

完善房屋階梯 提升居住質素

Enhancement of the Housing Ladder, Betterment of Living Quality

香港房屋委員會(房委會)為不同收入 家庭提供可負擔的優質居所,由提供公共 租住房屋(公屋)以至推出多項資助自置 居所計劃,務求令房屋階梯更臻完善。 房委會本年度年報因此以「完善房屋階梯」 為主題之一。

本年度年報的重點,是房委會為完善香港房屋階梯所採取並持續推行的各項措施。2018/19年度房委會興建約17700個新公屋單位,以及約9100個資助出售單位,當中包括約2500個綠表置居計劃單位和約6600個居者有其屋計劃單位。推出資助出售單位既可回應中低收入家庭的置業訴求,亦可讓公屋租戶循房屋階梯拾級而上,置業安居,從而騰出公屋資源予住屋需要更迫切的人士。

年報主題的前半部分,環繞市民對可 負擔優質居所的需求,後半部分「提升 居住質素」則着眼於房委會負責營造和 管理的基礎設施與建築環境。簡而言之之 不論市民身處房屋階梯哪一層級,房委會 的宗旨是確保他們的樓房可持續發展、綠 環保、清潔安全、出入暢達、保養得宜。 本年報也聚焦房委會如何提升居住質素、 闡述由規劃設計開始,以至採購、建 維修保養、環保綠化、鄰舍支援和屋邨管理 各個層面的工作。 By providing affordable quality homes to families in different income brackets, the Hong Kong Housing Authority (HA) strives to enhance the housing ladder for Hong Kong, from providing public rental housing (PRH) to implementing various subsidised home ownership schemes. This year's HA Annual Report therefore takes *Enhancement of the Housing Ladder* as part of its theme.

A major focus of this year's report is on those initiatives that the HA has taken – and is continuing to take – to enhance Hong Kong's housing ladder. In 2018/19, around 17 700 new PRH units were constructed. In addition, approximately 9 100 subsidised sale flats were built, made up of around 2 500 Green Form Subsidised Home Ownership Scheme flats and around 6 600 Home Ownership Scheme flats. Not only are these subsidised sale flats addressing the home ownership aspirations of low to middle-income families, but also enabling PRH tenants to move up the housing ladder to achieve home ownership, thereby releasing PRH resources for those with more pressing housing needs.

While the first part of this year's theme focuses on people's aspirations for affordable quality housing, the second half – *Betterment of Living Quality* – turns the spotlight on the infrastructure and built environments that the HA is responsible for creating and maintaining. In short, wherever individuals may be on the housing ladder, the HA's goal is to ensure they get to live in flats that are sustainable, green, clean, safe, accessible and well-maintained. This year's report therefore places a special focus on the HA's efforts towards betterment of living quality, beginning at the planning and design levels, and extending all the way through procurement, construction, refurbishment and maintenance, greening, neighbourhood support, and estate management.

封面: 九龍東 Cover: Kowloon East

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.

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 performanceoriented team.

基本信念 Core Values

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

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和綠表置居計劃 單位;又推行白表居屋第二市場計劃。 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2019年3月,房委會成員包括4名 官方委員和24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。 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 and Green Form Subsidised Home Ownership Scheme flats, and carry out the White Form Secondary Market Scheme. In addition, we own and operate a number of flatted factories and ancillary commercial and other non-domestic facilities.

As at March 2019, the HA has 4 official members and 24 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.

目錄 CONTENTS

- **04** 2018/19 年度大事紀要 Major Developments
- 06 主席的話 Chairman's Message
- 11 業務回顧 Business Review
 - 12 完善階梯 惠及市民
 Planning for a More Inclusive Housing Ladder
 - **22** 優質家園 為民興建 Building Quality Homes for the Grass-roots Population
 - 54 悉心管理 社區和樂
 Managing Communities for Good
 - **80** 互聯互動 羣策羣力 Connecting and Interacting with the Community
- 91 財務回顧 Financial Review
- 96 香港房屋委員會及轄下小組委員會 The Hong Kong Housing Authority and its Committees
- **123** 附錄 Appendices

2018/19 年度大事紀要 Major Developments

2018.04

香港房屋委員會(房委會)通過把荔枝角道 — 東京街第一期公共租住房屋(公屋)發展計劃改為「綠表置居計劃」(綠置居)項目,2018年內推售2545個單位。

A decision was made by the Hong Kong Housing Authority (HA) to convert the public rental housing (PRH) development at Lai Chi Kok Road – Tonkin Street Phase 1, involving 2 545 flats, into a Green Form Subsidised Home Ownership Scheme (GSH) project for sale in 2018.



2018.07

因應行政長官2018年6月公布資助出售單位的新定價機制,房委會資助房屋小組委員會通過以經修訂的售價、銷售安排和轉讓限制,重啟「出售居者有其屋計劃(居屋)單位2018」申請。

In view of the new pricing mechanism for subsidised sale flats (SSFs) announced by the Chief Executive in June 2018, the HA's Subsidised Housing Committee (SHC) approved the re-opening of applications for the Sale of Home Ownership Scheme (HOS) Flats 2018, along with the revised selling prices, sales arrangements, and alienation restrictions.



房委會首次採用電腦攪珠方式,為「白表居屋第二市場計劃 (白居二)2018」攪珠。是次計劃 共有2500個配額,收到的申請表 則逾60000份。

Ballots were drawn for the HA's White Form Secondary Market Scheme (WSM) 2018, using a new electronic balloting system. A total of 2 500 quota were offered under the scheme and ballots were drawn from over 60 000 applications.

2018. 11

資助房屋小組委員會通過位於長沙灣的麗翠苑的平均售價和銷售安排,該屋苑為綠置居恆常化的萬個項目。此外,資助房屋下首個項目。此外,資助房屋單位2018」的轉讓限制,同時通過進一步收緊房委會由2019年起出售的資助出售單位(包括居屋和綠置居單位)的轉讓限制。

The SHC endorsed the average selling price and sales arrangements for Lai Tsui Court in Cheung Sha Wan, the first regularised project under the GSH. While the SHC decided that the alienation restrictions for the Sale of GSH Flats 2018 would follow those of the Sale of HOS Flats 2018, the SHC also endorsed further tightening the alienation restrictions for subsidised sale flats (including HOS and GSH flats) sold by the HA from 2019.



資助房屋小組委員會主席黃遠輝 (左)主持房委會「出售居屋單位 2018」的電腦攪珠儀式。該期居屋 銷售計劃推售共4431個單位。

Ballots were drawn electronically for the HA's Sale of HOS Flats 2018 by the SHC Chairman, Mr Stanley Wong (left). A total of 4 431 flats were offered for sale under this HOS sale exercise.

2018. 12

「綠置居2018」開始接受申請,推 售麗翠苑第一至第四座共2545個 單位。按評定市值折減58%後, 實用面積每平方米平均售價為 67,200元。單位售價由932,500元 至3,062,100元不等。

Applications for GSH Flats 2018 commenced. A total of 2 545 flats located in Blocks 1 to 4 of Lai Tsui Court were offered for sale. After applying a 58% discount to the assessed market values, the average selling price was \$67,200 per square metre of saleable area. The selling prices of the flats ranged from \$932,500 to \$3,062,100.



2019.02

蘇屋邨最後三幢大廈入伙,標誌 着蘇屋邨重建計劃圓滿結束。新 蘇屋邨有14幢住宅大廈,合共提 供6 985個公屋單位,為約19 500 人提供居所。

The intake of residents for the last three blocks of So Uk Estate marked the completion of the estate's redevelopment. The new So Uk Estate comprises 14 residential blocks, providing a total of 6 985 PRH units that are home to about 19 500 residents.



「綠置居2018」進行攪珠,收到逾 40000份申請表。

Ballots were drawn for the Sale of GSH Flats 2018 from over 40 000 applications.

2019.03

資助房屋小組委員會通過2019/20年度的公屋入息和資產限額。與2018/19年度比較,入息和資產限額分別平均增加4.2%和3.1%。

The SHC endorsed the PRH income and asset limits for 2019/20. The new limits represented average increases of 4.2% and 3.1% respectively over those for 2018/19.



資助房屋小組委員會通過「出售居屋單位2019」的平均售價和銷售安排、「白居二2019」的安排,以及該兩項銷售計劃中白表申請者的入息和資產限額。

The SHC approved the average selling prices and the sale arrangements for Sale of HOS Flats 2019 and the arrangement for WSM 2019, as well as the income and asset limits for White Form applicants under the two exercises.

主席的話



「完善房屋階梯 提升居住質素」

現謹呈上2018/19年度香港房屋委員會(房委會) 年報。一如既往,我們以房委會最迫切的工作目標 為年報主題;今年的主題是「完善房屋階梯 提升 居住質素」。前半部分扼述房委會協助市民循房屋 階梯拾級而上的重任,其一是編配公共租住房屋 (公屋)以應需求,其二是推出各項資助自置居所 計劃,讓市民置業安居;後半部分則聚焦居住質素 方面,闡述我們如何為約200萬公屋居民締造優質 的居住和社區環境。

為緩解當前房屋供求失衡的情況,房委會加快步伐,採取有效方法興建更多公營房屋單位; 2018/19年度新落成的公營房屋單位合共約26 800 個。儘管困難重重,我們依然迎難而上,在設計和施工過程中借助先進的設備和技術,令建屋量得以增加。舉例來說,我們更廣泛使用預製混凝土組件和工地外建築法(詳見第2章的專題故事),大大簡化施工程序,全面提升建屋效益。此外, 即使受到工地環境制附,我們的建築師、工程師、 測量師和規劃師仍籌策有方,地盡其用,為新落成 的公屋大廈提供最多單位。第2章關於連翠邨的 專題故事,正是多方專業才能配合得宜的好例子。

為完善房屋階梯,房委會致力提供資助出售單位,不單幫助中低收入家庭自置居所,也讓經濟能力較佳的公屋租戶置業安居,從而騰出公屋資源給更有迫切需要的人士。今年落成的居者有其屋計劃單位約6600個,綠表置居計劃單位約2500個,進一步滿足綠表申請者的置業需求。

年報主題的後半部分「提升居住質素」涵蓋甚廣, 我們在可持續發展、暢通易達設施、綠化及環保 措施、健康與安全、科技應用、服務態度等範疇 力求改善,居民的生活質素自然有所提升。本年報 列舉房委會過去一年推行的多項改善措施,我在 此略述一二。 近年我們鋭意革新,令公屋長者居民的居住質素得以改善。新建屋邨均採用「通用設計」,全面設置無障礙通道,採納便利不同居民(包括長幼傷健)日常生活的設計。同時,我們亦逐步改裝較舊屋邨的設施,加入上述設計特色。還有「長者康健在屋邨」計劃,年內舉辦多項健康教育活動,均惠及長者住戶。

我們推行多項改善措施,以提升居民居住質素, 締造一應俱全的居住環境,配合居民日常生活、 消閒、購物、外出的種種需要。第2章專題故事 介紹的麗翠苑,正好説明我們在屋邨規劃、設計, 以至施工的每個環節,均以居民福祉和愛護環境 為依歸。此外,房委會在較舊的屋邨實施全面 檢驗及維修計劃,確保固定裝置和設備定期維修 保養,讓居民安居無憂。

社會大眾對於可負擔的優質房屋期望甚殷, 房委會肩負對香港和廣大市民的社會責任,定當 悉力以赴。過去一年,房委會全體委員朝着「完善 房屋階梯 提升居住質素」的目標不遺餘力,我 謹此衷心致謝。我亦特別鳴謝年內卸任的委員 以及房委會轄下各小組委員會及附屬小組委員會 的主席,他們貢獻良多;在此我亦歡迎各新任委員。

卸任委員: 新任委員: 劉詩韻女士 招國偉先生 溫文儀先生 麥萃才博士 梁家傑先生 劉振江先生 劉國裕博士 陳婉珊女士 黎永昌先生 鄭達鴻先生 程騰歡博士 植潔鈴女士 龔楊恩慈女士 高德蘭博士 梁堅凝教授 何沅蔚女士 呂慶耀先生 葉嘉偉先生 李少穎女士 梁邦媛女士 梁樂慧女士 余烽立先生

房委會轄下各小組委員會及附屬小組委員會主席:

郭榮鏗議員(建築小組委員會) 許美嫦女士(商業樓宇小組委員會) 陳家樂教授(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) 蘇晴女士(審計附屬小組委員會)

最後,我衷心感謝房委會的執行部門一房屋署。 房屋署的同事一直抱持房委會的基本信念,克盡 厥職,以惠澤廣大市民為己任。全賴他們專業精神 及一直以來的支持,房委會方能取得豐碩的工作 成果。

7.5, #

主席陳帆

Chairman's Message



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

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

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)





完善階梯 惠及市民 Planning for a More Inclusive Housing Ladder

香港房屋價格之高冠絕全球,市民難以踏上房屋 階梯,更遑論拾級而上。為使香港的房屋階梯 更臻完善,讓更多市民有安身之所,我們因應 不同收入的家庭的住屋需要,推展多項政策和 計劃。香港房屋委員會(房委會)2018/19年度年報 撰取[完善房屋階梯]為部分主題,正要凸顯我們 在這範疇上的重任。過去一年,我們務實進取, 為最有迫切住屋需要的市民提供更多可負擔的 居所。本章闡釋房委會興建更多可負擔房屋所依循 的程序和時間表、讓市民更容易踏上房屋階梯而 推行的計劃,以及確保現有房屋資源運用得宜、 免被濫用的措施。

截至2019年第一季,約有200萬人居於房委會提供 的公共租住房屋(公屋)單位,佔全港人口約28%。 房委會亦透過居者有其屋計劃(居屋)和綠表置居 計劃(「綠置居」)等項目,興建和提供大量資助出售 單位,協助中低收入家庭自置居所。



我們的長遠房屋目標

扭轉香港房屋供求失衡局面的根本之道是增加 房屋供應,包括公營房屋。近年,政府一直以此 為重點工作。2018年12月,政府在《長遠房屋策略 2018年周年進度報告》中公布,2019/20至2028/29 年度十年期的總房屋供應目標為450000個單位。 政府亦把公私營房屋新供應比例由60:40調整 至70:30,即這十年期的公營及私營房屋供應 目標分別為315000個單位和135000個單位。

假設覓得的土地能如期推出作建屋之用,政府 已覓得可供在上述十年期內興建約248000個公營 房屋單位的土地,仍落後於315000個單位的公營 房屋供應目標。有見及此,房委會與相關政府 決策局/部門繼續緊密聯繫,確保及時提供用地 和基礎設施。此外,我們正爭取持份者的支持, 並運用我們在規劃方面的專業知識,盡用每一幅 公營房屋用地的發展潛力。我們正竭盡所能,加快 建屋進度,務求達到政府的公營房屋供應目標。

按我們截至2019年3月的估算,在房委會逐年 推展的五年公營房屋建設計劃下,2018/19至 2022/23的五年期內總建屋量約為97800個單位, 包括約73200個公屋/「綠置居 | 單位和24600個 其他資助出售單位1。有關2018/19年度落成的 項目詳情,請參閱本年報第2章的業務回顧。





¹ 房委會轄下的其他資助出售單位主要包括居屋單位。

快捷公平地編配公屋單位

2018/19年度,房委會編配了約26 900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) 和配額及計分制下的非長者一人申請者,當中 約19 600個為新建單位,以及約7 300個翻新單位。

房委會的宗旨是為沒有能力租住私人樓宇的低收入家庭提供公屋。為此,我們以一般申請者平均約三年獲首次配屋為目標。然而,在目前公屋需求殷切的情況下,截至2019年3月底,在過去12個月獲配屋的一般申請者的平均輪候時間²為5.5年,當中長者一人申請者的平均輪候時間為2.9年。房委會繼續努力不懈,興建更多公屋單位,並善用現有房屋資源,務求縮短申請者的輪候時間。

鑑於公屋資源緊絀,根據房委會的政策,家庭和長者申請者會較配額及計分制下的非長者一人申請者優先獲配公屋。非長者一人申請者獲配公屋單位的數目受每年的配額所限,而配屋優次則按計分制而定,取決於申請者提出申請時的年齡、輪候時間和現時是否居於公屋。平均約三年獲首次配屋的目標並不適用於配額及計分制下的申請者。

家庭和長者申請者較非長者一人申請者優先獲配公屋



租金政策與租金援助

為照顧低收入的公屋租戶,公屋租金是獲得補貼的,並已涵蓋差餉、管理費及維修保養費用。截至2019年3月底,公屋單位的平均月租約為2,070元,位於各區不同屋邨的公屋單位實際月租則介乎380元至5.159元。

房委會實施租金援助計劃,協助暫時因經濟困難而無力繳付租金的租戶。符合資格的租戶可按家庭入息水平獲減租25%或50%。截至2019年3月底,受惠的租戶約有18460戶。我們通過不同途徑宣傳該項計劃,包括房屋資訊台、電台、YouTube影片分享平台、「房署資訊通」流動應用程式、房委會/房屋署網站、海報、單張、《屋邨通訊》等。非政府機構、區議會和屋邨管理諮詢委員會(邨管諮委會)有時亦會轉介租戶接受租金援助。

家庭和諧共融措施

房委會的「天倫樂」計劃包括天倫樂優先配屋計劃、 天倫樂調遷計劃、天倫樂加戶計劃和天倫樂合戶 計劃,旨在加強家庭凝聚力,建立緊密的家庭 支援網絡,支援延伸家庭的居住安排,讓長者 居家安老。





² 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:申請者正在等待家庭成員來港團聚而要求暫緩申請:申請者在獄中服刑等)。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的輪候時間平均數。

在上述四項計劃中,天倫樂優先配屋計劃為公屋 申請者而設,鼓勵年輕家庭與年長父母或受供養 的年長親屬在任何一個地區同住一個單位,或 分別入住兩個位於非市區的就近單位。合資格 的申請較一般家庭申請提早六個月獲得處理。

2018/19年度,這些計劃的受惠家庭數目如下:

「天倫樂」計劃	受惠家庭數目(個)(約數)
天倫樂優先配屋計劃	2 840
天倫樂調遷計劃	190
天倫樂加戶計劃	2 760
天倫樂合戶計劃	70

改善居住質素的調遷計劃

為處理住所過於擠迫的問題,房委會每年推出 公屋租戶紓緩擠迫調遷計劃和改善居住空間調遷 計劃,鼓勵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,申請調遷到較大的 單位。2018/19年度約1400戶受惠於這兩項計劃。

打擊濫用公屋

為確保公屋資源分配予有更迫切需要的市民, 我們必須核實公屋申請者和現有租戶的資格。 2018/19年度,我們根據「富戶政策」³及其他 租約事務管理政策,仔細核實租戶遞交的入息 和資產申報資料,涉及個案約23萬宗。核實工作 既有助釐定個別住戶的合適租金水平,又可確定 租戶是否符合資格繼續在公屋單位居住。

為善用公屋資源,房委會自2017年10月的申報 周期開始實施經修訂的「富戶政策」,並會繼續 留意政策成效,確保公屋資源得以有效運用。

我們採取三管齊下的方法打擊濫用公屋,卓有成效。第一項措施是由屋邨職員執行日常壓明管理職務,並兩年一度進行家訪,以偵測濫用公屋個案。第二項措施是設立中央小組,專及處理濫用公屋個案,對隨機抽選的個案展開調查。為加強打擊濫用公屋,中央小組審是之上,與住用情況有關的個案和6000宗與住用情況有關的個案和6000宗與住用情況有關的個案和6000宗與自由,房委會為認受資源而成立的特別小組,運作期經經軍位內之屋資源而成立的特別小組,運作期經繼軍位內之屋資源而成立的特別小組繼續回去。至2020/21年度完結。年內,特別小組繼續回去至2020/21年度完結。年內,特別小組繼續回去,包括租戶表達調查與住用情況有關的個案,包括租戶表達調查與住用情況有關的個案,包括租戶、在單位內建行不法活動的個案等。



³ 房委會的「公屋住戶資助政策」和「維護公屋資源的合理分配政策」, 一般統稱為「富戶政策」。

我們舉辦連串宣傳和教育活動,大力推動教育工作,藉此提高市民對合理運用公屋資源的認識。年內,這些活動包括派出設有展板和遊戲的流動展覽車前往各區合共35個公共屋邨巡迴宣傳。我們亦派員出席邨管諮委會的會議,以爭工權力打擊濫用公屋和鼓勵舉報濫用個公屋全力打擊」為主題的宣傳短片。其他宣傳活動包括在多條行車隧道的出/入口展示巨型戶外廣等在公共交通工具張貼廣告,向所有租戶派發轉和張上交通工具張貼廣告,向所有租戶派發額,以及通過《屋邨通訊》、電台訊息和房屋資源的信息。播放短片,定期宣傳珍惜公屋資源的信息。

修訂資助出售單位的定價機制

行政長官於2018年6月公布修訂的居屋定價政策。根據該項政策,居屋單位的售價定於市民可負擔的水平,該售價不再與市價掛鈎,改為以非業主住戶家庭每月入息中位數計算。至於「綠置居」和「港人首次置業」先導項目的單位,則會根據前一期居屋出售計劃的折扣率,經調整後釐定售價。

居者有其屋計劃

居屋是房委會推行的資助房屋計劃,旨在滿足中低收入家庭自置居所的訴求,同時讓經濟能力較佳的公屋租戶置業,從而釋放其單位予有更迫切需要的人士。第四批合共4431個新建居屋單位,預期於2018/19至2020/21年度陸續落成,已在2018年3月底推售。居屋新定價政策公布後,房委會於2018年10月重啟申請,成功申請者在2019年2月開始揀選單位。第五批新建居屋共有4871個單位,將於2019年5月推售。

綠表置居計劃

房委會於2018年1月把「綠置居」恆常化,提供 另一個途徑讓綠表申請者置業。在「綠置居」定價 方面,單位的折扣率較前一期居屋出售計劃的 折扣高10%。「出售綠置居單位2018」計劃提供的 2545個單位,已於2018年12月推售,成功申請者 在2019年3月開始揀選單位。至於「出售綠置居 單位2019」計劃,房委會已於2019年3月決定把 兩個分別位於柴灣柴灣道和青衣青鴻路的公屋 項目,轉為「綠置居」於2019年底推售,預料兩者 可合共提供約3700個「綠置居」單位。

白表居屋第二市場計劃

房委會於2017年11月把「白表居屋第二市場計劃」 (「白居二」)恆常化。在「白居二2018」下,房委會 向成功申請者發出約2400份「購買資格證明書」。 截至2019年3月31日,我們向這些申請者發出的 「提名信」約有920封。房委會在2019年3月通過把 「白居二2019」的全年配額由2500個增至3000個。 「白居二2019」與「居屋2019」將於2019年5月一併 推出。





Hong Kong is the world's most expensive housing market, and this has impacted the ease with which individuals can get on, and move up, the housing ladder. To enhance Hong Kong's housing ladder and make it more inclusive, a number of policies and schemes have been put in place to address the housing needs of families in different income brackets. For its 2018/19 Annual Report, the Hong Kong Housing Authority (HA) has selected "enhancement of the housing ladder" as part of its theme to emphasise the important role it is playing in this respect. Our efforts over the past year to make more affordable housing available to those with the most pressing housing needs have been both practical and forward-looking. In this chapter, we survey the processes and timeframes we are working by to make more affordable housing available, the schemes we run to provide easier access to the housing ladder, and the initiatives we implement to ensure that our existing housing resources are operating optimally and are not subject to abuse.

As at the first quarter of 2019, the HA was providing public rental housing (PRH) units to approximately two million people, or around 28% of Hong Kong's population. It was also developing and offering for sale a large number of subsidised sale flats (SSFs), including those provided under the Home Ownership Scheme (HOS) and the Green Form Subsidised Home Ownership Scheme (GSH), to help low to middle-income families achieve home ownership.

Our Long-term Housing Goals

The fundamental solution to Hong Kong's imbalance of housing supply and demand is to increase the supply of housing, including public housing. Achieving this has been a major priority of the Government over recent years. In December 2018, the Government announced in its Long Term Housing Strategy Annual Progress Report 2018 the total housing supply target of 450 000 units for the 10-year period from 2019/20 to 2028/29. It also revised the public/private split of new housing supply from 60:40 to 70:30, making the supply targets for public and private housing 315 000 units and 135 000 units respectively for this 10-year period.

The Government has identified land that, assuming it can be delivered on time for housing development, would enable the construction of about 248 000 public housing units within the above 10-year period. This still lags behind the public housing supply target of 315 000 units. To address this, the HA continues to work closely with relevant government bureaux/departments to ensure that sites and their supporting infrastructure are made available in the timeliest manner. In addition, we are enlisting support from stakeholders, and using our planning expertise to optimise the development potential of each public housing site identified. We are also doing what we can to speed up the rate of public housing construction as far as practicable to help meet the Government's public housing supply target.



We estimate that, under the HA's rolling five-year Housing Construction Programme as at March 2019, we should be able to build a total of around 97 800 units in the five-year period from 2018/19 to 2022/23, made up of around 73 200 PRH/GSH units and 24 600 Other SSFs¹. Details of the projects completed in 2018/19 can be found in Chapter 2 of the Business Review of this report.

Allocating PRH Units Efficiently and Fairly

In 2018/19, the HA allocated around 26 900 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), making up of about 19 600 newly-built units and about 7 300 refurbished units.

In line with the HA's objective to provide PRH to low-income families who cannot afford private rental accommodation, we aim to provide the first flat offer to general applicants at around three years on average. However, due to the current strong demand for PRH, as at the end of March 2019, the average waiting time for general applicants who had been housed in the previous 12 months was 5.5 years. Within this group, the average waiting time for elderly one-person applicants was 2.9 years. The HA is continuing to pour its efforts into building more PRH units and better utilising its existing housing resources in order to shorten the waiting time for applicants.

We endeavour to speed up constructing public housing for eligible families



In view of the limited PRH resources, the HA's policy is to accord a higher priority to family and elderly applicants than to non-elderly one-person applicants under QPS in the allocation of PRH units. The number of PRH units available for allocation to the latter group is subject to an annual quota; and allocation priority is determined by a points system based on an applicant's age at the time of application, waiting time, and whether he or she is currently living in PRH. 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

PRH rents are subsidised for the benefit of low-income PRH tenants, and include rates, management fees, and maintenance costs. As at the end of March 2019, the average monthly rent for a PRH unit was approximately \$2,070, with the actual rents charged in different estates across Hong Kong ranging from \$380 to \$5,159 per month.



¹ Other SSFs under HA mainly include HOS units.

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

The HA operates a Rent Assistance Scheme for tenants experiencing temporary financial difficulties affecting their ability to pay rent. The scheme provides eligible tenants with a rent reduction of 25% or 50% depending on their household income. As at the end of March 2019, around 18 460 households were receiving assistance under this scheme, which is advertised via channels such as the Housing Channel, radio, YouTube, the iHousing app, our HA/Housing Department website, and in posters, leaflets and Estate Newsletters. Sometimes, households are also referred for assistance under this scheme by non-governmental organisations, local District Councils and Estate Management Advisory Committees (EMACs).

"Harmonious Families" Initiatives

The HA's "Harmonious Families" schemes include the Harmonious Families Priority Scheme, the Harmonious Families Transfer Scheme, the Harmonious Families Addition Scheme, and the Harmonious Families Amalgamation Scheme. All of these are designed to foster family cohesion and establish strong family-based support networks in support of extended family living arrangements and "ageing in place".

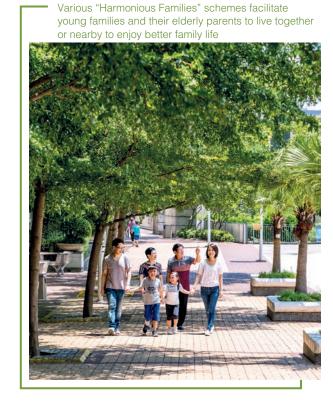
Of these four schemes, the Harmonious Families
Priority Scheme caters for PRH applicants. It
encourages young families and their elderly parents or
elderly dependent relatives to opt to live together in the
same flat in any district, or separately in two nearby
flats in a non-urban district. Eligible applications enjoy
a six-month period of priority processing over
applications submitted by ordinary families.

The other Harmonious Families schemes are there to help sitting PRH tenants. The Harmonious Families Transfer Scheme enables tenants with children or elderly parents living in a PRH estate in a different District Council district to apply for transfer to the estate where their children or elderly parents are living, or to one nearby. The Harmonious Families Addition Scheme allows elderly PRH tenants to add one of their adult offspring, together with his or her family members, to the tenancy. This is subject to the rule of "one-line continuation" (i.e. it does not allow the addition of a branch family if there is already an adult offspring in

the tenancy, or the addition of an adult offspring when there is already a branch family in the tenancy); further, the whole family must pass a comprehensive means test and domestic property test. If young families and their elderly parents or elderly dependent relatives are living separately in two PRH units, the Harmonious Families Amalgamation Scheme allows them to apply for amalgamation of their tenancies. Subject to the availability of resources, the amalgamated family can move to a PRH unit in any district of their choice.

The number of households benefiting from these schemes in 2018/19 is listed below:

Harmonious Families Schemes	Number of households benefiting (approximate)
Priority Scheme	2 840
Transfer Scheme	190
Addition Scheme	2 760
Amalgamation Scheme	70



Transfer Schemes to Improve Living Quality

To manage the issue of overcrowding, the HA runs an annual Territory-wide Overcrowding Relief Exercise together with the Living Space Improvement Transfer Scheme. These respectively encourage PRH tenants living in flats with less than 5.5 and 7 square metres of Internal Floor Area (IFA) per person to apply for relocation to larger accommodation. In 2018/19, about 1 400 households benefited from the two schemes.

Fighting Tenancy Abuse

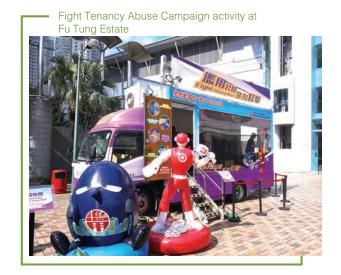
To ensure PRH resources are allocated to those with more pressing needs, checking of the eligibility of both PRH applicants and sitting tenants is essential. In 2018/19, all income and asset declarations received under the Well-off Tenants Policies (WTP)³ and various other tenancy management policies (around 230 000 individual cases) were carefully checked. The checks helped determine the correct rent levels to be charged for individual households, as well as confirming the eligibility of tenants to continue occupying a subsidised PRH unit.

To optimise the use of PRH resources, the HA has implemented the revised WTP since the declaration cycle beginning in October 2017. The HA continues to keep in view the effectiveness of these policies to ensure effective use of PRH resources.

We have adopted an effective three-pronged approach to curb tenancy abuse. The first prong involves the carrying out of daily estate management measures and the conducting of biennial flat inspections by estate staff to detect tenancy abuse. As the second prong, we have a dedicated Central Team tasked with handling tenancy abuse cases. The Central Team works on randomly selected cases as well as cases referred by frontline management or reported by members of the public. An additional sub-team within the Central Team was set up to enhance enforcement actions against tenancy abuse. This year, the Central Team checked on around 6 600 occupancy-related cases and 6 000 income and assets declarations. Meanwhile, the HA's Special Team set up to investigate the abuse of PRH resources has had its remit extended for a further three years, up until the end of 2020/21.

