工程計劃。 for re-submissions for A&A works within 30 days.	90%	95.56%

13 服務承諾（續）
Performance Pledge (continued)

	服務承諾 Performance Pledge	服務目標 Performance Target	2016年實際成績* Achievement* in 2016
29	我們將於28天內審理及通知有關改建和加建工程動工同意書的申請。 We will process and advise on applications for consent to commence alteration and addition works within 28 days.	90%	95.73%
30	我們將在申請評審小組制度下，於12個工作天內就食肆牌照的申請提供意見。 We will advise on restaurant license applications under the Application Vetting Panel system within 12 working days.	98%	98.53%
31	在辦公時間內，我們將處理有關建築物和建築工程的緊急事故： We will respond to emergencies relating to buildings and building works during office hours: (a) 市區個案於1.5小時內； within 1.5 hours for cases in urban areas;	100%	100%
	(b) 新界新市鎮個案於2小時內； within 2 hours for cases in new towns in New Territories;	100%	100%
	(c) 其他地區個案於3小時內。 within 3 hours for cases in other areas.	100%	未有個案 No Case
32	在辦公時間外，我們將處理有關建築物和建築工程的緊急事故： We will respond to emergencies relating to buildings and building works outside office hours: (a) 市區、新界以及大嶼山個案於2小時內； within 2 hours for cases in urban areas, New Territories and Lantau Island;	100%	100%
	(b) 其他地區個案於3小時內。 within 3 hours for cases in other areas.	100%	未有個案 No Case
33	我們將於接報正在建造的違例建築工程舉報的48小時內，提供非緊急服務。 We will provide non-emergency services for reports on unauthorised building works under construction within 48 hours. *（本署獨立審查組作出以上第28至第33項的服務承諾，該組一直獲屋宇署授權，對居者有其屋計劃 / 租者置其屋計劃的樓宇執行屋宇監管工作，同時亦監管2005年房委會分拆出售商業樓宇所涉及的零售商舖和停車場及有關的公共租住屋邨。）* *(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 HA's commercial premises in 2005.)*	99%	100%
	工程承建商及服務承辦商 Works and Services Contractors		
34	我們在收到關於申請列入香港房委會工程承建商及物業管理服務供應商名冊的完整資料後，會於3個月內完成處理。 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 processing shall be completed within 3 months.	95%	100%

13 服務承諾（續）
Performance Pledge (continued)

	服務承諾 Performance Pledge	服務目標 Performance Target	2016年實際成績* Achievement* in 2016
	一般市民 General Public		
35	我們將於收到投訴和查詢個案10天內作初步答覆。 We will provide an interim reply within 10 days of receipt of complaint and enquiry cases.	100%	99.99%
36	我們將於收到投訴和查詢個案21天內作具體答覆。我們如未能於21天內作具體答覆，將於作具體答覆限期當天前及每月告知進展。 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%	100%
37	房委會熱線接到的所有來電均會於20秒內由電話系統接聽。 All telephone calls to Housing Authority Hotline will be answered by the hotline system within 20 seconds.	90%	100%

* 2016實際成績由1.1.2016 起計算至31.12.2016。
The achievement in 2016 covers the period from 1.1.2016 to 31.12.2016.

香港房屋委員會 香港九龍何文田佛光街 33 號
Hong Kong Housing Authority 33 Fat Kwong Street, Ho Man Tin, Kowloon, Hong Kong

www.housingauthority.gov.hk

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香港房屋委員會
Hong Kong Housing Authority

截至 As at 31.3.2017

香港房屋委員會公營房屋概覽

The Hong Kong Housing Authority Public Housing Portfolio



香港房屋委員會公營房屋分布圖
The Hong Kong Housing Authority
Public Housing Distribution Map

粉嶺 /上水
Fanling / Sheung Shui

元朗
Yuen Long

天水圍
Tin Shui Wai

大埔
Tai Po

新界
NEW TERRITORIES

馬鞍山
Ma On Shan

沙田
Sha Tin

屯門
Tuen Mun

荃灣
Tsuen Wan

九龍
KOWLOON

將軍澳
Tseung Kwan O

青衣
Tsing Yi

坪洲
Peng Chau

大嶼山
LANTAU ISLAND

香港
HONG KONG

長洲
Cheung Chau

- 居者有其屋計劃屋苑
  Home Ownership Scheme Courts
- 公共租住屋邨
  Public Rental Housing Estates

