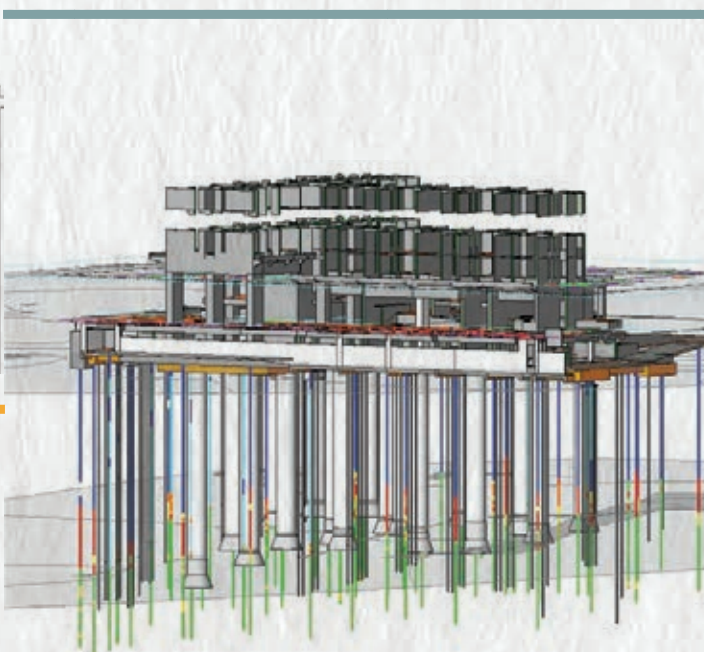
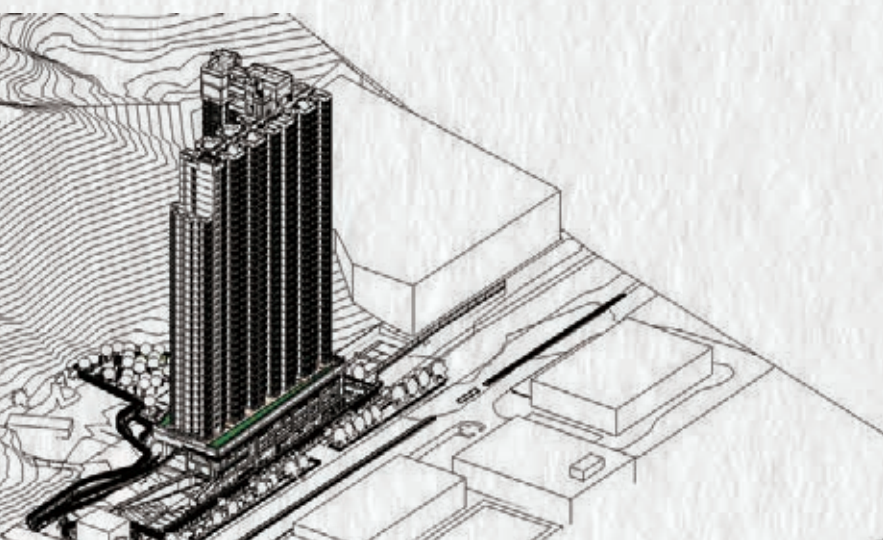
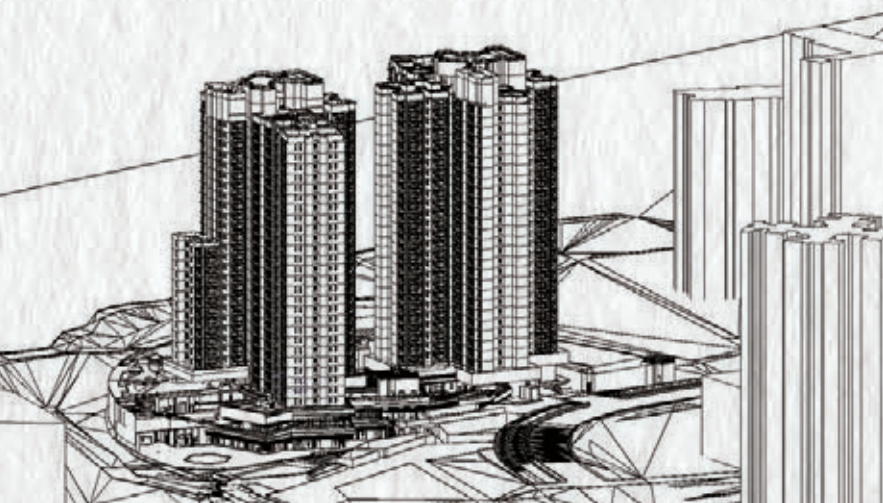


同心抗疫

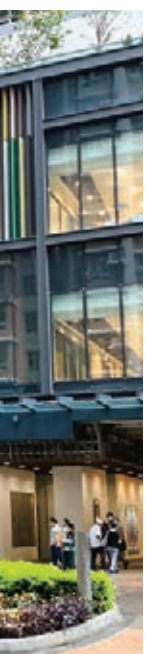
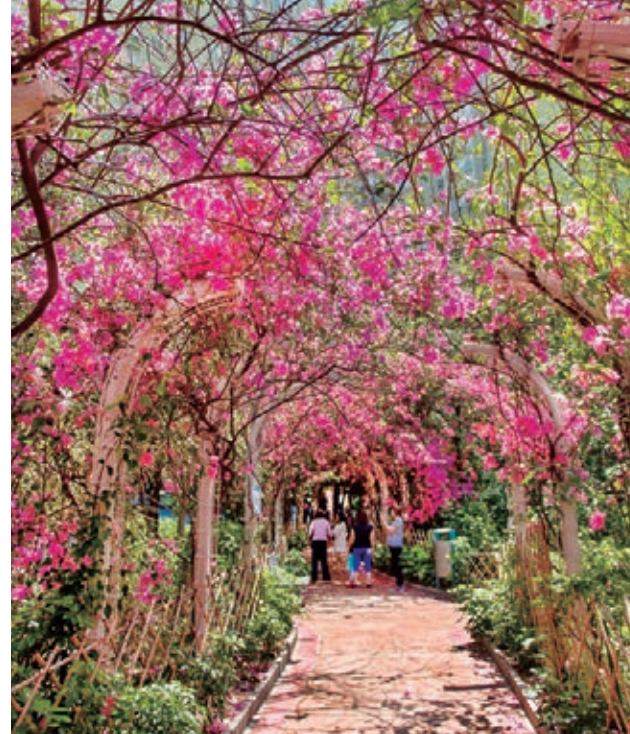
— — Together We Fight the Virus
and

Build a Bright Future

— — 共建未來







(左上起順時針)

(Clockwise from top left)

凱樂苑·海盈邨

Hoi Lok Court, Hoi Ying Estate

元州邨

Un Chau Estate

和田邨

Wo Tin Estate

皇后山邨的光伏電板

Photovoltaic cells at Queens Hill Estate

彩德邨

Choi Tak Estate

啟鑽苑

Kai Chuen Court

白田邨

Pak Tin Estate

Key Figures

(截至2022年3月31日 As at 2022.03.31)



公共租住房屋（公屋）屋邨數目
No. of Public Rental Housing (PRH) estates

191



公屋住戶數目
No. of PRH households

791 214



平均住戶人數
Average household size

2.66 人
persons



公屋認可居民人數
PRH authorised population

2 104 925



公營房屋建屋量
Public housing production

出租單位
Rental flats

22 000 個
units

出售單位
Sale flats

+ **4 000** 個
units

總數
Total **26 000** 個
units



相關非住宅物業
Associated non-domestic properties

內部樓面面積
Internal floor area

3 145 000 平方米
m²



查詢 / 投訴個案
No. of enquiries/complaints

105 300 宗
cases

均根據「服務承諾」處理
handled according to Performance Pledge

The Hong Kong Housing Authority

香港房屋委員會



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。

房委會成員包括4名官方委員及19名非官方委員，全部由行政長官委任。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。房屋局常任秘書長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.

The HA has 4 official members and 19 non-official members, who are appointed by the Chief Executive. The Secretary for Housing is 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 serves as the HA's executive arm and is headed by the Permanent Secretary for Housing, who also assumes the office of the Director of Housing.

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置業

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

基本信念

Core Values —

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

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 performance-oriented team

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大事紀要



2021 05 _ _

◀「出售綠表置居計劃(綠置居)單位2020/21」開始接受申請。新發展項目啟鑽苑，連同「出售綠置居單位2019」的525個未售出／因買賣協議撤銷而收回的單位和「租者置其屋計劃」約800個回收單位，一併推出發售。

Application for Sale of Green Form Subsidised Home Ownership Scheme (GSH) Flats 2020/21 commenced. A new development, Kai Chuen Court, together with 525 unsold/rescinded flats under GSH 2019 and about 800 recovered Tenants Purchase Scheme (TPS) flats were put up for sale.

2021 06 _ _

房委會宣布，估計年內約31 000個公共租住房屋(公屋)單位可供編配，包括約16 700個新建單位和約14 300個翻新單位。

The HA announced that about 31 000 public rental housing (PRH) flats, comprising about 16 700 new flats and about 14 300 refurbished flats, were estimated to be available for allocation in the year.





2021 08

◀「出售綠置居單位2020/21」進行攪珠，由房委會資助房屋小組委員會主席黃碧如女士主持。

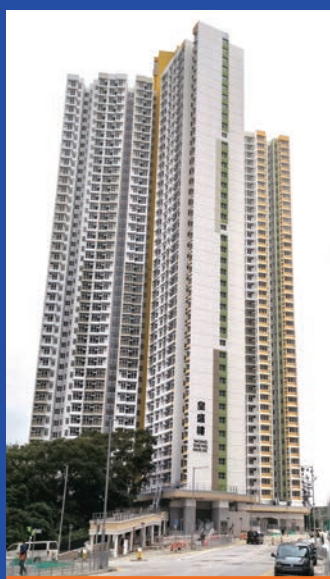
Ballots were drawn for Sale of GSH Flats 2020/21. The Chairman of the HA Subsidised Housing Committee (SHC), Ms Cleresa Wong, officiated at the ballot drawing.



2022 01

◀房屋署人員在葵涌邨三幢公共屋邨樓宇進行分別5天及7天的圍封強檢行動。1月至6月期間，在不同屋邨進行了約120次圍封強檢行動。

The Housing Department (HD) staff conducted five-day and seven-day “restriction-testing declaration” (RTD) operations respectively at three PRH blocks of Kwai Chung Estate. Around 120 RTD operations were conducted in different estates between January and June.



2022 02

◀房委會快速完成皇后山邨及荔景邨其中三幢新建成公屋的改裝工程，交付政府作社區隔離設施。

The HA swiftly finished the conversion work of three newly completed PRH blocks of Queens Hill Estate and Lai King Estate, and handed them over to the Government for use as community isolation facilities.

2022 03

房委會資助房屋小組委員會通過為現有公屋單位推行「排水管改善計劃」。

The HA's SHC endorsed the Drainage Enhancement Programme for existing PRH flats.



▲ 房委會引入「設計及建造」採購模式，借助私人機構的資源和專業知識，優化整個建造流程。

The HA introduced a “Design-and-Build” procurement model which leverages the resources and expertise of the private sector to enhance the entire construction workflow.



房屋署人員與其他公務員和義工在133個「防疫服務包」包裝中心工作。「防疫服務包」於4月初派發予800 000個公屋住戶。

The HD staff, together with other civil servants and volunteers, worked in 133 packaging centres of anti-epidemic service bags. The service bags were distributed to 800 000 PRH households in early April.

2021/22年度完成的公屋/綠置居發展項目(按時序排列)

PRH/GSH projects completed in 2021/22 (in chronological order)

富蝶邨(斑蝶樓) Fu Tip Estate (Ban Tip House)

啟鑽苑(啟宏閣、啟雋閣) Kai Chuen Court (Kai Wang House, Kai Chun House)

白田邨(朗田樓、清田樓) Pak Tin Estate (Long Tin House, Ching Tin House)

皇后山邨(皇頤樓、皇滙樓、皇樂樓) Queens Hill Estate (Wong Yi House, Wong Wui House, Wong Lok House)

荔景邨(恒景樓) Lai King Estate (Heng King House)

海達邨(海盛樓) Hoi Tat Estate (Hoi Shing House)

皇后山邨(皇盛樓) Queens Hill Estate (Wong Sheng House)

皇后山邨(皇順樓) Queens Hill Estate (Wong Shun House)

皇后山邨(皇溢樓、皇澄樓) Queens Hill Estate (Wong Yet House, Wong Ching House)

蝶翠苑 Dip Tsui Court

和田邨(和喜樓、和善樓、和彩樓、和麗樓)

Wo Tin Estate (Wo Hei House, Wo Sin House, Wo Choi House, Wo Lai House)

菁田邨(菁心樓、菁樂樓、菁喜樓、菁善樓)

Ching Tin Estate (Ching Sum House, Ching Lok House, Ching Hay House, Ching Sin House)

2021/22年度完成的其他資助出售單位發展項目

Other SSFs projects completed in 2021/22

山麗苑(松山閣、榕山閣、杏山閣、梨山閣、楹山閣、橋山閣)

Shan Lai Court (Chung Shan House, Yung Shan House, Hang Shan House, Lei Shan House, Ying Shan House, Kiu Shan House)

Chairman's Message _ _

主席的話



很高興在本年的7月1日能接任香港房屋委員會(房委會)主席這個崗位，肩負起為香港制定和推行公營房屋計劃，致力為未能負擔私人樓宇的低收入家庭解決住屋需要的重要工作。

在回顧過去一年工作之際，我想感謝房委會全體員工應對本港2019冠狀病毒病疫情的迅速反應和辛勤工作，尤其是2022年年初爆發的第五波疫情，出現傳播力迅速的Omicron變種病毒。面對來勢洶洶的疫情，為保障轄下現時193個屋邨超過200萬名居民免受病毒威脅，房委會扮演關鍵的角色。衷心感謝大家因應疫情而執行的措施和工作，同事與市民齊心抗疫。

2022年1月至6月期間，房委會在公共屋邨進行了多達120次圍封強檢聯合行動，並且積極響應政府的抗疫工作，在13天內迅速把三座新落成的公屋大廈，超過3 000個單位改裝成社區隔離設施。

It is my pleasure to take up the post of Chairman of the Hong Kong Housing Authority (HA) on 1 July this year, taking up the important task of developing and implementing Hong Kong's public housing programmes in an effort to meet the housing needs of low-income families that cannot afford private accommodation.

Looking back on the past year's work, I would like to express my gratitude to all staff of the HA for their quick response and hard work in combating the COVID-19 epidemic in Hong Kong, in particular during the outbreak of the fifth wave in early 2022 involving the highly transmissible Omicron variant. Faced with the formidable pandemic threat, the HA has been playing a pivotal role in protecting the health of over two million people currently living in the 193 public housing estates. I greatly appreciate the initiatives and efforts undertaken by our staff in fighting against the epidemic together with the public.

Between January and June 2022, the HA conducted a total of 120 joint operations of Restriction-Testing Declaration in public housing estates. In addition, we proactively supported the Government's anti-epidemic efforts with the speedy conversion of over 3 000 flats in three new public housing blocks into community isolation facilities within 13 days.

公屋溫暖萬家／安居樂業 提速、提效、提量 精簡程序 齊心抗疫 幸福感

在應付上述緊急的防疫抗疫工作時，各員工亦繼續努力推進增加香港公營房屋供應的重大使命，包括悉心規劃新公營房屋項目、密切監察所有公營房屋建築工地的施工進度；並與本地建造業界齊心協力，採取一切可行措施，減低疫情帶來的衝擊。房委會各個團隊也採取特別措施，務求盡量減低疫情對公屋申請處理時間、公屋編配進度、資助出售單位銷情的影響。

本年報載列房委會同事在不同範疇同事的辛勤工作，讓大家更深入了解房委會與廣大市民去年經歷的起伏、房委會如何繼續努力不懈提供各項服務，以及同事如何盡心盡責，多走一步以落實各項防疫措施。

第六屆政府的工作已展開。我們會以有為且務實的態度，採取多管齊下的方式以達至提速、提效、提量，加快建屋的目標，致力進一步精簡程序，以提供更多安居之所，提升市民的幸福感。

在此，我祝願市民都能安居樂業、家庭和睦、身心健康。我和我的團隊，再加上建築業和物業管理業界的所有朋友，會一起同心，以創新思維，引進更多的科技，致力建設更多更好的房屋給有需要的市民。願公屋溫暖萬家。



房委會主席
何永賢, JP

While coping with the above urgent anti-epidemic work, our staff continued to press ahead with the critical mission of increasing the supply of public housing in Hong Kong, including the meticulous planning of new public housing projects; closely monitoring the progress of all public housing construction sites; and, in collaboration with the local construction industry, taking all possible steps to mitigate impacts of the epidemic. Various teams of the HA also adopted special measures to minimise the impact of the epidemic on the processing time of applications for public rental housing, the progress of flat allocation and the sale of subsidised sale flats.

This Annual Report sets out the assiduous efforts of the HA staff in different areas of work to provide a clearer picture of the ups and downs experienced by the HA and the general public, the unfailing efforts of the HA in delivering services on different fronts, as well as the dedication and commitment of our staff in going the extra mile in implementing anti-epidemic measures in the past year.

The sixth-term Government has commenced its work. With our can-do and pragmatic attitude, we will adopt a multi-pronged approach to achieve the objective of expediting housing construction by enhancing speed, efficiency and quantity. We will strive to further streamline relevant procedures so as to provide more decent homes for the people and enhance their sense of well-being.

May I wish that Hong Kong people could live and work in contentment, have a harmonious family, and stay healthy and happy. My team and I, working in concerted efforts with all our partners in the construction industry and the property management sector, will strive to provide more and better housing to those in need through innovative thinking and introduction of more technologies. May our public housing estates bring warmth to hundreds and thousands of families in Hong Kong.



Ms Winnie Ho, JP
Chairman, HA

齊心協力 抗疫為民

— — Fighting the Virus Together with the Community





2019冠狀病毒病「第五波」疫情在香港肆虐，香港房屋委員會(房委會)以至整個政府在遏止病毒傳播、保護居民免受感染方面均面對嚴峻的考驗。在抗疫過程中，充分展現我們同事樂意多走一步的精神。

Combating the fifth wave of the COVID-19 epidemic in Hong Kong presents a great challenge to both the Hong Kong Housing Authority (HA) and the Government as a whole in fighting against the virus and to protect residents against the risk of infection. In the process, our staff have demonstrated fully their willingness to walk the extra mile.





同心抗疫 薪火相傳

支持政府的「圍封強檢」行動

2022年1月至6月，我們在公共屋邨統籌約120次「圍封強檢」行動，涉及逾200 000名居民，當中包括史無前例在葵涌邨逸葵樓和映葵樓分別連續七天，以及在夏葵樓連續五天進行「圍封強檢」行動。每次行動中，我們策劃整個運作流程和協調相關政府部門，在屋邨內設立流動採樣站、安排住戶有序接受檢測、在受限區域控制人流、向住戶派發食物包及其他物資，以及設立熱線供居民查詢。在每幢大廈的受限區域解封前，我們逐戶向每名檢測結果為陽性的居民派發隔離令、安排他們前往社區隔離設施等。我們也主動聯絡全長者家庭和有需要的家庭，尤其那些正在接受家居隔離／檢疫的長者，為他們提供支援。此外，為響應政府的行動，我們動員房屋署各級人員共5 000多人，向轄下191個公共屋邨約1 320幢公屋大廈的住戶派發近80萬個「防疫服務包」；更安排優先把服務包逐家逐戶送遞給17萬全長者戶。



房屋署人員在葵涌邨安排受影響居民接受檢測
HD staff mobilising the affected residents to undertake tests at Kwai Chung Estate



房屋署人員在葵青石籬一邨為準備接受檢測的人士登記
HD staff assisting the affected residents to register for testing at Shek Lei (I) Estate

Supporting the Government's restriction-testing declaration (RTD) operations

From January to June 2022, we co-ordinated around 120 RTD operations in public rental housing (PRH) estates, covering more than 200 000 residents. These operations included those unprecedentedly conducted at Yat Kwai House and Ying Kwai House of Kwai Chung Estate respectively for seven consecutive days, and one conducted at Ha Kwai House of Kwai Chung Estate for five consecutive days. In every operation, we planned the entire workflow and coordinated with relevant government departments to set up mobile specimen collection stations in the estate, arrange residents to undergo testing in an orderly manner, maintain crowd control in the restricted area, deliver food packs and other supplies to the residents, and set up a hotline for residents' enquiries. Before the revocation of the restricted area of each block, we delivered isolation orders door-to-door to all residents who tested positive, and arranged them to go to community isolation facilities, etc. We also took the initiative to contact and provide support to all-elderly households and other families in need, especially those elderly residents under home isolation/quarantine. To tie in with the Government's efforts, a total of over 5 000 staff members of various ranks from the Housing Department (HD) were mobilised to distribute nearly 800 000 anti-epidemic service bags to residents of about 1 320 PRH blocks in 191 PRH estates. We also arranged door-to-door priority delivery of the service bags to 170 000 all-elderly households.



房屋署工作人員向沙田禾輦邨受檢居民派發食物包
HD staff delivering food bags to tenants subject to compulsory testing at Wo Che Estate

改裝新落成公屋大廈為社區隔離設施

2022年2月中，政府徵用了粉嶺皇后山邨第一座和第七座，以及葵涌荔景邨恒景樓合共約3 100個單位，作為社區隔離設施。要在2022年2月底前把這些屋邨單位改裝成社區隔離設施，行動規模龐大，需要房委會人員與其他政府部門盡心竭力，方可成事。

這項工作殊非易事。在多個政府部門支持下，房委會用了13天完成所需工程，把這些公屋大廈改裝為可全面運作的社區隔離設施，符合衛生當局的標準及要求。

為把社區隔離設施與其所在的公共屋邨其餘部分分隔，改裝工程涉及改造和建築工程；並須設立醫療站、指揮站和其他行動區，以及採購並裝置必要的家具和電器，當中涉及的籌劃、聯絡和建造工作非常繁重。全賴各方規劃有道、辛勤付出，改裝工程於兩週內完成。皇后山邨第一座於2022年2月24日交付政府，用作社區隔離設施；而皇后山邨第七座和荔景邨恒景樓也於2月27日交付政府。



荔景邨恒景樓改裝為社區隔離設施
Heng King House of Lai King Estate is converted into CIF

Conversion of new PRH blocks into community isolation facilities (CIFs)

In mid-February 2022, the Government decided to use Block 1 and 7 of Queens Hill Estate in Fanling, and Heng King House of Lai King Estate in Kwai Chung with a total of about 3 100 units as CIFs. Preparing these premises for use as CIFs by the end of February 2022 was a massive operation, requiring huge efforts and commitments from both HA staff and other government departments.

This was no easy task. With the support of various government departments, it took 13 days for the HA to complete the works required to convert these public housing blocks into fully functional CIFs meeting the standards and requirements of the health authorities.

The conversions involved modifications and building works to separate CIFs from the rest of the PRH estates where they were located. Medical posts, command posts and other operational areas had to be set up, and furniture and electrical appliances to be sourced and installed there. The amount of planning, liaising and construction work involved was phenomenal, but efficient planning and hard work on everyone's part saw everything completed within a two-week period. Block 1 of Queens Hill Estate was handed over to the Government on 24 February 2022 for use as a CIF, while Block 7 of Queens Hill Estate and Heng King House of Lai King Estate were handed over on 27 February.

這些公屋大廈臨時徵用為社區隔離設施，難免影響約1 260名已接受該兩個屋邨預配單位的公屋申請者。考慮到對這些申請者造成不便，政府動用防疫抗疫基金，在2022年3月向受影響住戶每戶發放一次性8,000元的特惠津貼。



皇后山邨的社區隔離中心單位
A unit of CIF at Queens Hill Estate

向公屋租戶提供支援

為幫助有經濟困難的公屋租戶在疫情下度過困境，房委會自2020年5月起暫緩向有短暫經濟困難而未能及時繳交租金的公屋租戶發出遷出通知書。這項措施數度延長，截至2022年3月底，獲批的申請累計共約1 700宗。

非住宅租戶的租金寬減

房委會自2019年10月起向轄下合資格的零售、工廠大廈和非住宅租戶先後推出多輪租金寬減措施。合資格租戶的租金寬減額由最初的50%，增至後來的75%。此外，合資格的租戶如須按照政府的防疫規定或指示關閉處所，可就該段必須暫停營運的期間申請全額租金寬免。租金寬減措施有助租戶繼續在房委會轄下非住宅處所經營，持續為居民提供服務。



皇后山的鮮薈市場 (左) 和皇后山商場

Fresh One Market, Queens Hill (left) and Queens Hill Shopping Centre

The temporary use of these blocks for CIFs inevitably affected about 1 260 PRH applicants who had accepted advance allocation of flats in the two estates. In recognition of the inconvenience caused to them, the Government provided a one-off ex-gratia allowance of \$8,000 to each affected household from the Anti-epidemic Fund, and the subsidy was disbursed in March 2022.

Support for PRH tenants

To help those PRH tenants having financial problems get through the hardship during the epidemic, since May 2020 the HA has withheld the issuance of Notice-to-quit to PRH tenants in short-term financial difficulty with rent in arrears. The measure has been extended several times. As at the end of March 2022, the cumulative number of approved applications was about 1 700 in total.

Rent concessions for non-domestic tenants

The HA has provided multiple rounds of rent concessions for its eligible retail, factory and non-domestic tenants since October 2019. The rent concession for eligible tenants was increased from an initial rate of 50% to a subsequent rate of 75%. Furthermore, eligible tenants could apply for a 100% rent concession for the period during which their operation at the premises concerned was required to be closed under anti-epidemic regulations or directions from the Government. The rent concession measures enable tenants to go on running their businesses in non-domestic premises under the HA and maintain their services for residents.



檢查排水管

房委會採取預防措施，在2020年10月推出為期18個月的排水管檢查計劃，主動檢查和維修排水管。在該計劃下，所有室外公用排水管的檢查工作已經完成；視察隊亦曾前往約80萬個公屋單位，並成功入內檢查約47萬個單位。在檢查排水管過程中發現的所有缺損，我們已盡可能即場修理，或經分區保養辦事處安排維修。至於未能在該計劃推行期間檢查的單位，我們已向有關租戶發出通知書，預約安排檢查。我們也藉着其他現行計劃，進入這些單位檢查排水設施。



加強清潔和消毒

徹底清潔和消毒對預防2019冠狀病毒病傳播極為重要。年內，房委會的團隊繼續加強清潔和消毒轄下公共屋邨、商場和街市所有公共範圍內的公用地方和設施，尤其入口閘門和大廈升降機的按鈕及按鈕板、洗手間、自動梯和扶手。我們也在屋邨辦事處、商場和住宅大廈的地下升降機大堂，提供消毒潔手液和放置消毒地毯。我們又聘請臨時員工在屋邨、商場、街市等執行防控措施，包括定期巡查各公共屋邨環境衛生及清潔工作，協助使用「安心出行」、「疫苗通行證」等流動應用程式。



深層清潔屋邨：水邊圍邨（左）和石籬一邨

Deep cleansing across estates: Shui Pin Wai Estate (left) and Shek Lei (I) Estate

Drainage inspection

As a preventive measure, the HA launched the 18-month Drainage Inspection Programme in October 2020 to proactively inspect and repair the drainage pipes. Under the Programme, inspection of all external communal drainage pipes was completed. Our inspection teams also attempted to inspect about 800 000 PRH flats, with about 470 000 flats successfully accessed and inspected. All defects found in the course of inspection had been repaired immediately where possible or planned to be carried out by district maintenance office. For those flats which could not be inspected during the Programme, we had left notices to tenants concerned to make appointments for inspection. We will also gain access to these flats for drainage inspection under other established programmes.

Enhanced cleansing and disinfection

Thorough cleansing and disinfection are vital in preventing the spread of COVID-19. During the year, HA teams continued to take steps to intensify the cleansing and disinfection work at common areas and facilities in all public areas of HA's PRH estates, shopping centres and markets, especially on push buttons and button panels of entrance gates and building lifts, toilets, escalators, and handrails. Hand sanitisers and sterilised mats were also provided in our estate management offices, shopping centres and in the ground floor lift lobbies of residential blocks. We also employed temporary staff to implement anti-epidemic measures in estates, commercial centres, markets. Such measures included conducting routine checks on environmental hygiene and cleansing work, providing assistance for the use of mobile applications such as "LeaveHomeSafe", "Vaccine Pass".



關顧接受家居隔離的長者和有需要住戶

為應對2019冠狀病毒病「第五波」疫情，政府實施家居隔離／檢疫措施。我們加強關顧和支援那些具較高風險的長者和有特別需要的住戶。我們聯絡全長者家庭和有需要的住戶，特別是那些在「圍封強檢」行動後受隔離令限制的住戶，為他們安排支援和表達關顧。因應那些接受家居隔離／檢疫人士的個別需要，我們協助提供關於防疫和治療安排的資訊、為他們送遞所需物品和食物等。如他們遇有緊急情況，我們會聯絡他們的親友或其他部門／機構，盡量提供適切協助。



鼓勵盡早接種疫苗

由2021年12月起，政府在一些公共屋邨設置新冠疫苗流動接種站，以便利60歲及以上的居民接種疫苗。房委會全力配合，協助政府在房委會轄下屋邨物色合適地點設置流動疫苗接種站，並在屋邨公用地方展示橫額和張貼海報，宣傳該項服務。截至2022年3月底，接種站曾44次到訪25個公共屋邨。此外，我們的辦事處職員協助有需要的長者居民辦理網上預約接種疫苗。我們又協助轉介在「圍封強檢」行動期間識別的合資格居民予「疫苗到戶接種服務」外展隊，以便安排到戶疫苗接種。



協助相關政府部門在黃大仙上邨設置新冠疫苗流動接種站
Assisting relevant government departments in setting up an MVS at Upper Wong Tai Sin Estate

Caring for elderly and needy households under home isolation

Home isolation/quarantine has also been deployed by the Government in combating the fifth wave of COVID-19 epidemic. We stepped up actions to provide care and support to residents, particularly the elderly and households with special needs who were of higher risks. We contacted families of all elderly members and needy households, especially those households who had been issued with isolation orders after the RTD operations, to arrange supportive service and express our care to them. We offered a number of services for those in home isolation/quarantine according to their individual needs, including providing information on relevant anti-epidemic and treatment arrangements, delivering necessity items and food. In cases of emergency, HA staff would contact their relatives or other departments/organisations for appropriate assistance as far as possible.

Encouraging early vaccination

From December 2021 onwards, the Government set up mobile vaccination stations (MVSs) in some PRH estates to facilitate residents aged 60 and above to get vaccinated. In support of the initiative, we assisted the Government to identify suitable locations for MVSs at HA's estates, and posted banners and posters in common areas of estates to publicise the service. Up to the end of March 2022, 44 visits by MVSs were received at 25 PRH estates. Moreover, our staff at estate management offices also assisted those elderly residents in need to make online vaccination appointment. We also assisted to refer eligible residents identified during the RTD operations to the Home Vaccination Service Team for arranging home vaccination.



房委會辦公室及職員的防疫安全

在公共屋邨推行防疫措施的同時，我們沒有忽略維持房委會服務和運作（尤其是公營房屋計劃）的重要性。我們制訂了詳細行動方案，處理確診2019冠狀病毒病和被界定為密切接觸者的同事的個案，並適時通知與他們同一辦公室或同一樓層工作的人員，又向員工提供衛生當局的健康指引。

此外，員工獲派所需防護物資，包括口罩和酒精搓手液，以減低感染風險。員工在進入房委會辦公室時，亦須量度體溫和掃描「安心出行」流動應用程式二維碼。我們也向特定群組的員工（包括執行排水管檢查職務的員工）提供快速抗原測試套裝。

為減少面對面接觸，我們採取多項措施，例如彈性上班或交錯辦公和午膳時間，並且更多以網上形式舉行會議和培訓。

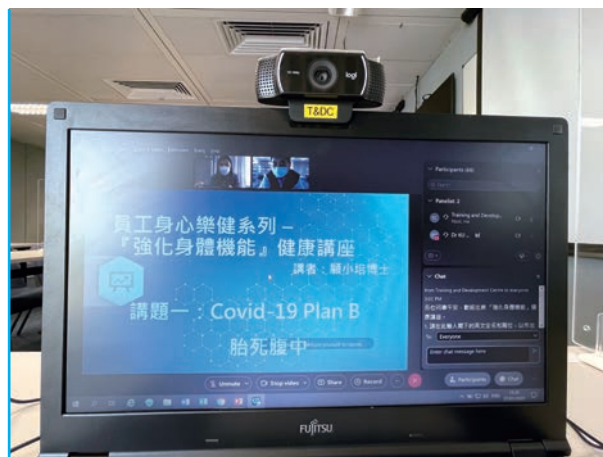
為加強檢測和提升疫苗接種率，我們迅速實施政府訂立的相關措施，包括由2022年2月16日起，對全體房委會僱員實施政府的「疫苗通行證」安排。



房屋署職員在進入屋邨辦事處前檢測體溫
HD staff have their body temperature checked before entering estate offices



伙伴關係工作坊以網上形式進行
A partnering workshop conducted online



員工身心樂健系列網上講座
A webinar on Employee Wellness Programme

Making HA offices and staff safer

Whilst implementing anti-epidemic measures in PRH estates, we have not overlooked the importance of maintaining continuity of HA's services and operation, in particular our public housing programme. We have drawn up a detailed action plan for managing confirmed or close contact COVID-19 cases among staff, and provided workers in the same office or on the same floor with timely information and disseminated updated advice from the health authorities to staff.

In addition, staff were provided with essential protective resources, including face masks and alcohol-based hand-rubs, to minimise the risk of infection. Staff also had their body temperature checked and "LeaveHomeSafe" mobile app QR code scanned on entering HA offices. RAT kits were provided to specific groups of staff, including those performing drainage inspection duties.

To reduce face-to-face contacts, we adopted measures such as flexible or staggered working and lunch hours, wider use of online meetings and online training.

We implemented swiftly the measures introduced by the Government in enhancing testing and vaccination. This included the implementation of the Government's "Vaccine Pass" arrangement for all HA employees effective from 16 February 2022.