This year, the Special Team continued to investigate occupancy-related cases, including non-occupation, sub-letting, unauthorised occupation and use of premises for illegal activities.

Finally, we devote great efforts to education through a series of publicity and educational programmes, to raise public awareness about the rational use of PRH resources. This year, these have included road shows that visited 35 PRH estates, taking the form of a promotion truck with an exhibition and games. We also visited meetings of EMACs to enlist their support in combatting tenancy abuse and to encourage reporting of abuse. Making use of TV publicity, during the year, TV mini-series programmes on the "Fight Tenancy Abuse" theme were broadcast on local TV channels. Other publicity initiatives included placing outdoor billboard advertisements at the entrances/exits of various vehicle tunnels, running advertisements on public transport, distributing thematic report aerogrammes to all tenants, posting publicity posters and banners in estates, and engaging in regular publicity through Estate Newsletters, radio messages and video broadcast on the Housing Channel.



³ The HA's Housing Subsidy Policy and the Policy on Safeguarding Rational Allocation of Public Housing Resources are commonly referred to as WTP.

Revised SSF Pricing Mechanism

The Chief Executive announced a revised HOS pricing policy in June 2018. Under the revised policy, HOS flats are now priced at an affordable level which is no longer linked to market price, but to the median income of non-owner occupier households. The GSH and the "Starter Homes" Pilot Scheme will also be priced according to an adjusted discount based on the preceding HOS sale exercise.

Home Ownership Scheme

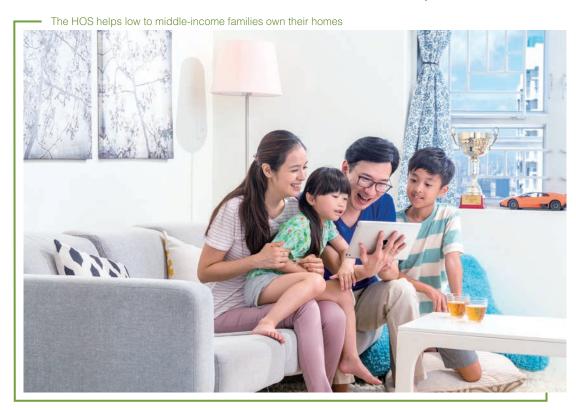
The HOS is a subsidised housing scheme under the HA that addresses the home ownership aspirations of low to middle-income families. It also provides an avenue for better-off PRH tenants to achieve home ownership, thereby releasing their flats to those in more pressing need. The fourth batch of 4 431 new HOS flats, scheduled for completion between 2018/19 and 2020/21, was put up for sale at the end of March 2018. Applications were re-opened in October 2018 following the announcement of the new HOS pricing policy, and flat selection for successful applicants commenced in February 2019. The fifth batch of 4 871 new HOS flats will be put up for sale in May 2019.

Green Form Subsidised Home Ownership Scheme

The HA regularised the GSH in January 2018 to provide an alternative avenue for Green Form applicants to achieve home ownership. GSH flats are sold at a discount of 10% more than that determined for the preceding HOS sale exercise. The Sale of GSH Flats 2018 exercise, involving 2 545 flats, was launched in December 2018, and flat selection for successful applicants commenced in March 2019. For the Sale of GSH Flats 2019 exercise, in March 2019, the HA decided to convert two PRH developments for sale by the end of 2019, one in Chai Wan Road, in Chai Wan and the other in Tsing Hung Road in Tsing Yi. The two developments are expected to provide around 3 700 GSH flats.

White Form Secondary Market Scheme

The HA regularised the White Form Secondary Market Scheme (WSM) in November 2017. Under WSM 2018, the HA issued around 2 400 Certificates of Eligibility to Purchase to successful applicants. As at 31 March 2019, about 920 Letters of Nomination had been issued to these applicants. In March 2019, the HA endorsed to increase the annual quota for WSM 2019 from 2 500 to 3 000. WSM 2019 will be launched together with the Sale of HOS Flats 2019 in May 2019.



優質家園 為民興建 Building Quality Homes for the Grass-roots Population



香港房屋委員會(房委會)一直竭力興建公共 房屋,以協助政府達成其長遠建屋目標,履行 「完善房屋階梯」的承諾。所建樓房包括公共租住 房屋(公屋)單位,讓無能力負擔私營房屋的市民 得以安居;以及按不同資助自置居所計劃出售 單位,協助置業人士踏上房屋階梯。與此同時, 房委會在不同層面上均努力不懈,致力為居民 「提升生活質素」,包括可持續發展、綠色生活、 環境保護、安全健康、無障礙環境和社區共融等 不同範疇。本章闡述房委會過去一年在以上工作 取得的一些重大成果。 2018/19年度,房委會完成11個公屋/綠表置居計劃(綠置居)發展項目和七個其他資助出售房屋發展項目,合共建成約26800個新單位,其中公屋/綠置居單位約20200個,其他資助出售單位約6600個。年內新落成的零售設施總樓面面積約26500平方米,並增設私家車和貨車泊車位約990個。

過去一年,我們同時進行多個新發展項目的設計 和工程預算。

2018/19年度完成的公屋/綠置居發展項目:			
長沙灣副食品批發市場3號地盤	海盈邨	盈輝樓、盈昌樓	
蘇屋邨第一期	蘇屋邨	茶花樓	
蘇屋邨第二期		荷花樓、百合樓、彩雀樓、 石竹樓/劍蘭樓、杜鵑樓、海棠樓	
石硤尾邨第三期	石硤尾邨	美葵樓	
石硤尾邨第七期		美菖樓	
東涌第39區	滿東邨	滿和樓、滿順樓、滿康樓、滿泰樓	
安達臣道A及B號地盤	安泰邨	恒泰樓、德泰樓、豐泰樓、盛泰樓	
石門	碩門邨	豐碩樓、新碩樓、瑞碩樓、喜碩樓	
荔枝角道一東京街第一期	麗翠苑	麗森閣、麗榕閣、麗棠閣、麗棋閣	
荔枝角道一東京街第二期		麗柏閣、麗楊閣	
東區海底隧道旁地盤第七期	油麗邨	信麗樓	

屏欣苑(左)和油麗邨





2018/19年度完成的其他資助出售單位發展項目:			
長沙灣副食品批發市場5號地盤第一期	凱樂苑	凱碧閣	
彩興路	彩興苑	彩萱閣、彩薈閣、彩蕎閣	
橋昌路東	屏欣苑	屏愛閣、屏彥閣、屏泰閣	
銀鑛灣路東	銀蔚苑	銀蔚苑	
銀鑛灣路西	銀河苑	銀旭閣、銀朗閣	
啟德1G1(B)地盤	啟朗苑	啟遙閣、啟逸閣、啟洋閣	
常樂街	冠德苑	冠昌閣、冠盛閣、冠榮閣	

鼓勵居家安老

現時居於公屋的長者人數眾多,加上香港人口 老化,故此房委會在設計和建造公營房屋時特別 關顧長者的需要。這十多年間,我們一直以通用 設計方針設計新屋邨和修葺或翻新舊屋邨,引入 一系列配合長者需要的無障礙設計,包括加闊走廊、 單位大門、廚房門和浴室門,以方便輪椅進出;並 採用對長者和殘疾人士較為安全易用的物料, 例如防滑地磚和較大的開關掣。



單位大門加闊至800毫米(左)和扁平附斜邊的門檻,方便輪椅進出





構建環保屋邨

我們從設計階段起便運用多項環保設計工具, 力求令公營房屋發展計劃更臻完善。我們設計新 公營房屋發展計劃時,以碳排放量估算方法, 估算有關屋邨或屋苑在預計100年的生命周期的總 碳排放量。這項工具讓我們能改良屋邨的設計,以 助減少碳排放量和提升屋邨的可持續性。碳排放量 估算方法可應用於設計和建築過程中多個不同 範疇,由建築物料、建築結構、公用屋宇裝備、 可再生能源,以至植樹和拆卸工程等。此外,我們 在新建住宅大廈應用ISO 50001能源管理體系,以 計量每幢已入伙大廈的公用能源消耗量。2018/19 年度,我們在九個新項目應用碳排放量估算和能源 耗量估算方法,結果住宅大廈的估計公用能源消 耗量較基準數量減少約26%。

房委會支持政府的環保政策,包括推廣使用可再生能源。自2011年起,新公屋發展項目如有足夠空間和符合相關設計準則,均裝設與電網連接的光伏發電系統。該系統提供的電量,能應付每幢住宅大廈公用地方約1.5%至2.5%的電力需求。截至2019年3月底,房委會屋邨有98幢住宅大廈裝設了光伏系統,總發電容量為930千瓦。

我們亦以「順應自然」的設計原則提升建築物可持續性,盡量發揮建築用地的特點,因地制宜,充分利用日照、自然通風和其他有利的天然環境。微氣候研究是與「順應自然」設計原則相關的另一工具,可用以估算大廈本身和大廈坐落位置形成的微氣候所帶來的影響,從而避免在某些區域造成侷促悶熱或自然通風不足的現象,提升新建屋邨的環保成效。

在建築物料方面,我們早已在新建築合約的規格 訂明需要採用環保的礦渣微粉,並規定所採用 的預製混凝土外牆和預製樓梯,必須以礦渣微粉 取代混凝土中三成半的水泥成分製造。我們現正 進行可行性研究,如證明實際可行,將盡快把 這項規定的應用範圍擴大至涵蓋半預製樓板。







我們的環保政策也包括綠化工作,在屋邨內廣植花木。新屋邨整體綠化覆蓋率的目標訂為不少於屋邨用地總面積的兩成,佔地兩公頃以上的屋邨則增至不少於三成;而樹木與單位的目標比率,則為每建造15個單位種植一棵樹。我們測試了新式的原地設置零灌溉系統,證實能更有與出售房屋可以整理,到2016年起用資助出售房屋項目均在選定的花槽使用這個系統灌溉。與此同時,我們正研發預製綠化更用這個系統灌溉。此外,由於預植攀綠植物組件有助增化級聚,大可收即時綠化效果,我們計劃在合適的工程項目中選用更多這類組件。

「金」級綠色建築

房委會的建築項目遞交予香港綠色建築議會的 綠色建築環評計劃(綠建環評新建建築)作評估。 該計劃評估建築物在其生命周期中實施各種可 持續發展的最佳作業方式的表現。我們以每個 項目均能達到該計劃「金級」評級的標準或以上為 目標。2018/19年度,房委會的新建項目在綠建 環評新建建築(1.2版本)獲得的認證成果摘錄於 下表:

項目	評級
粉嶺皇后山第1號地盤第一和 五期公屋發展計劃	暫定 鉑金級
粉嶺皇后山社區會堂暨社會福利設施	暫定金級
葵涌近荔景山道公屋發展計劃	暫定金級
東涌第54區資助出售房屋發展計劃	暫定金級

工地安全至上

房委會推行全面的「工地安全策略」,並每年予以 更新。房委會工地進行的新工程和維修保養工程, 均須遵守工地安全規定,而房委會的物業服務 公司、潔淨服務承辦商和護衞服務承辦商亦必須 遵行這些規定。「工地安全策略」所訂的安全目標 為每千名工人不多於九宗意外。2018年,房委會 的工地意外率並無超出這個上限,新工程合約的 意外率為每千名工人7.4宗,維修保養工程合約為 每千名工人5.7宗,遠低於本港業界平均每千名 工人31.7宗的意外率。但遺憾的是,年內房委會 工程發生四宗致命工業意外(全港建造業界合共有 14宗致命意外),新工程合約和維修保養工程合約 各佔兩宗。







年內,我們加強多項風險管理措施,並改善工序控制,以進一步提升工地安全標準。此外,我們改良了為新工程而設的房委會安全稽核制度、房委會升降機及電梯指定分包合約安全稽核制度,以及就維修保養和改善工程而設的房委會安全稽核制度(保養和改善工程)和房委會升降機及電梯安裝工程安全稽核制度,以加強監察承辦商的安全表現。

房委會繼2016年推出「工傷及閃失事故和職業病監測系統」,讓房委會的工程承建商可在網上提交意外和事故報告後,提升系統,並於2018年9月由新的意外和事故報告機制取代,名為「發展及建築工地流動系統(第二階段)一房屋委員會安全警報模組」。新系統可透過流動應用程式報告意外和事故,並可附加文件檔案,進一步簡化報告程序,讓我們更有效處理意外事故,整理出全面的意外數據,減少紙本記錄的數量。

至於其他加強安全的措施,我們已規定所有新工程和維修保養及改善工程合約的中小型竹棚架承建商,必須在職安健星級企業一裝修及維修業(中小型企業)安全認可計劃中取得認證資格。我們又規定在進行升降機維修保養及安裝工程時,必須在升降機槽入口和升降機機廂頂張貼警告標籤,以加強工程安全。

年內,我們為承建商及工程人員舉辦論壇、研討會、工作坊等多項安全培訓和推廣活動,包括2018年7月舉行一年一度的工地安全研討會,推廣「安全工地作業之關愛文化」。房委會不時在其工地安全網站向業界持份者發放安全資訊,包括安全健康警示、有關良好工地作業方式的資訊和創新的工地安全措施,以及有關維修保養及改善工程的《工地安全手冊》(修訂版)。

全面的品質管理

房委會採用了多個國際品質管理系統,以確保 我們的表現符合國際標準,與世界各地其他組織 的表現作比較。發展及建築處多個業務範疇的 工作已採用歐洲品質管理基金會的卓越模式,而 所有房委會承建商必須取得ISO 9001、ISO 14001 和OHSAS 18001認證,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。最新的ISO 45001認證2018年3月推出, 並預備三年內取代現行的OHSAS 18001標準。 此外,ISO 50001認證的最新版本亦於2018年8月 面世。我們已因應上述情況提醒相關承建商須 取得ISO 45001的認證和過渡至2018年版本的ISO 50001。



業務回顧

我們取得認證的標準和日常營運沿用的管理計劃/標準載列於下表:

認證標準	認證範疇	首次認證年份
ISO 9001: 品質管理	公營房屋建造的規劃、設計、工程策劃和合約管理	1993
ISO 14001:環境管理	公營房屋建造的規劃、設計、工程策劃、合約管理和材料 試驗	2009
ISO 50001:能源管理	公營房屋建造的規劃、設計、工程策劃和合約管理	2012
OHSAS 18001:職業安全 健康管理體系	公營房屋建造的材料試驗	2013
屋邨管理處		
ISO 9001:品質管理	公營房屋的定期維修和改善工程的規劃、設計、工程策劃 和合約管理	1993
ISO 14001:環境管理	公共屋邨的定期維修和改善工程的規劃、設計、工程策劃和合約管理。公共屋邨的物業管理服務(包括清潔、保安、園藝及辦公室管理)	2011
ISO 50001:能源管理	公屋住宅樓宇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	公營房屋的定期維修和改善工程的規劃、設計、工程策劃 和合約管理	2014
獨立審查組		
ISO 9001: 品質管理	公營房屋的屋宇管制	2014
ISO 14001:環境管理	公營房屋的屋宇管制	2014

其他品質管理計劃/標準	範疇	首次採用年份	備註
 發展及建築處			
ISO 26000:社會責任	公營房屋建造的規劃、設計、工程策劃和合約管理	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先導者指數作為評分指標。自2012年起,發展及建築處已連續七年取得5.0分滿分。
ISO 31000:風險管理	公營房屋建造的規劃、設 計、工程策劃和合約管理	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	公營房屋建造的規劃、設 計、工程策劃和合約管理	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	公營房屋的定期維修和改善 善工程的規劃、設計、工程 策劃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	公營房屋的定期維修和改 善工程的規劃、設計、工程 策劃和合約管理	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先導者指數作為評分指標。自2014年起,屋邨管理處已連續五年獲得5.0分滿分。
ISO 31000:風險管理	公營房屋的定期維修和改 善工程的規劃、設計、工程 策劃和合約管理	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。

房委會的發展及建築處和屋邨管理處均接受香港品質保證局社會責任先導者指數的年度表現評估。該指數根據ISO 26000的準則,衡量發展及建築處和屋邨管理處在實踐社會責任方面所作的承擔和貢獻的成熟程度;範圍涵蓋企業管治、人權、勞工

實務、環境保育、公平營運操守、消費者議題、 社區參與及發展等。2018年,發展及建築處連續 第七年取得香港品質保證局社會責任先導者指數 5.0的滿分評級,屋邨管理處也連續第五年獲得 滿分。

12種樓宇建築物料實施產品認證計劃規定,包括



建築物料的品質保證

為保證建築物料的品質,我們對12種用於建造公屋的建築產品實施產品認證計劃規定,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、連體式座廁設備、鋼筋網、發光二極管凸面照明器,以及最近新增的丙烯酸多層漆料。以上產品認證計劃規定與供應商ISO 9001 認證相輔相成,並在供應鏈上游為建築物料提供多一重品質保證。

在監控喉管物料的品質方面,我們規定使用附有 英國標準協會風筝標記(B.S. Kitemark)的合適喉管 配件和閥門,並在喉管物料運抵工地後進行監控 測試。建築項目的總承建商須按照合約,聘用名列 於發展局「認可公共工程物料供應商及專門承造商 名冊」中「水管裝置」工程類別內的水喉分判商。 我們為認可水喉分判商和持牌水喉匠設定工作量 上限,並規定建築承建商須實施管理計劃,包括 密切監督水喉分判商和持牌水喉匠。

建築物料的風險管理

房委會所有新工程承建商須就各工程項目所用的 建築物料(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,然後納入承建商的品質 監控制度和分判商管理計劃。承建商須就其參與 的每個房委會工程項目,委託第三方核證團體 進行年度品質監控制度稽核。

屋宇監管工作

獨立審查組依據建築事務監督授予的權力,負責處理與房委會有關的多項行政監管程序,例如擔任第三者監察角色,審批房委會就新發展項目提交的所有建築和結構圖則,並處理房委會現有屋宇的改建和加建工程,以及小型工程所提定的時間。此外,獨立審查組負責執行的法定室會按資助自置居所計劃已出售的。監管,涵蓋房委會按資助自置居所計劃已出售的零售單位所在物業,以及已拆售予領展審核上出售單位所在物業,以及已拆售予領展審核上述樓宇的加建和改建工程申請外,亦就處所是否適合作某些用途(由其他政府部門轉介的發牌申請個案)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,以針對違例建築工程和破舊樓宇執行相關規定。

獨立審查組2016年推出「公營房屋入則易」系統,讓房委會可在網上遞交其新發展項目和現有樓宇工程項目的建築和結構圖則。另外,市民可使用獨立審查組的網上服務一「房屋署圖則查閱網」,查閱房委會建築工程記錄和訂購記錄副本,以及搜尋小型工程、強制驗樓計劃和強制驗窗計劃申請呈交狀況的記錄。2017年,該組把其品質和環境管理系統的認證提升至ISO 9001:2015和ISO 14001:2015,認證範圍也隨之擴大至涵蓋房委會強制驗樓小組和小型工程小組。

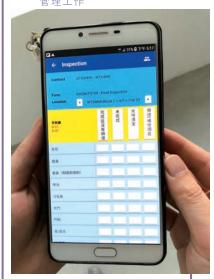
升降機巡查小組繼續推行稽核巡查制度,以助 提高房委會轄下升降機和自動梯的安全水平, 減低意外風險。

研發資訊科技

房委會不斷求進,廣泛採用資訊科技資源及 系統,包括建築信息模擬技術、地理信息系統、 房屋建設管理系統和無線射頻識別技術,致力改善 我們的策劃和建築工作。

年內,房委會持續拓展「發展及建築工地流動 系統」的應用範圍,以精簡房委會建築工地的 安全管理工作。「發展及建築工地流動系統」設有 安全警報模組,遇意外或工地安全事故時會發送 工地安全提示。系統的第一階段於2016年推出; 第二階段已於2018年9月展開,取代房委會「工傷及閃失事故和職業病監測系統」。系統的應用範圍擴大後,新增了檢查要求模組,方便承建商在項目竣工時遞交檢查要求和查閱檢查要求的處理狀況。預計2019年中還會推出結構工程檢查模組和工地提示模組;前者支援結構工程的檢查工作,後者則藉擬備和發布工地提示加強承建商與房委會工地人員的溝通,並協助房委會工地人員監察承建商的修補工程。

利用「發展及建築工地流動系統」 應用程式,精簡建築工地的安全 管理工作

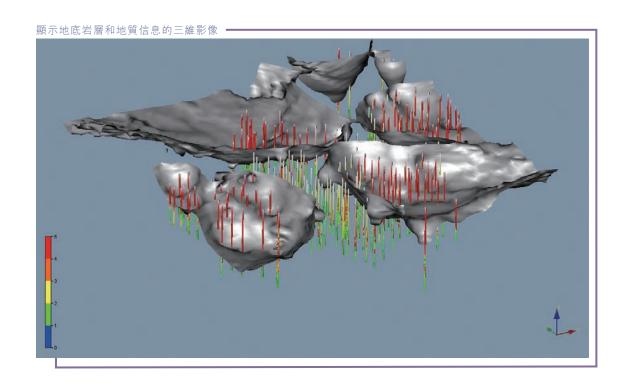


系統第三階段的研發工作現正展開,內容包括 改寫現有的「房屋建設管理一工地(建築)監管流動 系統」,供在建築工程和屋宇裝備工程的最後驗收 時使用。這項改寫工作仍在繼續,操作測試可望 2019年底進行。第三階段研發工作還包括改寫 「建造(地基)監管流動系統」,以支援在地基工程中 檢查三種最常用樁柱(即大口徑鑽孔樁、嵌岩工字 鋼樁和小直徑灌注樁)的工作。至於其餘類型樁柱 (如打入工字樁)的檢查工序,在稍後階段研發。 「建造(地基)監管流動系統」的改寫工作剛剛開始, 預期操作測試可在2020年底展開。

其他創新的設計和規劃工具

建築信息模擬技術(BIM)協助建造專業人員在虛擬環境下模擬規劃、設計和建造流程,從而避免錯誤、降低風險、減少工程項目的不明確因素。自房委會2005年引入BIM至今,技術已應用於逾90個公營房屋發展項目。

近年,我們研發了支援BIM的系統化地基工程設計方式,以三維影像顯示地質狀況,製作法定工程圖則和樁柱明細表。這系統大大優化設計和圖則的製作,令設計更精準,並加快工料測量程序,以便編製標書。



彈丸之地 新廈矗立 — 連翠邨

香港房屋委員會(房委會)的使命是為低收入家庭 提供可負擔的居所。不論具發展潛力的土地是 多麼細小或怎樣困難,我們都願意接受挑戰,努力 建屋。興建連翠邨便是一個很好的例子,説明如何 因地制宜,把一塊看似難以發展的土地變成安居 之所,緩解市民上樓的燃眉之急。



位處柴灣連城道陡坡的連翠邨工地面積細小,僅 2000平方米,團隊更需要克服地質困難。我們 定下目標,務求以最快、最有效率的方式,設計和 興建一幢樓高36層、美觀實用的公屋大樓,提供 288個單位,讓約700人入住。這個工程項目要求 設計縝密,規劃井然,施工期間須加倍留意在工程 管理和伙伴合作方面的安排。

工地的種種限制為設計工作帶來極大挑戰。地理上,工地四周毗連一幢私人樓宇、一條主要道路和陡峭的人造及天然斜坡,斜坡有數塊外露的基層岩,對土力工程是一大考驗。此外,須應付水流問題(工地有一道溪澗流經,且地底有渠務保留地),還須解決因鄰近墳場而令居民或有所顧忌的問題。

為了全盤處理這些難題,項目團隊採取伙伴合作 方式,匯聚不同領域的專家,共商良策,旨在克服 工地的種種制肘,盡量發揮土地的發展潛力,提供 最多單位。礙於工地內平地甚少,可供興建公屋 大樓的位置有限。為解決這個問題,團隊設計出從 大樓伸出的懸臂式大型平台,架設於周邊部分斜坡 之上,工地淨面積因而擴大,土地的發展潛力也 大幅提升。大型平台既可增闢露天綠化空間,也令 大樓與周圍環境融和,配合當今可持續發展指引。



設計一經落實,便須以最有效率方式管理複雜的 施工程序。一般而言,不同工序(例如工地平整、 地基工程、建造工程等)由不同承建商負責。但就 這項目而言, 把各種不同工序納入單一合約顯然 更為可取。獲選的承建商負責協調各分包商,安排 某些工作同時進行,以發揮最高效率,獲取最大 成本效益,並縮短整段施工期。

經過審慎周詳的規劃,克服工地的重重障礙, 連翠邨麻雀雖小,五臟俱全,為約300個低收入 家庭提供舒適愜意的新居, 紓解香港的住屋壓力, 而一個以柴灣為家的新社群亦由此誕生。





平台遊樂設施



現代生活 創新設計 - 麗翠苑

麗翠苑位於長沙灣,由香港房屋委員會(房委會)設計和興建,在多個新近落成的住宅項目中別具一格。政府為協助較有經濟能力的公共租住房屋(公屋)租戶踏上置業階梯的首步,將綠表置居計劃(綠置居)恆常化,麗翠苑便是恆常化後首個綠置居項目。麗翠苑約有三分之二的單位(合共2545個)由公屋轉為綠置居單位,分布於四幢樓宇:餘下兩幢樓宇的1314個單位,則預留給公屋租戶。麗翠苑許多單位將售予私人業主,房委會趁此良機,展示近年如何透過巧妙設計,提升居民的生活質素。

寧靜安謐的居住環境,對提升生活質素非常重要。麗翠苑坐落繁囂的市區地段,原址為已拆卸的前長沙灣邨,步行至長沙灣港鐵站僅數分鐘。設計師悉心在全屋苑締造寧靜、諧和的氣氛,例如把車輛通道設於近邊界位置,令屋苑內大部分公共空間僅供行人使用,讓居民得享恬靜宜人的環境。屋苑全部樓宇與繁忙的荔枝角道相隔一定距離,藉以減低車輛廢氣的影響。

設計師亦採用特式設計,以緩減坐落屋苑對面的 長沙灣蔬菜批發市場帶來的噪音,例如裝置建築 鰭片、蔬菜批發市場外建造四米高的隔音屏障。 設置上述隔音屏障後,便無須採用房委會慣常的 單向住宅大樓設計以緩解噪音,也令該址可建的 單位數目大增。此外,又增闢多層次的綠化庭院 空間,讓居民鬆弛身心,與友共聚。

把麗翠苑設計成都市綠洲,正配合當今提倡的 綠化和可持續發展概念。屋苑內共約2000平方米 的垂直綠化面,遍布多個球場、圍欄和護牆。 設計師保留荔枝角道休閒小徑盡頭的成齡細葉榕, 使該株大樹成為麗翠苑的矚目地標,另在多個 園景花棚和庭院栽種四時花卉。商場不同樓層的 外牆懸垂攀緣植物,綠意盎然。這些植物大多以 零灌溉系統種植,剩餘的雨水收集在泥土下的水缸, 以供乾旱日子向上輸導,保持植物濕潤。在提供 廣泛綠化環境的同時,也大大減少耗用食水。





象質家園 為民興經 Building Quality Homes for the Grass-roots Population

現代人生活節奏急促,為居民設計更美好的居住 環境時,利便購物和外出是一大考慮因素。屋苑內 設有無障礙通道,方便居民往來鄰近社區,包括 附近的一個公共屋邨和商場。麗翠苑商場樓高 兩層,設計以發揮綠色睦鄰生活為依歸。商場 入口的大型簷篷引領顧客走進環保購物廊,包括 植物繁茂的內部庭院,和通往一樓中庭的綠化 樓梯。商場採用自然通風設計,居民踏出家門,便 可光顧各式店舗和餐廳,在舒適悠閒的環境中享受 購物、用膳和會友的樂趣。 商場入口旁的牆身掛上一幅奪目的鑲嵌壁畫, 創作靈感源自拆卸前的長沙灣邨,畫作勾畫舊日 屋邨的點滴風貌,並以屋苑內種植的黃金風鈴木 的花朵等花卉圖案點綴。這種揉合新舊面貌的 藝術表達方式,非常適合麗翠苑;既呈現昔日令人 緬懷的時光,亦展現今日為新一代居民和置業 人士的嶄新設計,充分滿足現代人對舒適便利和 綠色生活的期望。

天然採光和天花吊扇營造舒適悠閒的環境





麗翠商場設計以綠色睦鄰生活為依歸,簡約實用



工地外預製建築法 加快建造公營房屋

公營房屋建造規模宏大,動用的建築材料和工人數目不計其數,須投入大量時間資源,亦要顧及重大安全風險。有鑑於此,香港房屋委員會(房委會)穩握先機,採用有助提升生產力和成本效益的創新建造法,既保持建築質素又加強安全。公營房屋計劃的發展規模甚大,所建單位布局標準化或重複,有利於房委會在建造過程中引進機械化建築法和工地外預製建築法。多年來,經廣泛採用這些策略,我們的建屋速度、質量和效益均大大提升。

「機械化建築法」和「工地外預製建築法」指利用 先進的機械設備和預製技術,減少建築過程中對 人力的倚賴,同時加強生產力和工地安全。公營 房屋發展計劃所採用的機械化建築法,須使用大型 金屬模板和鋼筋網,並利用塔式起重機將全部 物料吊運至工地適當位置。工地外預製建築法 主要依賴預製混凝土組件(預製組件),而在工地 外切割和屈製鋼筋也是房委會常用的另一項預製 技術。 數十年來,房委會大幅增加使用各種在工地外生產的標準化預製組件,不單大大加快施工進度,也提升建築質素和工人的生產力。預製組件使用量持續增加,變相令工地更為安全,改善了建築工人的工作環境。公營房屋發展計劃使用預製組件始於上世紀60年代,當時16層高的公屋大廈已使用預製混凝土板建造。其後,房委會繼續研發預製混凝土技術並應用於建築工程中,令隨後的公營房屋發展計劃引入預製外牆、預製樓梯和半預製樓板。至上世紀90年代,房委會工程項目所用的預製混凝土量,平均約佔混凝土總用量18%。

2008年我們按「實而不華」的設計原則,引進構件 式單位設計,以善用個別工地的發展潛力。採用 構件式單位設計後,基本預製組件中的預製混凝土 量,增至混凝土總用量的兩成;若採用立體預製 浴室和廚房,比率更增至三成半(或單位平面面積 的七成)。由2011年起因應不同工程項目的需要, 我們使用預製地面水箱、預製天台水箱和預製 天台護牆。2013年完成先導計劃後,引進預製減音 露台,為毗鄰繁忙道路的單位緩減噪音影響。









房委會使用機械化建築法和預製組件已逾25年,從經驗所得,這些建築方法既安全可靠,又能提高效率,成效甚為理想。使用預製組件,令房委會維持龐大建屋量;現時標準樓層主要混凝土結構的建築周期為六天,每個單位的人手比率約為0.12工人。

為進一步提升工地現場的生產力,我們正探討把 預製組件加強版技術納入未來的公營房屋發展 計劃。例如研究在標準樓層公用地方使用預裝 喉管的半預製樓板;探討使用預埋隱蔽式喉管的 預製結構牆作為內牆;並使用預先安裝升降機 導軌支架的預製升降機槽。倘採用這些新組件, 按平面面積計算的預製率將由目前七成提高至約 九成,大幅提高工地的施工效率,減省工地現場的 人力需求,工地將變得更安全,讓公營房屋可更快 推出市場,惠及市民。





In line with its commitment to contributing to the "Enhancement of the Housing Ladder", the Hong Kong Housing Authority (HA) has been making its best efforts to build flats to help the Government meet its long-term housing targets. These flats have included both public rental housing (PRH) developments for those who cannot afford private housing, and subsidised flats under various schemes to assist buyers in gaining a foothold on the housing ladder. In parallel with this activity, the HA has been unflagging in its efforts to achieve "Betterment of Living Quality" in every aspect of its construction activities - in areas as diverse as sustainability, green living, environmental friendliness, safety and health, accessibility and social inclusivity. This chapter highlights some of our most significant achievements in these respects over the past year.