居者有其屋計劃屋苑
Home Ownership Scheme Courts

東九龍區 Kowloon East Region

祥和苑	Cheung Wo Court
振華苑	Chun Wah Court
曉麗苑	Hiu Lai Court
康雅苑	Hong Nga Court
康栢苑	Hong Pak Court
康瑞苑	Hong Shui Court
康田苑	Hong Tin Court
康華苑	Hong Wah Court
康逸苑	Hong Yat Court
康盈苑	Hong Ying Court
啟泰苑	Kai Tai Court
高俊苑	Ko Chun Court
鯉安苑	Lei On Court
樂雅苑	Lok Nga Court
安基苑	On Kay Court
寶珮苑	Po Pui Court
順緻苑	Shun Chi Court
油翠苑	Yau Chui Court

西九龍及西貢區
Kowloon West & Sai Kung Region

清麗苑	Ching Lai Court
彩明苑	Choi Ming Court
俊民苑	Chun Man Court
頌明苑	Chung Ming Court
幸俊苑	Hang Chun Court
顯明苑	Hin Ming Court
浩明苑	Ho Ming Court
景明苑	King Ming Court
廣明苑	Kwong Ming Court
寶熙苑	Po Hei Court
寶麗苑	Po Lai Court
寶明苑	Po Ming Court
唐明苑	Tong Ming Court
和明苑	Wo Ming Court
欣明苑	Yan Ming Court
怡靖苑	Yee Ching Court
怡閣苑	Yee Kok Court
英明苑	Ying Ming Court
裕明苑	Yu Ming Court
煜明苑	Yuk Ming Court

港島及離島區
Hong Kong Island & Islands Region

杏翠苑	Hang Tsui Court
曉翠苑	Hiu Tsui Court
鴻福苑	Hung Fuk Court
嘉隆苑	Ka Lung Court
佳翠苑	Kai Tsui Court
景翠苑	King Tsui Court
龍軒苑	Lung Hin Court
龍德苑	Lung Tak Court
龍欣苑	Lung Yan Court
坪麗苑	Peng Lai Court
山翠苑	Shan Tsui Court
天利苑	Tin Lee Court
東駿苑	Tung Chun Court
東熹苑	Tung Hei Court
東霖苑	Tung Lam Court
東盛苑	Tung Shing Court
東濤苑	Tung Tao Court
東欣苑	Tung Yan Court
東旭苑	Tung Yuk Court
茵翠苑	Yan Tsui Court
怡翠苑	Yee Tsui Court
裕東苑	Yu Tung Court
漁暉苑	Yue Fai Court
漁安苑	Yue On Court
悅翠苑	Yuet Chui Court

大埔、北區及沙田區
Tai Po, North & Sha Tin Region

昌盛苑	Cheong Shing Court
彩蒲苑	Choi Po Court
頌雅苑	Chung Nga Court
豐盛苑	Fung Shing Court
康林苑	Hong Lam Court
嘉徑苑	Ka Keng Court
嘉盛苑	Ka Shing Court
嘉田苑	Ka Tin Court
錦豐苑	Kam Fung Court
錦禧苑	Kam Hay Court
錦龍苑	Kam Lung Court
錦鞍苑	Kam On Court
錦泰苑	Kam Tai Court
錦英苑	Kam Ying Court
景雅苑	King Nga Court
景盛苑	King Shing Court
景田苑	King Tin Court
廣林苑	Kwong Lam Court
美城苑	May Shing Court
美松苑	Mei Chung Court
明雅苑	Ming Nga Court
安盛苑	On Shing Court
寶雅苑	Po Nga Court
穗禾苑	Sui Wo Court
德雅苑	Tak Nga Court
汀雅苑	Ting Nga Court
宏福苑	Wang Fuk Court
欣盛苑	Yan Shing Court
逸雅苑	Yat Nga Court
怡雅苑	Yee Nga Court
愉翠苑	Yu Chui Court
愉城苑	Yue Shing Court
愉田苑	Yue Tin Court
旭埔苑	Yuk Po Court