Playing our Part in Protecting Hong Kong –

同事抗疫心聲

What our Staff Said on the Way to Fight the Virus



抗疫最前線



憑畫寄意 疫情下一起加油

服務房屋署26年的高級技術主任(建築設計)王駿賢，2022年1月25日調派往葵涌邨協助分發食物包。以上置於中央的心意卡是他的畫作，記錄與同事向居民派送食物包的情景，後方一名居民收到食物包後探頭出來道謝；畫旁的打氣語句更是他、太太和9歲兒子一起創作的。他表示家人的支持是他走在抗疫前線最堅實的後盾。

王駿賢在公共屋邨長大，對屋邨有深厚感情。他很喜歡現時工作，希望可以出一分力，協助居民面對疫情。

Inspirational drawing – fighting the epidemic together

Mr Wong Chun-yin, Kenneth, Senior Technical Officer (Architectural), has served in the Housing Department for 26 years. On 25 January 2022, he was assigned to Kwai Chung Estate to assist in the distribution of food packs. The picture in the middle of the card above was drawn by him, recording the scene where he and his colleague delivered meals to residents. At the background, a resident popped his head out from his flat to thank them after receiving the food pack. The words of encouragement beside the picture were composed by him, his wife and their 9-year-old son. Mr Wong said that his family was his strongest tower of strength for him to stay at the forefront of the fight against the epidemic.

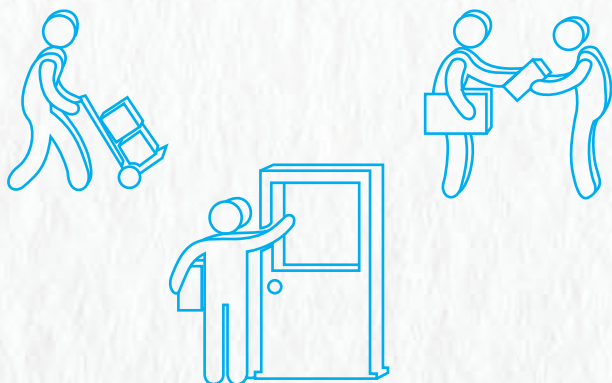
Mr Wong's love for his current job comes from his deep emotional bonds to public housing estates as he grew up in one of them. He hopes that he can render assistance to the residents in face of the epidemic.

抗疫心聲

謝謝職員同樂會和福利組的幫忙和體恤前線同事對抗疫工作的付出。我希望分享自己一點點經歷……講述走上前線抗疫的心聲。

我在2022年1月24日(星期日)主動請纓往葵涌邨增援當區前線同事的抗疫工作，將這決定告訴家人，反對是意料中事……派完飯，上鋒仍需抽調人手，我便答應於翌日再到葵涌邨，駐守映葵樓大門站崗。收工回家，全身清潔後，如常打開仍讀小學的女兒的日記看她當天的記事(這是我們父女間的特別溝通習慣)，馬上淚崩，因為我沒有考慮女兒的感受，原來她小小年紀也緊張、擔心親人安危；而我在親人和社會責任之間，選擇了後者，對妻女猶生歉疚。

[副房屋事務經理／商業樓宇(八) 葉煒棋]



寒流下的暖意

2022年1月尾至2月上旬，香港氣溫徘徊攝氏10度左右，富昌邨和澤安邨均須圍封強檢，分別約千多戶和約五百戶受影響。不同職系的同事爭分奪秒把飯盒、水果和飲品送到單位門外。初時大家未熟習程序，住戶反映飯盒收到時已變涼，同事也覺過意不去！

同事汲取經驗後，想方設法縮短流程，派送飯盒後按門鈴、拍門等，設法通知住戶，以免飯盒放涼。

Thoughts on the battle against the epidemic

My thanks go to the Housing Authority Staff Club and the Welfare Sub-section for their help and consideration to the frontline staff in their anti-epidemic work. I would like to share a bit of my own experience ... on how I went to the frontline in the battle against the epidemic.

On 24 January 2022 (Sunday), I volunteered to support the anti-epidemic work of the frontline staff in Kwai Chung Estate. As expected, my family members were against my decision when I told them ... Upon finishing the distribution of meal packs, I found my supervisors were still in need of manpower, so I agreed to return to Kwai Chung Estate the next day to perform duties at the entrance of Ying Kwai House. After returning home from work and thoroughly cleaned myself, I, as usual, read my daughter's diary for that day. She is a primary school student and this is our special way of communication. When I realised that I had neglected her feelings, I immediately burst into tears. I was not aware of how unsettled she was and how much she worried about me, though she is just a small child. Having chosen to fulfil my responsibilities to society over my family, I felt sorry for my wife and my daughter.

[Mr YEY Wai-ki, Assistant Housing Manager/
Commercial Properties 8]

Warmth amidst the cold

It was around 10°C between the end of January and early February 2022 when over 1 000 households in Fu Cheong Estate and about 500 households in Chak On Estate were subject to "restriction-testing declaration". Colleagues of various grades raced against time to deliver meal boxes, fruits and drinks to the doorstep of every flat. We had yet to be familiar with the procedures at the beginning. When some tenants reflected that their meal boxes were already cold upon collection, we felt bad about it.

Having reviewed our experience, colleagues looked for every way and means to streamline the work flow, and rang doorbells and knocked on doors to notify the tenants upon delivery of meal boxes. The food then would not get cold.

住戶和公眾的嘉許與讚賞

Recognition and Appreciation from Tenants and the Public



獲讚賞同事 Colleague complimented	來信機構／人士及日期 Sender (Organisation/ Individual) and Date	讚賞內容摘要 Compliment content excerpt
<p>葉秉坤 物業服務經理／物業服務／西九龍及西貢(三) 西九龍及西貢區物業管理服務小組</p> <p>Mr IP Ping-kwan, Ian, Property Service Manager/S(KWS) 3 Kowloon West & Sai Kung Region Property Service Administration Unit</p>	<p>九龍城區議會 何華漢議員 25/3/2022</p> <p>Mr HE Huahan, Kowloon City District Council Member 25/3/2022</p>	<p>妥善安排屋邨圍封強制檢測和派送物資的工作，積極執行防疫措施，加強邨內清潔和消毒工作。</p> <p>Effectively arranged the “restriction-testing declaration” operations and delivery of supplies, and actively implemented anti-epidemic measures and enhanced cleansing and disinfection work in the estate.</p>
<p>黎陳慧芬 物業管理總經理／黃大仙、青衣及荃灣 錢漢輝 高級物業服務經理／黃大仙、青衣及荃灣 黎雪梅 高級房屋事務經理／黃大仙、青衣及荃灣一 王懿華 高級房屋事務經理／黃大仙、青衣及荃灣二 簡敬明 房屋事務經理／黃大仙、青衣及荃灣八 王幹華 物業服務經理／黃大仙、青衣及荃灣四 吳杏儀 副物業服務經理／黃大仙、青衣及荃灣四 黃大仙、青衣及荃灣區物業管理服務小組 辦事處</p>	<p>吳女士 長宏邨宏善樓 互助委員會主席 18/3/2022</p>	<p>妥善安排屋邨強制檢測工作，適時執行防疫措施，加強邨內清潔和消毒工作，保持環境整潔衛生；積極處理邨務，表現專業。</p>
<p>Ms LAI CHAN Wai-fan, Clara, Chief Manager/M(WTT) Mr CHIN Hon-fai, Joseph, Senior Property Service Manager/WTT Ms LAI Suet-mui, Erika, Senior Housing Manager/WTT1 Ms WONG Yee-wah, Eva, Senior Housing Manager/WTT2 Mr KAN King-ming, Victor, Housing Manager/WTT8 Mr WONG Kon-wah, Property Service Manager/S(WTT) 4 Ms NG Hang-yi, Assistant Property Service Manager/S(WTT) 4 Wong Tai Sin, Tsing Yi & Tsuen Wan Region Property Service Administration Unit</p>	<p>Ms NG, Chairman, Mutual Aid Committee of Wang Sin House, Cheung Wang Estate 18/3/2022</p>	<p>Effectively arranged the “restriction-testing declaration” operations, timely implemented anti-epidemic measures, and enhanced cleansing and disinfection work in the estate, maintained tidiness and hygiene of the environment, and actively handled estate matters in a professional manner.</p>
<p>全體人員 葵涌物業管理服務小組辦事處 下葵涌區租約事務管理處</p> <p>All Staff Kwai Chung Region Property Service Administration Unit Ha Kwai Chung District Tenancy Management Office</p>	<p>蘇先生 石籬二邨居民 18/3/2022</p> <p>Mr SO, Resident of Shek Lei (II) Estate 18/3/2022</p>	<p>妥善執行屋邨圍封和強制檢測工作，協助人流管制和維持秩序，工作有效率。</p> <p>Effectively arranged the “restriction-testing declaration” operations in the estate, assisted in crowd control and maintaining order, and worked in an efficient manner.</p>
<p>梁碧芝 房屋事務主任／慈正(十二) 慈正邨辦事處</p> <p>Ms LEUNG Pik-chi, Housing Officer/TC 12 Tsz Ching Estate Office</p>	<p>劉先生 慈正邨居民 7/3/2022</p> <p>Mr LAU, Resident of Tsz Ching Estate 7/3/2022</p>	<p>妥善安排屋邨圍封強制檢測和派送物資的工作，積極執行防疫措施，加強邨內清潔和消毒工作。</p> <p>Effectively arranged the “restriction-testing declaration” operations and delivery of supplies, and actively implemented anti-epidemic measures and enhanced cleansing and disinfection work in the estate.</p>



獲讚賞同事 Colleague complimented	來信機構／人士及日期 Sender (Organisation/ Individual) and Date	讚賞內容摘要 Compliment content excerpt
<p>唐家強 物業服務經理／物業服務／ 西九龍及西貢(二) 西九龍及西貢區物業管理服務小組</p> <p>Mr TONG Ka-keung, Property Service Manager/S(KWS) 2 Kowloon West & Sai Kung Region Property Service Administration Unit</p>	<p>張志強 幸福邨福月樓 互助委員會主席 14/3/2022</p> <p>Mr CHEUNG Chi-keung, Chairman, Mutual Aid Committee of Fook Yuet House, Fortune Estate 14/3/2022</p>	<p>妥善安排屋邨圍封和強制檢測工作，加強邨內清潔和消毒工作，耐心聆聽居民訴求，工作富效率。</p> <p>Effectively arranged the “restriction-testing declaration” operations, and enhanced cleansing and disinfection work in the estate, patiently listened to residents’ needs and worked in an efficient manner.</p>
<p>房屋事務經理 副房屋事務經理 房屋事務主任 葵涌辦事處(二)</p> <p>Housing Manager(s) Assistant Housing Manager(s) Housing Officer(s) Kwai Chung Estate Office (2)</p>	<p>蔣璧蔓 葵涌邨翠葵樓 互助委員會主席 14/2/2022</p> <p>Ms CHEUNG Pik-man, Chairman, Mutual Aid Committee of Chui Kwai House, Kwai Chung Estate 14/2/2022</p>	<p>妥善執行屋邨圍封和強制檢測工作，工作富效率。</p> <p>Effectively arranged the “restriction-testing declaration” operations in the estate and worked in an efficient manner.</p>
<p>侯志良 物業服務經理／物業服務(港島及離島四) 富東邨物業管理團隊 港島及離島區物業管理服務小組</p> <p>Mr HAU Chi-leung, Arnold, Property Service Manager/S(HKI) 4 Property Management Team of Fu Tung Estate Hong Kong Island & Islands Region Property Service Administration Unit</p>	<p>周浩鼎 立法會議員 18/6/2021</p> <p>Hon CHOW Ho-ding, Holden, Legislative Council Member 18/6/2021</p>	<p>東涌出現變種新型冠狀病毒確診個案期間，物業管理團隊指導工作人員於富東邨迅速設立檢測站，進行人群管理，耐心回答市民查詢。工作效率高，表現出色。</p> <p>When there were confirmed cases of the novel coronavirus variants in Tung Chung, the Property Management Team directed its staff members to speedily set up a testing station in Fu Tung Estate, conducted crowd control and patiently answered public enquires. Members of the team worked in an efficient manner and their performance was remarkable.</p>
<p>應耀康 前房屋署署長 房屋署總部 陳啟霖 物業管理總經理／大埔、北區及沙田 敖寶玲 高級房屋事務經理／大埔、北區及沙田 大埔、北區及沙田區域管理辦事處</p> <p>Mr YING Yiu-hong, Stanley, Former Director of Housing Housing Department Headquarters Mr CHAN Kai-lam, Chief Manager/M(TNS) Ms NGO Po-ling, Senior Housing Manager/TNS Tai Po, North & Shatin Regional Management Office</p>	<p>禾輦邨各座 互助委員會主席 14/5/2021</p> <p>Chairmen, Mutual Aid Committees of all blocks of Wo Che Estate 14/5/2021</p>	<p>新型冠狀病毒疫情期間，屋邨發現確診個案，職員迅速提供支援和分配防疫資源，包括向居民派發口罩、搓手液等防疫物資。</p> <p>When there were confirmed cases in the estate during the novel coronavirus epidemic, the staff members promptly provided assistance and distributed anti-epidemic supplies like facemasks and hand sanitisers to the residents.</p>

籌劃未來

Planning for Future



策略處的主要職能

Key Functions of the Strategy Division

- 為公營房屋進行策略規劃工作
 - 制訂有關私營房屋的政策及法規
 - 管理公共租住房屋(公屋)的申請和編配公屋的工作
 - 處理受清拆行動影響人士的安置工作
 - 處理資助出售單位的銷售工作
 - 管理居者有其屋計劃(居屋)第二市場計劃
- Strategic planning for public housing
 - Developing policies and legislation related to private housing
 - Administering applications for and allocating public rental housing (PRH) flats
 - Handling the rehousing of those affected by clearance exercises
 - Handling the sale of subsidised sale flats
 - Administering the Home Ownership Scheme (HOS) Secondary Market Scheme

「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置業」

*“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”*

增建房屋 扶助置業

Expanded Targets for Homes and Home Ownership





已編配的
公屋單位

25 955

PRH flats allocated



推售的
居屋單位

8 926

HOS flats put up for sale



推售的綠表
置居計劃
(綠置居)單位

2 112

Green Form Subsidised
Home Ownership Scheme
(GSH) flats put up for sale

長遠房屋供應



達到《長遠房屋策略》2021年周年進度報告所訂的公營房屋供應目標，其中一項主要挑戰是獲取合適土地用以建屋。現時已覓得約350公頃土地，可供興建約330 000個新公營房屋單位，數量超過2022/23年度至2031/32年度十年期間的301 000個公營房屋單位的預計需求。

除了管理公營房屋供應之外，房委會也負責監督多項房屋計劃，包括推出資助出售單位，藉以幫助中低收入家庭踏上置業階梯。

Long-term housing supply



One of the key challenges in meeting the public housing supply target under the Long Term Housing Strategy Annual Progress Report 2021 is to secure suitable land for housing development. About 350 hectares of land have been identified for building around 330 000 new public housing units. This number would exceed the projected demand for 301 000 public housing units in the 10-year period from 2022/23 to 2031/32.

In addition to managing the public housing supply, the HA also oversees various schemes to help low- to middle-income families get a foothold on the housing ladder, including subsidised sale flats.



觀塘安泰邨
On Tai Estate, Kwun Tong

居者有其屋計劃

居屋的對象為中低收入家庭，包括合資格公屋租戶。合資格買家可以折扣價購買居屋單位，折扣率按非業主住戶的家庭每月入息中位數釐定；這項安排自2018年起一直沿用至今。

「出售居屋單位2020」推出7 047個單位，全部單位於2021年9月售罄。2022年2月，「出售居屋單位2022」開始接受申請，推售8 926個新單位，按2021年第三季非業主住戶的家庭每月入息中位數計算，臨時折扣率為49%（即51折）。待這項銷售計劃個別單位的實用面積確定後，便可於2022年第二季釐定最終折扣率。我們接獲共約252 000宗申請，並訂於2022年第四季邀請合資格申請者揀選單位。

2022年1月，房委會推出兩項措施，以收緊居屋和綠置居單位的轉讓限制，目的在加強遏止短期投機活動。第一項措施是延長於未繳付補價而在第二市場以不高於原價轉售單位的期限，由首次轉讓日期起計兩年延長至五年；第二項措施是延長在繳付補價後於公開市場出售單位的期限，由首次轉讓日期起計10年延長至15年。該兩項措施適用於由「居屋2022」和「綠置居2022」起推售的居屋和綠置居單位。



新界北區山麗苑
Shan Lai Court, North of the New Territories

Home Ownership Scheme

The HOS targets at low- to middle-income families, including eligible PRH tenants. Eligible buyers may purchase HOS flats at a discount based on the median monthly household income of non-owner occupier households, an arrangement which has been put in place since 2018.

The “Sale of HOS Flats 2020”, involving 7 047 flats, ended in September 2021 with all flats offered in this sale exercise sold. In February 2022, applications were invited for the “Sale of HOS Flats 2022” (HOS 2022), which offered 8 926 new flats for sale. In this round, a provisional discount of 49% was applied, based on the median monthly household income of non-owner occupier households for the third quarter of 2021. This discount rate will be finalised in the second quarter of 2022 when the saleable areas of the individual flats in the sale exercise have been finalised. A total of around 252 000 applications were received, and flat selection for eligible applicants is scheduled for the fourth quarter of 2022.

In January 2022, the HA enhanced its safeguards against short-term speculative activities by introducing two measures that tightened the alienation restrictions of HOS and GSH flats. The first was an extension of the period in which an owner is only permitted to sell at no more than the original price in the Secondary Market with premium unpaid, from two years to five years after the first assignment. The second was an extension of the restriction period on selling in the open market after payment of premium, from 10 years to 15 years after the first assignment. These measures will apply to HOS and GSH flats put up for sale from HOS 2022 and the “Sale of GSH Flats 2022” (GSH 2022) onwards.



黃大仙啟鑽苑
Kai Chuen Court, Wong Tai Sin

綠表置居計劃

綠置居專為綠表申請者而設，他們主要是公屋現租戶。綠置居單位以較上一期居屋銷售計劃的折扣多10%的折扣率推售。

2021年5月，「出售綠置居單位2020/21」推售鑽石山啟鑽苑2 112個新單位，以及青衣青富苑和柴灣蝶翠苑525個未售出／因買賣協議撤銷而收回的單位。揀樓程序於2021年10月底展開，啟鑽苑和蝶翠苑的單位全部售罄。在「綠置居2020/21」的揀樓程序完成後，約160個青富苑單位仍未售出。這些未售出的單位將連同青富苑和蝶翠苑因買賣協議撤銷而收回的單位，一併透過「特快公屋編配計劃」(2022年)向合資格的公屋申請者推售。這些單位的售價將維持在「綠置居2020/21」的水平。

「出售綠置居單位2022」於2022年第三至第四季開始接受申請，推售約4 700個新單位；這些單位原屬油塘、粉嶺和馬鞍山公屋發展項目，現已轉為綠置居發展項目。



Green Form Subsidised Home Ownership Scheme

The GSH targets at Green Form applicants specifically, who are primarily sitting PRH tenants. GSH flats are sold at a discount of 10% greater than the discount applicable to the preceding HOS sale exercise.

The “Sale of GSH Flats 2020/21” (GSH 2020/21) offered 2 112 new flats at Kai Chuen Court in Diamond Hill and 525 unsold/rescinded flats at Ching Fu Court in Tsing Yi and Dip Tsui Court in Chai Wan for sale in May 2021. Flat selection commenced in late October 2021, and all flats at Kai Chuen Court and Dip Tsui Court were sold. On completion of flat selection for the GSH 2020/21, about 160 flats from Ching Fu Court remained unsold. These unsold flats as well as rescinded flats from Ching Fu Court and Dip Tsui Court will be put up for sale to eligible PRH applicants in the Express Flat Allocation Scheme 2022. The selling prices of these flats will be maintained at the GSH 2020/21 level.

Application for the GSH 2022 is scheduled for the third to the fourth quarter of 2022, and about 4 700 new flats will be offered for sale. These were originally PRH developments in Yau Tong, Fanling and Ma On Shan, which have been converted into GSH developments.



青衣青富苑
Ching Fu Court, Tsing Yi

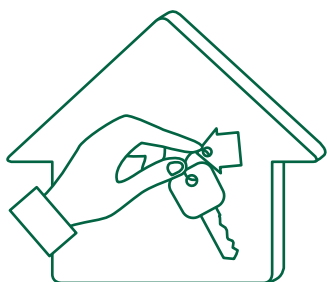


沙田顯徑邨 (其中一個租置計劃屋邨)
Hin Keng Estate, Sha Tin (one of the TPS estates)

加快出售「租者置其屋計劃」(租置計劃) 未售單位

自2005/06年度起，房委會停止就「租置計劃」推出新屋邨。2019年政府要求房委會加快出售分布於39個租置計劃屋邨的未售單位。有意購買單位的現租戶可在「租置計劃」下購買其現居的單位。截至2022年3月底，約33 000個租置計劃單位(即租置計劃單位總數約18%)尚未售出。房委會因而採取多項措施，加快出售租置計劃的單位。2020年，房委會通過凍結將租置計劃屋邨回收的單位出租，並把該等單位出售。2021年3月，房委會通過把租置計劃首批約800個回收單位，售予「出售綠置居單位2020/21」的合資格綠表申請者。2022年1月，房委會再通過「出售居屋單位2022」推售第二批租置計劃回收單位(估計約500個單位)。

根據現行租置計劃政策，現租戶在租約首年內購買單位，可享35%的折扣優惠，第二年的折扣率為17.5%，其後不再享有優惠。房委會在2020年通過提供為期一年的有時限額外折扣優惠，由2020年9月1日起，向不再符合資格享首年或第二年折扣優惠的租戶提供17.5%的特別折扣。



Accelerating the sale of unsold Tenants Purchase Scheme (TPS) flats

In 2019, the Government asked the HA to accelerate the sale of unsold TPS flats. These are PRH flats in 39 TPS estates which sitting tenants are eligible to purchase, if they so wish, under a scheme that ceased to roll out new TPS estates in 2005/06. At the end of March 2022, around 18% of TPS flats, or around 33 000 flats of the total number of TPS flats, remained unsold. Since then, the HA has taken a number of steps to encourage sale of TPS flats. In 2020, it endorsed arrangements to freeze the letting of rental flats recovered from TPS estates, and to put up recovered TPS flats for sale. In March 2021, the HA endorsed selling the first batch of about 800 recovered TPS flats to eligible Green Form applicants under the Sale of GSH Flats 2020/21. In January 2022, it endorsed selling the second batch of recovered TPS flats under the HOS 2022 (estimated to be about 500 flats).

Under existing TPS policy, sitting TPS tenants enjoy a discount of 35% if they purchase their flats in the first year of their tenancy, 17.5% in the second year, but no discount thereafter. In 2020, the HA endorsed a time-limited extra discount for one year starting from 1 September 2020, under which sitting TPS tenants who were no longer eligible for the first- or second-year discounts were given a special 17.5% discount.



葵青青衣邨 (其中一個租置計劃屋邨)
Tsing Yi Estate, Kwai Tsing (one of the TPS estates)

右頁為興建中的菁田邨
Right page shows Ching Tin Estate under construction

Speeding Up Construction



發展及建築處的主要職能

Key Functions of the Development and Construction Division

- 推行和監察房屋建設計劃
- 制定和檢討有關公營房屋土地供應、發展、規劃、設計和建設的策略與政策
- 制定、推行和探討機構採購、安全和環境管理策略
- 就全港／區域／地區規劃研究及規劃標準與準則提供意見
- 監察房屋資訊系統

- Implementing and monitoring the Housing Construction Programme
- Formulating and reviewing strategies and policies with regard to public housing land supply, and the development, planning, design and construction of public housing
- Formulating, implementing and reviewing corporate procurement, safety and environmental management strategies
- Contributing to territorial/district/local planning studies and planning standards and guidelines
- Monitoring the Housing Information System

「擁抱創科和環保措施，為居民構建可持續、優質和健康的居住環境。」

“To embrace innovation, technology and green initiatives with a view to building sustainable, high quality and healthy living environment for our residents”

加
快
建
設

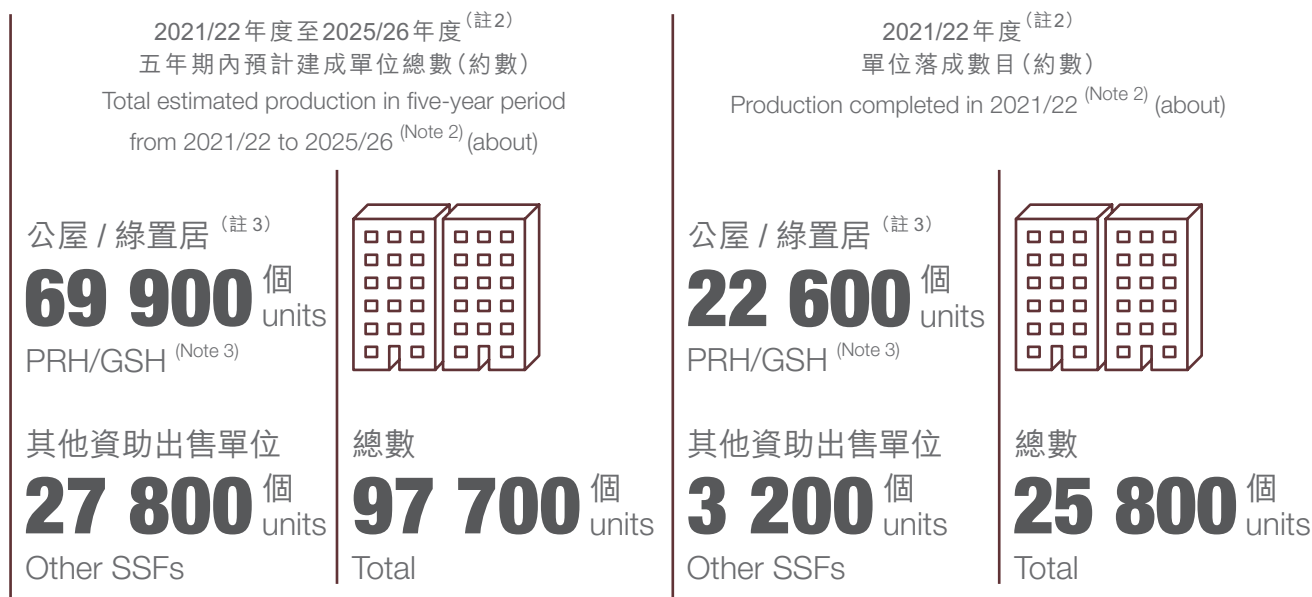
善用創科 提速建屋

Faster Public Housing Construction with Innovative Technology



公共租住房屋(公屋)/綠表置居計劃(綠置居)和其他資助出售單位的建屋量^(註1)

Production of Public Rental Housing / Green Form Subsidised Home Ownership Scheme (PRH/GSH) and other subsidised sale flats (SSFs)^(Note 1)



註 Notes :

- 1 數字乃根據2022年3月房委會的預測及計至最近的百位整數。由於進位原因，數字相加結果可能不等於所列總數。數字會因應房屋建設計劃而修訂。

Figures are based on the forecasts as at March 2022. Figures are rounded to the nearest hundred and may not add up to the total due to rounding. Figures are subject to changes of the programme.

- 2 財政年度由每年的4月1日起至翌年的3月31日止。 The financial year starts on 1 April of a year and ends on 31 March of the following year.

- 3 數字指房委會預計於每個財政年度中落成的新單位數目。除新建單位外，從現有屋邨回收的單位，亦是編配予公屋申請者的主要單位來源。

Figures refer to the estimated number of new units to be completed by the HA in each financial year. In addition to new units, units recovered from existing estates are also a major source of units for allocation to PRH applicants.

零售設施、私家車與貨車泊車位

Retail facilities, private car and lorry parking spaces



2021/22年度完成的公屋/綠置居發展項目(按時序排列)：
PRH/GSH projects completed in 2021/22 (in chronological order):

頌雅路東 Chung Nga Road East	富蝶邨(斑蝶樓) Fu Tip Estate (Ban Tip House)	1
鑽石山第一期 Diamond Hill Phase 1	啟鑽苑(啟宏閣、啟雋閣) Kai Chuen Court (Kai Wang House, Kai Chun House)	2
白田第十一期 Pak Tin Phase 11	白田邨(朗田樓、清田樓) Pak Tin Estate (Long Tin House, Ching Tin House)	3
皇后山第一期 Queen's Hill Phase 1	皇后山邨(皇頤樓、皇滙樓、皇樂樓) Queens Hill Estate (Wong Yi House, Wong Wui House, Wong Lok House)	4
近荔景山路 Near Lai King Hill Road 西北九龍填海區第6號地盤第三期 Northwest Kowloon Reclamation Site 6 Phase 3	荔景邨(恒景樓) Lai King Estate (Heng King House) 海達邨(海盛樓) Hoi Tat Estate (Hoi Shing House)	5
皇后山第五期 Queen's Hill Phase 5	皇后山邨(皇盛樓) Queens Hill Estate (Wong Sheng House)	
皇后山第二期 Queen's Hill Phase 2	皇后山邨(皇順樓) Queens Hill Estate (Wong Shun House)	
皇后山第一期 Queen's Hill Phase 1	皇后山邨(皇溢樓、皇澄樓) Queens Hill Estate (Wong Yet House, Wong Ching House)	
柴灣道 Chai Wan Road	蝶翠苑 Dip Tsui Court	
屯門第54區第1及1A號地盤 Tuen Mun Area 54 Sites 1 & 1A	和田邨(和喜樓、和善樓、和彩樓、和麗樓) Wo Tin Estate (Wo Hei House, Wo Sin House, Wo Choi House, Wo Lai House)	
屯門第54區第3及4號(東)地盤 Tuen Mun Area 54 Sites 3 & 4 (East)	菁田邨(菁心樓、菁樂樓、菁喜樓、菁善樓) Ching Tin Estate (Ching Sum House, Ching Lok House, Ching Hay House, Ching Sin House)	6

2021/22年度完成的其他資助出售單位發展項目：
Other SSFs project completed in 2021/22:

皇后山第三期 Queen's Hill Phase 3	山麗苑(松山閣、榕山閣、杏山閣、梨山閣、楹山閣、橋山閣) Shan Lai Court (Chung Shan House, Yung Shan House, Hang Shan House, Lei Shan House, Ying Shan House, Kiu Shan House)	7
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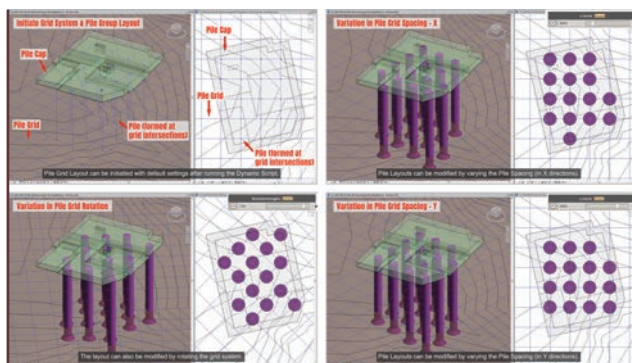


用創新科技是加快設計和建屋程序的一個重要方法。近年，我們積極探索和應用各種創新科技，以提升設計與建造工作的速度、效率和精準度。

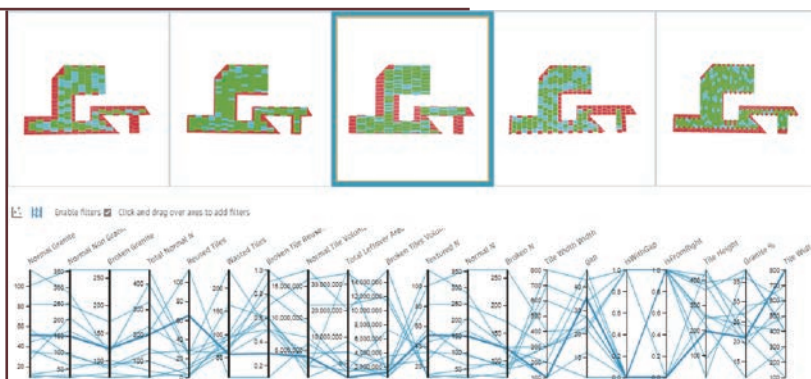
採用衍生式設計以提升效率

在規劃、設計和建造階段，我們把衍生式設計技術與建築信息模擬技術結合使用。此舉證實對提升工作效率十分奏效，例子之一是為大廈地基自動製作樁柱布局圖則，以便工程師從多款經優化的樁柱布局圖則中選擇。這個做法對我們為地基設計作最後定稿時，在質素保證和效率提升方面確實是向前跨進了一大步。

園境師在設計和建造階段也運用衍生式設計技術。舉例來說，他們依據預定的規則，以達到最合適重量、剛度和最合乎成本效益為目的，利用衍生式設計技術為發展項目自動製作設計獨特的蝴蝶式指示牌。在同一個發展項目中，又在建造階段利用衍生式設計技術自動製作多種鋪磚布局選項，以期把需要切割的磚塊數目減至最少，並減省人手和減少浪費物料。



衍生式設計技術為樁柱地基的布局自動製作多個方案
GD technology can automatically generate pile-supported foundation layout options



利用衍生式設計技術製作鋪磚布局，減少需要切割磚塊的數量
Using GD to generate a paving layout to minimise the number of cut tiles

New and innovative technology is an important way to speed up the processes of design and construction. In recent years, we have actively explored and applied a range of innovative technology to enhance the speed, efficiency and accuracy of design and construction work.

Generative Design (GD) enhancing efficiencies

Integrating GD with Building Information Modelling (BIM) at the planning, design and construction stages has proved to be very effective in enhancing our work efficiency. An example is the automatic generation of pile-supported foundation layout plans. This allows our engineers to choose from multiple options of optimised pile layout plans. This is a big step forward in terms of guaranteeing the quality and efficiency of our final foundation designs.

GD is also being used by our landscape architects at the design and construction stages. In one project, for example, special butterfly-themed signage design was automatically generated by GD based on a set of pre-defined rules which aimed at achieving optimum weight, rigidity and cost efficiency. In the same project, GD was also used at the construction stage to automatically generate tile paving layout options, minimising the number of tiles needing cutting, and reducing labour resources and wastage of materials.

