香港房屋委員會
Hong Kong Housing Authority

2022/23 年度年報及財務報表
Annual Report & Financial Statements

截至2023年3月31日止年度
for the year ended 31 March 2023














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1 皇后山邨（左）、山麗苑 Queens Hill Estate (left), Shan Lai Court
2 青富苑 Ching Fu Court
3 駿洋商場 Chun Yeung Shopping Centre
4 三維掃描器 3D Scanner
5 水泉澳邨 Shui Chuen O Estate
6 興建中的安秀苑 On Sau Court under construction
7 深水埗長跨度行人天橋 Long span footbridge, Sham Shui Po



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主要數字
Key Figures

（截至2023年3月31日 As at 2023.03.31）



193
公共租住房屋(公屋)屋邨數目
No. of Public Rental Housing (PRH) estates

818 841
公屋單位數目
No. of PRH units

805 023
公屋住戶數目
No. of PRH households

相關非住宅物業
Associated non-domestic properties

內部樓面面積
Internal floor area

3 038 371 平方米 m^2

公營房屋建屋量
Public housing production

出租單位 Rental flats **857** 個 units

\+

出售單位 Sale flats **9 730** 個 units

=

總數 Total **10 587** 個 units

平均住戶人數
Average household size

2.63 人 persons

公屋認可居民人數
PRH authorised population

2 118 220

查詢 / 投訴個案
No. of enquiries/complaints

120 537 宗 cases

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

香港房屋委員會
The Hong Kong Housing Authority



香港房屋委員會（房委會）是於1973年4月根據《房屋條例》成立的法定機構，負責制定和推行公營房屋計劃，以期達至政府的政策目標，為不能負擔私人樓宇的低收入家庭解決住屋需要。

房委會負責規劃、興建、管理和維修保養各類公共租住房屋，包括出租公屋、中轉房屋和臨時收容中心；另負責興建和推售居者有其屋計劃單位和綠表置居計劃單位；又推行白表居屋第二市場計劃。此外，房委會擁有和經營一些分層工廠大廈、附屬商業設施和其他非住宅設施。

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.

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.

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 HA. The Director of Housing serves as the Vice-Chairman.

Six standing committees have been formed under 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 HA's executive arm and is headed by the Permanent Secretary for Housing, who also assumes the office of the Director of Housing.

上圖：九龍西公營房屋發展項目
Top photo: Public housing developments in Kowloon West

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 • Caring
- 顧客為本 • Customer-focused
- 創新為本 • Creative
- 盡心為本 • 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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除另有註明外，本年報所載資料和數字均截至2023年3月31日；銀碼以港元為單位。
All information and figures shown in this Report are as at 31 March 2023, and all dollars quoted are Hong Kong dollars, unless otherwise stated.

大事紀要 Major Events 2022

April 4月



為支援政府的抗疫工作，我們調動房屋署逾5 000名各職級人員，向轄下公共租住房屋（公屋）屋邨居民派發約800 000個防疫服務包。

To support the Government's anti-epidemic work, we mobilised over 5 000 Housing Department staff of various ranks to distribute around 800 000 service bags to residents in our public rental housing (PRH) estates.

June 6月



資助房屋小組委員會主席黃碧如女士（左）主持「出售居者有其屋計劃單位2022」（居屋2022）和「白表居屋第二市場計劃2022」攪珠儀式。居屋2022推出七個新發展項目，合共8 926個單位。

The Chairman of the Subsidised Housing Committee, Ms Cleresa Wong (left), officiated at the ballot drawing of the Sale of Home Ownership Scheme Flats 2022 (HOS 2022) and White Form Secondary Market Scheme 2022, with a total of 8 926 flats in seven new HOS developments available for sale under HOS 2022.

July 7月



新任房屋局局長何永賢女士出任房委會主席。

The newly appointed Secretary for Housing Ms Winnie Ho assumed the chairmanship of HA.

November 11月



房委會舉辦一連串活動慶祝轄下旗艦商場「大本型」開業十周年。房屋署署長王天予女士（中）與嘉賓為「大本型十周年慶典暨華麗閃耀型聖誕」活動主持亮燈儀式。

HA held a series of celebration events to mark the 10th anniversary of its flagship shopping mall, Domain. The Director of Housing, Miss Agnes Wong (centre), together with other guests, officiated at the lighting ceremony for the Anniversary Celebration cum Glamourous and Shining Christmas event.

December 12月



「出售綠表置居計劃（綠置居）單位2022」進行攪珠，綠置居三個新發展項目合共提供4 693個單位。

Ballots were drawn for the Sale of Green Form Subsidised Home Ownership Scheme (GSH) Flats 2022, which offered 4 693 flats in three new GSH developments.

房屋署爭分奪秒把皇后山邨和荔景邨的三幢公屋大廈改裝成社區隔離設施，獲得「2022年公務員優質服務獎勵計劃」下「卓越團隊協作獎（危機管理）」優異獎。

The conversion of three PRH blocks at Queens Hill Estate and Lai King Estate into Community Isolation Facilities at top speed won the Meritorious Award of Excellence in the Team Collaboration – Management of Crisis category of the Civil Service Outstanding Service Award Scheme 2022.

2023

January 1月



首個採用「組裝合成」建築法的房委會公營房屋項目位於東涌第99區，房委會主席及委員聯同建築小組委員會和投標小組委員會的委員參觀該項目的模擬搭建單位。

The Chairman, members of HA and its Building Committee and Tender Committee paid a visit to the mock-up of HA's first public housing project using Modular Integrated Construction (MiC) at Tung Chung Area 99.

March 3月



位於青衣的公營房屋發展項目引入數碼化油漆機器人，為住宅單位的牆壁和天花板髹漆。

A digitalised painting robot for painting the walls and ceilings of domestic flats was demonstrated at a public housing development in Tsing Yi.

2022/23年度完成的公屋／綠置居發展項目（按時序排列）：
PRH/GSH projects completed in 2022/23 (in chronological order):

屯門第54區第3及4號（東）地盤 Tuen Mun Area 54 Sites 3 & 4 (East)	菁田邨（菁信樓） Ching Tin Estate (Ching Shun House)
青鴻路 Tsing Hung Road	青富苑（青盈閣、青隆閣） Ching Fu Court (Ching Ying House, Ching Lung House)

2022/23年度完成的其他資助出售單位發展項目（按時序排列）：
Other Subsidised Sale Flats (SSFs) projects completed in 2022/23 (in chronological order):

東涌第54區 Tung Chung Area 54	裕雅苑（雅德閣、雅昌閣、雅榮閣、雅盛閣、雅歡閣、雅泓閣） Yu Nga Court (Nga Tak House, Nga Cheong House, Nga Wing House, Nga Shing House, Nga Foon House, Nga Wang House)
馬鞍山路 Ma On Shan Road	錦駿苑（駿馳閣、駿騰閣、駿驃閣、駿駒閣、駿驥閣） Kam Chun Court (Chun Chi House, Chun Tan House, Chun Biu House, Chun Kui House, Chun Kei House)
鑽石山第三期 Diamond Hill Phase 3	啟翔苑（啟怡閣、啟悅閣） Kai Cheung Court (Kai Yi House, Kai Yuet House)
安睦街第一期 On Muk Street Phase 1	愉德苑 Yu Tak Court

主席的話
Chairman's Message



我很高興向大家發表香港房屋委員會(房委會)2022/23年度年報。除了為房委會過去三年應對2019冠狀病毒病疫情而實施的各項防疫措施畫上句號外，這份年報也展示我們全力推進公營房屋發展計劃的決心，為有需要市民提供可負擔的房屋。

房屋是本屆政府的主要施政綱領。過去50年，在香港發展成為國際金融中心之際，房委會興建超過130萬個公共租住房屋和資助出售單位，幫助香港市民安居樂業；我們定必繼續落實建屋計劃，為更多有住屋需要人士提供適切居所，完善房屋階梯，促進不同入息組別人士向上流動。為此，我們的建築項目利用創新科技，以達至提量、提速、提效、提質。同時，我們推行不同措施以提升公營房屋居民的幸福感，從設計新公營房屋項目，以至改善現有公共屋邨和日常屋邨管理工作。

I am delighted to present to you the 2022/23 edition of the Hong Kong Housing Authority (HA) Annual Report. Apart from describing the ending of the various anti-epidemic measures introduced by HA in the past three years in fighting the COVID-19 pandemic, the Report also reflects our resolve to press ahead vigorously with the public housing development programme to provide affordable housing to those in need.

Housing is a key policy agenda for this term of Government. Over the past 50 years, as Hong Kong has evolved into an international financial city; HA has built more than 1.3 million homes in public rental housing (PRH) estates and subsidised sale flats (SSFs) for the betterment of Hong Kong people. We will continue with these efforts to provide adequate housing for those with housing needs, and to enhance the housing ladder to facilitate upward mobility for different income groups. In doing so, we will leverage innovation and technology in construction projects to enhance quantity, speed, efficiency, and quality. At the same time, we will introduce various measures to enhance the sense of well-being of public housing residents, from the design of new public housing projects to improvements to existing PRH estates and daily estate management work.



一如既往，這份年報詳述房委會年內在各範疇的工作。第一章重點闡述多項資助房屋計劃，協助中低收入家庭置業。就公營房屋發展而言，建築工程在2023年年初已大致復常，但我們仍面對一些挑戰，例如勞工短缺。多年來，我們致力運用創新科技解決問題；年報的第二章載述房委會這方面的最新工作。第三章重點介紹房委會屋邨管理團隊盡力用心，持續管理和保養全港近二百個公共屋邨，支援受疫情嚴重打擊的公屋住戶；並與非政府機構合辦多項社區參與活動，例如「關懷長者」、「環保」、「打擊濫用公屋資源」等。

第四章是我們最新的環保報告，顯示房委會日益重視推行新的環保措施。我們將繼續在保護環境方面與時並進，配合社會的期望，致力減少碳排放，為下一代構建更綠色的世界。

經歷疫情的嚴峻考驗後，我們在2023年慶祝房委會成立50周年這個重要的里程碑。50周年慶祝活動以「凝造 · 未來」為主題，現正陸續舉行。「凝造」象徵房委會多年來努力不懈，與持份者攜手為香港市民建造美好家園；「未來」則標誌着房委會在帶領公營房屋發展方面，孜孜求進，克服未來挑戰。慶祝活動持續至2023/24年度，在告別艱難的疫情日子後，我期盼房委會50周年的歡樂慶祝活動能鼓舞大家，一起在來年再接再厲，竭誠為香港和廣大市民服務，共享更豐碩的成果。期待在下一份房委會的年報中，與大家分享精彩活動的詳情和同事繼續努力的成果。

何永賢

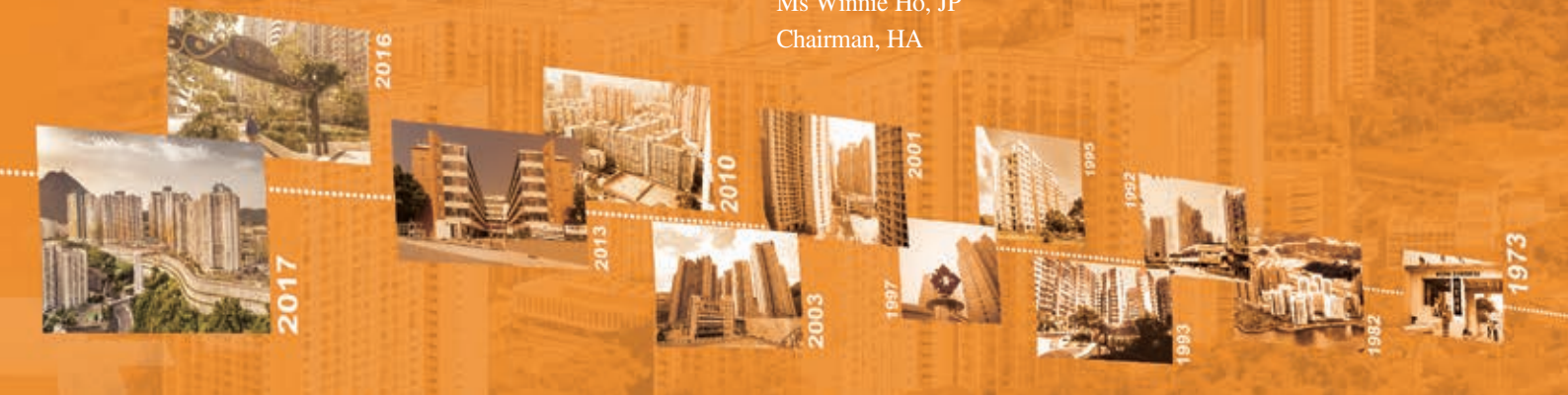
房委會主席
何永賢, JP

As usual, this Annual Report gives details of the work of HA on various fronts during the year. Chapter 1 highlights the various schemes available to help low- to middle-income families gain access to subsidised home ownership. As for public housing development, whilst construction activities largely returned to normal in early 2023, we continue to face challenges such as the labour shortage in Hong Kong. Over the years, we have been making every effort to overcome challenges by making use of advanced technology in planning and construction. Our latest achievements are set out in Chapter 2 of this Report. Chapter 3 highlights the continuous efforts made by our estate management teams in managing and maintaining nearly 200 public housing estates in Hong Kong, and in supporting PRH households who were hard hit by the pandemic. We also partnered with non-governmental organisations in arranging community engagement activities, including those for "Caring for the Elderly", "Environmental Protection" and "Combating the Abuse of Public Housing Resources".

Environmental initiatives have become increasingly important parts of HA's work, as reflected in our latest Environmental Report in Chapter 4. HA will continue to keep pace with the community's aspirations for preserving the environment, reducing carbon emissions and creating a greener world for future generations.

Having come through the severe test of the pandemic, in 2023 we are celebrating a major milestone of HA – our 50th Anniversary (50A). The 50A celebratory activities are being organised under the theme "Carving for the Future". "Carving" symbolises HA's persistent efforts over the years to partner with our stakeholders to build better homes for Hong Kong people. "Future" signifies HA's unswerving commitment to leading the development of public housing and overcoming the challenges ahead. These activities will run through 2023/24. After the tough times of the pandemic, I hope that these joyous celebrations for HA's 50A will provide the perfect platform for a year of further achievements of HA in serving Hong Kong and its citizens. We will share with you the details of the activities and the achievements of our sustained efforts in the next edition of our Annual Report.

Ms Winnie Ho, JP
Chairman, HA





觀塘安達臣道公營房屋發展項目 — 安泰邨
A public housing development at Anderson Road, Kwun Tong – On Tai Estate

籌劃更好未來
Planning for a Better Future

策略處的主要職能

- 策略性規劃公營房屋
- 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
- 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

Key Functions of the Strategy Division

- 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

30 888
已編配的公屋單位
PRH flats allocated

8 926
推售的居屋單位
HOS flats put up for sale

4 693
推售的綠表置居計劃（綠置居）單位
Green Form Subsidised Home Ownership Scheme (GSH) flats put up for sale

長遠房屋供應

香港房屋委員會（房委會）的其中一項主要工作，是協助政府達成未來公營房屋建屋目標。政府在《長遠房屋策略》2022年周年進度報告中，確定2023/24年度至2032/33年度十年期間公營房屋單位的預計需求為301 000個。同時，政府已覓得足夠土地，可供在此期間興建約360 000個新公營房屋單位。房委會正致力管理公營房屋的供應，以期達成這個建屋目標。本年報第二章詳載我們2022/23年度為落實這個目標所取得的進展。

此外，房委會負責監督和實施多項房屋計劃，以幫助中低收入家庭踏上置業階梯，詳見下文。

Long-term Housing Supply

One of the key tasks of the Hong Kong Housing Authority (HA) is helping the Government meet its public housing construction targets for the future. In its Long Term Housing Strategy Annual Progress Report 2022, the Government identified projected demand for 301 000 public housing units in the 10-year period from 2023/24 to 2032/33. At the same time, enough land has been identified to enable the construction of around 360 000 new public housing units in this period. HA is managing the public housing supply and working to achieve this construction target. Chapter 2 of this Report gives more details about the progress we have made towards this target in 2022/23.

In addition, HA is tasked with overseeing and administering various schemes designed to help low- and middle-income families get a foothold on the housing ladder. These schemes are described in further detail below.

屯門和田邨（左）和寶田邨（右）
Wo Tin Estate (left) and Po Tin Estate (right), Tuen Mun



居者有其屋計劃

居屋是房委會管理的其中一項計劃，以中低收入家庭（包括合資格公屋租戶）為對象。符合計劃資格的買家可按評定市值的折扣價購買居屋單位，即收入較低的家庭也能自置居所。折扣率按本港非業主住戶的家庭每月入息中位數釐定。

「出售居屋單位2022」（「居屋2022」）於2022年2月開始接受申請，推售七個新居屋發展項目合共8 926個新單位。「居屋2022」的折扣率按2021年第三季非業主住戶的家庭每月入息中位數計算，定於評定市值折減49%（即51折）。我們接獲約252 000宗申請，並於2022年6月攪珠，決定申請者的選樓次序。合資格申請者的選樓程序2022年11月中展開，並於2023年2月底結束。

Home Ownership Scheme

One of the schemes managed by HA is HOS, which is aimed at low- to middle-income families, including eligible PRH tenants. Buyers eligible under the Scheme can purchase HOS flats at a discount from the assessed market value, meaning that lower-income families are able to own their homes. The discount rate is calculated based on the median monthly household income of non-owner occupier households in Hong Kong.

The Sale of HOS Flats 2022 (HOS 2022) kicked off in February 2022, when applications were invited for 8 926 new flats in seven new HOS developments. The discount rate for HOS 2022 was set at 49% of the assessed market value, based on the median monthly household income of non-owner occupier households for the third quarter of 2021. Around 252 000 applications were received, and balloting was held in June 2022 to determine applicants' priority for flat selection. Flat selection for eligible applicants commenced from mid-November 2022 and ended in late February 2023.

沙田愉德苑（左圖）和東涌裕雅苑是其中兩個居屋2022出售項目
Yu Tak Court, Sha Tin (left photo) and Yu Nga Court, Tung Chung are two of the seven projects put up for sale under HOS 2022





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。綠置居單位的折扣率較上一次居屋銷售計劃的折扣率高一成。

年內，我們把「出售綠置居單位2020/21」(「綠置居2020/21」)下約160個未售出的青衣青富苑單位，通過「特快公屋編配計劃」(2022年)售予合資格的公屋申請者。[1]

因買賣協議撤銷而收回的約100個青衣青富苑和柴灣蝶翠苑單位亦一併於「特快公屋編配計劃」(2022)下推售。[2]

「出售綠置居單位2022」(「綠置居2022」)推售油塘、粉嶺和馬鞍山三個新綠置居發展項目的4 693個單位，2022年9月底開始接受申請，共收到約62 000宗申請。攪珠於2022年12月進行，合資格申請者2023年3月開始揀選單位。

青衣青富苑
Ching Fu Court, Tsing Yi



註釋：

[1] 「特快公屋編配計劃」可讓合資格公屋申請者有機會提早獲編配公屋單位。符合計劃資格的申請者必須持有有效公屋申請約一年或以上，並符合其他申請資格準則。根據「特快公屋編配計劃」(2022年)，合資格公屋申請者可選擇獲編配公屋的出租單位或購買未售出／因買賣協議撤銷而收回的綠置居單位。「特快公屋編配計劃」(2022年)推售的所有未售出／因買賣協議撤銷而收回的單位已全部售罄。

[2] 因買賣協議撤銷而收回的單位是指由於最初的買家未能完成交易而可供重售的單位。

Green Form Subsidised Home Ownership Scheme

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

In the year under review, around 160 unsold flats from Ching Fu Court in Tsing Yi that had been offered under the Sale of GSH Flats 2020/21 (GSH 2020/21) were put up for sale to eligible PRH applicants as part of the Express Flat Allocation Scheme 2022. [1]

Also offered under this scheme were around 100 rescinded flats from Ching Fu Court in Tsing Yi and from Dip Tsui Court in Chai Wan. [2]

The Sale of GSH Flats 2022 (GSH 2022) offered 4 693 flats from three new GSH developments in Yau Tong, Fanling and Ma On Shan. Applications were invited in late September 2022, and in total around 62 000 applications were received. Balloting was held in December 2022, and flat selection for eligible applicants commenced from March 2023.

其中一個興建中的綠置居2022項目 — 馬鞍山錦栢苑
Kam Pak Court in Ma On Shan – one of the GSH 2022 developments under construction



Footnote:

[1] The Express Flat Allocation Scheme (EFAS) is a scheme where eligible PRH applicants may have an earlier chance to be allocated a PRH unit. Applicants eligible under this scheme must have held valid PRH applications for around one year or above, as well as fulfilling other eligibility criteria. Under EFAS 2022, eligible PRH applicants could choose either to have a PRH rental unit allocated to them or to buy an unsold/rescinded GSH flat. All the unsold/rescinded flats put up for sale under EFAS 2022 were sold.

[2] Rescinded flats are flats made available for resale because the initial purchaser failed to complete the transaction.

為加強遏止短期投機活動，房委會2022年1月推出兩項有關收緊居屋和綠置居單位轉讓限制的措施，適用於「居屋2022」、「綠置居2022」及往後推售的單位。第一項措施是業主在單位首次轉讓後於第二市場以不高於原價轉售未繳付補價單位的期限，由兩年延長至五年；第二項措施是單位在首次轉讓後不得在繳付補價後於公開市場出售的期限，由10年延長至15年。

續推「租者置其屋計劃」的未售單位

年內，房委會繼續推售「租者置其屋計劃」（租置計劃）的未售單位。這些公屋單位分布39個租置計劃屋邨，有意購買的現租戶仍可根據現時不再推出新單位的「租置計劃」購買其現居單位。截至2022年3月底，約33 000個租置計劃單位（約佔此計劃單位總數18%）尚未售出，由租戶繼續租住。

為加快出售租置計劃這些未售的單位，房委會自2020年起凍結出租由租置計劃屋邨回收的單位，以便安排把回收的單位出售。首批約800個租置計劃回收單位在「綠置居2020/21」下出售予合資格綠表申請者，選樓程序2022年5月結束。2022年2月，第二批約500個租置計劃回收單位在「居屋2022」下推售，選樓程序2022年11月中展開，並於2023年2月底結束。經過這兩項銷售計劃後，截至2023年3月底，約32 080個租置計劃單位（約佔此計劃單位總數17%）尚未售出。

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

Further sales of unsold Tenants Purchase Scheme Flats

In the year, HA continued to take initiatives to sell its unsold Tenants Purchase Scheme (TPS) flats. These are PRH flats in 39 TPS estates that, under the now discontinued TPS, may be purchased by their sitting tenants if they so wish. As at the end of March 2022, around 18% of TPS flats, or around 33 000 flats of the total number built, had not been sold but continued to be rented by tenants.

To encourage sale of these remaining TPS flats, HA has frozen the letting of rental flats recovered from TPS estates since 2020, and set up arrangements for putting up any recovered TPS flats for sale. The first batch of about 800 recovered TPS flats was made available to eligible Green Form applicants under GSH 2020/21, and flat selection was completed in May 2022. In February 2022, the second batch of around 500 recovered TPS flats was put up for sale under HOS 2022. Flat selection commenced from mid-November 2022 and ended in late February 2023. These sales meant that as at the end of March 2023, around 17% of TPS flats, or around 32 080 flats, remained to be sold.



觀塘彩霞邨是其中一個租置計劃屋邨
Choi Ha Estate, Kwun Tong, one of the TPS estates



因應疫情，房委會寬免租戶在租金調整後首12個月的額外租金
In response to the pandemic, HA waived the extra rent payable for the first 12 months following the rent adjustment



2022年公屋租金檢討

《房屋條例》訂明，房委會須每兩年檢討公屋租金一次，並須按兩段指明期間收入指數的變動調整公屋租金，增幅上限為10%。2022年公屋租金檢討中，第二期間（即2021年）的收入指數較第一期間（即2019年）的收入指數高出1.17%。

資助房屋小組委員會（小組委員會）2022年8月按《房屋條例》第16A條，通過2022年公屋租金檢討的結果，並由2022年10月1日起上調公屋租金1.17%。儘管租金增幅溫和，但房委會考慮到新型冠狀病毒病疫情可能對部分公屋租戶造成經濟困難。在衡量租金增幅、對公屋租戶的可能影響，以及房委會的財政狀況後，小組委員會決定根據《房屋條例》第17條向公屋租戶提供特別紓困措施，在租金調整後首12個月，寬免租戶須繳付的額外租金。

沙田恆安邨是其中一個租置計劃屋邨
Heng On Estate, Sha Tin, one of the TPS estates



2022 Rent Review for PRH

Under the Housing Ordinance, HA is required to conduct a rent review every two years and adjust PRH rents, based on changes in the income indexes for two specified periods. Any increase is however capped at 10%. In the 2022 PRH rent review, the income index for the second period of the review (2021) was 1.17% higher than that for the first period (2019).