屯門及元朗區
Tuen Mun & Yuen Long Region

鳳庭苑	Fung Ting Court
新圍苑	San Wai Court
兆禧苑	Siu Hei Court
兆軒苑	Siu Hin Court
兆康苑	Siu Hong Court
兆畦苑	Siu Kwai Court
兆麟苑	Siu Lun Court
兆隆苑	Siu Lung Court
兆安苑	Siu On Court
兆邦苑	Siu Pong Court
兆山苑	Siu Shan Court
天頌苑	Tin Chung Court
天富苑	Tin Fu Court
天麗苑	Tin Lai Court
天愛苑	Tin Oi Court
天盛苑	Tin Shing Court
天祐苑	Tin Yau Court
宏富苑	Wang Fu Court

葵涌區 Kwai Chung Region

葵俊苑	Kwai Chun Court
葵康苑	Kwai Hong Court
葵賢苑	Kwai Yin Court
寧峰苑	Ning Fung Court
翠瑤苑	Tsui Yiu Court
怡峰苑	Yi Fung Court
賢麗苑	Yin Lai Court
悅麗苑	Yuet Lai Court

黃大仙、青衣及荃灣區
Wong Tai Sin, Tsing Yi & Tsuen Wan Region

青雅苑	Ching Nga Court
青盛苑	Ching Shing Court
青泰苑	Ching Tai Court
青華苑	Ching Wah Court
青宏苑	Ching Wang Court
彩峰苑	Choi Fung Court
富強苑	Fu Keung Court
鳳鑽苑	Fung Chuen Court
鳳禮苑	Fung Lai Court
嘉強苑	Ka Keung Court
瓊軒苑	King Hin Court
瓊麗苑	King Lai Court
瓊山苑	King Shan Court
龍蟠苑	Lung Poon Court
鵬程苑	Pang Ching Court
德強苑	Tak Keung Court
天馬苑	Tin Ma Court
天宏苑	Tin Wang Court
慈愛苑	Tsz Oi Court
慈安苑	Tsz On Court
盈福苑	Ying Fuk Court

居者有其屋計劃主要數字
Home Ownership Scheme – Key Figures

居者有其屋計劃單位數目 Number of Home Ownership Scheme (HOS) Flats	216 959
居者有其屋計劃屋苑數目 Number of HOS Courts	144

公共租住屋邨
Public Rental Housing Estates

東九龍區 Kowloon East Region

彩福	Choi Fook
彩德	Choi Tak
彩盈	Choi Ying
啟田	Kai Tin
啟業	Kai Yip
高翔苑	Ko Cheung Court
高怡	Ko Yee
廣田	Kwong Tin
藍田	Lam Tin
鯉魚門	Lei Yue Mun
樂華（北）	Lok Wah (North)
樂華（南）	Lok Wah (South)
牛頭角下	Ngau Tau Kok Lower
牛頭角上	Ngau Tau Kok Upper
安達	On Tat
安田	On Tin
坪石	Ping Shek
平田	Ping Tin
寶達	Po Tat
秀茂坪	Sau Mau Ping
秀茂坪南	Sau Mau Ping South
順利	Shun Lee
順安	Shun On
順天	Shun Tin
翠屏（南）	Tsui Ping (South)
雲漢	Wan Hon
和樂	Wo Lok
油麗	Yau Lai
油塘	Yau Tong