發展及建築工地流動系統

我們駐工地人員和承建商利用「發展及建築工地流動系統」以加強管理工地的活動，例如建築工程、屋宇裝備工程、結構工程，以及進行最後逐戶驗收的檢查。現時，該流動系統備有11個不同的應用程式處理上述不同工作。



發展及建築工地
流動系統

2021年，我們在該系統內新增「地基工程檢查應用程式」，以便人員利用流動電話協助檢查三種最常用的樁柱。其後，我們推出「參考文件應用程式」，讓駐工地人員利用流動電話下載所需文件，以便進行日常的督導工作。

我們現正開發該系統第四階段的「物料測試申請應用程式」，以支援駐工地人員與承建商提交物料測試要求；房委會直接聘用的檢測承辦商收集樣本；以及署方轄下的材料試驗管理小組檢索和貯存物料檢查工作的數據與測試結果。過去一年，相關工作進展良好，我們的目標是在2022年推出該應用程式。我們也正研究能否擴大該系統的應用範圍，例如與房委會其他資訊科技系統和承建商的資訊科技系統整合，以及利用這系統為工程項目製作建築信息模型。

利用小型無人機檢查建築物

我們在2020年首次試用小型無人機檢查兩個公營房屋項目（錦暉苑和漁進樓）的建築物外牆。其後，我們使用和計劃使用小型無人機，檢查另外四個公營房屋項目（海達邨、蝶翠苑、和田邨、青富苑）的樓宇外牆。



無人機在海達邨檢測外牆
SUAs camera inspects
external wall in Hoi Tat Estate

Development and Construction Site Mobile System (DCSMS)

DCSMS is a system used by our site staff and contractors to enhance the management of on-site activities such as architectural works inspections, building services works inspections, structural works inspections, and final flats inspections. DCSMS currently bundles 11 different apps to perform these different functions.

In 2021, we added the Foundation Works Inspection App to DCSMS, allowing for inspections of the three most commonly-used pile types using a mobile phone. Subsequently, we launched the Reference Document App, which facilitates routine supervision work by enabling site staff to download essential documents with their mobile phones.

The latest DCSMS app being developed is Phase 4 of the Materials Testing Request App which supports on-site requests for materials testing by site staff and contractors, sample collection by our Direct Testing contractors, and the retrieval and storage of materials inspection data and test results by our Materials Testing Management Unit. With good progress having been made during the past year, we aim to launch the app in 2022. We are also looking at extending the scope of DCSMS, for instance, by integrating it with other HA and contractor IT systems, and utilising it for project BIM models.

Small Unmanned Aircraft (SUAs) for building inspections

We first used SUAs in 2020 for inspecting the exterior surface of buildings in two public housing projects (i.e. Kam Fai Court and Yue Chun House) on a pilot basis. Since then, we have used and scheduled to use SUAs to inspect the external walls of four further public housing projects (i.e. Hoi Tat Estate, Dip Tsui Court, Wo Tin Estate, Ching Fu Court).

我們利用小型無人機的攝影機拍攝建築物外牆的高解像度數碼影像，然後透過攝影製圖法和數據模型處理這些影像，製作立體實景網格模型，以便利用人工智能技術輕易找出裂紋和其他建築瑕疵的位置。相比傳統的檢查方法，利用小型無人機進行檢查證實更精準、安全、快捷和有效，大大縮減檢查和處理數據的時間。此外，這些航攝影像更可與建築信息模型結合，有助我們把檢查報告製作成可視化立體網格模型，讓驗樓督察和承建商在充分掌握資訊的情況下更易作出決定，糾正欠妥情況。

更廣泛應用「組裝合成」建築法

房委會正致力採用「組裝合成」建築法和利用創新建築科技，以加快建造公營房屋。在建造過程中使用預製組件是「組裝合成」建築法的重要一環。現時，在一些房委會公營房屋項目使用預製組件的比率約為九成，能夠在六個工作天內建成一個有20多個公營房屋單位的標準樓層。在發展項目中採用「組裝合成」建築法，我們得考慮多個因素，例如區內運輸網絡、工地的限制，以及附近有否地方可供儲存組件。依據上述因素，房委會先後在東涌、觀塘德田街和安達臣道石礦場等用地的公營房屋項目中選出數幢大廈，以「組裝合成」建築法建造約2 000個單位。我們又另外物色了一些適合採用「組裝合成」建築法的項目，而這些項目大多位於新發展區（例如東涌、北部都會新發展區）。根據初步估算，這些採用「組裝合成」建築法的用地可提供約20 000個新單位。



With SUA's camera, we capture high-resolution digital images of the building envelope, which can then be processed by photogrammetry and data modelling to produce a 3D reality mesh model that enables cracks and other defects to be easily located and identified with support of artificial intelligence technology. Compared with traditional inspection methods, SUA inspections are more accurate, safe, efficient and productive, and greatly reduce inspection and data processing time. In addition, these aerial images can be integrated into BIM model. This allows inspection reports to be generated as visualised 3D mesh models, making it easier for building inspectors and contractors to make informed decisions about defect management.

Wider application of Modular Integrated Construction (MiC)

The HA has been making efforts to adopt MiC and utilise innovative construction technology to speed up the construction of public housing. The use of precast components in construction is an important part of MiC. Currently, the HA's precast rate in some public housing projects stands at around 90%, enabling a typical floor with over 20 units to be constructed in six working days. Adopting MiC for projects require us to take into account factors such as the local transportation network, site constraints, and the availability of storage areas nearby. On this basis, the HA has adopted MiC for a few blocks under the public housing projects in Tung Chung, Kwun Tong Tak Tin Street and Anderson Road Quarry Sites, involving a total of about 2 000 units. We have also identified some other projects suitable for MiC, mostly in new development areas such as Tung Chung and the Northern Metropolitan New Development Area. Our preliminary estimate is that around 20 000 new units can be provided at these sites using MiC.



採用「組裝合成」建築法的項目—安達臣道石礦場R2-6及R2-7 (左) 和東涌第99區
MiC used in the public housing projects in Anderson Road Quarry Sites R2-6 and R2-7 (left) and Tung Chung Area 99

為使「組裝合成」建築法在公營房屋發展項目更廣泛應用，我們擬訂工程規格、確保運輸網絡充足，以及穩定上游供應鏈。為達致這個目標，我們在2022年1月舉辦業界參與工作坊，討論未來如何應用「組裝合成」建築法，逾百名業內人士（包括商會成員、承建商），以及房委會委員和發展局代表出席。

「設計及建造」採購模式

我們一直探討不同方法，以期在2022/23至2031/32年度的十年期內，提供約330 000個公營房屋單位。在眾多可行方案中，「設計及建造」採購模式可提升工程項目進度。承建商可運用其專業知識包辦設計和建造的工作，讓我們可以重新調配資源，應付新發展項目作施工前的規劃工作。

該採購模式要求承建商按照指定的規格進行設計，然後就發展項目的設計與建造兩部分提交標書。承建商在單一合約內包辦設計和建造的工作，從而或會取得多項好處，包括縮減動員時間、資源調配更為得宜、物料採購更具彈性，以及建造工作的流程更為順暢。

為促使承建商進一步提高生產力，房委會為「設計及建造」標書引入新的評審項目，鼓勵承建商在標書中提出廣泛採用「組裝合成」建築法、「機電裝備合成法」及其他嶄新科技，從而提高生產力，並在可行的情況下縮短施工期。

房委會轄下首個採用「設計及建造」採購模式的發展項目是古洞北第19區第二期，共建約4 330個單位，並於2022年6月招標。第二個採用「設計及建造」採購模式的發展項目位於屯門第54區第4A（南）號地盤和第5號地盤，共建約2 350個單位，預計於2022年12月招標。

To apply MiC more widely in our public housing developments, we draw up works specifications, ensure the transportation network is adequate, and secure a stable upstream supply chain. As a first step, we conducted an engagement workshop in January 2022 on the future application of MiC. Over 100 industry participants (including trade associations and contractors), as well as HA Members and representatives from the Development Bureau attended the workshop.

Design-and-Build (D&B) procurement model

We have been exploring ways to cope with the public housing supply of around 330 000 units for the 10-year period from 2022/23 to 2031/32. Amongst various feasible options, the D&B procurement model can enhance project delivery. This model requires contractors to be responsible for both design and construction work, hence enabling the HA to redirect its resources to pre-construction planning for new projects.

The D&B model requires contractors to develop a design in accordance with a set of specified requirements, and submit a tender for both the design and construction elements of the project. With the contractor bundling design and construction into a single contract, various benefits are likely to follow. These include a reduction in mobilisation time, enhanced coordination of resources, greater flexibility in the procurement of materials, and improved construction workflows.

To encourage contractors to further enhance their productivity, the HA also introduced new tender assessment items for D&B tenders. These will encourage tenderers to submit proposals that involve the wider use of MiC, Multi-trade Integrated Mechanical, Electrical and Plumbing, and other innovations and technologies that boost productivity and where possible, shortening the construction period.

The HA's first D&B project is at Kwu Tung North Area 19 Phase 2, involving around 4 330 flats, and the tender for this project was invited in June 2022. The second D&B project is at Tuen Mun Area 54 Site 4A (South) and Site 5 with about 2 350 flats, and the tender is scheduled to be invited in December 2022.

用心管理



屋邨管理處的主要職能

- 監督公共租住房屋(公屋)屋邨的管理及維修保養事宜
- 監督公屋及中轉房屋的房屋改善計劃
- 監督推行公營房屋政策的工作
- 監督公共屋邨的社區建設活動

Key Functions of the Estate Management Division

- Overseeing the management and maintenance of public rental housing (PRH) estates
- Overseeing housing improvement schemes in PRH and interim housing
- Overseeing the implementation of public housing policies
- Overseeing community building activities in PRH estates

「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。」

“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”

優質環境 安居樂業

High Quality Environment for Living and Working





公屋及
中轉房屋

816 600 單位
units

PRH & Interim Housing
(IH)



非住宅物業
的樓面面積

3 145 000 平方米
m²

Floor area of non-domestic
properties



泊車位

33 500

Car parking spaces

保養改善服務和計劃



委會推行多項持續維修和改善計劃，以保持樓宇及單位修葺妥善、屋邨設施安全；當中包括「全方位維修計劃」、「強制驗窗計劃」及「升降機現代化計劃」。

「全方位維修計劃」和「強制驗窗計劃」適用於樓齡達十年或以上的公屋樓宇。「全方位維修計劃」採取三管齊下的方針：(1)由家居維修大使勘察和記錄單位的室內情況和維修問題；(2)確保租戶提出的維修要求得到迅速回應和按需要安排一站式的修葺服務；以及(3)推廣和教育工作，例如派遣家居維修大使向租戶講解家居維修知識，並在即將推行「全方位維修計劃」的屋邨設置流動維修保養教育櫃位。

在收到獨立審查組發出的強制驗窗法定通知後，我們將隨即委聘屋宇署的註冊合資格人士，檢查和維修相關地點的窗戶。



家居維修大使提供一站式修葺服務

IIAs provide one-stop repair services to PRH tenants

Maintenance and improvement services and programmes

The HA implements a number of maintenance and improvement programmes designed to keep our buildings and flats in good condition, and to ensure safety in estates. These programmes include the Total Maintenance Scheme (TMS), the Mandatory Window Inspection Scheme (MWIS), and the Lift Modernisation Programme.

The TMS and the MWIS are applicable to PRH buildings aged 10 years and above. The TMS adopts a three-pronged approach: (1) inspecting and recording in-flat conditions and maintenance problems by our In-flat Inspection Ambassadors (IIAs); (2) ensuring rapid responses to requests from tenants for maintenance, with one-stop repairs being arranged where needed; and (3) promotion and education, for instance, sending IIAs to pass on building maintenance tips to tenants, and setting up Mobile Education Booths in estates where the TMS is about to start.

Upon receipt of statutory notices from the Independent Checking Unit for carrying out the MWIS, we will engage qualified persons registered with the Buildings Department to inspect and repair the windows at the location.

2021/22年度，「全方位維修計劃」和「強制驗窗計劃」的推行工作因2019冠狀病毒病疫情而受到嚴重影響。儘管面對挑戰，我們仍能在38個公共屋邨進行「全方位維修計劃」下所需的工程，並在十個公共屋邨推行「強制驗窗計劃」。

在「升降機現代化計劃」下，我們檢查和評估公共屋邨內所有機齡逾25年的升降機，並根據其運作情況和現有資源，釐定升降機現代化工程的優次。2021/22年度，我們於公共屋邨完成61部升降機的現代化工程，另為76部升降機的現代化工程進行招標。

長者戶終身全免租金計劃

截至2022年3月底，「長者戶終身全免租金計劃」已批出約490宗申請，有152戶調遷至較小單位。計劃在2019年年底以試驗形式推出，旨在鼓勵居住單位面積較其可享有面積大的長者住戶，調遷至面積較小的單位。

根據原來的試驗計劃，所有家庭成員均年屆70歲或以上的寬敞戶如選擇調遷至面積較小的單位，可享終身全免租金。有見試驗計劃成功，我們於2020年12月把計劃恆常化；並擴大至涵蓋更多長者戶和更多地區供申請者選擇，令計劃更具吸引力。長者住戶調遷至面積較小的單位，有助騰出更多較大的單位給有需要的家庭。



香港房屋委員會
Hong Kong Housing Authority

長者戶終身全免租金計劃

全年接受申請。住戶調遷往面積合適的較小單位後，除可享終身全免租金外，也可獲一次性的「住戶搬遷津貼」。

Lifetime Full Rent Exemption Scheme for Elderly Households

Applications are open throughout the year. In addition to lifetime full rent exemption, one-off Domestic Removal Allowance will be offered to households upon transfer to smaller flats of suitable sizes.

*適用於所有家庭成員均年屆70歲或以上的長者戶
*Applicable to under-occupation households with all family member(s) aged 70 or above

申請資格 Eligibility Criteria

(1) 所有家庭成員均年屆70歲或以上
(2) 居住者「一型設計長者住屋單位」或兩層獨立屋的「兩層一人單位」的70歲或以上家庭成員

(1) Under-occupation households with all family member(s) aged 70 or above, OR
(2) Elderly households with all family member(s) aged 70 or above residing in Housing for Senior Citizens of Type I Design or two-storey-contained Corner-to-corner person flats

歡迎向所屬屋邨辦事處查詢
Please contact respective Estate Offices for enquiries

房屋署/房屋署網站
Housing Authority / Housing Department Website
www.housingauthority.gov.hk

計劃宣傳單張
Leaflet on the scheme

The implementation of both the TMS and the MWIS was seriously affected by the COVID-19 pandemic in 2021/22. Despite the challenges, we were able to carry out works under the TMS in 38 PRH estates, and the MWIS in 10 PRH estates.

The Lift Modernisation Programme checks and assesses all lifts in PRH estates aged over 25 years, and prioritises them for modernisation works based on their operating conditions and the availability of resources. In 2021/22, we completed the modernisation of 61 lifts in PRH estates, and issued tenders for the modernisation of another 76 lifts.

Lifetime Full Rent Exemption Scheme for Elderly Households

By the end of March 2022, around 490 applications had been approved under the Lifetime Full Rent Exemption Scheme for Elderly Households, and 152 households had downsized under the scheme. This scheme was first introduced on a trial basis in late 2019 to encourage elderly residents occupying flats that were larger than their entitlement to downsize.

The original trial scheme, which provided a lifetime full rent exemption to under-occupation households consisting of family members all aged 70 or above if they opted to transfer to smaller units, was successful; and it was regularised in December 2020. At the same time, the scheme was extended to include more elderly households, and the district choice available for applicants was widened with a view to making the scheme more attractive. The downsizing of elderly residents helps free up more larger flats for families in need.



該計劃鼓勵居住單位面積較其可享有面積大的長者住戶調遷至面積較小的單位

The scheme encourages elderly residents occupying flats that are larger than their entitlement to downsize

「轉數快」電子支付服務

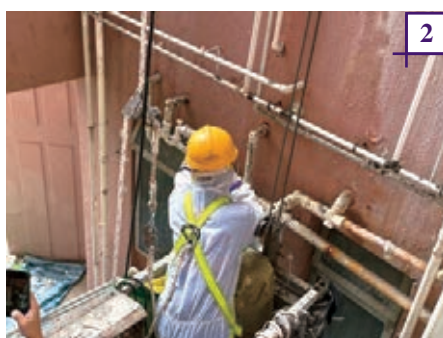
房委會2022年3月中推出「轉數快」電子支付服務，以增加支付選項。公屋租戶只須一部能使用「轉數快」電子支付服務的手機，便可透過「房署資訊通」流動應用程式，或以支援「轉數快」的銀行手機應用程式掃描二維碼，隨時隨地繳付租金。非住宅物業租戶也可使用支援「轉數快」的銀行手機應用程式，掃描列印在月結單上的「轉數快」二維碼，隨時隨地交租和繳費。停車場月租使用者也可往停車場繳費處，用銀行手機應用程式掃描「轉數快」二維碼繳付月費。



由2022年9月底起，停車場月租使用者也可透過「房署資訊通」流動應用程式，以「轉數快」電子支付服務隨時隨地繳付月費。

排水管改善計劃

因應屋宇署2021年公布提升地面以上排水管的設計標準，房委會為現有公屋大廈推行「排水管改善計劃」。在切實可行的情況下，有關改善工程包括：改善天台排氣管開口位置，以應對任何可能在大廈出現的擾流現象^[1]；加裝分支接駁喉管，收集沖洗排放的用水以補充地台去水口的隔氣彎管內的水，防止水封流失^[2]；在遇有相鄰單位的廁所地台去水口接駁至共用U型隔氣彎管，為有需要去水口加裝獨立U型隔氣彎管，以防止氣體和異味由一個單位傳入另一個單位^[3]。改善工程由2022年8月起分階段進行，約需兩年半完成。



Faster Payment System (FPS) e-Payment Service

In mid-March 2022, the HA launched the FPS e-Payment Service to enhance payment options. PRH tenants only need a mobile phone with the FPS e-Payment Service through the iHousing mobile app or scan the QR code by their mobile banking app supporting FPS for instant rent payment at anytime, anywhere. As for non-domestic tenants, they can use any mobile banking app that supports FPS to pay rent or make payment by scanning the FPS QR code printed on the monthly statement at anytime, anywhere. The service is also available for monthly car park users, who can pay monthly fee by using mobile banking app and scanning the FPS QR code at the car park shroff office.

From the end of September 2022 onwards, monthly car park users can also pay monthly fee by using the FPS e-Payment Service through the iHousing mobile app at anytime, anywhere.

Drainage Enhancement Programme

In light of the enhanced above-ground drainage design standards promulgated by the Buildings Department in 2021, the HA implements the Drainage Enhancement Programme for our existing PRH buildings. The enhancement works include, where practicable, improvement to the locations of open ends of vent pipes on roofs to address any possible building wake effect^[1]; adding connecting branch pipes to collect used water from cleansing discharge to replenish the water inside the traps of floor drains to prevent loss of water seal^[2]; and adding independent U-traps where necessary to the toilet floor drains in adjacent flats which have been connected to a common U-trap to prevent gas and odours from passing from one flat to its adjacent flat^[3]. The enhancement works will be launched in phases starting from August 2022 and will take about 2.5 years to complete.

斜坡保養管理系統

房委會其中一項職責是管理轄下屋邨範圍內的多個斜坡(現時共1734個),確保斜坡安全穩固。2021年10月,我們初步推出新的斜坡保養管理系統,目標在2022年全面推行。「斜坡保養管理系統」利用地理信息系統和流動應用程式技術,讓我們可輕易檢索、上載和分析與斜坡保養有關的資料,也讓我們可在辦公室或實地把相關資料在地圖上視像化。該系統在改善斜坡管理和提升斜坡保養工程效率方面,向前邁出重要一步。



該系統利用流動應用程式支援斜坡保養工作
SMMS utilises mobile application technology to provide support on the field for slope maintenance operations

零售和商業樓宇

新落成商場

房委會轄下三個新商場,即白田商場、啟鑽商場和皇后山商場於年內啟用。我們為所有新商場預先規劃租賃安排,確保商場提供合適的零售設施,滿足居民和當區人士入伙後的需要。我們盡心確保商場內的行業組合均衡,提供多元化的商品和服務。

Slope Maintenance Management System

One of the responsibilities of the HA is managing the many slopes – currently 1 734 in total – on its estate sites for safety and stability. In October 2021, we launched a new Slope Maintenance Management System (SMMS), which we target to implement fully in 2022. Utilising the Geographic Information System and mobile application technology, the SMMS enables us to easily retrieve, upload and analyse data related to slope maintenance. It also allows us to visualise relevant data on maps, in office or on-site. The SMMS represents a significant step forward in improving our slope management and the efficiency of our slope maintenance works.

Retail and Commercial Properties

New shopping centres

Three new shopping centres under the HA opened during the year. They are Pak Tin Commercial Centre, Kai Chuen Shopping Centre and Queens Hill Shopping Centre. We planned the letting arrangements well in advance to ensure that appropriate retail facilities were in place to meet the needs of both the residents and the local communities upon intake. Special care was taken to ensure that the shopping centres provided a well-balanced trade mix with a wide variety of goods and services.



白田商場
Pak Tin Commercial Centre

優化資產

2021/22年度，我們把彩雲(二)邨和水邊圍邨納入房委會持續進行的五年向前推展計劃，為轄下零售和停車場設施的資產優化工作訂定優先次序。在該計劃下，我們選定合適的零售和停車場設施，透過大型改善工程、重訂行業組合、增設商舖或更改設施用途，以優化資產。年內，石硤尾邨街市設施的改善工程已告完成。同時，油麗商場、彩盈坊、天晴邨、牛頭角上邨、美田商場，以及博康邨街市設施在該計劃下的研究工作和工程均進展良好。



石硤尾街市的外牆改善工程前(上圖)後
Refurbishment of external façade of Shek Kip Mei Market – before (top photo) and after

Asset enhancement

In 2021/22, Choi Wan (II) Estate and Shui Pin Wai Estate were included in the HA's ongoing five-year rolling programme to prioritise asset enhancement of its retail and car parking (RC) facilities. This programme identifies RC facilities that are suitable for asset enhancement through major improvement works, re-designating trade mix, providing additional shops, or converting the use of premises. During the year, the improvement works for the market facilities in Shek Kip Mei Estate was completed. Meanwhile, good progress was made on studies and work under the programme at Yau Lai Shopping Centre, Choi Ying Place, Tin Ching Estate, Upper Ngau Tau Kok Estate and Mei Tin Shopping Centre, and at the market facilities in Pok Hong Estate.



改建儲物室／空格位為住宅單位

禾輦邨、南山邨、愛民邨、順天邨及和樂邨的儲物室及／或空格位改建成住宅單位的工程繼續進行。

Conversion of storerooms / empty bays into domestic flats

Works to convert storerooms / empty bays into domestic flats in Wo Che Estate, Nam Shan Estate, Oi Man Estate, Shun Tin Estate and Wo Lok Estate were in progress.

環保報告

環保公屋 開創未來

Greener Public Housing for a Sustainable Future



管治架構



屋署環保健康安全委員會負責發展和制訂房屋署在環保、健康、安全及可持續發展方面的政策方針，並成立小組委員會監督各項環保措施和行動計劃的進展及成效。署內個別分處和組別已取得ISO 14001環境管理體系認證和ISO 50001能源管理體系認證。

環保設計與建築

零灌溉系統－節約用水

房委會已採用零灌溉系統多年，重用雨水作灌溉用途。目前已有28個新建屋邨的花圃使用這個系統，我們的長遠目標是在所有公營房屋發展項目廣泛應用這個系統。

現時，我們正研究這個系統使用預製構件式設計的可行性，以盡量減少在工地進行的建築工程。我們在漁灣邨試行使用構件式零灌溉系統，當中包括裝設在場外預製的混凝土花圃；又在該屋邨研究使用回收再造的碎玻璃（即碎裂或廢棄玻璃），代替河沙建造構件式零灌溉系統。



東匯邨匯智樓所有花圃均採用零灌溉系統
ZIS is applied in all planters at Wui Chi House, Tung Wui Estate

Governance

The Housing Department Environmental, Health and Safety Committee (HDEHSC) develops and formulates policy direction on environmental, health, safety and sustainability aspects in the HD. A Sub-committee is set up to oversee the progress and performance of environmental initiatives and action plans. Individual divisions and units in the Department have obtained ISO 14001 Environmental Management System and ISO 50001 Energy Management System certifications.

Green design and construction

Zero Irrigation System (ZIS) – water conservation

The HA has long been using ZIS as a means of reusing rainwater for irrigation. Currently, ZIS has been deployed in planters at 28 new housing estates. Our long-term aim is to adopt ZIS widely in all public housing developments.

Currently, we are looking into the feasibility of using prefabricated modular design for ZIS to minimise on-site construction work. A trial of a modular type of ZIS was conducted at Yue Wan Estate, involving the installation of pre-cast concrete planters fabricated off-site. At the same estate, we also undertook a study on using recycled glass cullet (i.e. broken or refuse glass) as a replacement for river sand in the construction of modular ZIS.



漁灣邨試用構件式零灌溉系統
A trial of modular ZIS at Yue Wan Estate

微氣候研究與空氣流通評估

微氣候研究和空氣流通評估有助我們將風環境、建築物自然通風、日光穿透、熱舒適度、空氣污染物排放等因素納入我們的設計考慮，是提升新設計公營房屋發展項目環境表現的寶貴工具。



為 **26** 個正在進行的項目作空氣流通評估

Carried out Air Ventilation Assessments in 26 ongoing projects

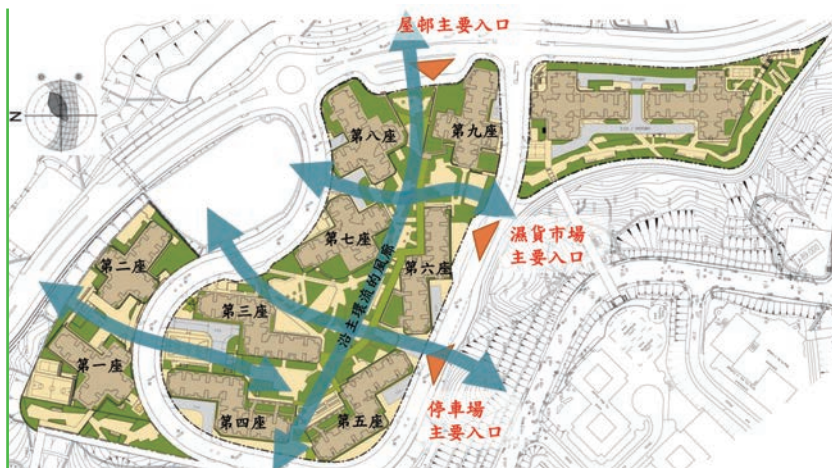
Micro-climate studies and Air Ventilation Assessments

Micro-climate studies and Air Ventilation Assessments are valuable tools for optimising the environmental performance of newly designed public housing developments. These tools enable us to include factors such as wind environment, natural building ventilation, daylight penetration, thermal comfort, and emissions of air pollutants in our design choices.



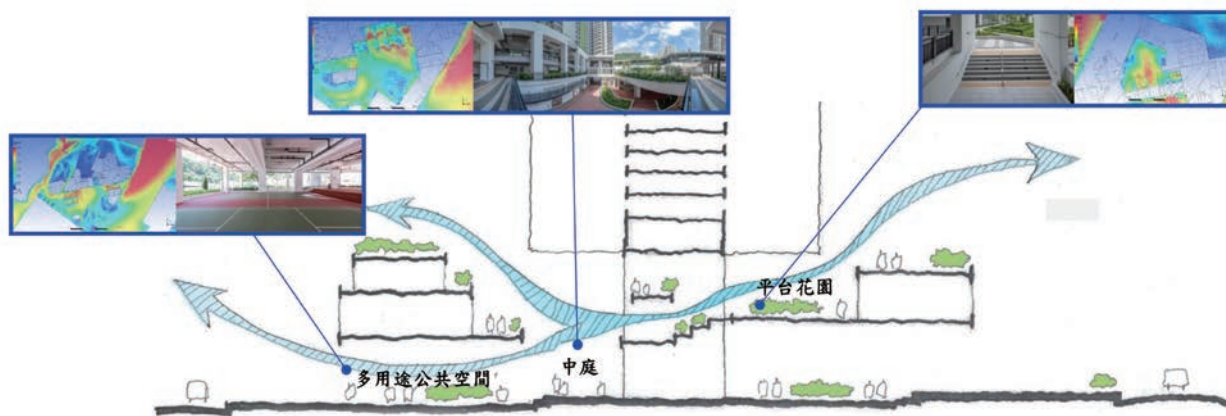
為 **29** 個正在進行的項目作微氣候研究

Conducted micro-climate studies in 29 ongoing projects



觀塘安泰邨善用各座大廈的整體布局與座向，預留多條通風走廊和景觀走廊

The buildings at On Tai Estate, Kwun Tong, were dispositioned to maximise distances between them to form open breezeway and open space for the whole estate



葵翠邨大樓架高的空間把位於東南面的園景平台和西北面上層平台的內庭院在視覺上連接起來，並形成一道通風廊

The tower of Kwai Tsui Estate is purposely raised to visually connect the landscaped podium at southeast to the internal courtyard on upper terrace at northwest and to form a breezeway corridor

低碳建築設計

我們利用碳排放量估算方法，估算樓宇在預計生命週期內大概的二氧化碳排放量。這個估算方法有助我們在整個項目周期的各個階段，為個別大廈以至整個屋邨設定碳排放量基準，可用以比較不同的大廈和屋邨，以及制訂可達到的改善目標。

碳排放量估算涵蓋經由建築物料、樓宇結構材料、公用屋宇裝備裝置運作期間和拆卸工程中產生的碳排放量，並以使用可再生能源和植樹等方法予以抵銷。這做法有助我們優化屋邨的設計，以達到長遠持續發展的目標。

CEE

9 2021/22 年度就
個項目進行碳排放量估算

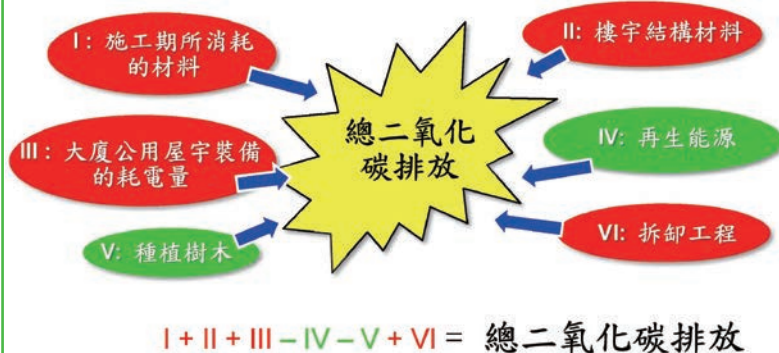
Conducted CEE for 9 projects in 2021/22

Low carbon building design

We estimate the likely carbon dioxide emissions of buildings over their lifespan by using the Carbon Emission Estimation (CEE) method. The CEE is a methodology that enables us to set benchmarks for the emission levels of both individual housing block and the entire housing estate throughout each stage of the project cycle. These benchmarks can be used to compare different buildings and estates, and to set achievable improvement goals.

The CEE includes an estimate of carbon dioxide emissions generated by materials consumed during construction, materials used in structures, the operation of communal building services installations, as well as emissions caused by demolition activities. It also calculates the emission off-sets generated by renewable energy applications and tree-planting. This enables us to enhance the long-term sustainability of our estate designs.

碳排放估算



碳排放量估算方法

自採用碳排放量估算方法以來，估計碳排放量減少



16.55%

reduction in estimated carbon emission since the roll-out of CEE

環保材料及產品

礦渣微粉是重要的環保建築材料。我們現有的建築合約訂明，用於建造預製外牆和預製樓梯混凝土的水泥，當中35%必須以礦渣微粉代替。我們現正把這項規定的涵蓋範圍擴展至建造預製硬地面、預製板間牆和預製垃圾槽。我們的新工程項目規格均符合綠色建築環境評估（綠建環評）新建建築2.0版。我們定期修訂環保材料及產品指引，以符合香港綠色建築議會「綠材環評」。

Green materials and products

Ground Granular Blast Furnace Slag (GGBS) is an important green construction material. In our current building contracts, we specify that 35% of the cement normally used to produce precast façades and stairs must be replaced by the GGBS. We are extending this requirement to cover the production of precast hard paving, partition walls and refuse chutes. Specifications included in our new works projects are all aligned with BEAM Plus for New Building version 2.0. We regularly revise our green materials and products guides to align with Green Product Accreditation & Standards Scheme of the Hong Kong Green Building Council.

綠色建築認證

綠建環評新建建築的評估可為我們新建築物提供建築環境屬性的生命周期評估。房委會所有新建築物的設計均符合綠建環評評估標準，並以金級評級標準或以上為目標。

Green building recognition

The Building Environmental Assessment Method Plus for New Buildings (BEAM Plus NB) provides a lifecycle assessment of the environmental attributes of our new buildings. All the HA's new buildings are designed to meet BEAM Plus assessment criteria, and aim at Gold rating standard or above.

建築項目與評級 Project & Rating

(新建建築 1.2 版暫定評級) (NB V1.2 Provisional Assessment)	(新建建築 1.2 版最終評級) (NB V1.2 Final Assessment)
金級 Gold 東涌第99區 Tung Chung Area 99 東涌第100區 Tung Chung Area 100 啟德第2B2區地盤 Kai Tak Site 2B2 屯門顯發里 Hin Fat Lane, Tuen Mun 屯門恒富街 Hang Fu Street, Tuen Mun 元朗朗邊第一期 Long Bin Phase 1, Yuen Long 將軍澳昭信路 Chiu Shun Road, Tseung Kwan O 上水第4及30區第2號地盤 Sheung Shui Areas 4 and 30 Site 2 上水第4及30區第1號地盤 Sheung Shui Areas 4 and 30 Site 1	鉑金級 Platinum 東涌迎東邨 Ying Tung Estate, Tung Chung 沙田旭禾苑 Yuk Wo Court, Sha Tin 金級 Gold 新蒲崗景泰苑 King Tai Court, San Po Kong 屯門欣田邨 Yan Tin Estate, Tuen Mun 長沙灣麗翠苑 Lai Tsui Court, Cheung Sha Wan 黃大仙東匯邨匯智樓 Wui Chi House, Tung Wui Estate, Wong Tai Sin 葵涌尚文苑 Sheung Man Court, Kwai Chung 馬鞍山錦暉苑 Kam Fai Court, Ma On Shan

節約能源 Energy conservation



詳細設計工程項目中，**22** 幢住宅大廈的公用地方屋宇裝備裝置的平均能源消耗量為每年每平方米 **21.33** 度

Average energy consumption of building services installations in communal areas of 22 domestic blocks at detailed design was 21.33 kWh/m²/annum in 2021/22

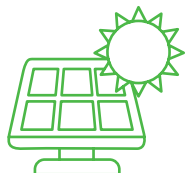
可再生能源

自2011年以來，我們一直為所有新的公共租住房屋項目安裝接駁電網的太陽能光伏發電系統，並參與電力公司的上網電價計劃。目前，我們太陽能光伏發電系統的設計供電量為大廈公用電力需求的1.5%至2.5%。

Renewable energy

Since 2011, we have been installing grid-connected photovoltaic (PV) systems in all new public housing rental projects, and participating in the feed-in tariff programmes of electricity supply companies. Currently, our PV systems are designed to supply 1.5% to 2.5% of the building's communal electricity demand.

