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01 香港房屋委员会组织及职能

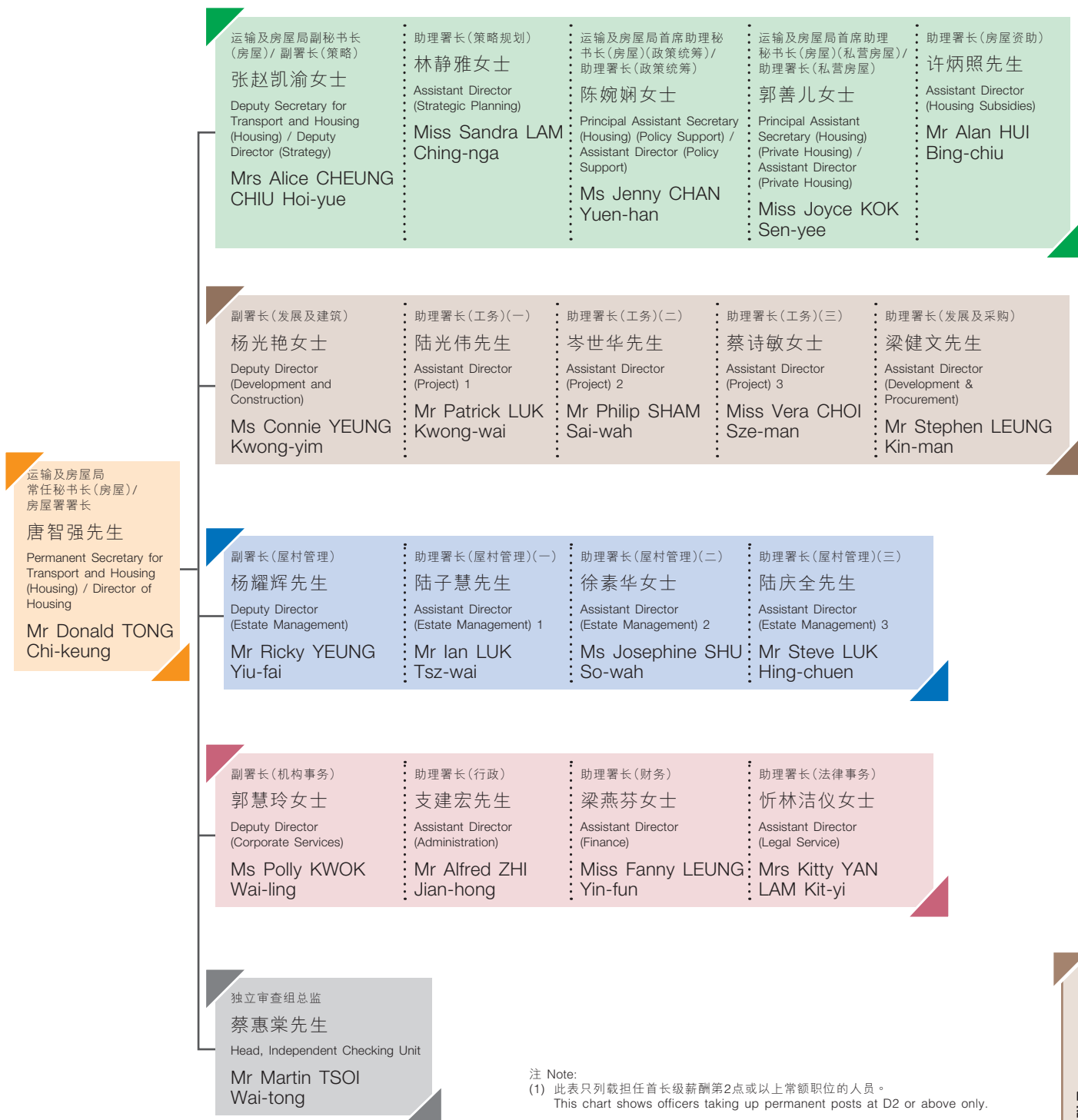
The Hong Kong Housing Authority Organisation and Functions

截至 As at 31.3.2020



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

截至 As at 31.3.2020



注 Note:

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

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

类别	Categories	截至 As at 31.3.2020		截至 As at 31.3.2019	
		单位 Flats	人数 People	单位 Flats	人数 People
公屋申请	Public Rental Housing Applications	12 128	32 352	26 889	73 208
屋邨清拆及大型维修	Estate Clearance and Major Repairs	42	92	375	1 118
政府清拆项目 / 市区重建局	Government Clearance Projects / Urban Renewal Authority	713	1 589	127	278
紧急安置	Emergency	0	0	0	0
初级公务员及退休公务员	Junior Civil Servants and Pensioners	933	2 743	1 502	4 411
体恤安置	Compassionate Rehousing	765	1 742	873	2 015
各类调迁及纾缓挤迫 / 改善居住空间调迁计划	Transfers and Overcrowding Relief / Living Space Improvement Transfer Scheme	2 919	7 153	4 913	13 679
合计	Total	17 500⁽¹⁾	45 671	34 679⁽²⁾	94 709

注 Notes:

(1) 不包括5 278个编配中的单位。
Excluding 5 278 flats under offer.

(2) 不包括2 425个编配中的单位。
Excluding 2 425 flats under offer.

04 租住房屋数目 Rental Housing Stock

租住公屋 ⁽¹⁾ Public Rental Housing Estates ⁽¹⁾	截至 As at 31.3.2020		截至 As at 31.3.2019		
	单位数目 No. of Flats	认可居民人数 Authorised Population	单位数目 No. of Flats	认可居民人数 Authorised Population	
区议会分区	District Council District				
中西区	Central and Western	636	2 039	636	2 051
东区	Eastern	35 352	96 737	35 405	97 966
南区	Southern	25 566	69 670	25 649	70 656
油尖旺	Yau Tsim Mong	2 820	7 802	2 820	7 947
深水埗	Sham Shui Po	64 645	160 627	62 364	156 702
九龙城	Kowloon City	29 609	73 804	29 609	74 400
黄大仙	Wong Tai Sin	75 173	198 912	75 371	202 313
观塘	Kwun Tong	146 563	377 801	146 438	380 516
葵青	Kwai Tsing	101 328	273 229	101 492	276 656
荃湾	Tsuen Wan	21 729	56 594	21 729	57 360
屯门	Tuen Mun	57 824	143 887	58 204	145 875
元朗	Yuen Long	67 903	196 542	68 031	198 314
北区	North	23 304	62 641	22 397	61 133
大埔	Tai Po	16 447	43 237	16 725	44 535
沙田	Sha Tin	74 317	195 408	74 545	197 617
西贡	Sai Kung	28 735	80 731	28 885	81 943
离岛	Islands	23 128	71 427	23 128	70 127
合计	Total	795 079	2 111 088	793 428	2 126 111

中转房屋 Interim Housing	截至 As at 31.3.2020		截至 As at 31.3.2019		
	单位数目 ⁽²⁾ No. of Flats ⁽²⁾	认可居民人数 ⁽³⁾ Authorised Population ⁽³⁾	单位数目 ⁽²⁾ No. of Flats ⁽²⁾	认可居民人数 ⁽³⁾ Authorised Population ⁽³⁾	
区议会分区	District Council District				
屯门	Tuen Mun	3 967	4 258	3 844	4 201
葵青	Kwai Tsing	1 928	627	1 928	781
合计	Total	5 895	4 885	5 772	4 982

注 Notes:

(1) 数字不包括在租者置其屋计划下所出售的租住单位。

The figures do not cover the rental flats sold under the Tenants Purchase Scheme.