西九龍及西貢區 Kowloon West & Sai Kung Region

澤安	Chak On
長沙灣	Cheung Sha Wan
幸福	Fortune
富昌	Fu Cheong
厚德	Hau Tak
何文田	Ho Man Tin
海麗	Hoi Lai
紅磡	Hung Hom
啟晴	Kai Ching
健明	Kin Ming
麗閣	Lai Kok
麗安	Lai On
馬頭圍	Ma Tau Wa
明德	Ming Tak
南山	Nam Shan
愛民	Oi Man
白田	Pak Tin
石硤尾	Shek Kip Mei
常樂	Sheung Lok
尚德	Sheung Tak
善明	Shin Ming
蘇屋	So Uk
大坑東	Tai Hang Tung
德朗	Tak Long
元州	Un Chau
華荔	Wah Lai
榮昌	Wing Cheong
怡明	Yee Ming

港島及離島區 Hong Kong Island & Islands Region

鴨脷洲	Ap Lei Chau
柴灣	Chai Wan
長貴	Cheung Kwai
富東	Fu Tung
興民	Hing Man
興東	Hing Tung
興華（一）	Hing Wah (I)
興華（二）	Hing Wah (II)
康東	Hong Tung
金坪	Kam Peng
龍田	Lung Tin
馬坑	Ma Hang
模範	Model Housing
雅寧苑	Nga Ning Court
銀灣	Ngan Wan
愛東	Oi Tung
西環	Sai Wan
石排灣	Shek Pai Wan
小西灣	Siu Sai Wan
田灣	Tin Wan
翠樂	Tsui Lok
華富（一）	Wah Fu (I)
華富（二）	Wah Fu (II)
華廈	Wah Ha
環翠	Wan Tsui
逸東（一）	Yat Tung (I)
逸東（二）	Yat Tung (II)
耀東	Yiu Tung
漁灣	Yue Wan

大埔、北區及沙田區 Tai Po, North & Sha Tin Region

祥龍圍	Cheung Lung Wai
清河	Ching Ho
彩園	Choi Yuen
秦石	Chun Shek
頌安	Chung On
豐和	Fung Wo
顯耀	Hin Yiu
嘉福	Ka Fuk
廣福	Kwong Fuk
利安	Lee On
瀝源	Lek Yuen
隆亨	Lung Hang
美林	Mei Lam
美田	Mei Tin
寶鄉	Po Heung
沙角	Sha Kok
碩門	Shek Mun
水泉澳	Shui Chuen O
新翠	Sun Chui
新田圍	Sun Tin Wai
大元	Tai Yuen
華心	Wah Sum
禾輋	Wo Che
欣安	Yan On

屯門及元朗區 Tuen Mun & Yuen Long Region

蝴蝶	Butterfly
富泰	Fu Tai
俊宏軒	Grandeur Terrace
洪福	Hung Fuk
朗晴	Long Ching
朗善	Long Shin
龍逸	Lung Yat
安定	On Ting
寶田	Po Tin
三聖	Sam Shing
水邊圍	Shui Pin Wa
大興	Tai Hing
天澤	Tin Chak
天晴	Tin Ching
天恆	Tin Heng
天瑞（一）	Tin Shui (I)
天瑞（二）	Tin Shui (II)
天慈	Tin Tsz
天華	Tin Wah
天恩	Tin Yan
天逸	Tin Yat
天耀（一）	Tin Yiu (I)
天耀（二）	Tin Yiu (II)
天悅	Tin Yuet
湖景	Wu King
友愛	Yau Oi

葵涌區 Kwai Chung Region

高盛臺	High Prosperity Terrace
葵涌	Kwai Chung
葵芳	Kwai Fong
葵聯	Kwai Luen
葵盛東	Kwai Shing East
葵盛西	Kwai Shing West
荔景	Lai King
麗瑤	Lai Yiu
安蔭	On Yam
石籬（一）	Shek Lei (I)
石籬（二）	Shek Lei (II)
石蔭	Shek Yam
石蔭東	Shek Yam East
大窩口	Tai Wo Hau