太陽能光伏發電系統 (截至2022年3月) PV Systems (as of March 2022)



已在 **140** 幢住宅大廈安裝，
Installed in **140** domestic blocks,
總發電容量為 **1 229** 千瓦
with a total system capacity of **1 229** kW

推廣電動車輛

為配合政府的《香港電動車普及化路線圖》，所有新建屋邨室內私家車停車場，已全部具備電動車充電設施的配套，當中三成泊車位已安裝電動車充電器。

建築物的能源效益

房委會在轄下所有新工程項目加入多項節能措施，包括在住宅和非住宅大廈的無障礙通道採用二級光度的照明系統；以及安裝節能的發光二極管凸面照明器、發光二極管出口指示牌和方向指示牌。安裝新的升降機系統時，我們採用高效節能的無齒輪升降機；當永磁同步電動機在市場上有供應時，將逐步在無齒輪升降機採用永磁同步電動機。我們也在8 000瓦功率或以上的升降機系統使用再生動力。為鼓勵租戶節約能源，我們在新建住宅大廈入口大堂安裝智能計量儀監察系統，向租戶展示所住大廈和鄰近大廈每月的電力、煤氣和食水消耗量。



智能計量儀監察系統
Smart Metre Monitoring and Energy Display System

屋邨生態環境

在房屋設計和發展過程中，我們考慮區內的生態環境，尤其是具高生態價值的發展項目地盤，確保區內的天然資源和生態系統得以保護和保存。暉明邨便是個好例子。該屋邨所在地區的蝴蝶品種繁多。事實上，該區錄得約78種蝴蝶，佔香港蝴蝶品種總數約三成。有見及此，我們的設計師在暉明邨特別闢設2 000平方米的生態過渡區，以吸引各種蝴蝶；最終有大量不同品種的蝴蝶在邨內棲息。



暉明邨 •
融合共處 各居其所

Promoting electric vehicles (EVs)

In support of the Government's Hong Kong Roadmap on Popularisation of Electric Vehicles, we have adopted 100% EV charging enabling facilities in indoor private car parks of all new estates, among which 30% of parking spaces are equipped with EV chargers.

Energy efficiency in buildings

The HA has incorporated a number of energy-saving measures in all its new works projects. Such measures include the use of a two-level lighting system for barrier free access in domestic and non-domestic blocks, along with the installation of energy efficient LED bulkhead lights and LED exit signs and directional signs. When installing new lift systems, we have adopted energy efficient gearless lifts and are moving towards the use of permanent magnet synchronous motors for these gearless lifts as they become available on the market. Regenerative power is also being used for lift systems with motors of 8kW or above. To encourage tenants to save energy, we are also installing Smart Metre Monitoring and Energy Display Systems at the main entrance lobbies of new housing blocks, which display information on the monthly consumption of electricity, gas and fresh water of their block as well as neighbouring blocks.

Estate ecology

As part of our housing design and development process, we take into account the local ecology, especially at development sites of high ecological value, to ensure that local natural resources and ecosystems are protected and conserved. A good example of this can be seen at Fai Ming Estate, a public housing development in an area of high butterfly diversity. Some 78 species of butterfly were recorded in the area, representing around 30% of all the species in Hong Kong. With this in mind, our designers created a 2 000-sq.m. Ecological Transition Zone at Fai Ming Estate specially designed to appeal to butterfly species. The end result was an abundance and high diversity of butterflies at the estate.



暉明邨的生態過度區
The Ecological Transition Zone at Fai Ming Estate

節約能源與碳排放管理

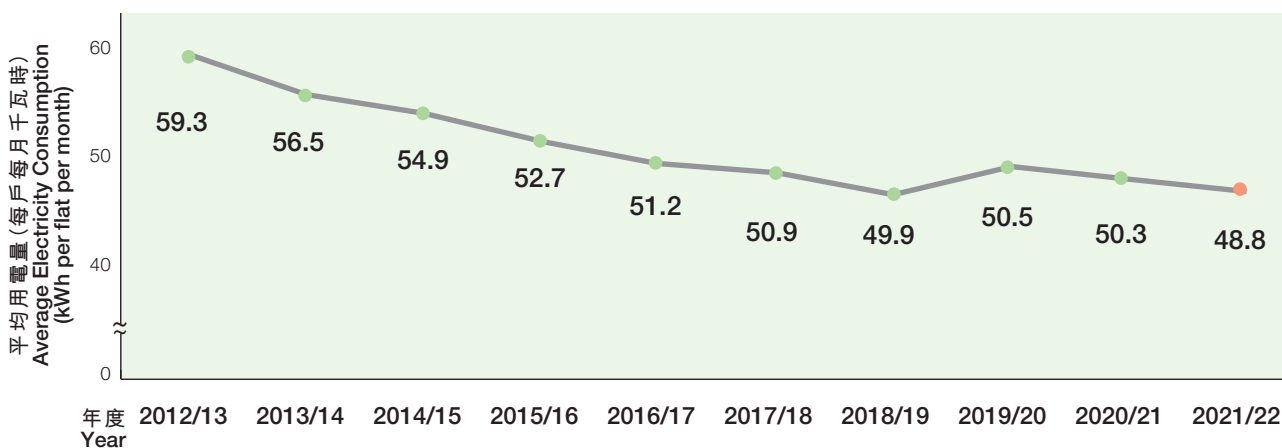
我們繼續為轄下所有公共屋邨更新ISO 14001環境管理體系認證，並為所有公屋住宅大廈公用地方更新ISO 50001能源管理體系認證。此外，我們繼續就14幢典型住宅大廈定期進行碳審計工作，監察碳排放情況。



Energy conservation and carbon management

We continued to renew the ISO 14001 certification for Environmental Management System (EnMS) for all PRH estates, and ISO 50001 certification for Energy Management System in the communal areas of all PRH domestic blocks. We also continued to carry out regular Carbon Audit exercises in 14 typical domestic block types to monitor carbon emissions.

屋邨公共地方的用電量 Electricity Consumption in the Public Areas of Estates



14 幢典型住宅大廈的碳足跡與 2011/12 年度相比平均減少 **20%**
Carbon Footprint of 14 Typical Housing Blocks decreased by **20%** against 2011/12 on average

廢物管理

我們與環境保護署(環保署)合作，在公共屋邨推行各項以推廣減廢及回收再造為目標的計劃，其中一項是第二期都市固體廢物收費實踐計劃。該計劃

2021年5月至12月推行，涵蓋九個公共屋邨共50幢住宅大廈，旨在加深居民對固體廢物收費安排的了解。年內，房委會也參與環保署其他持續推行的試驗計劃，其中一項是在三區共63個公共屋邨收集可回收的塑膠物料。此外，我們在三個屋邨設置逆向自動售貨機(入樽機)，回收塑膠飲料容器；在18個商場／街市收集廚餘；並在2021年12月至2022年3月於一個公共屋邨試用智能回收箱收集家居廚餘。

為提高租戶的減廢意識，我們在2021年12月把宣傳減廢的影片上載至房委會的Facebook專頁，並在2022年1月至4月安排這些影片於房屋資訊台播放。此外，我們在公共屋邨的公用地方展示宣傳橫額和海報，鼓勵租戶在日常生活中養成「惜物減廢」的良好習慣。



入樽機先導計劃



Waste Management

In collaboration with the Environmental Protection Department (EPD), we have been conducting various projects which aimed at promoting waste reduction and recycling in PRH estates. One of these projects was the Phase Two Municipal Solid Waste (MSW) charging trial, which was launched from May to December 2021 in nine PRH estates with a total of 50 domestic blocks, to enhance residents' understanding of the MSW charging arrangement. The HA also took part in various other ongoing EPD trials throughout the year, one of which was a trial scheme for collecting plastic recyclable materials in three districts covering 63 PRH estates. Besides, we have installed reverse vending machines (RVM) to collect plastic beverage containers for recycling at three estates; collected food waste at 18 shopping centres/wet markets; and launched a trial by using smart recycling bin for collecting domestic food waste at one PRH estate from December 2021 to March 2022.

To raise tenants' awareness, videos on waste reduction were posted on the HA's Facebook page in December 2021 and broadcast on the Housing Channel from January to April 2022. In addition, promotional banners and posters have been displayed in the common areas of PRH estates to encourage tenants to practise a good habit of "Use Less, Waste Less" in their daily lives.



公共屋邨公用地方展示宣傳減廢的橫額
Promotional banners on waste reduction displayed in the common areas of PRH estates



梨木樹邨設置入樽機，回收使用完的塑膠飲料容器
RVM placed at Lei Muk Shue Estate to collect used plastic beverage containers



連翠邨試用智能回收桶收集廚餘
A trial of using smart bin to collect food waste at Lin Tsui Estate

綠化環境與樹木管理

2021/22年度，房委會致力在20個公共屋邨加強現有綠化工作。除廣植花木外，還引進更多植物品種，特別是最適宜在本地環境生長的植物；並在20個屋邨舉辦綠化活動，讓居民一同參與植樹和園藝活動，為屋邨社區出一分力。

我們定期檢查轄下屋邨的樹木，確保所種植的樹木安全健康。這項工作根據房委會中央電子樹木數據庫進行，利用地理信息系統備存最新的樹木數據。此外，我們運用一套在網上平台的電腦化企業樹木管理系統，並配備流動裝置應用程式，用以儲存詳細的樹木資料和記錄每年樹木風險評估工作中得知的樹木狀況。年內，我們再次動員社區力量，支援樹木管理工作，招募約690名屋邨居民擔當屋邨樹木大使，協助監察樹木狀況。

舉辦綠化活動

我們在十個屋邨舉辦植樹日，並在十個屋邨推行一系列社區園圃計劃；又透過Facebook專頁、房屋資訊台、海報、橫額等渠道，向居民推廣綠化和推行公眾教育。



深水埗富昌邨的植樹日
Tree Planting Day at Fu Cheong Estate, Sham Shui Po



公共屋邨綠化活動及
廢物回收設施



Greening and tree management

In 2021/22, the HA undertook to enhance the existing greenery at 20 PRH estates. This involved increasing planting and adding more varieties of plants, especially plants that best matched the local environmental conditions. Greening activities were also organised at 20 estates, whereby residents could contribute to their community by taking part in the planting and gardening activities.

We conduct regular tree inspection work to ensure the trees planted in HA's estates remain safe and healthy. This work is based on HA's centralised electronic tree database, which utilises the Geographic Information System to keep tree data up to date. In addition, we operate a computerised Enterprise Tree Management System on a web-based platform with a mobile device application, enabling us to maintain a detailed tree inventory and record condition of trees in the annual tree risk assessment exercise. We once again drew on community help to support our tree management efforts, recruiting about 690 Estate Tree Ambassadors from residents to help monitor trees during the year.

Organising green activities

We organised tree planting days in 10 estates and a series of community garden programmes in 10 estates. Green publicity and public education were also conducted through channels such as Facebook, the Housing Channel, and displays of posters and banners.



葵青大窩口邨的社區園圃計劃
Community Garden Programme at Tai Wo Hau Estate, Kwai Tsing

節能和低碳管理 Energy saving and carbon management

房委會辦公室的省電量

Electricity Saving in HA offices

2021/22 年度節省

Saved **2.2%** in 2021/22

超出較 2018/19 基準年度少

Exceeding our target of **0.5%** reduction against base year 2018/19



廢物管理 Waste management

房委會辦公室的耗紙量

Paper Consumption in HA offices

2021/22 年度減少

Reduced by **9.4%** in 2021/22

超出較 2013/14 基準年度少

Exceeding our target of **4%** reduction against base year 2013/14



節約用水 Water conservation

房委會總部的用水量

Water Consumption in HA Headquarters (HAHQ)

2021/22 年度減少

Lowered by **24.4%** in 2021/22

遠超 2015/16 基準年度少

Far exceeding our target of **2.75%** reduction against base year 2015/16



上述措施的詳情和各項環保議題的目標或成果，請瀏覽以下網頁：

For details of the above initiatives and the targets or results in various environmental issues, please visit:

2021/22 年度和
2022/23 年度的
環保工作目標與前景



Environmental Targets
and Outlook for
2021/22 and 2022/23



房委會綠色生活網站



HA's Green Living
mini-website



統計數字摘要 Summary of Statistics

能源消耗 Energy Consumption

已消耗能源 Energy consumed	
現有屋邨的能源消耗量 Energy Consumption in Existing Housing Estates	(千瓦時) (kWh)
屋邨公眾地方的用電量 Electricity consumption in public areas of estates	447,446,890
屋邨公眾地方的平均用電量(每戶每月) Average electricity consumption in public areas of estates (per flat/month)	48.8
太陽能光伏發電板產生的可再生能源量 Renewable energy generated from PV panels	1,014,164
房委會辦公室的能源消耗量 Energy Consumption in HA Office Premises	(千瓦時) (kWh)
辦公室的用電量 Electricity consumption in office premises	34,392,645
辦公室的平均用電量(每名員工) Average electricity consumption in office premises (per staff)	3,453
建築工程承建商的能源消耗量 Energy Consumption by Construction Contractors	(千兆焦耳) (GJ)
建築活動的柴油消耗量 Diesel consumption for construction activities	1,041,067
運輸建築廢料的柴油消耗量 Diesel consumption for transportation of construction waste	50,873
建築活動的用電量 Electricity consumption for construction activities	100,789
合約車輛的汽油消耗量 Gasoline consumption for contract cars	16,156

溫室氣體排放 Greenhouse Gas (GHG) Emissions

	2016/17	2017/18	2018/19	2019/20	2020/21
現有屋邨住宅大廈的溫室氣體排放強度(公噸二氧化碳當量／平方米) GHG Emission Intensity in Existing Housing Domestic Blocks (tonnes CO₂e/m²)					
各住宅大廈類型的平均數 Average of domestic block types	0.025	0.025	0.024	0.024	0.024
房委會辦公室的溫室氣體排放強度(公噸二氧化碳當量／平方米) GHG Emission Intensity in HA Office Premises (tonnes CO₂e/m²)					
房委會總部第三座 Block 3 of HAHQ	0.123	0.112	0.107	0.113	0.110
樂富客戶服務中心 Lok Fu Customer Service Centre	0.144	0.140	0.136	0.139	0.138

物料使用 Materials Consumption

已使用物料 Materials Consumed	
房委會辦公室的物料使用量 Materials Consumption in HA Office Premises	
房委會辦公室的耗紙量(令／員工) Paper consumption in office premises (reams/staff)	13.5

水資源管理 Water Management

	用水 Water Consumed	回收再用水 Water Recycled
新工程項目的用水量 (立方米) Water Consumption in New Works Projects (m³)		
新工程項目 New works projects	1,780,563	469,157
現有屋邨的用水量 (立方米) Water Consumption in Existing Housing Estates (m³)		
屋邨公眾地方 Public areas of estates	3,463,238	—
房委會辦公室的用水量 (立方米) Water Consumption in HA Office Premises (m³)		
房委會總部 HAHQ	10,095	—
房委會總部 (每名員工) HAHQ (per staff)	2.48	—

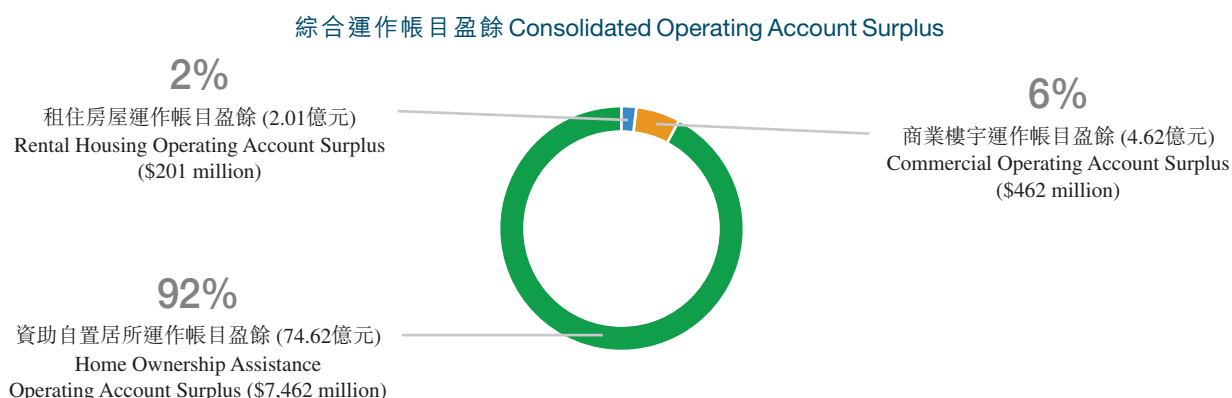
廢物管理 Waste Management

	處理方法 Handling Method		
	已回收 循環再造 Recycled	已運往 公眾填土區 Public fill	已運往 堆填區 Landfill
新工程項目的廢物處理量 (公噸) Amount Handled in New Works Projects (tonnes)			
有害廢物 Hazardous waste	12.92	—	5.67
非有害廢物 Non-hazardous waste	375,102	1,313,089	80,998
新工程項目的廢物總量 Total waste for new works projects			1,769,208
現有屋邨的廢物處理量 (公噸) Amount Handled in Existing Housing Estates (tonnes)			
非有害廢物 Non-hazardous waste			
廢紙 Paper	28,478	—	—
膠樽 Plastic bottles	3,047	—	—
鋁罐 Aluminium cans	2,393	—	—
舊衣物 Used clothes	745	—	—
玻璃樽 Glass bottles	687	—	—
月餅盒 Mooncake boxes	13	—	—
房委會總部的廢物處理量 (公噸) Amount Handled in HAHQ (tonnes)			
有害廢物 Hazardous waste			
碳粉盒 Toner cartridges	4	—	—
慳電膽及光管 Fluorescent lamps and tubes	3	—	—
非有害廢物 Non-hazardous waste			
一般廢物 General waste	—	—	136
廢紙 Paper	120	—	—

財務摘要

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，2021/22年度的整體運作盈餘為81.25億元。



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，2021/22年度的盈餘為15.96億元。在2022年3月31日，房委會的投資資金為586.72億元。房委會資金在2021/22年度的整體回報率為2.9%。

房委會投資策略的目標，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。

Financial Highlights

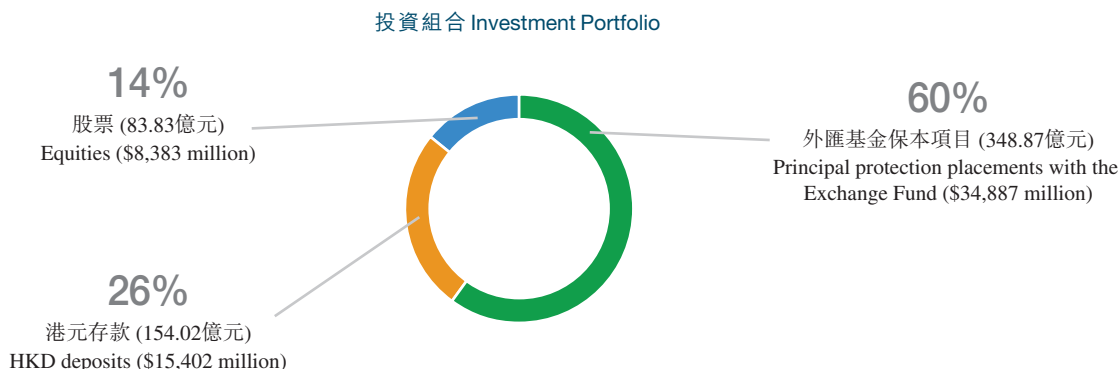
1. Consolidated Operating Account

The Consolidated Operating Account summarises the operating results for Rental Housing, Commercial and Home Ownership Assistance activities. It shows an overall operating surplus of \$8,125 million.

2. Funds Management Account

Income and expenditure relating to the management of HA's funds available for investment are included in the Funds Management Account, which showed a surplus of \$1,596 million for 2021/22. As at 31 March 2022, HA's funds available for investment stood at \$58,672 million. For 2021/22, the overall return on HA's funds was 2.9%.

The aim of HA's investment strategy is to ensure that there is sufficient liquidity to meet the operational need of HA, and to put the rest of HA's funds into longer-term investments in a prudent and diversified manner to enhance long term returns.



香港房屋委員會 The Hong Kong Housing Authority

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The Hong Kong Housing Authority Members and its Committees /
Sub-Committees

組織架構
Organisational Chart

獎項及嘉許 Awards and Recognitions

統計數字的撮要 Summary of Statistics

- 01 統計數字一覽表
Statistics
- 02 公共租住屋邨 / 居屋屋苑 / 綠置居屋苑分布
Distribution of PRH Estates / HOS Courts / GSH Courts
- 03 租住房屋數目
Rental Housing Stock
- 04 公共租住房屋編配
Allocation of Public Rental Housing
- 05 過去十年公營房屋建屋量
Public Housing Production in the Past 10 Years
- 06 服務承諾
Performance Pledge

註：除另有說明外，所列數字均截至 2022 年 3 月 31 日。
Note: All figures provided are as at 2022.03.31 unless otherwise specified.

The Hong Kong Housing Authority

香港房屋委員會

香港房屋委員會委員

The Hong Kong Housing Authority Members



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(主席)(運輸及房屋局局長)
(至2022年6月30日)

Mr Frank CHAN Fan, GBS, JP
(Chairman) (Secretary for Transport
and Housing)
(up to 30 June 2022)



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(由2022年7月1日)

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(from 1 July 2022)



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Mr Chris IP Ngo-tung,
BBS, JP



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(up to 25 July 2021)



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Under Secretary for Housing
(from 1 July 2022)
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Nominated representative from
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建築小組委員會 Building Committee

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商業樓宇小組委員會 Commercial Properties Committee

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游錦輝先生
(由2022年4月1日)
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財務小組委員會 Finance Committee

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資助房屋小組委員會 Subsidised Housing Committee

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梁子穎議員, MH The Honourable Dennis LEUNG Tsz-wing, MH	蔡楚清先生, MH, JP (由2022年4月1日) Mr Humphrey CHOI Chor-ching, MH, JP (from 1 April 2022)	* 房屋署署長或其代表 Director of Housing or his representative
運輸及房屋局副局長 (至2022年6月30日) Under Secretary for Transport and Housing (up to 30 June 2022)	房屋局副局長 (由2022年7月1日) Under Secretary for Housing (from 1 July 2022)	民政事務總署署長或其代表 Director of Home Affairs or his representative
社會福利署署長或其代表 Director of Social Welfare or his representative		

投標小組委員會 Tender Committee

- | | | |
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Ms Melissa Kaye PANG, BBS, MH, JP
(Chairman)</p> <p>李炳權先生, JP
(至2022年3月31日)
Mr LEE Ping-ken, JP
(up to 31 March 2022)</p> <p>王家揚先生
Mr Roland WONG Ka-yeung</p> <p>李少穎女士
Ms Ivy LEE Siu-wing</p> <p>郭偉信先生
(由2022年4月1日)
Mr Wilson KWOK Wai-shun
(from 1 April 2022)</p> | <p>* 劉振江先生, JP
Mr LAU Chun-kong, JP</p> <p>雷紹麟先生
Mr Alan LUI Siu-lun</p> <p>葉嘉偉先生
Mr Kelvin IP Kar-wai</p> <p>余烽立先生
Mr Franklin YU</p> <p>* 房屋署署長或其代表
Director of Housing or
his representative</p> | <p>* 文海亮先生
Mr Alan MAN Hoi-leung</p> <p>陸勁光先生, MH
Mr LUK King-kwong, MH</p> <p>余雅芳女士
Ms Avon YUE Nga-fong</p> <p>黃山先生
(由2022年4月1日)
Mr Samson WONG San
(from 1 April 2022)</p> |
|--|---|---|

審計附屬小組委員會 Audit Sub-Committee

- | | | |
|--|--|--|
| <p>* 陳正思女士 (主席)
Ms Cissy CHAN Ching-sze (Chairman)</p> <p>* 孫耀達博士, MH
Dr Ted SUEN Yiu-tat, MH</p> <p>熊璐珊女士
Ms Lusan HUNG Lo-shan</p> <p>王紹恆先生, JP
(由2022年4月1日)
Mr Rex WONG Siu-han, JP
(from 1 April 2022)</p> | <p>* 盧麗華博士
Dr Miranda LOU Lai-wah</p> <p>李炳權先生, JP
(至2022年3月31日)
Mr LEE Ping-ken, JP
(up to 31 March 2022)</p> <p>范駿華先生, JP
Mr Andrew FAN Chun-wah, JP</p> | <p>* 劉詩韻女士, JP
Ms Serena LAU Sze-wan, JP</p> <p>顧曉楠女士
Ms Anna Mae KOO Mei-jong</p> <p>葉嘉偉先生
Mr Kelvin IP Kar-wai</p> |
|--|--|--|

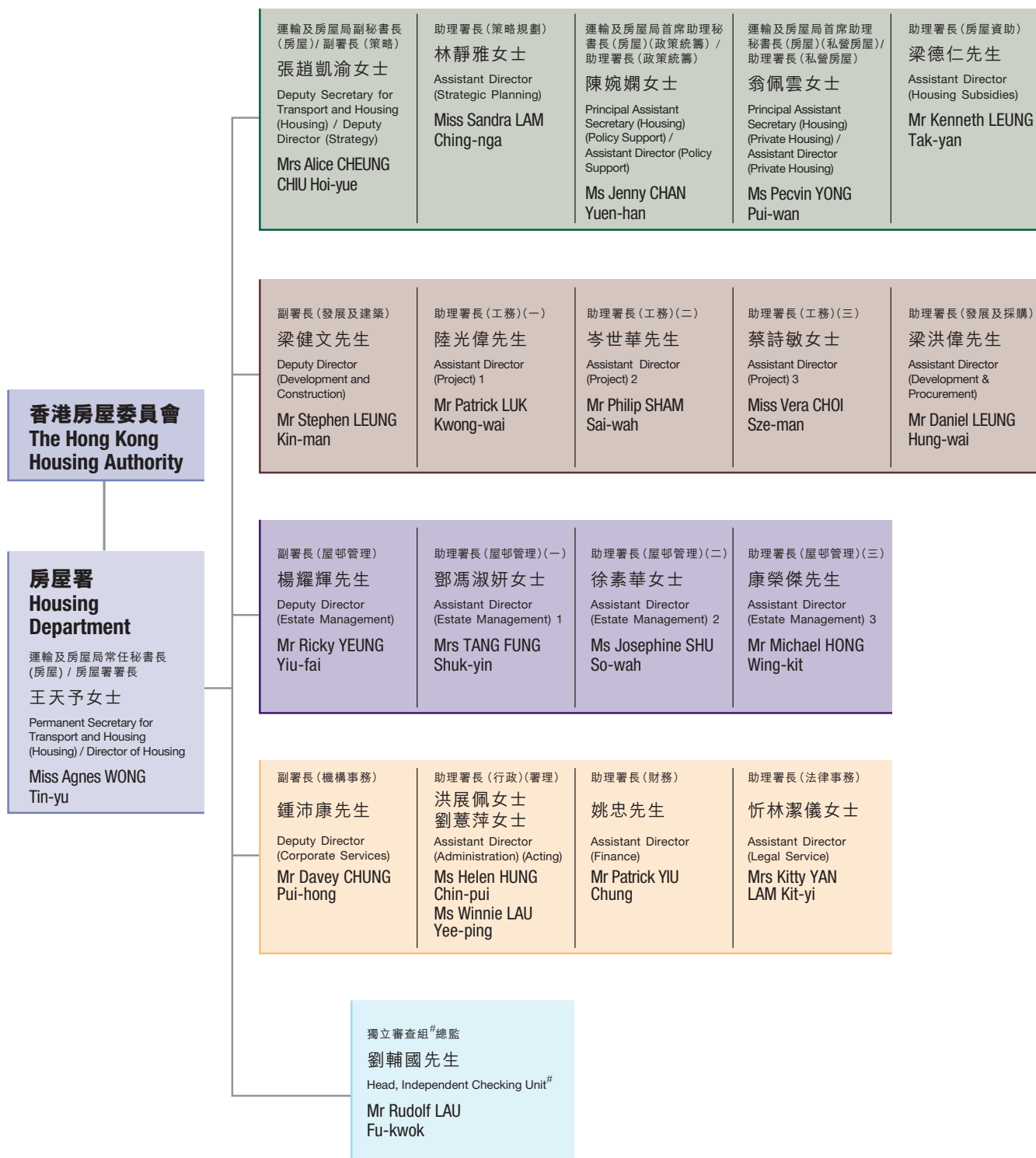
資金管理附屬小組委員會 Funds Management Sub-Committee

- | | | |
|--|--|--|
| <p>* 陳家樂教授, MH (主席)
Professor CHAN Ka-lok, MH (Chairman)</p> <p>黃元山議員
Dr the Honourable Stephen WONG
Yuen-shan</p> <p>余家鴻先生
Mr Wallace YU Ka-hung</p> <p>蔡懿德女士
(由2022年4月1日)
Ms Rosanna CHOI Yi-tak
(from 1 April 2022)</p> | <p>* 麥萃才博士
Dr Billy MAK Sui-choi</p> <p>林曼雅女士
Ms Norris LAM Man-ngar</p> <p>許津瑜女士
Miss Jane HUI Chun-yu</p> <p>* 房屋署署長或其代表
Director of Housing or
his representative</p> | <p>黃慧群教授
Professor Anna WONG Wai-kwan</p> <p>張倪海先生
Mr Brian CHEUNG Ngai-hoi</p> <p>林永德先生
Mr Wallace LAM Wing-ted</p> |
|--|--|--|

* 香港房屋委員會委員
Member of the Hong Kong Housing Authority

各委員的資料均截至2022年9月30日
Information on members as at 2022.09.30

組織架構 Organisational Chart



[#] 獨立審查組隸屬房屋局常任秘書長辦公室，對房屋委員會的新發展工程和現存樓宇實施樓宇管制。
The Independent Checking Unit is set up under the Office of the Permanent Secretary for Housing to implement building control on the Housing Authority's new development works and existing buildings.

註：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，資料截至2022年3月31日。
Note: This chart shows officers taking up permanent posts at D2 or above only, information as at 2022.03.31.