In 2018/19, the HA completed construction of around 26 800 new flats, including around 20 200 public rental housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH) flats in 11 projects and around 6 600 other subsidised sale flats (Other SSFs) in seven projects. We also completed construction of around 26 500 square metres of gross floor area for retail facilities, and around 990 private car and lorry parking spaces.

Over the year, we concurrently worked on developing scheme designs and project budgets for several new projects.

PRH/GSH projects completed in 2018/19:					
Cheung Sha Wan Wholesale Food Market Site 3	Hoi Ying Estate	Ying Fai House, Ying Cheong House			
So Uk Phase 1	So Uk Estate	Camellia House			
So Uk Phase 2		Lotus House, Lily House, Larkspur House, Carnation House / Gladiolus House, Azalea House, Begonia House			
Shek Kip Mei Phase 3	Shek Kip Mei Estate	Mei Kwai House			
Shek Kip Mei Phase 7		Mei Cheong House			
Tung Chung Area 39	Mun Tung Estate	Mun Wo House, Mun Shun House, Mun Hong House, Mun Tai House			
Anderson Road Sites A and B	On Tai Estate	Hang Tai House, Tak Tai House, Fung Tai House, Shing Tai House			
Shek Mun	Shek Mun Estate	Fung Shek House, San Shek House, Sui Shek House, Hi Shek House			
Lai Chi Kok Road – Tonkin Street Phase 1	Lai Tsui Court	Lai Sum House, Lai Yung House, Lai Tong House, Lai Ki House			
Lai Chi Kok Road - Tonkin Street Phase 2		Lai Pak House, Lai Yeung House			
Eastern Harbour Crossing Site Phase 7	Yau Lai Estate	Shun Lai House			

Shek Mun Estate (left) and Ngan Ho Court

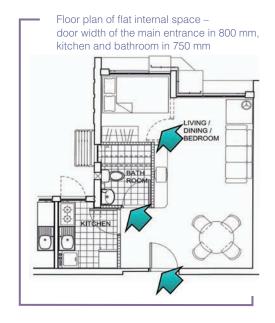




Other SSFs projects completed in 2018/19:				
Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	Hoi Lok Court	Hoi Pik House		
Choi Hing Road	Choi Hing Court	Choi Huen House, Choi Wui House, Choi Kiu House		
Kiu Cheong Road East	Ping Yan Court	Ping Oi House, Ping Yin House, Ping Tai House		
Ngan Kwong Wan Road East	Ngan Wai Court	Ngan Wai Court		
Ngan Kwong Wan Road West	Ngan Ho Court	Ngan Yuk House, Ngan Long House		
Kai Tak Site 1G1(B)	Kai Long Court	Kai Yiu House, Kai Yat House, Kai Yeung House		
Sheung Lok Street	Kwun Tak Court	Kwun Cheong House, Kwun Shing House, Kwun Wing House		

Encouraging "Ageing in Place"

With a large number of elderly residents currently living in PRH housing, and an ageing Hong Kong population, the needs of the elderly are an important focus of the HA's design and construction activities. The Universal Design approach has been implemented in our estate design over the past decade and a half, both in new estates and old ones undergoing renovation or refurbishment. The result has been a host of accessibility features of special value for the elderly, including wheelchair-accessible corridors, flat entrances, and kitchen and bathroom doorways, and the use of materials that are safer for and easier to use by elderly and disabled users, such as non-slip floor tiles and large-sized switches.



Making our Estates Greener

We use various green tools to enhance our public housing developments, beginning from the design stage. When designing a new public housing development, we utilise Carbon Emission Estimation (CEE) to estimate its total carbon emissions over an expected life of 100 years. This tool gives us the ability to fine-tune estate designs in ways that can reduce their carbon emissions and enhance their sustainability. CEE can be applied to many different aspects of the design and construction process, including construction materials, building structures, communal building services installations, the use of renewable energy, tree-planting, and demolition. In addition, by applying the ISO 50001 Energy Management System to our new domestic blocks, we are able to measure the communal energy consumption of each block when it is operational. In 2018/19, we applied CEE and energy estimations to nine new projects, and were consequently able to reduce the estimated communal energy consumption for these domestic blocks by about 26% compared with the baseline figure.

The HA supports the government's environmental policies, including the promotion of renewable energy. Since 2011, a grid-connected photovoltaic (PV) system has been provided in all new PRH developments whenever sufficient space is available and the relevant design criteria can be met. The PV system is designed to provide about 1.5 to 2.5% of the electricity demand of the communal area of each domestic block. Up to the end of March 2019, PV systems with a total system capacity of 930 kW had been installed in 98 domestic blocks in HA estates.

Another tool that is enhancing our building sustainability is "passive design", a design principle that focuses on utilising the unique characteristics of building sites to optimise the use of daylight, natural ventilation, and other beneficial natural features. Related to this design principle are our micro-climate study tools, which can estimate the effects of buildings and their placement in creating micro-climates. Micro-climate studies enable us to avoid creating hot spots or areas with insufficient natural ventilation, thus enhancing the environmental performance of new estates.







At the level of building materials, we have for some time now made environmentally friendly Ground Granular Blast Furnace Slag (GGBS) part of our specifications for new building contracts. We also require 35% of the cement in concrete used for the construction of precast concrete façades and precast staircases to be replaced with GGBS. This requirement will soon be extended to semi-precast slabs, subject to successful viability studies that are currently underway.

Our green policies also include provision for planting to create a strong swathe of natural greenery at estates. We target to cover at least 20% of the site area of each new estate with greening, and for estates of over two hectares, that figure rises to at least 30%. Our target tree-to-flat ratio is one tree for every 15 flats built. Following successful trials of a new in-situ type Zero Irrigation System, which showed it was effective in enhancing storm water management and reducing the use of potable water for irrigation, the system has been adopted for the irrigation of selected planters in all PRH and SSF projects since 2016. At the same time, we have been developing a prefabricated modular system to make the planting of trees at ground level and on the podiums of estate blocks simpler and more efficient. We are also looking to use more pre-grown vertical green panels at appropriate projects, as these are very effective in increasing the amount of green coverage and achieving "instant greening".

Green Buildings, Gold Ratings

The HA's building projects are submitted for assessment under the Hong Kong Green Building Council's green building assessment scheme, the Building Environmental Assessment Method Plus for New Buildings (BEAM Plus NB). This scheme assesses how well a building incorporates various sustainable best practices throughout its life cycle. Our aim in every case is to achieve a Gold rating standard or above under the scheme. The HA's 2018/19 certification results under BEAM Plus NB (Version 1.2) are summarised below:

Project & Rating (Provisional Assessment)

PRH Development at Queen's Hill Site 1 Phase 1 & 5, Fanling: Platinum Rating

Community Hall cum Social Welfare Facilities at Queen's Hill, Fanling: Gold Rating

PRH Development at Near Lai King Hill Road, Kwai Chung: Gold Rating

SSF Development at Tung Chung Area 54: Gold Rating

Making Safety a Priority

The HA operates a comprehensive Site Safety Strategy which is updated annually. Our safety requirements are mandatory for work carried out at all our New Works and Maintenance Works sites, and also for work conducted by the HA's property service agents, cleansing services contractors and security contractors. The Site Safety Strategy includes a goal of not more than nine accidents per 1 000 workers. The HA accident rates for 2018 were below this maximum, at 7.4 cases per 1 000 workers for New Works contracts and 5.7 per 1 000 workers for Maintenance Works contracts, and remained well below Hong Kong's average industry accident rate of 31.7 per 1 000 workers. Most regrettably, however, four industrial fatal accidents occurred in 2018 (of 14 industrial fatal accidents that occurred in the Hong Kong construction industry as a whole). Two of these occurred under HA New Works contracts, and two under HA Maintenance Works contracts.

During the year, we reinforced various risk management measures and enhanced our work process controls to further improve our site safety standards. We also improved our monitoring of contractors' safety performance by introducing enhancements to the Housing Authority Safety Auditing System and the Housing Authority Lift and Escalator Nominated Subcontracts Safety Auditing System for new works, and to the Housing Authority Safety Auditing System (M&I) and Housing Authority Lift and Escalator Installation Safety Auditing System for maintenance and improvement works.

The HA Occupational Injury and Disease Surveillance System (HAOIDSS), which since 2016 has enabled HA contractors to file web-based accident and incident reports, was replaced in September 2018 by an enhanced accident and incident reporting mechanism. This new mechanism, the Safety Alert Module of Development and Construction Site Mobile System Phase 2, allows reporting of accidents and incidents through mobile apps and enables documents to be attached to reports. It has further streamlined our procedures and improved our ability to manage accidents effectively, generate comprehensive accident statistics, and reduce paper records.

Our HA Safety Auditing System requires regular audits of new works and maintenance works carried out in our existing estates, and during the year we carried out a number of these audits. We also arranged surprise safety inspections of new works and maintenance works carried out under our programmes of building maintenance and improvement works as well as lift maintenance and lift modernisation works. These safety audits and inspections are used to further fine-tune our safety practices and specifications. For example, during the year we introduced new and revised specifications that included safety innovation measures

Work Safe Behaviour Programme enhances worker's attention to safety procedures



recognised in the safety audit, good site practice to heighten safety awareness and prevent accidents, a safety climate index survey, and a work safe behaviour programme to enhance workers' attention to safety procedures. The pay for safety scheme was also enhanced to encourage contractors to report accidents in a timely manner, and to bolster their performances in safety audits.

In other safety enhancements, all small and medium size bamboo scaffolding contractors in New Works and Maintenance and Improvement Works contracts now need to be certified under the OSH Star Enterprise – Repair, Maintenance, Alteration and Addition (RMAA) Safety Accreditation Scheme. A requirement for warning labels to be added at lift shaft entrances and on the top of lift cars was also introduced, boosting the safety of lift maintenance and installation works.

We ran various safety training and promotional events during the year such as forums, seminars and workshops for our contractors and works staff, including the annual Site Safety Forum in July 2018 to promote a "Caring Culture for Safe Work Practice". The HA's Site Safety Website was used to disseminate safety messages to all our industry stakeholders, and





these included Safety & Health Alerts, information about good site practices and innovative site safety measures, and the revised Site Safety Handbook for Maintenance and Improvement works.

Comprehensive Quality Management

The HA has adopted a number of international quality management systems to ensure we perform to the highest international standards, and our performance can be easily measured against that of other organisations worldwide. Our Development and Construction Division bases some of its work on the European Foundation for Quality Management Excellence Model, while all HA contractors must be

ISO 9001, ISO 14001 and OHSAS 18001 certified. In addition, our building (New Works) contractors and piling contractors must operate a certified ISO 50001 energy management system. In March 2018, new ISO 45001 certification was rolled out for replacing the existing OHSAS 18001 standard in three years' time, while new ISO 50001 certification was introduced in August 2018. We have accordingly alerted relevant contractors of the need for them to gain ISO 45001 certification and to transit to the 2018 edition of ISO 50001.

The standards to which we are certified and the management systems we adopt in our operations are shown in the following tables:

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 public housing	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/ Standards	Scope	Adopted since	Remarks
DCD			
ISO 26000: Social Responsibility	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems of DCD. A non-certifiable standard, but measured through the HKQAA CSR Advocate Index. For the seventh 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 in DCD
European Foundation for Quality Management (EFQM) Excellence Model	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems in DCD
EMD			
ISO 19011: Auditing Management System	Internal audit for planning, design, project management and contract administration for the maintenance and improvement of public housing	2012	Integrated with other management systems of EMD. A non-certifiable standard, but verified through HKQAA with Verification Statement obtained in 2013.
ISO 26000: Social Responsibility	Planning, design, project management and contract administration for the maintenance and improvement of public housing	2012	Integrated with other management systems of EMD. A non-certifiable standard, but measured through the HKQAA CSR Advocate Index. For the fifth 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.

The HA's Development and Construction Division (DCD) and its Estate Management Division (EMD) are each subject to an annual performance assessment under the Corporate Social Responsibility (CSR) Advocate Index of the Hong Kong Quality Assurance Agency (HKQAA). Based on ISO 26000 standards, the index measures the level of maturity of each of the Division's social responsibility undertakings as well as their contributions in areas such as organisational governance, human rights, labour practices, the environment, fair operating practices, consumer issues, and community involvement and development. In 2018, the DCD achieved the full HKQAA CSR Advocate Index score of 5.0 for the seventh consecutive year, while the EMD achieved 5.0 for the fifth consecutive year.

Assuring Quality in our Building Materials

To guarantee building materials quality, we impose product certification requirements on 12 building products used in our PRH construction. They include fire resistant timber doors, panel wall partitions, packed cement for architectural use, tile adhesives, ceramic tiles, repair mortars, aluminium windows, uPVC drainage pipes and fittings, close-coupled water closet suites, mesh reinforcement, LED bulkheads, and (most recently) multi-layer acrylic paints. These product certification requirements supplement suppliers' ISO 9001 certification and provide another layer of quality assurance for building materials on the upstream supply chain.

Product certification requirements for 12 types of building material, including multi-layer acrylic paints



Our quality controls for plumbing materials require the use of relevant pipe fittings and valves bearing the Kitemark of the British Standards Institution, and the implementation of surveillance tests on delivered plumbing materials. The main contractors of all our building projects are now contractually required to appoint domestic plumbing sub-contractors from the Plumbing Installation Category of the Development Bureau's List of Approved Suppliers of Materials and Specialist Contractors for Public Works. Workload capping limits are in place for our approved plumbing sub-contractors and our Licensed Plumbers, and building contractors are required to implement a management plan that includes close supervision of plumbing sub-contractors and Licensed Plumbers.

Managing Building Materials Risk

All the HA's New Works contractors are required to develop a project-specific materials risk assessment system for their building materials, including those supplied by their sub-contractors and suppliers. Once developed, these systems are then incorporated into the contractor's Quality Control System and Sub-contractor Management Plan. Contractors are required to appoint a third party Certification Body to conduct an annual audit of their Quality Control Systems for each HA project they are involved in.

Building Controls at Work

Under authority delegated by the Building Authority, the Independent Checking Unit (ICU) is responsible for a number of administrative control processes relevant to the HA. For example, it provides third-party checking of all building plans and structural plans submitted for the HA's new development projects. It also processes submissions for Alterations & Additions works and Minor Works in existing HA buildings. Further, the ICU exercises statutory building control over properties with subsidised sale flats sold by the HA under its subsidised home ownership schemes, as well as retail and car parking facilities divested to Link or their subsequent private owners. Not only does it process submissions for Alterations & Additions to these buildings, it also offers advisory input on the suitability of using premises for different purposes (in relation to

various licensing referrals from other government departments). Furthermore, the ICU oversees the implementation of the Minor Works Control System, the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS), and carries out enforcement of rules relating to unauthorised building works and dilapidated buildings.

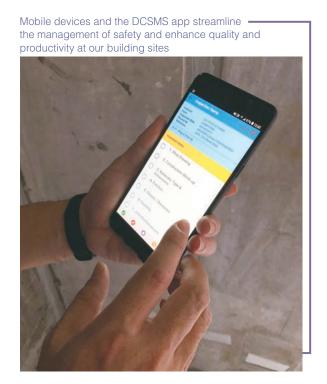
Since 2016, the ICU has been operating the Housing Electronic Plan Submission System (HePlan). This enables the HA to use e-submissions of building and structural plans for both its new development projects and existing HA buildings. Another online service provided by the ICU is the Housing Electronic Building Records Online System (HeBROS), which provides the public with on-line inspection and copying services for HA building records, and enables searches regarding the submission status of Minor Works, MBIS and MWIS records. Following the upgrade of its Quality and Environmental Management System certification to ISO 9001:2015 and ISO 14001:2015 in 2017, the scope of the ICU's coverage has been extended to include the work of the HA's Mandatory Building Inspection Scheme Team and Minor Works Team.

The Lift Inspection Focus Team has continued to operate an audit inspection system for lifts and escalators managed by the HA for improving safety and reducing the risk of accidents.

IT Developments

The HA currently uses a wide range of IT resources and systems to enhance its planning and construction activities, including Building Information Modelling (BIM), the Geographic Information System (GIS), the Housing Construction Management Enterprise System (HOMES), and Radio Frequency Identification (RFID).

This year, the HA continued to work on extending the use of its Development and Construction Site Mobile System (DCSMS), which streamlines the management of safety at HA building sites. The DCSMS includes a safety alert module for raising alerts about accidents or site safety incidents, Phase 1 of which was rolled out in 2016. Phase 2, replacing the HA Occupation Injury and Disease Surveillance System (HAOIDSS), was introduced in September 2018. Extensions to the DCSMS have included the addition of a request for inspection module, which enables contractors to submit inspection requests once they have completed a construction job and check the status of their requests. Still to be rolled out, in mid-2019, are a structural inspection module that will support structural engineering works inspections, and a site alert module that will allow contractors and HA site staff to communicate by creating and posting site alerts, and HA site staff to monitor contractors' remedial works.

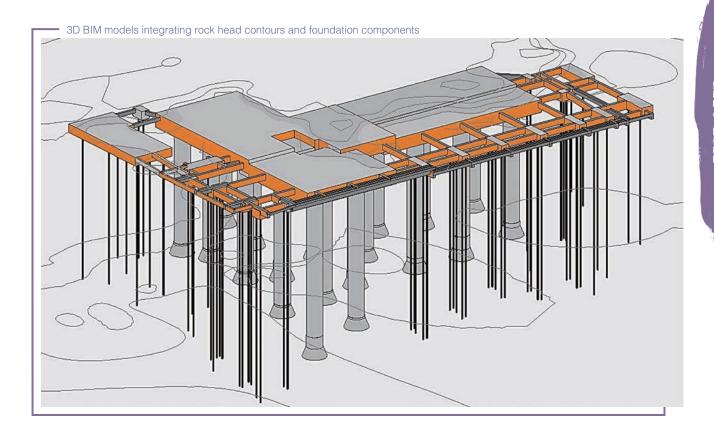


We are now proceeding with the development of Phase 3 of the DCSMS. This will involve revamping the existing HOMES Mobile Site Inspection (HMSI) system supporting the final flat-to-flat inspection of building work and building services work, a process which is still under development and will be trial-run towards the end of 2019. Phase 3 of DCSMS will also involve revamping the Construction Mobile Inspection System (CMIS) that supports the foundation inspection processes of the three most frequently used pile types - large diameter bored piles, socketed H-piles, and mini-piles. Support for the inspection of other pile types, such as driven H-piles, will be developed in a later phase of the DCSMS. This revamp of CMIS has just started, and we anticipate that a trial run will begin in late 2020.

Other Design and Planning Innovations

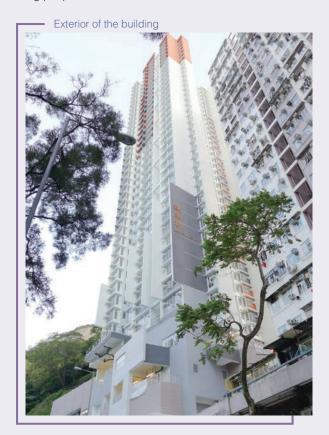
BIM technology allows professionals in the construction industry to carry out planning, design and construction works in a virtual environment, which helps avoid changes, reduce risks and render clarity in project delivery. Since BIM was first introduced to the HA in 2005, we have successfully applied it in over 90 public housing development projects.

In recent years, we have developed a BIM-enabled systematic approach to foundation design that enables 3D visualisation of complex underground geological conditions and 2D production of foundation plans and piling schedules, thereby enhancing design accuracy and facilitating quantity measurements for tender documentation.



New High-rise Homes on a Small and Difficult Site: Lin Tsui Estate

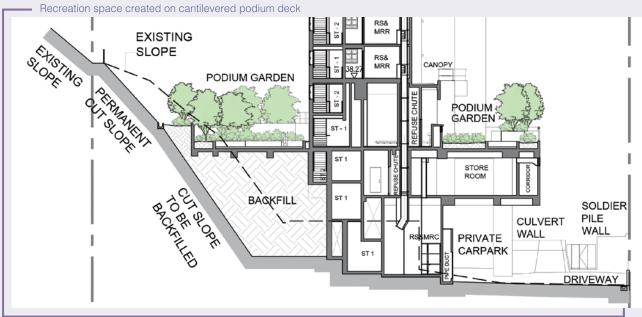
In its mission to provide affordable homes for low-income families, the Hong Kong Housing Authority (HA) is ready to work with any potential development site, no matter how small and difficult it may seem. Our development of Lin Tsui Estate is a prime example of how we are able to turn unpromising sites into much-needed homes for Hong Kong people.



The Lin Shing Road site in Chai Wan for this project was tiny – just 2 000 sq.m. – as well as steep and geologically difficult. Despite this, we aimed to design and build a fine, sustainable 36-storey PRH block that would provide 288 flats and house around 700 people, and to do this as quickly and efficiently as possible. These goals required high-level design and planning skills, as well as exceptional project management and partnering work during the construction process.

Various site constraints brought with them some significant design challenges. Geographically, the site was tightly bounded by an existing private development, a main road, steep man-made and natural slopes with several bedrock outcrops that posed severe geotechnical challenges. There were also water issues (a stream flowing across the site and an underground drainage reserve), and even a cultural issue to overcome, as the site inauspiciously overlooked a nearby cemetery.

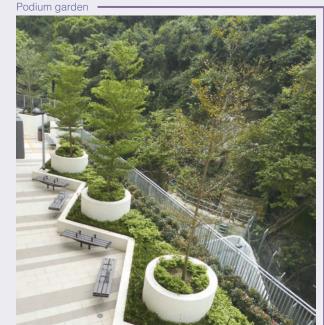
To address these issues in a holistic way, the project team adopted a partnering approach that brought together experts from several different disciplines in collaboration. Their remit was to fully utilise the development potential of the site and maximise flat production despite the site constraints. Given the very limited level ground available,



there were few viable options for positioning the block on the site. The team addressed this problem by coming up with a design for a huge podium deck, cantilevered from the building block so that it extended above part of the peripheral slope. By expanding the net site area in this way, the development potential of the site was significantly enhanced. This extensive podium deck has created a large open space for greenery, and enhanced the building's permeability in relation to its surroundings in line with current sustainability guidelines.

Once the design was finalised, it was important to manage the complex construction process as efficiently as possible. Often, different types of works (e.g. site formation, foundation works, and construction) are carried out by different contractors, but for this project it became clear that a better system would be to combine all the different activities into a single contract package. The selected contractor would then be responsible for co-ordinating all the different sub-contractors in parallel to maximise efficiency and cost-effectiveness, and shorten the entire construction process.

The result of this careful planning is a fine small PRH block that has overcome significant site constraints to provide comfortable new flats to around 300 low-income families, easing Hong Kong's housing pressures and creating a new community that calls Chai Wan their home.







Design Innovations for Modern Living at Lai Tsui Court



Lai Tsui Court in Cheung Sha Wan is one of the latest housing developments designed and constructed by the Hong Kong Housing Authority (HA). It is also a bit different from most. Lai Tsui Court was selected as the first project under the regularised Green Form Subsidised Home Ownership Scheme (GSH), introduced by the Government to help relatively betteroff public rental housing (PRH) tenants get their foot on the first rung of the home ownership ladder. Some two-thirds of the flats in four blocks of Lai Tsui Court (2 545 in total) have been converted from public rental flats into GSH flats, with the remainder (1 314 flats in two blocks) reserved for PRH tenants. Since many of the Lai Tsui Court flats will go into private ownership, this is an excellent opportunity for the HA to showcase the steps it has taken in recent years to enhance living quality through its design initiatives.

Lai Tsui Court is located on the site of the former (now demolished) Cheung Sha Wan Estate, just a few minutes' walk from the Cheung Sha Wan MTR Station in a very busy urban area. Designers have therefore done their utmost to create a sense of peace and calm throughout the Court. For example, vehicular access is restricted to the periphery of the Court, giving residents a peaceful pedestrianised environment throughout much of the Court's open spaces. The blocks are all set well back from the busy Lai Chi Kok Road to reduce the impact of vehicular emissions, and other features have been specially introduced to reduce the impact of noise from the Cheung Sha Wan Wholesale

Vegetable Market opposite, such as the use of architectural fins and the construction of a 4-metre high noise barrier on the outer edge of the Vegetable Market. Building this noise barrier has avoided the need for single-aspect building block design, one of the HA's conventional noise mitigation measures, and this in turn has greatly increased the number of flats that can be built on the site. In addition, a number of green courtyard spaces have been incorporated on multiple levels where residents can relax and engage in communal activities.

In line with today's emphasis on greening and sustainability, the Court has also been designed to act as a green urban oasis. It includes about 2 000 sq.m. of vertical greening covering ball courts, boundary fences and parapet walls. Designers preserved the existing huge mature Ficus microcarpa tree at the end of the leisure path along Lai Chi Kok Road as a signature landmark of the Court, supplemented by seasonal flowers planted in the various landscaped arbours and courtyards. Hanging climbers at different levels of the shopping centre façade add further green touch to the overall environment. Much of the planting is served by a Zero Irrigation System, whereby excess rainwater is stored in a water tank underneath the soil and drawn up in dry weather, thus substantially reducing the consumption of potable water while enabling extensive greening.



In today's fast-paced world, the shopping and commuting convenience of residents has also been a priority in design for a better living environment. The Court has been laid out in such a way as to provide residents with full barrier-free access to local community, including an adjacent public housing estate and its shopping centre. The Court's own 2-storey shopping centre, meanwhile, has been designed for green living. The grand canopy at the entrance guides shoppers into an environmentally friendly shopping mall that includes a densely planted inner courtyard and landscaped steps to the first-floor atrium. Designed for natural ventilation, the shopping centre offers a comfortable and elegant environment where residents can shop, dine, and meet with friends at a variety of shops and restaurants – right on their own doorsteps.

By the entrance to the shopping centre stands a wall of vibrant mosaic artwork, inspired by the historic Cheung Sha Wan Estate. The design traces some of the old estate's façades along with images of some of the flowers to be seen at the Court, such as those of the Golden Trumpet Tree. This artistic association of the old and new is very appropriate for Lai Tsui Court,

This densely planted internal courtyard with landscaped steps creates a pleasant communal gathering space

which nostalgically remembers the old days but also looks to the future in its design innovations for today's new generation of residents and home-owners, and addresses new expectations of comfort, accessibility and green living.



Streamlining Public Housing Development through Off-site Construction

Public housing (PH) construction is a large-scale process that involves huge volumes of construction materials, thousands of workers, significant amounts of time, and important safety considerations. This is why the Hong Kong Housing Authority (HA) is quick to embrace any innovations that can help it increase productivity and efficiency, while all along maintaining construction quality and enhancing safety. The HA's PH developments tend to be built on a relatively large scale and use standardised or repeating flat layouts. We have been able to take advantage of these characteristics by introducing mechanised construction and off-site construction into the building process. In fact, over the years, our increasing use of these strategies has transformed the speed, quality and efficiency of our construction activities.

"Mechanised construction" and "off-site construction" refer to the use of advanced plant and off-site prefabrication technology to reduce reliance on labour for construction activities, while at the same time enhancing productivity and strengthening safety on site. In PH developments, mechanised construction includes the use of large panel metal formwork and fabric mesh, all lifted into place using tower cranes. Off-site prefabrication mainly involves the off-site fabrication of precast concrete components (PCCs) and "cut & bent" steel reinforcement bars.

The HA's use of different standardised PCCs, constructed off-site, has increased greatly over the past few decades. These have significantly expedited our construction programme, improved construction quality, and increased worker productivity. The increasing use of PCCs has also boosted site safety and enhanced the working environment for construction workers. PCCs was first used in public housing developments in the 1960s, when 16-storey public housing blocks were constructed with precast concrete panels. The HA then continued to develop and apply precast concrete technology in its construction work, going on to create and incorporate precast façades, precast staircases, and semi-precast slabs into subsequent PH development projects. By the 1990s, the average volume of precast concrete adopted in HA projects was around 18% of the total concrete used.

In 2008, Modular Flat Design was introduced to optimise the potential of individual site, under the principle of "Functional and Cost Effective" design. Modular Flat Design resulted in a rise to around 20% in the volume of precast concrete in the basic PCCs, an amount that increased to 35% (or 70% on plan, i.e. as a percentage of a flat's floor plan) if volumetric precast bathrooms and kitchens were adopted. Since 2011, we have also adopted precast ground floor water tanks, precast roof water tanks and precast roof



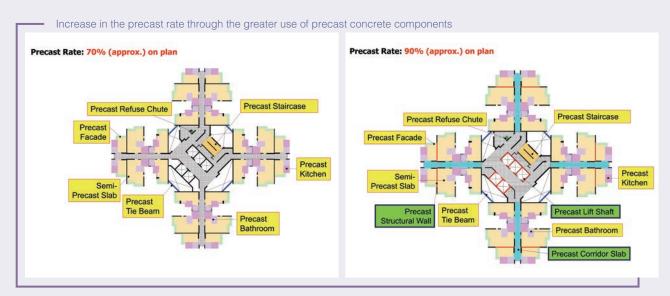
parapets where applicable to suit different project requirements. Following a pilot project in 2013, precast acoustic balconies were also introduced to reduce the impact of noise on flats adjacent to busy roads.

The HA's experience of using mechanised construction and PCCs for more than 25 years has shown that they are reliable, efficient and safe, and bring high quality results. The use of PCCs has enabled the HA to maintain a high level of productivity in PH development construction, with a six-day construction cycle for the main concrete structure of typical floors and a worker per flat ratio of around 0.12.

To further enhance site productivity, we are currently exploring other ways of incorporating enhanced versions of PCCs (or EPCCs) into our PH development construction in the future. For example, we are looking at adopting semi-precast slabs with pre-installed service conduits in the common areas of typical floors. Elsewhere, we are exploring the use of precast structural walls with concealed conduits for internal walls and precast lift shafts with pre-installed lift guide rails. Once introduced, these applications will raise the precast rate from 70% to about 90% on plan, bringing about exceptionally efficient on-site construction that will help the HA deliver PH flats with lower on-site labour requirements, and more safely than ever before.