(2) 数字包括位于石篱(二)中转房屋大厦中用作临时居所的单位。

Figures include those flats used as temporary accommodation in Shek Lei (II) Interim Housing (IH) blocks.

(3) 数字不包括居于石篱(二)中转房屋大厦中用作临时居所单位的人口。

Figures exclude persons living in those flats used as temporary accommodation in Shek Lei (II) IH blocks.

05 出售房屋 Sale Flats

截至 As at 31.3.2020

	区议会分区	District Council District	单位数目 Number of Flats
居者有其屋计划(居屋)单位 ⁽¹⁾ Home Ownership Scheme (HOS) Flats ⁽¹⁾	东区	Eastern	13 893
	南区	Southern	6 726
	深水埗	Sham Shui Po	6 360
	九龙城	Kowloon City	3 086
	黄大仙	Wong Tai Sin	20 506
	观塘	Kwun Tong	28 454
	葵青	Kwai Tsing	13 284
	荃湾	Tsuen Wan	962
	屯门	Tuen Mun	20 835
	元朗	Yuen Long	21 966
	北区	North	12 566
	大埔	Tai Po	13 037
	沙田	Sha Tin	39 853
	西贡	Sai Kung	22 127
	离岛	Islands	3 750
	合计	Total	227 405
私人机构参建居屋计划(私人参建计划)及 中等入息家庭房屋计划单位 ⁽¹⁾ Private Sector Participation Scheme (PSPS) and Middle Income Housing Scheme (MIHS) Flats ⁽¹⁾	东区	Eastern	17 990
	南区	Southern	3 130
	油尖旺	Yau Tsim Mong	3 908
	黄大仙	Wong Tai Sin	11 364
	观塘	Kwun Tong	6 410
	葵青	Kwai Tsing	840
	屯门	Tuen Mun	19 712
	北区	North	5 872
	大埔	Tai Po	3 928
	沙田	Sha Tin	12 914
	西贡	Sai Kung	13 766
	合计	Total	99 834
可租可买计划、重建置业计划单位及绿表置居计划 ⁽¹⁾ Buy or Rent Option Scheme (BRO), Mortgage Subsidy Scheme (MSS), Green Form Subsidised Home Ownership Scheme (GSH) Flats ⁽¹⁾	油尖旺	Yau Tsim Mong	629
	深水埗	Sham Shui Po	2 531
	九龙城	Kowloon City	1 096
	黄大仙	Wong Tai Sin	1 497
	葵青	Kwai Tsing	1 920
	元朗	Yuen Long	2 560
	北区	North	800
	合计	Total	11 033
已售出的租者置其屋计划(租置计划)单位 ⁽²⁾ Tenants Purchase Scheme (TPS) Sold Flats ⁽²⁾	东区	Eastern	2 840
	南区	Southern	8 407
	深水埗	Sham Shui Po	5 245
	黄大仙	Wong Tai Sin	18 438
	观塘	Kwun Tong	11 618
	葵青	Kwai Tsing	12 055
	屯门	Tuen Mun	13 494
	元朗	Yuen Long	6 059
	北区	North	14 304
	大埔	Tai Po	16 081
	沙田	Sha Tin	23 026
西贡	Sai Kung	11 901	
	合计	Total	143 468
	总计	Grand Total	481 740

注 Notes:

(1) 居屋 / 私人参建计划 / 中等入息家庭房屋计划 / 可租可买计划 / 重建置业计划 / 绿表置居计划单位包括可在公开市场买卖的单位(居屋第三期乙之前出售的单位或已缴交补价的单位), 但不包括未售出的单位。

HOS / PSPS / MIHS / BRO / MSS / 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.

(2) 已售出的租置计划单位包括可在公开市场买卖的单位(已缴交补价的单位), 但不包括售回给香港房屋委员会的单位。

TPS sold flats include flats that are tradable in the open market (flats with premium paid), but exclude cases in which buyers had sold back their flats to the Hong Kong Housing Authority.

06A 资格准则 Eligibility Criteria

公共租住房屋的申请资格准则 Eligibility Criteria for Public Rental Housing Applications				
	申请类别 Type of Applications			
资格准则 Eligibility Criteria	一般家庭 Ordinary Families	「高龄单身人士」优先配屋计划 Single Elderly Persons Priority Scheme	「共享颐年」优先配屋计划 Elderly Persons Priority Scheme	「天伦乐」优先配屋计划 ⁽¹⁾ Harmonious Families Priority Scheme ⁽¹⁾
申请者年龄 Applicant's Age	年满18岁 Must be 18 years of age or above	申请者必须年满58岁，而在配屋时必须年满60岁。 The Applicant must be 58 years of age or above, and must have attained the age of 60 at the time of PRH allocation.	申请表内的所有人士必须年满58岁，而在配屋时全部人士必须年满60岁。 All of them must be 58 years of age or above at the time of filing in their application and must have attained the age of 60 at the time of PRH allocation.	年满18岁(有关的高龄人士必须年满60岁或以上)。 Must be 18 years of age or above (the elderly persons must have attained the age of 60 or above).
住户人数 Household Size	最少两名有亲属关系 ⁽²⁾ 的人士合伙同住。非长者一人申请者会纳入「配额及计分制」办理。 At least two related ⁽²⁾ persons living together. Non-elderly One-person applicants are placed on the Quota and Points System.	高龄单身人士会被编配入住长者住屋、经改建的单位或独立单位。 Single elderly applicants will be allocated Housing for Senior Citizens, converted flats or self-contained flats.	两名或更多长者，无论有亲属关系 ⁽²⁾ 与否，获配单位后须合伙同住。 Two or more elderly persons, either related ⁽²⁾ or unrelated, who undertake to live together upon flat allocation.	申请家庭最少有两名成员，其中必须包括最少一名年长父/母或受供养的年长亲属。 The applicant's family must consist of at least two members, and amongst which at least one of them must be an elderly parent or dependent relative.
每月住户收入 Monthly Household Income	住户收入不得超逾入息限额，该限额每年检讨一次。 Not exceeding the income limits which are reviewed annually.			
家庭资产总值 Household Asset	申请者及家庭成员所拥有的总资产净值不得超逾总资产净值限额，该限额每年检讨一次。 The applicant and his / her family members should not own total net assets exceeding the total net asset limits which are reviewed annually.			
拥有物业 Property Ownership	由填写公屋申请表当日起计，直至透过申请获配公屋并签订新租约该日为止，申请者及其家庭成员在香港并无： (a) 拥有或与他人共同拥有香港任何住宅物业或该类物业的任何权益(例如：拥有香港任何住宅物业权益的产业受托人、遗嘱执行人、管理人或受益人均不合资格提出申请)；或(b) 签订任何协议(包括临时协议)购买香港的住宅物业；或(c) 持有任何直接或透过附属公司拥有香港住宅物业的公司50%以上的股权。住宅物业包括在香港的任何住宅楼宇、未落成的私人住宅楼宇、经建筑事务监督认可的天台构筑物、用作居住用途的屋地及由地政总署批出的小型屋宇批地(包括丁屋批地)。 From the date of completing the Public Rental Housing (PRH) application form to the date of signing the tenancy agreement of the PRH unit allocated in consequence of the application, the Applicant and his / her family members must not: (a) own or co-own or have an interest in any domestic property in Hong Kong (for example, trustee, executor, administrator or beneficiary having an interest in any domestic property in Hong Kong shall not be eligible to submit the application); or (b) have entered into any agreement (including provisional agreement) to purchase any domestic property in Hong Kong; or (c) hold more than 50% of shares in a company which owns, directly or through its subsidiaries, any domestic property in Hong Kong. Domestic property includes any domestic property, uncompleted private domestic property, rooftop structure approved by the Building Authority, domestic building lots and Small House Grants approved by the Lands Department in Hong Kong.			
居港年期 Length of Residence	配屋时，申请内必须有至少一半成员在香港住满七年及所有成员仍在香港居住。18岁以下子女在以下情况一律视作已符合七年居港年期规定： (a) 不论在何处出生，只要父母其中一人居港满七年；或 (b) 在香港出生并已确立香港永久居民身份。 At the time of allocation, at least half of the family members included in the application must have lived in Hong Kong for seven years and all family members must be still living in Hong Kong. Under the following circumstances, all children under the age of 18 are deemed to have fulfilled the seven-year residence rule: (a) one of the parents, regardless of the children's place of birth, has lived in Hong Kong for seven years; or (b) the children were born in Hong Kong with established permanent resident status.			