Awards and Recognitions

獎項及嘉許

獎項/得獎項目

Award / Winning Project

頒發機構

Awarding Organisation

發展及建築 Development and Construction



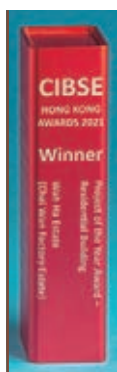
2021年歐特克香港建築信息模擬設計大獎

創新使用運算程序進行設計—公營房屋設計視角

建築設計—優異獎

Autodesk Hong Kong BIM Awards 2021
Innovative Use of Computational Design –
A Public Housing Design Perspective
Building Design – Honourable Mention

歐特克遠東有限公司
Autodesk Far East Limited



英國特許屋宇裝備工程師學會香港分會
2021年度大獎

華廈邨

住宅建築一年度項目大獎

CIBSE Hong Kong Awards 2021
Wah Ha Estate

Residential Building – Winner –
Project of the Year Award

英國特許屋宇裝備工程師學會
香港分會

The Chartered Institution of
Building Services Engineers
Hong Kong Region



香港顧問工程師協會年獎2021
西北九龍填海區第6號地盤公共租住
房屋發展計劃(海達邨)

香港顧問工程師協會年獎—
整體最佳大獎

ACEHK Annual Awards 2021
Public Rental Housing Development at
North West Kowloon
Reclamation Site 6 (Hoi Tat Estate)

ACEHK Annual Awards 2021 –
Overall Best Award

香港顧問工程師協會
The Association of Consulting
Engineers of Hong Kong

獎項/得獎項目 Award / Winning Project

頒發機構 Awarding Organisation



香港園境師學會「2021年專業園境獎」
粉嶺第49區公共租住房屋發展計劃的
設計和建築工程

園境設計－專業園境獎

HKILA Professional Awards 2021
Design and Construction for Public Rental Housing
Development at
Fanling Area 49

Landscape Design – Professional
Awards

香港園境師學會
The Hong Kong Institute of
Landscape Architects



檢測認證人力發展嘉許計劃
房屋署材料試驗所

檢測認證人力發展機構獎－機構獎

Testing and Certification Manpower
Development Award Scheme
Housing Department Materials Testing
Laboratory

Corporate Award – Corporate Award

香港檢測和認證局
The Hong Kong Council for
Testing and Certification



項目管理成就獎2020
東頭邨第八期公營房屋發展計劃
(東匯邨匯智樓)

可持續項目組一大獎

Project Management Achievement
Awards 2020
Public Housing Development at
Tung Tau Estate Phase 8
(Wui Chi House, Tung Wui Estate)

Sustainable Project – Winner

香港項目管理學會
Hong Kong Institute of
Project Management



卓越結構大獎2021
東頭邨第八期公營房屋發展計劃
住宅(香港)－入圍獎

Structural Excellence Award 2021
Public Housing Development at Tung Tau
Estate Phase 8

Residential (Hong Kong) – Finalist

香港工程師學會－結構分部
The Hong Kong Institution of
Engineers – Structural Division

獎項/得獎項目
Award / Winning Project

頒發機構
Awarding Organisation

環保 Environmental Friendliness



香港綠色機構認證
香港房屋委員會減廢表現
減廢證書 — 基礎級別

Hong Kong Green Organisation Certification
HKHA Waste Reduction Performance
Wastewi\$e Certificate – Basic Level

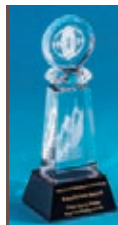
環境運動委員會
Environmental Campaign
Committee

屋邨管理 Estate Management



卓越設施管理大獎2021
香港房屋委員會 — 安泰邨
香港房屋委員會 — 駿洋邨
公共租住及資助購置房屋「卓越獎」

香港設施管理學會
The Hong Kong Institute of
Facility Management



Excellence in Facility Management
Award 2021
Hong Kong Housing Authority –
On Tai Estate
Hong Kong Housing Authority –
Chun Yeung Estate
Excellence Award (Public Rental &
Subsidised Purchase Housing)



建築測量師大獎2021
現有公共租住屋邨指定樓宇類型
加設晾衣杆
保養及復修工程類別的「關愛社區獎」及
「優異獎」

香港測量師學會
The Hong Kong Institute of
Surveyors



Building Surveyor Awards 2021
Addition of Laundry Rod in Specified
Block Types of Existing Public
Rental Housing Estates
Community Caring Award and
Merit Award in the Maintenance and
Rehabilitation Category

獎項/得獎項目
Award / Winning Project

頒發機構
Awarding Organisation

機構事務 Corporate Services



「2021年申訴專員嘉許獎」公營機構獎
The Ombudsman's Awards 2021 for
Public Organisations

申訴專員公署
The Office of The Ombudsman



工商業廢物源頭分類獎勵計劃2020/21
香港房屋委員會總部及房屋署
金獎(純寫字樓)

環境保護署
Environmental Protection
Department

Commendation Scheme on
Source Separation of Commercial and
Industrial Waste 2020/21
Hong Kong Housing Authority Headquarters and
Housing Department
Gold Award (Pure Office)



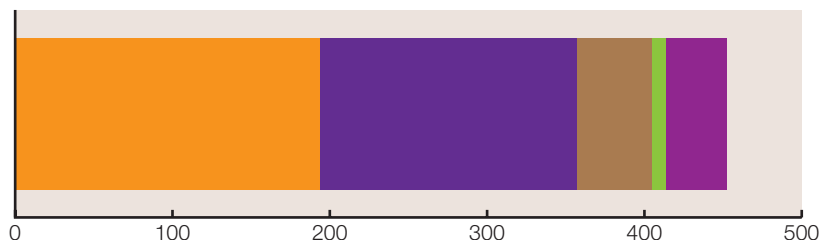
「同心展關懷」機構2021/22
房屋署
「連續15年或以上同心展關懷」標誌
Caring Organisation 2021/22
Housing Department
15 Years Plus Caring Organisation Logo

香港社會服務聯會
The Hong Kong Council of
Social Service

Summary of Statistics

統計數字的撮要

01 統計數字一覽表 Statistics



租住公屋⁽¹⁾

Public Rental Housing (PRH)⁽¹⁾

191

可租可買計劃 / 重建置業計劃 / 綠表置居計劃⁽³⁾

Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) / Green Form Subsidised Home Ownership Scheme (GSH)⁽³⁾

8

居者有其屋計劃(居屋)⁽²⁾

Home Ownership Scheme (HOS)⁽²⁾

164

租者置其屋計劃 (租置計劃)

Tenants Purchase Scheme (TPS)

39

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⁾

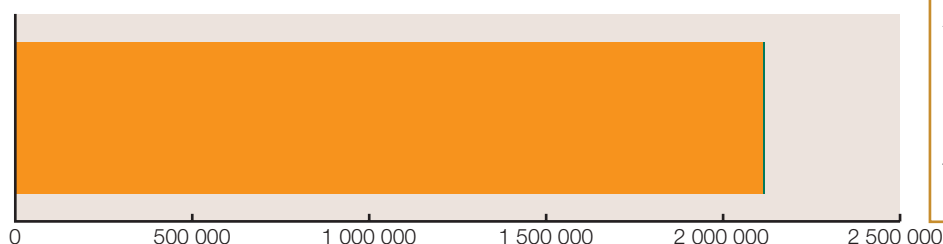
48

屋邨 / 屋苑

合計 Total:

450

Estates / Courts



租住公屋

PRH

2 104 925

中轉房屋⁽⁴⁾

Interim Housing⁽⁴⁾

4 471

租住公屋認可人口

合計 Total:

2 109 396

Authorised Population

資助出售房屋

居住人口(估計數字)⁽⁵⁾

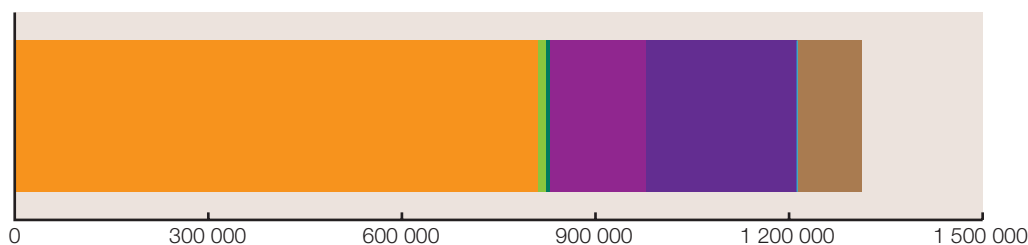
1 092 500

Subsidised Sale Flats Resident population (estimated no.)⁽⁵⁾



註 Notes:

- (1) 租住公屋屋邨不包括有租住公屋單位的租者置其屋計劃(租置計劃)屋邨、可租可買計劃 / 重建置業計劃 / 綠表置居計劃屋苑及居者有其屋計劃(居屋計劃)屋苑。
Public Rental Housing (PRH) estates exclude Tenants Purchase Scheme (TPS) estates, Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) / Green Form Subsidised Home Ownership Scheme (GSH) courts and Home Ownership Scheme (HOS) courts with PRH units.
- (2) 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.
- (3) 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.
- (4) 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.
- (5) 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 includes 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.



居住單位數目

合計 Total:

1 315 373

Stock of flats

租住公屋
PRH

810 468

可租可買計劃 / 重建置業計劃 /
綠表置居計劃⁽⁷⁾

BRO / MSS / GSH⁽⁷⁾

11 047

中轉房屋⁽⁶⁾
IH⁽⁶⁾

6 091

租置計劃 (已出售單位)⁽⁸⁾
TPS (sold flats)⁽⁸⁾

150 999

居屋⁽⁷⁾
HOS⁽⁷⁾

236 919

未售出的單位
Unsold flats

15

私人參建計劃 /
中等入息家庭房屋計劃⁽⁷⁾
PPSPS / MIHS⁽⁷⁾

99 834



興建中的租住 / 資助出售單位數目

77 472

No. of
Rental / Subsidised Sale Flats
under construction



臨時收容中心	Transit centres	3
租住認可人口	Authorised rental population	61
托兒所 ⁽⁹⁾	Nurseries ⁽⁹⁾	354
幼兒園 ⁽⁹⁾	Kindergartens ⁽⁹⁾	244
學校 ⁽⁹⁾	Schools ⁽⁹⁾	255
圖書館及溫習室 ⁽⁹⁾	Libraries and study rooms ⁽⁹⁾	228
福利及康樂用途單位 ⁽⁹⁾	Welfare and amenity premises ⁽⁹⁾	6 925
舖位	Shops	2 480
街市檔位 (包括熟食檔位)	Market stalls (including cooked food stalls)	1 129
工廠單位	Factory units	8 636

註 Notes:

(6) 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.

(7) 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 / PPS / 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.

(8) 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.

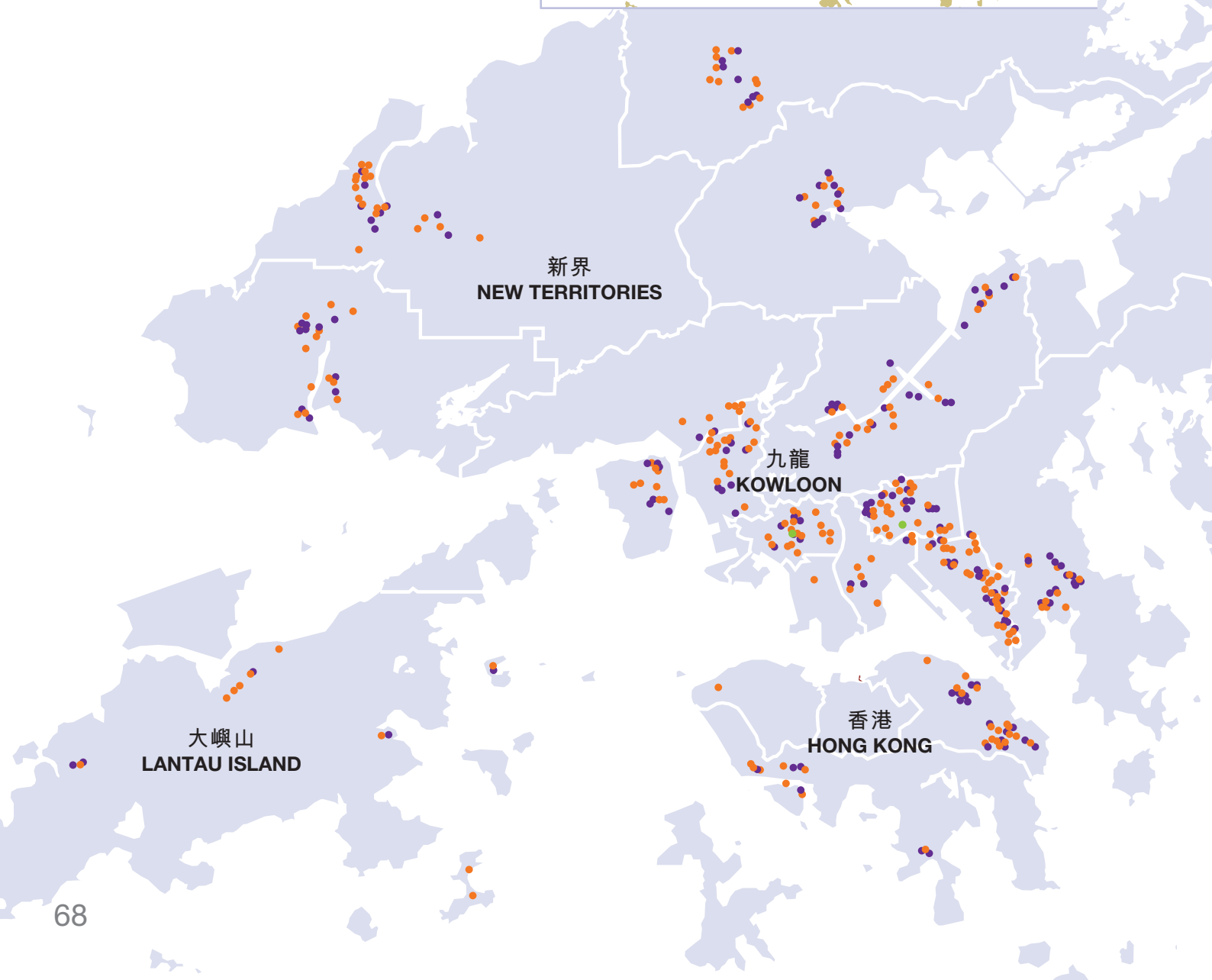
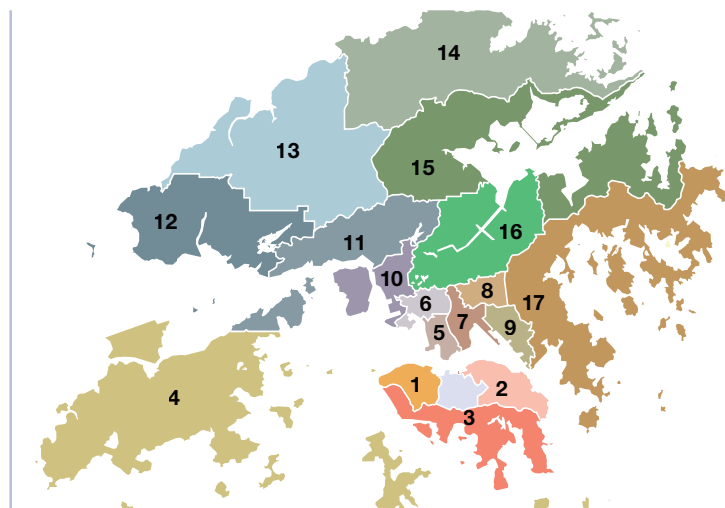
(9) 數字為單位總數目。

Figures refer to total number of stock units.

02 公共租住屋邨 / 居屋屋苑 / 綠置居屋苑分布

Distribution of PRH Estates / HOS Courts / GSH Courts






















- 公共租住屋邨
Public Rental Housing (PRH) Estates
191
- 居者有其屋計劃（居屋）屋苑
Home Ownership Scheme (HOS) Courts
164
- 綠表置居計劃（綠置居）屋苑
Green Form Subsidised Home Ownership
Scheme (GSH) Courts
2



03 租住房屋數目 Rental Housing Stock

 單位數目 No. of flats  認可居民人數 Authorised population

合計 Total:

1 中西區 Central and Western  636  2 019	2 東區 Eastern  36 029  96 395	3 南區 Southern  25 128  67 202
4 離島 Islands  23 130  70 748		
5 油尖旺 Yau Tsim Mong  2 820  7 648	6 深水埗 Sham Shui Po  70 828  171 308	7 九龍城 Kowloon City  29 612  72 800
8 黃大仙 Wong Tai Sin  76 502  198 768	9 觀塘 Kwun Tong  146 973  371 817	
10 葵青 Kwai Tsing  100 792  267 336	11 荃灣 Tsuen Wan  21 728  55 833	12 屯門 Tuen Mun  56 353  137 887
13 元朗 Yuen Long  67 176  190 408	14 北區 North  29 841  74 549	15 大埔 Tai Po  16 276  41 239
16 沙田 Sha Tin  78 530  202 038	17 西貢 Sai Kung  28 114  76 930	
10 葵青 Kwai Tsing  1 928  265		
12 屯門 Tuen Mun  4 163  4 206		

租住公屋⁽¹⁾
Public Rental
Housing
Estates⁽¹⁾

 810 468

 2 104 925

中轉房屋
Interim
Housing

 6 091⁽²⁾

 4 471⁽³⁾

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。
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.

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



公屋申請
Public Rental
Housing
Applications

單位
Flats **18 856**
人數
People **50 034**



屋邨清拆及
大型維修
Estate Clearance
and Major Repairs

單位
Flats **1 792**
人數
People **5 003**



政府清拆項目/
市區重建局
Government
Clearance
Projects / Urban
Renewal Authority

單位
Flats **288**
人數
People **549**



緊急安置
Emergency

單位
Flats **0** 人數
People **0**



體恤安置
Compassionate Rehousing

單位
Flats **617**
人數
People **1 404**



初級公務員及退休公務員
Junior Civil Servants and Pensioners

單位
Flats **754**
人數
People **2 162**



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

單位
Flats **3 648**
人數
People **8 883**

合計
Total :

單位
Flats

25 955

人數
People

68 035

05 過去十年公營房屋建屋量

Public Housing Production in the Past 10 Years



出租單位 Rental Flats



註 Notes:

(1) 房委會租住房屋建屋量包括公共租住房屋(公屋)、中轉房屋單位和由居者有其屋計劃(居屋)轉作公屋項目的單位。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。

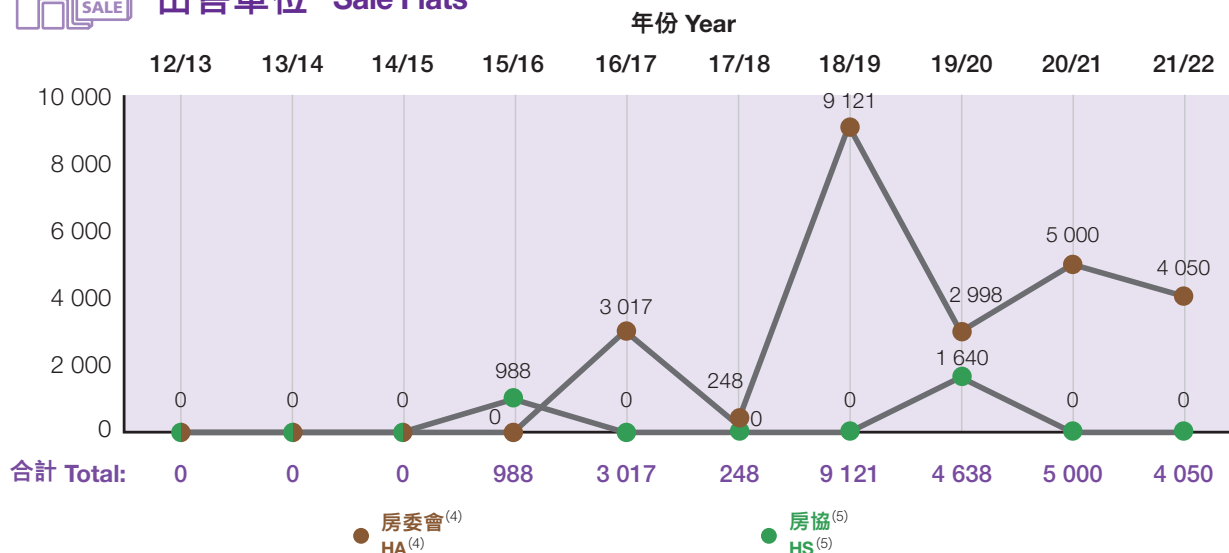
Production of HA rental flats includes public rental housing (PRH), interim housing flats and flats of projects transferred from the Home Ownership Scheme (HOS) to PRH. Flats under projects built as rental housing but subsequently transferred to the Buy or Rent Option Scheme (BRO) / Mortgage Subsidy 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.



出售單位⁽³⁾ Sale Flats⁽³⁾



(3) 數字不包括市區重建局於2015/16及2020/21年度提供的資助出售單位。

Figures do not include the subsidised sale flats provided by the Urban Renewal Authority (URA) in 2015/16 and 2020/21.

(4) 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).

(5) 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.

年份 Year	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22
總計 Grand Total	13 114	14 057	9 938	15 252	14 433	13 661	26 779	14 745	12 227	25 814

06 服務承諾 Performance Pledge





為確保服務更能符合公眾期望，與時並進，房委會訂立了一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 HA has formulated a set of performance pledges to 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.

服務承諾 Performance Pledge	服務目標 Performance Target	2021年實際成績* Achievement in 2021*
 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%	97.81%
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%	
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%	99.92%
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%	99.89%
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%	
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%	

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%	99.98%
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%	94.93%
(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%	99.93%

服務承諾 Performance Pledge		服務目標 Performance Target	2021年實際成績* Achievement in 2021*
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%	
	(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%	99.99%
11	屋邨辦事處在收到有關屋邨的護衛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%	99.97%
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」(居屋)、「租者置其屋計劃」(租置)或「綠表置居計劃」(綠置居)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%	99.12%
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%	99.7%
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%	99.38%
	(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%	99.41%
	(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.	95%	99.26%
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%	
	(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%	
	(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%	
	(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%	95%








服務承諾 Performance Pledge	服務目標 Performance Target	2021年實際成績* Achievement in 2021*
<p>16 遇有食水供應突然中斷： For sudden interruption of fresh water supply:</p> <p>(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;</p> <p>(b) 維修人員會在1小時內到場維修； Maintenance personnel will arrive within 1 hour for maintenance;</p> <p>(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.</p>	<p>99%</p> <p>95%</p> <p>95%</p>	  
<p>17 遇有沖廁水供應突然中斷： For sudden interruption of flush water supply:</p> <p>(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;</p> <p>(b) 維修人員會在2小時內到場維修； Maintenance personnel will arrive within 2 hours for maintenance;</p> <p>(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.</p>	<p>99%</p> <p>95%</p> <p>95%</p>	  <p>98.78%</p>
<p>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.</p>	<p>99%</p>	
<p>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)</p>	<p>90%</p>	<p>98.7%</p>
<p>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:</p> <p>(a) 我們會在30分鐘內到場； We will arrive at the scene within 30 minutes;</p> <p>(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;</p> <p>(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;</p> <p>(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.</p>	<p>95%</p> <p>95%</p> <p>90%</p> <p>90%</p>	  <p>99.93%</p> 



居屋／租置／綠置居單位業主 HOS / TPS / GSH Flat Owners

<p>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.</p>	<p>90%</p>	
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服務承諾 Performance Pledge	服務目標 Performance Target	2021年實際成績* Achievement in 2021*
 綠置居單位業主 GSH Flat Owners		
22 若景泰苑及麗翠苑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」或「出售接納信」申請後，會在2星期內通知申請結果。 We will notify GSH flat owners of King Tai Court and Lai Tsui Court of the outcome within 2 weeks upon receipt of their applications for Certificate of Eligibility to Sell (CES) / Letter of Acceptance to Sell (LAS) respectively 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%	未有個案 No case
23 若景泰苑及麗翠苑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」或「出售接納信」申請後，會在5星期內通知申請結果。 We will notify GSH flat owners of King Tai Court and Lai Tsui Court of the outcome within 5 weeks upon receipt of their applications for CES / LAS respectively 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%	未有個案 No case
 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%	
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%	
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%	
 商業單位 / 非住宅單位租戶 Commercial 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: <ul style="list-style-type: none"> (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. (b) 一般個案：相當大量建築工程、內部間隔移位、在樓板或牆壁開設開口，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. (c) 複雜個案：涉及重大建築工程、加建樓板或牆壁、安裝重型機器或設備，於30天內完成。 Complicated case: Involved major building works, additional floor or wall, installation of heavy machine or equipment. To be completed within 30 days. (上述時間框架不計算運輸及房屋局常任秘書長(房屋)辦公室轄下獨立審查組所處理涉及改建和加建裝修工程需要的時間。) (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.)	95% 90% 90%	  

服務承諾 Performance Pledge	服務目標 Performance Target	2021年實際成績* Achievement in 2021*
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 three months before expiry of the existing tenancies if renewal is approved.	95%	
 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 three months.	95%	
 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%	
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%	
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%	

* 2021實際成績由2021年1月1日起計算至2021年12月31日。
The achievement in 2021 covers the period from 2021.01.01 to 2021.12.31.

除非另外註明，本年報內所載的銀碼均以港元為單位。

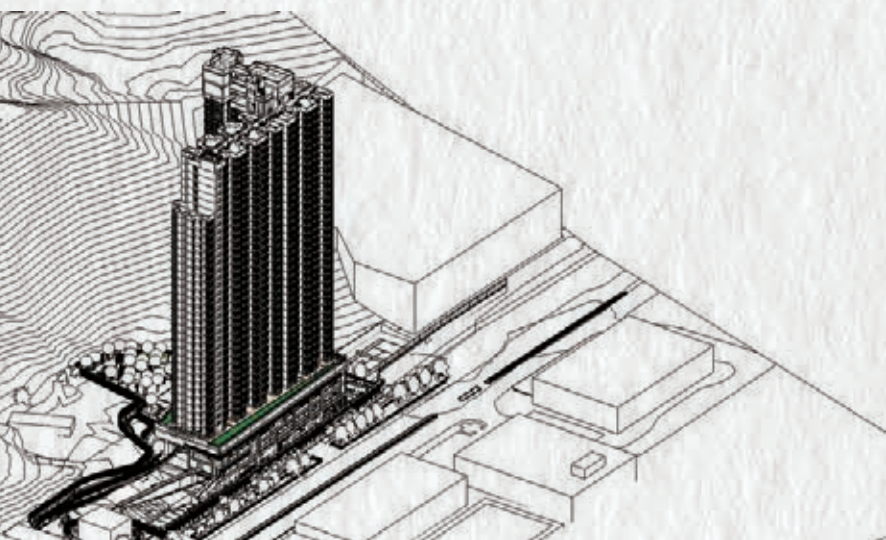
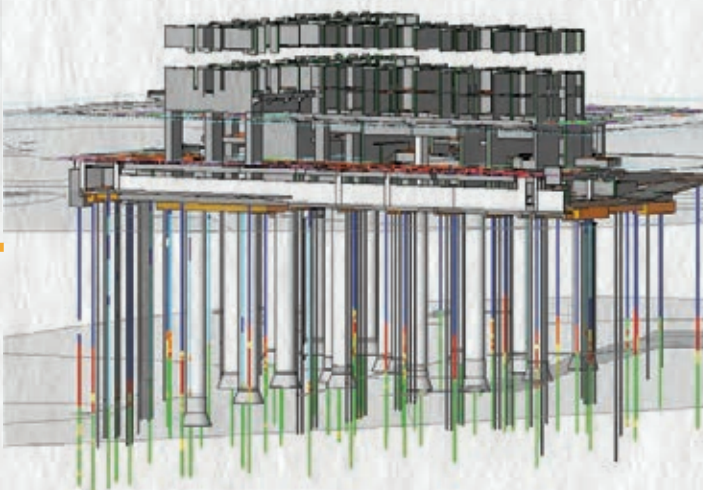
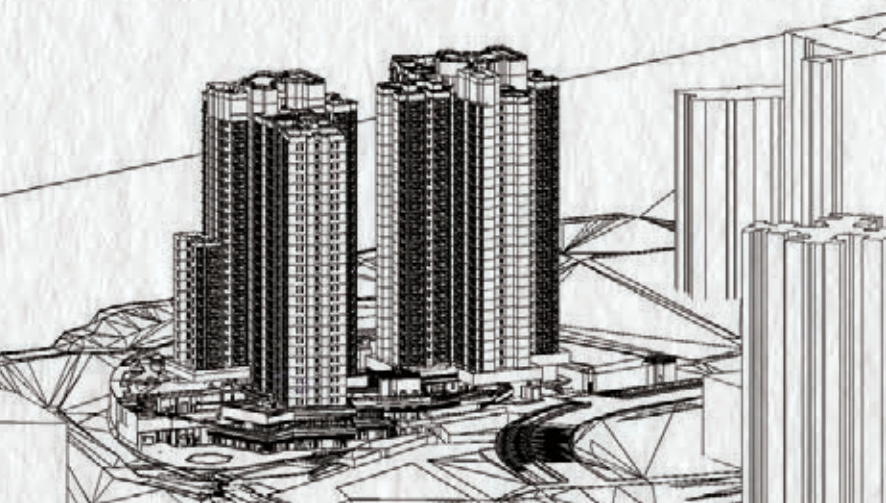
All dollars quoted in this Annual Report are Hong Kong dollars unless otherwise stated.

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香港房屋委員會
Hong Kong Housing Authority

截至 2022 年 3 月 31 日止年度的財務報表
Financial statements for the year ended 31 March 2022

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審計署署長報告

Report of the Director of Audit



香港特別行政區政府
審計署

Audit Commission

The Government of the Hong Kong Special Administrative Region

獨立審計師報告

Independent Auditor's Report

意見

Opinion

我已審計列載於第 5 至 45 頁香港房屋委員會的財務報表，該等財務報表包括於 2022 年 3 月 31 日的財務狀況表與截至該日止年度的全面收益表、淨資產變動表和現金流量表，以及財務報表的附註，包括主要會計政策概要。

I have audited the financial statements of the Hong Kong Housing Authority set out on pages 5 to 45, which comprise the statement of financial position as at 31 March 2022, and the statement of comprehensive income, statement of changes in net assets and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

我認為，香港房屋委員會的財務報表在各重大方面均按照香港房屋委員會與香港政府之間的財政安排，以及香港房屋委員會通過的會計政策而編製，並已按照《房屋條例》(第 283 章)第 14(1)條妥為擬備。財政安排及會計政策的要點載於財務報表附註 1 及 2。

In my opinion, the financial statements of the Hong Kong Housing Authority are prepared, in all material respects, in accordance with the Financial Arrangements with the Hong Kong Government and the accounting policies approved by the Hong Kong Housing Authority, the important features of which are set out in Notes 1 and 2 to the financial statements, and have been properly prepared in accordance with section 14(1) of the Housing Ordinance (Cap. 283).

意見的基礎

我已按照《房屋條例》第 14(2) 條及審計署的審計準則進行審計。我根據該等準則而須承擔的責任，詳載於本報告「審計師就財務報表審計而須承擔的責任」部分。根據該等準則，我獨立於香港房屋委員會，並已按該等準則履行其他道德責任。我相信，我所獲得的審計憑證是充足和適當地為我的審計意見提供基礎。

香港房屋委員會就財務報表須承擔的責任

香港房屋委員會須負責按照《房屋條例》第 14(1) 條、香港房屋委員會與香港政府之間的財政安排，以及香港房屋委員會通過的會計政策擬備財務報表，及落實其認為必要的內部控制，使財務報表不存有因欺詐或錯誤而導致的重大錯誤陳述。

在擬備財務報表時，香港房屋委員會須負責評估香港房屋委員會持續經營的能力，以及在適用情況下披露與持續經營有關的事項，並以持續經營作為會計基礎。

香港房屋委員會下設的財務委員會協助其履行監督財務報告過程的責任。

Basis for opinion

I conducted my audit in accordance with section 14(2) of the Housing Ordinance and the Audit Commission auditing standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of my report. I am independent of the Hong Kong Housing Authority in accordance with those standards, and I have fulfilled my other ethical responsibilities in accordance with those standards. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of the Hong Kong Housing Authority for the financial statements

The Hong Kong Housing Authority is responsible for the preparation of the financial statements in accordance with section 14(1) of the Housing Ordinance, the Financial Arrangements with the Hong Kong Government and the accounting policies approved by the Hong Kong Housing Authority, and for such internal control as the Hong Kong Housing Authority determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Hong Kong Housing Authority is responsible for assessing its ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

The Hong Kong Housing Authority is assisted by its Finance Committee in discharging its responsibilities for overseeing the financial reporting process.

審計師就財務報表審計而須承擔的責任

我的目標是就整體財務報表是否不存有任何因欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並發出包括我意見的審計師報告。合理保證是高水平的保證，但不能確保按審計署審計準則進行的審計定能發現所存有的任何重大錯誤陳述。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們個別或滙總起來可能影響財務報表使用者所作出的經濟決定，則會被視作重大錯誤陳述。

在根據審計署審計準則進行審計的過程中，我會運用專業判斷並秉持專業懷疑態度。我亦會：

- 識別和評估因欺詐或錯誤而導致財務報表存有重大錯誤陳述的風險；設計及執行審計程序以應對這些風險；以及取得充足和適當的審計憑證，作為我意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕內部控制的情況，因此未能發現因欺詐而導致重大錯誤陳述的風險，較未能發現因錯誤而導致者為高；
- 了解與審計相關的內部控制，以設計適當的審計程序。然而，此舉並非旨在對香港房屋委員會內部控制的有效性發表意見；
- 評價香港房屋委員會所採用的會計政策是否恰當，以及其作出的會計估計和相關資料披露是否合理；及

Auditor's responsibilities for the audit of the financial statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Audit Commission auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the Audit Commission auditing standards, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Hong Kong Housing Authority's internal control;
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Hong Kong Housing Authority; and

— 判定香港房屋委員會以持續經營作為會計基礎的做法是否恰當，並根據所得的審計憑證，判定是否存在與事件或情況有關，而且可能對香港房屋委員會持續經營的能力構成重大疑慮的重大不確定性。如果我認為存在重大不確定性，則有必要在審計師報告中請使用者留意財務報表中的相關資料披露。假若所披露的相關資料不足，我便須發出非無保留意見的審計師報告。我的結論是基於截至審計師報告日止所取得的審計憑證。然而，未來事件或情況可能導致香港房屋委員會不能繼續持續經營。

我與香港房屋委員會溝通計劃的審計範圍和時間以及重大審計發現等事項，包括我在審計期間識別出內部控制的任何重大缺陷。



審計署署長
林智遠教授

審計署
香港
金鐘道 66 號
金鐘道政府合署高座 6 樓
2022 年 9 月 29 日

— conclude on the appropriateness of the Hong Kong Housing Authority's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Hong Kong Housing Authority's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Hong Kong Housing Authority to cease to continue as a going concern.

I communicate with the Hong Kong Housing Authority regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



Prof. LAM Chi Yuen Nelson
Director of Audit

Audit Commission
6th Floor, High Block
Queensway Government Offices
66 Queensway, Hong Kong
29 September 2022

香港房屋委員會
截至 2022 年 3 月 31 日止年度的全面收益表
(以港幣百萬元位列示)
HONG KONG HOUSING AUTHORITY
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2022
(Expressed in millions of Hong Kong dollars)

			2022	2021
		附註 Note		
收入	Income			
租金收入	Rental income	4(a)	20,318	19,446
售樓及補價收入	Sales and premium income	4(b)	13,392	15,757
投資收入	Investment income	4(c)	1,660	5,134
其他收入	Other income	4(d)	414	394
			<u>35,784</u>	<u>40,731</u>
 開支	 Expenditure			
薪酬	Personal emoluments		4,138	4,221
地租及差餉	Government rent and rates		383	324
維修及改善工程	Maintenance and improvements		4,341	4,178
折舊及攤銷	Depreciation and amortisation		5,009	4,808
資助出售單位開支	Expenditure on subsidised sale flats	5	5,464	6,974
其他經常開支	Other recurrent expenditure		6,664	6,307
			<u>25,999</u>	<u>26,812</u>
 運作盈餘	 Operating surplus		9,785	13,919
 非運作(開支)/收入淨額	 Net non-operating (expenditure)/income	6	<u>(12)</u>	<u>43</u>
 年內盈餘	 Surplus for the year		9,773	13,962
 其他全面收益	 Other comprehensive income		<u>-</u>	<u>-</u>
 年內全面收益總額	 Total comprehensive income for the year		<u>9,773</u>	<u>13,962</u>

第 10 至 45 頁所載附註為這份財務報表的一部分。

The notes on pages 10 to 45 form part of these financial statements.

香港房屋委員會
2022年3月31日的財務狀況表
(以港幣百萬元位列示)
HONG KONG HOUSING AUTHORITY
STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2022
(Expressed in millions of Hong Kong dollars)

			2022	2021
	附註 Note			
非流動資產	Non-current assets			
物業、機器及設備	Property, plant and equipment	7	174,235	165,359
進行之基本工程／計劃	Capital works/projects in progress	8	38,179	35,851
無形資產	Intangible assets	9	219	165
使用權資產	Right-of-use assets	10(a)	45	62
外匯基金存款	Placements with the Exchange Fund	11	34,887	5,231
自置居所／置業資助貸款	Home Purchase/Home Assistance Loans	12	2	6
			<u>247,567</u>	<u>206,674</u>
流動資產	Current assets			
存貨	Inventories	13	15	1,109
應收帳項、按金和預付款項	Debtors, deposits and prepayments	14	1,743	1,684
應從政府收回的款項	Amount due from the Government	23(b)	16	93
外匯基金存款	Placements with the Exchange Fund	11	-	32,920
證券投資和銀行存款	Investments in securities and bank deposits	15	23,676	19,166
銀行結餘和現金	Bank balances and cash	16	349	566
			<u>25,799</u>	<u>55,538</u>
流動負債	Current liabilities			
應付帳項、按金和其他應付款項	Creditors, deposits and other payables	17	9,166	7,143
應付予政府的款項	Amount due to the Government	23(c)	1,605	1,900
租賃負債	Lease liabilities	10(b)	22	31
撥備及其他負債	Provisions and other liabilities	18	2,480	2,616
			<u>13,273</u>	<u>11,690</u>
流動資產淨額	Net current assets		<u>12,526</u>	<u>43,848</u>
扣除流動負債後的資產總額	Total assets less current liabilities		260,093	250,522
非流動負債	Non-current liabilities			
租賃負債	Lease liabilities	10(b)	26	35
撥備及其他負債	Provisions and other liabilities	18	729	691
			<u>755</u>	<u>726</u>
資產淨額	Net assets		<u>259,338</u>	<u>249,796</u>
上列項目包括：	Representing:			
政府的永久資本	Government's permanent capital	1(a)	13,489	13,489
政府的資助	Government's contribution	19(a)	5,454	5,454
資本儲備	Capital reserve		12	12
累積盈餘	Accumulated surplus		152,902	146,212
房屋建設工程基金	Housing Capital Works Fund	20	49,228	47,018
發展基金	Development Fund	21	38,253	37,611
			<u>259,338</u>	<u>249,796</u>

何永賢

何永賢
香港房屋委員會主席
2022年9月29日

Ms Winnie HO

Ms Winnie HO
Chairman of the Hong Kong Housing Authority
29 September 2022

第10至45頁所載附註為這份財務報表的一部分。
The notes on pages 10 to 45 form part of these financial statements.