In August 2022, the Subsidised Housing Committee (SHC) endorsed the outcome of the 2022 PRH rent review and adjusted PRH rents upwards by 1.17% with effect from 1 October 2022, in accordance with section 16A of the Housing Ordinance. Although the increase was a small one, HA recognised that some PRH tenants were experiencing economic difficulties due to the severe impact of the COVID-19 pandemic. After balancing out the size of the rent increase, the likely impact on PRH tenants, and HA's own financial position, the SHC decided to provide a special relief measure for PRH tenants. It therefore waived the extra rent payable for the first 12 months following the rent adjustment, as allowed for by section 17 of the Housing Ordinance.

青衣一帶的公屋項目 — 長安邨（左）、青衣邨（前中）、長康邨（右）
PRH developments in Tsing Yi – Cheung On Estate (left), Tsing Yi Estate (front middle), Cheung Hong Estate (right)





興建中的富蝶邨
Fu Tip Estate under construction

創建明日家園
Building Tomorrow's Homes

發展及建築處的主要職能

- 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

Key Functions of the Development and Construction Division

- 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

2022/23年度完成的公共租住房屋(公屋)／綠表置居計劃(綠置居)發展項目(按時序排列):
Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) projects completed in 2022/23 (in chronological order):

屯門第54區3及4號工地(東) Tuen Mun Area 54 Sites 3 & 4 (East)	菁田邨 Ching Tin Estate	菁信樓 Ching Shun House
青鴻路 Tsing Hung Road	青富苑 Ching Fu Court	青盈閣、青隆閣 Ching Ying House, Ching Lung House

2022/23年度完成的其他資助出售單位發展項目(按時序排列):
Other Subsidised Sale Flats (SSFs) projects completed in 2022/23 (in chronological order):

東涌第54區 Tung Chung Area 54	裕雅苑 Yu Nga Court	雅德閣、雅昌閣、雅榮閣、雅盛閣、雅歡閣、雅泓閣 Nga Tak House, Nga Cheong House, Nga Wing House, Nga Shing House, Nga Foon House, Nga Wang House
馬鞍山路 Ma On Shan Road	錦駿苑 Kam Chun Court	駿馳閣、駿騰閣、駿驃閣、駿駒閣、駿驥閣 Chun Chi House, Chun Tan House, Chun Biu House, Chun Kui House, Chun Kei House
鑽石山第三期 Diamond Hill Phase 3	啟翔苑 Kai Cheung Court	啟怡閣、啟悅閣 Kai Yi House, Kai Yuet House
安睦街第一期 On Muk Street Phase 1	愉德苑 Yu Tak Court	

公屋／綠置居和其他資助出售單位[1]
PRH/GSH and other SSFs [1]

	2023/24年度至2027/28年度[2]五年期內預計建成單位總數(約數) Total estimated production in the five-year period from 2023/24 to 2027/28 [2] (approximately)	2022/23年度[2]單位落成數目(約數) Production completed in 2022/23 [2] (approximately)
公屋／綠置居 PRH/GSH [3]	76 400個單位 units	3 700個單位 units
其他資助出售單位 Other SSFs	35 300個單位 units	6 900個單位 units
總數 Total	111 600個單位 units	10 600個單位 units

註 Note:

[1] 數字根據2023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 forecast as at March 2023 which are rounded to the nearest hundred, and thus 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4月1日起至翌年3月31日止。因此，當有些工程項目(特別是以三月為目標完工期的項目)完工期有少許延後，這些項目的落成日期便會落入下個財政年度。
The financial year starts on 1 April of a year and ends on 31 March of the following year. Therefore, when some projects encounter slight delays in completion (especially those with target completion dates in March), the completion dates will be brought forward to the next financial 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 Housing Authority 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(2022/23年度落成量) Retail facilities, private car and lorry parking spaces (completed in 2022/23)	
零售設施的總樓面面積(約數) Gross floor area of retail facilities (approximately)	5 500平方米 m^2[4]
私家車與貨車泊車位的數目(約數) Number of private car and lorry parking spaces (approximately)	700個 units[5]

註 Note:
[4] 數字計至最近的百位整數。
Figure is rounded to the nearest hundred.
[5] 數字計至最近的十位整數。
Figure is rounded to the nearest ten.

「設計及建造」採購模式

「設計及建造」採購模式可讓承建商在單一合約下，一併負責項目的設計和建造。就房委會的項目而言，「設計及建造」模式帶來多項好處。尤其是委任「設計及建造」承建商，可讓我們調撥本身資源，為其他新項目施工前規劃。

《2022年施政報告》述明，擬於2028/29年度至2032/33年度的五年期內落成單位中，應最少一半採用「設計及建造」採購模式興建；而房委會已朝着這個方向展開工作。我們2022年6月和12月為首兩個「設計及建造」的項目招標。這兩個項目分別是古洞北第19區第二期(涉及約4 340個單位)，以及屯門第54區4A(南)號工地和5號工地(涉及約2 490個單位)，合共6 830個單位；第三個「設計及建造」項目亦已在籌劃階段，項目位於東涌第114區及117區，涉及約5 290個單位，定於2023年4月招標。

我們擬於2023/24年度以「設計及建造」採購模式招標，以期建造約11 000個單位，並繼續物色2024/25年度起可供採用「設計及建造」的項目。

Design-and-Build Procurement Model

The Design-and-Build (D&B) procurement model allows a contractor to take responsibility for both the design and construction of a project under a single contract. For HA's projects, the D&B model can bring a number of benefits. In particular, appointing a D&B contractor enables us to redirect our own resources to pre-construction planning of other new projects.

The 2022 Policy Address stated that the D&B procurement model should be adopted for at least half of the flats scheduled for completion in the five-year period from 2028/29 to 2032/33, and HA has already begun to work towards implementing this. We issued tenders for our first two D&B projects in June and December 2022 respectively. These projects are at Kwu Tung North Area 19 Phase 2, involving about 4 340 flats, and Tuen Mun Area 54 Site 4A (South) and Site 5, with about 2 490 flats, totally 6 830 flats. The third D&B project is also in the pipeline. Situated at Tung Chung Area 114 and Tung Chung Area 117 and involving about 5 290 flats, it is scheduled for tender in April 2023.

We plan to issue tenders with the D&B procurement model in 2023/24 for construction of around 11 000 flats, and will continue to identify potential D&B projects from 2024/25 onwards.

專題故事 Feature Story

迎接創科新時代
Embracing a New Era of Innovation and Technology

近年來，創新科技大大改變了我們的日常生活，觸及起居、工作、學習、與世界交流等各個層面。這些科技和數據管理發展日新月異，令可供用作規劃和建造房屋的工具也取得重大進展；當中一些工具更帶來前所未有的好處，例如對正在設計和興建的建築物而言，提升效率、加強安全、提高成本效益、改善環保表現和人類居住的舒適度。本章介紹現時房委會採用的一些先進科技工具，並概述所帶來的各種具體效益。

房委會項目資訊管理及分析平台(「智築目」)

為應付龐大的公營房屋工程量，房委會自主研發資訊管理及分析平台「智築目」，透過雲端數碼科技，應用三維數碼地圖作為基礎底座，利用數字孿生技術，串連和整合轄下公營房屋建築項目不同工序的資訊，利用流動及電腦等裝置在任何時間、任何地方，全流程提供各個處於規劃、設計、建造及交付等領域工程項目的視像化資訊，以強化項目的管理工作。在規劃房屋用地階段，「智築目」能參考周邊發展的立體模型，以做好決策；在樓宇及單位設計階段，「智築目」能分析附近的環境影響，以優化項目布局及單位設計；在建造項目時，「智築目」能整合工地安全數據、檢查報告和工程進度表現數據，強化安全和質量管控；樓宇交付使用前，「智築目」能配合工地監察系統的數據提升驗收效率。

智築目

Innovation and technology have transformed our daily lives over recent years, covering almost every aspect of the way we live, work, study, and interact with the world. These astonishing advances in technology and data management have led to major developments in the tools available for planning and building housing. Some of the tools now available offer unprecedented benefits in terms of enhancing the efficiency, safety, cost-effectiveness, environmental performance and human comfort of the buildings being designed and built. In this chapter, we survey some of these state-of-the-art technological tools being used by HA, and the specific benefits they are bringing for all.

HA Project Information Management and Analytics Platform (HA-PIMAP)

To cope with the massive amount of public housing construction, HA has developed HA-PIMAP, a cloud-based digital platform that uses Digital Twin technology with 3D digital map as its base layer to collate and integrate information and to provide visualisation for public housing projects at various stages of planning, design, construction to handover anytime anywhere through laptop and computer in order to enhance project management. At the planning stage, the 3D model of surrounding developments shown in HA-PIMAP helps expediting the decision-making process; when at design stage, HA-PIMAP can analyse the nearby environmental impact to optimise the layout and design of building and domestic flats; at construction stage, HA-PIMAP can integrate site safety data, inspection reports and progress performance data to enhance safety and quality control; before handover of buildings, HA-PIMAP can integrate the data collected from the site supervision system to uplift inspection efficiency.

「智築目」已於2022年在房委會轄下的業旺路建築工地開始試用，運用多種感應器、攝影機及科技工具，能迅速偵測多項預設隱患，並即時向管理人員發出警示，以建立強大而全面的工地安全文化及表現，並提升工地安全監督工作的成效。



「智築目」的操作界面能展示從整個工地的感應器及其他探測器收集得來的數據，並提供統計摘要
HA-PIMAP includes a dashboard that displays data from sensors and other detectors across the site and provides statistical summaries

擴大「發展及建築工地流動系統」的應用範圍

為加強駐工地人員與承辦商之間的溝通，並改善追蹤工地巡查記錄，房委會2016年開始使用自行設計的「發展及建築工地流動系統」。鑑於流動通訊技術近年不斷發展，我們一直更新和提升該系統。截至2022/23年度，該系統已備有12個不同的流動和網絡應用程式，用於驗收建築工程、屋宇裝備工程和結構工程。

年內，我們完成該系統第四階段的開發工作，包括為該系統推出第12個流動應用程式，即「物料測試申請應用程式」。有了這個新應用程式，人員便可利用智能手機為物料申請進行測試，而該應用程式亦可用作記錄、檢查和分享物料測試申請和樣本收集的結果。在工地運作上，該應用程式取代當時所用的多個舊應用程式，讓人員通過流動電話，以劃一的方式共用「發展及建築工地流動系統」平台。我們將繼續探討如何擴大該系統的應用範圍，並使之與其他系統融合，從而提升該系統的效能。

HA-PIMAP began piloting in 2022 at HA's Yip Wong Road construction site. The platform had proven capabilities in efficiently detecting a range of pre-defined potential hazards through a range of sensors, cameras and technological tools, and immediately alerting management staff to build and maintain a powerful all-round site safety culture and performance and enhancing the effectiveness of site safety supervision.

Extending the Development and Construction Site Mobile System (DCSMS)

HA's DCSMS, which has been in use since 2016, is a mobile system designed to enhance communication between our site staff and contractors to improve the traceability of our site inspection records. As mobile technology has further developed over the years, we have also been making continual modifications and improvements to DCSMS. By 2022/23, the system included 12 different mobile and web applications for use in the inspection of architectural works, building services works and structural works.

This year we completed Phase 4 of DCSMS development, which involved rolling out the system's twelfth mobile app, the Materials Testing Request Module. This new module enables materials testing requests to be made via smartphones, and it can also be used to record, check and share materials testing requests and sample collections. The module supersedes a number of old apps that were being used for site operations, replacing them with a single and standardised mobile access via the common DCSMS platform. We will continue to explore ways of further extending the scope and efficiency of the DCSMS through interfaces with other systems.

年內，我們推出與「房署新居智入伙」系統相關的「損壞項目執修模組」。新推出的「房署新居智入伙」系統，取代舊有的「損壞情況報告表」，讓新建公共屋邨的租戶或業主可在網上以電子形式呈報有問題或損壞項目。這個新系統優點甚多，包括可直接連至「發展及建築工地流動系統」內的「損壞項目執修模組」，以更快、更有效率地監察已獲確認損壞項目的修繕過程。「房署新居智入伙」系統第一階段已於2022年年中推出，租戶可透過房委會網站或「房署資訊通流動應用程式」進入「房署新居智入伙」網站。租戶只需輸入單位內損壞項目的位置和類別，並上傳最多25張相片，即完成呈報。至今我們透過「房署新居智入伙」系統已收到並處理超過2 200份報告，過程中不但確保輸入資料一致，亦便利日後資料檢索。我們現正為系統的第二階段進行研發工作，分別於2023年年底和2024年年中推出，以供資助出售單位業主呈報單位內的損壞項目和屋邨管理人員呈報屋邨／屋苑內公用地方的損壞情況。

During the year we also rolled out a Defect Rectification Module in connection with the Housing Smart Intake (HOST) System. The newly-launched HOST System, which replaces the previous Defect Report Form, is a web-based e-submission platform where tenants or owners can report problems or defects in new public housing estates. One of the benefits of the new HOST system is that it directly interfaces with the Defect Rectification Module of the DCSMS, making the process of monitoring the rectification of verified defects much faster and more efficient. Phase 1 of the HOST System was rolled out in mid-2022, under which tenants are able to access the HOST website from HA Website or via the iHousing Mobile App. To report a defect, tenants simply need to input the location and category of the defects identified inside the unit, and they can upload up to 25 photos. To date, over 2 200 reports have been submitted and handled via the HOST System, in a process that is ensuring consistency in data entry and facilitating easy future retrieval of the data. Phase 2, for the reporting of defects by owners in subsidised sale flats projects and the common areas of estates/courts by the estate management, is under development for roll-out in end-2023 and mid-2024 respectively.



住戶可用手機掃描張貼於住宅電梯大堂的二維碼進入「房署新居智入伙」網頁，或由房委會網站或應用程式的連結進入系統網頁
Tenants can access the HOST website by scanning the QR code posted in domestic lift lobbies via mobile phone, or via the link from the HA Website or iHousing Mobile App



「房署新居智入伙」網頁
HOST website

建築信息模擬技術和地理信息系統

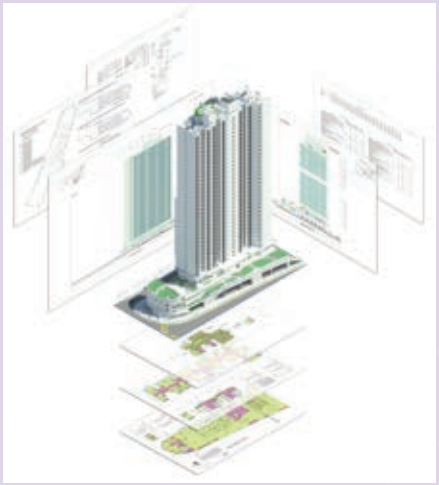
房委會採用建築信息模擬技術和地理信息系統已多年，在多方面取得理想成績。我們在呈交法定圖則、進行施工規劃或衍生式設計活動時，均應用建築信息模擬技術。此外，我們結合使用建築信息模擬技術和地理信息系統，進行規劃、設計和分析等工作。我們2022年在應用建築信息模擬技術方面所取得的成就，獲得本地建造業界的肯定，並獲不同機構頒發合共四個與建築信息模擬技術有關的獎項，當中一個是表揚我們對推動本地發展建築信息模擬技術的貢獻。



施工前利用建築信息模擬技術進行大量研究，以確保房委會的設計合乎可建性、降低風險，以及優化建築與安全規劃
BIM is used to conduct extensive pre-construction studies to ascertain the buildability of our designs, minimise risks, and enhance construction and safety planning

Building Information Modelling and Geographic Information System

HA has been using Building Information Modelling (BIM) and the Geographic Information System (GIS) for a number of years now, with encouraging results on many fronts. BIM has been applied to statutory submissions, construction planning, and generative design activities. We have also integrated the use of BIM and GIS for planning, design and analysis. In 2022, our BIM achievements were recognised by the local construction industry, with four BIM awards received from different organisations, including an award for our contributions to local BIM development.



利用建築信息模擬技術製作圖則，以便按法定要求呈交建築圖則
BIM is being used for the production of drawings, to facilitate statutory submission of general building plans



房屋署副署長（發展及建築）梁健文先生（左）在建造業議會的「2022建築信息模擬成就嘉許禮」上獲頒「建築信息模擬機構獎」
Deputy Director of Housing (Development & Construction), Mr Stephen K M Leung (left), receiving the Organisation Award at the Construction Industry Council Celebration of BIM Achievement 2022

頒獎機構： Awarding organisation:	建造業議會 Construction Industry Council
頒獎活動名稱： Award title:	建造業議會「2022建築信息模擬成就嘉許禮」 Celebration of CIC BIM Achievement 2022
獎項類別： Award category:	2022建築信息模擬機構 BIM Organisations 2022
獲頒獎項： Award attained:	2022建築信息模擬機構 BIM Organisations 2022
獲獎機構： Organisation:	香港房屋委員會 Hong Kong Housing Authority

房委會其中一個獲獎項目是「建築信息模擬新里程－成功呈交與審批法定圖則」。該項目主要探討如何應用建築信息模擬技術製作圖則，以便向獨立審查組呈交建築圖則。我們的工程項目人員研發出可加快工作流程的方案，以及多種創新的自動化工具，不但有利於改進圖則的製作過程，也有助我們廣泛使用建築信息模擬技術。

房委會的另一獲獎項目是「應用建築信息模擬技術於施工安全規劃及風險管理」，也是我們其中一項新舉措；在施工前利用建築信息模擬技術進行大量研究，從而得知如何降低工程項目的風險，提升施工安全。

此外，我們繼續探討如何在設計工作中應用衍生式設計技術，以期善用人工智能，使建築設計和結構設計的工序盡量自動化。

One of our winning projects entitled "BIM in Statutory Submission and Control – a successful step" focused on BIM's use in the production of drawings to facilitate the submission of general building plans to the Independent Checking Unit. Our project staff developed an efficient workflow solution and a number of innovative automation tools that have improved the drawing production process, bringing advances that have significantly expanded our implementation of BIM.

Another winning project was entitled "Planning for Success: BIM for Construction / Safety Planning and Risk Mitigation". This was one of our new initiatives, which made use of BIM to conduct extensive pre-construction studies, and showing how it was minimising project risks and enhancing construction safety.

Meanwhile, we will continue to explore the use of Generative Design (GD) technology in our design work, with the aim of utilising artificial intelligence to automate our architectural and structural designs wherever possible.



獲獎隊伍的代表出席建造業議會的「2022建築信息模擬成就嘉許禮」，獲獎項目是「建築信息模擬新里程－成功呈交與審批法定圖則」和「應用建築信息模擬技術於施工安全規劃及風險管理」
Representatives from the winning teams of the projects "BIM in Statutory Submission and Control – a successful step" and "Planning for Success: BIM for Construction/Safety Planning and Risk Mitigation" at the Construction Industry Council Celebration of BIM Achievement 2022

頒獎機構： Awarding organisation:	建造業議會 Construction Industry Council
頒獎活動名稱： Award title:	2022建築信息模擬成就嘉許禮 Celebration of BIM Achievement 2022
獎項類別： Award category:	2022建築信息模擬項目－「建築信息模擬新里程－成功呈交與審批法定圖則」 BIM Projects 2022 – BIM in Statutory Submission and Control – a successful step
獲頒獎項： Award attained:	優勝者 Winner
獲獎項目： Project:	新葵街公營房屋發展項目 Public Housing Development at San Kwai Street

頒獎活動名稱： Award title:	建造業議會的「2022建築信息模擬成就嘉許禮」 Celebration of CIC BIM Achievement 2022
獎項類別： Award category:	2022建築信息模擬項目 BIM Projects 2022
獲頒獎項： Award attained:	優勝者 Winner
得獎項目： Winning project:	應用建築信息模擬技術於施工安全規劃及風險管理 Planning for Success: BIM for Construction / Safety Planning and Risk Mitigation

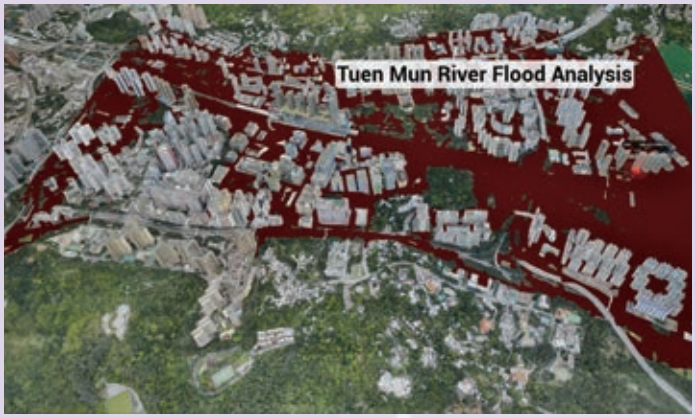


獲獎隊伍的代表出席「2022年歐特克香港建築信息模擬設計大獎」，就所負責項目「應用建築信息模擬技術於施工安全規劃及風險管理」接受獎項
Representatives from the winning team at the Autodesk Hong Kong BIM Awards 2022, where they received an award for their project "Planning for Success: BIM for Construction / Safety Planning and Risk Mitigation"

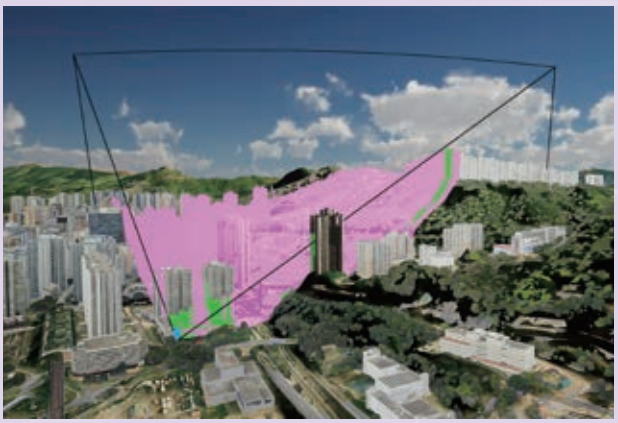
頒獎機構： Awarding organisation:	歐特克遠東有限公司 Autodesk Far East Limited
頒獎活動名稱： Award title:	2022年歐特克香港建築信息模擬設計大獎 Autodesk Hong Kong BIM Awards 2022
獎項類別： Award category:	專業獎 Professional
獲頒獎項： Award attained:	傑出建築信息模擬應用 — 項目安全與風險管理 Outstanding BIM Applications – Project Safety and Risk Management
獲獎項目： Winning project:	應用建築信息模擬技術於施工安全規劃及風險管理 Planning for Success: BIM for Construction / Safety Planning and Risk Mitigation

創新科技（例如建築信息模擬技術、地理信息系統）發展一日千里，必定有利我們的工作「提量、提速、提效和提質」。我們繼續研究新方法，把這些工具應用於房委會項目，從而加快達至建屋量的目標。舉例來說，我們現正擴大地理信息系統的使用範圍，並應用於視覺影響評估、太陽輻射評估、水浸評估和視域評估，使我們的規劃、設計和分析工作更精準到位。

Innovative and fast-developing technologies such as BIM and GIS can certainly help enhancing quantity, speed, efficiency and quality of our work. We will continue to explore new ways of applying these tools in our projects to help us better meet our housing production targets. For example, we are expanding our use of GIS for more advanced planning, design and analysis work by incorporating it in our visual impact, solar radiation, flooding and viewshed assessments.