悉心管理 社區和樂 Managing Communities for Good

對許多市民來說,入住公共租住房屋(公屋)單位, 象徵踏上房屋階梯的第一步,意義重大。香港房屋 委員會(房委會)致力確保市民遷入的公營房屋 單位是在清潔、安全、和諧和可持續發展的鄰里 環境。因此,我們以提升居民生活質素為宗旨, 履行屋邨管理職責。本章撮述過去一年我們為保持 和提升公屋質素而推行的一些主要措施,包括維修 保養、翻新工程、栽種植物、加強安全、舉辦鄰里 聯誼活動等。

屋邨保養 周全得宜

維修保養和檢驗計劃

全方位維修計劃一自2006年起,全方位維修計劃 為公屋單位提供有效而適時的維修保養,我們 主動定期檢查樓齡達十年或以上的公屋單位, 提供室內勘察和維修服務。如發現有需要修葺, 便即場完成維修或即時安排跟進行動。全方位 維修計劃以三管齊下的方式推行,包括主動查找 維修問題、迅速回應租戶要求,以及加強教育租戶 如何妥善保養公屋單位。2018/19年度,我們在 40個公共屋邨推行全方位維修計劃。

強制驗窗計劃一這項計劃是政府為加強本港樓宇安全而推行的措施,從樓齡達十年或以上的樓宇(不高於三層的住用樓宇除外)中選出部分樓宇強制驗窗。運輸及房屋局常任秘書長(房屋)

辦公室轄下的獨立審查組根據建築事務監督授予的權力,選出房委會轄下屋邨的目標樓宇,並發出強制驗窗的法定通知。房委會接獲獨立審查組的通知後,委聘屋宇署的註冊合資格人士檢驗樓宇的所有窗戶,並負責監督檢驗後認為需要訂明修葺的工程。2018/19年度,14個房委會屋邨推行強制驗窗計劃。

日常家居維修服務一為進一步提升保養服務, 房委會2008年推出日常家居維修服務,迅速回應 租戶的維修要求,與租戶保持緊密聯繫,密切監控 施工質素,為租戶提供以客為本的室內保養服務。

全面結構勘察計劃一旨在確保房委會較舊屋邨的結構安全和合乎財政效益。第一輪勘察計劃2018年完成,涵蓋42個較舊公共屋邨。第二輪勘察計劃已經展開,涵蓋第一輪計劃完成勘察但有待覆驗的屋邨,以及將於2018至2032年間成為「高樓齡」的其他屋邨;需要勘察合共71個公共屋邨。

本年度強制驗窗計劃在樓齡逾十年的麗閣邨等屋邨推行







鴨脷洲邨(左)和友愛邨剛完成全面結構勘察計劃

日常家居維修服務包括檢查 單位的門鎖



屋邨改善計劃一屋邨經全面結構勘察後,如確定 結構穩固,房委會便會按屋邨改善計劃分階段進行 改善工程,包括改善邨內康樂設施、翻新大廈外牆 和公共地方,以及改善園景和綠化範圍。

升降機現代化計劃一評估所有在公共屋邨使用 逾25年的升降機,若評定為需要更新或更換, 便會視乎可用資源和優次安排適當處理。2018/19 年度多個屋邨合共56部升降機完成現代化工程, 另為五個屋邨80部升降機的現代化工程共招標 五次。

加設晾衣杆

為滿足租戶對曬晾衣物的需要,房委會正為七種 類型的公屋大廈,加設晾衣杆作為業主固定裝置, 並因應個別租戶要求,把相關的固定窗花改為活 動窗花,方便租戶使用晾衣杆。

更換摺閘

這項大規模計劃2015/16年度展開,預期2019/20年度完成:房委會把公屋單位門口的所有舊式摺閘 更換為較安全穩固的新式摺閘。2018/19年度, 約18000道舊式摺閘已經更換。

維修保養配合可持續發展

2018年5月,十個獲選定在設計類型上極具代表性 的公共屋邨,全部通過房委會的樓宇可持續發展 驗證體系的驗證,並獲發香港品質保證局「樓宇

天慈邨加設固定裝置晾衣杆



可持續發展指數驗證標誌」。該驗證有助房委會衡量 轄下公屋樓宇可持續發展的績效表現,並就這些 不同類型樓宇制定有效的長遠維修和改善策略。

安全衞生 至關重要

OHSAS 18001 — 職業安全健康管理體系

對於公營房屋的維修和改善工程,房委會採用 OHSAS 18001:2007職業安全健康管理體系,以 妥善管理涉及維修和改善工程的職業安全和健康 (職安健)風險和成本。這個管理體系優點頗多, 包括加深前線人員對工作所涉危險的認識,以及 提升整體職安健表現。宏觀來看,房委會採用這個 體系正正體現對員工和其他持份者的關懷。為配合 體系的推行,房委會自行開發「職業安全健康網上 課程」,自2016年起把課程教材上載房委會網站, 供公眾人士瀏覽。課程設計旨在提高持份者的安全 意識,加深員工對安全的認知。因應近年安全規例 的改變,我們於2018年更新了課程內容。

樂華邨的防火安全運動廣受邨民歡迎(左和右)



防火安全

居於樓高多層公屋大廈的居民眾多,推廣防火安全遂成為房委會屋邨管理的首要工作。我們定期舉行火警演習,並每年推行「屋邨防火安全運動」,務使居民保持高度警覺。過去一年,我們在35個公共屋邨舉辦「屋邨防火嘉年華」;所有公屋大廈的消防喉轆旁亦貼上簡單易明的大幅圖解,讓居民有需要時可以按步驟操作。

我們透過不同渠道向居民灌輸防火知識,包括房委會房屋資訊台的短片、電台廣播、「屋邨防火安全運動」網頁、不同防火主題的海報等。

屋邨管理諮詢委員會(邨管諮委會)一向十分支持 我們的防火安全推廣工作。我們提供資源以支持 他們舉辦的火警演習、防火講座等相關教育活動。 此外,我們頒發獎項予21個年內積極推動屋邨 防火工作的邨管諮委會,表揚其努力與貢獻。

2018/19年度,我們繼續與消防處合作,由該處派 出流動宣傳車和消防安全教育巴士到訪多個公共 屋邨,推動防火教育。

升降機及扶手電梯安全

房委會繼續實施多項措施,提升公共屋邨升降機和扶手電梯的安全水平;同時投放資源,幫助使用者(尤其是長者)安全使用升降機和扶手電梯。在2018/19年度的升降機及扶手電梯安全運動中,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、在電台定時播放升降機和扶手電梯的安全信息,以及在房屋資訊台播放宣傳短片。我們更張貼新的警告標貼,提醒註冊升降機工程人員進入升降機槽工作前須先按下緊急按鈕。

宣傳安全使用升降機和扶手電梯的其中 一款海報







开阵機慣的成期制的書古信期,捉睢工任人貝按下 緊急按鈕



清潔行動

公屋居住環境密集,我們務須注重健康生活和環境 衞生。年內,房委會加強轄下公共屋邨的防鼠和 滅鼠措施。具體而言,除加強清潔行動外,還透過 《屋邨通訊》、房屋資訊頻道和其他推廣活動,加強 宣傳和教育工作。2018年,我們在30個公共屋邨 推行重點滅鼠運動,成效不俗。同年12月,我們 聯同食物環境衞生署(食環署)在葵芳邨和愛民邨 進行為期三個月的屋邨滅鼠行動,多管齊下,工作 包括加強清潔、實施滅鼠措施、跟進執法行動等。 我們也增加防治鼠患的宣傳和教育活動,邀請 食環署舉辦講座,提高居民注重衞生和防治鼠患 的意識。

2018年8月爆發多宗登革熱本地個案,房委會隨即 在8月底展開為期十周的密集式防蚊滅蚊行動, 每周在所有公共屋邨噴灑霧化除害劑滅蚊,並輔以 宣傳和教育活動,加強居民了解防蚊和滅蚊的 措施。

工人在彩園邨噴灑霧化除害劑滅蚊



扣分制

房委會2003年開始實施扣分制,旨在保持公共 屋邨內的安全和清潔環境,並提醒租戶須培養 公民責任感,締告睦鄰和諧的居住環境。扣分制 訂定28項危害健康或滋擾公眾的不當行為。租戶 在分數有效期內不得申請任何自願調遷計劃; 如在24個月內被扣分數累計達16分或以上,可被 終止租約。根據記錄,截至2018年12月31日, 約有30200戶被扣分,當中90戶已累積16分或 以上。扣分制對改善公共屋邨的環境衞生和防止 罔顧公德的行為非常有效,受到居民普遍支持。 我們透過電台廣播、房屋資訊台、《屋邨通訊》、 房委會面書專頁、海報、宣傳單張等,定期發放 扣分制及相關罰則資訊。

可持續的綠色生活

回收減廢

房委會推行「綠樂無窮在屋邨|計劃多年,2019年 1月展開計劃的第十二期(為期兩年),由房委會 委託三個環保團體(商界環保協會、綠領行動和 世界綠色組織)協辦,在80個屋邨推行以回收減廢 為主題的活動。啟動禮暨綠活同樂日2019年4月 舉行,匯聚社區人士共同參與新一期的計劃。

為推廣回收減廢並響應環境保護署(環保署)的 「家居廢物源頭分類計劃」,房委會在各公共屋邨 舉辦形式多樣的嘉年華會和推廣活動,鼓勵公屋 住戶源頭減廢和實踐乾淨回收。減廢運動2014年 開始推行,其中一項活動是減廢吉祥物巡訪; 2019年首三個月,減廢吉祥物已走訪20個屋邨, 庸受居民歡迎。



「綠樂無窮在屋邨」一愛民邨

房委會在各公共屋邨設置三色廢物分類回收桶,供住戶放置可回收物料。年內我們配合環保署,繼續試行玻璃回收計劃,在公共屋邨回收約680公噸玻璃樽。其他回收活動還包括中秋節後回收約50900個月餅盒(約15公噸),另農曆新年後收集約6400盆年桔循環再植。

廢物管理

為將推出的都市固體廢物收費作好準備,2018年 11月房委會與環保署合辦都市固體廢物收費實踐 計劃,環保署向屋邨居民免費派發模擬垃圾袋棄置 固體廢物。實踐計劃分兩期進行,涵蓋約十個不同 管理模式的公共屋邨。第一期實踐計劃2019年 1月至3月在嘉福邨、大坑東邨和漁灣邨推行,我們 與環保署檢視成效,隨後展開第二期實踐計劃。

此外,房委會聯同環保署和食環署推行為期兩年的 試行計劃,從房委會九個街市和商場收集經源頭 分類的廚餘;食環署承辦商負責每日收集廚餘, 然後運送到有機資源回收中心進行場外處理。

為有效管理能源消耗,房委會持續實施ISO 50001 能源管理體系標準,涵蓋範圍包括公共屋邨住宅 樓宇公用地方的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。在定期維修 工程和物業管理服務方面,我們採用ISO 14001 環境管理體系的標準,並於2018年5月順利通過 年度監督審核,保持這項認證資格。

節能措施

多年來,房委會一直在公共屋邨採用最新的節能 技術和系統。近期的節能方案包括在進行翻新 工程時,把傳統加壓食水泵系統更換為變頻式 加壓食水泵系統;並在進行升降機現代化工程時, 採用節能的升降機驅動控制系統。為清楚掌握不同 設計類型屋邨的碳足跡,房委會繼續藉着碳審計, 監察14幢經選定公屋住宅大廈的碳排放水平, 該些大廈涵蓋房委會轄下大部分公屋住宅大廈的 設計類型。

綠化和樹木管理

年內我們在20個公共屋邨廣植花木,美化庭園, 更特意挑選適合在區內環境栽種的植物。為培養 居民對保育屋邨綠化環境的興趣,身體力行,我們 與邨管諮委會攜手合作,在20個屋邨舉辦綠化 活動。本章末的專題故事載述一些園景改善措施 和綠化活動詳情。

房委會轄下公共屋邨種植約93000株不同品種和大小的喬木。我們的電腦化企業樹木管理系統記錄每棵樹的位置及其他資料,作風險評估和管理用途。2018年在十個屋邨舉辦植樹日,除綠化屋邨環境,也加強居民對樹木的認識。屋邨樹木大使計劃共招募了722名義工,協助向居民推廣樹木管理和護養知識。本年度又為屋邨樹木大使開辦三個識別樹種和有關樹木知識的訓練課程。

房委會將繼續根據發展局轄下綠化、園境及樹木 管理組的指引管理屋邨內樹木,並完善有關的 樹木護養安排。

與環保署合辦都市固體廢物收費實踐計劃,漁灣邨的 推廣活動廣受居民歡迎



美化後的李鄭屋邨漢花園



風災後的樹木管理工作

超強颱風「山竹」2018年9月吹襲香港,對公共屋邨的樹木造成廣泛破壞,其中在強風中倒下或嚴重受損而須移除的榻樹個案約5000宗,另1200多個樹樁須移除,幸而9000多株樹經扶正或修剪後得以保留。上述災後清理工作2019年第一季完成。

我們致力重新種植合適的樹木,取代因風災移除的樹木。在選擇樹種時,除考慮景觀效果外,更遵循「因地制宜,適地適樹」的原則,優先考慮抗風能力強、適應性強的樹種,評估種植環境對樹木的影響。

「山竹」帶來寶貴的經驗,讓我們再次檢視種植和 護養樹木的最佳方法,並反思如何應對未來可能 出現的極端天氣情況。除為屋邨前線管理人員和 屋邨樹木大使舉辦複修和培訓課程外,我們還 優化外判樹木服務合約的採購安排,以提升工作 成效,加快樹木養護工作的流程。我們將聘用單一 承辦商,提供較全面的區域服務,包括每年的樹木 風險評估和風險緩減措施、日常的樹木檢查、持續 樹木養護等。此外,我們將委聘獨立顧問,審核 樹木服務承辦商的工作,確保服務達至專業水平。

協力改善屋邨管理

邨管諮委會的參與

邨管諮委會由屋邨職員、民選區議員和租戶 代表組成,擔起房委會與租戶之間溝通橋樑的 重任,讓屋邨管理人員更易推動租戶參與屋邨 管理事務,並在落實新的管理政策時爭取租戶 支持。邨管諮委會也就屋邨的日常管理事宜和 小型改善工程向管理人員提供意見,發揮重要 作用,且積極參與評核服務承辦商的表現,協助 舉辦各類的屋邨社區活動。

邨管諮委會的資金來自個別屋邨撥款和房委會中央儲備基金。房委會每年從中央儲備基金中 撥出相當比例的款項,供邨管諮委會與非政府 機構合辦社區建設活動,讓屋邨居民參加。 2018/19年度,這類合辦活動約450項,包括 研討會、工作坊、表演、嘉年華會等,有助締造 更和諧歡樂的社區。

綠「惜 | 生活在東區暨環器邨植樹 E



風災後馬坑邨的榻樹(左)和復修後情況





房委會自2012年起與衞生署合辦多項計劃,在 公共屋邨推廣富動感、非靜態的生活和健康飲食。 邨管諮委會伙拍合適的非政府機構推行不同主題 的社區健康推廣計劃,為住戶(特別是長者)舉辦 日常健體活動,並講解健康飲食之道。2018/19 年度共有17個邨管諮委會為住戶舉辦這類活動, 主題圍繞增加日常飲食中的蔬果比例和減少靜態 行為。

與非政府機構合辦長者外展服務

每年邨管諮委會與非政府機構合辦的活動中, 「關懷長者」是一個恆常主題。所有邨管諮委會每年 均與非政府機構合辦至少一項以邨內長者為主要 對象的外展服務。同時,鼓勵邨內年輕人或學生 一同參與上述活動,探訪長者。2018/19年度,這類 以「關懷長者」為主題的合辦活動約200項。除外展 服務外,活動還包括嘉年華會、健康推廣工作坊、 展覽和講座,以及基本健康評估檢查。

有效管理服務供應商

房委會委聘的外間服務供應商受一套嚴謹的品質 監控和管理制度規管。我們備存潔淨服務承辦商 和護衞服務承辦商名冊,只有在經驗和財政能力 等範疇符合訂明規定的承辦商方可列入名冊,而 房委會的潔淨和護衞服務合約只限名冊上的承辦 商承投。服務承辦商的表現評核按季進行,除了 屋邨房屋事務經理和邨管諮委會委員給予評語外, 相關屋邨的租戶也會透過問卷調查提供意見。此外,承辦商檢討小組委員會(服務)按季覆核服務承辦商的表現,如發現承辦商違反任何法定或合約規定,將作出規管行動或紀律處分,包括限制或暫時禁止參與投標、終止合約,甚至從名冊中除名。我們考慮是否延續服務合約時,將參考季度工作表現評核的結果。

房委會向來重視和保障勞工(特別是非技術工人) 的權益。如非技術工人的僱傭期超過七天,服務 承辦商必須與他們簽訂標準僱傭合約。為免工人 受到剝削,屋邨人員定期與非技術工人會面,確保 服務承辦商完全遵從勞工保障措施。如發現違規 情況,便會採取適當的規管行動,包括向承辦商 發出勸諭信/警告信或失責通知書,這些行動對 標書評審和續約事宜具直接影響。

有效管理保養工程承辦商

房委會設有嚴格的投標制度和健全的合約管理機制,確保建築保養服務穩妥可靠。我們繼續採用保養工作表現評分制,密切監察保養工程承辦商的表現,並根據優先投標機會和綜合評分投標制,審批建築保養分區定期合約,把投標者過往的表現和績效納入考慮之列。



保障工人權益

房委會與勞工團體緊密合作,以偵察是否有承辦商 作出與僱傭有關的違規行為。2018/19年度,我們 就27份服務合約在23個屋邨突擊巡查,會見約 754名非技術工人,以保障他們的權益。為了讓非 技術工人更加了解《僱傭條例》、《僱員補償條例》、 強制性公積金計劃及其他與僱傭相關的權益, 2018年11月我們聯同勞工處和強制性公積金計劃 管理局舉辦研討會。

零售和商業樓宇

截至2019年3月底,房委會管理約178萬平方米的 非住宅設施,當中約49%為福利和社區設施、約 14%為零售設施,其餘約37%作其他用途,包括 工廠大廈單位、政府辦公室等。

為房委會轄下商業和零售設施設定行業組合時, 我們繼續以能切合居民基本需要的行業為核心 業務,優先提供超級市場、食肆和其他日常生活 所需服務,這些業務在房委會零售設施中不可或缺。 核心業務齊備後,我們積極引進其他多元化業務, 特別是在較大型的商場如碩門商場、蘇屋商場等, 務求令房委會零售設施的購物選擇應有盡有, 色色俱全,吸引區內居民前來光顧。

我們提供合適地方供銀行設立傳統分行或自助 銀行服務設施,並繼續與主要銀行合作提供流動 銀行服務,鼓勵銀行按顧客需求把服務擴展至 其他屋邨。截至2019年3月底,房委會共有24個 公共屋邨提供流動銀行服務。





水泉澳邨內的自助銀行服務設施



近年網 | 購物和家居送遞服務日趨普及。在香港, 提供家居送遞服務遇到一定困難,顧客喜歡選擇 在自己方便的時間和地點提取所購物品。有見 及此,我們出租零售點予快遞服務供應商的同時, 也物色地方設置包裹儲物櫃,供顧客自行取件。 截至2019年3月底,已有33個屋邨和商場設有 這類儲物櫃。

「大本型」

「大本型 | 是房委會轄下的大型旗艦區域購物商場 和娛樂消閒熱點。年內,我們於節日和特別日子 舉辦各式節慶活動,又舉辦深受一家大小歡迎的 合家歡節目,以保持商場的吸引力。年內舉辦的 特別主題節目包括Bandaix大本型夢幻扭蛋鎮、 全城「型 | 捧足球狂熱2018、海洋之旅、我愛大想 頭2018 — 青年自僱實戰日,以及與知名品牌合辦 的時尚生活展銷會/博覽會等。

市民大眾可瀏覽「大本型」網站和各社交媒體平台 認識「大本型」,以及在該商場舉辦的特備節目。 「型人會 | 忠誠計劃吸納新客戶, 其他推廣計劃亦 定期推出。年內,房委會安排短期租賃的銷售亭、 路演和節日展銷會,為顧客提供琳瑯滿目的商品 和服務,以供選擇。

我們因應顧客的需要持續優化「大本型」的行業 組合,年內為商場引入新商戶,包括中式食肆、 由社會企業管理的西式餐廳,以及一所銀行。我們 安排大型食肆商戶以協調方式裝修,以減低對顧客 和食客的滋擾。此外,為提升「大本型」的設施 管理,年內我們增加或改善多項設施,例如自動梯 優化計劃,為自動梯加添安全裝置。

推廣活動

房委會其他商場繼續以中央統籌方式,為主要 節慶安排組合式推廣活動和節慶裝飾。年內, 水泉澳廣場和安達商場舉行開幕儀式誌慶。仿效 「大本型」的安排,其他商場也定期推出短期租賃的 銷售亭、路演和展銷會,增加商品和服務的選擇, 為顧客帶來更愉快的購物體驗。

優化資產

房委會自2011年起推行五年向前推展計劃,為轄下零售和停車場設施的資產優化工作釐定優先次序;我們分析房委會轄下商業設施,選定合適的零售和停車場項目,通過大型改善工程、重訂行業組合、增設舗位或更改用途等方式優化資產。2018/19年度,我們把象山邨和彩德邨的零售設施納入計劃,深入研究有關的可行資產優化選項。至今海麗商場的改善和改建工程已經完成;石排灣和梨木樹商場、石硤尾邨和博康邨街市設施的工程也進展良好。這項計劃的改善和改建工程配合靈活的市場和租賃策略,大大改善房委會轄下商業設施的使用和租用情況。

為善用房委會資源,特別是釋放非住宅設施的 潛力,我們繼續探討把公共屋邨儲物室和空格 改建為住宅單位或其他用途的可行性。雖然部分 非住宅空間存在高度問題,但藉着改善天然照明 和通風,我們最終把問題克服。年內順利邨和 蝴蝶邨部分儲物室和空格已改建為住宅單位,而 樂富邨的單位亦正在改建。

在「大本型」舉辦的青年自僱實戰日一我愛大想頭2018



支持環保

環境保護方面,房委會繼續在轄下零售設施採取環保措施,例如參與《節能約章》和《戶外燈光約章》,實行在零售設施節能和減低能源消耗量。為響應政府的減廢政策,九個房委會商場和街市參加了政府的廚餘收集試驗計劃,每日把廚餘分類和收集後運往小蠔灣有機廢物處理設施。我們加入香港綠建商舖聯盟,繼續鼓勵商戶在日常營運中採取可持續發展的環保措施,部分食肆、超級市場和街市檔位租戶亦參與由非政府機構舉辦的食物捐贈計劃。

房委會為非政府機構贊助場地外,又與不同非政府機構合作在轄下商場舉辦教育和推廣活動,並鼓勵商戶和公眾參與環保活動,減少和回收廚餘,避免使用即棄塑膠餐具。2018年12月至2019年2月期間,我們於「大本型」舉辦推廣活動,鼓勵商戶在日常營運中減少使用即棄餐具,並透過禮品換領和其他推廣計劃提高公眾意識。推而廣之,我們也鼓勵房委會物業的其他食肆經營者減少或避免使用即棄餐具,實踐環保。

「『型』人走塑有獎賞」活動鼓勵顧客外賣時減少 使用即棄塑膠餐具



推廣社區種植 — 公共屋邨的公園和花園

要改善公共屋邨居民的居住質素,綠化環境和 舉辦園藝活動是最快捷、有效的方法。居民嚮往 綠油油的屋邨環境,不少公屋住戶喜歡一家大小 親自綠化自己居住的屋邨,其樂無窮。房委會的 園景改善工程計劃和社區園圃計劃,旨在為屋邨 帶來更綠化的環境,同時讓居民不分男女老幼一同 參與,共建綠色家園。

房委會轄下的園藝小組每年在選定的公共屋邨 推行園景改善工程計劃,挑選適合在該處環境 栽種的不同種類花卉和灌木,並引入新品種增添 生趣,令園景設計耳目一新。2018/19年度,在 園景改善工程計劃下共栽種約440000株植物, 大大美化20個屋邨花園,為居民締造更幽雅的居住 環境。

以李鄭屋邨的漢花園為例,我們美化原有花圃, 又增建以中國象棋棋盤為主題的庭院,輔以秀麗的 中式花卉植物,令整個花園煥然一新。 有別於由園藝小組負責的園景改善工程計劃, 社區園圃計劃積極鼓勵屋邨住戶參與。這項計劃 每年在不同屋邨推行,讓參加者在城市繁囂中 一嘗農耕的樂趣,還可學習園藝知識,把綠色活動 融入日常生活中。

在屋邨開展社區園圃計劃前,園藝小組先充分 考慮邨內環境和管理需要,協助設計合適的園圃, 然後把園圃分配給住戶,讓他們種植自己的蔬果。 我們向初學者提供支援,例如安排導師教授有機 耕種的實用知識和技巧,並舉辦社區園圃收成日 和推廣日。

2018/19年度,這項計劃讓14個公共屋邨中約600名參加者學習更多園藝知識,體驗自家栽種農作物收成的喜悦。精彩活動包括漁灣邨的社區園圃推廣日、藍田邨和水泉澳邨的收成日。這些種植活動不但讓參加者樂在其中,更加深對自己屋邨和社區的歸屬感,協助共創綠色環境,惠及社區。



悉心管理 社區和樂 Managing Communities for Good

在普及綠化政策下,房委會每年與屋邨管理諮詢委員會合辦各式綠化推廣活動,包括綠化嘉年華、綠化講座、植物導賞、種植活動等,目的向居民傳達綠化環境信息,並加深他們對植物和大自然環境的認識。年內,20個屋邨舉辦多項綠化活動,超過3400人參加。

緣化嘉年華深受居民歡迎,居民參與攤位遊戲、問答遊戲和其他同樂活動,認識更多屋邨常見的植物品種,並了解如何護理植物。2018/19年度,興東邨便舉辦了綠化嘉年華。我們為有興趣增進園藝知識的居民,舉辦較深入的園藝專題和種植技巧講座,其中一次講座在逸東(二)邨舉行。我們也在屋邨舉辦植物導賞和種植活動,居民參與其中,除可認識更多本地植物品種外,也明白如何為綠化屋邨出一分力。年內,慈康邨舉辦了這類種植活動,居民獲益不淺。

翠綠園景令水邊圍邨平添生趣



漁灣邨(上)和水泉澳邨(下)推廣社區園圃





For many Hong Kong people, a public housing flat represents the first and most important step onto the housing ladder. The Hong Kong Housing Authority (HA) is committed to ensuring that, when they make this step, public rental housing (PRH) residents are moving into a flat and a neighbourhood that is clean, safe, harmonious and sustainable. To this end, we are firmly devoted to the "Betterment of Living Quality" in our estate management activities. This chapter summarises some of our key initiatives over the past year to ensure and enhance the quality of our public housing stock, through maintenance, refurbishment, planting, safety improvements, and social and neighbourhood activities.

Looking after our Estates

Maintenance and Inspection Schemes

Total Maintenance Scheme (TMS) – Since 2006, the TMS has been providing timely and effective maintenance of our PRH flats. The TMS is a proactive in-flat inspection and comprehensive repair programme carried out regularly on all PRH flats aged 10 years or above. Any essential repair works identified are either completed on the spot, or arranged immediately for follow-up action. The three-pronged approach of the

In-flat Inspection Ambassadors proactively inspect in-flat conditions, including doors, and arrange one-stop repair services for PRH tenants



TMS includes identifying maintenance problems proactively, responding to tenants' requests promptly, and enhancing education towards tenants on how to properly maintain PRH flats. In 2018/19, the TMS was carried out in 40 PRH estates.

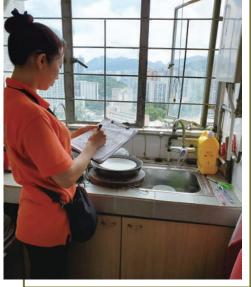
Mandatory Window Inspection Scheme (MWIS) -

The MWIS is a Government initiative to improve building safety in Hong Kong, under which buildings (except domestic buildings not exceeding three storeys) aged 10 years or above may be selected as target buildings for window inspection. For the estates under the HA, the selection of target buildings and the issuance of MWIS statutory notices are carried out by the Independent Checking Unit (ICU) under the Office of the Permanent Secretary for Transport and Housing (Housing), under the delegated authority from the Building Authority. Upon receiving notification from the ICU, the HA engages "Qualified Persons" who are registered with the Buildings Department to carry out the inspection and supervise the prescribed repair works found necessary of all windows of the building. In 2018/19, the MWIS was implemented in 14 HA estates.

Responsive In-flat Maintenance Services (RIMS) -

To further enhance the maintenance services, the HA implemented RIMS in 2008. RIMS delivers a customer-oriented in-flat maintenance service, and is characterised by prompt response to works requests, close liaison with tenants, and close controls over work quality.

A window inspection at Lung Hang Estate



Comprehensive Structural Investigation Programme

(CSIP) – It ascertains the structural safety and financial sustainability of HA's older estates. The first cycle of the CSIP, covering 42 older PRH estates, was completed in 2018. The second cycle of the programme, covering reassessment of estates examined under the first cycle of the CSIP and estates that will become "aged" between 2018 and 2032, has already commenced. A total of 71 PRH estates will be examined under the second cycle of the CSIP.

A leaking bottle trap in a kitchen at Choi Wan (I) Estate under inspection



Estate Improvement Programme (EIP) – It is implemented in estates that have undergone a CSIP assessment and found to be structurally sound. The HA applies the EIP to these estates in phases which include enhancing the recreational facilities, renovating the building exteriors and common areas, and improving the landscaping and greening coverage.

Sam Shing Estate (top) was one of the estates carrying out the CSIP, while Lei Muk Shue (2) Estate implemented the EIP this year





Lift Modernisation Programme – The programme assesses all lifts aged over 25 years in PRH estates. Those identified as in need of modernisation or replacement are then handled under the programme, subject to resources and prioritisation. In 2018/19, the modernisation of 56 lifts in various estates was completed. In addition, five tenders were issued for carrying out modernisation of 80 lifts in five estates.

Addition of Laundry Rods

To meet tenants' needs for laundry-drying facilities, the HA has been proceeding with the installation of laundry rods as landlord's fixtures in seven types of housing block. The HA is also replacing the associated fixed window grilles with openable grilles, at the request of individual tenants, to provide easy access to the laundry rods.

Replacement of Collapsible Gates

This large scale programme, commenced in 2015/16 and scheduled for completion in 2019/20, involves the HA replacing all of the old-type collapsible gates at the entrances to PRH flats with new gates that are more secure and reliable. In 2018/19, around 18 000 of the collapsible gates were replaced.

Old-type collapsible gates (left) have been replaced by new style ones





Maintenance for Sustainability

In May 2018, 10 selected PRH estates giving a good representation of all typical block types were fully verified under the HA's Building Sustainability Verification System and awarded the Hong Kong Quality Assurance Agency (HKQAA) Sustainable Building Index Verified Mark. The verification has enabled the HA to better gauge the sustainability performance of its PRH blocks, and to formulate an effective long-term maintenance and improvement strategy for its portfolio.