黃大仙、青衣及荃灣區 Wong Tai Sin, Tsing Yi & Tsuen Wan Region

長青	Cheung Ching
長亨	Cheung Hang
長康	Cheung Hong
象山	Cheung Shan
長宏	Cheung Wang
彩輝	Choi Fai
彩虹	Choi Hung
彩雲（一）	Choi Wan (I)
彩雲（二）	Choi Wan (II)
竹園（南）	Chuk Yuen (South)
青逸軒	Easeful Court
富山	Fu Shan
福來	Fuk Loi
梨木樹	Lei Muk Shue
梨木樹（一）	Lei Muk Shue (I)
梨木樹（二）	Lei Muk Shue (II)
樂富	Lok Fu
美東	Mei Tung
沙田坳	Shatin Pass
石圍角	Shek Wai Kok
慈正	Tsz Ching
慈康	Tsz Hong
慈樂	Tsz Lok
慈民	Tsz Man
東匯	Tung Wui
橫頭磡	Wang Tau Hom
黃大仙下（二）	Wong Tai Sin Lower (II)
黃大仙上	Wong Tai Sin Upper

有公共租住房屋單位的租者置其屋計劃屋邨*
Tenants Purchase Scheme Estates with Public Rental Housing Flats*

長發	Cheung Fat	葵興	Kwai Hing	天平	Tin Ping
長安	Cheung On	廣源	Kwong Yuen	青衣	Tsing Yi
祥華	Cheung Wah	李鄭屋	Lei Cheng Uk	翠林	Tsui Lam
彩霞	Choi Ha	利東	Lei Tung	翠屏（北）	Tsui Ping (North)
竹園（北）	Chuk Yuen (North)	良景	Leung King	翠灣	Tsui Wan
富亨	Fu Heng	朗屏	Long Ping	東頭（二）	Tung Tau (II)
富善	Fu Shin	南昌	Nam Cheong	華貴	Wah Kwai
鳳德	Fung Tak	寶林	Po Lam	華明	Wah Ming
峰華	Fung Wah	博康	Pok Hong	運頭塘	Wan Tau Tong
恆安	Heng On	山景	Shan King	黃大仙下（一）	Wong Tai Sin Lower (I)
顯徑	Hin Keng	太平	Tai Ping	耀安	Yiu On
興田	Hing Tin	太和	Tai Wo		
建生	Kin Sang	德田	Tak Tin		
景林	King Lam	田景	Tin King		

有公共租住房屋單位的居者有其屋計劃屋苑 / 可租可買計劃 / 重建置業計劃屋苑*
Home Ownership Scheme Court / Buy or Rent Option / Mortgage Subsidy Scheme Courts with Public Rental Housing Flats*

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

公共租住房屋主要數字
Public Rental Housing – Key Figures

租住公屋單位數目 **Number of Public Rental Housing (PRH) Flats**	**769 352**
• 位於公共租住屋邨的公屋單位 PRH Flats in PRH Estates	709 779
• 位於租者置其屋計劃屋邨的公屋單位 PRH Flats in Tenants Purchase Scheme Estates	52 227
• 位於居者有其屋計劃屋苑 / 可租可買計劃 / 重建置業計劃屋苑的公屋單位 PRH Flats in Home Ownership Scheme Court / Buy or Rent Option / Mortgage Subsidy Scheme Courts	7 346
住戶數目 **Number of Households**	**756 811**
認可居民人數 **Authorised Population**	**2 094 473**
平均住戶人數 **Average Household Size**	**2.77**
平均每人居住空間 (平方米)(室內樓面面積) **Average Living Space per Person** (square metre) (internal floor area)	**13.2**

* 有混合業權的租者置其屋計劃屋邨、居者有其屋計劃屋苑、可租可買計劃和重建置業計劃屋苑。
Tenants Purchase Scheme Estates, Home Ownership Scheme Courts, Buy or Rent Option and Mortgage Subsidy Scheme Courts with mixed tenure.

有關資料涵蓋2017年3月31日或之前接管的屋邨 / 屋苑。
Information covers those estates/courts taken over by 31 March 2017.

資訊及社區關係分處製作　2017年11月印製　以環保紙印製　請循環再造　C1705/1060(c)
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