結合建築信息模擬技術與地理信息系統，製作模型，模擬水浸情況
Integration of BIM and GIS models for flooding simulations



結合建築信息模擬技術與地理信息系統，製作模型，以進行視覺評估／視覺影響評估
Integration of BIM and GIS models for Visual Appraisals/ Visual Impact Assessments

「組裝合成」建築法

「組裝合成」建築法在工地以外地方預製組件，再把組件運往施工的工地安裝；有效減低惡劣天氣和勞工短缺對工程所造成的影響，從而提升施工效率。

房委會分別在東涌、安達臣道石礦場和德田街三個公營房屋項目採用「組裝合成」建築法，合共提供約2 000個單位。其中東涌項目和安達臣道石礦場項目的「組裝合成」組件，2023/24年度開始裝嵌。

2023年3月，房委會安排傳媒和業界代表參觀東涌第99區的「組裝合成」模擬搭建單位，讓他們了解房委會如何在轄下的房屋發展項目中應用該建築法。該模擬搭建單位樓高兩層，屬實物原大模型，用於測試承建商在現場進行組裝的成效，以及確保建築的質素。我們透過該項目，全面仔細分析「組裝合成」建築法的整體成本效益，並評估其帶來的好處及挑戰，以期日後在合適的公營房屋項目中，更廣泛採用「組裝合成」建築法。

Modular Integrated Construction

Modular Integrated Construction (MiC) is a construction method that involves using prefabricated modules that are constructed offsite and then transported to the construction site for installation. MiC can reduce the impact of adverse weather conditions and scarcity of labour resources, making for greater efficiency in construction.

HA has adopted MiC for three public housing projects located in Tung Chung, Anderson Road Quarry and Tak Tin Street, providing a total of about 2 000 units. The MiC modules for the Tung Chung and Anderson Road Quarry projects will begin to be assembled in 2023/24.

In March 2023, HA arranged a visit to its mock-up of the MiC project in Tung Chung 99 for the media and industry stakeholders to understand how MiC is being applied in HA projects. The mock-up is a two-storey full-scale model built to test the effectiveness of the contractor's on-site installation method and ensure built quality. Throughout this project, we will carefully evaluate the overall cost effectiveness of this method and assess the benefits and challenges of adopting MiC, with the aim of facilitating wider application of MiC in suitable public housing projects in the future.

東涌第99區的「組裝合成」模擬搭建單位
The MiC mock up in Tung Chung Area 99



我們一直致力探討「組裝合成」建築法在香港的發展潛力，並與學術研究人員合作，共同制訂一套適合房委會採用的「組裝合成」建築法規格和表現衡量準則。我們也透過這些合作，了解香港採用「組裝合成」建築法在物流方面所遇到的限制，並就申請運載特闊貨物許可證制訂指引，以便把大型預製組件從工廠運送至建築工地。

As part of our efforts to explore the potential of MiC in Hong Kong, we have been collaborating with academic researchers on developing MiC specifications and performance measurement criteria that are suitable for HA. These collaborations are also helping us identify logistical constraints on the use of MiC in Hong Kong, and develop guidelines relating to wide load permit applications when transporting large pre-fabricated structures from factories to construction sites.



房屋局局長兼房委會主席參加為傳媒和業界代表安排的「組裝合成」模擬搭建單位參觀活動
The Secretary for Housing cum Chairman of HA joins the visit to the mock-up of the MiC project for the media and industry stakeholders

小型無人駕駛飛機(「無人機」)用以檢查建築物

2020年，我們開始使用配備攝影機的無人機，為七個公營房屋項目(即錦暉苑、漁灣邨、海達邨、蝶翠苑、和田邨、青富苑和愉德苑)的樓宇外牆拍攝高解像度數碼影像，然後利用攝影製圖法處理所收集的影像，再為相關建築物製作立體模型，並以人工智能技術找出建築物的裂縫及其他問題所在位置。事實證明，相比傳統的檢查方法，這個做法更為準確、安全、快捷和有效。此外，影像清晰，配以詳盡的人工智能記錄，驗樓督察和承建商得以據此製作完備的損壞項目清單，更有效地進行相關修繕工作。經過多次試驗後，證實無人機具備不少優點，因此由2022年8月起，我們使用無人機為正在施工的新工程項目檢查外牆。此外，我們正研究使用更先進並配備更優質攝影機的無人機，以便潛入需要關注的更隱蔽地方(例如裝有排水渠和喉管的外牆凹入天井位)進行較全面的外牆檢查。

Small Unmanned Aerial Vehicles (UAVs / drones) for building inspections

In 2020, we began using UAVs equipped with cameras to capture high-resolution digital images of the exterior walls of seven public housing projects, namely Kam Fai Court, Yue Wan Estate, Hoi Tat Estate, Dip Tsui Court, Wo Tin Estate, Ching Fu Court and Yu Tak Court. The images they collected were then processed using photogrammetry to create 3D models of the buildings, and artificial intelligence technology was used to identify the locations of cracks and other problems. This process proved to be more accurate, safer, faster, and more effective than traditional inspection methods. In addition, the clear images and comprehensive AI records generated have enabled building inspectors and contractors to create a comprehensive defect checklist and carry out associated rectification works more effectively. Given the clear positive benefits from these UAV trials, from August 2022 we have begun to use UAVs for external wall inspections on new projects under construction. We are also exploring the use of more advanced UAVs with higher quality cameras, in order to penetrate deeper into the confined and concerned areas such as the re-entrants with drains and pipeworks for more comprehensive external wall inspection.



裝上攝影機的無人機檢查和田邨的外牆
A UAV with a mounted camera inspects external walls at Wo Tin Estate

Construction robotics

We have introduced construction robotics into new construction contracts since 2020, with the aim of enhancing productivity, quality, safety, and environmental performance in various construction areas. One of these areas is painting. In February 2023, we tested a painting robot in a public housing project in Tsing Yi, to paint the walls and ceilings of a domestic flat. The results were satisfactory. By using BIM to compute the robot's workflow, we were able to automate the painting process and improve the efficiency and accuracy of the work. We will continue to explore ways of extending the use of construction robotics in public housing.

建築機器人技術

由2020年起，我們在新訂的建築合約中加入有關使用建築機器人的規定，藉此提高各個施工範疇的生產力、質素、安全和環保表現，而油漆便是其中一個範疇。2023年2月，我們在青衣的一個公營房屋項目中試用油漆機器人，為一個住宅單位牆壁和天花板油漆，成效理想。我們又利用建築信息模擬技術為機器人編製工作流程，不但能使油漆工序自動化，而且可提升工作的效率和精準度。我們繼續探討如何在公營房屋項目中推廣使用建築機器人技術。

數碼化室內油漆噴塗機器人



在公營房屋項目中試用油漆機器人
A painting robot trial in a public housing project



深水埗海達邨
Hoi Tat Estate, Sham Shui Po

塑建今日社區
Shaping Today's Communities

屋邨管理處的主要職能

- 公共租住房屋（公屋）屋邨的管理及維修保養
- 公屋和中轉房屋的房屋改善計劃
- 推行公營房屋政策，包括執法工作
- 公共屋邨的社區建設活動

Key functions of the Estate Management Division

- Management and maintenance of public rental housing (PRH) estates
- Housing improvement schemes in PRH and interim housing
- Rolling out public housing policies including enforcement work
- Community building activities in PRH estates

保養維修　改善生活

本章闡述房委會管理和維修保養全港公共屋邨的工作，以確保所有公屋租戶在整個租賃期內居於安全、舒適和保養得宜的單位。然而，房委會的工作絕不限於屋邨結構維修，我們還積極推展多項措施，以培養居民對屋邨和社區的歸屬感、促進睦鄰關係，並提升租戶的公民意識和對環境的責任感。

為確保轄下所有屋邨保持最佳狀況，我們多年來推行各項維修和改善計劃，包括加強住戶安全的計劃（例如在住宅單位內安裝「火警視像警報系統」、推行「強制驗窗計劃」）、確保居住環境安全衞生的計劃（例如「大廈優質供水認可計劃—食水（管理系統）」、「排水管改善計劃」），以及其他促進屋邨暢通易達的計劃（例如「升降機現代化計劃」）。「全方位維修計劃」是房委會另一項至關重要的舉措，我們主動檢查公屋單位的室內情況，並提供全面維修服務。

升降機現代化計劃

公共屋邨大多人口稠密，為租戶提供快捷安全、空間較大的升降機尤見重要。為此，我們推行「升降機現代化計劃」，檢查和評估公共屋邨內所有機齡逾25年的升降機，並根據各升降機的運作情況和現有資源，從中選出須優先進行現代化工程的升降機。2022/23年度，我們完成公共屋邨內62部升降機的現代化工程，另為77部升降機的現代化工程招標。

升降機新外門和樓層顯示器
New lift landing door and floor indicator



Maintenance for Better Living

This chapter introduces HA's work in managing and maintaining PRH across Hong Kong to ensure that all PRH tenants enjoy safe, comfortable, and well-maintained flats throughout their tenancy. However, HA's work goes well beyond simply maintaining the fabric of PRH estates. We also play an active role in initiatives that foster a sense of home and community, and that raise tenants' neighbourliness, civic awareness, and sense of environmental responsibility.

To ensure that all our estates are kept in the best possible physical condition, we have been implementing various maintenance and improvement programmes. They include programmes to enhance the safety of our tenants, such as the Visual Fire Alarm (VFA) System inside domestic flats and the Mandatory Window Inspection Scheme (MWIS); programmes to ensure a safe and healthy living environment, such as the Quality Water Supply Scheme for Buildings – Fresh Water (Management System) and the Drainage Enhancement Programme; and others to enhance accessibility, such as the Lift Modernisation Programme. Another valuable initiative is our Total Maintenance Scheme (TMS), a proactive scheme that inspects in-flat conditions and provides comprehensive repair services for PRH units.

Lift Modernisation Programme

The Programme recognises the importance to our tenants of having fast, spacious and safe lifts available in the often densely populated PRH estates. Under this Programme, we check and assess all lifts in PRH estates aged over 25 years. From these, we prioritise a selection for modernisation based on their operating conditions and the availability of resources. In 2022/23, lift modernisation works were completed on 62 lifts in PRH estates, and tenders were issued for the modernisation of another 77 lifts.

為有需要租戶安裝火警視像警報系統

住宅單位內的火警視像警報系統

我們十分重視公共屋邨租戶的安全，而火警風險是其中一個最受關注的安全問題。我們在屋邨裝設了火警警報系統，一旦發生火警，警鐘會向居民發出警報。然而，為保障聽障居民的安全，我們已陸續在他們的單位內安裝新的「火警視像警報系統」。當公共火警鐘響起時，系統的警示燈隨即閃動。

安裝「火警視像警報系統」雖非法定要求，但明顯能為聽障居民帶來重大的安全保障。我們已通知所有登記的聽障居民這項自願參與的計劃，並邀請他們申請。系統的安裝費用全免，安裝工作2020年3月展開，並於2022/23年度內持續進行。截至2023年3月底，我們已在59個公共屋邨的85個單位內安裝「火警視像警報系統」。

全方位維修計劃與強制驗窗計劃

房委會自2006年起推行「全方位維修計劃」，主動為樓齡十年或以上的公屋單位提供檢查和維修服務。根據這項計劃，專責技術隊伍有系統地檢查這些公屋單位的狀況，並在有需要時安排保養或維修服務。「全方位維修計劃」不但讓租戶住得安全，亦有助提升屋邨資產的經濟效益，延長其使用年期，為房委會帶來裨益。

為租戶單位即場進行小型維修
On-site minor repairs for a tenant's flat



Visual Fire Alarm (VFA) System inside domestic flats

Tenant safety is always a top priority in our PRH estates, with the risk of fire being one of the biggest concerns when it comes to safety. Our estates are equipped with fire alarm systems that use alarm bells to warn residents in case of fire. However, for the safety of some of our residents who are hearing-impaired, we have begun installing a new VFA System inside their flats. This system triggers a bright alarm light to flash if the communal fire alarm bells are sounding.

Although the VFA System is not a statutory requirement, it clearly brings significant safety benefits to our hearing-impaired residents. All PRH residents who have registered as having a hearing impairment have been informed of the scheme and invited to apply, on a voluntary basis. Installation of the VFA System is free of charge. Installations began in March 2020, and have continued throughout 2022/23. By the end of March 2023, we had installed VFA Systems inside 85 flats across 59 PRH estates.

Total Maintenance Scheme & Mandatory Window Inspection Scheme

Since 2006, HA has been operating a scheme that provides residents in PRH flats that are aged 10 or above with proactive inspection and maintenance services. Under TMS, a dedicated technical team systematically inspects the conditions of these PRH flats and, if necessary, arranges maintenance or repair work. Not only does the TMS help keep these flats in safe condition for their tenants, it also brings benefits to HA by enhancing the economic efficiency of estates and extending the life span of our assets.

全方位維修計劃服務站
A TMS services counter



2022/23年度，我們在59個公共屋邨推行「全方位維修計劃」。計劃採取三管齊下的方針：第一，由家居維修大使勘察和記錄單位的室內狀況，並查找維修問題；第二，確保租戶提出的維修要求得到迅速回應，並按需要安排一站式的修葺服務；第三，向租戶宣傳和教育，例如定期派遣家居維修大使到屋邨講解樓宇維修知識，並在快將展開「全方位維修計劃」的屋邨為租戶設置流動教育櫃位。

「強制驗窗計劃」是一項法定計劃，旨在識別老化或失修窗戶所帶來的潛在危險，予以糾正，從而提高公共安全。我們在收到獨立審查組就屋邨內一扇或以上窗戶發出的強制驗窗法定通知後，委聘註冊合資格人士檢查窗戶和監督所需的修葺工作。

大廈優質供水認可計劃—食水(管理系統)

為居民提供優質食水是屋邨管理的首要工作。由2018年起，房委會參加由水務署管理的「大廈優質供水認可計劃—食水(管理系統)」。我們為屋邨制訂和推行「建築物水安全計劃」，並著力妥善管理和保養邨內水管系統。截至2023年3月，我們已在185個公共屋邨推行「建築物水安全計劃」，這些屋邨亦獲水務署頒發「大廈優質供水認可計劃—食水(管理系統)」證書。我們繼續推行「建築物水安全計劃」，目標是把這項計劃推廣至全港所有公共屋邨。

排水管改善計劃

2021年，屋宇署公布就地面以上排水系統提升設計標準。為此，房委會推行「排水管改善計劃」，由2022/23年度起為公共租住屋邨的排水系統進行改善工程。

In 2022/23, TMS was carried out in 59 estates. The scheme adopts a three-pronged approach. In the first of these, our In-flat Inspection Ambassadors (IIAs) inspect and record in-flat conditions and identify any maintenance problems. The second prong involves ensuring that requests from tenants for maintenance are rapidly responded to, with one-stop repairs being arranged where needed. The third part of the scheme concerns promotion and education for the sake of tenants. For instance, our IIAs periodically visit estates to pass on building maintenance tips to tenants, and mobile education booths are set up for tenants in estates where TMS is about to get underway.

The Mandatory Window Inspection Scheme (MWIS) is a statutory scheme designed to improve public safety by identifying and rectifying any potential hazards posed by ageing or defective windows. Upon receipt of a statutory notice under MWIS from the Independent Checking Unit relating to one or more windows in our estates, we engage registered Qualified Persons to inspect the windows and supervise any essential repairs.

Quality Water Supply Scheme for Buildings – Fresh Water (Management System)

The provision of high quality fresh water to residents is a key priority in our estate management work. Since 2018, HA has taken part in the Quality Water Supply Scheme for Buildings – Fresh Water (Management System) (QMS), administered by the Water Supplies Department (WSD). This has involved us developing and implementing a Water Safety Plan for Buildings (WSPB) in our estates, with a focus on the proper management and maintenance of internal plumbing systems. By March 2023, we had implemented WSPB in 185 PRH estates and received the relevant QMS certificates from WSD for these estates. We will continue to implement WSPB with an aim to cover all PRH estates in Hong Kong.

Drainage Enhancement Programme

In 2021, the Buildings Department promulgated enhanced drainage design standards for above-ground drainage systems. In response to this, HA has implemented the Drainage Enhancement Programme, an initiative that involves carrying out enhancement works to the drainage systems in public rental housing estates from 2022/23 onwards.

改善工程涵蓋三項主要工作。首項工作是伸延天台排氣管，以避免任何可能在大廈出現的擾流現象而導致污染物在地面積聚。第二項工作是加裝分支接駁喉管，收集用過的水以補充地台去水口的隔氣彎管內的水，以防止水封流失。最後，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新的獨立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。

改善工程2022年8月展開，約需兩年半完成。截至2023年3月底，共46個屋邨正在進行有關工程，包括：

1. 伸延天台排氣管；
2. 加裝分支接駁喉管，收集用過的水以補充地台去水口的隔氣彎管內的水；
3. 在住宅單位的廁所地台去水口加裝獨立U型隔氣彎管。

The enhancement works include three main tasks. The first task is the extension of vent pipes on roofs to address any possible building wake effect, which can cause pollutants to build up at ground level. A second task is the addition of connecting branch pipes to collect used water and replenish the water inside the traps of floor drains, preventing the loss of the water seal. Finally, the programme provides new independent U-traps where necessary to the toilet floor drains in adjacent flats connected to a common U-trap, to prevent gas and odours passing from one flat to the next.

The enhancement works commenced in August 2022 and will take about 2.5 years to complete. As at the end of March 2023, the works were underway in 46 estates. These works included:

1. extending roof vent pipes;
2. adding connecting branch pipes to collect used water to replenish the water inside floor drain traps;
3. adding an independent U-trap to toilet floor drain traps in domestic unit.


1


2


3

社區建設

年內，房委會與其他政府部門和非政府機構合辦活動，旨在促進社區建設、加強關懷互助、締造和諧生活環境和提升健康意識，當中包括可供不同年齡層租戶參與的多元化社區建設主題活動。我們與非政府機構合辦的活動圍繞四個核心主題，分別是「關懷長者」、「推廣環保／綠化」、「防止和打擊濫用公共房屋資源」及「建設和諧社區」。為配合政府的社交距離措施，我們2022/23年度停辦大型的屋邨和社區活動，但繼續舉辦規模較小的社區活動，並向有需要的租戶及其家人（尤其是長者租戶）提供支援服務。房委會鼓勵協作的非政府機構提供家訪或外展服務，從而識別獨居長者，並提供支援。我們亦建議這些機構協助有需要的租戶向社會福利署、衞生署或其他福利機構尋求所需協助。

此外，房委會與衞生署合辦「我好『叻』」社區健康推廣計劃，宣傳健康飲食和恆常體能活動的好處；又與消防處合作，傳遞有關防火和家居安全的信息。這些合作計劃和其他社區建設活動均有助促進租戶的健康和安全，並增加他們對屋邨和社區的歸屬感。

Community Building

Throughout the year, HA partnered with other government departments and non-governmental organisations (NGOs) on initiatives to promote community building, strengthen mutual care, foster a harmonious living environment and raise health awareness. These included a wide range of thematic community building activities that tenants of different age groups could take part in. NGO partnering activities were based around four core themes, namely "Caring for the Elderly", "Environmental Protection / Green Promotion", "Preventing and Combating the Abuse of Public Housing Resources", and "Building a Harmonious Community". In line with the Government's social distancing rules, large-scale estate and community activities were suspended in 2022/23. However, small-scale community activities continued to be organised, along with support services provided to needy tenants and their families and in particular to elderly tenants. HA encouraged collaborating NGOs to provide home visits or outreach services that could identify elderly people living alone and provide them with support. These NGOs were also encouraged to help tenants in need to seek assistance from the Social Welfare Department, the Department of Health (DH) or other welfare organisations if required.

HA also collaborated with DH in organising the "I'm So Smart" Community Health Promotion Programme, which promotes the benefits of a healthy diet and regular physical activity, and with the Fire Services Department in conveying messages relating to fire and home safety practices. These and other community-building activities helped enhance tenants' health and safety, as well as their sense of belonging to their estates and local communities.

家訪、外展服務，以及與衞生署合辦的「健康飲食及體能活動」工作坊
Home visits, outreach services and a "Healthy Diet and Physical Activity" workshop conducted in collaboration with DH








關顧長者

長者戶終身全免租金計劃

住戶若由一名或多於一名年屆70歲或以上的長者組成，即符合資格申請「長者戶終身全免租金計劃」，可享終身全免租金。這項計劃2019年以試驗形式推出，翌年成為恆常計劃。基本上，計劃以居住單位面積大於所需的長者住戶（即「寬敞戶」）為對象，藉豁免終身全額租金，鼓勵他們調遷至合適的面積較小單位，以騰出較大單位給正在輪候公屋的成員較多家庭。這項計劃既讓年長公屋住戶享有經濟得益，亦可增加需求殷切的較大公屋單位供應。

計劃恆常化後，對象亦已擴展至所有家庭成員均年屆70歲或以上而居於一型設計長者住屋和沒有獨立設備的「改建一人單位」的長者戶，同時擴闊了可供選擇的地區範圍，即由同一區議會分區擴大至同一個公屋申請地區。這項計劃已取得預期成效，截至2023年3月底，我們已批准約650宗申請，並把245個長者戶調遷至面積合適的公屋單位。

長者戶全免租金計劃
Full Rent Exemption Scheme for Elderly Households

房委會推出多項關顧長者的計劃
HA has introduced various schemes for caring for the elderly



Caring for the Elderly

Lifetime Full Rent Exemption Scheme for Elderly Households

Households comprising one or more elderly members (aged 70 or above) are eligible for the Lifetime Full Rent Exemption Scheme for Elderly Households, which provides them with the opportunity to claim a lifetime rent-free flat. First launched as a trial scheme in 2019, the scheme was regularised in the following year. Basically, the scheme targets elderly residents who are occupying larger PRH flats than they need, meaning they fall into the category of "Under-occupation households". The scheme encourages them to downsize by offering them a full rent exemption for life if they transfer to suitably-sized units. By making the move, larger PRH units are freed up for households of larger families awaiting PRH allocation. The scheme thus benefits elderly PRH residents financially, while also enhancing the supply of larger PRH flats, which are always in demand.

Under the regularised scheme, the coverage was also extended to elderly households with family members all aged 70 or above living in Housing for Senior Citizens of Type I Design and non-self-contained Converted One-Person units. At the same time, the district choice was widened, from the same District Council district to the same PRH Application District. The scheme has achieved its intended effect, with around 650 applications having been approved by the end of March 2023, and 245 elderly households having been successfully transferred to suitably-sized PRH units.





長者緊急警報系統津貼

房委會公屋有很多獨居長者，當中不少在健康、安全和行動方面有特別需要。「緊急警報系統」由商業機構或非政府機構提供，當長者跌倒或遇上緊急醫療需要時，系統可協助長者尋求緊急援助。為鼓勵長者住戶使用「緊急警報系統」以保障自身安全，我們為合資格的長者住戶提供2,500元的一筆過「緊急警報系統津貼」，用作支付「緊急警報系統」的安裝費用及／或使用系統的相關服務費用。

「緊急警報系統津貼」的資助範圍不單涵蓋實體系統的安裝費用，（由2021年2月起）還可用於支付具備「緊急警報系統」的手機、在智能電話安裝系統專用應用程式、具備「緊急警報系統」功能的手錶等相關流動裝置產品的費用。截至2023年3月底，我們收到約24 100宗申請，可見這項津貼深受住戶歡迎。

平安鐘

「轉數快」電子支付服務

愈來愈多公屋租戶願意使用最新的網上銀行服務繳付帳單和進行其他財務交易，房委會正為租戶增加支付選項，方便他們繳交房委會各項費用。2022年3月中，我們就某些服務（例如停車場繳費）增設「轉數快」電子支付服務，作為支付選項之一。2022年9月，我們提升「轉數快」的停車場繳費功能，讓停車場使用者可選擇透過「房署資訊通」流動應用程式繳交停車場費用。停車場使用者以往必須到停車場繳費處掃描「轉數快」二維碼方可繳交費用，現在則可隨時隨地以簡便的方式繳費。

「房署資訊通」
"i-Housing"

Emergency Alarm System Grant for the Elderly

Many of our elderly PRH residents live alone, and many have special needs relating to health, safety and accessibility. An Emergency Alarm System (EAS) is a system provided by commercial organisations or NGOs that can help the elderly call for urgent assistance if needed, for instance, in the case of a fall or medical emergency. To encourage our elderly residents to make use of an EAS for their own welfare, we offer a one-off EAS Grant of up to $2,500 for eligible elderly households. The grant is intended to cover the costs of installing an EAS and/or the service charges associated with subscribing to one.