Health and Safety a Priority for All

OHSAS 18001 – Occupational Health and Safety Management System

The OHSAS 18001:2007 Occupational Health and Safety Management System (OHSMS) for maintenance and improvement (M&I) works for public housing is a management system that helps the HA better manage the occupational health and safety risks and costs associated with its M&I works. Among other benefits, the system is raising the awareness of frontline staff regarding occupational hazards, and enhancing our overall occupational health and safety performance. More generally, our application of the system clearly demonstrates our commitment to caring for staff and other stakeholders. Supplementing this is the HA's self-developed web-based Occupational Safety and Health courseware, which has been made available publicly on the HA website since 2016. The courseware materials are designed to enhance safety awareness among all stakeholders, and improve staff safety knowledge. In 2018, the courseware was updated to reflect recent changes in the safety regulations.

Fire Safety

Given the large number of tenants living in high-rise PRH blocks, fire safety promotion is right at the top of the HA's estate management priority list. We organise regular fire drills, and run a year-round fire safety campaign to keep tenants on full alert against fire risks. In the past year, a series of "Estate Fire Safety Fun Fairs" were run in 35 PRH estates. Operation instructions are posted next to all fire hose reels in PRH estate blocks on large labels containing simple and easy to follow steps.

We use various channels to deliver fire safety education to our tenants, including video broadcasts on the HA's Housing Channel video network, broadcasts on local radio channels, information on the Estate Fire Safety Campaign website, and via posters with different fire prevention themes.

Our fire safety efforts are well supported by Estate Management Advisory Committees (EMACs). In return, we provided EMACs with resources enabling them to organise their own fire-related educational activities such as fire drills and fire-safety talks. In recognition of their efforts, awards were presented to 21 EMACs that had been most active in promoting fire safety awareness at their estates during the year.

Also in 2018/19, we continued to work with the Fire Services Department, which sent its Mobile Publicity Unit and Fire Safety Education Bus to PRH estates to get the fire safety message across.

Lift and Escalator Safety

The HA continued to work on measures to improve the safety of lifts and escalators on its PRH estates, while also devoting resources to making users – and especially the elderly – more safety-conscious when travelling on lifts and escalators. Our Lift and Escalator Safety Campaign for 2018/19 incorporated a range of colourful educational posters and escalator safety stand boards. Lift and escalator safety messages were also regularly broadcast on radio, and safety videos were shown on the Housing Channel. For registered lift workers, we introduced new warning stickers reminding them to press the emergency stop button before entering the lift shaft to work.











Cleansing Programme

In high-density PRH environments, prudent vigilance to health and hygiene is essential. During the year, the HA enhanced its rodent prevention and control measures in PRH estates. In practical terms, this took the form of intensive cleansing operations, supplemented by strengthening promotion and education programmes via estate newsletters, the Housing Channel, and other publicity activities. In 2018, specific anti-rodent campaigns were conducted in 30 PRH estates with encouraging results. In December 2018, we collaborated with the Food and Environmental Hygiene Department (FEHD) on a three-month anti-rodent operation in Kwai Fong and Oi Man Estates, which involved a multi-pronged strategy that included intensive cleansing work, rodent disinfestation measures, and follow-up enforcement actions. We also increased anti-rodent promotion and education activities, inviting the FEHD to conduct pest control talks for enhancing residents' awareness of the importance of hygiene, rodent prevention and control.

In response to an outbreak of some local cases of Dengue Fever in August 2018, the HA rapidly rolled out a 10-week "All-out Anti-mosquito Operation" from the end of August that involved conducting weekly fogging at all PRH estates to eliminate mosquitoes. This was accompanied by promotion and education activities to strengthen residents' awareness of the measures for mosquito prevention and control.

EMAC members observe the cleansing worker putting larvicidal oil into the surface channel for killing mosquito larvae



Marking Scheme

The HA's Marking Scheme, implemented since 2003, is a points system designed to maintain a safe and clean environment in PRH estates. It also acts as a reminder to tenants of the need to develop civic responsibility and to live in a neighbourly and harmonious fashion. The scheme defines 28 misdeeds relating to health hazards or public nuisance that attract points. Households with any valid points are debarred from applying for any of our voluntary transfer schemes. Those households that accumulate 16 points or more within a 24-month period are liable to have their tenancies terminated. As at 31 December 2018, some 30 200 households with point allotments were on record, of which 90 households had accrued 16 or more points. The scheme has proven very effective in improving environmental hygiene and discouraging anti-civic behaviour, and is well supported by PRH tenants generally. Information about the scheme and its penalties is regularly disseminated through channels such as radio broadcasts, the Housing Channel, estate newsletters, the HA's Facebook page, and on posters and leaflets.



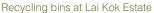
Sustainable Green Living

Recycling and Waste Reduction

In January 2019, the HA kicked off a two-year programme in Phase 12 of HA's longstanding Green Delight in Estates programme. Focused on 80 estates and themed around recycling and reducing waste, the programme is being run by three green groups commissioned by the HA: the Business Environment Council, Greeners Action, and World Green Organisation. In April 2019, a kick-off ceremony together with a green carnival was held that attracted many members of the community to participate in the new programme.

Along a similar theme and in line with the Environmental Protection Department's (EPD) Source Separation of Domestic Waste Scheme, the HA also ran various carnivals and promotional activities in PRH estates in which tenants were encouraged to reduce waste at source and embrace clean recycling. In the first three months of 2019, 20 estates welcomed visits of the HA's theme characters for waste reduction, as a continuation of the Waste Reduction Campaign that began in 2014.

Recyclables are regularly collected from the three-colour waste separation bins placed by the HA in PRH estates. This year, in a further recycling initiative, some 680 tonnes of glass bottles were collected from PRH estates as part of an ongoing glass recycling trial being spearheaded by the EPD. In other recycling initiatives, 50 900 moon cakes boxes (about 15 tonnes) were collected for recycling after the Mid-Autumn Festival, and about 6 400 potted citrus plants were recovered for replanting after Lunar New Year.





Waste Management

In preparation for the upcoming implementation of Municipal Solid Waste (MSW) Charging Scheme, the HA jointly organised a trial implementation with the EPD in November 2018. In the trial run, EPD provided free "dummy" rubbish bags to our residents for waste disposal. The trial is being conducted in two phases across some 10 PRH estates with different management modes. From January to March 2019, Phase 1 was conducted in Ka Fuk, Tai Hang Tung and Yue Wan Estates. We are reviewing its effectiveness with the EPD, before launching the Phase 2 trial.

In another initiative, the HA collaborated with the EPD as well as the FEHD, to launch a two-year pilot scheme which involves collecting source-separated food waste from nine HA wet markets and shopping centres. Under this pilot scheme, FEHD contractors are collecting the food waste daily and delivering it to the Organic Resources Recovery Centre for off-site recycling.

With regard to efficient energy management, the HA has continued to implement its Energy Management System in accordance with ISO 50001 standards. The system covers the planning, design, operation, project management and contract administration for facility management and improvement works in the communal areas of our PRH domestic blocks. We also operate an Environmental Management System for planned maintenance and property management to ISO 14001 standards, and to maintain this certification, we completed a successful annual surveillance audit in May 2018.

Energy Conservation

For many years, the HA has been implementing the latest energy-saving technologies and systems for PRH estates as they become available. Recent examples are the introduction of variable speed booster fresh water pump systems to replace conventional booster pump system during retrofitting works, and the use of energy-efficient lift drive control systems in our lift modernisation programme. To gain a clear sense of the carbon footprint of our various estates, the HA has continued with its Carbon Audit exercise to monitor carbon emissions in 14 PRH domestic blocks, which cover the majority of the HA's domestic block types.

Greening and Tree Management

Greenery and gardens were enhanced at 20 PRH estates in the year, with special emphasis on matching new planting with the local conditions. To arouse residents' interest in playing their part to preserve the green environment of their homes, we collaborated with EMACs to organise greening activities at 20 estates. The Feature Story at the end of this chapter gives information about some of these landscape improvement initiatives and greening activities.

Across the HA's PRH estates, around 93 000 trees of various species and sizes can be found. Our computerised Enterprise Tree Management System records the location and details of each individual tree for risk assessment and management purposes. Tree planting days were organised in 10 estates during the year, not only increasing the greening at these estates but also enhancing tenants' knowledge of trees and how to take good care of them. Under the Estate Tree Ambassador Scheme, 722 voluntary tree ambassadors have been recruited who are helping raise awareness of tree management and fostering a culture of care for trees at PRH estates. In 2018/19, we organised three training courses on tree identification and tree knowledge for these ambassadors.

The HA continues to manage the trees in its PRH estates according to the guidelines issued by the Greening, Landscape and Tree Management Section of the Development Bureau, and to refine the way trees are managed and cared for in its housing estates.

Estate management staff attending a seminar on tree management



Post-Super Typhoon Tree Management Initiatives

Super Typhoon Mangkhut battered Hong Kong in September 2018, causing extensive damage to many trees growing in PRH estates. Altogether, around 5 000 such trees were either toppled or seriously damaged by the gales, and had to be removed. In addition, over 1 200 tree stumps were removed. Fortunately, we managed to save some 9 000 damaged trees by re-staking or pruning them. All this post-Mangkhut clearance work was completed in the first quarter of 2019.

We have been carefully selecting the most suitable trees for replanting to replace the trees lost in the Super Typhoon. The choice of these trees has been based not on their visual appeal alone, but more importantly on factors such as their wind resistance and adaptability for different planting conditions. In this, we have been following the principle of "Right Tree, Right Place".

The typhoon and its aftermath gave us the chance to re-evaluate the best way of planting and managing our trees, and better prepare for similar severe weather in the future. In addition to organising courses for both frontline estate management staff and Estate Tree Ambassadors, we have been enhancing our procurement arrangements for tree management services with a view to making our tree maintenance work more effective and streamlining its workflow. In future, a single contractor will be procured to provide a wide range of tree services for PRH estates in a specific management region. These services will include annual tree risk assessments and remedial work, routine tree inspections, and on-going tree care. Independent auditors will also be engaged to inspect the work of the tree services contractors to ensure that their performance meets professional standards.

A tree at Lok Wah South Estate uprooted after the typhoon (left) and clearance work completed very soon





Partnering for Better Estate Management

EMAC Involvement

EMACs are committees made up of estate staff, elected District Councillors and tenants' representatives. One of their key roles is as a communication channel between the HA and tenants, making it easier for local estate management staff to engage with tenants on estate management matters, and to gain their support when new management policies are implemented. In addition, EMACs play a valuable role in advising management on daily management matters and minor improvement works. Further, they participate actively in appraising the performance of service contractors and organising various estate community activities.

EMACs are funded from individual estate funds and from a central HA reserve. At present, significant portions of central reserve funds are allocated each year to enable EMACs to partner with nongovernmental organisations (NGOs) in running community-building activities for tenants. In 2018/19, about 450 partnering functions were held, in the form of seminars, workshops, performances and carnivals, all of which contributed to foster happier and more harmonious communities.

The HA has been partnering with the Department of Health since 2012 in schemes to encourage active, non-sedentary living and healthy eating on PRH estates. These involve EMACs working in partnership with suitable NGOs to run thematic community health promotion programmes, designed to provide regular physical activities and healthy eating advice for tenants, the elderly in particular. In 2018/19, 17 EMACs ran such programmes for residents, with the themes focusing on increasing the proportion of fruit and vegetables in diets, and reducing sedentary behaviour.

Partnering with NGOs for Outreach Services to Elderly Tenants

Among the regular themes adopted each year for EMAC-NGO partnering activities, "Caring for the Elderly" is a constantly recurring one. Furthermore, all EMACs organise at least one NGO partnering function each year focused on delivering outreach services for the elderly tenants of the estates concerned. Meanwhile, young people from the estates or students of estate schools are also encouraged to participate in the visits to elderly tenants. In 2018/19, some 200 of these special partnering events on caring for the elderly were held. Apart from outreach services, the events included activities such as carnivals, health promotion workshops, exhibitions and talks, and basic health assessment tests.

An "I'm So Smart" physical exercise class for the elderly held at Shek Wai Kok Estate



Effective Management of Service Providers

External service providers contracted by the HA are subject to a strict mechanism for quality control and management. The HA maintains a List of Cleansing and Security Service Contractors which only admits qualified service contractors that meet certain stipulated requirements in areas such as experience and financial capability. Only contractors on this List may bid for HA cleansing and security service contracts. Further, service contractor performance is assessed on a quarterly basis, a process which involves input from Housing Managers, EMAC members, and tenants of the relevant estates (through surveys). A quarterly performance review is also conducted by the Contractors Review Committee (Services), and contractors found in breach of any statutory or contractual requirement will have regulatory or disciplinary actions imposed, which may include restrictions to or suspension from tendering, contract termination, and even removal from the List. The results of these quarterly performance assessments are also taken into account in decisions about whether to extend service contracts.

Care and protection of workers, and especially non-skilled workers, is a high priority for the HA. If the employment period of non-skilled workers exceeds seven days, service contractors are required to enter into a Standard Employment Contract with them. To fight against potential worker exploitation, estate staff periodically interview non-skilled workers to ensure that the service contractor employers are in full compliance with labour protection measures. Appropriate regulatory actions are taken whenever irregularities are detected. These include, for example, the issuance of advisory/warning letters or default notices to contractors, which have a direct bearing on tender evaluation and contract extension.

Effective Management of Maintenance Contractors

The HA has established both a stringent tendering system and a strong contract management mechanism to ensure the quality and reliability of its building maintenance services. We have continued to implement the Maintenance Assessment Scoring System to closely monitor the performance of our building maintenance contractors, as well as the Preferential Tendering Opportunities and Preferential Tender Award System, which are used in the procurement of all building maintenance District Term Contracts and which take into account the past performance and track records of tenderers.

Protecting the Rights of Workers

To detect irregularities relating to employment among contractors, the HA works closely with labour unions. In 2018/19, we conducted surprise checks at 23 estates on 27 service contracts, which involved interviewing some 754 non-skilled workers to safeguard workers' rights. To increase the awareness of non-skilled workers regarding issues such as the Employment Ordinance, the Employees' Compensation Ordinance, Mandatory Provident Fund Schemes, and other employment related rights, we held a seminar in conjunction with the Labour Department and the Mandatory Provident Fund Schemes Authority in November 2018.

Cleansing and security services workers at a seminar on the Employment Ordinance





Retail and Commercial Properties

As at the end of March 2019, there were about 1.78 million square metres of non-domestic facilities under the HA, of which about 49% are welfare and community facilities, about 14% are retail facilities and the remaining 37% are for other purposes including factory units, government offices, etc.

In the HA's commercial and retail facilities, we continued to prioritise core businesses in the trade mix to ensure that the basic needs of local residents were being met. This involved, for example, ensuring that businesses such as supermarkets, eateries and other essential services were key components of all our retail environments. Once these core businesses were guaranteed, we actively attract a wide range of other businesses in our shopping centres, especially in larger ones such as the Shek Mun and So Uk Shopping Centres. This has led to a wide and well-balanced range of shopping choices in the HA's retail facilities, making these places desirable destinations for the local community.

Apart from providing suitable premises for setting up conventional bank branches or self-service banks, we continued our collaboration with major banks providing mobile banking services, and encouraged them to extend the services to other PRH estates in response to demand. As at the end of March 2019, mobile banking services were being provided at 24 of the HA's PRH estates.

Another new development in recent years has been the growing popularity of online shopping and home delivery purchases. In Hong Kong, home delivery can bring challenges as many shoppers prefer to be able to pick up their purchases from an accessible site at their own convenience. With these developments in mind, we let suitable retail premises to express delivery service providers, while also identify locations to set up parcel lockers for personal collection. As at the end of March 2019 parcel lockers had been set up in 33 HA estates and shopping centres.

A self-service bank set up at Shui Chuen O Shopping Centre

Passbook Update

Passbook Updat

75

Domain

Domain is the HA's largest and flagship regional mall and entertainment hub. To sustain its popularity, we organised events for all the major festivals and special occasions during the year, as well as running popular events for families and children. Some of the special themed events held in the year included Bandai Capsule Town @ Domain, Soccer Fever 2018, Summer Ocean Adventure, Think Big 2018-Self-employment Experience Day, and a series of Lifestyle Trade Fairs and Expos in partnership with renowned brands.

Public awareness of Domain and the special events it organised are promoted through the mall's website and various social media platforms. The Domain Club loyalty programme has also brought in new customers, while other promotional programmes have been periodically rolled out. Throughout the year, the HA has also made available short-term kiosks and venues suitable for holding roadshows and festive trade fairs, which has enriched the choice of products and services available to shoppers.

In line with our continuous enhancement of the trade mix at Domain to suit the needs of shoppers, we introduced new businesses to the mall during the year including, among others, a Chinese-style restaurant, a Western-style restaurant managed by a social enterprise, and a bank. We also co-ordinated renovation works for the large eateries in Domain, so that the works could proceed with minimal disturbance to shoppers and diners. Various facilities were also added or enhanced during the year to upgrade Domain's facilities management, including new escalator safety devices added as part of the escalator modernisation programme.

Promotional Activities

We continued to launch packaged promotional activities and festive decorations during major festivals in other HA shopping centres. Special opening celebration ceremonies to mark the openings of Shui Chuen O Plaza and On Tat Shopping Centre were held during the year. As with Domain, we arranged for short-term lettings of kiosks and venues for roadshows and trade fairs periodically at other shopping centres, widening the choice of products and services, and enhancing the shopping experience for shoppers.

Enhancing our Asset

The HA's five-year rolling programme to prioritise asset enhancement of its retail and carparking facilities has been running since 2011. The programme analyses premises within the HA's commercial portfolio to identify retail and carparking facilities that are suitable for asset enhancement, for example by undertaking major improvement works, re-designating the trade mix, providing additional shops, or converting the use of the premises. In 2018/19, retail facilities in Cheung Shan Estate and Choi Tak Estate were included in the programme, and detailed studies of asset enhancement options were undertaken at these sites. Meanwhile, the improvement and conversion works at Hoi Lai Shopping Centre were completed, while good progress was made on the works under the programme in Shek Pai Wan and Lei Muk Shue Shopping Centres and at the market facilities in Shek Kip Mei and Pok Hong Estates. The improvement and conversion works under the programme coupled with flexible marketing and leasing strategies have led to significant improvements in the utilisation and occupancy rates of HA commercial premises.





With a view to better utilising the HA's resources and unlocking the potential of non-domestic facilities in particular, we continued to look at the possibility of storerooms and empty bays in PRH estates being converted for domestic and other uses. Some of these non-domestic spaces pose headroom problems, but we have made significant steps forward by enhancing the provision of natural lighting and ventilation. During the year, we completed the conversion of some storerooms and vacant bays into domestic units in Shun Lee Estate and Butterfly Estate, with other conversion works in Lok Fu Estate still in the pipeline.

Supporting Environmental Protection

In the area of environmental protection, the HA has continued to undertake environmental protection initiatives in retail facilities. For example, it has joined the Energy Saving Charter and the Charter on External Lighting in a move to save more energy and reduce energy consumption at retail premises. In support of the government's policies on waste reduction, nine of our shopping centres and markets have joined the Government's Food Waste Collection Pilot Scheme. under which food waste is separated and collected daily for transportation to the Organic Waste Treatment Facility at Siu Ho Wan. Having signed up to the Hong Kong Green Shop Alliance, we have continued to encourage our shop tenants to incorporate sustainable green measures into their daily operations. For example, some restaurant, supermarket and market stall tenants are participating in food donation schemes organised by NGOs.

Summer Ocean Adventure at Domain



Apart from sponsoring venues for NGOs and collaborating with various NGOs in organising educational and promotion programmes in HA shopping centres, the HA has encouraged its tenants and the general public to participate in environmental protection campaigns for reducing and recycling food waste, and avoiding the use of disposable plastic tableware. In Domain, we organised a promotional campaign to encourage commercial tenants there to reduce their use of disposable tableware in their daily operations, which ran from December 2018 to February 2019. Public awareness was also raised through gift redemption and promotion schemes. More widely, the HA also encouraged other operators of food establishments in HA premises to reduce or avoid using disposable tableware.



Promoting Community Planting – Parks and Gardens in PRH Estates

One of the fastest and effective ways to enhance living quality in our PRH estates is through greening and gardening activities. Residents love seeing their estates take on a greener feel, while the pleasures of getting involved in work to enhance the greenery are deeply appreciated by many PRH tenants and their families. The HA's Landscape Improvement Programme and its Community Garden Programme, among others, have been designed not just to improve the greening of estates, but to enable residents of all ages and walks of life to play their own parts in transforming their home and creating a more ecofriendly environment.

Each year, the HA's Horticulture Unit implements the Landscape Improvement Programme in selected PRH estates. The programme involves giving a complete "facelift" to the existing landscape features, selecting a range of flowers and shrubs suitable to the environment for planting. Where possible, we also introduce new plant varieties to add extra interest to the estate gardens. In 2018/19, the Landscape Improvement Programme involved the planting of around 440 000 plants, resulting in significant landscape beautification at 20 estates and a better living environment for tenants.

At Lei Cheng Uk Estate, for instance, the existing flower beds at Han Garden were enhanced and the new courtyard featuring a Chinese chessboard design was also planted with a superb array of Chinese flowers and plants, giving the entire garden a fresh new look.

Unlike the Landscape Improvement Programme run by the Horticulture Unit, the Community Garden Programme actively encourages participation by estate residents. Implemented in different estates each year, the programme gives participants a taste of the pleasures of farming amid the hustle and bustle of the city, along with the chance to learn more about gardening and to incorporate green activities into their daily lives.

The first step in the Community Farm Programme involves the Horticulture Unit assisting with the design of suitable planting plots, done with due regard to the local environment and estate management needs. Once set up, these are allocated to tenants for growing their own fruit and vegetables. We provide support to inexperienced gardeners by, for example, arranging instructors to teach core knowledge and techniques of organic farming, and organising community garden harvest and promotion days.



The chessboard feature of Han Garden at Lei Cheng Uk Estate

In 2018/19, this programme helped about 600 participants from 14 PRH estates to learn more about horticulture and experience the joy of harvesting their own home-grown food. Highlights included a promotion day in Yue Wan Estate, and harvest days organised in Lam Tin Estate and Shui Chuen O Estate. The programme offers a number of community benefits too, as through gardening, participants develop a stronger sense of belonging to their estate and the wider community, and find themselves helping to create a green environment that benefits and brings pleasure to the entire neighbourhood.

Under the popular "greening" theme, the HA also organises a wide array of greening promotional activities every year in collaboration with Estate Management Advisory Committees. These typically include Green Carnivals, green talks, guided tours of plants and planting activities, all designed to disseminate the green message to tenants and deepen their appreciation of plants and the natural environment. This year, greening activities were organised for 20 estates, which involved over 3 400 participants in total.

Green Carnivals are especially popular events, where booth games, quizzes and other fun activities are run that help tenants enrich their knowledge of the species of plants commonly grown on estates and learn more about plant care. Hing Tung Estate hosted a Green Carnival in 2018/19. For tenants with strong interest in horticulture, we organise a variety of green talks on more advanced horticultural topics and gardening techniques, one of which was held at Yat Tung (2) Estate during the year. We also run guided tours of plants and planting activities on estates, which tenants can join to find out more about local plant species and how they can contribute to estate greening. Residents of Tsz Hong Estate benefited from such planting activity during the year.

Tenants enjoy planting activities at the Lam Tin Estate community farm





互聯互動 羣策羣力 Connecting and Interacting with the Community



香港房屋委員會(房委會)肩負規劃、興建和管理 公營房屋的重任,一直默默耕耘,舉辦各種不同 活動,以輔助房委會履行完善香港房屋階梯和 提升生活質素的使命,包括與持份者溝通、培育 員工、關懷公共租住屋邨(公屋)的長者住戶、 提升資訊科技系統等。我們以讓香港廣大市民安居 樂業為目標,邁步向前。

多元化溝通途徑

我們深明公眾能於互聯網上輕易取得資訊非常重要,年內繼續籌劃在房委會/房屋署網站採用「適應性網頁設計」,網頁版面因應不同尺寸的屏幕和不同類別的裝置而自動調整,以最佳瀏覽效果顯示網頁內容。這設計可支援桌上電腦、平板電腦和智能電話,也能進一步配合日後裝置尺寸的變更。相關工作預期2019年年中完成。

一直以來,我們積極加強利用社交媒體,特別是 通過房委會的臉書專頁「公屋人情風貌」,把房屋 資訊傳遞給廣大市民,成效甚佳。我們提升社交 媒體的曝光率,年內在臉書發布超過200個帖子 (包括照片和影片),涵蓋廣泛題材,由公共屋邨 入伙、資助房屋銷售、建築技術、環保措施, 以至扣分制和各類租賃事宜等。截至年底,逾 萬名用戶追蹤我們的臉書專頁。年內,房委會在 YouTube分享超過20套特別製作的短片,推廣 公營房屋活動,並提倡公屋居民實行健康環保的 生活方式。

此外,我們出版電子月刊《互信》,刊載房委會 最新消息和活動的文章:至於每半年出版的《屋邨 通訊》,則主要為公屋租戶定期提供房委會資訊。

健康教育工作坊上,香港大學護理學院的人工智能機械人帶領屋邨長者做簡單運動



2018/19年度,我們共接獲逾709300個熱線來電,並處理約97600宗經不同渠道(包括電話、電郵、信件等)提出的查詢/投訴:而2017/18年度接獲的來電則逾645000個,處理的查詢/投訴約78880宗。

長者康健在屋邨

房委會「長者康健在屋邨」計劃推行多年,向屋邨 長者推廣健樂享頤年的信息。2018/19年度,約 6 000名長者參加該計劃的不同活動。年內,我們 繼續伙拍衞生署口腔健康教育組,為長者講解 口腔護理的實用知識;又與香港大學護理學院 合作,藉上門探訪和設立流動檢查站,為多個屋邨 的長者提供免費健康評估;同場還舉辦「少肌症」 小型展覽。其他活動包括「少肌症」教育講座和 工作坊,講解如何減低跌倒的風險。

機構訪問

房委會熱誠接待各地訪客,帶領他們參觀轄下 公共屋邨,讓他們了解香港公營房屋制度的規模 和發展成果。2018/19年度,我們為各地訪問團和 代表團安排29次參觀活動,其中15次(52%)接待 內地代表團,10次(34%)接待海外團體,4次接待 本地關注團體。

位於何文田房委會總部的房委會展覽中心詳細介紹本港公營房屋發展史,饒富趣味,且提供房委會不同範疇工作的詳盡資料。2018/19年度,展覽中心接待逾萬訪客,其中21%是海外和內地的政府官員、學者及專業人士,另大部分(約六成)為學校參觀團體的學生。

澳洲新南威爾士大學建築系學生參觀公營房屋設計



傳媒活動

全港公屋居民約200萬,房委會是管理他們居所的主要公營機構,市民和傳媒自然對我們的政策和工作深感興趣。為讓市民了解房委會的最新動態和各方面工作,我們經常就不同議題向傳媒提供最新資訊。年內,我們發布58份新聞稿、安排23次傳媒簡報會和訪問、解答1573項傳媒查詢,並處理166宗由傳媒轉介的投訴。

員工發展

房委會有賴專業、投入和充滿熱誠的員工,為市民 提供服務。我們為各同事提供培訓機會,提升工作 能力,以應付工作需要,促進事業發展。2018/19 年度,我們為每名員工提供平均27.3小時培訓。 培訓形式多樣,包括面授課程、短期派任計劃、 導師計劃、實地參觀和考察團。房委會易學網繼續 為員工提供自學平台,我們又定期在易學網增添 新學習素材。

2018/19年度,約550名同事獲「心意卡」計劃嘉許, 表揚他們工作表現卓越;我們繼續在「易學網」跟 員工分享傑出團隊的成功故事,又舉辦「工作 融樂、有賴關愛」工作坊,向初級和中級管理人員 傳授領導和激勵員工的技巧,從而加深關懷文化。





重視員工健康和安全

我們推行「員工身心樂健系列」,提供生理、情緒、 社交、職業健康等範疇的資訊,給予員工支援。 年內舉辦一系列定期講座,內容涵蓋員工關注的 課題,包括精神健康、健腦運動、心臟健康、 辦公室綜合症和生命教育;又不時更新「樂健坊」 網站的內容,讓員工掌握最新的健康資訊。

我們注重員工的職業安全和健康(職安健),定時舉辦培訓課程和講座。2018年共舉辦190個職安健講座和課程,約7800名員工參加。同時,我們定期更新房委會內聯網的職安健網站,加入職業安全健康局和勞工處編製的安全資料、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,找出並消除辦公室環境的潛在危險。

善用科技 提升效率

房委會雲端運算基礎設施(房委會雲端平台) 2018年12月推出,可供寄存不同的應用系統。 現有的房委會資訊科技結構平台上逾70個應用 系統,將於未來三年遷移至房委會雲端平台;而 雲端平台容量也隨之逐步擴充,以應付不同應用 系統日後發展的需求。

房委會非常重視資訊保安,我們繼續檢視和加強 現有的保安措施,以保護我們的資訊資產;這些檢 視工作亦有助我們保持ISO 27001: 2013資訊保安 管理的認證資格。提升保安的其中一項策略,是 定期委聘獨立保安顧問,為房委會的資訊科技系統 和相關控制措施進行保安評估,以確保系統符合 政府《保安規例》及規定。為提高房委會內部的 資訊保安意識,我們製作和舉辦多個資訊科技 保安課程(包括一個網上課程),加強員工對資訊 科技保安的認識,提供相關的技術知識。

員工參加深圳考察團,了解創新科技在房屋管理和 智能生活的應用情況

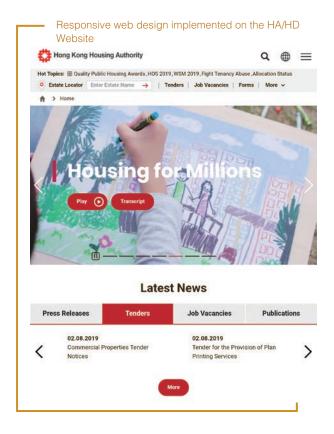


Behind the scenes, the Hong Kong Housing Authority (HA) carries out a wide range of activities that supplement its core roles of planning, constructing and managing public housing. These all help support its mission of enhancing the housing ladder and contributing to the betterment of living quality in Hong Kong. From communicating with stakeholders to nurturing our staff, from organising events for elderly public rental housing (PRH) tenants to upgrading our IT systems, we are constantly moving forward with the ultimate goal of making Hong Kong a better place to live for all.

Diverse Communication Channels

Recognising the importance of easy internet access to information for the public, during the year we continued to implement "responsive web design" on the Housing Authority/Housing Department (HA/HD) Website.

Responsive web design makes the web content flexible in response to the size of screen and the type of device it is viewed on, thus optimising the usability of the web content. It supports desktop PCs, tablets and smart phones. In addition, the enhancement is strengthening scalability, should the sizes of devices change further in the future. We expect to complete this project in mid-2019.



