

迎難而上 增加供應

Rising to Challenges, Increasing Supply

香港房屋委員會(房委會)本年度年報主題的前半部分是「迎難而上」，或多或少可作為房委會工作歷程的具體寫照。多年來，房委會及前屋宇建設委員會肩負重任，應對挑戰，協助市民解決住屋問題。1953年12月25日石硤尾大火，53 000名災民一夜間頓失家園，亟需棲身之所。為安置數以萬計的災民，政府在1954年興建首批公共房屋，掀開公共房屋發展的歷史一頁。多年來，前屋宇建設委員會及房委會縱然面對不少新挑戰，仍用盡各種方法和資源，竭力滿足市民的住屋需要。

當年石硤尾大火，災情嚴重，數以萬計災民無家可歸。2017/18年度，本港面對的房屋問題雖不及當年嚴峻，但卻更為複雜棘手，難以解決。歸根究柢，問題的癥結在於房屋供應短缺，令住屋開支不斷增加。對於經濟條件較差的市民來說，住屋開支持續上升，安居樂業又談何容易。有見及此，政府已把房屋規劃列為首要之務，並制訂十年房屋策略，目標於2018/19年度至2027/28年度共興建28萬個公營房屋單位(當中20萬個為租住單位、8萬個為出售單位)和18萬個私人單位。

本年度年報主題的後半部分理所當然是「增加供應」。要在十年間設計和興建28萬個公營房屋單位，工作艱巨。房委會負責興建大部分公營房屋單位，任重道遠。面對這個挑戰，房委會借鑑過往經驗，善用資源，悉力以赴，務求不負所託。我們具備豐富的設計和規劃經驗，配合先進科技，運用高效而可持續發展的建造技術和管理策略，加上盡心盡力的團隊，迎難而上，增加房屋供應，為下一代建設更美好的香港。

Rising to Challenges, the first half of this year's theme for the Hong Kong Housing Authority (HA) Annual Report, is partly a reminder of the HA's track record. Over the years, some of the most important work of the HA and its predecessor has involved responding to major housing challenges. Indeed, public housing was first developed in 1954 in direct response to the massive Shek Kip Mei fire on 25 December 1953, which left 53 000 people homeless overnight and in desperate need of shelter. As new challenges have arisen over the years since then, the former and current HA have used all the means and resources at their disposal to meet these challenges and cater effectively to Hong Kong's unique housing needs.

Hong Kong's housing challenges in 2017/18 are not as dramatic as the large-scale homelessness caused by the Shek Kip Mei fire, but they are more complex and harder to fix. At their heart is a shortfall in housing supply, resulting in constant increases in the cost of housing in Hong Kong. For the less well-off in our society, the upward trend in the cost of housing is a major barrier to their aspirations for living a decent life. The Government has flagged housing as a priority in its planning, and its total public housing supply target for the 10-year period from 2018/19 to 2027/28 is 280 000 public flats – 200 000 for rent and 80 000 for sale – along with 180 000 private homes.

Hence the second part of this year's theme is *Increasing Supply*. Designing and building 280 000 public flats in 10 years is a massive undertaking, and the HA is shouldering the responsibility for a large percentage of those public flats. To meet this challenge, the HA is bringing all its experience, means and resources to bear. Its rich local design and planning abilities, its advanced technology, its efficient and sustainable construction techniques and management strategies, and its dedicated and committed personnel – all these are combining to rise to the challenge of increasing supply, in the service of a better Hong Kong for the future.