The EAS Grant covers not simply the costs of installing a physical system, but also (since February 2021) the cost of mobile EAS products such as EAS mobile phones, dedicated EAS mobile apps for smart phones, and watches with an EAS function. The grant has proved very popular among residents, with around 24 100 applications received by the end of March 2023.

Faster Payment System (FPS) e-Payment Service

With more and more PRH tenants willing to use latest online banking for bill payments and other financial transactions, HA is taking steps to broaden tenants' payment options for settling various HA fees and charges. In mid-March 2022, we introduced the e-payment service Faster Payment System (FPS) as a payment option for some services, such as payment for car parks. In September 2022 we enhanced car park payments under FPS by adding the option for car park users to make car park payments via the iHousing mobile app. Where previously car park users had to scan the FPS QR code at the car park shroff office to pay their charges, they can now make payment simply and easily anytime, anywhere.

「轉數快」電子支付服務
FPS e-payment service



網上提交申請表格

公屋租戶使用房委會服務時，須填寫和提交表格。為了更方便租戶，我們2022年6月27日推出新的電子表格提交平台，提供紙本表格以外另一選項。租戶可在以下平台—「房委會網站」、「公屋住戶電子服務」、「房署資訊通流動應用程式」、「智方便流動應用程式／網站」，或「香港政府一站通網站」，以電子方式填寫和網上提交相關表格。申請者如使用這個新系統，須使用「智方便＋」或「香港郵政電子證書」在文件上電子簽署。

打擊濫用公屋

濫用公屋的情況多樣，歸根究柢都是不合資格的人不當地使用香港寶貴的公共房屋資源，原因大多是他們沒有披露擁有的資產。為偵察和糾正濫用公屋個案，我們採取多管齊下的行動和方法，包括屋邨職員藉日常屋邨管理措施和例行巡查單位，查找濫用公屋情況；以及中央專責小組對隨機抽選的個案、前線管理人員轉介的懷疑濫用個案和公眾舉報的個案展開深入調查。此外，我們進行廣泛的宣傳和教育活動，讓公眾更深入了解善用公屋資源的重要，爭取市民支持打擊濫用公屋。

過去一年，我們徹查濫用公屋情況和入息及資產申報個案；又推行一系列宣傳工作，包括派發郵柬和《屋邨通訊》、屋邨張貼海報和展示橫額、「房屋資訊台」播放動畫短片和文字信息、多條隧道入口設置戶外廣告牌、推出網上廣告和網上遊戲、電台廣播宣傳，並在專線小巴、電車、巴士、港鐵等公共交通工具廣泛展示宣傳廣告。



咪以為無人知!
Want to get away with tenancy abuse?
Not a chance!

Facebook和IG網上遊戲
Facebook & IG online games

E-submission of HA Forms

Many HA services require PRH tenants to fill in and submit forms for processing. To make the process easier for tenants, on 27 June 2022 we launched a new e-Form submission platform that supplements the original manual submission option. This enables relevant forms to be filled in electronically and submitted online, via any one of various platforms, including the HA Website, the e-Services for PRH Tenants platform, the iHousing mobile app, the iAM Smart mobile app/website, and the GovHK website. Applicants using this new system need to digitally sign their documents using either iAM Smart+ or a Hongkong Post e-Cert.

Combating Tenancy Abuse

Tenancy abuse can take many forms, but at its heart it is the wrongful use of Hong Kong's precious public housing resources by people who are ineligible, often because they have unrevealed assets. We uncover and rectify cases of abuses through a series of multi-pronged activities and approaches. These include the work of estate staff in carrying out daily estate management measures and conducting routine flat inspections to detect tenancy abuse, and the work of a dedicated centralised team in carrying out in-depth investigations of randomly selected cases together with suspected abuse cases referred by frontline management or reported by the public. In addition, we run extensive publicity and educational programmes to raise public awareness of the importance of using our PRH resources properly, and to enlist public support in the fight against tenancy abuse.

Throughout the year, we conducted intensive checking related to tenancy abuse and income and assets declarations. We also ran a series of publicity programmes, via aerogrammes and estate newsletters, posters and banners in estates, animated videos and rolling text broadcast on the Housing Channel, outdoor billboard advertisements at the entrance to road tunnels, online advertisements, online games and radio broadcasts. Advertisements were also widely placed on public transport, including green minibuses, trams, buses and MTR.

屋邨清潔
防治鼠患
Keep Estates Clean
Prevent and Control Rodent

清潔及防治鼠患工作

屋邨管理工作中，定期清潔行動是不可或缺的，以保持公共屋邨的居住環境清潔衞生。2022/23年度，我們在全港193個公共屋邨進行多項重點打擊衞生黑點的針對性清潔行動，又加強巡查清潔工作是否徹底執行，並更著力宣傳，推動所有居民一同努力保持清潔和免受蟲鼠禍害的環境。

其中一項清潔活動是加強版「屋邨清潔大行動」，2022年8月至11月舉行，在屋邨的衞生黑點進行特別清潔行動，並於所有公共屋邨與其他持份者進行聯合清潔行動。此外，為改善屋邨內個別雜物收集站的清潔情況，我們增加夾車服務。我們也在2022年12月底展開「歲晚清潔大行動」，要求所有公共屋邨實施加強措施，持續提升清潔水平，成效理想。

由2023年1月起，為推展新的「屋邨滅鼠行動」，所有公共屋邨須實施新的防治鼠患措施，以更有效控制鼠患帶來的健康風險。2023年1月至3月期間，各公共屋邨的地下大堂均張貼附有二維碼及超連結的通告，並設置實體意見箱，收集居民提供的鼠患黑點資料；屋邨管理人員正根據這些資料為各屋邨制訂滅鼠工作計劃。此外，我們正採用新設備及科技防治鼠患，例如在屋邨試行使用不同類型的鼠餌盒及捕鼠器（例如T型及隧道型鼠餌盒、酒精捕鼠器）。老鼠主要在夜間出沒，因此各屋邨正探討可否設立夜間巡查屋邨鼠患小隊，甚或裝設內置動態感應器的攝錄系統，讓員工得悉夜間鼠蹤。我們沿用自2021年起的做法，繼續每年揀選80個重點屋邨，推行密集式的防治鼠患措施及宣傳工作。

富昌邨舉辦「屋邨滅鼠行動」
An Anti-Rodent Action conducted in Fu Cheong Estate



Cleaning and Rodent Control

Regular cleaning campaigns are a key feature of our estate management work, with the aim of keeping the living environments of PRH estates as clean and healthy as possible. In 2022/23, various targeted cleaning campaigns were run at 193 PRH estates across Hong Kong, with a special focus on tackling hygiene "black spots", increasing inspections to check that cleaning is being done thoroughly, and enhancing publicity to get all residents committed to playing their part in maintaining a clean and pest-free environment.

One of these programmes was the Enhanced Estate Cleaning Campaign which ran from August to November 2022. It involved conducting special cleaning operations in estates with hygiene black spots, as well as joint cleaning operations with other stakeholders across all PRH estates. We also enhanced the cleanliness of individual junk collection points on our estates by adding grab lorry services. This campaign was supplemented by an effective Year End Cleaning Campaign, launched in late December 2022. This involved all PRH estates being required to implement enhanced measures to continuously strengthen their standards of cleanliness.

From January 2023, all PRH estates have also been required to implement new rodent control measures to better control the health risks associated with these pests, as part of our new Anti-Rodent Action in Estates initiative. From January to March 2023, the ground floor lobby of every PRH estate had a notice with a QR code and hyperlink displayed in it, as well as a manual suggestion box designed to collect information from residents about rodent "black spots". Estate management staff are using this information to devise an Anti-rodent Work Plan for each estate. New equipment and technology are also being deployed to combat rodent infestations. For example, different types of bait boxes and traps (such as T-shape and tunnel type bait boxes, and Ekomille traps) are being trialled in estates. Given that rodents are often most active at night, estates are also exploring options of setting up anti-rodent night-time cleansing patrol teams or even installing a camera system with motion detectors that could alert staff to rodent activity during the night. We will continue to select 80 priority estates each year for carrying out intensive anti-rodent measures and publicity work, as we have been doing since 2021.

零售及商業樓宇

多元化和均衡的行業組合

房委會在轄下公共屋邨內或其附近營運多項零售設施，務求方便居民選購日常所需和服務。就此，房委會其中的一項重任，是確保行業組合恰當均衡，我們在新建零售設施啟用前，早已審慎規劃行業組合。待零售設施落成後，我們將因時制宜採用高度靈活的營銷和租賃策略，以照顧居民和顧客的需要。

近年為配合鄰近公共屋邨落成而開設的新零售設施，包括菁田商場、和田商場、裕雅商場和青富商場，我們悉心安排合適的行業組合，確保為顧客提供多元化的購物選擇。年內引進普及品牌的商業租戶，進一步提升商場的吸引力。

Retail & Commercial Properties

Diversified and balanced trade mix

HA operates a number of retail facilities in or near its PRH estates to ensure that PRH residents have easy access to basic essentials and services. Ensuring a rational and balanced trade mix is an important part of its responsibilities in this respect, and careful trade mix planning takes place long before new retail facilities open to the public. Once retail facilities are opened, we operate a highly flexible marketing and leasing strategy to ensure changes can be made to cater for the needs of residents and shoppers over time.

New retail facilities that have opened recently in conjunction with nearby PRH estates include Ching Tin Shopping Centre, Wo Tin Shopping Centre, Yu Nga Shopping Centre and Ching Fu Shopping Centre. In all of these, much care was taken to establish a suitable trade mix and ensure a diversity of retail options for shoppers. In the year, we successfully introduced commercial tenants of popular brand names, further enhancing the attractiveness of our shopping centres for many.

和田商場
Wo Tin Shopping Centre





菁田商場
Ching Tin Shopping Centre

零售和停車場設施的資產優化

房委會的五年向前推展資產優化計劃旨在物色一些別具潛力的資產(包括商業、零售和停車場設施),藉資產優化工程而提升價值;優化工程包括進行大型改善工程、重訂商場的行業組合、增設商舖或更改設施用途。獲選定納入上述計劃的資產,在優化後將更能切合居民需要,並符合善用資源的原則。

2022/23年度,我們把石蔭東邨和東匯邨納入資產優化計劃,進一步研究如何優化這兩個屋邨的零售設施。年內完成彩盈坊、天晴邨和博康邨街市的改善及改建工程:彩盈坊新增一間商舖,讓居民有更多購物選擇;把天晴邨一幢住宅大廈的某些空格改建為四間新商舖,增加邨內商品和服務的種類;博康邨的改善工程則包括在博康街市加裝空調系統、優化街市內部布局和外牆、增設有蓋行人通道和翻新洗手間。與此同時,我們繼續研究優化和改善油麗商場、牛頭角上邨、美田邨、水邊圍邨和彩雲(二)邨。

博康街市「大變身」

Asset enhancement of retail and carparking facilities

HA's five-year rolling programme for asset enhancement is designed to identify assets (including commercial, retail and carparking facilities) that have the potential for being enhanced to maximise their value. This might involve undertaking major improvement works, redesignating the trade mix in shopping centres, providing extra shops, or converting the usage of premises. Assets that are included in the programme are selected because their enhancement will better meet the needs of local residents, while optimising use of resources.

In 2022/23, we selected Shek Yam (East) Estate and Tung Wui Estate for inclusion in the asset enhancement programme. This involves undertaking further studies to investigate options for asset enhancement of the retail facilities within these two estates. Meanwhile, during the year, improvement and conversion works in Choi Ying Place, Tin Ching Estate and the market facilities in Pok Hong Estate were completed. In Choi Ying Place a new shop has been created to extend the shopping choices for residents, while in Tin Ching Estate some empty bays of a domestic block have been converted into four new shops in a move that is widening the range of goods and services available at the estate. Improvement works at Pok Hong Estate included the installation of a new air conditioning system in the Pok Hong Market, enhancements to the market's internal layout and external façade, as well as the addition of a covered walkway and toilet improvements. Meanwhile, progress continued on studies and works at Yau Lai Shopping Centre, Upper Ngau Tau Kok Estate, Mei Tin Estate, Shui Pin Wai Estate and Choi Wan (II) Estate.

博康街市 – 翻新工程和加裝空調系統工程進行前(左圖)和後的情況
Pok Hong Market – before (left photo) and after renovation works and installation of an air-conditioning system







觀塘彩盈邨（左和中）和彩德邨（右後）
Choi Ying Estate (left and centre), Kwun Tong and Choi Tak Estate (right back), Kwun Tong

環保報告
Environmental Report

保護地球

本章詳述房委會如何想方設法，履行其在環境保護和可持續發展方面的責任，為我們下一代建構零碳未來。相關工作範疇多元，由新建築物的初始規劃階段至公眾教育宣傳，由園林廢物管理至電動車輛，包羅甚廣。

管治架構

房屋署是房委會的執行機關，轄下設有房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。

綠色建築

綠色建築認證

房委會所有新建築物的設計均符合香港綠色建築議會綠建環評新建建築的評估標準。綠建環評新建建築評估為新建築物提供建築環境屬性的生命周期評估，共設四個評級（銅級、銀級、金級和鉑金級）；我們的目標是轄下所有新建築物均達到金級評級標準或以上。

深水埗海盈邨
Hoi Ying Estate, Sham Shui Po



Protecting our World

This chapter brings together details of the many steps being taken by HA to fulfil its responsibilities in environmental protection and sustainability, in support of a zero carbon future for our future generations. Our efforts are wide and varied, ranging from the first stages of planning for new buildings to public education initiatives, from yard waste management to electric vehicles.

Governance

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

Green Building

Green building recognition

All HA's new buildings are designed to meet the assessment criteria of the Hong Kong Green Buildings Council's Building Environmental Assessment Method Plus for New Buildings (BEAM Plus NB), which provides a lifecycle assessment of the environmental attributes of new buildings. There are four different ratings under BEAM Plus NB (Bronze, Silver, Gold and Platinum). We aim for all our new buildings to achieve Gold rating standard or above.

建築項目與評級（新建建築1.2版暫定評級）— 金級
Project & Rating (NB V1.2 Provisional Assessment) – Gold

馬鞍山第86B區恆泰路第二期公營房屋發展計劃 Public Housing Development at Hang Tai Road, Ma On Shan Area 86B Phase 2
觀塘曉明街公營房屋發展計劃 Public Housing Development at Hiu Ming Street, Kwun Tong
黃大仙啟翔苑 Kai Cheung Court, Wong Tai Sin
啟德2B5地盤公營房屋發展計劃 Public Housing Development at Kai Tak Site 2B5
啟德2B6地盤公營房屋發展計劃 Public Housing Development at Kai Tak Site 2B6
長沙灣西北九龍填海區第一號地盤（東）公營房屋發展計劃 Public Housing Development at North West Kowloon Reclamation Site 1 (East), Cheung Sha Wan
白田邨重建（第十期） Public Rental Housing Redevelopment at Pak Tin Estate (Phase 10)

建築項目與評級（新建建築2.0版暫定評級）
Project & Rating (NB V2.0 Provisional Assessment)

安達臣道石礦場R2-5用地公營房屋發展計劃 Public Housing Development at Anderson Road Quarry Site R2-5	金級 Gold
宏照道公營房屋發展計劃第二期 Public Housing Development at Wang Chiu Road Phase 2	鉑金級 Platinum

建築項目與評級（新建建築1.2版最終評級）
Project & Rating (NB V1.2 Final Assessment)

觀塘彩福邨彩和樓、彩榮路體育館 Choi Wo House, Choi Fook Estate and Choi Wing Road Sports Centre, Kwun Tong	金級 Gold
上水寶石湖邨 Po Shek Wu Estate, Sheung Shui	金級 Gold
深水埗凱德苑 Hoi Tak Court, Sham Shui Po	金級 Gold
長沙灣凱樂苑 Hoi Lok Court, Cheung Sha Wan	金級 Gold
東涌裕泰苑 Yu Tai Court, Tung Chung	金級 Gold
將軍澳雍明苑 Yung Ming Court, Tseung Kwan O	金級 Gold



零灌溉系統—節約用水

零灌溉系統收集和重用雨水，作灌溉之用，從而節約用水。自2016年以來，我們在轄下新公營房屋項目的花圃廣泛採用零灌溉系統。截至2022/23年度完結時，共有36個已落成的屋邨裝設零灌溉系統。我們的長遠目標是在轄下所有公營房屋發展項目採用零灌溉系統。

Zero Irrigation System (ZIS) – Water conservation

ZIS, which conserves water by collecting and re-using rainwater for irrigation, has been adopted widely for planters in our new public housing projects since 2016. By the end of 2022/23, 36 completed housing estates had ZIS installed. Our long-term aim is to adopt ZIS in all our public housing developments.



柴灣蝶翠苑平台的花圃以零灌溉系統澆灌
Podium planters irrigated by ZIS at Dip Tsui Court, Chai Wan

微氣候研究與空氣流通評估

我們採用微氣候研究和空氣流通評估，以提升新公營房屋發展項目的環境表現。在決定屋邨設計時，我們利用這兩套實用工具，考慮氣流、建築物自然通風、日光穿透、熱舒適度、空氣污染物排放等環境因素。

新發展項目的減碳工作 — 安泰邨和海盈邨
Carbon Reduction Initiatives in New Development Projects – On Tai Estate and Hoi Ying Estate

Micro-climate studies and Air Ventilation Assessments

Micro-climate studies and Air Ventilation Assessments are valuable tools that we use to optimise the environmental performance of new public housing developments. They enable us to take environmental factors such as wind flow, natural building ventilation, daylight penetration, thermal comfort, and air pollutant emissions into account when making design decisions.

深水埗海達邨的布局擴闊大廈之間距離，形成多條通風走廊，加強空氣流通
The buildings at Hoi Tat Estate, Sham Shui Po, are positioned to maximise the distances between them to form open breezeways for better ventilation



環保材料

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（一種重要的環保建築材料）代替。這項規定的涵蓋範圍現正擴展至建造預製硬地面、預製板間牆和預製垃圾槽。

我們在新工程項目中採用環保材料的規格均符合綠建環評新建建築2.0版，並定期檢討和更新規格，以符合香港綠色建築議會「綠材環評」。

碳排放量估算

碳排放量估算是估算樓宇在預計生命周期內排放二氧化碳量的方法。採用碳排放量估算有助我們在整個項目周期，為個別大廈以至整個屋邨設定碳排放量基準，再用以比較不同大廈和屋邨的碳排放表現。

碳排放量估算方法可估算經由施工期所耗用的材料、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二氧化碳排放量，並把使用可再生能源和綠化活動所抵銷的排放量計算在內。這些數據有助我們制訂可達到的改善目標，並把長遠持續發展元素融入屋邨設計。

cee **8** 個項目進行碳排放量估算
CEE conducted for 8 projects

Green materials

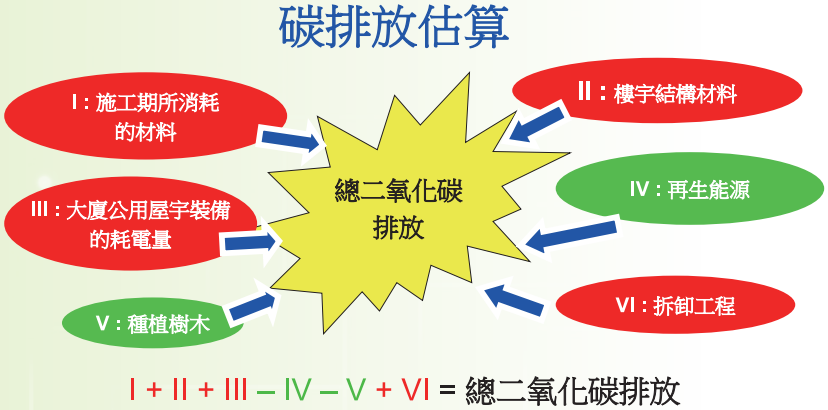
In our current construction contracts, we specify that 35% of the cement normally used to produce precast façades and stairs must be replaced by Ground Granular Blast Furnace Slag (GGBS), an important green construction material. This requirement is now being extended to cover the production of precast hard paving, partition walls and refuse chutes.

The specifications for green materials that are included in our new works projects are all aligned with BEAM Plus for New Buildings version 2.0. We regularly review and update our specifications to align with the Green Product Accreditation & Standards Scheme of the Hong Kong Green Building Council.

Carbon Emission Estimation

Carbon Emission Estimation (CEE) is a method used to estimate the carbon dioxide emissions of buildings over their life cycles. Applying CEE enables us to set benchmarks for the emission levels of both an individual housing block and an entire housing estate throughout the project cycle. These benchmarks can be used to compare the emissions performances of different buildings and estates.

CEE can estimate carbon dioxide emissions generated by materials consumed during construction, materials used in structures, the operation of communal building services installations, and demolition activities. It also takes into account the emission off-sets generated by renewable energy applications and greening activities. This data is enabling us to set achievable improvement goals and enhance the long-term sustainability of our estate designs.



CO_2

自採用碳排放量估算方法以來，估計碳排放量減少 **17.3%**
17.3% reduction in estimated carbon emissions since the roll-out of CEE

可再生能源

十多年以來，我們為新的公共租住房屋（公屋）項目安裝與電網接駁的太陽能光伏系統，並參與香港電力公司的上網電價計劃。目前，我們的太陽能光伏系統的設計供電量為每幢大廈公用電力需求的1.5%至2.5%。

Renewable energy

We have been installing grid-connected photovoltaic (PV) systems in new public rental housing projects for over 10 years, and participating in the feed-in tariff schemes of Hong Kong's electricity supply companies. Currently, our PV systems are designed to supply 1.5% to 2.5% of each building's communal electricity demand.

太陽能光伏系統（截至2023年3月）
PV Systems (as of March 2023)

已在**145**幢新住宅大廈安裝，
總發電容量為**1 276**千瓦
Installed in 145 new domestic blocks, with a total system capacity of 1 276 kW



皇后山邨大廈天台的太陽能光伏系統
PV systems on a rooftop at Queens Hill Estate

2022/23年度，我們在現有公屋大廈安裝14個柔性太陽能光伏系統，並繼續在現有屋邨物色適合安裝太陽能光伏系統的公屋大廈。

We retrofitted 14 flexible solar PV systems in existing public rental housing (PRH) blocks in 2022/23, and continued to identify PRH blocks in existing estates suitable for having PV systems installed.



荔景邨的柔性太陽能光伏系統
A flexible PV system at Lai King Estate

推廣電動車輛

為配合政府的《香港電動車輛普及化路線圖》，我們為轄下所有新建屋邨的室內停車場的全部私家車泊車位提供電動車充電基礎設施，當中三成泊車位在施工期間已安裝電動車輛充電器，其餘七成則具備電動車輛基礎設施，以供日後有需要時安裝電動車輛充電器。

我們至今已在轄下79個停車場合共約1 920個私家車泊車位安裝電動車輛充電器。然而，鑑於政府就電動車輛所訂的長遠政策目標，加上電動車輛使用者數目急增，我們計劃進一步提供電動車輛充電設施；目標在約5 000個私家車泊車位逐步增設中速充電設施，訂於2025年或之前增設充電設施的私家車泊車位至轄下私家車泊車位總數的三分之一。這些計劃因應個別停車場和屋邨的可用供電量、現有電動車輛充電設施的使用率等因素而制訂。

我們較長遠的目標是在2030年或之前，把設有充電設施的泊車位進一步增至轄下私家車泊車位總數約一半（須視乎政府政策、充電設施的使用情況和技術發展而定）。2030年之後，我們期望能逐步為房委會轄下的所有私家車泊車位提供電動車輛充電設施。



電動車快速充電器
Quick EV chargers

Promoting electric vehicles

In support of the Government's Hong Kong Roadmap on Popularisation of Electric Vehicles (EV), we have equipped 100% of the parking spaces for private cars in indoor car parks built at all our new estates with EV charging enabling facilities. Of these, 30% of parking spaces are equipped with EV chargers at the time of construction, while the remaining are EV charging enabling for installation of EV chargers later as needed.