We have remained active in fostering a strong social media presence, especially through the HA's official Facebook page Public Housing Vistas, in order to effectively pass on housing information to the wider public. In the year, we expanded our social media presence further by publishing over 200 Facebook posts (including photos and videos), on topics as diverse as the intakes of public housing estates, the sale of subsidised flats, construction technology, green initiatives, the marking scheme, and various tenancy matters. By the end of the year, we had over 10 000 followers on our Facebook page. This year, we shared over 20 specially-made videos on YouTube which promoted our public housing activities, and also encouraged tenants to adopt healthy and environmentally friendly lifestyles in public housing estates.

Another way in which we provide detailed, up-to-date information about our activities is through informative articles published in our monthly e-newsletter *Housing Dimensions*. Our bi-annual *Estate Newsletter* is another good source of regular information, specially aimed at PRH tenants.

In 2018/19, we received over 709 300 calls through hotlines and handled some 97 600 enquiries or complaints from different channels (including telephone calls, emails and letters), as compared with over 645 000 calls and some 78 880 enquiries/complaints handled in 2017/18.



Healthy Ageing in Public Housing Estates

The HA's Healthy Ageing in PRH Estates programme has been running for years, and has proved its worth as a way of promoting happy and healthy living for our elderly tenants in their golden years. The programme continued to be very well-received in 2018/19, with around 6 000 elderly tenants participating in various activities during the year. With its ongoing collaboration with the Department of Health's Oral Health Education Unit, the programme provided valuable oral health education to many of our elderly tenants during the year. At the same time a partnership with the School of Nursing of the University of Hong Kong saw elderly tenants in various housing estates receive free health assessments, carried out through home visits and at mobile health assessment stations. A mini exhibition on sarcopenia, a condition that can increase the risk of falling, was also on display at the mobile health assessment stations. Other activities organised for elderly tenants included educational talks and workshops on preventing sarcopenia.



The HA is always keen to show overseas visitors around its PRH estates, as such visits can help them understand both the magnitude of Hong Kong's public housing system and the reasons behind its success. In 2018/19, we organised 29 such site visits for groups and delegations from overseas, of which 15 (52%) were Mainland delegations and the other 10 (34%) were groups from elsewhere around the world. Four visits by local interest groups were also organised.





A delegation from School of Architecture, University of New South Wales Sydney visiting our Exhibition Centre



The HA Exhibition Centre, located at the HA Headquarters in Ho Man Tin, showcases the fascinating history of Hong Kong public housing and provides much detailed information about every aspect of our work. Over 10 000 visitors made the trip to the Exhibition Centre in 2018/19, 21% of whom were government officials, academics and professionals from overseas and the Mainland. The bulk of the visitors, at around 60%, were students on school visits.

Media Activities

The HA is a major public organisation which manages accommodation of about 2 million PRH residents in Hong Kong. There is naturally much public and media interest in our policies and activities. To help provide the public with a well-informed and balanced view of the work of the HA, we are constantly providing information to the media to update them on a host of issues. During the year, we issued 58 press releases, arranged 23 briefings and interviews, handled 1 573 media enquiries, and dealt with 166 complaints referred to us by the media.

Staff Development

The HA relies on a skilled, committed and motivated workforce, and to this end it provides every staff member with training opportunities to address both operational needs and career development aspirations. In 2018/19, we provided an average of 27.3 hours of training per staff member. This was delivered in diverse learning formats including classroom training, attachment programmes, mentoring programmes,

site visits and study tours. In addition, the HA e-Learning Portal remained a valuable resource for staff self-learning, and new learning materials were regularly added to it.

In 2018/19, our Extra Mile Card Plan recognised exemplary performances of some 550 colleagues. We continued to share inspiring success stories of team achievements with colleagues on the HA e-Learning Portal. In addition, Care@Work Workshops were organised for junior and middle managers to reinforce caring culture in leading, engaging and developing staff.





Prioritising Staff Health and Safety

Our Employee Wellness Programme supports staff by providing them with information on matters relating to physical, emotional, social and occupational health. The programme includes a regular seminar series on topics of interest to staff, including mental health, healthy brain exercise, heart care, office syndromes and life education. The HA's Health Portal is regularly updated with the latest health-related information.

We continued to arrange occupational safety and health (OSH) training courses and seminars regularly. In 2018, around 7 800 staff members attended 190 seminars/courses. We regularly updated our dedicated OSH website on the HA intranet by adding safety information, health tips and publications from the Occupational Safety and Health Council and the Labour Department. Through our annual Departmental Office Safety Inspection Exercise we identified and removed potential hazards in the office environment.

Enhancing Efficiency through IT

An enhancement of our IT infrastructure was completed in December 2018 with the launch of the new HA Cloud Computing Infrastructure (HA-Cloud). HA-Cloud is designed for hosting different application systems, and during the next three years over 70 such application systems will be migrated to HA-Cloud from the existing HA Information Technology Architecture platform. The capacity of HA-Cloud will be gradually expanded to meet the requirements of different application systems as they evolve.

Information security is a high priority for the HA, and we are continuously reviewing and strengthening the security measures we have in place to protect our information assets. These reviews also enable us to maintain our ISO 27001:2013 certification for information security management. As part of our security enhancement strategies, we regularly engage independent security consultants to carry out security reviews of our IT systems and related controls to ensure that the systems conform to the Government Security Regulations and requirements. To enhance our internal preparedness, we have developed and run a number of IT security training courses (including an online training programme) which help enhance staff awareness of IT security and provide them with relevant technical know-how in this area.





2018/19 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	
香港項目管理學會項目管理大獎 2017 洪福邨(洪水橋第13區公共房屋發展計劃) 社區服務/區域發展一優勝者 建造/工程一優勝者 Project Management Achievement Awards 2017 Hung Fuk Estate (Public Rental Housing Development at Hung Shui Kiu Area 13) Community Service / Regional Development – Winner Construction / Engineering – Winner	香港項目管理學會 Hong Kong Institute of Project Management
香港項目管理學會大獎2017 工業區內的城市綠洲(改建柴灣工廠邨大廈為公共租住房屋) 建造/工程一優勝者 Hong Kong Institute of Project Management Awards 2017 Urban Oasis in Industrial Setting (Conversion of Chai Wan Factory Estate to Public Rental Housing) Construction / Engineering – Winner	香港項目管理學會 Hong Kong Institute of Project Management
香港工程師學會結構分部卓越結構大獎2018 沙田52區第二期公共租住房屋發展計劃(行人天橋B) 基建和橋樑一卓越結構大獎 HKIE Structural Division Structural Excellence Award 2018 Public Rental Housing Development at Shatin Area 52 Phase 2 (Footbridge B) Infrastructures & Footbridges – Grand Award	香港工程師學會結構分部 Structural Division of the Hong Kong Institution of Engineers
優質建築大獎2018 洪福邨(洪水橋第13區公共房屋發展計劃) 香港住宅項目(多幢建築物)—優質卓越大獎及優質建築大獎 工業區內的城市綠洲(改建柴灣工廠邨大廈為公共租住房屋) 翻新/活化—大獎 Quality Building Award 2018 Hung Fuk Estate (Public Rental Housing Development at Hung Shui Kiu Area 13) Hong Kong Residential (Multiple Buildings) – Quality Excellence Award & Grand Award Urban Oasis in Industrial Setting (Conversion of Chai Wan Factory Estate to Public Rental Housing) Renovation / Revitalisation – Grand Award	香港測量師學會香港建築師學會香港建築師學會香港營造師學會香港工程師學會香港民屋經歷學會香港房質保證局國際物業設施管理協會(香港分會)香港地產建設商會HKIS, HKCA, HKIA, HKICM, HKIE, HKIH, HKQAA, IFMA(HK Chapter), REDA
香港規劃師學會周年大獎2018 洪福邨(洪水橋第13區公共房屋發展計劃) 周年大獎—銀獎 Hong Kong Institute of Planners (HKIP) Awards 2018 Hung Fuk Estate (Public Rental Housing Development at Hung Shui Kiu Area 13) Annual Awards – Silver Award	香港規劃師學會 Hong Kong Institute of Planners

獎項/得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
第十二屆 Autodesk 香港建築信息模擬設計大獎 房委會最新建築信息模擬標準及指引 — 香港建築信息模擬新標準 企業大獎 — Pioneer of BIM Award Autodesk Hong Kong BIM Awards 2018 Housing Authority's New BIM Standard and Guideline – "Setting a New BIM Standard for Hong Kong" Entrepreneur Awards – Pioneer of BIM Award	歐特克遠東有限公司 Autodesk Far East Limited
亞太項目管理學會聯盟大獎2018 連翠邨(柴灣連城道公共房屋發展計劃) 建造/工程一高度嘉許 Asia Pacific Project Management Awards 2018 Lin Tsui Estate (Public Rental Housing Development at Lin Shing Road, Chai Wan) Construction and Engineering – High Commendation	亞太項目管理學會聯盟 Asia Pacific Federation of Project Management
第24屆公德地盤嘉許計劃 西北九龍填海區六號地盤第一、第二和第三期公共房屋及發祥街西居者有其屋發展計劃地基工程工程監督隊伍一表揚荔枝角道東京街第一和第二期公共房屋發展計劃工程監督隊伍一表揚24th Considerate Contractors Site Award Scheme Foundation for Public Housing Development at North West Kowloon Reclamation Site 6 Phases 1, 2 and 3 and Fat Tseung Street West Contract Supervisory Team – Appreciation Construction of Public Housing Development at Lai Chi Kok Road – Tonkin Street Phases 1 & 2 Contract Supervisory Team – Appreciation	發展局及建造業議會 Development Bureau and Construction Industry Council

環保 Environmental Friendliness	
環保設計先鋒大獎2018 工業區內的城市綠洲(改建柴灣工廠邨大廈為公共租住房屋) 住宅建築一複合房屋一優勝者 FuturArc Green Leadership Award 2018 Urban Oasis in Industrial Setting (Conversion of Chai Wan Factory Estate to Public Rental Housing) Residential – multiple houses – Winner	FuturArc
香港綠色機構認證 香港房委會減廢表現減廢證書—卓越級別 Hong Kong Green Organisation Certification HKHA Waste Reduction Performance Wastewi\$e Certificate – Excellence Level	環境運動委員會 Environmental Campaign Committee
建造業議會可持續建築大獎 安達臣道地盤A及地盤B第一和第二期公屋發展計劃綜合合約項目 業主(公營)—銅獎 CIC Sustainable Construction Award 2018 Integrated Contract of PRH at Anderson Road Site A & B Phases 1 & 2 Project Owner (Public Sector) – Bronze	建造業議會 Construction Industry Council

獎項/得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
屋邨管理 Estate Management	
香港綠色機構 利安邨 節能證書—良好級別 減廢證書—基礎級別 The Hong Kong Green Organisation Certificate Lee On Estate Energywi\$e Certificate – Good Level Wastewi\$e Certificate – Basic Level	環境運動委員會 Environmental Campaign Committee
大廈優質供水認可計劃一沖廁水(藍) 利安邨 Quality Water Supply Scheme For Buildings – Flushing Water (Blue) Lee On Estate	水務署 Water Supplies Department
第17屆沙田區優質大廈管理比賽 欣安邨 公共房屋組亞軍 公共房屋組(大廈環境衛生)冠軍 公共房屋組(公用地方防止蚊患及鼠患措施)冠軍 公共房屋組(環保綠化)冠軍 The 17 th Quality Building Management Competition in Sha Tin Yan On Estate Runner-up of Public Housing Group Champion of Building Environmental Hygiene of Public Housing Group Champion of Common Areas to Prevent Mosquito and Rodent measures of Public Housing Group Champion of Green Environment of Public Housing Group	沙田區議會 Sha Tin District Council
卓越設施管理獎2018 寶鄉邨 卓越獎(公營租住及資助購房屋) Excellence in Facility Management Award 2018 Po Heung Estate Excellence Award (Public Rental & Subsidised Purchase Housing)	香港設施管理學會 The Hong Kong Institute of Facility Management
香港綠色機構 大元邨 減廢證書 — 卓越級別 The Hong Kong Green Organisation Certificate Tai Yuen Estate 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
關愛長者約章 大元邨 Care for the Elderly Charter Tai Yuen Estate	社會福利署/大埔及北區 安老服務協調委員會 Social Welfare Department / Tai Po & North District Co-ordinating Committee on Elderly Services
第17屆沙田區優質大廈管理比賽豐和邨公共房屋組冠軍公共房屋組冠軍公共房屋組(大廈防火及消防設備)冠軍公共房屋組(大廈防火及消防設備)冠軍公共房屋組(公用地方防止蚊患及鼠患措施)冠軍The 17 th Quality Building Management Competition in Sha Tin Fung Wo Estate Champion of Public Housing Group Champion of Fire Prevention and Fire Equipment of Public Housing Group Champion of Common Areas to Prevent Mosquito and Rodent Measures of Public Housing Group	沙田區議會 Sha Tin District Council
優質物業設施管理大獎2018 美田邨 資助房屋物業管理:優異獎狀 Quality Property & Facility Management Award 2018 Mei Tin Estate Subsidised Housing Property Management: Certificate of Merit	香港測量師學會 香港物業管理公司協會 The Hong Kong Institute of Surveyors The Hong Kong Association of Property Management Companies
家居廢物源頭分類獎勵計劃2017/18 水泉澳邨 優異獎 Commendation Scheme on Source Separation of Domestic Waste 2017/18 Shui Chuen O Estate Certificate of Merit	環境保護署 Environmental Protection Department
2018最佳園林大獎私人物業一優異獎 大本型 大型非住宅物業組(樓齡六年以下) 2018 Best Landscape award for Private Property Development - Merit Domain Large-scale non-domestic property (properties below 6 years of age)	康樂及文化事務署 Leisure and Cultural Services Department
2017-2018年度東九龍「優秀伙伴」物業 大本型 The "Outstanding Partner" Property, Kowloon East in the year of 2017-2018 Domain	香港警務處 東九龍總區防止罪案 辦公室 Hong Kong Police Regional Crime Prevention Office, Kowloon East

獎項/得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
2018中電「創新節能企業大獎」 可再生能源組別一可再生能源成效大獎 香港房屋委員會 CLP Smart Energy Award 2018 Renewable Energy Category – Renewable Energy Achievement Award Hong Kong Housing Authority	中華電力有限公司 CLP Power Hong Kong Limited
香港品質保證局「企業社會責任先導者標誌」 房屋署 Hong Kong Quality Assurance Agency Corporate Social Responsibility Index Advocate Mark Housing Department	香港品質保證局 Hong Kong Quality Assurance Agency
利是封回收重用大行動 感謝紀念座一香港房屋委員會 Lai See Packet Recycle and Reuse Programme Thanksgiving Trophy – Hong Kong Housing Authority	綠領行動 Greeners Action
2019年香港花卉展覽 最佳展品 (園林景點) 金獎一房屋署 Hong Kong Flower Show 2019 Gold Award for Outstanding Exhibit (Landscape Display) – Housing Department	康樂及文化事務署 Leisure and Cultural Services Department

機構 Corporate	
ISO/IEC 20000-1:2011 資訊科技服務管理體系認證 香港房屋委員會 ISO/IEC 20000-1:2011 Information Technology Service Management System Certification Hong Kong Housing Authority	香港品質保證局 Hong Kong Quality Assurance Agency
「能力成熟度模式整合」成熟度第三級(1.3版) 香港房屋委員會 Capability Maturity Model Integration for Software Development Maturity Level 3 (CMMI-DEV Version 1.3) Hong Kong Housing Authority	美國國防部委託卡內基 美隆大學的軟件工程學院 Software Engineering Institute, Carnegie Mellon University, USA
Mercury Excellence Awards 2018/2019 Public Housing Development in Hong Kong Video (Children Version) Silver Winner (Video-DVD / Online: Educational / Informational) – Hong Kong Housing Authority	MerComm, Inc.
「同心展關懷」機構2018/19 「連續10年或以上同心展關懷」標誌一房屋署 Caring Organisation 2018/19 10 Years Plus Caring Organisation Logo – Housing Department	香港社會服務聯會 The Hong Kong Council of Social Service



我們在2018/19年度的工作重點,仍然是透過維持 穩健的財務和資金管理,以貫徹香港房屋委員會 (房委會)的願景和工作目標。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。

2018/19年度財務報表

房委會根據與政府的財政安排,以及房委會所通 過的會計政策編製財務報表。2018/19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	5,308
2. 資金管理帳目盈餘	1,582
3. 代管服務帳目盈餘	39
年內盈餘	6,929

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0.11億元的非運作收入淨額後,2018/19年度的整體運作盈餘為53.08億元。

租住房屋業務在2018/19年度錄得7.63億元的 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	805
中轉房屋	(39)
長者租金津貼	(3)
	763

商業樓宇業務在扣除0.74億元的特殊項目前,盈餘 為16.80億元。有關業務涉及下列類型設施:

運作盈餘	百萬元
商場	910
停車場	365
工廠	99
福利用途樓宇	306
	1,680

特殊項目款額為0.74億元,此金額是由房委會撥款 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29.30億元。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)/ 綠表置居計劃(綠置居計劃)	1,187
私人機構參建居屋計劃 (私人參建計劃)	261
租者置其屋計劃(租置計劃)	1,504
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)	(22)
	2,930

特殊項目款額為200萬元,此金額包括居屋/綠置居計劃單位年末未售存貨的減值,以及就已售予香港按揭證券有限公司的自置貸款計劃貸款組合中尚未償還餘額的未來利息負債所作的調整。

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,2018/19年度的盈餘為15.82億元。在2019年3月31日,房委會的投資資金為423.44億元。房委會資金在2018/19年度的整體總回報率為3.7%。

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亦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2018/19年度就資產配置 策略進行了全面檢討。經修訂的資產配置策略 概列如下:

外匯基金保本項目	約80.0%
港元/美元存款及債券	8.0%
股票	12.0%
	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:已落成資助出售單位屋苑住宅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), maintaining sound financial and funds management remained our key focus in 2018/19. 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 2018/19 Financial Statements

The HA's Financial Statements have been prepared in accordance with accounting policies approved by the HA and the Financial Arrangements with the Government. A full set of the Financial Statements for 2018/19 is enclosed together with this Annual Report in a shared jacket. Additionally, summaries of the HA's operating results and capital expenditure for the past five years are depicted in Appendices 9 and 10 of this Annual Report respectively.

Financial Highlights

The consolidated result for the year is summarised as follows:

	\$M
Consolidated Operating Account Surplus	5,308
2. Funds Management Account Surplus	1,582
3. Agency Account Surplus	39
Surplus for the year	6,929

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 \$5,308 million for 2018/19 after taking into account a net non-operating income of \$11 million.

Rental Housing Operations generated a surplus of \$763 million during 2018/19, analysed over the following types of housing:

Operating Surplus/(Deficit)	\$M
Rental Housing	805
Interim Housing	(39)
Rent Allowance for the Elderly	(3)
	763

Commercial Operations generated a surplus of \$1,680 million before charging exceptional items of \$74 million, analysed over the following types of facilities:

Operating Surplus	\$M
Commercial Complexes	910
Car Parks	365
Factories	99
Welfare Premises	306
	1,680

The exceptional items of \$74 million represent expenditure incurred on Government infrastructure and community facilities funded by the HA.

Home Ownership Assistance Operations generated a surplus of \$2,930 million, before including the exceptional items of \$2 million, analysed over the following home ownership schemes:

Operating Surplus/(Deficit)	\$M
Home Ownership Scheme (HOS)/Green Form Subsidised Home Ownership Scheme (GSH)	1,187
Private Sector Participation Scheme (PSPS)	261
Tenants Purchase Scheme (TPS)	1,504
Home Purchase Loan Scheme (HPLS) and Home Assistance Loan Scheme (HALS)	(22)
	2,930

The exceptional items of \$2 million represents writedown of stock value of unsold HOS/GSH flats at year end and adjustments of future interest liability on the outstanding balance of the HPLS loan portfolio sold to the Hong Kong Mortgage Corporation Limited.

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 showed a surplus of \$1,582 million for 2018/19. As at 31 March 2019, the HA's funds available for investment stood at \$42,344 million. For 2018/19, the overall return (gross) on the HA's funds was 3.7%.

The HA's investment strategy is determined by the HA's Finance Committee with reference to the independent investment consultant's 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 overall review on the HA's Strategic Asset Allocation was conducted in 2018/19 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 80.0%
HKD/USD deposits and bonds	8.0%
Equities	12.0%
	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 Subsidised Sale Flats domestic courts and the common areas of the estates with properties divested, and for the supervision of government reimbursable projects.





2018/19 香港房屋委員會委員 The Hong Kong Housing Authority Members

1 主席 Chairman 陳帆先生 (運輸及房屋局局長) The Honourable Frank CHAN Fan (Secretary for Transport and Housing) ② 副主席 Vice-Chairman

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

委員Members

許美嫦女士 Ms Tennessy HUI Meisheung

- 劉詩韻女士 Ms Serena LAU Sze-wan
- 7 蘇晴女士 Ms SO Ching

雷紹麟先生 Mr Alan LUI Siu-lun

郭榮鏗議員 The Honourable Dennis KWOK Wing-hang

陳家樂教授 Professor CHAN Ka-lok

盧麗華博士 Dr Miranda LOU Lai-wah

- 陳志球博士 Dr Johnnie Casire CHAN Chi-kau
- p 陳正思女士 Ms Cissy CHAN Ching-sze

劉國裕博士 (至2018年8月12日止) Dr LAU Kwok-yu (up to 12 August 2018)

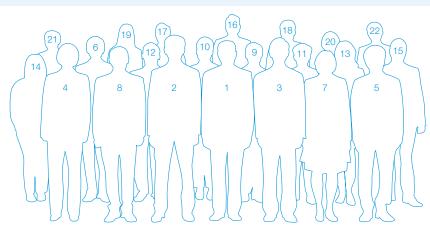
- ⑤ 温文儀先生 Mr WAN Man-yee
- 8 張達棠先生 Mr CHEUNG Tat-tong
- 張國鈞議員The Honourable Horace CHEUNG Kwok-kwan
- 李國麟議員 Professor the Honourable Joseph LEE Kok-long
- 彭韻僖女士 Ms Melissa Kaye PANG
- 陳旭明先生 Mr Raymond CHAN Yukming
- DI經事務及庫務局常任秘書長 (庫務) (2)或 財經事務及庫務局副秘書長 (庫務) (2)或 財經事務及庫務局首席助理秘書長 (庫務) (管理會計) 候補) 吳輝明先生 Permanent Secretary for Financial Services and the Treasury (Treasury) (with Deputy Secretary for Financial Services and the Treasury (Treasury) (2) or Mr Louie NG Fai-ming, Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Management Accounting) as her alternate)

- 3 黃遠輝先生 Mr Stanley WONG Yuen-fai
- 6 蔡海偉先生 Mr CHUA Hoi-wai

盧偉國議員 Dr the Honourable LO Wai-kwok

- 郭偉强議員 The Honourable KWOK Wai-keung
- 村創盛議員 The Honourable Wilson OR Chong-shing
- 鄭慧恩女士 Miss Vena CHENG Wei-yan
- 76 尹兆堅議員 The Honourable Andrew WAN Siu-kin
- 19 黃碧如女士 Ms Cleresa WONG Pie-yue

地政總署署長
(地政總署副署長(一般事務)或
地政總署副署長(專業事務)候補) 慕容漢先生
Director of Lands
(with Deputy Director of Lands
(General) or
Mr Tony MOYUNG Hon,
Deputy Director of Lands (Specialist)
as his alternate)





陳帆先生, JP (主席)(運輸及房屋局局長) The Honourable Frank CHAN Fan, JP (Chairman) (Secretary for Transport and Housing)

陳帆先生於2017年7月1日獲委任為運輸及房屋局局長,此前他自2011年12月起出任機電工程署署長,並兼任機電工程營運基金總經理。

作為運輸及房屋局局長,陳先生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。他亦是香港鐵路有限公司、香港按揭證券有限 公司及香港機場管理局的董事,以及可持續發展委員會、土地供應專責小組和青年發展委員會 的成員。

陳先生為英國機械工程師學會的榮譽資深會員及香港工程師學會的資深會員。他於香港大學 取得工程學學士學位後,再於英國亞伯丁大學取得醫學物理學碩士學位,以及於香港大學取得 工商管理學碩士學位。

Mr Frank CHAN Fan was appointed Secretary for Transport and Housing on 1 July 2017. Before assuming this post, Mr Chan was the Director of Electrical and Mechanical Services and the General Manager of the Electrical and Mechanical Services Trading Fund since December 2011.

As the Secretary for Transport and Housing, Mr Chan 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 a board member of the MTR Corporation Limited, the Hong Kong Mortgage Corporation Limited and the Airport Authority Hong Kong; as well as a member of the Council for Sustainable Development, Task Force on Land Supply and Youth Development Commission.

Mr Chan is an Honorary Fellow of the Institution of Mechanical Engineers and Fellow of the Hong Kong Institution of Engineers. Mr Chan received his Bachelor's degree in engineering from the University of Hong Kong, Master's degree in medical physics from the University of Aberdeen, UK, and Master's degree in business management from the University of Hong Kong.



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.



許美嫦女士, мн, лр Ms Tennessy HUI Mei-sheung, мн, лр

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、油尖旺區撲滅罪行委員會委員,以及獨立監察警方處理投訴委員會觀察員。許女士也是香港醫務委員會業外委員、漁民特惠津貼上訴委員會(禁拖措施)主席,以及漁民特惠津貼上訴委員會(海事工程)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, Yau Tsim Mong District Fight Crime Committee and Observer of Independent Police Complaints Council. Ms Hui is also a lay member of the Medical Council of Hong Kong, the Chairman of the Fishermen Claims Appeal Board (Trawl Ban) and the Chairman of the Fishermen Claims Appeal Board (Marine Works Projects).

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 North Point Government Primary School.



劉國裕博士, JP Dr LAU Kwok-yu, JP (至2018年8月12日止) (up to 12 August 2018)

劉國裕博士是研究房屋政策及行政的學者,現任香港城市大學公共政策學系特約教授,另兼任明愛專 上學院社會科學院研究教授。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,包括香港房屋委員會(房委會)轄下多個小組委員會的委員,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的成員。他亦曾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。他在2012至2018年間出任香港房屋協會監事會成員。劉博士的房委會委員任期為六年,於2018年8月12日結束。

劉博士於2017年4月21日至2019年3月31日期間出任房委會資助房屋小組委員會委員。劉博士現時是香港房屋協會長者房屋特別委員會委員、天主教教區建築及發展委員會成員及其轄下的研究及發展小組委員會成員、深水埗區議會私人樓宇及市區更新工作小組增選委員、香港房屋經理學會專業實務委員會增選委員、公屋聯會名譽顧問、香港社會服務聯會社會房屋營運及服務工作小組委員,以及市區重建局深水埗分區諮詢委員會成員。

Dr LAU Kwok-yu is an academic specialising in housing policy and administration. He is currently an Adjunct Professor of the Department of Public Policy, City University of Hong Kong. He held concurrent appointment as Research Professor of the School of Social Sciences, Caritas Institute of Higher Education. 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 (HA), and was a member of the Housing Bureau's Long Term Housing Strategy Review Steering Group and the Urban Renewal Authority's Land, Rehousing and Compensation Committee and Review Committee. He was also a co-opted member of the Kwai Tsing District Council's Housing Affairs Committee and the Home Affairs Department's Sub-Committee on Property Management Practitioners under the Advisory Committee on the Regulation of the Property Management Industry. He served as a member of the Supervisory Board of the Hong Kong Housing Society from 2012 to 2018. Dr Lau's sixyear term of service as a HA member ended on 12 August 2018.

Dr Lau served as a member of the HA's Subsidised Housing Committee between 21 April 2017 and 31 March 2019. He is currently a member of the Hong Kong Housing Society's Special Committee on Elderly Housing, a member of the Diocesan Building and Development Commission and its Research and Development Committee, a co-opted member of the Working Group on Private Premises and Urban Revitalisation of the Sham Shui Po District Council, a co-opted member of the Hong Kong Institute of Housing's Professional Practice Committee, an Honorary Advisor of the Federation of Public Housing Estates, a member of the Working Group on Social Housing Operation and Services of the Hong Kong Council of Social Service, and a member of the Urban Renewal Authority's Sham Shui Po District Advisory Committee.



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。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。自2017年9月起,黃先生被委任為土地供應專責小組主席。

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. 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. Since September 2017, he has been appointed the Chairman of Task Force on Land Supply.

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、中小型企業委員會委員、香港房屋委員會及轄下商業樓宇小組委員會和審計附屬小組委員會委員、青年發展委員會委員、中醫藥發展基金諮詢委員會委員,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 Small and Medium Enterprises Committee, the Hong Kong Housing Authority and its Commercial Properties Committee and Audit Sub-Committee, the Youth Development Commission and the Advisory Committee on Chinese Medicine Development Fund. She is also a Director of the Board of the Urban Renewal Fund.

Ms Lau is the 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、佛教志蓮中學、拔萃女書院和香港兆基創 意書院的校董,以及喜家社區房屋有限公司董事。

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 the 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 from 2012 to 2014. He has been appointed as a member of the West Kowloon Cultural District Authority since October 2014, and thereafter since 2016 he has been appointed as the Chairman of Performing Art Committee, the Director of Blue Poles Limited and a member of M Plus Museum Limited.

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, the Manager of the School Boards of Chi Lin Buddhist Secondary School, Diocesan Girls' School and HKICC Lee Shau Kee School of Creativity, and the Director of the Prior Social Housing Limited.



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、扶貧委員會轄下關愛基金專責小組副主席、土地及建設諮詢委員會 委員、安老事務委員會委員和精神健康諮詢委員會委員。

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 Vice-Chairman of the Community Care Fund Task Force under the Commission on Poverty, as well as a member of the Land and Development Advisory Committee, the Elderly Commission and the Advisory Committee on Mental Health.



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年加入香港房屋委員會(房委會)轄下建築小組委員會,2014年成為房委會委員,並由2018年起擔任策劃小組委員會委員及審計附屬小組委員會主席。蘇女士現為香港建築師學會理事及該會轄下教育事務部主席、聯合國教科文組織一國際建築師協會建築教育委員會成員、建造業創新及科技基金評審小組委員會成員、輸入優秀人才及專才諮詢委員會成員,以及香港浸會大學校董會成員。

Ms SO Ching is a registered architect in Hong Kong and the Executive Director of an architectural consultant company, specialising in large scale building development. She joined the Building Committee of the Hong Kong Housing Authority (HA) in 2013 and has become a member of HA since 2014. She has also been a member of the Strategic Planning Committee and the Chairperson of Audit Sub-Committee since 2018. Ms So is currently a Council member of the Hong Kong Institute of Architects and the Chair of its Board of Educational Affairs, a member of the UNESCO-UIA Education Commission, a member of the Vetting Sub-committee on Construction Innovation and Technology Fund, a member of the Advisory Committee on Admission of Quality Migrants and Professionals and a Council member of Hong Kong Baptist University.