注 Notes:

- (1) 凡参加此项计划而符合资格的申请，会比一般家庭申请提早六个月获得处理。
Eligible applications under this scheme will enjoy a six-month period of priority processing over the application by ordinary families.
- (a) 选择与长者同住一单位：
 - 申请家庭最少有两名成员，其中必须包括最少一名年长父/母或受供养的年长亲属及最少一名年满18岁的家庭成员，申请者可以选择任何地区作为编配公屋单位。
 - 不论申请者是由年长亲属还是另一名成年的家庭成员担任，双方均须于接受详细资格审查面晤时签署一份声明书，声明较年轻的一方成员会照顾年长父/母或受供养的年长亲属，并一同居住。
 Opting to live in one unit with the elderly:
 - The applicant's family must consist of at least two members, and amongst which at least one of them must be an elderly parent or 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) or dependent relative(s).
- (b) 选择分别入住两个就近的单位：
 - 申请家庭必须为核心家庭，连同最少一名年长父/母或受供养的年长亲属，分别以两份申请表，选择位于市区以外同一区内两个就近的公屋单位。
 - 双方均须于详细资格审查面晤时签署一份声明书，声明在获得编配有关单位后，年轻家庭会给予其年长父/母或受供养的年长亲属适当的照顾。
 Opting to live in two nearby units in the same district:
 - The applicant's family must be a nuclear family plus at least one elderly parent or dependent relative. They can opt for two nearby units 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) or dependent relative(s).
- (2) 申请者与家庭成员的关系，及家庭成员之间的关系，必须为夫妇、父母、子女、祖父母、孙。申请者的单身兄弟姊妹亦可以获得接纳一同申请(单身兄弟姊妹即从来没有办妥任何正式结婚手续或旧式婚礼、已离婚或丧偶的兄弟姊妹。单身兄弟姊妹若于公屋申请登记后结婚，不论其配偶是否已获香港入境权，亦必须即时在公屋申请内除名)。
The relationship between the applicant and family members and between family members must be either husband and wife, parent and child, grandparent and grandchild. Applicant may apply with his/her single sibling (Single sibling means never undergone any formal or customary marriage formalities, divorced or widowed. If the single sibling gets married after registration of PRH application, he/she must delete his/her name from the PRH application as soon as possible despite his/her spouse has not been granted the right to land in Hong Kong).

06A 资格准则 (续)

Eligibility Criteria (continued)

入息及总资产净值限额 (2020年4月1日起生效) Income and Total Net Asset Limits (Effective from 1 April 2020)	家庭人数 Family Size	每月最高入息限额 ⁽¹⁾ (1.4.2020生效) Maximum Income Limit (per Month) ⁽¹⁾ (Effective from 1.4.2020)	总资产净值限额 ⁽²⁾ (1.4.2020生效) Total Net Asset Limit ⁽²⁾ (Effective from 1.4.2020)	
	1人	1-person	\$12,800	\$266,000
	2人	2-person	\$19,430	\$360,000
	3人	3-person	\$24,410	\$469,000
	4人	4-person	\$30,950	\$548,000
	5人	5-person	\$36,890	\$609,000
	6人	6-person	\$40,840	\$659,000
	7人	7-person	\$46,770	\$703,000
	8人	8-person	\$52,310	\$737,000
	9人	9-person	\$57,710	\$815,000
	10人或以上	10-person or above	\$62,980	\$878,000

非亲属关系之长者住户入息及 总资产净值限额 (2020年4月1日起生效) Income and Total Net Asset Limits for Non-related Elderly Households (Effective from 1 April 2020)	住户人数 Household Size	每月最高入息限额 ⁽¹⁾ (1.4.2020生效) Maximum Income Limit (per Month) ⁽¹⁾ (Effective from 1.4.2020)	总资产净值限额 ⁽²⁾ (1.4.2020生效) Total Net Asset Limit ⁽²⁾ (Effective from 1.4.2020)	
	2人	2-person	\$23,320	\$720,000
	3人	3-person	\$29,290	\$938,000
	4人	4-person	\$37,140	\$1,096,000
	5人	5-person	\$44,270	\$1,218,000
	6人	6-person	\$49,010	\$1,318,000
	7人	7-person	\$56,120	\$1,406,000
	8人	8-person	\$62,770	\$1,474,000
	9人	9-person	\$69,250	\$1,630,000
	10人或以上	10-person or above	\$75,580	\$1,756,000

注 Notes:

(1) 强制性公积金或公积金计划下的法定供款可于申报入息时获得扣除。

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

(2) 若全部家庭成员均为年满60岁或以上的长者，其总资产净值限额为上表所示限额的两倍(即1人至10人或以上长者家庭的总资产净值限额分别为532,000元、720,000元、938,000元、1,096,000元、1,218,000元、1,318,000元、1,406,000元、1,474,000元、1,630,000元和1,756,000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-person to 10-person or above are \$532,000, \$720,000, \$938,000, \$1,096,000, \$1,218,000, \$1,318,000, \$1,406,000, \$1,474,000, \$1,630,000 and \$1,756,000).

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

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

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

注 Notes:

- (1) 「出售居者有其屋计划单位2019」下白表申请人的每月家庭总收入限额及家庭总资产净值限额。
Total Monthly Household Income and Total Net Household Asset Limits for White Form applicants under the Sale of HOS Flats 2019.