Currently, EV chargers have been installed for about 1 920 private car (PC) parking spaces in 79 of our carparks. However, given the Government's long-term policy objectives regarding EVs and the rapid increase in EV users, we plan to expand this provision. Our aim is to progressively provide extra medium charging facilities for about 5 000 PC parking spaces, with the aim of increasing the number of PC parking spaces with charging facilities to one-third of our total stock by 2025. These plans will take into account factors such as the power supply capacity available in individual carparks and estates, and the level of utilisation of existing EV charging facilities.

In the longer term, our aim (subject to Government policies, utilisation of the charging facilities and technological developments) is to further expand our EV charging facilities to cover about half of our total stock by 2030. Beyond that date, we expect to gradually move towards providing EV charging facilities for all PC parking spaces in HA's portfolio.



電動車中速充電器
Medium EV chargers

節約能源

房委會所有新工程項目均採用節能措施，包括住宅和非住宅大廈無障礙通道的二級光度照明系統，以及節能的發光二極管凸面照明器、出口指示牌和方向指示牌。至於新的升降機系統，我們採用高效節能的無齒輪升降機，並逐步在無齒輪升降機採用永磁同步電動機；又在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，屏幕上顯示每幢大廈和鄰近大廈每月的電力、煤氣和食水用量等資訊。



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



二級光度照明開關
A two-level lighting switch

Energy conservation

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

2022/23 年度設計階段的 **26** 幢住宅大廈中，公用地方屋宇裝備裝置的平均能源消耗量設定為每年每平方米 **20.6** 度

The designed average energy consumption of the building services installations in the communal areas of 26 domestic blocks was 20.6 kWh/m^2/annum in 2022/23

自2019年起，房委會把現有公屋大廈所有公用地方內損壞的公共照明裝置更換為發光二極管凸面照明器，並把傳統的指示牌更換為發光二極管出口指示牌和方向指示牌。

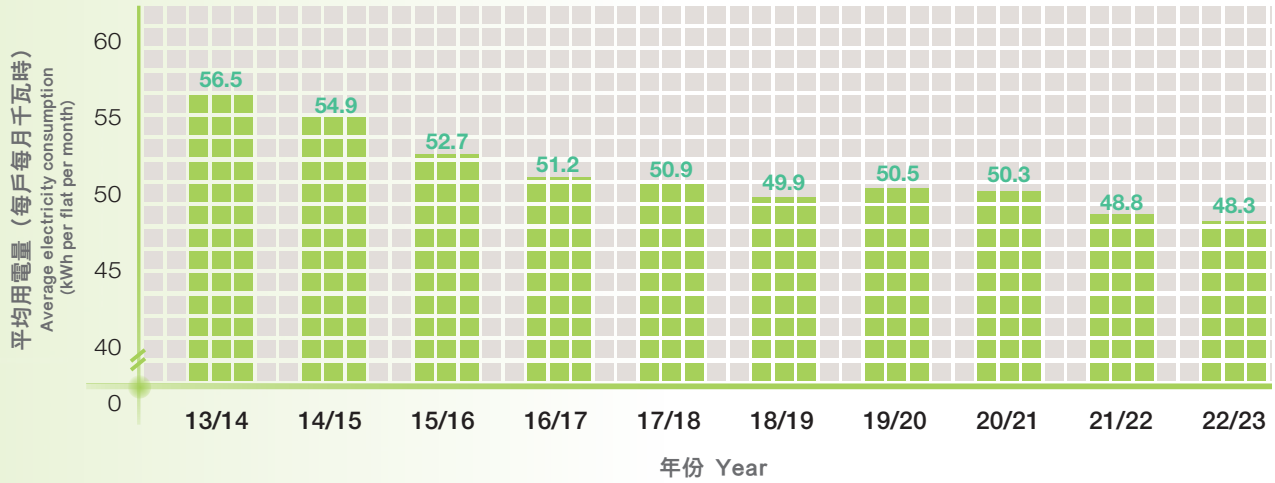
Since 2019, HA has been replacing defective public lighting fixtures with LED bulkheads in all communal areas of existing PRH blocks. Conventional signs are also being replaced by LED exit signs and directional signs.





發光二極管凸面照明器(左圖)和出口指示牌
LED bulkheads (left photo) and an LED exit sign

屋邨公共地方的用電量 Electricity consumption in public areas of estates



碳審計工作

我們繼續為14幢典型住宅大廈定期進行碳審計工作，監察大廈的碳排放情況。

Carbon audit

We have continued to carry out regular carbon audit exercises in 14 typical domestic block types to monitor their carbon emissions.

14 幢典型住宅大廈的碳足跡與2011/12年度比較平均減少 **24%**

Carbon footprint of 14 typical housing blocks decreased by an average of 24% against 2011/12

綠化環境與樹木管理

園林廢物處理和升級再造

園林廢物(又稱綠色廢物或園圃廢物)經適當處理後,可以各種別具創意的方式重用和升級再造,皇后山邨便是一例。我們從該屋邨工地中挑選一些砍伐下來的樹幹加工處理,改造成令人耳目一新的公眾藝術品,又把另一些樹幹製成邨內的新長凳。至於較短小的樹枝,有部分在切碎後用作發展項目內樹木保護區的覆蓋物,其餘則分解後變成天然肥料。

此外,被砍伐的樹木可送往由環境保護署營運的園林廢物回收中心[林 • 區]轉化成園藝用的覆蓋物。2022/23年度,房委會把兩個屋邨工地內砍伐的樹木送往[林 • 區],其後把再造產品(覆蓋物)收回,用於四個花卉樹木種植工程。

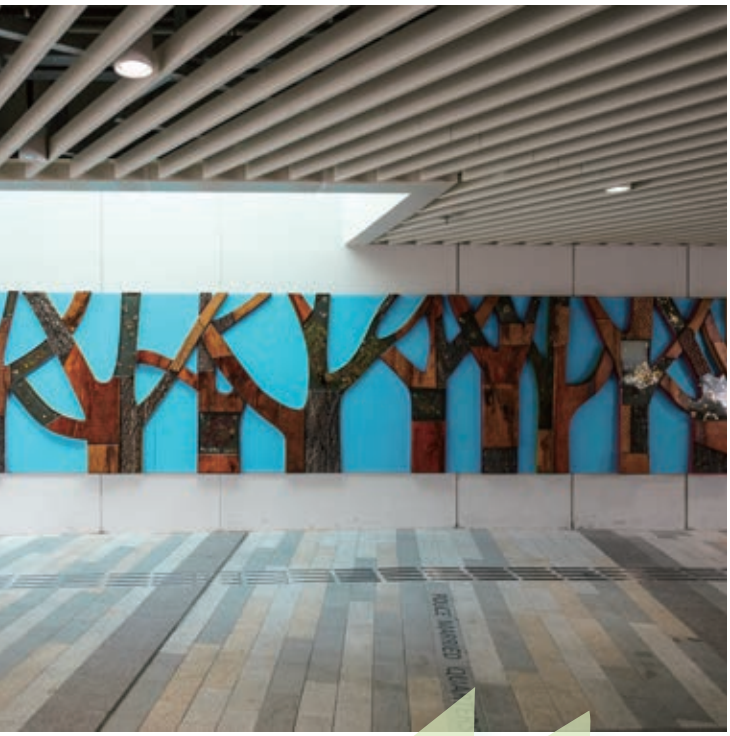
Greening and Tree Management

Yard waste treatment and upcycling

When properly treated, yard waste (also known as green waste or garden waste) can be reused and up-cycled in many creative ways. An example can be seen in Queens Hill Estate, where the trunks of selected felled trees at the site have been treated and repurposed as a dramatic piece of public art, with others used in new benches on site. Smaller branches were shredded and used as mulch for the development's Tree Protection Zones, and the rest was allowed to decompose into natural fertiliser.

In addition, felled trees can be sent to Y · PARK, the yard waste recycling centre operated by the Environmental Protection Department (EPD), where they are turned into mulch for gardening. In 2022/23, felled trees from two of HA's construction sites were sent to Y · PARK. The recycled product (mulch) was later collected and applied in four soft landscape projects.

皇后山邨內由樹木製成的藝術品與長凳
Tree-based artwork and benches at Queens Hill Estate





公共屋邨的綠化環境與樹木管理工作

過去一年，我們選定20個公共屋邨進行綠化改善工作。除在屋邨花園廣植花木外，我們還引入更多植物品種，特別挑選一些適宜在本地環境生長的開花植物。

樹木在公共屋邨園景中佔有重要一席，也為大眾喜愛。我們定期檢查和保養樹木，確保樹木健康生長，不會危及居民安全。我們根據房委會中央電子樹木數據庫定期檢查樹木，利用地理信息系統備存最新的樹木數據。該數據庫連接一套配備流動應用程式的網上企業樹木管理系統，樹木檢查員每年進行樹木風險評估工作時，可通過該系統輕易找到樹木位置，並記錄樹木狀況。我們的樹木管理工作廣受本地居民支持。年內，我們招募約700名居民和130名小學生擔任屋邨樹木大使，協助一起監察樹木。



利安邨種植樹木工作
Tree planting work at Lee On Estate

公屋租戶齊參與

廢物管理

我們本年度的其中一個目標是鼓勵公屋租戶「惜物減廢」。我們為此推行多項推廣源頭減廢和回收再造的宣傳措施。2022年9月，我們從不同屋邨招募公屋居民擔任屋邨環保大使，鼓勵他們參與屋邨活動，在邨內傳遞信息，宣傳源頭減廢、乾淨回收和妥善處置廢物的重要性。我們預期這類社區參與活動有助推動公屋住戶改變處理廢物的習慣。

Greening and tree management in PRH Estates

In the year under review, 20 PRH estates were earmarked for greening enhancements. New plants were added to the gardens at each estate and more plant varieties were introduced, with care taken to select flowering plants that would grow well in local conditions.

Trees are important and much-loved assets in our PRH estate landscapes. We regularly inspect and maintain them to ensure they remain healthy and pose no safety hazards to residents. Our regular tree inspection work is based on HA's centralised electronic tree database, which utilises the Geographic Information System to keep our tree data up to date. This is linked to a web-based Enterprise Tree Management System with a mobile application, so that our tree inspectors can easily find trees and record their condition in the annual tree risk assessment exercise. Our tree management work is well supported by local residents. During the year we recruited about 700 Estate Tree Ambassadors (ETAs) from residents and 130 ETAs from primary school students to help with our tree monitoring work.

Engaging PRH Tenants

Waste management

One of our goals this year has been to encourage PRH tenants to "use less, waste less". To this end we have carried out several promotion and publicity initiatives on reducing waste at source and recycling. In September 2022, Estate Ambassadors (EAs) of Environmental Protection were recruited from among the PRH residents of different estates, and encouraged to participate in estate activities by disseminating messages relating to the importance of waste reduction at source, clean recycling and proper disposal of waste in their estates. We anticipate that this kind of community engagement will be helpful in motivating PRH residents to change their waste practices.



我們在2022年舉辦為期四個月的回收比賽，鼓勵公屋租戶與屋邨辦事處攜手合作，提升從屋邨收集到的可回收再造物料數量。為強化上述目標，房委會兩個主題人物—「減廢先鋒」和「瘦身垃圾桶」在2022年11月至2023年1月期間走訪七個公共屋邨，宣傳「屋邨是我家　減廢靠大家」的主題。這兩個主題人物也參與2023年1月在天耀邨及和樂邨舉行的歲晚清潔大行動，協助推廣保持屋邨清潔的信息。

We also launched a four-month Recycling Competition in 2022 to encourage PRH tenants and estate management offices to join hands to boost the amount of recyclable materials collected from their estates. The goal was reinforced by HA's two themed characters, Waste Reduction Bee and Slim Rubbish Bin, which visited seven PRH estates to promote the theme "Let's join hands to reduce waste in our estates" from November 2022 to January 2023. The two themed characters also took part in Year End Cleaning Campaigns held in Tin Yiu and Wo Lok Estates in January 2023 to promote estate cleanliness.

屋邨環保大使參觀環保園（左圖）和參與減廢回收講座
EAs visit the EcoPark (left photo) and take part in a seminar on waste reduction and recycling







「減廢先鋒」（右）和「瘦身垃圾桶」（左）參與2023年1月和樂邨舉辦的歲晚清潔大行動
Waste Reduction Bee (right) and Slim Rubbish Bin (left) took part in the Year End Cleaning Campaign held at Wo Lok Estate in January 2023

都市固體廢物收費計劃快將實施，我們與環保署在公共屋邨合辦各類減廢回收活動，其中一項就是2022年1月至11月期間在11個公共屋邨（共計51幢住宅大廈）推行第三期都市固體廢物收費實踐計劃。由2022年7月起，我們在15個屋邨設置逆向自動售貨機，用作回收塑膠飲料容器。2022年9月底，我們開始分階段參與「綠綠收」一站式可回收物收集服務，其服務地點分布九個地區共105個公共屋邨。至於廚餘方面，房委會轄下18個商場和濕貨街市自2018年7月以來一直參與廚餘收集試驗計劃。此外，由2022年10月起，我們在四個公共屋邨（涵蓋26幢大廈）試用「智能回收箱」，收集家庭住戶的廚餘。



彩德邨居民學習使用智能回收箱
A tenant learns about smart recycling at Choi Tak Estate

With the approaching implementation of the Municipal Solid Waste (MSW) charging scheme, we have been collaborating with EPD on different waste reduction and recycling activities across PRH estates. One of these was the Phase 3 MSW charging trial held in 11 PRH estates (covering 51 residential blocks) from January to November 2022. We have also installed Reverse Vending Machines in 15 estates since July 2022 for collecting plastic beverage containers. In late September 2022 we began participating in Green Collect in phases. This is a one-stop recyclable collection service operating in nine districts and covering 105 PRH estates. Regarding food waste, 18 of our shopping centres and wet markets have been participating in food waste collection trials since July 2018. In addition, starting from October 2022 we launched a trial of "smart recycling bins" for collecting food waste generated by domestic households in four PRH estates, covering 26 blocks.

公共屋邨綠化活動及廢物回收設施
Greening Activities and Waste Recycling Facilities in PRH Estates

舉辦綠化活動

我們肩負環保責任，期望提高公屋居民對環保和可持續發展的意識，並舉辦環保活動，讓租戶為環保出一分力。年內我們在十個屋邨舉辦植樹日，並在另外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、橫額等媒介，向居民宣傳環保措施，加強公眾教育。

Organising green activities

Among our environmental responsibilities are those of raising awareness of green and sustainability issues among PRH community, and organising green events that give tenants an opportunity to play their part in our "going green". Across the year we organised tree planting days in 10 estates and conducted a series of community garden programmes in a further 10 estates. We used channels such as Facebook, the Housing Channel, and displays of posters and banners throughout the year to publicise green initiatives and further our public education efforts.



坪石邨的植樹日
A Tree Planting Day at Ping Shek Estate



安達邨社區園圃計劃廣受居民支持
The Community Garden Programme at On Tat Estate is well supported by residents

年內，我們繼續致力提高公屋居民在減廢、乾淨回收、節能等方面的環保意識。第十三期「綠樂無窮在屋邨」計劃由房委會與世界綠色組織和基督教家庭服務中心合辦；2023年3月，這兩個團體在選定的公共屋邨舉辦多項環保教育活動，包括環保同樂日暨嘉年華、升級再造工作坊、復修站和環保講座。

This year, we continued our efforts to raise environmental awareness among PRH residents in the specific areas of waste reduction, clean recycling and energy saving. Our Green Delight in Estates (Phase 13) saw us collaborating with the World Green Organisation and the Christian Family Service Centre. In March 2023, both organisations arranged environmental educational activities in selected PRH estates that included a Green Fun Day and Green Fair, upcycling workshops, a repair station and green talks.



石排灣邨的環保同樂日，兒童樂在其中
Children enjoying the Green Fun Day at Shek Pai Wan Estate



水泉澳邨環保嘉年華的資訊站
An information booth at the Green Fair in Shui Chuen O Estate

環保辦公室 Green Offices

2022/23年度房委會辦公室的用電量減少 **6.1%**
Electricity Consumption in HA offices was reduced by **6.1%** in 2022/23

超出較2018/19基準年度少 **1.5%** 的目標
Exceeding our target of a **1.5%** reduction against the base year 2018/19

2022/23年度房委會辦公室的耗紙量
達到在運作環境相若的基礎上維持與2021/22年度水平相若的目標

Paper Consumption in HA offices in 2022/23
meeting our target of maintaining comparable consumption to that of 2021/22 under comparable operating conditions

2022/23年度房委會總部的用水量
達到在運作環境相若的基礎上維持與2021/22年度水平相若的目標

Water Consumption in HA Headquarters (HAHQ) in 2022/23
meeting our target of maintaining comparable consumption in 2021/22 under comparable operating conditions

房委會的環保工作目標和措施詳情，請瀏覽以下網頁：
For more details of HA's environmental targets and initiatives, please visit:

2022/23年度環保工作目標

房委會綠色生活網站

Environmental Targets for 2022/23

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(千瓦時) Energy Consumption in Existing Housing Estates (kWh)	
屋邨公眾地方的用電量 Electricity consumption in public areas of estates	446 370 162
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 per month)	48.3
太陽能光伏板產生的可再生能源量 Renewable energy generated from PV panels	1 081 063
房委會辦公室的能源消耗量(千瓦時) Energy Consumption in HA Office Premises (kWh)	
辦公室的用電量 Electricity consumption in office premises	32 979 072
辦公室的平均用電量(每名員工) Average electricity consumption in office premises (per staff)	3 316
建築工程承建商的能源消耗量(千兆焦耳) Energy Consumption by Construction Contractors (GJ)	
建築活動的柴油消耗量 Diesel consumption for construction activities	1 133 453
運輸建築廢料的柴油消耗量 Diesel consumption for transportation of construction waste	47 443
建築活動的用電量 Electricity consumption for construction activities	53 564
合約車輛的汽油消耗量 Gasoline consumption for contract cars	10 768

溫室氣體排放 Greenhouse Gas (GHG) emissions	2017/18	2018/19	2019/20	2020/21	2021/22
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 CO_2e/m^2)					
各住宅大廈類型的平均數 Average of domestic block types	0.025	0.024	0.024	0.024	0.023
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)[1] GHG Emission Intensity in HA Office Premises (tonnes CO_2e/m^2)[1]					
房委會總部第三座 Block 3 of HAHQ	0.112	0.107	0.113	0.110	0.105
樂富客戶服務中心 Lok Fu Customer Service Centre	0.140	0.136	0.139	0.138	0.129

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)	13.27

註 Note：

[1] 溫室氣體排放數據是根據碳審計最終報告披露的。最新的報告涵蓋期為2021年8月1日至2022年7月31日。
Greenhouse gas emissions figures are disclosed based on finalised carbon audit reports. Latest available reports cover period from 1 August 2021 to 31 July 2022.

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 (m^3)		
新工程項目 New works projects	1 600 504	255 849
現有屋邨的用水量(立方米) Water Consumption in Existing Housing Estates (m^3)		
屋邨公眾地方 Public areas of estates	3 474 074.25	–
房委會辦公室的用水量(立方米) Water Consumption in HA Office Premises (m^3)		
房委會總部 HAHQ	11 454.6	–
房委會總部(每名員工) HAHQ (per staff)	2.82	–

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	8.63	–	4.18
非有害廢物 Non-hazardous waste	194 707	1 229 127	66 688
新工程項目的廢物總量 Total waste for new works projects	–	–	1 490 535
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	26 880	–	–
膠樽 Plastic bottles	2 360	–	–
鋁罐 Aluminium cans	2 170	–	–
舊衣物 Used clothes	691	–	–
玻璃樽 Glass bottles	744	–	–
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	–	–	140
廢紙 Paper	113	–	–



1



2



3



4



5



6

1 麗翠苑 Lai Tsui Court
2 膠樽回收 Plastic bottle recycling
3 皇后山邨 Queens Hill Estate
4 和田邨 Wo Tin Estate
5 皇后山邨 Queens Hill Estate
6 海達邨 Hoi Tat Estate
7 富蝶邨 Fu Tip Estate



7

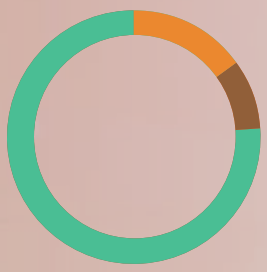
財務回顧
Financial Review

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，2022/23年度的整體運作盈餘為76.04億元。

綜合運作帳目盈餘
Consolidated Operating Account Surplus



15% 租住房屋運作帳目盈餘（11.64億元）
Rental Housing Operating Account Surplus ($1,164 million)

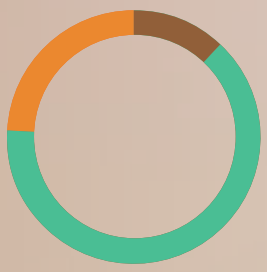
9% 商業樓宇運作帳目盈餘（6.78億元）
Commercial Operating Account Surplus ($678 million)

76% 資助自置居所運作帳目盈餘（57.62億元）
Home Ownership Assistance Operating Account Surplus ($5,762 million)

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，2022/23年度的盈餘為13.16億元。在2023年3月31日，房委會的現金及投資結餘為609.19億元。房委會資金在2022/23年度的整體回報率為2.4%。

投資組合
Investment Portfolio



12% 股票（75.64億元）
Equities ($7,564 million)

64% 外匯基金保本項目（388.46億元）
Principal protection placements with the Exchange Fund ($38,846 million)

24% 港元存款（145.09億元）
HKD deposits ($14,509 million)

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 $7,604 million in 2022/23.

15% 租住房屋運作帳目盈餘（11.64億元）
Rental Housing Operating Account Surplus ($1,164 million)

9% 商業樓宇運作帳目盈餘（6.78億元）
Commercial Operating Account Surplus ($678 million)

76% 資助自置居所運作帳目盈餘（57.62億元）
Home Ownership Assistance Operating Account Surplus ($5,762 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 $1,316 million for 2022/23. As at 31 March 2023, HA's cash and investment balance stood at $60,919 million. For 2022/23, the overall return was 2.4%.