香港房屋委員會
截至 2022 年 3 月 31 日止年度的淨資產變動表
(以港幣百萬元位列示)

HONG KONG HOUSING AUTHORITY
STATEMENT OF CHANGES IN NET ASSETS
FOR THE YEAR ENDED 31 MARCH 2022
(Expressed in millions of Hong Kong dollars)

		政府的 永久資本	政府的 資助	資本 儲備	累積盈餘	房屋建設 工程基金	發展基金	總額
		Government's permanent capital	Government's contribution	Capital reserve	Accumulated surplus	Housing Capital Works Fund	Development Fund	Total
2020 年 4 月 1 日結餘	Balance at 1 April 2020	13,489	5,454	12	136,511	47,630	33,128	236,224
年內全面收益總額	Total comprehensive income for the year	-	-	-	13,962	-	-	13,962
年內付予政府的紅利	Dividend to the Government for the year	-	-	-	(390)	-	-	(390)
轉撥	Transfers	-	-	-	(3,871)	(612)	4,483	-
2021 年 3 月 31 日結餘	Balance at 31 March 2021	<u>13,489</u>	<u>5,454</u>	<u>12</u>	<u>146,212</u>	<u>47,018</u>	<u>37,611</u>	<u>249,796</u>
2021 年 4 月 1 日結餘	Balance at 1 April 2021	13,489	5,454	12	146,212	47,018	37,611	249,796
年內全面收益總額	Total comprehensive income for the year	-	-	-	9,773	-	-	9,773
年內付予政府的紅利	Dividend to the Government for the year	-	-	-	(231)	-	-	(231)
轉撥	Transfers	-	-	-	(2,852)	2,210	642	-
2022 年 3 月 31 日結餘	Balance at 31 March 2022	<u>13,489</u>	<u>5,454</u>	<u>12</u>	<u>152,902</u>	<u>49,228</u>	<u>38,253</u>	<u>259,338</u>

第 10 至 45 頁所載附註為這份財務報表的一部分。

The notes on pages 10 to 45 form part of these financial statements.

香港房屋委員會
截至 2022 年 3 月 31 日止年度的現金流量表
(以港幣百萬元位列示)

**HONG KONG HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2022
(Expressed in millions of Hong Kong dollars)**

		2022	2021
	附註 Note		
運作活動的現金流量	Cash flows from operating activities		
年內盈餘	Surplus for the year	9,773	13,962
調整：	Adjustments for:		
投資收入	Investment income	4(c) (1,660)	(5,134)
拆售零售及停車場設施的開支回撥	Reversal of expenditure on divestment of retail and carparking facilities	6 (3)	-
租賃負債利息支出	Interest expense on lease liabilities	1	1
物業、機器及設備的折舊	Depreciation of property, plant and equipment	4,918	4,717
無形資產攤銷	Amortisation of intangible assets	111	119
使用權資產的折舊	Depreciation of right-of-use assets	29	29
已售租者置其屋計劃單位的折餘價值	Written down value of Tenants Purchase Scheme flats sold	148	49
已拆卸租住屋邨的折餘價值	Written down value of rental estates demolished	3	1
調整資本開支	Adjustment of capital expenditure	2	2
自置居所／置業資助貸款的減少	Decrease in Home Purchase/Home Assistance Loans	6	7
自置居所／置業資助貸款減值撥備的減少	Decrease in impairment allowance for Home Purchase/Home Assistance Loans	(1)	(2)
興建中資助出售單位(住宅)物業的增加	Increase in subsidised sale flats (Domestic) properties under development	(4,859)	(36)
存貨的減少／(增加)	Decrease/(Increase) in inventories	1,094	(1,079)
以公平值列帳的證券的增加	Increase in securities at fair value	(6)	(114)
應收帳項、預付款項和其他應收款項的減少／(增加)	Decrease/(Increase) in debtors, prepayments and other receivables	12	(786)
應付帳項、按金和其他應付款項的增加／(減少)	Increase/(Decrease) in creditors, deposits and other payables	1,596	(2,119)
撥備及其他負債的(減少)／增加	(Decrease)/Increase in provisions and other liabilities	(23)	80
來自運作活動的現金淨額	Net cash from operating activities	11,141	9,697

第 10 至 45 頁所載附註為這份財務報表的一部分。

The notes on pages 10 to 45 form part of these financial statements.

香港房屋委員會
截至 2022 年 3 月 31 日止年度的現金流量表(續)
(以港幣百萬元位列示)

HONG KONG HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2022 (Continued)
(Expressed in millions of Hong Kong dollars)

		2022	2021
	附註 Note		
投資活動的現金流量	Cash flows from investing activities		
外匯基金存款的減少／(增加)	Decrease/(Increase) in placements with the Exchange Fund	3,264	(1,345)
原到期日為 3 個月以上的銀行存款的 (增加)／減少	(Increase)/Decrease in bank deposits with original maturities over 3 months	(6,769)	1,116
有關進行中的基本工程／計劃的付款	Payments relating to capital works/projects in progress		
新建公共租住房屋	New public rental housing	(9,355)	(9,919)
重建公共租住房屋	Redeveloped public rental housing	(698)	(915)
資助出售單位(商業)	Subsidised sale flats (Commercial)	(845)	(700)
房屋委員會辦事處	Housing Authority offices	(81)	(48)
電腦系統及設備	Computer systems and equipment	(213)	(204)
改善工程	Improvement works	(461)	(441)
已收的利息	Interest received	1,777	1,519
已收的股息	Dividends received	91	76
用於投資活動的現金淨額	Net cash used in investing activities	<u>(13,290)</u>	<u>(10,861)</u>
融資活動的現金流量	Cash flows from financing activities		
已付予政府的紅利	Dividend paid to the Government	(41)	(586)
租賃負債的款項	Payments of lease liabilities	(31)	(29)
用於融資活動的現金淨額	Net cash used in financing activities	<u>(72)</u>	<u>(615)</u>
現金及等同現金減少淨額	Net decrease in cash and cash equivalents	(2,221)	(1,779)
年初的現金及等同現金	Cash and cash equivalents at beginning of year	<u>4,399</u>	<u>6,178</u>
年終的現金及等同現金	Cash and cash equivalents at end of year	16 <u>2,178</u>	<u>4,399</u>

第 10 至 45 頁所載附註為這份財務報表的一部分。
The notes on pages 10 to 45 form part of these financial statements.

香港房屋委員會
財務報表附註
HONG KONG HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

1 香港房屋委員會與政府之間的財政安排

香港房屋委員會(下稱「房委會」)是一個法定機構,於1973年4月根據《房屋條例》(第283章)成立。房委會按《房屋條例》行使權力和履行職責,以確保提供房屋和其認為適合附屬於房屋的康樂設施。隨著《1988年房屋(修訂)條例》的制定及房委會重組,政府與房委會之間的財政安排於1988年4月1日生效。就1988年財政安排作出的增補協議,則由1994年10月1日起生效,其後並因應房屋供應的新措施而有所修訂。有關財政安排的要點如下:

(a) 政府的免息永久資本

永久資本中來自已資本化的前發展貸款基金貸款的134.89億港元,已由1994年10月1日起改為免息永久資本。

(b) 政府的資助

包括在帳目內政府對住宅樓宇的資助及非住宅樓宇的權益,載於附註19(a)。

公共租住房屋住宅樓宇的土地價值、居者有其屋計劃(下稱「居屋計劃」)、可租可買計劃、租者置其屋計劃(下稱「租置計劃」)及綠表置居計劃(下稱「綠置居計劃」)住宅樓宇的十足市值地價與政府所收土地成本之間的差價,以及租住屋邨和居屋、可租可買及綠置居計劃屋苑內非住宅樓宇(即停車場及商業設施)的土地價值,並無包括在帳目內,而是作為備忘錄記項於附註19(b)列出。

(c) 付予政府的紅利

房委會從租住屋邨及居屋/可租可買/綠置居計劃屋苑非住宅設施所得的整體盈餘,須與政府平分,並以紅利形式分配予政府。

(d) 居者有其屋計劃及私人機構參建居屋計劃的或有負債

由1988年4月1日起,政府就居屋及私人機構參建居屋計劃(下稱「私人參建計劃」)作出的按揭還款保證(附註24(a)),以及因私人參建計劃單位未能全部售出或單位售價低於保證售價而須承擔的或有負債,均由房委會接手承擔。

(e) 興建與管理臨時房屋區及平房區

由1988年4月1日起,房委會:

- (i) 負責支付臨時房屋區和臨時收容中心的發展、建築與管理開支及平房區的管理費用;以及
- (ii) 以代理人身分代政府執行清拆、寮屋管制及寮屋區改善計劃下的設施保養工作,費用仍然由政府支付。

所有臨時房屋區已於2001年8月前清拆。除了安置受清拆影響居民的工作外,寮屋管制及清拆職務由2006年4月起移交地政總署。

1 FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT

The Hong Kong Housing Authority (the Authority) was established as a statutory body in April 1973 under the Housing Ordinance (Cap. 283). It exercises its powers and discharges its duties under the Ordinance so as to secure the provision of housing and such amenities ancillary thereto as it thinks fit. Following enactment of the Housing (Amendment) Ordinance 1988 and implementation of the Authority's re-organisation, the financial arrangements between the Government and the Authority came into effect on 1 April 1988. A Supplemental Agreement to the 1988 Financial Arrangements was effective from 1 October 1994, and further revisions have also been made thereafter in respect of new initiatives in the provision of housing. The salient features of the financial arrangements are as follows:

(a) Government's non-interest bearing permanent capital

A sum of HK\$13,489 million representing that element of the permanent capital originating from the capitalisation of loans from the former Development Loan Fund has been converted into non-interest bearing permanent capital with effect from 1 October 1994.

(b) Government's contribution

The Government's contribution to domestic housing and non-domestic equity included in the accounts is shown in Note 19(a).

The land value for the domestic element of public rental housing, the difference between the land value (at full market value) and the land cost charged by the Government for the domestic element of the Home Ownership Scheme (HOS), Buy Or Rent Option Scheme (BRO), Tenants Purchase Scheme (TPS) and Green Form Subsidised Home Ownership Scheme (GSH), and the land value for the non-domestic elements in rental estates and HOS, BRO and GSH courts (i.e. car parks and commercial facilities) are not included in the accounts but included as memorandum entries in Note 19(b).

(c) Dividend to the Government

The overall surplus arising from the operation of non-domestic facilities in rental estates and HOS/BRO/GSH courts are to be shared equally between the Authority and the Government and distributed to the Government in the form of dividend.

(d) Contingent liabilities for the Home Ownership Scheme and the Private Sector Participation Scheme

The Authority took over since 1 April 1988 from the Government the contingent liabilities for mortgage default guarantees in respect of flats built under the HOS and the Private Sector Participation Scheme (PSPS) (Note 24(a)), and for unsold flats and the shortfall in selling price under the PSPS.

(e) Construction and management of temporary housing and cottage areas

With effect from 1 April 1988, the Housing Authority has:

- (i) become responsible for meeting expenditure arising from the development, construction and management of temporary housing areas and transit centres, and the management of cottage areas; and
- (ii) undertaken clearance, squatter control and maintenance of facilities provided under Squatter Area Improvement Programmes, on an agency basis, for the Government which remains responsible for the funding of these activities.

All temporary housing areas had been demolished by August 2001. Effective from April 2006, except for the activity on rehousing of occupants upon clearance, the squatter control and clearance functions were transferred to the Lands Department.

1 香港房屋委員會與政府之間的財政安排(續)

(f) 房屋建設工程基金

房屋建設工程基金於1993年4月1日設立，目的是提供獨立資金，供房委會購置及／或興建固定資產和發展居屋計劃。該基金的用途已擴展至支付大型改善工程的建設成本。因此，基金分為兩個帳目，即用於興建屋邨及發展居屋計劃的「建築工程帳目」，以及用於改善現有屋邨水準及屋邨社區服務的「改善工程帳目」。

上述兩個帳目均須保持足夠數額的運作資金——「建築工程帳目」的數額須相等於6個月的估計開支，「改善工程帳目」則須保持20億港元的年終結餘。

(g) 發展基金

發展基金於1994年10月1日設立，用以支付發展房屋及與房屋有關的工程和基建的開支，從而進一步推行政策，為有住屋需要的人士提供足夠及能力可負擔的居所。

在房委會事先同意下，為維持發展基金設立的目標，政府有權向該基金注入可能需要的額外款項。

2 主要會計政策

(a) 財務報表編製基準

本財務報表是按照《房屋條例》、與政府於1988年達成的財政安排和1994年與政府作出的增補協議，以及經房委會通過的會計政策編製。

(i) 計量基準

編製財務報表時以原值成本作為計量基準，惟外聘投資經理管理的證券除外。前述證券按公平值列出，有關會計政策載於附註2(j)。

(ii) 管理層的判斷和估計

編製財務報表時，管理層需要作出對政策應用，以及對所呈報資產、負債、收入和支出金額構成影響的判斷、估計和假設。該等估計和相關假設乃根據經驗、以及在相關情況下認為合理的各種其他因素作出，而所得結果會在欠缺來自其他源頭的現成數據時，作為判斷資產和負債帳面值的基準。實際結果與上述估計或有不同。

該等估計和相關假設會作持續檢討。對會計估計所作的修訂如只會影響作出有關修訂的會計期，會於該會計期加以確認；如會影響目前和日後的會計期，則會於作出有關修訂的會計期和日後的會計期加以確認。

管理層在應用房委會的會計政策時作出的一些對財務報表有重大影響的判斷載於附註3。

若干比較數字已予重列以符合本年度財務報表的呈列方式。

1 FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT (Continued)

(f) Housing Capital Works Fund

The Housing Capital Works Fund, established on 1 April 1993 to separate the funding for the acquisition and/or construction of all the Authority's fixed assets and developments of the HOS, has been expanded to finance the capital costs of major improvement works. Accordingly, it is split into two accounts, viz. the Construction Account to cover the construction of housing estates and developments of the HOS, and the Improvement Account to provide funds for improving the standard of existing estates and implementing better community services in the estates.

Each of these two accounts is required to maintain an adequate level of operating funds - the Construction Account at a level equivalent to six months' estimated expenditure, and the Improvement Account at an annual balance of HK\$2 billion.

(g) Development Fund

The Development Fund was established with effect from 1 October 1994 to finance the development of housing and housing-related projects and infrastructure that would further the policy of providing adequate and affordable housing for those in need of housing provision.

With the prior agreement of the Authority, the Government has the right to pay into the Development Fund such additional sum of money that might be needed to support the purposes of the Fund.

2 SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Housing Ordinance, the 1988 Financial Arrangements and the 1994 Supplemental Agreement with the Government, and the accounting policies approved by the Authority.

(i) Measurement basis

The measurement basis used in the preparation of the financial statements is historical cost except for securities managed by external fund managers, which are stated at their fair value as explained in the accounting policies set out at Note 2(j).

(ii) Management judgements and estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and the reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis for making judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of the Authority's accounting policies that have significant impact on the financial statements are explained in Note 3.

Certain comparative figures have been restated to conform to the current year presentation of financial statements.

2 主要會計政策(續)

(b) 收入的確認

年內所得的收入，根據以下的會計政策記帳：

(i) 租金收入

物業的租金收入於相關期內記帳；

(ii) 售樓及補償收入

這包括出售居屋／綠置居計劃單位的所得，並於簽訂轉讓契據時確認；出售／重售租置計劃單位的所得，並於簽訂轉讓契據時確認；以及居屋／私人參建／可租可買／租置／綠置居計劃單位(統稱「資助出售單位」)業主所付的補償，並於解除單位轉讓限制時確認為收入；

(iii) 利息收入

利息收入採用實際利率法按應計制基準確認；

(iv) 股息收入

股息收入於除息日確認；

(v) 收費

房委會向客戶轉移所承諾的服務而完成履約責任時，收費會以房委會預期因提供服務而有權獲得的代價金額確認為收入；以及

(vi) 代理工作及代管服務的收入

房委會代理工作及代管服務的收入於相關期內記帳。

(c) 物業、機器及設備

物業、機器及設備是按成本價於扣除累積折舊額後列於財務狀況表。下列各項物業、機器及設備於提供公共房屋服務和附屬商業設施時使用：

(i) 樓宇及改善工程

樓宇分為以下 3 類：

出租物業(不包括中轉房屋)

「房委會屋邨」

即房委會及前屋宇建設委員會的屋邨，以及 1973 年 4 月 1 日以後建成的這類屋邨，包括從香港模範屋宇會接管的屋邨。

「居屋計劃(非住宅)」

居屋／可租可買／綠置居計劃的非住宅樓宇。

「徙置屋邨」

前徙置事務處的屋邨，包括分層工廠大廈及 1973 年 4 月 1 日以後建成的這類大廈。

中轉房屋

「中轉房屋」

過渡性質的住屋，但建築物或可永久住用。

其他

「總部」

總部大廈。

「宿舍」

職員宿舍。

2 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(b) Income recognition

The income for the year is accounted for in accordance with the following accounting policies:

(i) Rental income

Rental income from properties is brought into account in the period to which it relates;

(ii) Sales and premium income

This includes proceeds from the sale of HOS/GSH flats which is recognised upon signing of the Deed of Assignment; proceeds from the sale/resale of flats under the TPS which is recognised upon signing of the Deed of Assignment; and premium payments from owners of HOS/PSPS/BRO/TPS/GSH flats (collectively referred to as subsidised sale flats) which are recognised as income when the alienation restrictions on the flats are removed;

(iii) Interest income

Interest income is recognised on an accrual basis using the effective interest method;

(iv) Dividend income

Dividend income is recognised on the ex-dividend date;

(v) Fees and charges

Fees and charges are recognised as income when the Authority satisfies a performance obligation by transferring a promised service to a customer, at the amount of consideration to which the Authority expects to be entitled in exchange for the service; and

(vi) Income from agency functions and services

Income generated from the agency functions and services of the Authority is brought into account in the period to which it relates.

(c) Property, plant and equipment

Property, plant and equipment are stated in the statement of financial position at cost less accumulated depreciation. The following items of property, plant and equipment are utilised in the provision of public housing services and ancillary commercial facilities:

(i) Buildings and improvement works

Buildings are classified into three categories:

Rental Premises (excluding Interim Housing)

‘HKHA’

Estates of the present as well as the former Hong Kong Housing Authority plus additions thereto since 1 April 1973, including the estates taken over from the Hong Kong Model Housing Society.

‘HOS(ND)’

Non-domestic premises of the HOS/BRO/GSH.

‘RD’

Estates of the former Resettlement Department including flatted factories plus additions thereto since 1 April 1973.

Interim Housing

‘IH’

Accommodation of transitional nature but the structures may be permanent.

Others

‘HO’

Head Office buildings.

‘SQ’

Staff quarters.

2 主要會計政策(續)

(c) 物業、機器及設備(續)

(i) 樓宇及改善工程(續)

每項價值 50 萬港元或以上的樓宇及改善工程均會按以下基準確認為資產：

「房委會屋邨」、「居屋計劃(非住宅)」、「總部」及「中轉房屋」— 按房委會的成本價記帳；

「徙置屋邨」— 以前歸類為第一、二和三型的屋邨及工廠大廈(1973 年 3 月 31 日後落成的工廠大廈除外)，價值為零；其他在 1973 年 4 月 1 日前落成的屋邨，按相等於 1973 年 3 月 31 日的折餘價值的推定成本價記帳；而在 1973 年 3 月 31 日後落成的屋邨，則按房委會的成本價記帳；以及

「宿舍」— 按相等於 1976 年 3 月 31 日的折餘價值的房委會推定成本價記帳。

(ii) 電腦系統及設備、電子器材及汽車

每項價值 50 萬港元或以上的電腦系統及設備(包括硬件和軟件)、電子器材及汽車按成本價確認為資產。電腦系統及設備的硬件(包括其附設軟件)和軟件的成本會劃分並分別在「物業、機器及設備」和「無形資產」(附註 2(f))確認。

日後每項為改善現有物業、機器及設備而有經濟利益流入房委會的 50 萬港元或以上開支，均會記入有關資產的帳面值，惟改善電腦系統及設備的成本不受此 50 萬港元資本化門檻所限。

來自報銷或出售物業、機器及設備項目的收益或虧損，以出售有關項目的淨收益與帳面值的差額計算，並會在報銷或出售當日於全面收益表確認。

(d) 折舊

計算折舊是將一項物業、機器及設備的成本價值在減去其估計剩餘價值(如有的話)後，以直線法按下列預算可用年期攤銷：

	預計可用年期
(i) 樓宇	50 年
(ii) 所有樓宇改善工程和其他改善工程	樓宇在改善工程竣工後的餘下使用年期
(iii) 電腦系統及設備及電子器材	5 年
(iv) 汽車	6 至 9 年

(e) 進行的基本工程／計劃

這包括由房屋建設工程基金和發展基金提供資金，並用於興建中的物業或開發中的電腦系統及設備、改善工程和購置物業、機器及設備的費用。基本工程完成後，該費用便會重新歸類為「物業、機器及設備」或「無形資產」的項目。居屋／綠置居計劃(住宅)工程完竣後，有關費用會轉撥至「存貨」。每項耗資少於 50 萬港元的改善工程費用，會在其產生時記入全面收益表作為開支。

2 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(c) Property, plant and equipment (Continued)

(i) Buildings and improvement works (Continued)

Buildings and improvement works costing HK\$500,000 or more each are recognised as assets on the following bases:

‘HKHA’, ‘HOS(ND)’, ‘HO’ and ‘IH’ - At cost to the Authority;

‘RD’ - For those formerly classified as Marks I, II and III estates and factories (other than factories completed after 31 March 1973), at nil value; for other estates completed before 1 April 1973, at deemed cost equal to written down value at 31 March 1973; and for estates completed after 31 March 1973, at cost to the Authority; and

‘SQ’ - At deemed cost equal to written down value at 31 March 1976 to the Authority.

(ii) Computer systems and equipment, electronic equipment and motor vehicles

Computer systems and equipment (including both hardware and software), electronic equipment and motor vehicles costing HK\$500,000 or more each are recognised as assets at cost. For computer systems and equipment, the costs of the hardware (including its integrated software) and software are segregated and recognised under “property, plant and equipment” and “intangible assets” (Note 2(f)) respectively.

While each subsequent expenditure item of HK\$500,000 or more for improvement of an existing item of property, plant and equipment is added to the carrying amount of the asset if future economic benefits will flow to the Authority, computer systems and equipment enhancement costs are not subject to the HK\$500,000 capitalisation threshold.

Gains or losses arising from the retirement or disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds and its carrying amount and are recognised in the statement of comprehensive income on the date of retirement or disposal.

(d) Depreciation

Depreciation is calculated using the straight-line basis to allocate the cost of an item of property, plant and equipment, less its estimated residual value, if any, over its estimated useful life, as follows:

	Expected useful life
(i) Buildings	50 years
(ii) All building improvements and other improvement works	The remaining life of the building upon completion of the improvement works.
(iii) Computer systems and equipment and electronic equipment	5 years
(iv) Motor vehicles	6 to 9 years

(e) Capital works/projects in progress

This includes expenditure incurred on properties or computer systems and equipment under development, improvement works and acquisition of property, plant and equipment, and financed by the Housing Capital Works Fund and the Development Fund. When the capital works are completed, the costs are reclassified as items of “property, plant and equipment” or “intangible assets”. When the HOS/GSH (Domestic) projects are completed, the related costs are transferred to “inventories”. Expenditure on improvement works costing less than HK\$500,000 each is expensed to the statement of comprehensive income when incurred.

2 主要會計政策(續)

(f) 無形資產

無形資產包括購入的電腦軟件牌照和電腦軟件項目的資本化發展成本。開發電腦軟件項目如在技術上可行，而房委會亦有充足的資源，並有意完成該發展項目，其開支便會被資本化。資本化的開支包括直接人工及材料成本。無形資產是按成本價於扣除累計攤銷後列出。

無形資產的攤銷乃按其 5 年預算可用年期，以直線法記入全面收益表。

(g) 土地

(i) 批租土地

根據官契／政府租契或批地／換地條件，房委會擁有所有居屋／可租可買／綠置居計劃(非住宅)樓宇、租置計劃屋邨的出租單位、多個租住屋邨、部分屋苑的出租大廈、佛光街兩幢總部大廈、橫頭磡客務中心及振華苑辦事處所佔土地的正式合法業權。

批租土地地價指於徵用批租土地或取得土地使用權時須先付的金額。有關金額按成本價列出，並以直線法在批租期內折舊。

(ii) 受制於接管令的土地

至於其他批租以外的土地，則一直由地政總署署長行使行政長官根據《房屋條例》第 5 條授予的權力，發出接管令，賦予房委會全面管制及管理該等土地的權力。

(iii) 土地價值

列入財務報表附註 19(b)內的土地價值乃根據與政府之間的財政安排(附註 1(b))按下列方法釐定：

「房委會屋邨」、「中轉房屋」、「徙置屋邨」¹及政府廉租屋邨－土地價值由差餉物業估價署署長以餘值估價法評估，估價以 1976 年的水平為準，如有關屋邨是在 1976 年後落成，估價則以屋邨移交房委會管理時的水平為準。如差餉物業估價署署長未能就該幅土地的值提供估價，便會將有關屋邨由差餉物業估價署署長評定的臨時應課差餉租值和某一倍數相乘，得出臨時的土地估價。

「居屋計劃(住宅)」－居屋／可租可買／租置／綠置居計劃住宅樓宇的土地價值是十足市值地價與土地成本之間的差價。

「居屋計劃(非住宅)」¹－在 1988 年 4 月 1 日之前，商業設施用地的價值是以買地當日的十足市值計算，而在該日前已落成的停車場，其土地估值為零。由 1988 年 4 月 1 日起，包括商業設施及停車場等之非住宅設施用地的價值，均由差餉物業估價署署長於設施落成當日以餘值估價法評估。

「總部」¹－佛光街其中一幢總部大廈、位於橫頭磡的客務中心和位於黃大仙上邨的辦事處大廈的土地價值，均按地政總署以有關樓宇落成當日的估值而釐定。

「宿舍」¹－土地價值由差餉物業估價署署長以餘值估價法評估，估價以 1976 年的水平為準。

¹ 樓宇類別簡稱列於附註 2(c)。

¹ Abbreviations of the building types are shown in Note 2(c).

2 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Intangible assets

Intangible assets include acquired computer software licences and capitalised development costs of computer software programs. Expenditure on development of computer software programs is capitalised if the programs are technically feasible and the Authority has sufficient resources and the intention to complete development. The expenditure capitalised includes the direct labour costs and costs of materials. Intangible assets are stated at cost less accumulated amortisation.

Amortisation of intangible assets is charged to the statement of comprehensive income on a straight-line basis over the assets' estimated useful lives of 5 years.

(g) Land

(i) Land under lease

The Authority has the proper legal title to land in all the HOS/BRO/GSH non-domestic properties, rental flats of TPS estates, certain rental housing estates, rental blocks in some courts, two Head Office buildings at Fat Kwong Street, the customer service centre at Wang Tau Hom and the office at Chun Wah Court, either by way of Crown/Government Lease, or under Conditions of Grant or Exchange.

Leasehold land premiums are up-front payments to acquire leasehold land or land use right. The premiums are stated at cost and are depreciated over the period of the lease on a straight-line basis.

(ii) Land under vesting order

For land not under lease, vesting orders have been made by the Director of Lands, acting on delegated authority from the Chief Executive, under Section 5 of the Housing Ordinance. Such vesting orders confer on the Authority full powers of control and management of the land.

(iii) Land value

The value of land included in Note 19(b) in accordance with the financial arrangements with the Government (Note 1(b)) is determined on the following bases:

‘HKHA’, ‘IH’ and ‘RD’¹ and Government Low Cost Housing - The land value is based on the assessments made by the Commissioner of Rating and Valuation using the residual method of valuation, being either at 1976 levels or at the time of handover for management where the estate was completed after 1976. Where the Commissioner of Rating and Valuation has not been able to provide a valuation, a provisional land valuation is made by applying a multiplier to the provisional rateable value of the estate assessed by the Commissioner of Rating and Valuation.

‘HOS(Domestic)’ - The land value associated with the domestic element of the HOS/BRO/TPS/GSH is the difference between the land value (at full market value) and the land cost.

‘HOS(ND)’¹ - Prior to 1 April 1988, the land for commercial facilities was valued at the full market value at the date the land was purchased, and the land for car parks completed before that date was assessed at nil value. With effect from 1 April 1988, the land value for non-domestic facilities including commercial facilities and car parks is based on the assessments made by the Commissioner of Rating and Valuation at the date of completion of the facilities using the residual method of valuation.

‘HO’¹ - For one of the Head Office buildings at Fat Kwong Street, the customer service centre at Wang Tau Hom and the office building in upper Wong Tai Sin, the land value is based on assessment made by the Lands Department at the date of completion of the buildings.

‘SQ’¹ - Land value is based on assessments made by the Commissioner of Rating and Valuation using the residual method of valuation at 1976 level.

2 主要會計政策(續)

(h) 租賃

租賃會於其生效日期在財務狀況表內確認為使用權資產及相應的租賃負債，惟涉及租賃期為12個月或以下的短期租賃及低價值資產租賃的相關款項，會在租賃期內以直線法計入全面收益表。

使用權資產按成本價於扣除累積折舊額後計量。該使用權資產按租賃期與資產的預算可用年期兩者中較短者，以直線法折舊。

租賃負債按租賃期內應支付租賃款項的現值計量，其後按租賃負債計提的利息與所支付的租賃款項，及源於任何租賃負債重估或租賃修改的重新計量而調整。

(i) 外匯基金存款

用作投資的外匯基金存款包括本金總額和在報告日期已入帳但尚未提取的利息。結餘以攤銷成本計量。

(j) 證券投資

由外聘投資經理管理的證券，在內部按公平值管理、評估及匯報，因此以公平值透過盈餘或虧損計量。該等證券投資最初按公平值列出。公平值會在每個報告日期重新計量，其價值如有任何變動，會在全面收益表內確認。在證券投資出售後，出售收益淨額與帳面值的差額會記入全面收益表。

證券投資買賣會在交易當日記帳。

(k) 其他金融資產

其他金融資產最初按公平值確認，其後以攤銷成本於扣除減值損失後計量(附註2(l))。不過，如屬應從政府收回的免息款項和資助自置居所計劃下提供的免息貸款，或其貼現效應微不足道的項目，則會按成本於扣除減值損失後列出(附註2(l))。

(l) 金融工具的減值

房委會根據最初確認以來的信貸風險變化，計量金融工具(應收帳項除外)的預期信貸損失，並確認相應的損失準備(如屬按揭還款保證，則為撥備)和減值損失或回撥。預期信貸損失按下列其中一個基準計量：

- (i) 12個月預期信貸損失：預期於報告日期後12個月內可能發生的違約事件所引致的損失；以及
- (ii) 全期預期信貸損失：預期於金融工具的預期年限內所有可能發生的違約事件所引致的損失。

應收帳項的損失準備則按相等於全期預期信貸損失的金額計量。

在每個報告日期，房委會藉比較金融工具於報告日期與最初確認日期在餘下預期年限內發生違約的風險，藉此評估自最初確認以來，金融工具的信貸風險有否顯著增加。在評估過程中考慮過往的定量及定性資料，以及前瞻性資料。當發生一項或多項對某金融資產估計未來現金流量產生不利影響的事件，該金融資產會被評為信貸減值。

2 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Leases

A lease is recognised in the statement of financial position as a right-of-use asset with a corresponding lease liability at the lease commencement date, except that payments associated with short-term leases having a lease term of 12 months or less and leases of low-value assets are charged to the statement of comprehensive income on a straight-line basis over the lease term.

A right-of-use asset is measured at cost less accumulated depreciation. The right-of-use asset is depreciated on a straight-line basis over the shorter of the lease term and asset's estimated useful life.

The lease liability is measured at the present value of the lease payments payable over the lease term, and subsequently adjusted by the effect of the interest on and the settlement of the lease liability, and the remeasurement arising from any reassessment of the lease liability or lease modification.

(i) Placements with the Exchange Fund

Placements with the Exchange Fund for investment purpose include the total principal sums and any interest credited but not yet withdrawn at the reporting date. The balance is measured at amortised cost.

(j) Investments in securities

Securities managed by external fund managers are measured at fair value through surplus or deficit as they are managed, evaluated and reported internally on a fair value basis. Investments in these securities are initially stated at fair value. At each reporting date, the fair value is remeasured and any change in fair value is recognised in the statement of comprehensive income. Upon disposal, the difference between the net sale proceeds and the carrying value is included in the statement of comprehensive income.

Purchases and sales of investments in securities are accounted for at trade date.

(k) Other financial assets

Other financial assets are initially recognised at fair value and thereafter measured at amortised cost less impairment losses (Note 2(l)), except for the interest-free amount due from the Government and the interest-free loans made under subsidised home ownership schemes or where the effect of discounting would be immaterial. In those cases, they are stated at cost less impairment losses (Note 2(l)).

(l) Impairment of financial instruments

The Authority measures expected credit losses on financial instruments (other than debtors), and recognises the corresponding loss allowances (provision in the case of mortgage default guarantees) and impairment losses or reversals, based on the change in credit risk since initial recognition. Expected credit losses are measured on either of the following bases:

- (i) 12-month expected credit losses – these are losses that are expected to result from possible default events within the 12 months after the reporting date; and
- (ii) lifetime expected credit losses – these are losses that are expected to result from all possible default events over the expected life of the financial instrument.

