

主席的话 Chairman's Message



香港房屋委员会（房委会）今年年报以「**齐心抗疫 和谐安居**」为主题，是希望展示房委会在抗疫防疫及为公共租住房屋（公屋）居民提供卫生安全的居住环境所作的努力。

受2019冠状病毒病疫情影响，香港以至全球各地在2020/21年度都变得不一样，对房委会的工作来说更是不平凡（特别）的一年。在2020年2月至9月将新落成的公共屋村——火炭骏洋村作临时检疫中心之用，这是前所未有的。过去一年多，政府对多个公共屋村作出强制检测公告和限制与检测宣告，房委会人员主动积极在指定的屋村住宅大厦全面协调和执行相关的检测及检疫行动。此外，房委会推出多项纾困措施，帮助公屋和非住宅物业的租户、资助出售单位买家及个别有财政困难的家庭，亦支援政府在社区推行的抗疫措施，例如追踪紧密接触者、检查排水管等。为此，今年年报特别增加一个专章，详述这些措施和前线人员的努力。

这段期间，尽管建筑业界须遵照规定实施多项特别抗疫措施，我们迎难而上，完成11个公营房屋项目，涉及超过11 000个新单位。

作为房委会主席，我感谢房委会和辖下小组委员会/附属小组委员会的所有委员在过去一年尽心竭力推展房委会的工作，亦全力支持各项防疫抗疫措施。纵使实施了保持社交距离措施和在家工作安排，房委会和辖下小组委员会/附属小组委员会的定期会议，大部分仍能如期举行，处理重要政策和财务事宜，并批出多份建筑合约和物业管理服务合约。

We adopt the theme “**Fight the Virus, Live in Harmony**” for this year’s Annual Report of the Hong Kong Housing Authority (HA) to showcase the HA’s efforts in anti-epidemic work and providing a healthy and safe living environment for public rental housing (PRH) residents.

Given the impact of the COVID-19 epidemic, 2020/21 was no longer the same for Hong Kong and other places. It was indeed an extraordinary (and special) year for the work of the HA. It is unprecedented for a newly completed public housing estate – Chun Yeung Estate in Fo Tan – to be used as a temporary quarantine centre from February to September 2020. In the past year, the Government issued Compulsory Testing Notices and Restriction-testing Declarations to quite a number of PRH estates during which, the HA staff took the initiative to take up the overall coordination and implementation work for testing and quarantine operations at designated PRH blocks. Apart from providing various relief measures to tenants of PRH estates and non-domestic properties, subsidised sale flats (SSF) buyers and individual families with financial hardship, the HA has been supporting the Government’s community-wide anti-epidemic measures such as contact tracing and drainage inspection. We have therefore included in this Annual Report a dedicated chapter on these special measures and the hard work of our front-line staff.

Amidst the special anti-epidemic measures imposed on the construction sector, we managed to overcome all difficulties and completed 11 public housing projects delivering more than 11 000 new flats during this period.

As Chairman of the HA, I would like to extend my personal thanks to all members of the HA and its committees/sub-committees for their unfailing support for the various anti-epidemic measures in the past year whilst pressing ahead with our ongoing work. Notwithstanding the social distancing measures and work-from-home arrangements, the HA and its committees/sub-committees have managed to continue with almost all regular meetings as scheduled and dealt with major policy and financial matters, including award of construction and property management services contracts.

我亦代表房委会衷心感谢全体员工在这段艰难时期全力以赴、尽忠职守。在采取多项抗疫防疫措施的同时，例如加强公共屋村、商场和街市的清洁及消毒工作，他们继续紧守岗位，确保维修保养工作如常进行，公屋和资助出售单位的申请获得迅速处理。他们对公屋居民以至社会大众的用心服务，实在值得自豪。

一如去年的安排，年报详述房委会在提供各类公营房屋方面的主要工作和成果，并重点讲述如何设法改善居民的生活质素，解决不同居民在生活上的特殊需要，尤其是长者，以期达至我们订立的「和谐安居」目标。举例来说，我们将「紧急警报系统津贴」的范围扩宽，让长者可选择新科技的产品及装置；另外亦特别制作了一辑家居运动短片，教导长者在家中进行一些简单的舒展运动。对于一些居住空间较大的长者住户，为鼓励他们迁往较小的单位，我们提供优惠让他们在搬迁后可享全免租金。当然我们也不会忽略残疾住户的需要，我们为听障住户免费安装「火警视像警报系统」，让他们的家居安全得到更佳保障。

2020年确实是困难重重、充满挑战的一年，但我们灵活应变，绝不墨守成规。凭着房委会同事的丰富经验，加上扎实有效的管治架构，我们得以克服难关。展望来年，我们会一如既往，再接再厉，为有需要的市民打造「和谐安居」的家园。



主席
陈帆

On behalf of the HA, I would also like to express my heartfelt thanks to all staff for their dedication, perseverance and hard work in such arduous times. Whilst undertaking various special measures to fight the virus such as strengthening cleansing and disinfection work at our PRH estates as well as shopping malls and markets, our staff continued with their daily work diligently, ensuring that the maintenance and repair works were duly carried out, and applications for PRH and SSF flats were efficiently handled. They should take pride in what they have contributed to help our tenants and the community at large.

As in the past year, this Annual Report provides a detailed account of the major tasks and achievements of the HA in providing public housing, with the focus on how we seek to improve the quality of life for our tenants and to address the special needs in the daily lives of various residents, particularly the elderly, to achieve our goal of “Live in Harmony”. For instance, we extended the Emergency Alarm System Grant to allow the elderly to use the system on products and devices with new technology, and produced a special series of exercise videos for elderly tenants to do simple exercise at home. Some elderly residents living in spacious flats were given an incentive to downsize, in the form of a full rent exemption upon moving. Residents with disabilities were not forgotten either. We have introduced a free of charge visual alarm system for the hearing-impaired to offer them a safer living environment.

2020 is indeed a most difficult and challenging year where nothing is easy or straightforward. Together, we have overcome the challenges with the rich experience of HA staff and a robust governance structure, which have enabled us to navigate rough waters with resilience. I have full confidence in our ability to further our mission in the coming year to create homes for those in need where all can “Live in Harmony”.



Chan Fan, Frank
Chairman