12% 股票（75.64億元）
Equities ($7,564 million)

64% 外匯基金保本項目（388.46億元）
Principal protection placements with the Exchange Fund ($38,846 million)

24% 港元存款（145.09億元）
HKD deposits ($14,509 million)

附錄
Appendices

香港房屋委員會
The Hong Kong Housing Authority

香港房屋委員會委員及轄下小組委員會 / 附屬小組委員會
The Hong Kong Housing Authority Members and its Committees / Sub-Committees

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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
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05 過去十年公營房屋建屋量
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香港房屋委員會及轄下小組委員會
The Hong Kong Housing Authority and its Committees



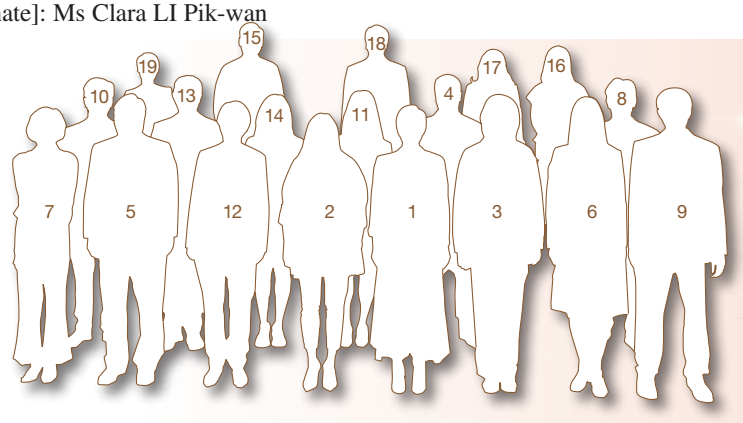
2023/24 香港房屋委員會委員 The Hong Kong Housing Authority Members

1 主席 Chairman
何永賢女士
(房屋局局長)
The Hon Winnie HO Wing-yin
(Secretary for Housing)

2 副主席 Vice-Chairman
羅淑佩女士
(房屋署署長)(由2023年8月15日)
Miss Rosanna LAW Shuk-pui
(Director of Housing) (from 15 August 2023)

委員 Members

3 彭韻僖女士 Ms Melissa Kaye PANG	4 邵家輝議員 The Hon SHIU Ka-fai	5 陳志球博士 Dr Johnnie Casire CHAN Chi-kau
陳旭明先生 Mr Raymond CHAN Yuk-ming	6 黃碧如女士 Ms Cleresa WONG Pie-yue	7 陳正思女士 Ms Cissy CHAN Ching-sze
8 招國偉先生 Mr Anthony CHIU Kwok-wai	9 麥萃才博士 Dr Billy MAK Sui-choi	10 劉振江先生 Mr LAU Chun-kong
11 陳婉珊女士 Ms Clara CHAN Yuen-shan	12 劉詩韻女士 Ms Serena LAU Sze-wan	13 文海亮先生 Mr Alan MAN Hoi-leung
14 歐楚筠女士 Ms Ann AU Chor-kwan	孫耀達博士 (至2023年9月11日) Dr Ted SUEN Yiu-tat (up to 11 September 2023)	15 葉傲冬先生 Mr Chris IP Ngo-tung
盧偉國議員 Dr the Hon LO Wai-kwok	16 陳家珮議員 The Hon Judy CHAN Kapui	17 簡慧敏議員 The Hon Carmen KAN Wai-mun
18 鄧家彪議員 The Hon TANG Ka-piu	19 財經事務及庫務局常任秘書長(庫務) [財經事務及庫務局副秘書長(庫務)(2)(候補)或財經事務及庫務局首席助理秘書長(庫務)(管理會計)(候補)]: 李碧雲女士 Permanent Secretary for Financial Services and the Treasury (Treasury) [with Deputy Secretary for Financial Services and the Treasury (Treasury) (2) as his alternate or Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Management Accounting) as his alternate]: Ms Clara LI Pik-wan	地政總署署長 黎志華先生 [地政總署副署長(一般事務)(候補)或地政總署副署長(專業事務)(候補)] Director of Lands Mr Andrew LAI Chi-wah [with Deputy Director of Lands (General) as his alternate or Deputy Director of Lands (Specialist) as his alternate]



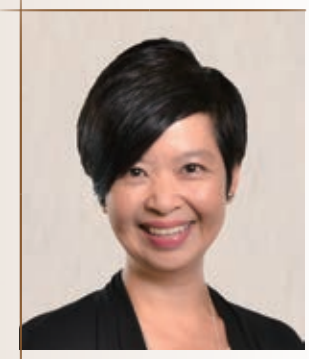
香港房屋委員會
The Hong Kong Housing Authority

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)



何永賢女士, JP
(主席)(房屋局局長)
(由2022年7月1日)

The Honourable Winnie HO Wing-yin, JP
(Chairman) (Secretary for Housing)
(from 1 July 2022)



王天予女士, GBS, JP
(副主席)(房屋署署長)
(至2023年7月21日)

Miss Agnes WONG Tin-yu, GBS, JP
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(up to 21 July 2023)



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(副主席)(房屋署署長)
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(from 15 August 2023)



柯創盛先生, MH
(至2023年3月31日)

Mr Wilson OR Chong-shing, MH
(up to 31 March 2023)



陳家樂教授, MH
(至2023年3月31日)

Professor CHAN Ka-lok, MH
(up to 31 March 2023)



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



鄭慧恩女士
(至2023年3月31日)

Miss Vena CHENG Wei-yan
(up to 31 March 2023)



盧麗華博士
(至2023年3月31日)

Dr Miranda LOU Lai-wah
(up to 31 March 2023)



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陳旭明先生
Mr Raymond CHAN Yuk-ming



黃碧如女士
Ms Cleresa WONG Pie-yue



陳正思女士
Ms Cissy CHAN Ching-sze



招國偉先生
Mr Anthony CHIU Kwok-wai



麥萃才博士
Dr Billy MAK Sui-choi



劉振江先生, JP
Mr LAU Chun-kong, JP



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Ms Clara CHAN Yuen-shan, MH



劉詩韻女士, MH, JP
Ms Serena LAU Sze-wan, MH, JP



文海亮先生
Mr Alan MAN Hoi-leung



歐楚筠女士, JP
Ms Ann AU Chor-kwan, JP



孫耀達博士, MH
(至2023年9月11日)
Dr Ted SUEN Yiu-tat, MH
(up to 11 September 2023)



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盧偉國議員, GBS, MH, JP
(由2023年4月1日)
Dr the Honourable LO Wai-kwok, GBS, MH, JP
(from 1 April 2023)



陳家珮議員, MH, JP
(由2023年4月1日)
The Honourable Judy CHAN Kapui, MH, JP
(from 1 April 2023)



簡慧敏議員
(由2023年4月1日)
The Honourable Carmen KAN Wai-mun
(from 1 April 2023)



鄧家彪議員, BBS, JP
(由2023年4月1日)
The Honourable TANG Ka-piu, BBS, JP
(from 1 April 2023)



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財經事務及庫務局常任秘書長(庫務)
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地政總署署長
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Director of Lands

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(up to 30 June 2022)
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Permanent Secretary for
Development (Works) or his representative
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(from 1 July 2022)
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(up to 30 June 2022)
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his representative
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(至2023年3月31日)
Professor CHAN Ka-lok, MH
(up to 31 March 2023)
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* 麥萃才博士
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Dr Billy MAK Sui-choi
(from 1 April 2023)
房屋局副局長
(由2022年7月1日)
Under Secretary for Housing
(from 1 July 2022)
規劃署提名代表
Nominated representative from
Planning Department

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* 陳志球博士, SBS, JP(主席)
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(Chairman)
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(至2023年3月31日)
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(up to 31 March 2023)
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Mr Franklin YU
李榮豐先生
Mr Jonathan LEE Wing-fung
譚永揚先生
(由2023年4月1日)
Mr Vincent TAM Wing-yeung
(from 1 April 2023)
規劃署提名代表
Nominated representative from
Planning Department
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Mr Raymond CHAN Yuk-ming
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李少穎女士
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黃山先生
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霍靜妍女士
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Miss Eviana LEUNG Bon-yuen
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Mr Roland WONG Ka-yeung
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(由2023年4月1日)
Professor PAN Wei
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his representative

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(Chairman)
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Ms Ann AU Chor-kwan, JP
* 鄧家彪議員, BBS, JP
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(from 1 April 2023)
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游錦輝先生
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Director of Housing or
his representative
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The Honourable SHIU Ka-fai, JP
* 招國偉先生
Mr Anthony CHIU Kwok-wai
李鎏發先生, MH
(至2023年3月31日)
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(up to 31 March 2023)
林珩女士
Mrs May LAM-KOBAYASHI
左滙雄先生, MH
(由2023年4月1日)
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(from 1 April 2023)
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Director of Social Welfare or
his representative
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Dr Johnnie Casire CHAN Chi-kau, SBS, JP
* 陳家珮議員, MH, JP
The Honourable Judy CHAN Kapui, MH, JP
李榮豐先生
Mr Jonathan LEE Wing-fung
楊美珍女士
Ms Jeny YEUNG Mei-chun
李文光先生
(由2023年4月1日)
Mr Jonathan LEE Man-kwong
(from 1 April 2023)

財務小組委員會 Finance Committee

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(至2023年3月31日)
Professor CHAN Ka-lok, MH (Chairman)
(up to 31 March 2023)
* 盧麗華博士
(至2023年3月31日)
Dr Miranda LOU Lai-wah
(up to 31 March 2023)
何聞達先生
(至2023年3月31日)
Mr Edward HO Man-tat
(up to 31 March 2023)
高德蘭博士
Dr Theresa CUNANAN
傅曉琳女士
(至2022年7月24日)
Miss Sammi FU Hiu-lam
(up to 24 July 2022)
何玉慧女士
Ms Joan HO Yuk-wai
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Permanent Secretary for Financial Services and the Treasury (Treasury) or his representative
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(主席由2023年4月1日)
Dr Billy MAK Sui-choi (Chairman)
(Chairman from 1 April 2023)
* 孫耀達博士, MH
(至2023年9月11日)
Dr Ted SUEN Yiu-tat, MH
(up to 11 September 2023)
林翠華女士
(至2023年3月31日)
Ms Connie LAM Tsui-wa
(up to 31 March 2023)
黃慧群教授
Professor Anna WONG Wai-kwan
顧曉楠女士
Ms Anna Mae KOO Mei-jong
楊美珍女士
(由2023年4月1日)
Ms Jeny YEUNG Mei-chun
(from 1 April 2023)
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Secretary for the Civil Service or his representative
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(至2023年3月31日)
Miss Vena CHENG Wei-yan
(up to 31 March 2023)
* 簡慧敏議員
(由2023年4月1日)
The Honourable Carmen KAN Wai-mun
(from 1 April 2023)
范凱傑先生, MH
Mr Alex FAN Hoi-kit, MH
張倪海先生
Mr Brian CHEUNG Ngai-hoi
陳細明先生, BBS, JP
Mr Simon CHAN Sai-ming, BBS, JP
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Director of Housing or his representative

資助房屋小組委員會 Subsidised Housing Committee

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(Chairman)
* 麥萃才博士
Dr Billy MAK Sui-choi
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Dr the Honourable LO Wai-kwok, GBS, MH, JP
張國鈞先生, SBS, JP
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Mr Horace CHEUNG Kwok-kwan, SBS, JP
(up to 20 June 2022)
范凱傑先生, MH
Mr Alex FAN Hoi-kit, MH
許智文教授, MH, JP
Professor Eddie HUI Chi-man, MH, JP
梁文廣議員, MH
The Honourable LEUNG Man-kwong, MH
趙梓珊女士
(由2023年4月1日)
Ms Angela CHIU Chi-san
(from 1 April 2023)
房屋局副局長
(由2022年7月1日)
Under Secretary for Housing
(from 1 July 2022)
* 彭韻僖女士, BBS, MH, JP
Ms Melissa Kaye PANG, BBS, MH, JP
* 陳婉珊女士, MH
Ms Clara CHAN Yuen-shan, MH
* 陳家珮議員, MH, JP
(由2023年4月1日)
The Honourable Judy CHAN Kapui, MH, JP
(from 1 April 2023)
陳浩庭先生
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余雅芳女士
Ms Avon YUE Nga-fong
黃健偉先生
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Director of Housing or his representative
民政事務總署署長或其代表
Director of Home Affairs or his representative
* 劉振江先生, JP
(至2023年3月31日)
Mr LAU Chun-kong, JP
(up to 31 March 2023)
* 歐楚筠女士, JP
Ms Ann AU Chor-kwan, JP
柯創盛先生, MH
Mr Wilson OR Chong-shing, MH
林曉雅女士
Ms Hilda LAM
陳建強醫生, SBS, JP
Dr Eugene CHAN Kin-keung, SBS, JP
葉毅明教授
(至2023年3月31日)
Professor YIP Ngai-ming
(up to 31 March 2023)
蔡楚清先生, MH, JP
Mr Humphrey CHOI Chor-ching, MH, JP
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)
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

* **彭韻僖女士, BBS, MH, JP（主席）**
Ms Melissa Kaye PANG, BBS, MH, JP (Chairman)

雷紹麟先生
Mr Alan LUI Siu-lun

葉嘉偉先生
Mr Kelvin IP Kar-wai

余烽立先生
Mr Franklin YU

王紹恆先生, JP
（由2023年4月1日）
Mr Rex WONG Siu-han, JP
(from 1 April 2023)

* **劉振江先生, JP**
Mr LAU Chun-kong, JP

陸勁光先生, MH
Mr LUK King-kwong, MH

余雅芳女士
Ms Avon YUE Nga-fong

黃山先生
Mr Samson WONG San

蘇穎筠女士
（由2023年4月1日）
Ms Angela So Wing-kwan
(from 1 April 2023)

* **文海亮先生**
Mr Alan MAN Hoi-leung

王家揚先生
Mr Roland WONG Ka-yeung

李少穎女士
Ms Ivy LEE Siu-wing

郭偉信先生
Mr Wilson KWOK Wai-shun

* **房屋署署長或其代表**
Director of Housing or
his representative

審計附屬小組委員會 Audit Sub-Committee

* **陳正思女士（主席）**
Ms Cissy CHAN Ching-sze (Chairman)

* **孫耀達博士, MH**
（至2023年9月11日）
Dr Ted SUEN Yiu-tat, MH
(up to 11 September 2023)

熊璐珊女士
Ms Lusan HUNG Lo-shan

王紹恆先生, JP
Mr Rex WONG Siu-han, JP

* **盧麗華博士**
（至2023年3月31日）
Dr Miranda LOU Lai-wah
(up to 31 March 2023)

鄭慧恩女士
（由2023年4月1日）
Miss Vena CHENG Wei-yan
(from 1 April 2023)

范駿華先生, JP
Mr Andrew FAN Chun-wah, JP

錢丞海先生
（由2023年4月1日）
Mr Gordon CHIN Shing-hoi
(from 1 April 2023)

* **劉詩韻女士, MH, JP**
Ms Serena LAU Sze-wan, MH, JP

顧曉楠女士
（至2023年3月31日）
Ms Anna Mae KOO Mei-jong
(up to 31 March 2023)

葉嘉偉先生
（至2023年3月31日）
Mr Kelvin IP Kar-wai
(up to 31 March 2023)

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

* **陳家樂教授, MH（主席）**
（至2023年3月31日）
Professor CHAN Ka-lok, MH (Chairman)
(up to 31 March 2023)

黃元山博士
（至2022年12月27日）
Dr Stephen WONG Yuen-shan
(up to 27 December 2022)

余家鴻先生
Mr Wallace YU Ka-hung

蔡懿德女士
Ms Rosanna CHOI Yi-tak

* **房屋署署長或其代表**
Director of Housing or
his representative

* **麥萃才博士（主席）**
（主席由2023年4月1日）
Dr Billy MAK Sui-choi (Chairman)
(Chairman from 1 April 2023)

林曼雅女士
（至2023年7月23日）
Ms Norris LAM Man-ngar
(up to 23 July 2023)

許津瑜女士
Miss Jane HUI Chun-yu

莊太量教授, MH
（由2023年4月1日）
Professor Terence CHONG Tai-leung, MH
(from 1 April 2023)

黃慧群教授
（至2023年3月31日）
Professor Anna WONG Wai-kwan
(up to 31 March 2023)

張倪海先生
Mr Brian CHEUNG Ngai-hoi

林永德先生
Mr Wallace LAM Wing-ted

符又澄女士
（由2023年4月1日）
Ms Shirley FU Yau-ching
(from 1 April 2023)

* 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2023年9月25日
Information on members as at 25 September 2023

組織架構
Organisational Chart

香港房屋委員會
The Hong Kong Housing Authority

房屋署
Housing Department

房屋局常任秘書長 / 房屋署署長
王天予女士
Permanent Secretary for Housing / Director of Housing
Miss Agnes WONG Tin-yu

房屋局副秘書長/副署長(策略)
吳文傑先生
Deputy Secretary for Housing / Deputy Director (Strategy)
Mr Donald NG Man-kit

助理署長(策略規劃)
楊樂詩女士
Assistant Director (Strategic Planning)
Ms Cherie YEUNG Lok-sze

房屋局首席助理秘書長(政策統籌)/助理署長(政策統籌)
陳婉嫻女士
Principal Assistant Secretary for Housing (Policy Support) / Assistant Director (Policy Support)
Ms Jenny CHAN Yuen-han

房屋局首席助理秘書長(私營房屋)/助理署長(私營房屋)
蔡宛珊女士
Principal Assistant Secretary for Housing (Private Housing) / Assistant Director (Private Housing)
Miss Venus TSOI Yuen-san

助理署長(房屋資助)
梁德仁先生
Assistant Director (Housing Subsidies)
Mr Kenneth LEUNG Tak-yan

副署長(發展及建築)
梁健文先生
Deputy Director (Development and Construction)
Mr Stephen LEUNG Kin-man

助理署長(工務)(一)
饒菊紅女士
Assistant Director (Project) 1
Ms Portia YIU Kuk-hung

助理署長(工務)(二)
林清華先生
Assistant Director (Project) 2
Mr Andrew LAM Ching-wah

助理署長(工務)(三)
黃至中先生
Assistant Director (Project) 3
Mr Max WONG Chi-chung

助理署長(發展及採購)
梁洪偉先生
Assistant Director (Development & Procurement)
Mr Daniel LEUNG Hung-wai

副署長(屋邨管理)
楊耀輝先生
Deputy Director (Estate Management)
Mr Ricky YEUNG Yiu-fai

助理署長(屋邨管理)(一)
鄧馮淑妍女士
Assistant Director (Estate Management) 1
Mrs TANG FUNG Shuk-yin

助理署長(屋邨管理)(二)
嚴家豪先生
Assistant Director (Estate Management) 2
Mr YIM Ka-ho

助理署長(屋邨管理)(三)
康榮傑先生
Assistant Director (Estate Management) 3
Mr Michael HONG Wing-kit

副署長(機構事務)
鍾沛康先生
Deputy Director (Corporate Services)
Mr Davey CHUNG Pui-hong

助理署長(行政)
區皚寧女士
Assistant Director (Administration)
Miss Kathleen AU Oi-ning

助理署長(財務)
姚忠先生
Assistant Director (Finance)
Mr Patrick YIU Chung

助理署長(法律事務)
忻林潔儀女士
Assistant Director (Legal Service)
Mrs Kitty YAN LAM Kit-yi

獨立審查組#總監
劉輔國先生
Head, Independent Checking Unit#
Mr Rudolf LAU Fu-kwok

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 Note：
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2023年3月31日。
This chart shows officers taking up permanent posts at D2 or above only, information as at 31 March 2023.

獎項及嘉許
Awards and Recognitions

2022/23年度所獲業界獎項及社會嘉許
Industrial Awards and Community Recognitions 2022/23

獎項／得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
發展及建築 Development and Construction	
2022年公務員優質服務獎勵計劃 駿洋抗疫大變身 卓越團隊協作獎「危機管理」— 金獎 **Civil Service Outstanding Service Award Scheme 2022** Conversion of Chun Yeung Estate into a Quarantine Centre and the Subsequent Reinstatement Excellence in Team Collaboration – Management of Crisis – Gold Prize	公務員事務局 Civil Service Bureau
2022年公務員優質服務獎勵計劃 爭分奪秒三千伙 卓越團隊協作獎「危機管理」— 優異獎 **Civil Service Outstanding Service Award Scheme 2022** Conversion of 3 000 Public Housing Units into Community Isolation Facilities at top speed Excellence in Team Collaboration – Management of Crisis – Meritorious Award	公務員事務局 Civil Service Bureau
2022公務員優質服務獎勵計劃 零灌溉系統 卓越團隊協作獎—專門服務 — 優異獎 **Civil Service Outstanding Service Award Scheme 2022** Zero Irrigation System Excellence in Team Collaboration – Specialised Service – Merit Award	公務員事務局 Civil Service Bureau
2021年度環保建築大獎 安達臣道地盤B公共租住房屋發展計劃 新建建築類別：已落成項目—住宅 — 大獎及聯合國可持續發展目標特別嘉獎 **Green Building Award 2021** The Public Rental Housing Development at Anderson Road Site B New Buildings Category (Completed Projects – Residential Building) – Grand Award and Special Citation on United Nations Sustainable Development Goals	香港綠色建築議會與 環保建築專業議會合辦 Co-organised by the Hong Kong Green Building Council and the Professional Green Building Council
2021年香港項目管理學會大獎 皇后山第1號地盤第3期(山麗苑) 年度項目大獎 **Hong Kong Institute of Project Management Achieve Awards 2021** Public Housing Development at Queen's Hill Site 1 Phase 3 (Shan Lai Court) Project of the Year	香港項目管理學會 Hong Kong Institute of Project Management
2021年香港項目管理學會大獎 上水彩園路第3及4號地盤公共房屋發展項目(寶石湖邨) 建造／工程項目 — 優勝者 **Hong Kong Institute of Project Management Achieve Awards 2021** Public Rental Housing Development at Choi Yuen Road Sites 3 & 4, Sheung Shui (Po Shek Wu Estate) Construction/ Engineering – Winner	香港項目管理學會 Hong Kong Institute of Project Management
2021年香港項目管理學會大獎 皇后山第1號地盤第3期(山麗苑) 可持續項目 — 優勝者 **Hong Kong Institute of Project Management Achieve Awards 2021** Public Housing Development at Queen's Hill Site 1 Phase 3 (Shan Lai Court) Sustainable Projects – Winner	香港項目管理學會 Hong Kong Institute of Project Management
卓越結構大獎2022 連接海盈邨及海達邨的長跨度行人天橋 香港基建及橋樑項目 — 大獎 **Structural Excellence Award 2022** Long Span Footbridge Connecting Hoi Ying Estate and Hoi Tat Estate Infrastructures and Footbridges – Grand Award	香港工程師學會結構分部 The Hong Kong Institution of Engineers Structural Division
香港品質保證局社會責任指數 – 先導者標誌 發展及建築處的社會責任表現 國際標準化認證 — 企業社會責任先導者標誌 **HKQAA Corporate Social Responsibility (CSR) Index – Advocate Mark** The performance of social responsibility practices in Development and Construction Division ISO – HKQAA CSR Advocate Mark	香港品質保證局 Hong Kong Quality Assurance Agency (HKQAA)
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 — 良好級別 **Hong Kong Green Organisation Certification** HKHA Waste Reduction Performance Wastewi$e Certificate – Good Level	環境運動委員會 Environmental Campaign Committee

獎項／得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
屋邨管理 Estate Management	
香港房屋經理學會精英大獎2022 「傑出團隊(公營房屋)— 卓越獎」 屯門及元朗區域物業管理辦事處 **HKIH Elite Awards 2022** Outstanding Team (Public Housing) – Excellence Regional Management Office, Tuen Mun & Yuen Long	香港房屋經理學會 The Hong Kong Institute of Housing (HKIH)
香港房屋經理學會精英大獎2022 「傑出團隊(公營房屋)— 優異獎」 西九龍及西貢區物業管理服務小組 **HKIH Elite Awards 2022** Outstanding Team (Public Housing) – Merit Property Service Administration Unit, Kowloon West and Sai Kung Region	香港房屋經理學會 The Hong Kong Institute of Housing (HKIH)
香港房屋經理學會精英大獎2022 「傑出經理(公營房屋)— 優異獎」 物業服務經理(物業服務)(屯門及元朗)(四) **HKIH Elite Awards 2022** Outstanding Manager (Public Housing) – Merit Property Service Manager/Service (Tuen Mun & Yuen Long 4)	香港房屋經理學會 The Hong Kong Institute of Housing (HKIH)
香港房屋經理學會精英大獎2022 「最佳危機管理團隊 — 優異獎」 屯門及元朗區域物業管理辦事處 **HKIH Elite Awards 2022** Best Crisis Management Team – Merit Regional Management Office, Tuen Mun & Yuen Long	香港房屋經理學會 The Hong Kong Institute of Housing (HKIH)
行政長官公共服務獎狀2022 前物業管理總經理(屯門及元朗) 物業服務經理(物業服務)(屯門及元朗)(四) **Chief Executive's Commendation for Government/Public Service 2022** Ex-Chief Manager/Management (Tuen Mun & Yuen Long) Property Service Manager/Service (Tuen Mun & Yuen Long 4)	香港特別行政區 HKSAR
香港工程師學會2023年卓越建築大獎 博康邨博康街市優化工程 現有建築物(改建及修改／翻新)類別 — 大獎 **HKIE Excellent Building Award 2023** Renovation Works for Pok Hong Market in Pok Hong Estate Grand Award under the "Existing Building" category	香港工程師學會屋宇裝備分部 Hong Kong Institution of Engineers, Building Services Division
2023香港花卉展覽 最具特色(園林景點)金獎 — 房屋署 **Hong Kong Flower Show 2023** Gold Awards for Unique Feature (Landscape Display) – Housing Department	康樂及文化事務署 Leisure and Cultural Services Department
機構事務 Corporate Services	
2022 ARC Awards The Hong Kong Housing Authority Annual Report 2020/21 Bronze Winner (Written Text: Housing)	MerComm, Inc.
「私隱之友嘉許獎2023」 銅獎 **Privacy-Friendly Awards 2023** Bronze Award	香港個人資料私隱專員公署 The Office of the Privacy Commissioner for Personal Data, Hong Kong
工商業廢物源頭分類獎勵計劃2021/22 香港房屋委員會總部及房屋署 銅獎 **Commendation Scheme on Source Separation of Commercial and Industrial Waste 2021/22** Hong Kong Housing Authority Headquarters and Housing Department Bronze Award	環境保護署 Environmental Protection Department
「同心展關懷」機構2022/23 「連續15年或以上同心展關懷」標誌 — 房屋署 **Caring Organisation 2022/23** 15 Years Plus Caring Organisation Logo – Housing Department	香港社會服務聯會 The Hong Kong Council of Social Service

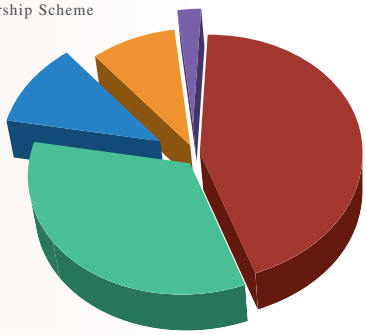
統計數字的撮要
Summary of Statistics

01 統計數字一覽表 Statistics

屋邨 / 屋苑 Estates / Courts

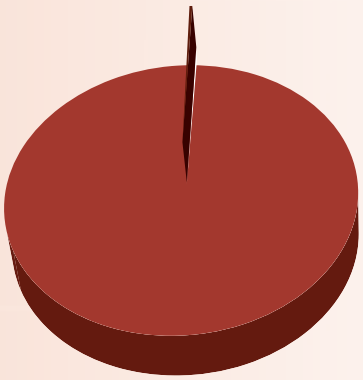
合計 Total **457**

- **10** 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]
- **39** 租者置其屋計劃(租置計劃) Tenants Purchase Scheme (TPS)
- **48** 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]
- **167** 居者有其屋計劃(居屋)[2] Home Ownership Scheme (HOS)[2]
- **193** 租住公屋[1] Public Rental Housing (PRH)[1]



認可居民人數 Authorised Population

合計 Total **2 122 006**



- **2 118 220** 租住公屋 PRH
- **3 786** 中轉房屋 Interim Housing

資助出售房屋居住人數(估計數字)[4] Subsidised Sale Flats Resident Population (estimated no.)[4]



1 080 200

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.

