

主席的話 Chairman's Message



香港房屋委員會（房委會）今年年報以「**齊心抗疫 和諧安居**」為主題，是希望展示房委會在抗疫防疫及為公共租住房屋（公屋）居民提供衛生安全的居住環境所作的努力。

受2019冠狀病毒病疫情影響，香港以至全球各地在2020/21年度都變得不一樣，對房委會的工作來說更是不平凡（特別）的一年。在2020年2月至9月將新落成的公共屋邨——火炭駿洋邨作臨時檢疫中心之用，這是前所未有的。過去一年多，政府對多個公共屋邨作出強制檢測公告和限制與檢測宣告，房委會人員主動積極在指定的屋邨住宅大廈全面協調和執行相關的檢測及檢疫行動。此外，房委會推出多項紓困措施，幫助公屋和非住宅物業的租戶、資助出售單位買家及個別有財政困難的家庭，亦支援政府在社區推行的抗疫措施，例如追蹤緊密接觸者、檢查排水管等。為此，今年年報特別增加一個專章，詳述這些措施和前線人員的努力。

這段期間，儘管建築業界須遵照規定實施多項特別防疫措施，我們迎難而上，完成11個公營房屋項目，涉及超過11 000個新單位。

作為房委會主席，我感謝房委會和轄下小組委員會／附屬小組委員會的所有委員在過去一年盡心竭力推展房委會的工作，亦全力支持各項防疫抗疫措施。縱使實施了保持社交距離措施和在家工作安排，房委會和轄下小組委員會／附屬小組委員會的定期會議，大部分仍能如期舉行，處理重要政策和財務事宜，並批出多份建築合約和物業管理服務合約。

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.

我亦代表房委會衷心感謝全體員工在這段艱難時期全力以赴、盡忠職守。在採取多項抗疫防疫措施的同時，例如加強公共屋邨、商場和街市的清潔及消毒工作，他們繼續緊守崗位，確保維修保養工作如常進行，公屋和資助出售單位的申請獲得迅速處理。他們對公屋居民以至社會大眾的用心服務，實在值得自豪。

一如去年的安排，年報詳述房委會在提供各類公營房屋方面的主要工作和成果，並重點講述如何設法改善居民的生活質素，解決不同居民在生活上的特殊需要，尤其是長者，以期達至我們訂立的「和諧安居」目標。舉例來說，我們將「緊急警報系統津貼」的範圍擴寬，讓長者可選擇新科技的產品及裝置；另外亦特別製作了一輯家居運動短片，教導長者在家中進行一些簡單的舒展運動。對於一些居住空間較大的長者住戶，為鼓勵他們遷往較小的單位，我們提供優惠讓他們在搬遷後可享全免租金。當然我們也不會忽略殘疾住戶的需要，我們為聽障住戶免費安裝「火警視像警報系統」，讓他們家居安全得到更佳保障。

2020年確實是困難重重、充滿挑戰的一年，但我們靈活應變，絕不墨守成規。憑着房委會同事的豐富經驗，加上扎實有效的管治架構，我們得以克服難關。展望來年，我們會一如既往，再接再厲，為有需要的市民打造「和諧安居」的家園。



主席
陳帆

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