

Chairman's Message

"Enhancement of the Housing Ladder Betterment of Living Quality"

I am pleased to introduce this Annual Report of the Hong Kong Housing Authority (HA) for 2018/19. Every year, we draw up a theme for the Annual Report that encapsulates the HA's most pressing goals. The theme this year is *Enhancement of the Housing Ladder, Betterment of Living Quality*. The first part highlights the HA's crucial role in helping people improve their housing footing, whether by having a place in public rental housing (PRH) or by achieving home ownership through various subsidised home ownership schemes. The second part focuses on living quality, and

specifically the quality of the physical and social environments that we create for the approximately 2 million PRH residents under our care.

To address the current housing supply-demand imbalance, it is of utmost importance that the HA produces more new public housing flats as speedily and efficiently as possible. I am pleased to report that in 2018/19, the HA completed construction of about 26 800 new public housing flats in total. Despite many challenges, we managed to increase the productivity of

flats by utilising the latest tools and techniques in the design and construct processes. For example, our increasing use of precast concrete components and off-site construction (described in our feature story in Chapter 2) has significantly simplified the construction process and enhanced buildability. Furthermore, our architects, engineers, surveyors and planners have helped build new blocks in difficult locations effectively, and maximised the number of flats to be housed in those blocks. Our feature story on Lin Tsui Estate in Chapter 2 provides a good example of these professional skills in action.

The HA also endeavours to enrich the housing ladder by providing subsidised sale flats (SSFs). In addition to helping low to middle-income families acquire their own homes, SSFs also provide an avenue for better-off PRH tenants to achieve home ownership, thereby releasing PRH resources for those in more pressing need. This year, about 6 600 SSFs were constructed for the Home Ownership Scheme, and about 2 500 flats were constructed for the Green Form Subsidised Home Ownership Scheme, which further addressed Green Formers' aspiration for home ownership.

There are many aspects to *Betterment of Living Quality*, the second half of our theme. Quality improvements that can make tangible differences to people's lives include enhancements in sustainability, accessibility, green and environmental features, health and safety, technology, and service attitude. This report presents a multitude of these enhancements across the HA's operations in the past year, and I am pleased to highlight a few of them here.

Green features and sustainability initiatives have continued to be major contributors to the betterment of living quality in HA estates. Our well-established design processes adopt the latest standards, tools and technologies, such as Carbon Emission Estimation, passive design, grid-connected photo-voltaic renewable energy systems, and green planting policies, which help us construct sustainable buildings for our current and future generations. In estates that are completed and occupied, we are constantly looking for

ways to improve their environmental performance for the sake of better living quality. This year, for example, the HA introduced new schemes to increase recycling and reduce waste generation. We also continued to promote greening and encourage PRH residents to become active participants in the estate greening process, as described in our feature story in Chapter 3.

In recent years, we have made some significant changes that have led to betterment of living quality for our elderly PRH residents. The introduction of Universal Design means that our new estates are now fully equipped with barrier-free access and other features that facilitate daily living for all, regardless of age or ability. Meanwhile, our older estates are being systematically retrofitted with these features wherever possible. We also launch Healthy Ageing programme which runs health-related activities that are of special benefits to our elderly residents.

Typically, our enhancements for quality living work together at multiple levels to create well-rounded environments for daily living, relaxing, shopping and commuting. Our feature story in Chapter 2 on Lai Tsui Court vividly illustrates how the well-being of residents and of the environment is taken into account in every aspect of our estate planning, design and construction. In our older estates, the HA's comprehensive inspection and maintenance schemes ensure that fixtures and facilities are regularly maintained and enhanced for the benefit of residents.

Given community expectations for high quality affordable housing, the HA has a solemn responsibility to Hong Kong and its people. I would therefore like to conclude by expressing my heartfelt appreciation to individual HA Members for their contributions over the past year towards achieving our goals of *Enhancement of the Housing Ladder and Betterment of Living Quality*. Special thanks are due to those Members who have retired during the year for their remarkable service, as well as those who performed the roles of Chairperson for HA Committees and Sub-Committees. I also have great pleasure in welcoming the following new appointees.

Retired members:

Ms Serena Lau Sze-wan
Mr Wan Man-yee
Mr Alan Leong Kah-kit
Dr Lau Kwok-yu
Mr Raymond Lai Wing-chueng
Dr Stephen Ching Tang-foon
Mrs Ann Kung Yeung Yun-chi
Prof Christopher Leung Kin-ying
Mr Bryant Lu Hing-yiu

New members:

Mr Anthony Chiu Kwok-wai
Dr Billy Mak Sui-choi
Mr Lau Chun-kong
Ms Clara Chan Yuen-shan
Mr Cheng Tat-hung
Miss Elaine Chik Kit-ling
Dr Theresa Cunanan
Ms Vera Ho Ivy Yuen-wei
Mr Kelvin Ip Kar-wai
Ms Ivy Lee Siu-wing
Miss Eviana Leung Bon-yuen
Miss Liang Lehui
Mr Franklin Yu

Chairpersons of HA Committees and Sub-Committees:

The Hon Dennis Kwok Wing-hang (Building Committee)
Ms Tennessy Hui Mei-sheung (Commercial Properties Committee)
Prof Chan Ka-lok (Finance Committee and Funds Management Sub-Committee)
Mr Stanley Wong Yuen-fai (Subsidised Housing Committee)
Mr Cheung Tat-tong (Tender Committee)
Ms So Ching (Audit Sub-Committee)

Last but not least, my heartfelt gratitude also goes to the HA's executive arm, the Housing Department (HD). Colleagues of the HD have again shown their utmost commitment and dedication to the core values of the HA, and to the well-being of the people we serve. The HA could not have achieved the fruitful outcomes without their professionalism and support over the years.



Chan Fan, Frank
Chairman