Loss allowances for debtors are always measured at an amount equal to lifetime expected credit losses.

At each reporting date, the Authority assesses whether there has been a significant increase in credit risk for financial instruments since initial recognition by comparing the risk of default occurring over the remaining expected life as at the reporting date with that as at the date of initial recognition. The assessment considers quantitative and qualitative historical information as well as forward-looking information. A financial asset is assessed to be credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred.

2 主要會計政策(續)

(l) 金融工具的減值(續)

金融工具的預期信貸損失，是就該金融工具在預期年限內的信貸損失（即所有現金短缺的現值）所作的公正並經概率加權處理的估計。現金短缺指根據合約應付予房委會的現金流量與房委會預期收到的現金流量之間的差異。對於在報告日期屬信貸減值的金融資產，房委會計量的預期信貸損失為資產的總帳面值與估計未來現金流量現值的差額，該現值按資產的原來實際利率（如金融資產是按攤銷成本計量）或按同類金融資產的現行市場回報率（如金融資產是按成本記帳）以貼現方式計算。

(m) 存貨

存貨包括未售的居屋／綠置居計劃單位、倉存和備件，有關項目以成本與可變現淨值兩者中較低者記帳。

未售的居屋／綠置居計劃單位的可變現淨值，是指估計售價扣除出售單位所需成本後的價值。單位售出後，其帳面值會於確認相關售樓收入的同一年，確認為支出。

倉存和備件的成本主要按加權平均成本方法計算。已過時的倉存和備件會在全面收益表內註銷。當倉存和備件耗用後，其帳面值會於耗用當年，確認為支出。

(n) 現金及等同現金

現金及等同現金包括銀行結餘和現金，以及於購入時距期滿日通常不超過 3 個月，屬短期性質並隨時可轉換為已知數額的現金和價值變動風險不大且流通性高的投資。

(o) 應付帳項及其他財務負債

應付帳項及其他財務負債均以已攤銷成本計量，但是如屬應付予政府的免息款項，或其貼現效應微不足道的項目，則會以成本列出。

(p) 僱員福利

僱員福利如工資、薪金和花紅，在僱員提供服務後會確認為支出。合約僱員因在年內提供服務而應付予他們的約滿酬金會在財務報表內作出撥備。

僱員享有的年假是根據他們當時累積的年假日數確認入帳，而僱員享有的病假和產假，則會在僱員放取有關假期時才確認。

合約僱員的強制性公積金供款在產生有關責任期間作為開支。公務員的長俸負債則在房委會按月付還政府的公務員員工成本時支付。

(q) 外幣換算

年內進行的外幣交易，均按交易當日的現貨匯率換算為港元。以港元以外的貨幣為單位的貨幣資產和負債，均按報告日期的收市匯率換算為港元。外幣換算產生的匯兌收益和虧損，均在全面收益表內確認。

2 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(l) Impairment of financial instruments (Continued)

Expected credit losses of a financial instrument are an unbiased and probability-weighted estimate of credit losses (i.e. the present value of all cash shortfalls) over the expected life of the financial instrument. A cash shortfall is the difference between the cash flows due to the Authority in accordance with the contract and the cash flows that the Authority expects to receive. For a financial asset that is credit impaired at the reporting date, the Authority measures the expected credit losses as the difference between the asset's gross carrying amount and the present value of estimated future cash flows discounted at the asset's original effective interest rate (for financial assets measured at amortised cost), or at the current market rate of return for a similar financial asset (for financial assets stated at cost).

(m) Inventories

Inventories consist of unsold HOS/GSH flats, stores and spares. They are carried at the lower of cost and net realisable value.

The net realisable value of unsold HOS/GSH flats represents the estimated selling price less costs to be incurred in selling the flats. When flats are sold, the carrying amount of those flats is recognised as an expense in the year in which the related sales income is recognised.

The cost of stores and spares is mainly determined by the weighted average cost method. Obsolete stores and spares are written off to the statement of comprehensive income. When stores and spares are consumed, the carrying amount of those stores and spares is recognised as an expense in the year in which the consumption occurs.

(n) Cash and cash equivalents

Cash and cash equivalents consist of bank balances and cash, and short-term highly liquid investments that are readily convertible to known amounts of cash and subject to an insignificant risk of changes in value, normally having a maturity of three months or less from the date of acquisition.

(o) Creditors and other financial liabilities

Creditors and other financial liabilities are measured at amortised cost except for the interest-free amount due to the Government or where the effect of discounting would be immaterial. In those cases, they are stated at cost.

(p) Employee benefits

Employee benefits such as wages, salaries and bonuses are recognised as an expense when the employee has rendered the service. Obligations on contract-end gratuities payable to contract staff for services rendered during the year are provided for in the financial statements.

Employee entitlements to annual leave are recognised when they accrue to employees. Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

Contributions to the Mandatory Provident Fund for contract staff are expensed as incurred. Pension liabilities for civil servants are discharged by reimbursement to the Government as part of the civil servants' staff costs charged by the Government to the Authority on a monthly basis.

(q) Foreign currency translation

Foreign currency transactions during the year are translated into Hong Kong dollars using the spot exchange rates at the transaction dates. Monetary assets and liabilities denominated in currencies other than Hong Kong dollars are translated into Hong Kong dollars using the closing exchange rates at the reporting date. Exchange gains and losses are recognised in the statement of comprehensive income.

2 主要會計政策(續)

(r) 已作出的財務擔保和撥備及或有負債

(i) 已作出的財務擔保

財務擔保是規定發出人在指定債務人未有根據債務票據條款於限期前還款時，須向持有人支付指定之款項以補償其虧損的合約。房委會就出售資助出售單位及銀行和其他認可財務機構提供的按揭貸款所作出的按揭還款保證，屬財務擔保的一種。

由於按揭還款保證是以零代價作出及其公平值無法可靠地計量，故沒有確認遞延收入。

就按揭還款保證開支作出的撥備，是在該保證的持有人可能根據該保證向房委會提出要求補償，而所涉款額能可靠地估計時，予以確認。至於沒有作出撥備的保證，房委會的現存責任會以或有負債披露。該等按揭還款保證的減值會如附註 2(l) 所述記帳。

(ii) 其他撥備及或有負債

在以下情況下，其他負債(包括維修和小型改善工程)的撥備會予以確認：房委會對已發生的事件須承擔現存責任；在履行該責任時預期會引致經濟利益外流；以及有關責任所涉款額能可靠地估計。如所涉款額有重大時值，撥備便會以履行該責任的預計開支現值列出。撥備款額會在每個報告日期重估並作出調整，以反映當時最準確的估值。

倘不大可能出現經濟利益外流，或所涉款額不能可靠地估計，現存責任會以或有負債披露(除非引致經濟利益外流的可能性極微)。至於要視乎日後是否有某宗或多宗事件發生才能確定存在與否的潛在責任，亦會以或有負債披露(除非引致經濟利益外流的可能性極微)。

(s) 關連人士

房委會能直接或間接控制，或房委會可對其財務和運作決定行使重大影響力(反之亦然)的另一方人士，又或與房委會備受同一方所控制的另一方人士，將被視為房委會的關連人士。

(t) 課稅

根據《房屋條例》第 34(1) 條，為施行該條例，房委會獲豁免，無須受《稅務條例》(第 112 章)規限。

3 應用房委會會計政策時的關鍵會計判斷

出租物業

管理層認為，房委會旨在以出租物業提供公共房屋資助，而非為賺取租金，因此，出租物業是記入「物業、機器及設備」的項目，而非記入「投資物業」的項目。基於同一理由，管理層亦認為，根據出租物業的可收回款額確認有關物業的任何減值損失，並不恰當。

2 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(r) Financial guarantees issued, provisions and contingent liabilities

(i) Financial guarantees issued

Financial guarantees are contracts that require the issuer to make specified payments to reimburse the holder for a loss the holder incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument. The mortgage default guarantees issued by the Authority in connection with the sale of subsidised sale flats and in respect of mortgage loans made by banks and other authorised financial institutions are a form of financial guarantees.

No deferred income is recognised as the mortgage default guarantees are issued at nil consideration and their fair value cannot be reliably measured.

Provisions for mortgage default guarantee payments are recognised if and when it becomes probable that the holder of a guarantee will call upon the Authority under the guarantee and a reliable estimate can be made of the amount. For guarantees without such provisions recognised, the Authority's present obligations under the guarantees are disclosed as contingent liabilities. Impairment for these mortgage default guarantees is accounted for as described in Note 2(l).

(ii) Other provisions and contingent liabilities

Provisions are recognised for other liabilities (including maintenance and minor improvements) when the Authority has a present obligation as a result of a past event, when it is probable that an outflow of economic benefits will be required to settle the obligation, and when a reliable estimate can be made of the amount of the obligation. Where the time value of money is material, the provision is stated at the present value of the expenditure expected to settle the obligation. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the present obligation is disclosed as a contingent liability, unless the probability of the outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of an outflow of economic benefits is remote.

(s) Related parties

A party is considered to be related to the Authority if the Authority has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Authority and the party are subject to common control.

(t) Taxation

According to Section 34(1) of the Housing Ordinance, the Authority shall, for the purpose of this Ordinance, be exempt from the Inland Revenue Ordinance (Cap. 112).

3 CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE AUTHORITY'S ACCOUNTING POLICIES

Rental premises

In management's view, the Authority uses rental premises for providing subsidised public housing rather than earning rentals. As a result, they are accounted for as items of property, plant and equipment instead of investment properties. For the same reason, management considers that it is inappropriate to recognise any impairment loss of rental premises based on their recoverable amount.

4 收入

(a) 租金收入
租住房屋
商業樓宇
(b) 售樓及補價收入
出售單位
解除轉讓限制所收補價
(c) 投資收入
下列項目的利息收入
外匯基金存款
銀行存款
證券的已實現和重估(虧損)/收益淨額
證券的匯兌(虧損)/收益淨額
證券的股息收入
(d) 其他收入
收費
雜項收入
總收入

營運租約的安排

房委會批出營運租約出租商業樓宇(停車場除外)，租約一般為期3年。本年度所得租金收入為14.36億港元(2021: 17.22億港元)，包括按營業額計算的租金300萬港元(2021: 100萬港元)。

房委會根據商業樓宇的不可撤銷營運租約於日後應收的最低租金收入分析如下：

1年內
1年後但2年內
2年後但3年內
3年後但4年內
4年後但5年內
5年後

4 INCOME

	2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
(a) Rental income		
Rental housing	18,073	16,973
Commercial properties	2,245	2,473
	20,318	19,446
(b) Sales and premium income		
Sales of flats	11,785	14,783
Premium on removal of alienation restriction	1,607	974
	13,392	15,757
(c) Investment income		
Interest income from		
placements with the Exchange Fund	1,775	1,465
bank deposits	51	137
	1,826	1,602
Net realised and revaluation (losses)/gains on securities	(219)	3,352
Net exchange (losses)/gains on securities	(42)	100
Dividend income from securities	95	80
	1,660	5,134
(d) Other income		
Fees and charges	107	90
Miscellaneous income	307	304
	414	394
Total income	35,784	40,731

Operating Leases Arrangements

The Authority leases out commercial properties under operating leases (except car-parks). The leases typically run for a period of three years. The rental income received during the year amounted to HK\$1,436 million (2021: HK\$1,722 million), including rents based on business turnover amounting to HK\$3 million (2021: HK\$1 million).

The future minimum lease income receivable by the Authority under non-cancellable operating leases for commercial properties is analysed as follows:

	2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
Within 1 year	606	611
After 1 year but within 2 years	448	346
After 2 years but within 3 years	298	198
After 3 years but within 4 years	143	106
After 4 years but within 5 years	122	39
After 5 years	117	22
	1,734	1,322

5 資助出售單位開支

5 EXPENDITURE ON SUBSIDISED SALE FLATS

		2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
已售單位成本	Cost of flats sold		
建築費用及間接開支	Construction cost and overheads	3,908	5,117
政府土地成本	Government land cost	1,478	1,826
回購單位成本	Cost of repurchased flats	6	2
		5,392	6,945
其他開支	Other expenditure	72	29
		5,464	6,974

6 非運作(開支)／收入淨額

6 NET NON-OPERATING (EXPENDITURE)/INCOME

		2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
市區重建局付還編配予受清拆 影響人士的租住單位的成本	Reimbursement from Urban Renewal Authority for the costs of the allocated rental flats for affected clearerees	23	45
拆售零售及停車場設施的開支 回撥 (附註 22)	Reversal of expenditure on divestment of retail and carparking facilities (Note 22)	3	-
其他開支	Other expenditure	(38)	(2)
		(12)	43

PROPERTY, PLANT AND EQUIPMENT

	2022				2021			
	出租物業 (不包括中轉房屋) Rental Premises (excluding Interim Housing)		中轉房屋 Interim Housing		其他 Others		合計	
	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
(a) Lease premiums for land								
Cost at beginning and end of year	105	-	57	162	105	-	57	162
Accumulated depreciation at beginning of year	(96)	-	(36)	(132)	(95)	-	(35)	(130)
Charge for the year	(1)	-	(1)	(2)	(1)	-	(1)	(2)
Accumulated depreciation at end of year	(97)	-	(37)	(134)	(96)	-	(36)	(132)
Net book value at end of year	8	-	20	28	9	-	21	30
(b) Site formation								
Cost at beginning of year	3,063	1	3	3,067	2,914	1	3	2,918
Additions	182	-	-	182	155	-	-	155
Disposals/Demolition	(13)	-	-	(13)	(6)	-	-	(6)
Cost at end of year	3,232	1	3	3,236	3,063	1	3	3,067
Accumulated depreciation at beginning of year	(1,432)	(1)	(1)	(1,434)	(1,386)	(1)	(1)	(1,388)
Charge for the year	(54)	-	-	(54)	(50)	-	-	(50)
Written back on disposals/demolition	9	-	-	9	4	-	-	4
Accumulated depreciation at end of year	(1,477)	(1)	(1)	(1,479)	(1,432)	(1)	(1)	(1,434)
Net book value at end of year	1,755	-	2	1,757	1,631	-	2	1,633
(c) Buildings								
Cost at beginning of year	231,134	672	1,870	233,676	219,256	658	1,825	221,739
Additions	13,276	-	1	13,277	12,046	-	45	12,091
Transfers	(14)	14	-	-	(14)	14	-	-
Disposals/Demolition	(490)	-	-	(490)	(154)	-	-	(154)
Cost at end of year	243,906	686	1,871	246,463	231,134	672	1,870	233,676
Accumulated depreciation at beginning of year	(72,535)	(302)	(997)	(73,834)	(68,453)	(284)	(965)	(69,702)
Charge for the year	(4,425)	(13)	(33)	(4,471)	(4,199)	(12)	(32)	(4,243)
Transfers	6	(6)	-	-	6	(6)	-	-
Written back on disposals/demolition	363	-	-	363	111	-	-	111
Accumulated depreciation at end of year	(76,591)	(321)	(1,030)	(77,942)	(72,535)	(302)	(997)	(73,834)
Net book value at end of year	167,315	365	841	168,521	158,599	370	873	159,842

7 物業、機器及設備(續)

PROPERTY, PLANT AND EQUIPMENT (Continued)

	2022				2021			
	出租物業 (不包括中轉房屋) Rental Premises (excluding Interim Housing)		中轉房屋 Interim Housing		出租物業 (不包括中轉房屋) Rental Premises (excluding Interim Housing)		中轉房屋 Interim Housing	
	百萬元 (港幣) HK\$M	其他 Others	百萬元 (港幣) HK\$M	合計 Total	百萬元 (港幣) HK\$M	其他 Others	百萬元 (港幣) HK\$M	合計 Total
(d) 改善工程								
年初成本	7,905	-	230	8,135	7,428	-	213	7,641
添置	440	-	29	469	486	-	17	503
刪減	(39)	-	-	(39)	(9)	-	-	(9)
年終成本	8,306	-	259	8,565	7,905	-	230	8,135
年初累積折舊	(4,222)	-	(110)	(4,332)	(3,831)	-	(105)	(3,936)
年內折舊	(363)	-	(5)	(368)	(394)	-	(5)	(399)
刪減時回撥	18	-	-	18	3	-	-	3
年終累積折舊	(4,567)	-	(115)	(4,682)	(4,222)	-	(110)	(4,332)
年終帳面淨值	3,739	-	144	3,883	3,683	-	120	3,803
(e) 電腦系統及設備								
年初成本	-	-	466	466	-	-	475	475
添置	-	-	18	18	-	-	19	19
刪減	-	-	(2)	(2)	-	-	(28)	(28)
年終成本	-	-	482	482	-	-	466	466
年初累積折舊	-	-	(417)	(417)	-	-	(423)	(423)
年內折舊	-	-	(22)	(22)	-	-	(22)	(22)
刪減時回撥	-	-	2	2	-	-	28	28
年終累積折舊	-	-	(437)	(437)	-	-	(417)	(417)
年終帳面淨值	-	-	45	45	-	-	49	49
(f) 電子器材								
年初成本	519	-	6	525	521	-	6	527
刪減	(8)	-	-	(8)	(2)	-	-	(2)
年終成本	511	-	6	517	519	-	6	525
年初累積折舊	(519)	-	(6)	(525)	(521)	-	(6)	(527)
刪減時回撥	8	-	-	8	2	-	-	2
年終累積折舊	(511)	-	(6)	(517)	(519)	-	(6)	(525)
年終帳面淨值	-	-	-	-	-	-	-	-
(g) 汽車								
年初成本	-	-	5	5	-	-	5	5
添置	-	-	-	-	-	-	-	-
年終成本	-	-	5	5	-	-	5	5
年初累積折舊	-	-	(3)	(3)	-	-	(2)	(2)
年內折舊	-	-	(1)	(1)	-	-	(1)	(1)
年終累積折舊	-	-	(4)	(4)	-	-	(3)	(3)
年終帳面淨值	-	-	1	1	-	-	2	2
年終帳面淨值合計¹	172,817	365	1,053	174,235	163,922	370	1,067	165,359
¹ Represented by assets of								
租住房屋	158,063	365	-	158,428	151,239	370	-	151,609
非住用設施	14,754	-	-	14,754	12,683	-	-	12,683
房委會辦事處樓宇及其他	-	-	1,053	1,053	-	-	1,067	1,067
	172,817	365	1,053	174,235	163,922	370	1,067	165,359

8 進行中的基本工程／計劃

CAPITAL WORKS/PROJECTS IN PROGRESS

	2021年 4月1日	增加、 重新歸類及 調整 ¹	轉撥予 其他資產類別 或開支	2022年 3月31日	2020年 4月1日	增加、 重新歸類及 調整 ¹	轉撥予 其他資產類別 或開支	2021年 3月31日
	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
	1 April 2021	Adjustments ¹ and adjustments ¹	Transfer to other asset categories or expenditure	31 March 2022	1 April 2020	Adjustments ¹ and adjustments ¹	Transfer to other asset categories or expenditure	31 March 2021
(a) 房屋建設工程基金								
— 建築工程帳目								
(i) 興建中的物業								
新建公共租住房屋								
地盤平整	192	(67)	(83)	42	271	46	(125)	192
樓宇	18,865	9,413	(9,284)	18,994	19,618	9,866	(10,619)	18,865
	19,057	9,346	(9,367)	19,036	19,889	9,912	(10,744)	19,057
重建公共租住房屋								
地盤平整	122	36	(98)	60	134	17	(29)	122
樓宇	4,164	660	(3,765)	1,059	4,468	897	(1,201)	4,164
	4,286	696	(3,863)	1,119	4,602	914	(1,230)	4,286
資助出售單位(住宅)								
地盤平整	50	127	(10)	167	52	6	(8)	50
樓宇	9,924	7,343	(2,662)	14,605	9,943	6,121	(6,140)	9,924
	9,974	7,470	(2,672)	14,772	9,995	6,127	(6,148)	9,974
資助出售單位(商業)								
地盤平整	2	17	(1)	18	2	-	-	2
樓宇	1,064	828	(228)	1,664	592	699	(227)	1,064
	1,066	845	(229)	1,682	594	699	(227)	1,066
房委會辦事處								
地盤平整	2	1	-	3	2	-	-	2
樓宇	128	80	(1)	207	125	48	(45)	128
	130	81	(1)	210	127	48	(45)	130
小計	34,513	18,438	(16,132)	36,819	35,207	17,700	(18,394)	34,513
(ii) 電腦系統及設備								
合計	174	213	(183)	204	82	204	(112)	174
(b) 房屋建設工程基金								
— 改善工程帳目								
樓宇改善工程	1,164	461	(469)	1,156	1,227	441	(504)	1,164
進行中的基本工程／計劃總額	35,851	19,112	(16,784)	38,179	36,516	18,345	(19,010)	35,851

¹ 本欄包括增加數額、把計劃重新歸類，以及就註銷已拍賣或改作其他用途的土地的發展成本所作調整。

¹ Included in this column are additions, reclassification among project types and adjustments for expensing the development costs arising from aborting the development of the sites already auctioned or turned into other uses.

9 無形資產

9 INTANGIBLE ASSETS

		2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
電腦軟件牌照和系統發展成本	Computer software licences and system development costs		
成本：	Cost:		
年初	At beginning of year	1,868	1,776
添置	Additions	165	94
刪減	Disposals	(25)	(2)
年終	At end of year	2,008	1,868
累計攤銷：	Accumulated amortisation:		
年初	At beginning of year	(1,703)	(1,586)
年內折舊	Charge for the year	(111)	(119)
刪減時回撥	Written back on disposals	25	2
年終	At end of year	(1,789)	(1,703)
年終帳面淨值	Net book value at end of year	219	165

10 租賃

10 LEASES

(a) 使用權資產

(a) Right-of-use assets

		2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
物業	Premises		
成本：	Cost:		
年初	At beginning of year	107	101
添置	Additions	12	6
年終	At end of year	119	107
累積折舊：	Accumulated depreciation:		
年初	At beginning of year	(45)	(16)
年內折舊 ¹	Charge for the year ¹	(29)	(29)
年終	At end of year	(74)	(45)
年終帳面淨值	Net book value at end of year	45	62

¹ 使用權資產的折舊記入其他經常開支。

¹ Depreciation charge of right-of-use assets is included in other recurrent expenditure.

10 租賃(續)

(b) 租賃負債

流動
非流動

下表顯示租賃負債的變動，包括現金及非現金變動。

年初
來自融資現金流量的變動：
租賃負債的款項
非現金變動：
租賃負債的利息支出
與新租賃有關的租賃負債增加
年終

租賃負債的剩餘合約期限列載如下，有關資料是根據合約未貼現的現金流量列出：

1 年內
1 年後但 2 年內
2 年後但 5 年內
5 年後

10 LEASES (Continued)

(b) Lease Liabilities

Current
Non-current

The table below shows changes in lease liabilities, including both cash and non-cash changes.

At beginning of year
Changes from financing cash flows:
Payments of lease liabilities
Non-cash changes:
Interest expense on lease liabilities
Increase in lease liabilities relating to new leases
At end of year

The remaining contractual maturities of lease liabilities, which are based on contractual undiscounted cash flows, are shown below:

Within 1 year
After 1 year but within 2 years
After 2 years but within 5 years
After 5 years

2022	2021
百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
22	31
26	35
48	66

66	89
(31)	(29)
1	1
12	5
48	66

(c) 於全面收益表內確認的租賃相關的支出項目

租賃負債的利息支出

(d) 租賃現金流出總額

(c) Expense items in relation to leases recognised in the statement of comprehensive income

Interest expense on lease liabilities

(d) Total cash outflow for leases

2022	2021
百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
1	1

2022	2021
百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
31	29

租賃負債

Lease liabilities

11 外匯基金存款

流動
非流動

外匯基金存款結餘為 348.87 億港元 (2021 : 381.51 億港元)，其中 200 億港元 (2021 : 250 億港元) 為本金總額，148.87 億港元 (2021 : 131.51 億港元) 為報告日期已入帳但尚未提取的利息。該等存款的年期由每筆存款各自的存放日期起計，為期 6 年。在存放期間房委會不可要求提早償還本金。

外匯基金存款利息於每年 1 月釐定。該息率是外匯基金投資組合過去 6 年的平均年度投資回報，或 3 年期政府債券在上一個年度的平均年度收益(下限為 0%)，兩者取其較高者。2022 年固定息率為每年 5.6%，2021 年為每年 4.7%。

11 PLACEMENTS WITH THE EXCHANGE FUND

	2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
Current	-	32,920
Non-current	34,887	5,231
	34,887	38,151

The balance of the placements with the Exchange Fund amounted to HK\$34,887 million (2021: HK\$38,151 million), being the total principal sums of HK\$20,000 million (2021: HK\$25,000 million) plus HK\$14,887 million (2021: HK\$13,151 million) interest credited but not yet withdrawn at the reporting date. The term of the placements is for a period of six years from the respective dates of placements. The Authority shall not demand repayment of the principal sums during the period of placements.

Interest on the placements is determined in January each year. The rate is the average annual investment return of the Exchange Fund's Investment Portfolio for the past six years or the average annual yield of three-year Government Bond for the previous year subject to a minimum of zero percent, whichever is the higher. The interest rate has been fixed at 5.6% per annum for 2022 and at 4.7% per annum for 2021.

12 自置居所／置業資助貸款

	2022				2021			
	優惠		優惠		優惠		優惠	
	自置居所 貸款計劃 (附註 12a 及 d)	自置居所 貸款計劃 (附註 12b 及 d)	置業資助 貸款計劃 (附註 12c)	合計	自置居所 貸款計劃 (附註 12a 及 d)	自置居所 貸款計劃 (附註 12b 及 d)	置業資助 貸款計劃 (附註 12c)	合計
	Home Purchase Loan Scheme (Notes 12a & d)	Enhanced Home Purchase Loan Scheme (Notes 12b & d)	Home Assistance Loan Scheme (Note 12c)		Home Purchase Loan Scheme (Notes 12a & d)	Enhanced Home Purchase Loan Scheme (Notes 12b & d)	Home Assistance Loan Scheme (Note 12c)	
	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
帳面總值：								
年初	122	21	12	155	125	21	16	162
償還的貸款	-	-	(5)	(5)	(1)	-	(4)	(5)
貸款撇帳	(1)	-	-	(1)	(2)	-	-	(2)
年終	121	21	7	149	122	21	12	155
呆帳的減值撥備：								
年初	(122)	(21)	(2)	(145)	(124)	(21)	(2)	(147)
回撥的減值損失	-	-	-	-	-	-	-	-
貸款撇帳	1	-	-	1	2	-	-	2
年終	(121)	(21)	(2)	(144)	(122)	(21)	(2)	(145)
年終帳面值	-	-	5	5	-	-	10	10
列為流動資產的部分(附註14)	-	-	(3)	(3)	-	-	(4)	(4)
列為非流動資產的部分	-	-	2	2	-	-	6	6

12 自置居所／置業資助貸款(續)

(a) 自置居所貸款計劃

自置居所貸款計劃為房委會及房屋協會轄下屋邨的現居住戶及已確定合資格入住公共房屋的準住戶提供免息貸款，協助他們購買私人樓宇或居屋第二市場單位。這些貸款的最長還款期為20年。自置居所貸款計劃已於2002年12月31日終止。

(b) 優惠自置居所貸款計劃

優惠自置居所貸款計劃於1995年6月通過實施，由發展基金撥款，於1995-96年度及1996-97年度為綠表申請人提供免息貸款或補助金，鼓勵他們自行置業，從而騰出租住單位再作編配。這些貸款按樓宇按揭予銀行的年期攤還，最長為20年。

(c) 置業資助貸款計劃

置業資助貸款計劃於2003年1月2日推出，取代自置居所貸款計劃，計劃及後於2004年7月14日終止。這類免息貸款的最長還款期為20年。

(d) 出售自置居所貸款

2000-01年度，房委會與香港按揭證券有限公司達成協議，分批出售自置居所貸款予該公司，最後一批貸款於2003年11月出售。貸款以面值出售，其後房委會須按扣除借款人償還本金後的已出售貸款餘額，每月繳付按香港銀行同業拆息為基準計算的利息。在出售貸款後，估計未來利息款額的現值已確認為開支和負債。於2022年3月31日，在撥備及其他負債（附註18）下呈報的剩餘負債為6萬港元（2021：30萬港元）。

12 HOME PURCHASE/HOME ASSISTANCE LOANS (Continued)

(a) Home Purchase Loan Scheme (HPLS)

The HPLS provides interest-free loans to assist sitting tenants of the Authority and the Housing Society, and prospective tenants with established eligibility for public housing to purchase flats in the private sector as well as those under the Secondary Market Scheme. The loans are repayable over a period up to a maximum of 20 years. The HPLS was terminated on 31 December 2002.

(b) Enhanced Home Purchase Loan Scheme

The enhanced HPLS was approved in June 1995 to provide interest-free loans and subsidies funded by the Development Fund to the green form applicants who could apply for assistance under the Scheme during 1995-96 and 1996-97, with a view to encouraging them to purchase flats and give up their rental flats for re-allocation. The loans are repayable over the same period as the bank mortgage taken out on the property, up to a maximum of 20 years.

(c) Home Assistance Loan Scheme (HALS)

The HALS was implemented from 2 January 2003 to replace the HPLS. The HALS was terminated on 14 July 2004. The interest-free loans are repayable over a period of up to a maximum of 20 years.

(d) Sale of Home Purchase Loans

The Authority entered into an agreement with The Hong Kong Mortgage Corporation Limited (HKMC) in 2000-01 whereby home purchase loans were sold to the HKMC in tranches. The last tranche of loan sale was completed in November 2003. The loans were sold at par and a monthly interest is payable at rates based on Hong Kong Interbank Offered Rate (HIBOR) on the balance of the portfolio sold after repayment of principal by the borrowers of home purchase loans. The present value of the estimated future interest payments was recognised as an expense and a liability when the loans were sold. As at 31 March 2022, the remaining liability, reported under provisions and other liabilities (Note 18), amounted to HK\$0.06 million (2021: HK\$0.3 million).

13 存貨

未售的居屋／綠置居計劃單位存貨

倉存及備件

本年度售出的居屋／綠置居計劃單位為 4,107 個 (2021 : 5,423 個)。於 2022 年 3 月 31 日，房委會有 17 個單位存貨 (2021 : 902 個)。

13 INVENTORIES

Stock of unsold HOS/GSH flats

Stores and spares

During the year, 4,107 units of HOS/GSH flats were sold (2021: 5,423 units). As at 31 March 2022, the stock balance consisted of 17 units (2021: 902 units).