家庭人数	Household Size	家庭每月总收入限额* Total Monthly Household Income Limit*	家庭总资产净值限额 Total Net Household Asset Value Limit
1人	1 person	\$29,000	\$1,005,000
2人或以上	2 persons or above	\$58,000	\$2,010,000

在审查申请人的申请资格时，按强制性公积金(强积金)计划或其他公积金计划所作的法定供款会从申请者/家庭成员收入中扣除以计算入息(以法定的5%强制性雇员供款，及现行每月最高雇员供款限额为上限，其他非强制性的额外供款属自愿性供款，所以不能扣减)。

Statutory contributions under the Mandatory Provident Fund (MPF) Scheme or other provident fund schemes are deductible from a household's income for the purpose of vetting the applicant's eligibility. (At the statutory rate of 5% of employees' mandatory contribution and subject to a ceiling at the current maximum employees' monthly mandatory contribution, all contributions other than mandatory contributions are voluntary and cannot be deducted.)

- (2) 由申请截止日期之前的24个月起计，直至签署买卖协议购买有关销售计划的居屋单位时，申请者及名列申请表上的其家庭成员不得(i)拥有或与他人共同拥有香港任何住宅楼宇或该类楼宇的任何权益；或(ii)签订任何协议(包括临时协议)购买香港任何住宅楼宇；或(iii)持有任何直接或透过附属公司拥有香港住宅楼宇的公司一半以上的股权；或(iv)为香港任何住宅楼宇(包括土地)的受益人；或(v)转售香港任何住宅楼宇或出让与香港住宅楼宇有关的任何权益(转售或出让的日期，以签订转让契据当日为准)，或(vi)退出任何持有有一半以上股权而拥有香港住宅楼宇的公司。住宅楼宇包括在香港的任何住宅楼宇、未落成的私人住宅楼宇、经建筑事务监督认可的天台建筑物、用作居住用途的土地及由地政总署批出的小型屋宇批地(包括丁屋批地)。
- Neither the applicant nor any member of the family listed in the application form 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 (ASP) for a HOS flat under the sale exercise, (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 in Hong Kong 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 in Hong Kong (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 Hong Kong in which the applicant/family member owned more than 50% of the shares. Domestic properties include any domestic property, uncompleted private domestic property, rooftop structures approved by the Buildings Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.
- (3) 申请者须在申请截止日期当日已在香港居住满七年，其在香港的居留不受附带逗留条件所限制(与逗留期限有关的条件除外)。
- The applicant must have lived in Hong Kong for at least seven years on the closing date of application, and his/her stay in Hong Kong is not subject to any conditions of stay (except the condition on the limit of stay).

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

申请白表居屋第二市场计划(白居二)的资格准则 Eligibility Criteria for applying the White Form Secondary Market Scheme (WSM)	
申请者类别 Categories of Applicants	1. 私营房屋的住户； Households living in private housing; 2. 香港房屋委员会(房委会)或香港房屋协会辖下公共租住房屋或任何资助房屋计划单位住户的家庭成员；及 Family members of households living in public rental housing (PRH) or any subsidised housing scheme units under the Hong Kong Housing Authority (HA) or the Hong Kong Housing Society; and 3. 根据房委会「租者置其屋计划」(租置计划)与房委会签订转让契据日期起计十年内的「租置计划」单位业主及其认可家庭成员。 Flat owners and their authorised family member(s) under the Tenants Purchase Scheme (TPS) within 10 years from the date of Assignment for the purchase of their TPS flats from the HA.
家庭收入及资产限额 Household Income and Asset Limits	申请者及其家庭成员须符合房委会就本计划订定的家庭每月总收入及总资产净值限额。 ⁽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⁾
住宅物业拥有权 Domestic Property Ownership	申请者及其家庭成员须符合本计划所列住宅物业拥有权的限制。 ⁽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	申请者须符合本计划所列的居港年期限制。 ⁽³⁾ The applicant has to fulfil the length of residence restriction of the scheme. ⁽³⁾
申请者年龄 Applicant's Age	申请截止日期当日已年满18岁。 At least 18 years old on the closing date of application.
申请类别 Application Category	一人申请者或家庭申请者(即二人或以上的组合)。 One-person applicants or family applicants (i.e. a composition of two or more persons).

注 Notes:

(1) 2019年「白表居屋第二市场计划(白居二)」的入息及资产限额。
Income and Asset Limits for the 2019 White Form Secondary Market Scheme (WSM).

家庭人数	Household Size	家庭每月总收入限额* Total Monthly Household Income Limit*	家庭总资产净值限额 Total Net Household Asset Value Limit
1人	1 person	\$29,000	\$1,005,000
2人或以上	2 persons or above	\$58,000	\$2,010,000

* 按强制性公积金(强积金)计划或其他公积金计划所作的法定供款会从申请者/家庭成员收入中扣除5%法定强积金供款以计算入息。
Statutory contributions under the Mandatory Provident Fund (MPF) Scheme or other provident fund schemes at the statutory rate of 5% are deductible from applicant's / family member's income for the purpose of vetting the applicant's eligibility.

- (2) 由申请截止日期之前的24个月起计，直至签订临时买卖合同当日，申请者及其家庭成员不得(i)拥有或与他人共同拥有香港任何住宅楼宇或该类楼宇的任何权益；或(ii)签订任何协议(包括临时协议)购买香港任何住宅楼宇；或(iii)持有任何直接或透过附属公司拥有香港住宅楼宇的公司一半以上的股权；或(iv)为香港任何住宅楼宇(包括土地)的受益人；或(v)转售香港任何住宅楼宇或出让与香港住宅楼宇有关的任何权益(转售或出让的日期，以签订转让契据当日为准)，或(vi)退出任何持有一半以上股权而拥有香港住宅楼宇的公司。住宅楼宇包括在香港的任何住宅楼宇、未落成的私人住宅楼宇、经建筑事务监督认可的天台构筑物、用作居住用途的土地及由地政总署批出的小型屋宇批地(包括丁屋批地)。
Neither the applicant nor any member of the family listed in the application form 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 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 Hong Kong in which the applicant/family members owned more than 50% of the shares. Domestic properties include any domestic property, uncompleted private domestic property, rooftop structures approved by the Buildings Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.
- (3) 申请者须在申请截止日期当日已在香港居住满七年，而其在香港的居留不受附带逗留条件所限制(与逗留期限有关的条件除外)。
The applicant must have lived in Hong Kong for at least seven years on the closing date of application and his/her stay in Hong Kong is not subject to any conditions of stay (except the condition on the limit of stay).

07 单位面积及租金 Size and Rent of Flats

截至 As at 31.3.2020

类型 Type	落成年份 Year of completion	居住单位总数 Stock of flats	选取单位的面积* (以平方米计) Size of selected flats* (in m ²)	居住单位数目 Number of flats	每月平均租金 (元) Average monthly rents (\$)	元 (每平方米 每月计) \$/m ² per month
前屋宇建设 委员会屋邨 Former Housing Authority Estates	1958-1965	14 765	24.1	2 381	1,408	58.4
			30.6	3 733	1,786	58.4
			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 委员会屋邨 The Hong Kong Housing Authority Estates	1973年以后 Post 1973	355 986 (市区) ⁽¹⁾ (Urban) ⁽¹⁾	16.3	6 973	1,406	86.1
			23.5	4 892	1,353	57.5
			34.4	14 997	2,950	85.7
			43.3	12 101	3,709	85.7
			53.6	1 238	5,051	94.3
		244 069 (扩展市区) ⁽²⁾ (Extended Urban) ⁽²⁾	14.1	2 455	1,161	82.6
			22.0	3 295	1,811	82.5
			34.4	5 322	2,856	82.9
			43.3	5 746	3,587	82.9
			51.8	2 240	3,451	66.7
		167 517 (新界) ⁽³⁾ (N.T.) ⁽³⁾	17.1	2 136	931	54.4
			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

注 Notes:

* 载于此附录的居住单位，其面积为每一类型单位中所属面积范围内为数最多者。
In compiling this appendix, the dominant size of each type of flat was selected.