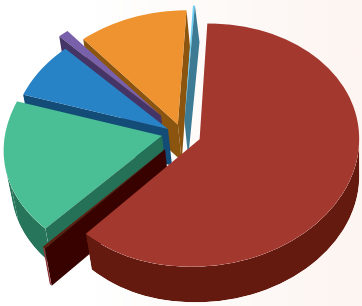
[2] 居屋／私人參建計劃屋苑包括第三期乙之前出售的居屋屋苑。
HOS/PSPS courts include pre-Phase 3B HOS courts.

[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] 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 Stock of Flats

合計 Total **1 332 922**



- **152 301** 租置計劃（已出售單位）[6] TPS (sold flats)[6]
- **14 630** 可租可買計劃／重建置業計劃／綠表置居計劃[5] BRO / MSS / GSH[5]
- **99 834** 私人參建計劃中等入息家庭房屋計劃[5] PSPS / MIHS[5]
- **242 823** 居屋[5] HOS[5]
- **146** 未售出的單位 Unsold flats
- **818 841** 租住公屋 PRH
- **4 347** 中轉房屋 IH

興建中的租住／資助出售單位數目 No. of Rental / Subsidised Sale Flats under Construction



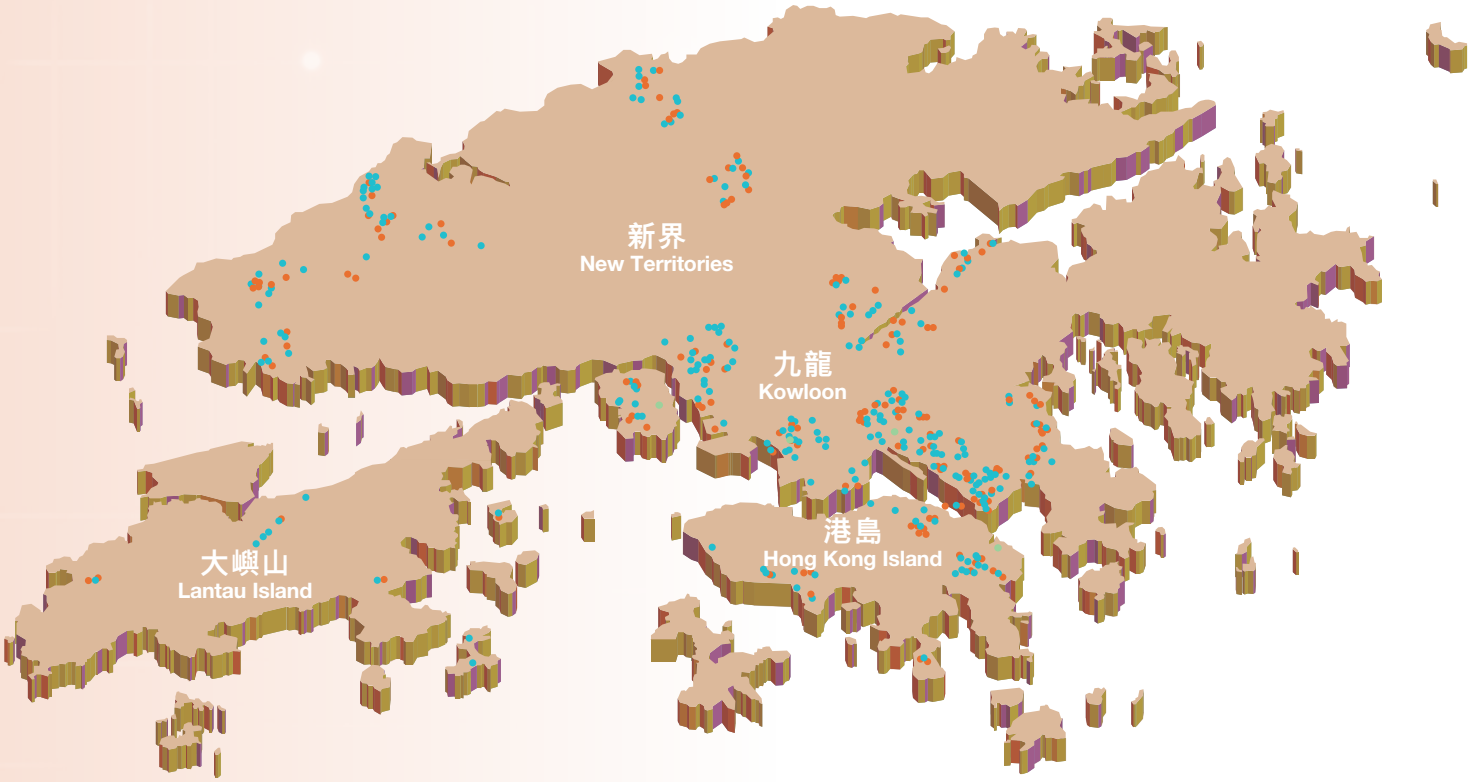
90 943

臨時收容中心 Transit centres	2
租住認可人口 Authorised rental population	67
托兒所 Nurseries	346
幼兒園 Kindergartens	249
學校 Schools	254
圖書館及溫習室 Libraries and study rooms	216
福利及康樂用途單位 Welfare and amenity premises	6 830
舖位 Shops	3 049
街市檔位（包括熟食檔位） Market stalls (including cooked food stalls)	1 134
工廠單位 Factory units	3 284

[5] 居屋／私人參建計劃／中等入息家庭房屋計劃／可租可買計劃／重建置業計劃／綠表置居計劃單位包括可在公開市場買賣的單位（居屋第三期乙之前出售的單位或已繳交補價的單位），但不包括未售出的單位。
HOS/PSPS/MIHS/BRO/MSS/GSH flats include flats that are tradable in the open market (flats sold prior to HOS Phase 3B or flats with premium paid), but exclude unsold flats.

[6] 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.

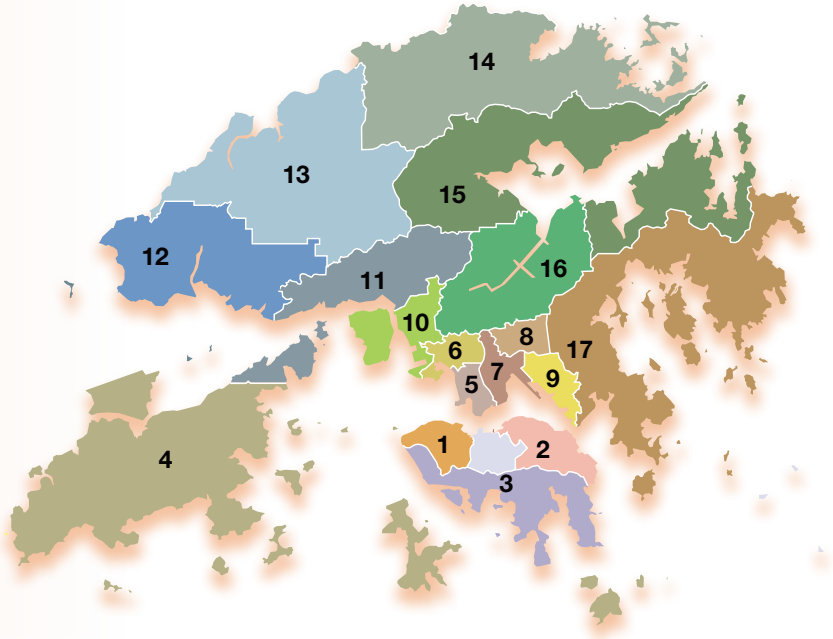
02 公共租住屋邨／居屋屋苑／綠置居屋苑分布
Distribution of PRH Estates / HOS Courts / GSH Courts



193 公共租住屋邨
Public Rental Housing (PRH) Estates

167 居者有其屋計劃(居屋)屋苑
Home Ownership Scheme (HOS) Courts

4 綠表置居計劃(綠置居)屋苑
Green Form Subsidised Home Ownership Scheme (GSH) Courts



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

1 中西區 Central and Western	636	2 025	
2 東區 Eastern	36 027	95 228	
3 南區 Southern	25 059	66 407	
4 離島 Islands	23 130	70 031	
5 油尖旺 Yau Tsim Mong	2 820	7 568	
6 深水埗 Sham Shui Po	68 223	170 982	
7 九龍城 Kowloon City	29 612	72 333	
8 黃大仙 Wong Tai Sin	76 305	197 282	
9 觀塘 Kwun Tong	146 795	369 216	
10 葵青 Kwai Tsing	101 221	265 460	
11 荃灣 Tsuen Wan	21 728	55 485	
12 屯門 Tuen Mun	65 358	158 184	
13 元朗 Yuen Long	67 110	187 700	
14 北區 North	32 272	84 080	
15 大埔 Tai Po	16 103	40 581	
16 沙田 Sha Tin	78 421	200 067	
17 西貢 Sai Kung	28 021	75 591	

合計 Total:

租住公屋 PRH Estates[1]

818 841　　2 118 220

12 屯門 Tuen Mun	4 347	3 786

合計 Total:

中轉房屋 Interim Housing

4 347　　3 786

註 Note:

[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.

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 **24 619**
人數 People **60 466**

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

單位 Flats **17**
人數 People **33**

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

單位 Flats **199**
人數 People **387**

緊急安置 Emergency

單位 Flats **0** 人數 People **0**

體恤安置 Compassionate Rehousing

單位 Flats **490** 人數 People **1 120**

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

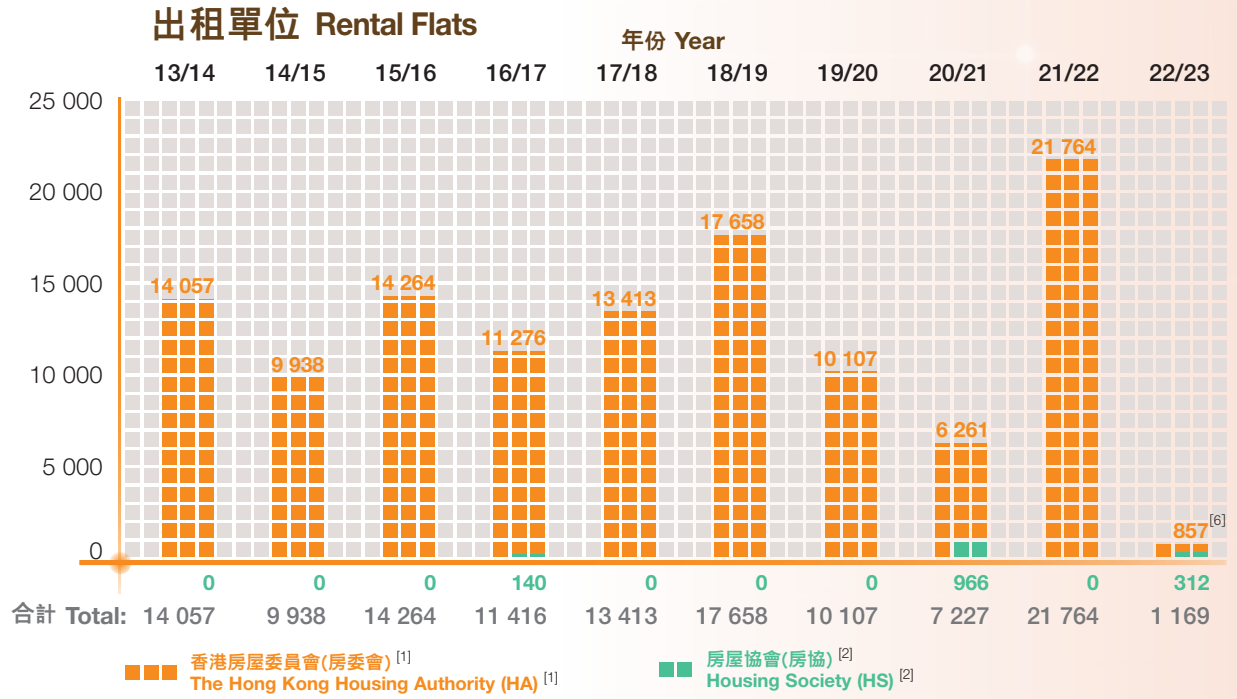
單位 Flats **1 060**
人數 People **3 038**

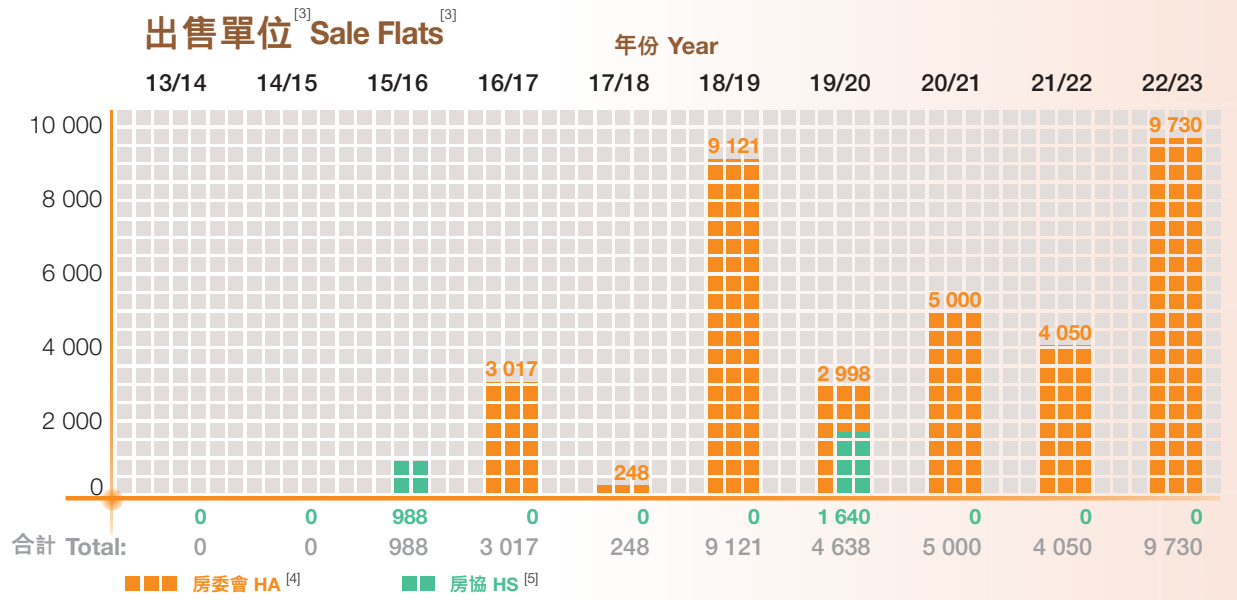
各類調遷及紓緩擠迫／改善居住空間調遷計劃 Transfers and Overcrowding Relief / Living Space Improvement Transfer Scheme

單位 Flats **4 503** 人數 People **12 717**

合計 Total : 單位 Flats **30 888** 人數 People **77 761**

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





年份 Year	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
總計 Grand Total	14 057	9 938	15 252	14 433	13 661	26 779	14 745	12 227	25 814	10 899

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.

[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 fats 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.

[6] 因受新型冠狀病毒疫情影響，原定於2022/23年度尾落成約7 600個公共租住房屋(公屋)單位的竣工日期需延後約一至兩個季度至2023/24年度，以致2022/23年度落成的公屋數量較低。
Due to the outbreak of COVID-19, about 7 600 public rental housing (PRH) flats originally scheduled for completion in end of 2022/23 was delayed by about one to two quarters and with completion deferred to 2023/24, resulting in an exceptionally low PRH production in 2022/23.

香港房屋委員會
Hong Kong Housing Authority

2022/23 財務報表
Financial Statements

截至2023年3月31日止年度
for the year ended 31 March 2023



香港房屋委員會

Hong Kong Housing Authority

截至 2023 年 3 月 31 日止年度的財務報表

Financial statements for the year ended 31 March 2023

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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

意見

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 2023 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。

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。

Independent Auditor's Report

Opinion

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 2023, 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.

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；

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;

— 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

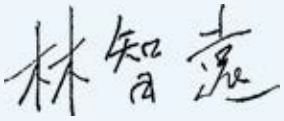
— 判定香港房屋委員會以持續經營作為會計基礎的做法是否恰當，並根據所得的審計憑證，判定是否存在與事件或情況有關，而且可能對香港房屋委員會持續經營的能力構成重大疑慮的重大不確定性。如果我認為存在重大不確定性，則有必要在審計師報告中請使用者留意財務報表中的相關資料披露。假若所披露的相關資料不足，我便須發出非無保留意見的審計師報告。我的結論是基於截至審計師報告日止所取得的審計憑證。然而，未來事件或情況可能導致香港房屋委員會不能繼續持續經營。

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。

— evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Hong Kong Housing Authority; and

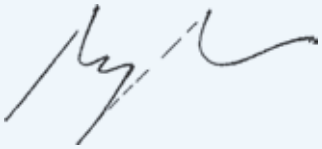
— conclude on the appropriateness of the Hong Kong Housing Authority's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Hong Kong Housing Authority's ability 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.



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
2023年9月29日



Prof. LAM Chi Yuen Nelson
Director of Audit

Audit Commission
6th Floor, High Block
Queensway Government Offices
66 Queensway, Hong Kong
29 September 2023

香港房屋委員會
截至 2023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 2023
(Expressed in millions of Hong Kong dollars)

		附註 Note	**2023**	2022
收入	**Income**			
租金收入	Rental income	4(a)	**22,544**	20,318
售樓及補價收入	Sales and premium income	4(b)	**11,435**	13,392
投資收入	Investment income	4(c)	**1,375**	1,660
其他收入	Other income	4(d)	**375**	414
			35,729	35,784
開支	**Expenditure**			
薪酬	Personal emoluments		**4,228**	4,138
地租及差餉	Government rent and rates		**400**	383
維修及改善工程	Maintenance and improvements		**4,611**	4,341
折舊及攤銷	Depreciation and amortisation		**5,409**	5,009
資助出售單位開支	Expenditure on subsidised sale flats	5	**5,113**	5,464
其他經常開支	Other recurrent expenditure		**7,019**	6,664
			26,780	25,999
運作盈餘	**Operating surplus**		**8,949**	9,785
非運作收入/(開支)淨額	**Net non-operating income/(expenditure)**	6	**12**	(12)
年內盈餘	**Surplus for the year**		**8,961**	9,773
其他全面收益	**Other comprehensive income**		**-**	-
年內全面收益總額	**Total comprehensive income for the year**		**8,961**	9,773

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
2023 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 2023
(Expressed in millions of Hong Kong dollars)

		附註 Note	2023	2022
非流動資產	**Non-current assets**			
物業、機器及設備	Property, plant and equipment	7	**179,164**	174,235
進行中的基本工程／計劃	Capital works/projects in progress	8	**35,831**	38,179
無形資產	Intangible assets	9	**311**	219
使用權資產	Right-of-use assets	10(a)	**57**	45
外匯基金存款	Placements with the Exchange Fund	11	**38,846**	34,887
自置居所／置業資助貸款	Home Purchase/Home Assistance Loans	12	**-**	2
			254,209	247,567
流動資產	**Current assets**			
存貨	Inventories	13	**4,458**	15
應收帳項、按金和預付款項	Debtors, deposits and prepayments	14	**1,733**	1,743
應從政府收回的款項	Amount due from the Government	23(b)	**64**	16
證券投資和銀行存款	Investments in securities and bank deposits	15	**21,939**	23,676
銀行結餘和現金	Bank balances and cash		**460**	349
			28,654	25,799
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	**10,250**	9,166
應付予政府的款項	Amount due to the Government	23(c)	**1,467**	1,605
租賃負債	Lease liabilities	10(b)	**26**	22
撥備及其他負債	Provisions and other liabilities	18	**2,459**	2,480
			14,202	13,273
流動資產淨額	**Net current assets**		**14,452**	12,526
扣除流動負債後的資產總額	**Total assets less current liabilities**		**268,661**	260,093
非流動負債	**Non-current liabilities**			
租賃負債	Lease liabilities	10(b)	**33**	26
撥備及其他負債	Provisions and other liabilities	18	**668**	729
資產淨額	**Net assets**		**267,960**	259,338
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		**165,728**	152,902
房屋建設工程基金	Housing Capital Works Fund	20	**49,892**	49,228
發展基金	Development Fund	21	**33,385**	38,253
			267,960	259,338

何永賢
香港房屋委員會主席
2023年 9 月 29 日

Ms Winnie HO
Chairman of the Hong Kong Housing Authority
29 September 2023

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 2023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 2023
(Expressed in millions of Hong Kong dollars)

		政府的永久資本 Government's permanent capital	政府的資助 Government's contribution	資本儲備 Capital reserve	累積盈餘 Accumulated surplus	房屋建設工程基金 Housing Capital Works Fund	發展基金 Development Fund	總額 Total
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**	13,489	5,454	12	152,902	49,228	38,253	259,338
2022 年 4 月 1 日結餘	**Balance at 1 April 2022**	**13,489**	**5,454**	**12**	**152,902**	**49,228**	**38,253**	**259,338**
年內全面收益總額	Total comprehensive income for the year	**-**	**-**	**-**	**8,961**	**-**	**-**	**8,961**
年內付予政府的紅利	Dividend to the Government for the year	**-**	**-**	**-**	**(339)**	**-**	**-**	**(339)**
轉撥	Transfers	**-**	**-**	**-**	**4,204**	**664**	**(4,868)**	**-**
2023 年 3 月 31 日結餘	**Balance at 31 March 2023**	**13,489**	**5,454**	**12**	**165,728**	**49,892**	**33,385**	**267,960**

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 2023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 2023
(Expressed in millions of Hong Kong dollars)

		附註 Note	2023	2022
運作活動的現金流量	**Cash flows from operating activities**			
年內盈餘	Surplus for the year		**8,961**	9,773
調整：	Adjustments for:			
投資收入	Investment income	4(c)	**(1,375)**	(1,660)
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)
租賃修改收益	Gain on lease modification		**(2)**	-
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		**5,303**	4,918
無形資產攤銷	Amortisation of intangible assets		**143**	111
使用權資產的折舊	Depreciation of right-of-use assets		**27**	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		**30**	148
已拆卸租住屋邨的折餘價值	Written down value of rental estates demolished		**51**	3
調整資本開支	Adjustment of capital expenditure		**5**	2
自置居所／置業資助貸款的減少	Decrease in Home Purchase/Home Assistance Loans		**5**	6
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		**(2)**	(1)
興建中資助出售單位(住宅)物業的減少／(增加)	Decrease/(Increase) in subsidised sale flats (Domestic) properties under development		**1,962**	(4,859)
存貨的(增加)／減少	(Increase)/Decrease in inventories		**(4,443)**	1,094
以公平值列帳的證券的增加	Increase in securities at fair value		**(75)**	(6)
應收帳項、預付款項和其他應收款項的(增加)／減少	(Increase)/Decrease in debtors, prepayments and other receivables		**(115)**	12
應付帳項、按金和其他應付款項的增加	Increase in creditors, deposits and other payables		**1,031**	1,596
撥備及其他負債的減少	Decrease in provisions and other liabilities		**(65)**	(23)
來自運作活動的現金淨額	**Net cash from operating activities**		**11,442**	11,141

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 2023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 2023 (Continued)
(Expressed in millions of Hong Kong dollars)

		附註 Note	2023	2022
投資活動的現金流量	**Cash flows from investing activities**			
外匯基金存款的(增加)／減少	(Increase)/Decrease in placements with the Exchange Fund		**(3,959)**	3,264
原到期日為 3 個月以上的銀行存款的減少／(增加)	Decrease/(Increase) in bank deposits with original maturities over 3 months		**4,191**	(6,769)
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		**(7,627)**	(9,355)
重建公共租住房屋	Redeveloped public rental housing		**(912)**	(698)
資助出售單位(商業)	Subsidised sale flats (Commercial)		**(802)**	(845)
房屋委員會辦事處	Housing Authority offices		**(57)**	(81)
汽車	Motor vehicles		**(4)**	-
電腦系統及設備	Computer systems and equipment		**(177)**	(213)
改善工程	Improvement works		**(605)**	(461)
已收的利息	Interest received		**2,234**	1,777
已收的股息	Dividends received		**136**	91
用於投資活動的現金淨額	**Net cash used in investing activities**		**(7,582)**	(13,290)
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		**(424)**	(41)
租賃負債的款項	Payments of lease liabilities		**(27)**	(31)
用於融資活動的現金淨額	**Net cash used in financing activities**		**(451)**	(72)
現金及等同現金增加／(減少)淨額	**Net increase/(decrease) in cash and cash equivalents**		**3,409**	(2,221)
年初的現金及等同現金	**Cash and cash equivalents at beginning of year**		**2,178**	4,399
年終的現金及等同現金	**Cash and cash equivalents at end of year**	16	**5,587**	2,178

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.