14 應收帳項、按金和預付款項

應收帳項
應收外匯基金存款利息

其他應收利息

應收股息

應收股息稅退還款項

未交收的售出及贖回證券

自置居所／置業資助貸款(附註 12)

按金

預付款項

租賃獎勵的攤銷

14 DEBTORS, DEPOSITS AND PREPAYMENTS

Debtors

Interest receivable from the placements with the Exchange Fund

Other interest receivable

Dividends receivable

Dividend tax refund receivable

Unsettled sales and redemption of securities

Home Purchase/Home Assistance Loans (Note 12)

Deposits

Prepayments

Lease incentives amortisation

15 證券投資和銀行存款

以攤銷成本列帳的銀行存款，存款原到期日

不超過 3 個月(附註 16)

超過 3 個月但不超過 1 年

以公平值列帳的證券

股本證券

投資總額

15 INVESTMENTS IN SECURITIES AND BANK DEPOSITS

Bank deposits at amortised cost, with original maturities

not more than 3 months (Note 16)

over 3 months but not more than 1 year

Securities at fair value

equity securities

Total investments

16 現金及等同現金

銀行結餘和現金

原到期日不超過 3 個月的銀行存款 (附註 15)

現金流量表內的現金及等同現金

16 CASH AND CASH EQUIVALENTS

Bank balances and cash

Bank deposits with original maturities not more than 3 months (Note 15)

Cash and cash equivalents in the statement of cash flows

17 應付帳項、按金和其他應付款項 17 CREDITORS, DEPOSITS AND OTHER PAYABLES

		2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
應付帳項和應計項目	Creditors and accruals	4,183	3,595
未交收的購入證券	Unsettled purchases of securities	325	52
應付保管人和投資經理費用	Payable for custodian's and fund managers' fees	9	10
租戶按金	Tenants' deposits	1,633	1,558
已收出售居屋／租置／綠置居計劃單位按金	Deposits received for sale of HOS/TPS/GSH flats	1,418	295
其他按金	Other deposits	72	70
工程保證金	Retention money	1,332	1,412
算定損害賠償扣除額	Liquidated damages deductions	194	151
		9,166	7,143

18 撥備及其他負債 18 PROVISIONS AND OTHER LIABILITIES

		2022			2021		
		流動 部分 Current portion 百萬元 (港幣) HK\$M	非流動 部分 Non- current portion 百萬元 (港幣) HK\$M	合計 Total 百萬元 (港幣) HK\$M	流動 部分 Current portion 百萬元 (港幣) HK\$M	非流動 部分 Non- current portion 百萬元 (港幣) HK\$M	合計 Total 百萬元 (港幣) HK\$M
僱員福利撥備	Provision for employee benefits	1,584	-	1,584	1,692	-	1,692
維修和小型改善工程撥備	Provision for maintenance and minor improvements	-	200	200	-	223	223
預收租金	Rent received in advance	359	-	359	361	-	361
與石油氣有關的未攤銷收入	Unamortised income relating to liquefied petroleum gas	3	12	15	3	14	17
就出售自置居所貸款計劃的貸款須支付的利息(附註 12(d))	Interest payable on HPLS loans sold (Note 12(d))	-	-	-	-	-	-
與已出售居屋／綠置居計劃單位有關的土地成本撥備	Land cost provisions relating to sold HOS/GSH flats	-	517	517	-	454	454
與已出售和已拆售物業有關的剩餘建築款項	Residual construction payment relating to sold and divested properties	462	-	462	517	-	517
審計費用撥備	Provision for audit fees	8	-	8	8	-	8
按揭還款保證開支撥備(附註 26(b)(v))	Provision for mortgage default guarantee payments (Note 26(b)(v))	3	-	3	-	-	-
按揭還款保證的預期信貸損失撥備	Provision for expected credit losses on mortgage default guarantees	54	-	54	27	-	27
其他	Others	7	-	7	8	-	8
		2,480	729	3,209	2,616	691	3,307

19 政府的資助

GOVERNMENT'S CONTRIBUTION

(a) 記帳款項(附註 1(b))

(a) Amount included in the accounts (Note 1(b))

	2022		2021	
	住宅樓宇	非住宅樓宇權益	住宅樓宇	非住宅樓宇權益
	Domestic housing	Non-domestic equity	Domestic housing	Non-domestic equity
	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
		合計		合計
		Total		Total
(i) 借自前發展貸款基金的款項 於 1976 年 3 月 31 日的累積免息貸款 政府於 1976 年 4 月 1 日至 1988 年 3 月 31 日 就公共租住房屋住宅及非住宅樓宇貸款放棄 收取的利息	254	46	254	46
(ii) 轉撥予房委會的政府所建屋邨及職員宿舍的價值	2,505	447	2,505	447
(iii) 居者有其屋計劃 1988 年 3 月 31 日轉撥自政府的未售單位存貨 及進行中工程	1,226	149	1,226	149
(i) Borrowings from the former Development Loan Fund Cumulative interest-free loans up to 31.3.1976 Interest foregone by Government on loans related to domestic and non-domestic premises in public rental housing during the period 1.4.1976 to 31.3.1988	254	46	254	46
(ii) Transfer value of Government built estates and staff quarters	2,505	447	2,505	447
(iii) Home Ownership Scheme Unsold stock of flats and construction in progress at 31.3.1988 transferred from Government	1,226	149	1,226	149
	827	-	827	-
	4,812	642	4,812	642
		5,454		5,454

19 政府的資助(續)

GOVERNMENT'S CONTRIBUTION (Continued)

(b) 不記帳款項(附註 1(b))

(b) Amount not included in the accounts (Note 1(b))

	2022			2021		
	住宅樓宇 Domestic housing 百萬元 (港幣) HK\$M	非住宅 樓宇權益 Non- domestic equity 百萬元 (港幣) HK\$M	合計 Total 百萬元 (港幣) HK\$M	住宅樓宇 Domestic housing 百萬元 (港幣) HK\$M	非住宅 樓宇權益 Non- domestic equity 百萬元 (港幣) HK\$M	合計 Total 百萬元 (港幣) HK\$M
(i) 於 1973 年 3 月 31 日的前屋宇建設委員會土地重估價值盈餘	93	8	101	93	8	101
(ii) 由政府撥付的土地價值 自 1973 年 4 月 1 日以來興建的公共租住屋邨及職員宿舍 房委會辦事處	339,398	39,003	378,401	327,362	36,763	364,125
(iii) 居者有其屋計劃及綠表置屋計劃 十足市值地價與土地成本之間的差價 非住宅樓宇的土地價值 解除轉讓限制所收補價	-	140	140	-	140	140
(iv) 租者置其屋計劃 樓宇建成時的十足市值地價與土地成本之間的差價	193,781	-	193,781	188,550	-	188,550
	-	3,979	3,979	-	4,000	4,000
	8,997	-	8,997	8,664	-	8,664
(v) 可租可買計劃 十足市值地價與土地成本之間的差價 非住宅樓宇的土地價值	1,818	-	1,818	1,818	-	1,818
	-	10	10	-	10	10
	571,517	43,140	614,657	553,151	40,921	594,072

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21 發展基金

年初結餘
轉撥自累積盈餘
年終結餘

21 DEVELOPMENT FUND

		2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
Balance at beginning of year		37,611	33,128
Transfer from accumulated surplus		642	4,483
Balance at end of year		38,253	37,611

22 拆售零售及停車場設施

為了把資源全面投放於核心業務，致力發展資助公共房屋，房委會於2005年11月藉首次公開發售領匯房產基金單位，把轄下零售及停車場設施拆售。房委會在2005-06年度已確認因拆售而錄得淨額140.96億港元的盈餘。管理層在計算盈餘時，已就拆售開支作出估計。如實際開支與估計有出入，有關開支須予調整。

在本年度，房委會的拆售開支下調淨額為300萬港元（2021：沒有調整）。

22 DIVESTMENT OF RETAIL AND CARPARKING FACILITIES

To enable the Authority to focus its resources on its core function as a provider of subsidised public housing, the Authority divested its retail and carparking facilities by selling the concerned facilities through an initial public offering of units in The Link Real Estate Investment Trust (Link REIT) in November 2005. The Authority recognised a net surplus of HK\$14,096 million as a result of the divestment in the year 2005-06. In determining the surplus, management made estimates concerning the divestment expenditure. Adjustments to the expenditure will be required if actual results differ from the estimates.

During the year, the Authority's net downward adjustment on divestment related expenditure was HK\$3 million (2021: no adjustment).

23 關連人士交易

除本財務報表其他部分所披露的資料外，房委會與政府進行的重大交易和各項未清款額如下：

23 RELATED PARTY TRANSACTIONS

In addition to those disclosed elsewhere in these financial statements, the Authority had the following material transactions and outstanding balances with the Government:

		2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
(a) 來自政府的收入	(a) Income received from the Government		
租金收入	Rental income	82	1,409
政府就房委會提供服務而付還的有關成本	Reimbursement of costs of services provided to the Government	523	459
監督由政府付還款項工程的間接成本	Supervision on-costs in respect of Government reimbursable projects	124	159
其他收入	Other income	4	3
		733	2,030

23 關連人士交易(續)

23 RELATED PARTY TRANSACTIONS (Continued)

		2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
(b) 應從政府收回的款項	(b) Amount due from the Government		
政府撥款之建築工程的應收款項	Receivable for Government-funded construction projects	-	-
應從政府收回的租金	Receivable from Government for rental payment	-	4
可退還地租及差餉	Government rent and rates refundable	15	20
應收的紅利	Dividend receivable	-	58
按金及其他	Deposits and others	1	11
		16	93
		2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
(c) 應付予政府的款項	(c) Amount due to the Government		
土地成本	Land cost	1,414	1,782
政府墊付的租金	Advance from Government for rental payment	1	-
應付的差餉	Payable for Government rates	6	11
就政府撥款的代理工作多收的款項	Over-recovery on Government funded agency functions	1	62
應付的紅利	Dividend payable	132	-
其他(例如：公司和土地查冊)	Others (e.g. company and land searches)	51	45
		1,605	1,900

24 或有負債

(a) 已作出的財務擔保

關於銀行及其他認可財務機構就已售資助出售單位提供的按揭貸款，於 2022 年 3 月 31 日，房委會已作出而仍有效的按揭還款保證如下：

(i) 已售出的居屋／私人參建／可租可買／綠置居計劃單位

房委會就居屋／私人參建／可租可買／綠置居計劃下興建和出售的單位作出的還款保證，屬於第一市場的為 476.37 億港元 (2021: 436.64 億港元)，屬於第二市場的則為 298.84 億港元 (2021: 260.42 億港元)。然而，房委會認為，除非有關單位重售所得的款項，不足以抵銷未償還給銀行及其他財務機構的按揭債項，否則無須承擔財務風險。房委會據此估計在第一市場的財務風險為 20.06 億港元 (2021: 23.13 億港元)，在第二市場的財務風險為 16.27 億港元 (2021: 2.05 億港元)。

(ii) 已售出的租置計劃單位

房委會就已售出的租置計劃單位作出的還款保證，屬於第一市場的為 47.53 億港元 (2021: 41.37 億港元)，屬於第二市場的則為 46.33 億港元 (2021: 40.89 億港元)。然而，根據上文第(i)項的理據，並且假設有相關物業能在轉讓限制期首兩年內以原價重售、在轉讓限制期第 3 至 5 年內以當時的租置計劃單位價格(減去第一市場單位折上折優惠所涉及的實際金額)重售，以及在轉讓限制期屆滿後以當時市價扣除應付補價後的價格重售，房委會估計在第一市場並無財務風險 (2021: 無)，在第二市場的財務風險則為 2.73 億港元 (2021: 3.40 億港元)。

(b) 樓宇結構安全保證

所有新落成的居屋／私人參建／可租可買／綠置居計劃屋苑均享有樓宇結構安全保證，保證由屋苑竣工日期起計 10 年內(天水圍地區則為 20 年內)有效。2007 年出售居屋計劃和私人參建計劃的剩餘單位，亦會獲提供 10 年樓宇結構安全保證(天水圍地區則為 20 年)，以未發售大廈首個推售期的選樓日首天起計。於 2022 年 3 月 31 日，仍在樓宇結構安全保證期限內的居屋／私人參建／可租可買／綠置居計劃單位有 24,651 個 (2021: 24,309 個)。然而，房委會無法在合理情況下確定為作出樓宇結構安全保證而須承擔的負債，因此，除用於樓宇結構安全保證的實際維修費用外，房委會因有關保證而或須承擔的負債尚未在財務報表內確認。本年度的維修費用為 10 萬港元 (2021: 50 萬港元)。

24 CONTINGENT LIABILITIES

(a) Financial guarantees issued

As at 31 March 2022, the Authority had outstanding mortgage default guarantees issued in respect of mortgage loans made by banks and other authorised financial institutions on subsidised sale flats sold as follows:

(i) HOS/PSPS/BRO/GSH flats sold

Default guarantees for flats built and sold under HOS/PSPS/BRO/GSH amounted to HK\$47,637 million (2021: HK\$43,664 million) for the primary market and HK\$29,884 million (2021: HK\$26,042 million) for the secondary market. However, it is the Authority's view that it will have a financial exposure only if the outstanding indebtedness of mortgages to banks and other financial institutions cannot be covered by proceeds from resale of the flats concerned. The Authority estimates its financial exposure to be HK\$2,006 million (2021: HK\$2,313 million) for the primary market and HK\$1,627 million (2021: HK\$205 million) for the secondary market.

(ii) TPS flats sold

Default guarantees for flats sold under TPS amounted to HK\$4,753 million (2021: HK\$4,137 million) for the primary market and HK\$4,633 million (2021: HK\$4,089 million) for the secondary market. However, following the rationale in (i) above and assuming that the properties can be re-sold at the original selling price for flats within the first 2 years of the alienation restriction period, at the prevailing TPS price for flats from the 3rd to the 5th year of such period (less the actual amount of special credit for primary market flats) and at the prevailing market price less premium payable after the alienation restriction period, the Authority estimates it has no financial exposure (2021: Nil) for the primary market and its financial exposure for the secondary market is HK\$273 million (2021: HK\$340 million).

(b) Structural Safety Guarantee

Structural Safety Guarantee (SSG) covers all newly completed HOS/PSPS/BRO/GSH developments for a period of 10 years (20 years for Tin Shui Wai area) from the date of completion. Pursuant to the sale of surplus HOS and PSPS flats in 2007, a SSG for a period of 10 years (20 years for Tin Shui Wai area) is also offered to cover each unsold block of these flats from the commencement date of flat selection period of the first sale phase. As at 31 March 2022, there were 24,651 units (2021: 24,309 units) of HOS/PSPS/BRO/GSH flats covered by the SSG. However, the Authority's liabilities under the SSG could not be reasonably ascertained and have not been recognised in the financial statements, except for the actual repair costs incurred under the SSG. During the year, such repair costs amounted to HK\$0.1 million (2021: HK\$0.5 million).

25 資本承擔

於 2022 年 3 月 31 日，房委會沒有在財務報表內作出撥備的未履行合約資本承擔計有：

基本工程／計劃	Capital Works/Projects
公共租住房屋／綠置居計劃建築計劃	Public rental housing/GSH construction projects
居屋計劃建築計劃	HOS construction projects
其他計劃	Other projects

2022	2021
百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
27,377	28,880
10,824	5,293
2,448	2,642
40,649	36,815

26 財務風險管理

風險管理是房委會財務政策和程序不可或缺的一環。房委會財務小組委員會負責提供財務政策方面的意見，並且監督房委會的資金管理事宜，而其下設有資金管理附屬小組委員會，就房委會的資金管理政策、策略和指引，以及聘請和監督外聘投資經理等各方面提供意見。現把主要的財務風險管理措施概述如下：

(a) 流動資金風險

房委會每日均監察其現金流量，而其投資管理乃基於確保有足夠資金應付資本開支和營運需要的首要目標而實行。由於房委會的流動資金情況良好，其流動資金風險程度屬於極低。

(b) 市場及信貸風險

房委會的金融工具涉及利率風險、貨幣風險、股價風險、其他市場風險及信貸風險。房委會已訂立全面的資金管理政策和投資指引，以確保能持續審慎地監察和管理所承受的各项風險。

(i) 利率風險

房委會的計息資產主要包括按固定利率計息的銀行存款。房委會根據已審批的策略和基準監察該等利率風險。由於銀行存款以攤銷成本計量，其帳面值以及房委會的收入和累積盈餘，不會受市場利率的變動所影響。

房委會出售自置居所貸款後須付的利息(附註 12(d))，以香港銀行同業拆息為基準來計算。房委會須承受現金流量利率風險，原因是未來的利息付款會隨市場利率變化而波動。不過，由於房委會以其投資組合中的短期計息資產(一年內到期)作自然對沖，因此該等利率風險並不大。於 2022 年 3 月 31 日，已出售自置居所貸款的尚欠本金餘額為 1.80 億港元(2021: 1.98 億港元)，而平均剩餘到期時間為 8 個月(2021: 13 個月)。

(ii) 貨幣風險

在管理貨幣風險方面，房委會的投資指引對所承受的貨幣風險設有限制。

房委會以港元以外的貨幣為單位的投資資產，主要以美元為單位，其餘以其他可自由兌換的主要國際貨幣為單位。倘港元兌相關貨幣的匯率出現波動，該等以港元列示的投資資產價值會隨之而變動。

25 CAPITAL COMMITMENTS

The Authority had the following contractual capital commitments outstanding at 31 March 2022 not provided for in the financial statements:

2022	2021
百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
27,377	28,880
10,824	5,293
2,448	2,642
40,649	36,815

26 FINANCIAL RISK MANAGEMENT

Risk management is an integral part of the Authority's financial policies and processes. The Authority's Finance Committee advises on financial policies and oversees the management of funds of the Authority. The Finance Committee has established a Funds Management Sub-Committee to advise on the Authority's funds management policies, strategies, guidelines, and the appointment and monitoring of external fund managers. The key financial risk management practices are highlighted below:

(a) Liquidity risk

The Authority's cash flows are monitored on a daily basis and its investments are managed with the primary objective of ensuring that sufficient funds are available to meet capital expenditure and operational needs. As the Authority has a strong liquidity position, it has a very low level of liquidity risk.

(b) Market and credit risks

The Authority's financial instruments are subject to interest rate risk, currency risk, equity price risk, other market risk and credit risk. Comprehensive funds management policy and investment guidelines are in place to ensure that the exposures to these risks are monitored and managed prudently on an ongoing basis.

(i) Interest rate risk

The Authority's interest-bearing assets include mainly bank deposits which bear interest at fixed rates. The Authority monitors its interest rate risk with reference to the approved strategies and benchmarks. Since bank deposits are all measured at amortised cost, their carrying amounts and the Authority's income and accumulated surplus will not be affected by changes in market interest rates.

The Authority's interest payable on home purchase loans sold (Note 12(d)) is at HIBOR-based rates. The Authority is exposed to cash flow interest rate risk since future interest payments will fluctuate with changes in market interest rates. However, such interest rate risk is not material as it is naturally hedged by short-term interest-bearing assets (with maturity of 1 year or less) in the Authority's investment portfolio. As at 31 March 2022, the outstanding principal balance of the home purchase loans sold was HK\$180 million (2021: HK\$198 million) and their average remaining maturity was 8 months (2021: 13 months).

(ii) Currency risk

On currency risk management, the investment guidelines set limits on currency exposure.

The Authority's investment assets in currencies other than Hong Kong dollars are denominated mainly in US dollars with the remaining in other freely convertible major international currencies. When the exchange rates of the relevant currencies against the Hong Kong dollar fluctuate, the value of these investment assets expressed in Hong Kong dollar will vary accordingly.

26 財務風險管理(續)

(b) 市場及信貸風險(續)

(ii) 貨幣風險(續)

下表概述房委會在報告日期的貨幣風險：

	2022	
	資產	負債
	Assets	Liabilities
	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
美元 US dollars	4,969	186
歐元 Euro	1,034	32
其他 Others	1,385	91
	7,388	309

其他大部分為主要已發展國家的貨幣。

敏感度分析顯示，在報告日期美元兌港元的匯率出現 0.5% (2021：0.5%) 升幅／跌幅的情況下，年內盈餘會增加／減少 2,400 萬港元 (2021：2,300 萬港元)。

敏感度分析顯示，在報告日期外幣(美元除外)兌港元的匯率出現 5% (2021：5%) 升幅／跌幅的情況下，年內盈餘會增加／減少 1.15 億港元 (2021：1.17 億港元)。

擬備上述敏感度分析時，假設一切其他變數維持不變，匯率的變動已應用於在報告日期持有的金融工具。

(iii) 股價風險

股價風險是因股價變動而引致虧損的風險。房委會的股本投資涉及股價風險，因為這些投資的價值會因股價下跌而減少。於 2022 年 3 月 31 日，所有股本投資均如附註 15 所示，以公平值計量。

敏感度分析顯示，在報告日期股價出現 15% (2021：15%) 升幅／跌幅的情況下，年內盈餘會增加／減少 12.41 億港元 (2021：12.79 億港元)。擬備敏感度分析時，假設一切其他變數維持不變，股價的變動已應用於在報告日期持有的股本投資。

(iv) 其他市場風險

外匯基金存款利息因每年 1 月釐定的息率(附註 11)出現變動而受其他市場風險影響。敏感度分析顯示，以 2021 年及 2022 年的息率出現 50 基點升幅／跌幅，而一切其他變數維持不變的情況下，年內盈餘會增加／減少 1.83 億港元 (2021：1.87 億港元)。

26 FINANCIAL RISK MANAGEMENT (Continued)

(b) Market and credit risks (Continued)

(ii) Currency risk (Continued)

The table below summarises the Authority's currency exposures at the reporting date:

	2021	
	資產	負債
	Assets	Liabilities
	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
美元 US dollars	4,547	24
歐元 Euro	997	3
其他 Others	1,341	3
	6,885	30

Others include mainly currencies of major developed countries.

Sensitivity analysis based on a 0.5% (2021: 0.5%) increase/decrease in the exchange rate of the US dollar against the Hong Kong dollar at the reporting date shows that the surplus for the year would have increased/decreased by HK\$24 million (2021: HK\$23 million).

Sensitivity analysis based on a 5% (2021: 5%) increase/decrease in the exchange rates of the foreign currencies other than US dollar against the Hong Kong dollar at the reporting date shows that the surplus for the year would have increased/decreased by HK\$115 million (2021: HK\$117 million).

The above sensitivity analyses have been prepared assuming that the change in exchange rates had been applied to the financial instruments in existence at the reporting date, with all other variables being held constant.

(iii) Equity price risk

Equity price risk is the risk of loss arising from changes in equity prices. The Authority's equity investments are subject to equity price risk since the value of these investments will decline if equity prices fall. As at 31 March 2022, all equity investments were measured at fair value as shown in Note 15.

Sensitivity analysis based on a 15% (2021: 15%) increase/decrease in equity prices at the reporting date shows that the surplus for the year would have increased/decreased by HK\$1,241 million (2021: HK\$1,279 million). This sensitivity analysis has been prepared assuming that the change in equity prices had been applied to the equity investments in existence at the reporting date, with all other variables being held constant.

(iv) Other market risk

Interest on the placements with the Exchange Fund is subject to other market risk arising from changes in the interest rate which is determined in January each year (Note 11). Sensitivity analysis based on a 50 basis points increase/decrease in the interest rates for 2021 and 2022, with all other variables being held constant, shows that the surplus for the year would have increased/decreased by HK\$183 million (2021: HK\$187 million).

26 財務風險管理(續)

(b) 市場及信貸風險(續)

(v) 信貸風險

房委會在報告日期的最高信貸風險(未計及任何所持有的抵押品或其他改善信貸質素項目)列載如下：

外匯基金存款	Placements with the Exchange Fund
銀行結餘	Bank balances
銀行存款	Bank deposits
應從政府收回的款項	Amount due from the Government
應收帳項和按金	Debtors and deposits
自置居所／置業資助貸款	Home Purchase/Home Assistance Loans
按揭還款保證	Mortgage default guarantees

外匯基金存款及應從政府收回的款項的相關信貸風險，均屬偏低。

就房委會的投資的信貸風險而言，房委會的投資指引對信貸評級、個別交易對手風險和整體風險集中情況均有限制。

按穆迪或同等機構指定的評級，房委會的銀行結餘和銀行存款的信貸質素分析如下：

Aa3 至 Aa1	Aa3 to Aa1
A3 至 A1	A3 to A1
A3 以下	Lower than A3

應收帳項和按金主要包括應收帳項、應收利息、未交收的售出及贖回證券和按金，其相關的信貸風險甚低。

自置居所／置業資助貸款是以按揭物業作抵押。

房委會就銀行和其他認可財務機構為售出的資助出售單位所提供的按揭貸款，作出按揭還款保證。有關貸款以按揭單位作抵押。於2022年3月31日，按揭還款保證開支的撥備為300萬港元(2021：10萬港元，附註18)，而沒有在財務報表內作出撥備的財務風險為39.06億港元(2021：28.58億港元，附註24(a))。

雖然其他金融資產須遵守減值規定，但房委會估計有關資產的預期信貸損失甚微，並認為無須作出損失準備。

26 FINANCIAL RISK MANAGEMENT (Continued)

(b) Market and credit risks (Continued)

(v) Credit risk

The Authority's maximum exposure to credit risk at the reporting date without taking into account any collateral held or other credit enhancements is shown below:

2022	2021
百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
34,887	38,151
298	523
15,402	10,637
16	93
1,249	1,129
5	10
86,907	77,932
138,764	128,475

The credit risk associated with the placements with the Exchange Fund and amount due from the Government is considered to be low.

With respect to the credit risk of the Authority's investments, the Authority's investment guidelines set limits on credit rating, individual counterparty exposure and overall concentration of exposure.

An analysis of the credit quality of the Authority's bank balances and bank deposits, based on ratings designated by Moody's or their equivalents, is as follows:

2022	2021
百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
1,585	823
14,115	10,337
-	-
15,700	11,160

Debtors and deposits mainly include debtors, interest receivable, unsettled sales and redemption of securities and deposits. The associated credit risk is minimal.

Home Purchase/Home Assistance Loans are secured by mortgages on properties.

Mortgage default guarantees are issued in respect of mortgage loans made by banks and other authorised financial institutions on subsidised sale flats sold. Those loans are secured by mortgages on the flats concerned. As at 31 March 2022, provision for mortgage default guarantee payments amounted to HK\$3 million (2021: HK\$0.1 million, Note 18), and the financial exposure not provided for in the financial statements amounted to HK\$3,906 million (2021: HK\$2,858 million, Note 24(a)).

While other financial assets are subject to the impairment requirements, the Authority has estimated that their expected credit losses are minimal and considers that no loss allowance is required.

27 金融工具的公平值

在活躍市場買賣的金融工具的公平值是根據報告日期的市場報價釐定。如沒有該等市場報價，則以現值或其他估值方法以報告日期的市況數據評估其公平值。

下表按公平值等級列出在報告日期以公平值計量的金融工具帳面值：

於 2022 年 3 月 31 日	As at 31 March 2022
資產	Assets
證券	Securities
於 2021 年 3 月 31 日	As at 31 March 2021
資產	Assets
證券	Securities

沒有金融工具歸入第 2 級和第 3 級。

本年度並無金融工具在公平值等級的第 1 級與第 2 級之間轉撥(2021：並無等級之間的轉撥)。

該三個公平值等級為：

- 第 1 級：金融工具的公平值為相同的資產或負債於交投活躍市場的報價(未經調整)；
- 第 2 級：金融工具的公平值以第 1 級別公平值報價以外資產或負債的直接(即如價格)或間接(即自價格引伸)可觀察數據釐定；以及
- 第 3 級：金融工具的公平值按非基於可觀察市場數據，即不可觀察數據釐定。

27 FAIR VALUES OF FINANCIAL INSTRUMENTS

The fair values of financial instruments traded in active markets are based on quoted market prices at the reporting date. In the absence of such quoted market prices, fair values are estimated using present value or other valuation techniques, using inputs based on market conditions existing at the reporting date.

The following table shows the carrying value of financial instruments measured at fair value at the reporting date according to the fair value hierarchy:

第 1 級 Level 1	合計 Total
百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
8,274	8,274
8,529	8,529

No financial instruments were classified under Level 2 and Level 3.

During the year, there was no transfer of financial instruments between Level 1 and Level 2 of the fair value hierarchy (2021: no transfer between levels).

The three levels of the fair value hierarchy are:

- Level 1: Fair values of financial instruments are quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2: Fair values of financial instruments are determined involving inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices); and
- Level 3: Fair values of financial instruments are determined with inputs that are not based on observable market data (unobservable inputs).

28 房委會與政府之間的財政安排所需的補充資料

28 SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT

(a) 綜合撥付款項帳目

(a) CONSOLIDATED APPROPRIATION ACCOUNT

			2022 百萬元 (港幣) HK\$M	2021 百萬元 (港幣) HK\$M
		附註 Note		
綜合運作帳目盈餘／(赤字)	Consolidated Operating Account surplus/ (deficit)			
租住房屋	Rental Housing	28(b)	201	(259)
商業樓宇	Commercial	28(c)	462	781
資助自置居所	Home Ownership Assistance	28(d)	7,462	8,278
小計	Sub-total		8,125	8,800
非運作(開支)/收入淨額	Net non-operating (expenditure)/ income	6	(12)	43
			8,113	8,843
資金管理帳目盈餘	Funds Management Account surplus	28(e)	1,596	5,077
代管服務帳目盈餘	Agency Account surplus	28(f)	64	42
年內盈餘	Surplus for the year		9,773	13,962
分配	Distribution			
年內付予政府的紅利	Dividend to the Government for the year		(231)	(390)
分配後年內盈餘	Surplus for the year after distribution		9,542	13,572

28 房委會與政府之間的財政安排所需的補充資料(續)

SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT (Continued)

(b) 租住房屋運作帳目

(b) RENTAL HOUSING OPERATING ACCOUNT

	2022	2021				
	租住房屋 (不包括 中轉房屋) ¹ Rental Housing (excluding Interim Housing) ¹ 百萬元 (港幣) HK\$M	中轉房屋 Interim Housing 百萬元 (港幣) HK\$M	合計 Total 百萬元 (港幣) HK\$M	租住房屋 (不包括 中轉房屋) ¹ Rental Housing (excluding Interim Housing) ¹ 百萬元 (港幣) HK\$M	中轉房屋 Interim Housing 百萬元 (港幣) HK\$M	合計 Total 百萬元 (港幣) HK\$M
收入						
租金	18,053	20	18,073	16,952	21	16,973
其他收入	82	-	82	116	-	116
總收入	18,135	20	18,155	17,068	21	17,089
開支						
薪酬	3,285	6	3,291	3,350	6	3,356
地租及差餉	253	-	253	189	-	189
維修及改善工程	4,112	16	4,128	3,962	18	3,980
其他經常開支	5,455	26	5,481	5,147	24	5,171
折舊及攤銷	4,597	13	4,610	4,419	13	4,432
分擔機構監督及支援服務支出	190	1	191	219	1	220
總開支	17,892	62	17,954	17,286	62	17,348
年內運作盈餘／(赤字)	243	(42)	201	(218)	(41)	(259)
Operating surplus/(deficit) for the year						

¹ 租住房屋(不包括中轉房屋)的總開支包括100萬港元租金津貼相關的開支(2021: 300萬港元)。

¹ Total expenditure of Rental Housing (excluding Interim Housing) includes expenditure related to rent allowance of HK\$1 million (2021: HK\$3 million).

房委會與政府之間的財政安排所需的補充資料(續)
SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT (Continued)

(c) 商業樓宇運作帳目

(c) COMMERCIAL OPERATING ACCOUNT

	2022					2021				
	商場 Commercial Complex	停車場 Car Park	工廠 Factory	福利 用途樓宇 Welfare	合計 Total	商場 Commercial Complex	停車場 Car Park	工廠 Factory	福利 用途樓宇 Welfare	合計 Total
	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M
收入										
租金	813	809	14	609	2,245	1,055	751	64	603	2,473
其他收入	71	3	-	60	134	58	3	-	57	118
總收入	884	812	14	669	2,379	1,113	754	64	660	2,591
開支										
薪酬	205	72	29	81	387	214	72	31	81	398
地租及差餉	47	36	-	47	130	51	34	-	50	135
維修及改善工程	126	43	18	13	200	104	40	21	12	177
其他經常開支	359	222	49	124	754	327	198	45	114	684
折舊及攤銷	180	133	8	56	377	159	122	8	54	343
分擔機構監督及支援服務支出										
總開支	13	4	1	5	23	15	5	2	5	27
	930	510	105	326	1,871	870	471	107	316	1,764
未計算特殊項目的運作盈餘／(赤字)	(46)	302	(91)	343	508	243	283	(43)	344	827
特殊項目 ¹	(46)	-	-	-	(46)	(46)	-	-	-	(46)
年內運作盈餘／(赤字)	(92)	302	(91)	343	462	197	283	(43)	344	781

¹ 有關金額是由房委會撥款進行的政府基建和社區設施開支。

¹ These represent expenditure incurred on Government Infrastructure and Community facilities funded by the Authority.

SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT (Continued)

(d) 資助自置居所運作帳目

(d) HOME OWNERSHIP ASSISTANCE OPERATING ACCOUNT

	2022					2021				
	居屋／ 綠置居計劃		私人參建 計劃		租置計劃		自置居所 貸款／ 置業資助 貸款計劃		自置居所 貸款／ 置業資助 貸款計劃	
	HOS /GSH	PSPS	HOS /GSH	PSPS	TPS	HPLS /HALS	HOS /GSH	PSPS	TPS	HPLS /HALS
	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)	百萬元 (港幣)
	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M	HK\$M
	合計		合計		合計		合計		合計	
	Total		Total		Total		Total		Total	
	百萬元 (港幣)		百萬元 (港幣)		百萬元 (港幣)		百萬元 (港幣)		百萬元 (港幣)	
	HK\$M		HK\$M		HK\$M		HK\$M		HK\$M	
收入										
INCOME										
Sales	9,180	-	2,605	-	11,785	-	13,970	-	813	-
Premium on removal of alienation restriction	1,061	392	154	-	1,607	-	637	241	96	-
Other income	120	4	10	-	134	-	106	4	8	-
TOTAL INCOME	10,361	396	2,769	-	13,526	-	14,713	245	917	-
開支										
EXPENDITURE										
Personal emoluments	326	29	77	15	447	-	331	32	72	18
Maintenance and improvements	8	2	3	-	13	-	13	2	6	-
Other recurrent expenditure	70	6	12	1	89	1	67	4	10	2
Depreciation and amortisation	16	1	2	1	20	1	27	1	2	1
Share of corporate supervision and support services expenses	22	2	6	1	31	-	25	3	6	1
Sub-total	442	40	100	18	600	-	463	42	96	22
資助出售單位開支										
Expenditure on subsidised sale flats	3,766	-	142	-	3,908	-	5,070	-	47	-
Construction cost and overheads	1,318	-	160	-	1,478	-	1,774	-	52	-
Government land cost	-	-	6	-	6	-	-	-	2	-
Cost of repurchased flats sold	60	-	12	-	72	-	28	-	2	(1)
Other expenditure	-	-	-	-	-	-	-	-	-	-
Sub-total	5,144	-	320	-	5,464	-	6,872	-	103	(1)
TOTAL EXPENDITURE	5,586	40	420	18	6,064	-	7,335	42	199	21
Operating surplus/(deficit) for the year	4,775	356	2,349	(18)	7,462	-	7,378	203	718	(21)
年內運作盈餘／(赤字)										

28 房委會與政府之間的財政安排所需的補充資料(續)
SUPPLEMENTAL INFORMATION REQUIRED UNDER THE FINANCIAL ARRANGEMENTS WITH THE GOVERNMENT (Continued)

(e) 基金管理帳目 (e) FUNDS MANAGEMENT ACCOUNT

	2022					2021				
	內部 投資組合 ¹	外匯基金 存款 ²	由外聘投資 經理管理的 投資組合 ³	合計		內部 投資組合 ¹	外匯基金 存款 ²	由外聘投資 經理管理的 投資組合 ³	合計	
	In-house portfolio ¹	Placements with the Exchange Fund ²	Portfolios managed by external fund managers ³	Total		In-house portfolio ¹	Placements with the Exchange Fund ²	Portfolios managed by external fund managers ³	Total	
	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M		百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	百萬元 (港幣) HK\$M	
收入										
利息收入	51	1,775	-	1,826		137	1,465	-	1,602	
股息收入	-	-	95	95		-	-	80	80	
已實現和重估(虧損)/收益淨額	-	-	(219)	(219)		-	-	3,352	3,352	
匯兌(虧損)/收益淨額	-	-	(42)	(42)		-	-	100	100	
總收入	51	1,775	(166)	1,660		137	1,465	3,532	5,134	
開支										
投資開支										
投資經理費用	-	-	37	37		-	-	31	31	
保管人費用	-	-	4	4		-	-	3	3	
其他投資開支	-	-	5	5		-	-	4	4	
小計	-	-	46	46		-	-	38	38	
經常開支										
薪酬	8	-	5	13		8	1	5	14	
其他經常開支	1	-	1	2		1	-	1	2	
折舊及攤銷	1	-	1	2		1	-	1	2	
分擔機構監督及支援服務支出	1	-	-	1		1	-	-	1	
小計	11	-	7	18		11	1	7	19	
總開支	11	-	53	64		11	1	45	57	
年內盈餘/(赤字)	40	1,775	(219)	1,596		126	1,464	3,487	5,077	

¹ 內部投資組合包括以本金額列帳的銀行存款。

² The in-house portfolio comprises bank deposits stated at their principal amounts.

³ 外匯基金存款包括本金總額和報告日期已入帳但尚未提取的利息。結餘以攤銷成本計量。

⁴ Placements with the Exchange Fund include the total principal sums and any interest credited but not yet withdrawn at the reporting date. The balance is measured at amortised cost.

⁵ 由外聘投資經理管理的投資組合，主要包括以公平價值計量的證券，這些證券最初按公平價值列帳。公平值於每個報告日期重新計量，其變動所引致的重估價值損益，會在資金管理帳目內確認。

⁶ Portfolios managed by external fund managers mainly include securities measured at fair value and initially stated at fair value. At the reporting date, the fair value is remeasured with any resultant revaluation gains or losses being recognised in the Funds Management Account.

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



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