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,除了是建造業議會 和建造業工人註冊管理局的創會會員外,他在過去多年亦曾任廉政公署防止貪污諮詢委員會 委員、上訴委員團(城市規劃)委員和牌照上訴委員會成員。張先生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,他也是大口環根德公爵夫人兒童 醫院管治委員會主席和香港弱能兒童護助會主席。張先生現任香港大學房地產及建設系客席 教授,並為香港大學建築系和房地產及建設系,以及香港理工大學建築及房地產學系擔任兼任 講師。

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 also 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 a member of the Corruption Prevention Advisory Committee of the Independent Commission Against Corruption, the Appeal Board Panel (Town Planning) and the Licensing Appeals Board for the past years. He was the former President of the Hong Kong Institute of Surveyors and the former Chairman of the Surveyors Registration Board. Apart from being a member of the Hong Kong Housing Authority, he is currently serving as the Chairman of 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 a part-time lecturer in the Department of Architecture and Department of Real Estate and Construction, the University of Hong Kong, as well as the Department of Building and Real Estate, The Hong Kong Polytechnic University.



盧偉國議員, sвs, мн, лр Dr the Honourable LO Wai-kwok, sвs, мн, лр

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,也是醫院管理局大會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 as a member of the Hospital Authority Board and the West Kowloon Cultural District Authority Board.



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,同時擔任競爭事務委員會、工業貿易諮詢委員會委員、紀律人員薪俸及服務條件常務委員會、消費者委員會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 Competition Commission, the Trade and Industry Advisory Board, Standing Committee on Disciplined Services Salaries and Conditions of Service, Consumer Council 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。他於2017年7月1日後獲行政長官委任為行政會議成員。此外,他是立法會及中西區區議會民選議員,同時也是香港房屋委員會委員、香港按揭證券有限公司董事局成員以及香港大學校董會委員。

Mr Horace CHEUNG Kwok-kwan is a partner of Messrs Cheung & Yeung, Solicitors, who has been appointed by the Chief Executive as a member of Executive Council and assumed his duties on 1 July 2017. He is also an elected member of Legislative Council and Central & Western District Council. Apart from the above, he is currently serving as a member of the Hong Kong Housing Authority, a board member of The Hong Kong Mortgage Corporation Limited, as well as the court member of the University of Hong Kong.



郭偉强議員, JP The Honourable KWOK Wai-keung, JP

郭偉强先生是註冊社會工作者,也是立法會民選議員和東區區議會民選議員。目前,他是香港房屋委員會及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 as a member of 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,並於2016年連任。現為公民黨執行委員會成員(黨務發展)及專業議政召集人。

郭先生是公民黨創黨黨員,也是公共專業聯盟(公共政策的智庫組織)及專業議政(立法會功能界別議員組成的聯盟)的創辦成員。他在2012至2016年期間擔任市區重建局的非執行董事(非官方成員),亦曾任中國維權律師關注組的執行委員會委員,以及香港大律師公會中國業務發展常委會委員。現為香港房屋委員會委員、競爭事務委員會委員及香港按揭證券有限公司董事。

郭先生1999年畢業於倫敦國王學院並取得法學士學位,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,其後於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 representing the legal profession in Hong Kong. He was elected in 2012 and then re-elected in 2016. He is currently the Executive Committee Member (Party Development) of the Civic Party and the Convenor of The Professionals Guild.

Mr Kwok is a founding member of the Civic Party, The Professional Commons (a think-tank on public policies) and The Professionals Guild (an alliance formed among functional constituency Members in the Legislative Council). He was also a Non-executive Director (non-official) on the Board of the Urban Renewal Authority from 2012 to 2016, an Executive Committee member on the Board of the China Human Rights Lawyers Concern Group, and a member of the Standing Committee on China Practice Development of the Hong Kong Bar Association. He is currently serving as a member of the Hong Kong Housing Authority and the Competition Commission, as well as a Director of the Hong Kong Mortgage Corporation Limited.

Mr Kwok graduated from King's College London in 1999 where he received his LLB. He 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.

Mr Kwok 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

李國麟教授現任立法會議員,身兼香港公開大學護理及健康學院院長及教授。

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、律敦治醫院及鄧肇堅 醫院管治委員會成員及大嶼山發展諮詢委員會成員。

Professor Joseph LEE Kok-long is a member of the Legislative Council, Dean and Professor of the School 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 Hospital Governing Committee of Ruttonjee Hospital and Tang Shiu Kin Hospital and Lantau Development Advisory Committee.



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

柯創盛先生是立法會議員(地方選區—九龍東)和觀塘區議員。他現為香港房屋委員會及轄下 資助房屋小組委員會和商業樓宇小組委員會委員、醫院管理局基督教聯合醫院管治委員會成 員、市區重建局觀塘分區諮詢委員會成員,以及觀塘區議會房屋事務委員會主席。

柯先生是民主建港協進聯盟中央委員會委員、香港政協青年聯會社會事務委員會副主任及九 龍社團聯會常務理事。

Mr Wilson OR Chong-shing is a member of the Legislative Council (Geographical Constituency – Kowloon East) and the Kwun Tong District Council. Currently, he is a member of the Hong Kong Housing Authority and its Subsidised Housing Committee and Commercial Properties Committee, a member of the Hospital Governing Committee of United Christian Hospital under the Hospital Authority, a member of the Kwun Tong District Advisory Committee of the Urban Renewal Authority and the Chairman of the Housing Committee of the Kwun Tong District Council.

Mr Or is a member of the Central Committee of the Democratic Alliance for the Betterment and Progress of Hong Kong, the Vice-Chairman of the Social Affairs Committee of the Hong Kong CPPCC Youth Association and a General Committee Member of the Kowloon Federation of Associations.



陳家樂教授 Professor CHAN Ka-lok

陳家樂教授現為香港中文大學商學院院長。他曾任香港科技大學商學院署理院長兼財務學系講座教授。自2009年起,陳教授一直出任「香港銀行學會傑出財富管理師大獎」籌組委員會主席。陳教授於2008至2010年期間擔任亞洲金融學會主席,目前是多個委員會的委員/成員,計有恒生指數顧問委員會、盈富基金監督委員會、香港金融管理局外匯基金諮詢委員會轄下的金融基建及市場發展委員會、財經事務及庫務局轄下提升資產財富管理業人才培訓先導計劃的督導委員會、香港房屋委員會,證券及期貨事務監察委員會諮詢委員會。陳教授於中文大學取得經濟學社會科學學士學位,其後於美國俄亥俄州立大學獲得金融學哲學博士學位。

Professor CHAN Ka-lok is the Dean of the Chinese University of Hong Kong (CUHK) Business School. Previously, he served as the Chair Professor of Finance and Acting Dean of the Hong Kong University of Science and Technology Business School. Professor Chan has been the Chairman of the Organizing Committee of the Hong Kong Institute of Bankers Outstanding Financial Management Planner Awards since 2009. Professor Chan was the President of Asian Finance Association from 2008 to 2010, and currently serves as a member of a number of committees including the Hang Seng Index Advisory Committee, the Supervisory Committee of the Tracker Fund of Hong Kong, the Exchange Fund Advisory Committee Financial Infrastructure and Market Development Sub-Committee of the Hong Kong Monetary Authority, the Steering Committee on the Pilot Programme to Enhance Talent Training for the Asset and Wealth Management Sector of the Financial Services and the Treasury Bureau, the Hong Kong Housing Authority, and the Advisory Committee of the Securities and Futures Commission. Professor Chan obtained his B.S.Sc. in Economics from CUHK, and subsequently PhD in Finance from the Ohio State University.



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

彭韻僖女士是執業律師及彭耀樟律師事務所的合夥人。她具備國際公證人、婚姻監禮人、認可 調解員及中國委託公證人的資格,在商業與公司訴訟方面擁有豐富經驗。

彭女士現為香港律師會會長及公民教育委員會主席。

Ms Melissa Kaye PANG is a practising solicitor and the Managing Partner of Pang & Associates. She is also a notary public, civil celebrant, accredited mediator and China Appointed Attesting Officer. Ms Pang has substantial experience in commercial and company litigation.

Ms Pang is currently the President of The Law Society of Hong Kong and the Chairman of Committee on the Promotion of Civic Education.



鄭慧恩女士 Miss Vena CHENG Wei-yan

鄭慧恩女士是執業律師,現時於艾金·崗波律師事務所擔任訴訟事務高級顧問律師,主要負責 白領刑事案件和政府調查的辯護、反壟斷事宜、複雜商業訴訟及爭議調解。

鄭女士現為能源諮詢委員會成員、創科創投基金諮詢委員會委員、暴力及執法傷亡賠償委員會委員及人事登記審裁處審裁員。

Miss Vena CHENG Wei-yan is a practising solicitor. She is currently a senior consultant in Akin Gump Strauss Hauer & Feld's litigation practice, focusing on white collar criminal cases and government defense, antitrust, complex commercial litigation and dispute resolution.

Miss Cheng is a member of the Energy Advisory Committee, the Innovation and Technology Venture Fund Advisory Committee and the Criminal and Law Enforcement Injuries Compensation Boards, as well as an adjudicator of the Registration of Persons Tribunal.



盧麗華博士 Dr Miranda LOU Lai-wah

盧麗華博士現任香港理工大學(理大)行政副校長,負責策劃和領導與大學事務及資源相關的行政及管理工作,除負責財務、人力資源、資訊科技等工作之外,還負責校園發展及設施管理、知識轉移及企業發展、附屬公司管理、傳訊及公共事務、校友及學院發展、中國內地事務及管治事宜。

盧博士曾於商界及公營機構擔任不同管理職位。加入理大前,她在東方海外集團最後擔任的職位為東 方海外物流首席營運官,負責領導和管理公司的全球業務發展與企業運作。

盧博士現為物流及供應鏈多元技術研發中心的董事局成員,並擔任香港房屋委員會、公務員薪俸及服 務條件常務委員會、保險事務上訴審裁處上訴委員團及香港管理專業協會物流管理委員會的委員。

Dr Miranda LOU Lai-wah is the Executive Vice President of the Hong Kong Polytechnic University (PolyU), responsible for planning and leading institutional matters in connection with the administration and management of the University's affairs and resources. The scope of responsibility covers finance, human resources, information technology, campus development and facilities management, knowledge transfer and entrepreneurship, subsidiaries management, communications and public affairs, alumni and institutional advancement, Chinese Mainland affairs as well as governance matters.

Before joining PolyU, Dr Lou assumed different management roles in the business and public sectors. Her last position at OOCL Group was Chief Operating Officer of OOCL Logistics, leading and managing its global business development and corporate functions.

Dr Lou is currently a Board Director of the Logistics and Supply Chain MultiTech R&D Centre, and a member of the Hong Kong Housing Authority, the Standing Commission on Civil Service Salaries & Conditions of Service, the Insurance Appeals Tribunal panel and the Logistics Management Committee of The Hong Kong Management Association.



邵家輝議員 The Honourable SHIU Ka-fai

邵家輝先生為現任立法會議員(批發及零售界)及東區區議會議員(寶馬山)。他從事建材的批發、零售及進出口業務。邵先生亦是香港房屋委員會委員、方便營商諮詢委員會和轄下批發及零售業工作小組成員。

Mr SHIU Ka-fai is currently a member of the Legislative Council (Wholesale and Retail) and the Eastern District Council (Braemar Hill). He engages in the business of wholesale, retail, import and export of construction materials. Mr Shiu is also a member of the Hong Kong Housing Authority, the Business Facilitation Advisory Committee and its Wholesale and Retail Task Force.



尹兆堅議員
The Honourable Andrew WAN Siu-kin

尹兆堅先生持有英國艾塞克斯大學社會學文學碩士學位和香港城市大學社會科學榮譽學士(社會工作)學位。尹先生為現任立法會議員、博彩及獎券事務委員會和大嶼山發展諮詢委員會委員。他亦是香港房屋委員會及轄下資助房屋小組委員會委員。

Mr Andrew WAN Siu-kin holds a Master of Arts degree in Sociology from the University of Essex, UK and a Bachelor of Social Science (Honours) degree in Social Work from City University of Hong Kong. Mr Wan is currently a member of the Legislative Council, the Betting and Lotteries Commission and the Lantau Development Advisory Committee. He is also serving as a member of the Hong Kong Housing Authority and its Subsidised Housing Committee.



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

陳志球博士是一個在倫敦證券交易所上市的國際房地產服務集團的行政總裁。他持有商業管理博士學 位、房屋管理碩士學位及房屋管理專業文憑。他是註冊專業房屋經理,也是香港房屋經理學會、英國 特許房屋經理學會、英國皇家特許測量師學會及香港地產行政師學會的資深會員。

陳博士現為香港物業管理公司協會會長、中電客戶諮詢小組主席、香港水上運動議會副主席、香港拯 溺總會義務秘書、香港大學城市規劃及設計系客席教授、香港城市大學公共政策學系房屋學文學碩士 課程副校外學術顧問,以及香港理工大學物業管理學(榮譽)理學士學位課程校外主考。他也是香港房 屋經理學會上屆會長和房屋經理註冊管理局前任主席。

陳博士獲委任擔任多項公職及義務工作,現為香港房屋委員會及其轄下建築小組委員會和商業樓宇小組委員會的委員,也是醫療輔助隊副總監、發展局社區參與綠化委員會成員、懲教署投訴上訴委員會非官方成員、環境及自然保育基金減少廢物項目審批小組委員、職業訓練局保安服務業訓練委員會委員,以及香港吸煙與健康委員會轄下社區聯絡委員會增選委員。

數十年來,陳博士曾在多個政府委員會擔任公職,包括廉政公署防止貪污諮詢委員會、市政服務上訴委員會、機電工程署上訴委員會、職業訓練局房地產服務業訓練委員會、香港貿易發展局專業服務諮詢委員會、香港吸煙與健康委員會等,並曾擔任香港學術及職業資歷評審局學科專家。

Dr Johnnie Casire CHAN Chi-kau is the Chief Executive Officer of a global real estate services group listed on the London Stock Exchange. He holds a Doctoral Degree in Business, a Master's Degree and a Professional Diploma in Housing Management. He is a Registered Professional Housing Manager, and a Fellow of the Hong Kong Institute of Housing, The Chartered Institute of Housing, The Royal Institution of Chartered Surveyors and the Hong Kong Institute of Real Estate Administrators.

Dr Chan is the President of the Hong Kong Association of Property Management Companies, the Chairman of the CLP Customer Consultative Group, the Vice-Chairman of the Hong Kong Water Sports Council, the Honorary Secretary of the Hong Kong Life Saving Society, an Adjunct Professor in the Department of Urban Planning and Design, The University of Hong Kong, the Deputy External Academic Advisor of the Master of Arts in Housing Studies Programme in the Department of Public Policy, City University of Hong Kong, and the External Examiner of Bachelor of Science (Honours) Programme in Property Management, The Hong Kong Polytechnic University. He is also the Immediate Past President of the Hong Kong Institute of Housing and the former Chairman of the Housing Managers Registration Board.

Dr Chan has been appointed to serve in a number of public and voluntary services. Apart from being a member of the Hong Kong Housing Authority and its Building Committee and Commercial Properties Committee, he is currently the Deputy Commissioner of the Auxiliary Medical Service, a member of the Community Involvement Committee on Greening of the Development Bureau, a non-official member of the Correctional Services Department Complaints Appeal Board, a member of the Waste Reduction Projects Vetting Subcommittee of the Environment and Conservation Fund, a member of the Security Services Training Board of the Vocational Training Council (VTC), and a co-opted member of the Community Liaison Committee under the Hong Kong Council on Smoking and Health.

Over the decades, Dr Chan has served on a number of Government boards and committees, including the Corruption Prevention Advisory Committee of the Independent Commission Against Corruption, the Municipal Services Appeals Board, the Appeal Board of the Electrical and Mechanical Services Department, the Real Estate Services Training Board of VTC, the Professional Services Advisory Committee of the Hong Kong Trade Development Council, the Hong Kong Council on Smoking and Health, etc. He has also been a Subject Specialist of the Hong Kong Council for Accreditation of Academic and Vocational Qualifications.



陳旭明先生 Mr Raymond CHAN Yuk-ming

陳旭明先生為陳旭明測計師行有限公司(香港主要的建築測量服務顧問公司)董事總經理,在建築工程項目規劃和管理方面擁有逾30年經驗。陳先生具有建築測量師、項目管理測量師、物業設施管理測量師、規劃及發展測量師等專業資格。他亦是香港測量師學會資深專業會員、英國皇家特許測量師學會資深會員、英國特許建築工程師學會資深會員、英國特許建造師學會會員,以及英國特許仲裁人學會會員。陳先生現為世界建築監督組織副會長、申訴專員公署顧問,以及中國人民政治協商會議青島市委員會委員,曾任香港測量師學會會長及測量師註冊管理局主席。

Mr Raymond CHAN Yuk-ming is the Managing Director of Raymond Chan Surveyors Limited, a leading surveying consultancy firm in Hong Kong. He has more than 30 years of experience in the planning and administration of building projects. Mr Chan is qualified as a Building Surveyor, Project Management Surveyor, Property and Facility Management Surveyor, and Planning and Development Surveyor. He is also a Fellow of the Hong Kong Institute of Surveyors (FHKIS), the Royal Institution of Chartered Surveyors (FRICS) and the Chartered Association of Building Engineers (FCABE), and a Member of the Chartered Institute of Building (MCIOB) and the Chartered Institute of Arbitrators (MCIArb). Mr Chan is currently the Vice President of the World Organisation of Building Officials, an Adviser of the Office of The Ombudsman and a QingDao Committee Member of the Chinese People's Political Consultative Conference. He was the President of the Hong Kong Institute of Surveyors and the Chairman of the Surveyors Registration Board.



黃碧如女士 Ms Cleresa WONG Pie-yue

黃碧如女士曾任一間律師行的合夥人。她於2018年3月底卸任合夥人職務,現為該律師行的顧問。除了擔任香港房屋委員會委員外,黃女士亦是漁民特惠津貼上訴委員會(禁拖措施)成員、上訴審裁團(建築物)主席小組成員及電訊(競爭條文)上訴委員會成員。她同時致力服務法律界,在香港律師會轄下的物業委員會及專業彌償計劃理賠委員會擔任委員。黃女士也是天主教香港教區轄下教區醫院牧民委員會榮譽法律顧問。

Ms Cleresa WONG Pie-yue was a partner of a law firm. She retired from the partnership at the end of March 2018 and is now a consultant of the law firm. Apart from serving on the Hong Kong Housing Authority, Ms Wong is also a member of the Fishermen Claims Appeal Board (Trawl Ban), the Chairman panel of the Appeal Tribunal Panel (Buildings) and the Telecommunications (Competition Provisions) Appeal Board. She also devotes herself to serving the legal sector by taking up membership of the Property Committee and the Professional Indemnity Scheme Claims Committee of the Law Society of Hong Kong. She is also the Honorary Legal Advisor to the Diocesan Commission for Hospital Pastoral Care of the Catholic Diocese of Hong Kong.



陳正思女士 Ms Cissy CHAN Ching-sze

陳正思女士現任香港機場管理局(機管局)商務執行總監。

陳女士主管香港國際機場的商務發展,負責制定和推行機場的商務組合策略(涵蓋零售、廣告、航空後勤等範疇)。她領導商務處,鞏固香港國際機場在航空貨運方面的領導地位,並為旅客提供優質的購物和餐飲體驗。

陳女士曾於多間本地及跨國機構任職,擁有豐富的管理經驗。加入機管局前,她曾任希慎興業有限公司總監(商鋪租務及市場推廣),並曾在利潔時公司(香港/台灣)及強生(香港)有限公司等跨國機構擔任要職。

陳女士畢業於香港中文大學,取得工商管理碩士學位。

Ms Cissy CHAN Ching-sze is the Executive Director, Commercial of the Airport Authority Hong Kong (AAHK).

Ms Chan oversees the commercial development of the Hong Kong International Airport (HKIA). She is responsible for developing and implementing strategies for the airport's commercial portfolio, which spans retail, advertising and aviation logistics. She leads the Commercial Division in reinforcing HKIA's air cargo leadership as well as delivering superior shopping and dining experience to passengers.

Ms Chan has a wealth of general management experience gained from local and multinational organisations. Before joining AAHK, she was the Director, Retail Portfolio and Marketing of Hysan Development Company Limited. Prior to that, she held senior positions in multinational companies, including Reckitt Benckiser (Hong Kong/Taiwan) and Johnson & Johnson (Hong Kong) Limited.

Ms Chan graduated from the Chinese University of Hong Kong with a Master's degree in Business Administration.



劉焱女士, JP (財經事務及庫務局常任秘書長(庫務)) Ms Alice LAU Yim, JP

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

劉焱女士1990年8月加入政務職系後,於2014年4月晉升為首長級甲級政務官,曾在多個決策局及部門服務,包括前金融科、前布政司辦公室、中央政策組、前憲制事務科、前庫務局、政務司司長辦公室、前經濟局、前工商及科技局及食物環境衞生署。她於2010年3月至2012年3月出任財經事務及庫務局副秘書長(庫務),2012年3月至6月出任候任行政長官辦公室秘書長,並於2012年7月至2017年6月出任行政長官辦公室常任秘書長。劉女士由2017年7月起出任財經事務及庫務局常任秘書長(庫務)。

Ms Alice LAU Yim joined the Administrative Service in August 1990 and rose to the rank of Administrative Officer Staff Grade A in April 2014. She has served in various policy bureaux and departments, including the former Monetary Affairs Branch, the former Chief Secretary's Office, the Central Policy Unit, the former Constitutional Affairs Branch, the former Finance Bureau, the Chief Secretary for Administration's Office, the former Economic Services Bureau, the former Commerce, Industry and Technology Bureau and the Food and Environmental Hygiene Department. She was Deputy Secretary for Financial Services and the Treasury (Treasury) from March 2010 to March 2012, Secretary-General, Office of the Chief Executive-elect from March 2012 to June 2012 and Permanent Secretary, Chief Executive's Office from July 2012 to June 2017. She has taken up the appointment of Permanent Secretary for Financial Services and the Treasury (Treasury) since July 2017.



陳松青先生, JP (地政總署署長) **Mr Thomas CHAN Chung-ching**, JP (Director of Lands)

陳松青先生於1991年加入行政職系後轉職政務職系,他曾於前政務總署、前規劃環境地政科、前公務員事務科、香港駐日內瓦經濟貿易辦事處和前衞生福利及食物局服務。

他於2008年2月至2012年2月出任食物及衞生局副秘書長(衞生),於2012年2月至6月出任防止及 處理潛在利益衝突獨立檢討委員會秘書,於2012年9月至2017年6月出任發展局副秘書長(規劃及地 政)。陳先生自2017年7月1日起出任地政總署署長。

Mr Thomas CHAN Chung-ching joined the Civil Service in June 1991, first served as an Executive Officer and then transferred to the Administrative Service. He has served the former City and New Territories Administration, the former Planning, Environment and Lands Branch, the former Civil Service Branch, the Hong Kong Economic and Trade Office in Geneva and the former Health, Welfare and Food Bureau.

He was Deputy Secretary for Food and Health (Health) from February 2008 to February 2012 and Secretary, Independent Review Committee for the Prevention and Handling of Potential Conflicts of Interests from February 2012 to June 2012, Deputy Secretary for Development (Planning and Lands) from September 2012 to June 2017. Mr Chan has been the Director of Lands since 1 July 2017.

2018/19 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

- * 陳帆先生, JP(主席)
 The Honourable Frank CHAN Fan, JP
 (Chairman)
- * 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
- * 陳家樂教授 Professor CHAN Ka-lok
- * 蘇晴女士 Ms SO Ching
- * 郭榮鏗議員
 The Honourable Dennis
 KWOK Wing-hang
- * 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

- * 蘇晴女士(主席) Ms SO Ching (Chairman)
- * 張達棠先生, JP Mr CHEUNG Tat-tong, JP
- * 劉詩韻女士, JP Ms Serena LAU Sze-wan, JP
- * 盧麗華博士
 Dr Miranda LOU Lai-wah

李炳權先生, JP Mr LEE Ping-kuen, JP

黎永昌先生

Mr Raymond LAI Wing-chueng

顧曉楠女士

Ms Anna Mae KOO Mei-jong

熊璐珊女士

Ms Lusan HUNG Lo-shan

余雅芳女士

Ms Avon YUE Nga-fong

建築小組委員會 Building Committee

- * 郭榮鏗議員(主席)
 The Honourable Dennis
 KWOK Wing-hang (Chairman)
- * 溫文儀先生, BBS, JP Mr WAN Man-yee, BBS, JP
- * 蘇晴女士 Ms SO Ching
- * 張達棠先生, JP Mr CHEUNG Tat-tong, JP
- * 陳志球博士, BBS, JP Dr Johnnie Casire CHAN Chi-kau, BBS, JP

- * 李國麟議員, SBS, JP
 Professor the Honourable Joseph
 LEE Kok-long, SBS, JP
- * 陳旭明先生 Mr Raymond CHAN Yuk-ming

關寶珍女士

Ms Helen KWAN Po-jen

文海亮先生

Mr Alan MAN Hoi-leung

趙汝恒教授

Professor Christopher CHAO Yu-hang

呂慶耀先生, JP

Mr Bryant LU Hing-yiu, JP

李炳權先生, JP

Mr LEE Ping-kuen, JP

何周禮先生, MH

Mr Barrie HO Chow-lai, MH

梁慶豐先生

Mr LEUNG Hing-fung

龐愛蘭女士, BBS, JP

Ms Scarlett PONG Oi-lan, BBS, JP

羅健熙先生

Mr LO Kin-hei

霍天瑋先生

Mr Bryan FOK

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)
- * 張國鈞議員, JP
 The Honourable Horace
 CHEUNG Kwok-kwan, JP
- * 柯創盛議員, MH
 The Honourable Wilson OR
 Chong-shing, MH
- * 劉詩韻女士, JP Ms Serena LAU Sze-wan, JP
- * 邵家輝議員 The Honourable SHIU Ka-fai
- * 陳正思女士 Ms Cissy CHAN Ching-sze
- * 陳志球博士, BBS, JP Dr Johnnie Casire CHAN Chi-kau, BBS, JP

梁家傑先生, SC Mr Alan LEONG Kah-kit, SC

何志豪先生, BBS, JP Mr David HO Chi-hoo, BBS, JP

潘國山先生, MH, JP Mr PUN Kwok-shan, MH, JP

黃山先生

Mr Samson WONG San

葉毅明教授

Professor YIP Ngai-ming

羅健熙先生

Mr LO Kin-hei

李鋈發先生

Mr Herman LEE Yuk-fat

梁文廣先生

Mr LEUNG Man-kwong

歐楚筠女士

Ms AU Chor-kwan

劉夢霞女士

Ms LAU Mung-ha

李榮豐先生 (由2018年4月10日起)

Mr LEE Wing-fung (with effect from 10 April 2018)

* 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

- * 陳家樂教授(主席)
 Professor CHAN Ka-lok
 (Chairman)
- * 鄭慧恩女士 Miss Vena CHENG Wei-yan
- * **盧麗華博士**Dr Miranda LOU Lai-wah

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.JP

Mr Wallace HONG Wing-kwong, JP

麥萃才博士

Dr Billy MAK Sui-choi

何聞達先生

Mr Edward HO Man-tat

龔楊恩慈女士

Mrs Ann KUNG YEUNG Yun-chi

林翠華女士

Ms Connie LAM Tsui-wa

范凱傑先生

Mr Alex FAN Hoi-kit

孫耀達先生

Mr Ted SUEN Yiu-tat

* 房屋署署長(或代表)

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)

資金管理附屬小組委員會 Funds Management Sub-Committee

- * 陳家樂教授(主席)
 Professor CHAN Ka-lok
 (Chairman)
- * 鄭慧恩女士 Miss Vena CHENG Wei-yan

吳韻宜女士

Ms Wendy NG Wan-yee

何聞達先生

Mr Edward HO Man-tat

麥萃才博士

Dr Billy MAK Sui-choi

龔楊恩慈女士

Mrs Ann KUNG YEUNG Yun-chi

黃慧群女士

Ms Anna WONG Wai-kwan

黄元山先生

Mr Stephen WONG Yuen-shan

林曼雅女士

Ms Norris LAM Man-ngar

* 房屋署署長(或代表)

Director of Housing (or representative)

資助房屋小組委員會 **Subsidised Housing Committee**

- * 黃遠輝先生, SBS, JP(主席) Mr Stanley WONG Yuen-fai, SBS, JP (Chairman)
- * 蔡海偉先生 Mr CHUA Hoi-wai
- * 雷紹麟先生 Mr Alan LUI Siu-lun
- * 郭偉强議員, JP The Honourable KWOK Wai-keung, JP
- * 李國麟議員, SBS, JP Professor the Honourable Joseph LEE Kok-long, SBS, JP
- * 柯創盛議員, MH The Honourable Wilson OR Chong-shing, MH
- * 尹兆堅議員

The Honourable Andrew WAN Siu-kin Tender Committee

- * 盧偉國議員, SBS, MH, JP Dr the Honourable LO Wai-kwok, SBS, MH, JP
- * 彭韻僖女士, MH, JP Ms Melissa Kaye PANG, MH, JP
- * 盧麗華博士 Dr Miranda LOU Lai-wah
- * 黃碧如女士 Ms Cleresa WONG Pie-yue

譚小瑩女士.JP Ms Iris TAM Siu-ying, JP

劉國裕博士, JP Dr LAU Kwok-yu, JP

招國偉先生

Mr Anthony CHIU Kwok-wai

劉振江先生, JP Mr LAU Chun-kong, JP

麥萃才博士

Dr Billy MAK Sui-choi

陳浩庭先生

Mr Mac CHAN Ho-ting

林曉雅女士

(由2018年4月10日起) Ms Hilda LAM (with effect from 10 April 2018)

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

民政事務總署署長(或代表)

Director of Home Affairs (or representative)

社會福利署署長(或代表)

Director of Social Welfare (or representative)

投標小組委員會

- * 張達棠先生, JP(主席) Mr CHEUNG Tat-tong, JP (Chairman)
- 郭榮鏗議員

The Honourable Dennis KWOK Wing-hang

- 彭韻僖女士, MH, JP Ms Melissa Kaye PANG, MH, JP
- 陳旭明先生 Mr Raymond CHAN Yuk-ming

李炳權先生, JP Mr LEE Ping-kuen, JP

梁慶豐先生

Mr LEUNG Hing-fung

羅健熙先生

Mr LO Kin-hei

梁堅凝教授

Professor Christopher LEUNG Kin-ying

陸勁光先生

Mr LUK King-kwong

劉振江先生.JP Mr LAU Chun-kong, JP

王家揚先生

Mr Roland WONG Ka-yeung

* 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 2019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 2019.