(1) 市区包括香港岛及九龙。

Urban includes Hong Kong Island and Kowloon.

(2) 扩展市区包括荃湾、葵涌、青衣、沙田、马鞍山、将军澳及东涌。

Extended Urban includes Tsuen Wan, Kwai Chung, Tsing Yi, Shatin, Ma On Shan, Tseung Kwan O and Tung Chung.

(3) 新界包括粉岭、上水、屯门、元朗、天水围、大埔及离岛，但不包括东涌。

N.T. includes Fanling, Sheung Shui, Tuen Mun, Yuen Long, Tin Shui Wai, Tai Po and Outlying Islands excluding Tung Chung.

08 统计数字一览表

Statistics

截至 As at 31.3.2020

		数目 Number
屋邨/屋苑	Estates/Courts	437
租住公屋 ⁽¹⁾	Public Rental Housing (PRH) ⁽¹⁾	186
居者有其屋计划(居屋) ⁽²⁾	Home Ownership Scheme (HOS) ⁽²⁾	156
私人机构参建居屋计划(私人参建计划) / 中等入息家庭房屋计划 ⁽²⁾	Private Sector Participation Scheme (PSPS) / Middle Income Housing Scheme (MIHS) ⁽²⁾	48
可租可买计划 / 重建置业计划 / 绿表置居计划 ⁽³⁾	Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) / Green Form Subsidised Home Ownership Scheme (GSH) ⁽³⁾	8
租者置其屋计划(租置计划)	Tenants Purchase Scheme (TPS)	39
租住公屋认可人口	Authorised Population	2 115 973
租住公屋	PRH	2 111 088
中转房屋 ⁽⁴⁾	Interim Housing (IH) ⁽⁴⁾	4 885
资助出售房屋居住人口(估计数字)⁽⁵⁾	Resident Population in Subsidised Sale Flats (estimated population)⁽⁵⁾	1 053 400
居住单位数目	Stock of Flats	1 282 735
租住公屋	PRH	795 079
中转房屋 ⁽⁶⁾	IH ⁽⁶⁾	5 895
居屋 ⁽⁷⁾	HOS ⁽⁷⁾	227 405
私人参建计划 / 中等入息家庭房屋计划 ⁽⁷⁾	PSPS / MIHS ⁽⁷⁾	99 834
可租可买计划 / 重建置业计划 / 绿表置居计划 ⁽⁷⁾	BRO / MSS / GSH ⁽⁷⁾	11 033
租置计划(已售单位) ⁽⁸⁾	TPS (sold flats) ⁽⁸⁾	143 468
未售出的单位	Unsold flats	21
兴建中的单位数目	Number of Flats under Construction	84 864
租住屋邨 / 绿表置居计划 / 资助出售单位	Rental / GSH / Subsidised Sale Flats	84 864
临时收容中心 ⁽⁹⁾	Transit Centres ⁽⁹⁾	3
租住认可人口	Authorised Rental Population	57
托儿所 ⁽¹⁰⁾	Nurseries ⁽¹⁰⁾	355
幼儿园 ⁽¹⁰⁾	Kindergartens ⁽¹⁰⁾	241
学校 ⁽¹⁰⁾	Schools ⁽¹⁰⁾	259
图书馆及温习室 ⁽¹⁰⁾	Libraries and Study Rooms ⁽¹⁰⁾	234
福利及康乐用途单位 ⁽¹⁰⁾⁽¹¹⁾	Welfare and Amenity Premises ⁽¹⁰⁾⁽¹¹⁾	6 901
舖位	Shops	2 297
街市档位(包括熟食档位)	Market Stalls (including cooked food stalls)	1 091
工厂单位 ⁽¹²⁾	Factory Units ⁽¹²⁾	8 658

注 Notes:

- 租住公屋屋邨不包括有租住公屋单位的39个租者置其屋计划(租置计划)屋邨、三个可租可买计划 / 重建置业计划 / 绿表置居计划屋苑及一个居者有其屋计划(居屋计划)屋苑。
Public Rental Housing (PRH) estates exclude those 39 Tenants Purchase Scheme (TPS) estates, 3 Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) / Green Form Subsidised Home Ownership Scheme (GSH) courts and 1 Home Ownership Scheme (HOS) courts with PRH units.
- 居屋 / 私人参建计划屋苑包括第三期乙之前出售的居屋屋苑。
HOS / PSPS courts include pre-Phase 3B HOS courts.
- 可租可买计划 / 重建置业计划 / 绿表置居计划屋苑不包括一个有可租可买计划 / 重建置业计划单位的居屋屋苑(天颂苑)。
BRO / MSS / GSH courts exclude 1 HOS court (Tin Chung Court) with BRO / MSS units.
- 中转房屋人口不包括居于石篱(二)中转房屋大厦中用作临时居所单位的人口。
Population in Interim Housing (IH) excludes persons living in those flats used as temporary accommodation in Shek Lei (II) IH blocks.
- 资助出售房屋居住人数包括居于居屋、私人参建计划 / 中等入息家庭房屋计划、可租可买计划 / 重建置业计划 / 绿表置居计划及租置计划单位的居民, 但不包括居于可在公开市场买卖单位(已缴交补价的单位)的居民。居住人口数字是根据政府统计处进行的综合住户统计调查结果计算。
Subsidised sale flats population include those residing in HOS, PSPS / MIHS, BRO / MSS / 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.
- 中转房屋单位数目包括140个位于石篱(二)中转房屋大厦中用作临时居所的单位。
Stock of flats in Interim Housing (IH) includes 140 flats used as temporary accommodation in Shek Lei (II) IH blocks.
- 居屋 / 私人参建计划 / 中等入息家庭房屋计划 / 可租可买计划 / 重建置业计划 / 绿表置居计划单位包括可在公开市场买卖的单位(居屋第三期乙之前出售的单位或已缴交补价的单位), 但不包括未售出的单位。
HOS / PSPS / MIHS / BRO / MSS / 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.
- 已售出的租置计划单位包括可在公开市场买卖的单位(已缴交补价的单位), 但不包括售回给香港房屋委员会的单位。
TPS sold flats include flats that are tradable in the open market (flats with premium paid), but exclude cases in which buyers had sold back their flats to the Hong Kong Housing Authority.
- 包括石梨临时居所。
Including Shek Lei temporary accommodation.
- 数字为单位总数目。
Figures refer to total number of stock units.
- 包括托儿所、图书馆和温习室。
Including nurseries, libraries and study rooms.
- 包括位于工厂大厦的非制造业用途舖位。
Including non-manufacturing shops in factory buildings.

09 2015/16至2019/20财政年度运作结果的撮要

Summary of Operating Results for Financial Years 2015/16 to 2019/20

		2015/16 百万元 \$M	2016/17 百万元 \$M	2017/18 百万元 \$M	2018/19 百万元 \$M	2019/20 百万元 \$M
租住房屋	Rental Housing					
收入	Income	14,365	14,444	15,379	16,414	17,435
开支	Expenditure	(14,376)	(14,118)	(14,996)	(15,651)	(16,717)
运作盈馀/(赤字)	Operating surplus/(deficit)	(11)	326	383	763	718
商业楼宇	Commercial					
收入	Income	2,469	2,714	2,975	3,253	3,335
开支	Expenditure	(1,383)	(1,448)	(1,604)	(1,647)	(1,789)
运作盈馀	Operating surplus	1,086	1,266	1,371	1,606	1,546
资助自置居所	Home Ownership Assistance					
收入	Income	2,596	2,729	10,021	9,799	24,229
开支	Expenditure	(611)	(1,326)	(5,281)	(6,871)	(13,227)
运作盈馀	Operating surplus	1,985	1,403	4,740	2,928	11,002
未计入非运作收入 净额的综合运作盈馀	Consolidated Operating Surplus before net non-operating income					
收入	Income	19,430	19,887	28,375	29,466	44,999
开支	Expenditure	(16,370)	(16,892)	(21,881)	(24,169)	(31,733)
未计入非运作收入 净额的综合运作盈馀	Consolidated operating surplus before net non-operating income	3,060	2,995	6,494	5,297	13,266
非运作收入净额	Net non-operating income	56	15	7	11	60
包括非运作收入 净额的综合运作盈馀	Consolidated Operating Surplus including net non-operating income	3,116	3,010	6,501	5,308	13,326

10 2015/16至2019/20财政年度资本开支的撮要

Summary of Capital Expenditure for Financial Years 2015/16 to 2019/20

		2015/16 百万元 \$M	2016/17 百万元 \$M	2017/18 百万元 \$M	2018/19 百万元 \$M	2019/20 百万元 \$M
建筑工程	Construction	17,411	16,766	19,585	18,555	15,376
改善工程	Improvement works	812	659	674	584	651
电脑器材/汽车	Computer equipment/motor vehicles	129	105	121	134	203
资本开支总额	Total Capital Expenditure	18,352	17,530	20,380	19,273	16,230

11 过去十年公营房屋建屋量

Public Housing Production in the Past 10 Years

年份	Year	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
出租单位	Rental Flats										
香港房屋委员会 (房委会) ⁽¹⁾	The Hong Kong Housing Authority (HA) ⁽¹⁾	13 672	11 186	13 114	14 057	9 938	14 264	11 276	13 413	17 658	10 107
房屋协会(房协) ⁽²⁾	Housing Society (HS) ⁽²⁾	0	0	0	0	0	0	140	0	0	0
合计	Total	13 672	11 186	13 114	14 057	9 938	14 264	11 416	13 413	17 658	10 107
出售单位 ⁽³⁾⁽⁴⁾	Sale Flats ⁽³⁾⁽⁴⁾										
房委会 ⁽⁵⁾	HA ⁽⁵⁾	1 110	0	0	0	0	0	3 017	248	9 121	2 998
房协 ⁽⁶⁾	HS ⁽⁶⁾	0	0	0	0	0	988	0	0	0	1 640
合计	Total	1 110	0	0	0	0	988	3 017	248	9 121	4 638
总计	Grand Total	14 782	11 186	13 114	14 057	9 938	15 252	14 433	13 661	26 779	14 745

注 Notes:

- (1) 房委会租赁住房建屋量包括公共租赁住房(公屋)、中转房屋单位和由居者有其屋计划(居屋)转作公屋项目的单位。由公屋转作出售用途的可租可买计划/重建置业计划的单位则不包括在内。
Production of HA rental flats includes public rental housing (PRH), interim housing flats and flats of projects transferred from the Home Ownership Scheme (HOS) to PRH. Flats under projects built as rental housing but subsequently transferred to the Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) housing are not included.
- (2) 房协租赁住房建屋量包括租赁住房单位和长者安居乐计划的单位。长者安居乐计划的单位是以长期租约推出，并需申请人缴付一笔租住权费。
Production of HS rental flats includes 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) 就于2002年至2004年期间落成，并于2007年起才分批发售的居屋/私人机构参建居屋计划(私人参建计划)/住宅发售计划的单位而言，上表所指的「年份」为其首次推售时间。
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) 数字不包括市区重建局于2015/16年度一次性提供的322个资助出售单位。
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) 房委会的资助出售单位建屋量包括居屋、私人参建计划、可租可买计划/重建置业计划和绿表置居计划(绿置居)的单位。
Production of HA subsidised sale flats includes the flats under the HOS, PSPS, BRO / MSS and Green Form Subsidised Home Ownership Scheme (GSH).
- (6) 房协资助出售房屋单位的建屋量包括住宅发售计划、夹心阶层住屋计划和资助出售房屋项目的单位。
Production of HS subsidised sale flats includes the flats under FFSS, Sandwich Class Housing Scheme (SCHS) and Subsidised Sale Flats Projects.

12 2019建造业意外统计

Construction Accidents Statistics 2019

意外数字	Accidents	
总数(全港)	Total number (Hong Kong)	2 947
新建工程(房屋委员会)	New construction works (Housing Authority)	61
维修及保养(房屋委员会)	Repair and Maintenance works (Housing Authority)	17
总数(房屋委员会)	Total number (Housing Authority)	78
房屋委员会占全港总数百分比	Housing Authority as % total	2.6%
每千名工人(全港)	Number per 1 000 workers (Hong Kong)	29.0
每千名工人(房屋委员会新建工程)	Number per 1 000 workers (Housing Authority new construction works)	5.2
每千名工人(房屋委员会维修及保养工程)	Number per 1 000 workers (Housing Authority Repair and Maintenance works)	5.3
死亡数字	Deaths	
总数(全港)	Total number (Hong Kong)	16
总数(房屋委员会新建工程)	Total number (Housing Authority new construction works)	0
总数(房屋委员会维修及保养工程)	Total number (Housing Authority Repair and Maintenance works)	0
房屋委员会新建工程占总数百分比	Housing Authority new construction works as % total	0%
房屋委员会维修及保养工程占总数百分比	Housing Authority Repair and Maintenance works as % total	0%
每千名工人(全港)	Number per 1 000 workers (Hong Kong)	0.16
每千名工人(房屋委员会新建工程)	Number per 1 000 workers (Housing Authority new construction works)	0
每千名工人(房屋委员会维修及保养工程)	Number per 1 000 workers (Housing Authority Repair and Maintenance works)	0
建造业工人受聘数字	Construction Workers Employed	
总数(全港)	Total number (Hong Kong)	101 750
总数(房屋委员会新建工程)	Total number (Housing Authority new construction works)	11 842
房屋委员会新建工程占总数百分比	Housing Authority new construction works as % total	11.6%
总数(房屋委员会维修及保养工程)	Total number (Housing Authority Repair and Maintenance works)	3 189
房屋委员会维修及保养工程占总数百分比	Housing Authority Repair and Maintenance works as % total	3.1%

13 服务承诺 Performance Pledge

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

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.