- 01 香港房屋委員會組織及職能
 The Hong Kong Housing Authority Organisation and Functions
- **02** 房屋署首長級人員 Housing Department Directorate
- 03 公共租住房屋編配 Allocation of Public Rental Housing
- 04 租住房屋數目 Rental Housing Stock
- 05 出售房屋 Sale Flats
- 06 資格準則 Eligibility Criteria
- 07 單位面積及租金 Size and Rent of Flats
- 08 統計數字一覽表 Statistics
- 09 2014/15至2018/19 財政年度運作結果的撮要 Summary of Operating Results for Financial Years 2014/15 to 2018/19
- 10 2014/15至2018/19 財政年度資本開支的撮要 Summary of Capital Expenditure for Financial Years 2014/15 to 2018/19
- 11 過去十年公營房屋建屋量 Public Housing Production in the Past 10 Years
- 12 2018 建造業意外統計 Construction Accidents Statistics 2018
- 13 服務承諾 Performance Pledge

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 31.3.2019

策略處

Strategy Division

房屋政策及策略 研究及統計 申請及編配 資助置業計劃 土地行政事宜

長遠房屋策略

Housing Policies and Strategies Research and Statistics Applications and Allocations Subsidised Home Ownership Schemes Land Administration Matters

Long Term Housing Strategy

香港房屋委員會 The Hong Kong Housing Authority

房屋署 Housing Department 發展及建築處 Development and Construction Division 公營房屋建設計劃 發展及建築工程 房屋監察資訊系統 機構採購、安全及 環境管理

Public Housing Construction Programme Development and Construction Projects Housing Monitoring Information System Corporate Procurement, Safety and Environmental Management

屋邨管理處 Estate Management Division 屋邨管理及維修保養 非住宅物業 物業保養 物業服務的管理 全面結構勘察 公屋和租金管理 公屋和事務管理 板業代管事務 中央租務調查 Estate Management and Maintenance
Non-domestic Properties Management
and Maintenance
Property Services Contracts Administration
Comprehensive Structural Investigation
Domestic Rent Policy
Tenancy Management Policy
Agency Management
Central Tenancy Investigation

機構事務處 Corporate Services Division 行政支援 人力資源管理 財務及會計 法律事科技 資訊 及社 管理參議 會議事務 Administration Support
Human Resource Management
Finance and Accounting
Legal Service
Information Technology
Information and Community Relations
Management Services
Secretariat Support to Housing Authority

02 房屋署首長級人員⁽¹⁾ Housing Department Directorate⁽¹⁾

截至 As at 31.3.2019

運輸及房屋局副秘書長 (房屋)/副署長(策略)

梁悦賢女士

Deputy Secretary for Transport and Housing (Housing) / Deputy Director (Strategy)

Ms Esther LEUNG Yuet-yin 助理署長(策略規劃)

林靜雅女士

Assistant Director (Strategic Planning)

Miss Sandra LAM Ching-nga 運輸及房屋局首席助理秘書長(房屋)(政策統籌)/ 助理署長(政策統籌)

陳婉嫻女士

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

Ms Jenny CHAN Yuen-han 運輸及房屋局首席助理 秘書長(房屋)(私營房屋) /助理署長(私營房屋)

郭善兒女士

Principal Assistant Secretary (Housing) (Private Housing) / Assistant Director (Private Housing)

Miss Joyce KOK Sen-yee 助理署長(房屋資助) 許炳照先生

Assistant Director (Housing Subsidies)

Mr Alan HUI Bing-chiu

副署長(發展及建築)

楊光艷女士 Deputy Director

Deputy Director (Development and Construction)

Ms Connie YEUNG Kwong-yim _{助理署長(工務)(一)} 陸光偉先生

Assistant Director (Project) 1

Mr Patrick LUK Kwong-wai 助理署長(工務)(二) 林景光先生

Assistant Director (Project) 2

Mr LAM King-kong _{助理署長(工務)(三)} 梁健文先生

Assistant Director (Project) 3

Mr Stephen LEUNG Kin-man 助理署長(發展及採購) 黃夢雲先生

Assistant Director (Development & Procurement)

Mr WONG Mung-wan

運輸及房屋局 常任秘書長(房屋)/ 房屋署署長

應耀康先生

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

Mr Stanley YING Yiu-hong 副署長(屋邨管理) 黃麗冰女士

5 . 5 . .

Deputy Director (Estate Management)

Miss Rosaline WONG Lai-ping 助理署長(屋邨管理)(一)楊耀輝先生

Assistant Director (Estate Management) 1

Mr Ricky YEUNG Yiu-fai 助理署長(屋邨管理)(二)

徐素華女士

Assistant Director (Estate Management) 2

Ms Josephine SHU So-wah 助理署長(屋邨管理)(三)

陸慶全先生

Assistant Director (Estate Management) 3

Mr Steve LUK Hing-chuen

副署長(機構事務)

郭慧玲女士

Deputy Director (Corporate Services)

Ms Polly KWOK Wai-ling _{助理署長(行政)} 支建宏先生

Assistant Director (Administration)

Mr Alfred ZHI Jian-hong 助理署長(財務)

梁燕芬女士

Assistant Director (Finance)

Miss Fanny LEUNG Yin-fun 助理署長(法律事務)

忻林潔儀女士

Assistant Director (Legal

Mrs Kitty YAN LAM Kit-yi

獨立審查組總監察惠棠先生

Head, Independent Checking Unit

Mr Martin TSOI Wai-tong

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.

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

		截至 As at 31.3.2019		截至 As at 31.3.2018	
類別	Categories	單位 Flats	人數 People	單位 Flats	人數 People
公屋申請	Public Rental Housing Applications	26 889	73 208	15 544	39 377
屋邨清拆及大型維修	Estate Clearance and Major Repairs	375	1 118	0	0
政府清拆項目/市區重建局	Government Clearance Projects / Urban Renewal Authority	127	278	53	137
緊急安置	Emergency	0	0	6	13
初級公務員及退休公務員	Junior Civil Servants and Pensioners	1 502	4 411	1 230	3 707
體恤安置	Compassionate Rehousing	873	2 015	934	2 208
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	4 913	13 679	3 630	9 851
合計	Total	34 679(1)	94 709	21 397(2)	55 293

⁽²⁾ 不包括8 218 個編配中的單位。 Excluding 8 218 flats under offer.



註 Notes: (1) 不包括2 425 個編配中的單位。 Excluding 2 425 flats under offer.

04 租住房屋數目 **Rental Housing Stock**

		截至 As at	31.3.2019	截至 As at 31.3.2018	
租住公屋(1)	Public Rental Housing ⁽¹⁾	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	2 051	636	2 069
東區	Eastern	35 405	97 966	35 161	98 255
南區	Southern	25 649	70 656	25 845	71 780
油尖旺	Yau Tsim Mong	2 820	7 947	2 820	8 025
深水埗	Sham Shui Po	62 364	156 702	56 558	142 332
九龍城	Kowloon City	29 609	74 400	29 609	74 958
黃大仙	Wong Tai Sin	75 371	202 313	75 669	205 013
觀塘	Kwun Tong	146 438	380 516	140 411	366 131
葵青	Kwai Tsing	101 492	276 656	100 811	277 474
荃灣	Tsuen Wan	21 729	57 360	21 729	57 924
屯門	Tuen Mun	58 204	145 875	59 051	142 145
元朗	Yuen Long	68 031	198 314	68 314	201 520
北區	North	22 397	61 133	22 695	62 627
大埔	Tai Po	16 725	44 535	16 946	45 575
沙田	Sha Tin	74 545	197 617	71 781	191 849
西貢	Sai Kung	28 885	81 943	29 249	83 824
離島	Islands	23 128	70 127	19 262	58 586
合計	Total	793 428	2 126 111	776 547	2 090 087

		截至 As at 31.3.2019		截至 As at 31.3.2018	
中轉房屋	Interim Housing	單位數目 ^⑵ No. of Flats ^⑵	認可居民人數 ^⑶ Authorised Population ^⑶	單位數目 ^⑵ No. of Flats ^⑵	認可居民人數 ^⑶ Authorised Population ^⑶
區議會分區	District Council District				
屯門	Tuen Mun	3 844	4 201	3 695	4 176
葵青	Kwai Tsing	1 928	781	1 928	963
合計	Total	5 772	4 982	5 623	5 139

- 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 31.3.2019

	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⁾	東南深九黃觀葵荃屯元北大沙西離區區水龍大塘青灣門朗區埔田貢島埗城仙	Eastern Southern Sham Shui Po Kowloon City Wong Tai Sin Kwun Tong Kwai Tsing Tsuen Wan Tuen Mun Yuen Long North Tai Po Sha Tin Sai Kung Islands	13 893 6 726 4 487 2 356 20 506 28 441 13 284 962 20 835 21 957 12 566 13 037 39 852 22 127 3 747
	合計	Total	224 776
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⁾	東南油黃觀葵屯北大沙西區區尖大塘青門區埔田貢旺仙	Eastern Southern Yau Tsim Mong Wong Tai Sin Kwun Tong Kwai Tsing Tuen Mun North Tai Po Sha Tin Sai Kung	17 990 3 130 3 908 11 364 6 410 840 19 712 5 872 3 928 12 914 13 766
	合計	Total	99 834
可租可買計劃、重建置業計劃單位及綠表置居計劃 ⁽¹⁾ Buy or Rent Option Scheme (BRO), Mortgage Subsidy Scheme (MSS), Green Form Subsidised Home Ownership Scheme (GSH) Flats ⁽¹⁾	油 洪 北 武 大 青 元 明 北 區	Yau Tsim Mong Kowloon City Wong Tai Sin Kwai Tsing Yuen Long North	629 1 096 1 497 1 920 2 560 800
	合計	Total	8 502
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⁾	東南深黃觀葵屯元北大沙西區區水大塘青門朗區埔田貢場山	Eastern Southern Sham Shui Po Wong Tai Sin Kwun Tong Kwai Tsing Tuen Mun Yuen Long North Tai Po Sha Tin Sai Kung	2 802 8 327 5 158 18 242 11 436 11 920 13 240 5 932 14 074 15 808 22 812 11 771
	合計	Total	141 522
	總計	Grand Total	474 634

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 / 綠表置居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 / GSH flats include flats that are tradable in the open market (flats sold prior to HOS Phase 3B or flats with premium

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	~ 咨杦淮訓				
	異型中央の Public Rental Housing Applicat	ions			
	申請類別 Type of Applications				
資格準則 Eligibility Criteria	一般家庭 Ordinary Families	「高齢單身人士」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歳(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四的人士合伙共住。非長者一人申請者會納入「配額及計分制」辦理。 At least two related四 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,無論有親屬關係學與否,獲配單位後須合伙共住。 Two or more elderly persons, either related ¹² 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 consist of at least two persons with at least one elderly parent / dependent relative.	
每月住戶收入 Monthly Household Income	住戶收入不得超逾入息限額, Not exceeding the income limits	亥限額每年檢討一次。 which are reviewed annually.			
家庭資產總值 Household Asset		資產淨值不得超逾總資產淨值限 y members should not own total		t asset limits which are	
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字、未落成的私人住宅樓字、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	年居港年期規定: (a) 不論在何處出生,只要父母; (b) 在香港出生並已確立香港永 At the time of allocation, at least years and all family members m 18 are deemed to have fulfilled t (a) one of the parents, regardles	久居民身份。 half of the family members includust be still living in Hong Kong. Ui	ded in the application must have I nder the following circumstances, nas lived in Hong Kong for seven	ived in Hong Kong for seven all children under the age of	

註 Notes:

- 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。

 - 凡依據此項計劃中謂公屋的家庭,只要付合中謂資格,曾比一敗家庭中謂提手八個月樓侍處理。
 Eligible applications 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,聲明較年輕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. 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). 選擇分別入住兩個就近的單位
 - プガスに内間が近りませ、 中請家庭が須烏核心家庭・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、年輕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).
- 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 child, grandparent and grandchild. Applicant may apply with his / her single sibling (Single sibling means never undergone any formal or customary marriage formalities, divorced or widowed. If the single sibling gets married after registration of PRH application, he/she must delete his / her name from the PRH application as soon as possible despite his or her spouse has not been granted the right to land in Hong Kong).

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

入息及總資產淨值限額 (2019年4月1日起生效) Income and Total Net Asset Limits (Effective from 1 April 2019)	家庭人數	Family Size	每月最高入息限額 ⁽¹⁾ (1.4.2019生效) Maximum Income Limit (per Month) ⁽¹⁾ (Effective from 1.4.2019)	總資產淨值限額 ^⑵ (1.4.2019生效) Total Net Asset Limit ^⑵ (Effective from 1.4.2019)
	1人	1-person	\$11,830	\$257,000
	2人	2-person	\$18,690	\$348,000
	3人	3-person	\$23,010	\$454,000
	4人	4-person	\$29,240	\$530,000
	5人	5-person	\$35,280	\$589,000
	6人	6-person	\$38,810	\$637,000
	7人	7-person	\$44,550	\$680,000
	8人	8-person	\$49,820	\$713,000
	9人	9-person	\$54,940	\$788,000
	10人或以上	10-person or above	\$59,950	\$849,000

非親屬關係之長者住戶入息及 總資產淨值限額 (2019年4月1日起生效) Income and Total Net Asset Limits for Non-related Elderly Households (Effective from 1 April 2019)	住戶人數	Household Size	每月最高入息限額 ⁽¹⁾ (1.4.2019生效) Maximum Income Limit (per Month) ⁽¹⁾ (Effective from 1.4.2019)	總資產淨值限額 ⁽²⁾ (1.4.2019生效) Total Net Asset Limit ⁽²⁾ (Effective from 1.4.2019)
	2人	2-person	\$22,430	\$696,000
	3人	3-person	\$27,610	\$908,000
	4人	4-person	\$35,090	\$1,060,000
	5人	5-person	\$42,340	\$1,178,000
	6人	6-person	\$46,570	\$1,274,000
	7人	7-person	\$53,460	\$1,360,000
	8人	8-person	\$59,780	\$1,426,000
	9人	9-person	\$65,930	\$1,576,000
	10人或以上	10-person or above	\$71,940	\$1,698,000

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.

The amount of statutory contribution to the Mandatory Provident Fund or Provident Fund Scheme can be deducted when making income declaration.

The amount of statutory contribution to the Mandatory Provident Fund or Provident Fund Scheme can be deducted when making income declaration. 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人或以上長者家庭的總資產淨值限額分別為514,000元、696,000元、908,000元、1,060,000元、1,178,000元、1,274,000元、1,360,000元、1,426,000元、1,576,000元和1,698,000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-person or above are \$514,000, \$696,000, \$908,000, \$1,060,000, \$1,178,000, \$1,274,000, \$1,360,000, \$1,360,000, \$1,576,000 and \$1,698,000).

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

購買居者有其屋計劃單位的資		
	e of a Flat under the Home Ownership Scheme	ф±18/1-14- Гания
申請者類別 Categories of Applicants	線表 Green 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);	白表 White Form 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) / the Urban Renewal Authority (URA);	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 member(s) 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 (EA) grade of the HD who is holding a valid Letter of Assurance (LA) 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 for the purchase of their TPS flats from 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 (RAES) administered by the HA.	
	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)
	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 member(s) 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. 一人申請者。	

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

註 Notes:
(1) 「出售居者有其屋計劃單位 2018」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 2018.

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
1人	1 person	\$28,500 (\$30,000)	\$980,000
2人或以上	2 persons or above	\$57,000 (\$60,000)	\$1,960,000

按強制性公積金(強積金)計劃或其他公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 or other provident fund schemes are deductible from the applicant's / household member's income for the purpose of vetting the applicant's eligibility. Figures shown in brackets in the table are the equivalent income limits with the statutory MPF contribution, which may not be applicable to other provident fund schemes with the statutory contribution.

由申請截止日期之前的24個月,直至簽訂居屋買賣協議當日,申請者及其家庭成員不得())擁有或與他人共同擁有香港任何住宅樓宇的任何權益:或(i))簽訂任何協議(包括臨時協議)購買香港任何住宅樓宇;或(ii)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(i))為本港任何住宅樓宇(包括土地)的受益人;或(i))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)。

作店任用速的工地及田地國總者抵出的小型屋子抵地(包括)屋花地)。
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 time of purchase 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 any interest in such kind of property; or (ii) entered into any agreement (including preliminary 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.

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)

	申請白表居屋第二市場計劃 (白居二) 的資格準則 Eligibility Criteria for applying the White Form Secondary Market Scheme (WSM)				
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公共租住房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 for the purchase of their TPS flats from 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. ^⑤				
申請者年齡 Applicant's Age	申請截止日期當日已年滿18歲。 At least 18 years old on the closing date of application.				
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 (i.e. a composition of two or more persons).				

註 Notes:

2018年「白表居屋第二市場計劃(白居二)」的入息及資產限額。

Income and Asset Limits for the 2018 White Form Secondary Market Scheme (WSM).

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
1人	1 person	\$28,500 (\$30,000)	\$980,000
2人或以上	2 persons or above	\$57,000 (\$60,000)	\$1,960,000

- 按強制性公積金 (強積金)計劃或其他公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。列表括弧內的數字為計入5%法定強積金供款後的相等入息限額,未必適用於其他公積金計劃計入法定供款後的相等入息限額。
 Statutory contributions under the Mandatory Provident Fund (MPF) Scheme or other provident fund schemes are deductible from applicant's/family member's income for the purpose of vetting the applicant's eligibility. Figures shown in brackets in the table are the equivalent income limits with the
 - statutory MPF contributions, which may not be applicable to other provident fund schemes with the statutory contribution.
- 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(()擁有或與他人共同擁有香港任何住宅樓宇或該類樓宇的 田中謂截止日期之前的24個月起訂,且至聚訂臨時員責合約萬日,中謂有及其次庭成員不得())擁有以與他人共同擁有皆冷住何性亡樓宇以改規模手的 任何權益;或(i)簽訂任何協議(包括臨時協議)購買香港任何住宅樓宇,或(ii)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) 為香港任何住宅樓宇(包括土地)的受益人;或()轉售香港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(vi)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 time of purchase of signing the Provisional Agreement for Sale and Purchase for a flat under the scheme, (i) owned or co-owned any domestic
 - to the time of purchase of signing the Provisional Agreement for Sale and Purchase for a flat under the scheme, (i) owned or co-owned any domestic property in Hong Kong or any interest in such kind of property; or (ii) entered into any agreement (including preliminary 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 (vi) 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.
- 申請者須在申請截止日期當日已在香港居住滿七年,而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).

07 單位面積及租金 Size and Rent of Flats

截至 As at 31.3.2019

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 m²)	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) \$/m²per month	
前屋宇建設	1958–1965	14 765	24.1	2 381	1,408	58.4	
委員會屋邨 Former Housing			30.6	3 733	1,786	58.4	
Authority Estates			41.2	1 298	2,405	58.4	
	1966–1973	12 742	28.3	2 698	1,530	54.1	
			30.6	3 770	1,794	58.6	
			33.1	2 058	1,938	58.6	
			36.5	1 256	2,000	54.8	
香港房屋委員會屋邨	1973年以後 Post 1973		353 914	16.3	6 973	1,406	86.1
The Hong Kong Housing Authority		(市區) ⁽¹⁾ (Urban) ⁽¹⁾	23.5	4 892	1,353	57.5	
Estates			34.4	14 997	2,950	85.7	
			43.3	12 101	3,709	85.7	
			53.6	1 238	5,051	94.3	
		244 611	14.1	2 455	1,161	82.6	
		(擴展市區) ⁽²⁾ (Extended	22.0	3 295	1,811	82.5	
		Urban) ⁽²⁾	34.4	5 322	2,856	82.9	
			43.3	5 744	3,587	82.9	
			51.8	2 240	3,451	66.7	
		167 396 (新界) ⁽³⁾	17.1	2 187	931	54.4	
		(新乔) ⁽³⁾	24.9	3 552	1,120	44.9	
		,	34.4	4 202	1,961	56.9	
			43.3	3 764	2,476	57.2	
			51.8	3 200	3,249	62.7	

- (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, Shatin, 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.

統計數字一覽表 80 **Statistics**

截至 As at 31.3.2019

		數目 Number
屋邨/屋苑	Estates / Courts	434
租住公屋(1)	Public Rental Housing (PRH) ⁽¹⁾	185
居者有其屋計劃(居屋)(2)	Home Ownership Scheme (HOS)(2)	155
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/ 綠表置居計劃 [®]	Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) / Green Form Subsidised Home Ownership Scheme (GSH) ⁽³⁾	7
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	2 131 093
租住公屋	PRH	2 126 111
中轉房屋49	Interim Housing (IH) ⁽⁴⁾	4 982
資助出售房屋居住人口(估計數字)(5)	Resident Population in Subsidised Sale Flats (estimated population) ⁽⁵⁾	1 096 000
居住單位數目	Stock of Flats	1 274 169
租住公屋	PRH	793 428
中轉房屋 6	IH ⁽⁶⁾	5 772
居屋 ⁽⁷⁾	HOS ⁽⁷⁾	224 776
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/綠表置居計劃(7)	BRO / MSS / GSH ⁽⁷⁾	8 502
租置計劃(已出售單位)®	TPS (sold flats) ⁽⁸⁾	141 522
未售出的單位	Unsold flats	335
興建中的單位數目	Number of Flats under Construction	74 737
租住屋邨/綠表置居計劃/資助出售單位	Rental / GSH / Subsidised Sale Flats	74 737
臨時收容中心®	Transit Centres ⁽⁹⁾	3
租住認可人口	Authorised Rental Population	102
托兒所(10)	Nurseries ⁽¹⁰⁾	355
幼兒園(10)	Kindergartens ⁽¹⁰⁾	240
學校(10)	Schools ⁽¹⁰⁾	259
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⁾	6 900
舖位	Shops	2 248
街市檔位(包括熟食檔位)	Market Stalls (including cooked food stalls)	1 082
工廠單位(12)	Factory Units ⁽¹²⁾	8 658

- 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)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.
- 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.
- 可租可買計劃/重建置業計劃/綠表置居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 / GSH courts exclude 1 HOS court (Tin Chung Court) with BRO / MSS units.
- 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.
- 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/綠表置居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 / GSH 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. 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. 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 / 綠表置居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 / GSH 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.
- 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.
- 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 2014/15至2018/19 財政年度運作結果的撮要 Summary of Operating Results for Financial Years 2014/15 to 2018/19

		2014/15 百萬元 \$M	2015/16 百萬元 \$M	2016/17 百萬元 \$M	2017/18 百萬元 \$M	2018/19 百萬元 \$ M
租住房屋	Rental Housing					
收入	Income	13,761	14,365	14,444	15,379	16,414
開支	Expenditure	(13,789)	(14,376)	(14,118)	(14,996)	(15,651)
運作盈餘/(赤字)	Operating surplus / (deficit)	(28)	(11)	326	383	763
商業樓宇	Commercial					
收入	Income	2,303	2,469	2,714	2,975	3,253
開支	Expenditure	(1,303)	(1,383)	(1,448)	(1,604)	(1,647)
運作盈餘	Operating surplus	1,000	1,086	1,266	1,371	1,606
資助自置居所	Home Ownership Assistance					
收入	Income	3,066	2,596	2,729	10,021	9,799
開支	Expenditure	(725)	(611)	(1,326)	(5,281)	(6,871)
運作盈餘	Operating surplus	2,341	1,985	1,403	4,740	2,928
未計入非運作收入 淨額的綜合運作盈餘	Consolidated Operating Surplus before net non-operating income					
收入	Income	19,130	19,430	19,887	28,375	29,466
開支	Expenditure	(15,817)	(16,370)	(16,892)	(21,881)	(24,169)
未計入非運作收入 淨額的綜合運作盈餘	Consolidated operating surplus before net non-operating income	3,313	3,060	2,995	6,494	5,297
非運作收入淨額	Net non-operating income	26	56	15	7	11
包括非運作收入 淨額的綜合運作盈餘	Consolidated Operating Surplus including net non-operating income	3,339	3,116	3,010	6,501	5,308

10 2014/15至2018/19 財政年度資本開支的撮要 Summary of Capital Expenditure for Financial Years 2014/15 to 2018/19

		2014/15 百萬元 \$M	2015/16 百萬元 \$M			2018/19 百萬元 \$ M
建築工程	Construction	11,945	17,411	16,766	19,585	18,555
改善工程	Improvement works	646	812	659	674	584
電腦器材/汽車	Computer equipment / motor vehicles	134	129	105	121	134
資本開支總額	Total Capital Expenditure	12,725	18,352	17,530	20,380	19,273

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

年份	Year	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
出租單位	Rental Flats										
香港房屋 委員會 (房委會) ⁽¹⁾	The Hong Kong Housing Authority (HA) ⁽¹⁾	15 389	13 672	11 186	13 114	14 057	9 938	14 264	11 276	13 413	17 658
房屋協會 (房協)②	Housing Society (HS) ⁽²⁾	0	0	0	0	0	0	0	140	0	0
合計	Total	15 389	13 672	11 186	13 114	14 057	9 938	14 264	11 416	13 413	17 658
出售單位(3)(4)	Sale Flats(3)(4)										
房委會(5)	HA ⁽⁵⁾	370	1 110	0	0	0	0	0	3 017	248	9 121
房委會 ⁽⁶⁾ 房協 ⁽⁶⁾	HA ⁽⁵⁾ HS ⁽⁶⁾	370 0	1 110	0	0	0	0	0 988	3 017	248	9 121

註 Notes:

- EL 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
 - 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/私人機構參建居屋計劃(私人參建計劃)/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、私人參建計劃、可租可買計劃/重建置業計劃和綠表置居計劃(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 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 2018 建造業意外統計 Construction Accidents Statistics 2018

意外數字	Accidents	
總數(全港)	Total number (Hong Kong)	3 541
新建工程(房屋委員會)	New construction works (Housing Authority)	104
維修及保養(房屋委員會)	Repair and Maintenance works (Housing Authority)	18
總數(房屋委員會)	Total number (Housing Authority)	122
房屋委員會佔全港總數百分比	Housing Authority as % total	3.4%
每千名工人(全港)	Number per 1 000 workers (Hong Kong)	31.7
每千名工人 (房屋委員會新建工程)	Number per 1 000 workers (Housing Authority new construction works)	7.4
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)	5.7
死亡數字	Deaths	
總數(全港)	Total number (Hong Kong)	14
總數(房屋委員會新建工程)	Total number (Housing Authority new construction works)	2
總數(房屋委員會維修及保養工程)	Total number (Housing Authority Repair and Maintenance works)	2
房屋委員會新建工程佔總數百分比	Housing Authority new construction works as % total	14.3%
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	14.3%
每千名工人(全港)	Number per 1 000 workers (Hong Kong)	0.13
每千名工人(房屋委員會新建工程)	Number per 1 000 workers (Housing Authority new construction works)	0.14
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)	0.63
建造業工人受聘數字	Construction Workers Employed	
總數(全港)	Total number (Hong Kong)	111 849
總數(房屋委員會新建工程)	Total number (Housing Authority new construction works)	14 046
房屋委員會新建工程佔總數百分比	Housing Authority new construction works as % total	12.6%
總數(房屋委員會維修及保養工程)	Total number (Housing Authority Repair and Maintenance works)	3 167
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	2.8%

13 服務承諾 Performance Pledge

為確保服務更能符合公眾期望,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 Perf	承諾 ormance Pledge	服務目標 Performance Target	2018年實際成績* Achievement* in 2018
公共	租住房屋 (公屋) 申請者 Public Rental Housing (PRH) 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 Housing Authority 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 PRH 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%	99.99%
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%	99.99%

服務 Perfe	承諾 ormance Pledge	服務目標 Performance Target	2018年實際成績* Achievement* in 2018
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%	97.38%
	(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%	99.88%
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衞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」、「租者置其屋計劃」或「綠表置居計劃」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), Tenants Purchase Scheme (TPS) or Green Form Subsidised Home Ownership Scheme (GSH) flat under the HOS Secondary Market Scheme, subject to the availability of required information.	90%	97.9%
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%	99.94%
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%	97.47%
	(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%	97.45%
	(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%	99.16%

服務 Perfe	承諾 ormance Pledge	服務目標 Performance Target	2018年實際成績* Achievement* in 2018
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%	100%
	(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%	99.93%
	(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%	100%
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%	100%
	(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%	100%
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%

	承諾 ormance Pledge	服務目標 Performance Target	2018年實際成績* Achievement* in 2018
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報後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%	98.56%
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%	99.93%
	(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%	99.93%
	(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%	92.57%
	(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%	99.05%
Hom	有其屋計劃(居屋)/租者置其屋計劃(租置)/綠表置居計劃(綠置居)單位業主 ne Ownership Scheme (HOS)/Tenants Purchase Scheme (TPS)/ en Form Subsidised Home Ownership Scheme (GSH) Flat Owners		
21	如居屋/租置/綠置居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」申請後,會在2星期內通知申請結果。 We will notify HOS/TPS/GSH flat owners of the outcome within 2 weeks upon receipt of their applications for Certificate of Availability for Sale (CAS) of their flats under the HOS Secondary Market Scheme, subject to the availability of required information.	90%	99.11%
綠表	置居計劃(綠置居)單位業主 Green Form Subsidised Home Ownership Scheme (GSH) F	lat Owners	
22	若綠置居業主選擇由首次轉讓日期起計第一及第二年內,以原來的買價出售其單位予房委會的提名人時,如綠置居業主申請人提供的資料齊備,我們在收到就其單位提交的「出售資格證明書」申請後,會在2星期內通知申請結果。 We will notify GSH flat owners of the outcome within 2 weeks upon receipt of their applications for Certificate of Eligibility to Sell (CES) if they opt to sell their flats to HA's nominees within the 1st and 2nd year (at original price), subject to the availability of required information.	90%	未有個案 No Case
23	若綠置居業主選擇由首次轉讓日期起計第三至第五年內,以房屋署署長評定的售價出售其單位予房委會的提名人時,如綠置居業主申請人提供的資料齊備,我們在收到就其單位提交的「出售資格證明書」申請後,會在6星期內通知申請結果。 We will notify GSH flat owners of the outcome within 6 weeks upon receipt of their applications for CES if they opt to sell their flats to HA's nominees from the 3rd to 5th year (at the price assessed by the Director of Housing), subject to the availability of required information.	90%	未有個案 No Case

	承諾 ormance Pledge	服務目標 Performance Target	2018年實際成績* Achievement* in 2018
商業	單位申請人 Commercial Premises Applicants		
24	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%
25	如投標者提供的資料齊備,我們會依照標書次序編排小組審批的結果,於招標期限屆滿後18天內,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。 Subject to the availability of required information, 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%
26	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%
	單位/非住宅單位租戶 nmercial Premises / Non-domestic Premises Tenants		
27	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 three 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:	90%	100%

1500 550	承諾 ormance Pledge	服務目標 Performance Target	2018年實際成績* Achievement* in 2018
28	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%
工程	承建商及服務承辦商 Works and Services Contractors		
29	我們在收到關於申請列入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%
一般	市民 General Public		
30	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%	100%
31	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%
32	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%

^{* 2018}實際成績由1.1.2018 起計算至31.12.2018。 The achievement in 2018 covers the period from 1.1.2018 to 31.12.2018.

除非另外註明,本年報內所載的銀碼均以港元為單位。

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

資訊及社區關係分處製作 2019年11月印製

以環保紙印製 請循環再造

Produced by Information & Community Relations Sub-division Printed in Nov 2019
Printed on environmentally friendly paper Please recycle



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