服务承诺 Performance Pledge	服务目标 Performance Target	2019年实际成绩* Achievement* in 2019
公共租住房屋（公屋）申请者 Public Rental Housing (PRH) Applicants		
1 我们会在确认收到申请表格后的3个月内，以书面通知申请者是否成功获公屋登记。 We will within 3 months from the confirmed receipt of their applications notify the applicants in writing as to whether they are successful in public rental housing registration.	90%	99%
2 在申请到达详细资格审查阶段时，我们会预先1星期前通知申请者详细资格审查面晤的时间。 When an application reaches the detailed vetting stage, we will give the applicant 1 week's advance notice of the detailed vetting interview.	99%	100%
3 我们会在30分钟内接见准时出席详细资格审查面晤的申请者。 We will conduct the detailed vetting interview within 30 minutes of the appointed time if the applicants arrive on time.	99%	100%
4 申请者在详细资格审查阶段的相关面晤中提供齐备的资料后，我们会进行审查及核实，于2个月内通知申请者是否符合编配资格。 Upon submission of full information by the applicants during the detailed vetting interview at detailed vetting stage, we will conduct checking and verification and advise the applicants on whether they are eligible for allocation within 2 months.	99%	100%
5 在接获社会福利署体恤安置个案推荐后，我们会于3星期内与申请者面晤核实配屋资格。 We will conduct a vetting interview with the applicant within 3 weeks upon receipt of referral from the Social Welfare Department recommending "compassionate rehousing".	99%	100%
6 房屋署设有网上电子服务及房委会热线2712 2712供申请者查询申请进度。我们会更新系统内有关之申请进度资料至上一个工作天完结的情况。 We have set up the e-service on the web and the 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%
公屋住户 PRH Tenants		
7 我们会在7分钟内接待前来屋邨办事处的公屋住户。 We will attend to tenants within 7 minutes when they visit our estate office during office hours.	95%	100%
8 在收租服务时间内，我们会在18分钟内接待前来屋邨办事处缴交租金的公屋住户。 We will attend to tenants within 18 minutes when they pay rent at our estate office during rent collection service hours.	95%	99.99%

13 服务承诺 (续) Performance Pledge (continued)

服务承诺 Performance Pledge		服务目标 Performance Target	2019年实际成绩* Achievement* in 2019
9	(a) 如前租户提供齐备资料及没有拖欠房委会款项，我们会在接获其退款申请2星期内退回住宅单位的按金和多付的租金。 We will refund domestic rental deposit and overpaid rent to ex-tenants within 2 weeks upon receipt of application if adequate information is provided and no outstanding debt is owed to the HA.	90%	96.35%
	(b) 如租户提供齐备资料，我们会在接获租金援助申请2星期内通知申请结果。 We will notify tenants of the outcome within 2 weeks upon receipt of application for rent assistance if adequate information is provided.	95%	99.84%
10	(a) 关于更换户主、特别调迁、交回较低租金、平安钟安装津贴的申请，如公屋住户提供的资料齐备，我们会在10天内作初步答覆。 We will provide interim replies for applications relating to change of head of household, special transfer, rent reversion and subsidy for the installation of an emergency alarm within 10 days if required documents are provided.	100%	100%
	(b) 就上述的申请，我们会在18天内给公屋住户确实答覆。如我们未能在18天内作出确实答覆，会在作出确实答覆限期前及其后每月告知公屋住户申请进展。 We will provide substantive replies for these applications within 18 days. If we cannot provide a substantive reply within 18 days, we will keep tenants informed of the progress on or before the substantive reply due date and on a monthly basis.	95%	100%
11	屋邨办事处在收到有关屋邨的护卫和清洁服务的投诉后12小时内处理。 We will attend to complaints about security and cleansing services in the estate within 12 hours of report to the estate office.	95%	100%
12	如申请人提供的资料齐备，我们在收到根据「居屋第二市场计划」提交的「购买资格证明书」申请，以购买「居者有其屋计划」、「租者置其屋计划」或「绿表置居计划」的单位，会在2星期内通知申请结果。 We will notify PRH tenants of the outcome within 2 weeks upon receipt of their applications for Certificate of Eligibility to Purchase of a Home Ownership Scheme (HOS), 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%	98.07%
13	如申请人提供的资料齐备，我们在收到申请购买「租者置其屋计划」屋邨单位的申请书后，会在60天内通知申请结果。 We will notify PRH tenants of the outcome within 60 days upon receipt of their applications for purchase of their flats in Tenants Purchase Scheme (TPS) estate, subject to the availability of required information.	95%	100%
14	升降机发生故障时： Maintenance personnel will arrive at the scene for report of lift breakdown:		
	(a) 如无人被困，维修人员会在接报后45分钟内到场； within 45 minutes where no trapping of passengers is involved;	95%	99.28%
	(b) 如有乘客被困，维修人员会在25分钟内到场； within 25 minutes if trapping of passengers is involved;	95%	99.24%
(c) 并于到场后30分钟内救出被困的乘客。 have them rescued within 30 minutes of arrival.	90%	99.18%	

13 服务承诺 (续) Performance Pledge (continued)

服务承诺 Performance Pledge	服务目标 Performance Target	2019年实际成绩* Achievement* in 2019
15 遇有突然停电： For sudden interruption of electricity supply: (a) 屋邨管理人员会在屋邨办事处接报后15分钟内到场处理： Estate management personnel will arrive at the scene to attend to the sudden interruption of electricity supply within 15 minutes upon receipt of report to the estate office;	99%	100%
(b) 在办公时间内，维修人员会在1小时内到场维修： Maintenance personnel will arrive within 1 hour for maintenance during office hours;	99%	99.85%
(c) 在非办公时间内，维修人员会在2小时内到场维修： Maintenance personnel will arrive within 2 hours for maintenance after office hours;	99%	99.76%
(d) 如住宅大厦停电涉及超过一个住宅单位和 / 或公用地方，供电会在检查后8小时内恢复。 Supply will be resumed within 8 hours after inspection for interruption that affects more than one domestic flat and / or the common areas of the domestic block.	95%	100%
16 遇有食水供应突然中断： For sudden interruption of fresh water supply: (a) 屋邨管理人员会在屋邨办事处接报后15分钟内到场处理： Estate management personnel will arrive at the scene to attend to the sudden interruption of fresh water supply within 15 minutes upon receipt of report to the estate office;	99%	100%
(b) 维修人员会在1小时内到场维修： Maintenance personnel will arrive within 1 hour for maintenance;	95%	98.28%
(c) 若不涉及地底输水管的维修，供水会在检查后9小时内恢复。 Supply will be resumed within 9 hours after inspection where no repairs to underground water mains are required.	95%	100%
17 遇有冲厕水供应突然中断： For sudden interruption of flush water supply: (a) 屋邨管理人员会在屋邨办事处接报后15分钟内到场处理： Estate management personnel will arrive at the scene to attend to the sudden interruption of flush water supply within 15 minutes upon receipt of report to the estate office;	99%	100%
(b) 维修人员会在2小时内到场维修： Maintenance personnel will arrive within 2 hours for maintenance;	95%	100%
(c) 若不涉及地底输水管的维修，供水会在检查后20小时内恢复。 Supply will be resumed within 20 hours after inspection where no repairs to underground water mains are required.	95%	97.22%
18 如属房屋署负责维修的公众地方排水道淤塞，我们会在屋邨办事处接报后15分钟内到场处理。 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%

13 服务承诺 (续) Performance Pledge (continued)

服务承诺 Performance Pledge	服务目标 Performance Target	2019年实际成绩* Achievement* in 2019
19 在接获公屋住户的维修要求后，如属房屋署负责的项目，我们会在屋邨办事处接报后12天内动工维修。如需较长时间始能动工，我们会在5天内将原因告知公屋住户。(此维修要求不包括服务承诺第14至第18项所载者。) We will commence repairs within 12 days upon receipt of tenants' request to the estate office for repairs which the HD is responsible. We will inform tenants of the reasons for the delay within 5 days if longer time is needed to commence works. (The above repair requests exclude those as mentioned in pledge nos. 14 to 18)	90%	98.65%
20 在接获报告房屋署管理的树木怀疑有危险时： Upon receipt of report of suspected hazard imposed by trees managed by the HD:		
(a) 我们会在30分钟内到场； We will arrive at the scene within 30 minutes;	95%	100%
(b) 我们会在到场后90分钟内围封现场有危险的地方； We will cordon off the hazardous zone within 90 minutes of arrival;	95%	100%
(c) 如果有倒下的枝条，我们会在到场后4小时内清理； We will arrange clearing of fallen branches, if any, within 4 hours of arrival;	90%	100%
(d) 我们会在3天内检查有关树木的状况。 We will conduct an inspection to the condition of the tree in question within 3 days.	90%	100%

居者有其屋计划(居屋) / 租者置其屋计划(租置) / 绿表置居计划(绿置居)单位业主 Home Ownership Scheme (HOS) / Tenants Purchase Scheme (TPS) / Green Form Subsidised Home Ownership Scheme (GSH) Flat Owners

21 如居屋 / 租置 / 绿置居申请人提供的资料齐备，我们在收到根据「居屋第二市场计划」就其单位提交的「可供出售证明书」申请后，会在2星期内通知申请结果。 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%	98.72%
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绿表置居计划(绿置居)单位业主 Green Form Subsidised Home Ownership Scheme (GSH) Flat Owners

22 若绿置居业主选择由首次转让日期起计第一及第二年内，以原来的买价出售其单位予房委会的提名人时，如绿置居业主申请人提供的资料齐备，我们在收到就其单位提交的「出售资格证明书」申请后，会在2星期内通知申请结果。 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 1 st and 2 nd year (at original price), subject to the availability of required information.	90%	100%
23 若绿置居业主选择由首次转让日期起计第三至第五年内，以房屋署署长评定的售价出售其单位予房委会的提名人时，如绿置居业主申请人提供的资料齐备，我们在收到就其单位提交的「出售资格证明书」申请后，会在6星期内通知申请结果。 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 3 rd to 5 th year (at the price assessed by the Director of Housing), subject to the availability of required information.	90%	100%

13 服务承诺 (续) Performance Pledge (continued)

服务承诺 Performance Pledge		服务目标 Performance Target	2019年实际成绩* Achievement* in 2019
商业单位申请人 Commercial Premises Applicants			
24	我们会在招标期限届满后14天内，通知投标者租赁商业单位的标书是否有效。 We will notify tenderers of the validity of tender for leasing of commercial premises within 14 days of the closing date of tender invitation.	99.5%	100%
25	如投标者提供的资料齐备，我们会依照标书次序编排小组审批的结果，于招标期限届满后18天内，把投标按金退还标书未被接纳的投标者，出价最高者则作别论。 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	我们会在招标期限届满后25天内，通知投标出价最高者有关租赁商业单位的招标结果。 If the tenderer is the highest bidder, we will inform him / her of the tender result for leasing of commercial premises within 25 days of the closing date of tender invitation.	99%	100%
商业单位 / 非住宅单位租户 Commercial Premises / Non-domestic Premises Tenants			
27	如租户提供的申请资料齐备，我们会按以下三类个案，从业主的角度审批租户的装修工程申请： We will vet from Landlord's role and approve tenants' applications for fitting-out works according to the following three classes, subject to the availability of requisite information: (a) 简单个案： 不更改建筑物的屋宇装备、结构、防水设备、排水设施、间隔和外观，于10天内完成。 Simple case: No alteration of Building Services installations, structure, waterproofing, drainage, compartmentation, outlook of the building. To be completed within 10 days.	95%	100%
	(b) 一般个案： 相当大量建筑工程、内部间隔移位、在楼板或墙壁辟设开口，于20天内完成。 Normal case: Considerable amount of building works, relocation of internal partitions, forming of openings in floor or wall. To be completed within 20 days.	90%	100%
	(c) 复杂个案： 涉及重大建筑工程、加建楼板或墙壁、安装重型机器或设备，于30天内完成。 Complicated case: Involved major building works, additional floor or wall, installation of heavy machine or equipment. To be completed within 30 days. (上述时间框架不计算运输及房屋局常任秘书长(房屋)办公室辖下独立审查组所处理涉及改建和加建装修工程需要的时间。) (The above time frames exclude the time required for processing by the Independent Checking Unit under the Office of the Permanent Secretary for Transport and Housing (Housing) for fitting-out works which involve alteration and addition.)	90%	100%

13 服务承诺 (续) Performance Pledge (continued)

服务承诺 Performance Pledge		服务目标 Performance Target	2019年实际成绩* Achievement* in 2019
28	如商业单位租户续订租约获得批准，我们会在现行租约届满前3个月，把新租金和新租约条款通知他们。 We will provide commercial premises tenants with new rent and new tenancy terms 3 months before expiry of the existing tenancies if renewal is approved.	95%	100%
工程承建商及服务承办商 Works and Services Contractors			
29	我们在收到关于申请列入房委会工程承建商及物业管理服务供应商名册的完整资料后，会于3个月内完成处理。 Upon receipt of a complete set of information from the applicant for admission onto the HA's List of Works Contractors and Property Management Services Providers, the processing shall be completed within 3 months.	95%	100%
一般市民 General Public			
30	我们将于收到投诉和查询个案10天内作初步答覆。 We will provide an interim reply within 10 days of receipt of complaint and enquiry cases.	100%	100%
31	我们将于收到投诉和查询个案21天内作具体答覆。我们如未能于21天内作具体答覆，将于作具体答覆限期当天及每月告知进展。 We will provide a substantive reply within 21 days of receipt of complaint and enquiry cases. If we cannot provide a substantive reply within 21 days, we will keep the complainant / enquirer informed of the progress on or before the substantive reply due date and on a monthly basis.	100%	100%
32	房委会热线接到的所有来电均会于20秒内由电话系统接听。 All telephone calls to Housing Authority Hotline will be answered by the hotline system within 20 seconds.	90%	100%

* 2019实际成绩由1.1.2019起计算至31.12.2019。
The achievement in 2019 covers the period from 1.1.2019 to 31.12.2019.