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。隨着《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. carparks 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的，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。

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.

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) 售樓及補價收入

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」)業主所付的補價，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。

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.

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；以及

「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。

(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) 進行中的基本工程／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; and

'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.

(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價值提供估價，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。

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 carparks 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 carparks 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.

[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 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

4 INCOME

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
(a) 租金收入	**(a) Rental income**		
租住房屋	Rental housing	**19,933**	18,073
商業樓宇	Commercial properties	**2,611**	2,245
		22,544	20,318
(b) 售樓及補價收入	**(b) Sales and premium income**		
出售單位	Sales of flats	**10,376**	11,785
解除轉讓限制所收補價	Premium on removal of alienation restriction	**1,059**	1,607
		11,435	13,392
(c) 投資收入	**(c) Investment income**		
下列項目的利息收入	Interest income from		
外匯基金存款	placements with the Exchange Fund	**1,832**	1,775
銀行存款	bank deposits	**325**	51
		2,157	1,826
證券的已實現和重估虧損淨額	Net realised and revaluation losses on securities	**(855)**	(219)
證券的匯兌虧損淨額	Net exchange losses on securities	**(64)**	(42)
證券的股息收入	Dividend income from securities	**137**	95
		1,375	1,660
(d) 其他收入	**(d) Other income**		
收費	Fees and charges	**131**	107
雜項收入	Miscellaneous income	**244**	307
		375	414
總收入	**Total income**	**35,729**	35,784

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17.49億港元 (2022：14.36億港元)，包括按營業額計算的租金1,000萬港元 (2022：300萬港元)。

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：

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$1,749 million (2022: HK$1,436 million), including rents based on business turnover amounting to HK$10 million (2022: HK$3 million).

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

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
1年內	Within 1 year	**687**	606
1年後但2年內	After 1 year but within 2 years	**542**	448
2年後但3年內	After 2 years but within 3 years	**305**	298
3年後但4年內	After 3 years but within 4 years	**230**	143
4年後但5年內	After 4 years but within 5 years	**172**	122
5年後	After 5 years	**80**	117
		2,016	1,734

5 資助出售單位開支

5 EXPENDITURE ON SUBSIDISED SALE FLATS

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
已售單位成本	Cost of flats sold		
建築費用及間接開支	Construction cost and overheads	**3,732**	3,908
政府土地成本	Government land cost	**1,331**	1,478
回購單位成本	Cost of repurchased flats	**2**	6
		5,065	5,392
其他開支	Other expenditure	**48**	72
		5,113	5,464

6 非運作收入／(開支)淨額

6 NET NON-OPERATING INCOME/(EXPENDITURE)

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$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 clearees	**12**	23
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)
		12	(12)

7 物業、機器及設備
PROPERTY, PLANT AND EQUIPMENT

		2023				2022			
		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 Total**	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 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
(a) 批租土地地價	**(a) Lease premiums for land**								
年初及年終成本	Cost at beginning and end of year	**105**	**-**	**57**	**162**	105	-	57	162
年初累積折舊	Accumulated depreciation at beginning of year	**(97)**	**-**	**(37)**	**(134)**	(96)	-	(36)	(132)
年內折舊	Charge for the year	**-**	**-**	**(2)**	**(2)**	(1)	-	(1)	(2)
年終累積折舊	Accumulated depreciation at end of year	**(97)**	**-**	**(39)**	**(136)**	(97)	-	(37)	(134)
年終帳面淨值	Net book value at end of year	**8**	**-**	**18**	**26**	8	-	20	28
(b) 地盤平整	**(b) Site formation**								
年初成本	Cost at beginning of year	**3,232**	**1**	**3**	**3,236**	3,063	1	3	3,067
添置	Additions	**31**	**-**	**-**	**31**	182	-	-	182
刪減／拆卸	Disposals/Demolition	**(4)**	**-**	**-**	**(4)**	(13)	-	-	(13)
年終成本	Cost at end of year	**3,259**	**1**	**3**	**3,263**	3,232	1	3	3,236
年初累積折舊	Accumulated depreciation at beginning of year	**(1,477)**	**(1)**	**(1)**	**(1,479)**	(1,432)	(1)	(1)	(1,434)
年內折舊	Charge for the year	**(55)**	**-**	**-**	**(55)**	(54)	-	-	(54)
刪減／拆卸時回撥	Written back on disposals/demolition	**3**	**-**	**-**	**3**	9	-	-	9
年終累積折舊	Accumulated depreciation at end of year	**(1,529)**	**(1)**	**(1)**	**(1,531)**	(1,477)	(1)	(1)	(1,479)
年終帳面淨值	Net book value at end of year	**1,730**	**-**	**2**	**1,732**	1,755	-	2	1,757
(c) 樓宇	**(c) Buildings**								
年初成本	Cost at beginning of year	**243,906**	**686**	**1,871**	**246,463**	231,134	672	1,870	233,676
添置	Additions	**9,633**	**-**	**1**	**9,634**	13,276	-	1	13,277
轉撥	Transfers	**(39)**	**29**	**10**	**-**	(14)	14	-	-
刪減／拆卸	Disposals/Demolition	**(384)**	**(4)**	**-**	**(388)**	(490)	-	-	(490)
年終成本	Cost at end of year	**253,116**	**711**	**1,882**	**255,709**	243,906	686	1,871	246,463
年初累積折舊	Accumulated depreciation at beginning of year	**(76,591)**	**(321)**	**(1,030)**	**(77,942)**	(72,535)	(302)	(997)	(73,834)
年內折舊	Charge for the year	**(4,715)**	**(13)**	**(32)**	**(4,760)**	(4,425)	(13)	(33)	(4,471)
轉撥	Transfers	**18**	**(13)**	**(5)**	**-**	6	(6)	-	-
刪減／拆卸時回撥	Written back on disposals/demolition	**352**	**4**	**-**	**356**	363	-	-	363
年終累積折舊	Accumulated depreciation at end of year	**(80,936)**	**(343)**	**(1,067)**	**(82,346)**	(76,591)	(321)	(1,030)	(77,942)
年終帳面淨值	Net book value at end of year	**172,180**	**368**	**815**	**173,363**	167,315	365	841	168,521

7 物業、機器及設備(續)
PROPERTY, PLANT AND EQUIPMENT (Continued)

		2023				2022			
		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 Total	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 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
(d) 改善工程	**(d) Improvement works**								
年初成本	Cost at beginning of year	**8,306**	**-**	**259**	**8,565**	7,905	-	230	8,135
添置	Additions	**537**	**41**	**18**	**596**	440	-	29	469
刪減／拆卸	Disposals/Demolition	**(118)**	**-**	**-**	**(118)**	(39)	-	-	(39)
年終成本	Cost at end of year	**8,725**	**41**	**277**	**9,043**	8,306	-	259	8,565
年初累積折舊	Accumulated depreciation at beginning of year	**(4,567)**	**-**	**(115)**	**(4,682)**	(4,222)	-	(110)	(4,332)
年內折舊	Charge for the year	**(447)**	**(1)**	**(6)**	**(454)**	(363)	-	(5)	(368)
刪減／拆卸時回撥	Written back on disposals/demolition	**70**	**-**	**-**	**70**	18	-	-	18
年終累積折舊	Accumulated depreciation at end of year	**(4,944)**	**(1)**	**(121)**	**(5,066)**	(4,567)	-	(115)	(4,682)
年終帳面淨值	Net book value at end of year	**3,781**	**40**	**156**	**3,977**	3,739	-	144	3,883
(e) 電腦系統及設備	**(e) Computer systems and equipment**								
年初成本	Cost at beginning of year	**-**	**-**	**482**	**482**	-	-	466	466
添置	Additions	**-**	**-**	**47**	**47**	-	-	18	18
刪減	Disposals	**-**	**-**	**(9)**	**(9)**	-	-	(2)	(2)
年終成本	Cost at end of year	**-**	**-**	**520**	**520**	-	-	482	482
年初累積折舊	Accumulated depreciation at beginning of year	**-**	**-**	**(437)**	**(437)**	-	-	(417)	(417)
年內折舊	Charge for the year	**-**	**-**	**(31)**	**(31)**	-	-	(22)	(22)
刪減時回撥	Written back on disposals	**-**	**-**	**9**	**9**	-	-	2	2
年終累積折舊	Accumulated depreciation at end of year	**-**	**-**	**(459)**	**(459)**	-	-	(437)	(437)
年終帳面淨值	Net book value at end of year	**-**	**-**	**61**	**61**	-	-	45	45
(f) 電子器材	**(f) Electronic equipment**								
年初成本	Cost at beginning of year	**511**	**-**	**6**	**517**	519	-	6	525
刪減	Disposals	**(3)**	**-**	**-**	**(3)**	(8)	-	-	(8)
年終成本	Cost at end of year	**508**	**-**	**6**	**514**	511	-	6	517
年初累積折舊	Accumulated depreciation at beginning of year	**(511)**	**-**	**(6)**	**(517)**	(519)	-	(6)	(525)
刪減時回撥	Written back on disposals	**3**	**-**	**-**	**3**	8	-	-	8
年終累積折舊	Accumulated depreciation at end of year	**(508)**	**-**	**(6)**	**(514)**	(511)	-	(6)	(517)
年終帳面淨值	Net book value at end of year	**-**	**-**	**-**	**-**	-	-	-	-
(g) 汽車	**(g) Motor vehicles**								
年初成本	Cost at beginning of year	**-**	**-**	**5**	**5**	-	-	5	5
添置	Additions	**-**	**-**	**5**	**5**	-	-	-	-
年終成本	Cost at end of year	**-**	**-**	**10**	**10**	-	-	5	5
年初累積折舊	Accumulated depreciation at beginning of year	**-**	**-**	**(4)**	**(4)**	-	-	(3)	(3)
年內折舊	Charge for the year	**-**	**-**	**(1)**	**(1)**	-	-	(1)	(1)
年終累積折舊	Accumulated depreciation at end of year	**-**	**-**	**(5)**	**(5)**	-	-	(4)	(4)
年終帳面淨值	Net book value at end of year	**-**	**-**	**5**	**5**	-	-	1	1
年終帳面淨值合計 [1]	**Total net book value at end of year [1]**	**177,699**	**408**	**1,057**	**179,164**	172,817	365	1,053	174,235
[1]包括下列資產項目	[1]Represented by assets of								
租住房屋	Domestic rental housing	**162,239**	**408**	**-**	**162,647**	158,063	365	-	158,428
非住用設施	Non-domestic facilities	**15,460**	**-**	**-**	**15,460**	14,754	-	-	14,754
房委會辦事處樓宇及其他	Housing Authority office buildings and others	**-**	**-**	**1,057**	**1,057**	-	-	1,053	1,053
		177,699	**408**	**1,057**	**179,164**	172,817	365	1,053	174,235

8 進行中的基本工程／計劃
CAPITAL WORKS/PROJECTS IN PROGRESS

		2022年4月1日 1 April 2022 百萬元(港幣) HK$M	增加、重新歸類及調整[1] Additions, reclassification and adjustments[1] 百萬元(港幣) HK$M	轉撥予其他資產類別或開支 Transfer to other asset categories or expenditure 百萬元(港幣) HK$M	2023年3月31日 31 March 2023 百萬元(港幣) HK$M	2021年4月1日 1 April 2021 百萬元(港幣) HK$M	增加、重新歸類及調整[1] Additions, reclassification and adjustments[1] 百萬元(港幣) HK$M	轉撥予其他資產類別或開支 Transfer to other asset categories or expenditure 百萬元(港幣) HK$M	2022年3月31日 31 March 2022 百萬元(港幣) HK$M
(a) 房屋建設工程基金－建築工程帳目	**(a) Housing Capital Works Fund - Construction Account**								
(i) 興建中的物業	(i) Properties under development								
新建公共租住房屋	New public rental housing								
地盤平整	Site formation	**42**	**35**	**(18)**	**59**	192	(67)	(83)	42
樓宇	Buildings	**18,994**	**7,578**	**(8,997)**	**17,575**	18,865	9,413	(9,284)	18,994
		19,036	**7,613**	**(9,015)**	**17,634**	19,057	9,346	(9,367)	19,036
重建公共租住房屋	Redeveloped public rental housing								
地盤平整	Site formation	**60**	**48**	**(12)**	**96**	122	36	(98)	60
樓宇	Buildings	**1,059**	**860**	**(83)**	**1,836**	4,164	660	(3,765)	1,059
		1,119	**908**	**(95)**	**1,932**	4,286	696	(3,863)	1,119
資助出售單位(住宅)	Subsidised sale flats (Domestic)								
地盤平整	Site formation	**167**	**13**	**(54)**	**126**	50	127	(10)	167
樓宇	Buildings	**14,605**	**6,172**	**(8,093)**	**12,684**	9,924	7,343	(2,662)	14,605
		14,772	**6,185**	**(8,147)**	**12,810**	9,974	7,470	(2,672)	14,772
資助出售單位(商業)	Subsidised sale flats (Commercial)								
地盤平整	Site formation	**18**	**2**	**-**	**20**	2	17	(1)	18
樓宇	Buildings	**1,664**	**799**	**(553)**	**1,910**	1,064	828	(228)	1,664
		1,682	**801**	**(553)**	**1,930**	1,066	845	(229)	1,682
房委會辦事處	Authority offices								
地盤平整	Site formation	**3**	**1**	**-**	**4**	2	1	-	3
樓宇	Buildings	**207**	**57**	**(1)**	**263**	128	80	(1)	207
		210	**58**	**(1)**	**267**	130	81	(1)	210
小計	Sub-total	**36,819**	**15,565**	**(17,811)**	**34,573**	34,513	18,438	(16,132)	36,819
(ii) 電腦系統及設備	(ii) Computer systems and equipment	**204**	**182**	**(286)**	**100**	174	213	(183)	204
合計	Total	**37,023**	**15,747**	**(18,097)**	**34,673**	34,687	18,651	(16,315)	37,023
(b) 房屋建設工程基金－改善工程帳目	**(b) Housing Capital Works Fund - Improvement Account**								
樓宇改善工程	Improvement works on buildings	**1,156**	**604**	**(602)**	**1,158**	1,164	461	(469)	1,156
進行中的基本工程／計劃總額	**Total capital works/projects in progress**	**38,179**	**16,351**	**(18,699)**	**35,831**	35,851	19,112	(16,784)	38,179

[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

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$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	**2,008**	1,868
添置	Additions	**235**	165
刪減	Disposals	**(25)**	(25)
年終	At end of year	**2,218**	2,008
累計攤銷：	Accumulated amortisation:		
年初	At beginning of year	**(1,789)**	(1,703)
年內折舊	Charge for the year	**(143)**	(111)
刪減時回撥	Written back on disposals	**25**	25
年終	At end of year	**(1,907)**	(1,789)
年終帳面淨值	Net book value at end of year	**311**	219

10 租賃

10 LEASES

(a) 使用權資產

(a) Right-of-use assets

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
物業	**Premises**		
成本：	Cost:		
年初	At beginning of year	**119**	107
添置	Additions	**59**	12
重新計量租賃負債	Remeasurement of lease liabilities	**(20)**	-
到期租賃合約	Expiry of lease contracts	**(68)**	-
年終	At end of year	**90**	119
累積折舊：	Accumulated depreciation:		
年初	At beginning of year	**(74)**	(45)
年內折舊[1]	Charge for the year[1]	**(27)**	(29)
到期租賃合約	Expiry of lease contracts	**68**	-
年終	At end of year	**(33)**	(74)
年終帳面淨值	Net book value at end of year	**57**	45

[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

10 LEASES (Continued)

(b) Lease Liabilities

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
流動	Current	**26**	22
非流動	Non-current	**33**	26
		59	48

下表顯示租賃負債的變動，包括現金及非現金變動：

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

年初	At beginning of year	**48**	66
來自融資現金流量的變動：	Changes from financing cash flows:		
租賃負債的款項	Payments of lease liabilities	**(27)**	(31)
非現金變動：	Non-cash changes:		
租賃負債的利息支出	Interest expense on lease liabilities	**1**	1
與新租賃有關的租賃負債增加	Increase in lease liabilities relating to new leases	**59**	12
重新計量租賃負債	Remeasurement of lease liabilities	**(22)**	-
年終	At end of year	**59**	48

根據合約未貼現的現金流量，租賃負債的剩餘合約期限列載如下：

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

1 年內	Within 1 year	**27**	23
1 年後但 2 年內	After 1 year but within 2 years	**23**	17
2 年後但 5 年內	After 2 years but within 5 years	**12**	9
		62	49

(c) 於全面收益表內確認的租賃相關的支出項目

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

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
租賃負債的利息支出	Interest expense on lease liabilities	**1**	1

(d) 租賃現金流出總額

(d) Total cash outflow for leases

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
租賃負債	Lease liabilities	**27**	31

11 外匯基金存款

外匯基金存款結餘為 388.46 億港元 (2022：348.87 億港元)，其中 220 億港元 (2022：200 億港元) 為本金總額，168.46 億港元 (2022：148.87 億港元) 為在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。2023 年固定息率為每年 3.7%，2022 年為每年 5.6%。

11 PLACEMENTS WITH THE EXCHANGE FUND

The balance of the placements with the Exchange Fund amounted to HK$38,846 million (2022: HK$34,887 million), being the total principal sums of HK$22,000 million (2022: HK$20,000 million) plus HK$16,846 million (2022: HK$14,887 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 3.7% per annum for 2023 and at 5.6% per annum for 2022.

12 自置居所／置業資助貸款
HOME PURCHASE/HOME ASSISTANCE LOANS

		2023				2022			
		自置居所貸款計劃(附註 12a 及 d)	**優惠自置居所貸款計劃(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)	優惠自置居所貸款計劃(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)**	**Total**	Home Purchase Loan Scheme (Notes 12a & d)	Enhanced Home Purchase Loan Scheme (Notes 12b & d)	Home Assistance Loan Scheme (Note 12c)	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
帳面總值：	Gross carrying amount:								
年初	At beginning of year	**121**	**21**	**7**	**149**	122	21	12	155
償還的貸款	Loan repayments	**-**	**-**	**(3)**	**(3)**	-	-	(5)	(5)
貸款撇帳	Loans written off	**(2)**	**-**	**-**	**(2)**	(1)	-	-	(1)
年終	At end of year	**119**	**21**	**4**	**144**	121	21	7	149
呆帳的減值撥備：	Impairment allowance for doubtful loans:								
年初	At beginning of year	**(121)**	**(21)**	**(2)**	**(144)**	(122)	(21)	(2)	(145)
回撥的減值損失	Impairment loss reversed	**-**	**-**	**-**	**-**	-	-	-	-
貸款撇帳	Loans written off	**2**	**-**	**-**	**2**	1	-	-	1
年終	At end of year	**(119)**	**(21)**	**(2)**	**(142)**	(121)	(21)	(2)	(144)
年終帳面值	Carrying amount at end of year	**-**	**-**	**2**	**2**	-	-	5	5
列為流動資產的部分(附註14)	Portion classified as current assets (Note 14)	**-**	**-**	**(2)**	**(2)**	-	-	(3)	(3)
列為非流動資產的部分	Portion classified as non-current assets	-	-	-	-	-	-	2	2

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2023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1仟港元(2022：6萬港元)。

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 2023, the remaining liability, reported under provisions and other liabilities (Note 18), amounted to HK$0.001 million (2022: HK$0.06 million).

13 存貨

13 INVENTORIES

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
未售的居屋／綠置居計劃單位存貨	Stock of unsold HOS/GSH flats	**4,457**	14
倉存及備件	Stores and spares	**1**	1
		4,458	15

本年度售出的居屋／綠置居計劃單位為4 336個(2022：4 107個)。於2023年3月31日，房委會有5 299個單位存貨(2022：17個)。

During the year, 4 336 units of HOS/GSH flats were sold (2022: 4 107 units). As at 31 March 2023, the stock balance consisted of 5 299 units (2022: 17 units).

14 應收帳項、按金和預付款項

14 DEBTORS, DEPOSITS AND PREPAYMENTS

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
應收帳項	Debtors	**508**	347
應收外匯基金存款利息	Interest receivable from the placements with the Exchange Fund	**354**	482
其他應收利息	Other interest receivable	**65**	14
應收股息	Dividends receivable	**13**	15
應收股息稅退還款項	Dividend tax refund receivable	**8**	5
未交收的售出及贖回證券	Unsettled sales and redemption of securities	**179**	318
自置居所／置業資助貸款(附註 12)	Home Purchase/Home Assistance Loans (Note 12)	**2**	3
按金	Deposits	**67**	68
預付款項	Prepayments	**3**	4
租賃獎勵的攤銷	Lease incentives amortisation	**534**	487
		1,733	1,743

15 證券投資和銀行存款

15 INVESTMENTS IN SECURITIES AND BANK DEPOSITS

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
列為流動資產的投資	**Investments classified as current assets**		
銀行存款的攤銷成本，存款原到期日	Bank deposits at amortised cost, with original maturities		
不超過 3 個月(附註 16)	not more than 3 months (Note 16)	**5,127**	1,829
超過 3 個月	over 3 months	**9,382**	13,573
		14,509	15,402
以公平值列帳的證券	Securities at fair value		
股本證券	equity securities	**7,430**	8,274
投資總額	**Total investments**	**21,939**	23,676

16 現金及等同現金

16 CASH AND CASH EQUIVALENTS

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
銀行結餘和現金	Bank balances and cash	**460**	349
原到期日不超過 3 個月的銀行存款(附註 15)	Bank deposits with original maturities not more than 3 months (Note 15)	**5,127**	1,829
現金流量表內的現金及等同現金	Cash and cash equivalents in the statement of cash flows	**5,587**	2,178

17 應付帳項、按金和其他應付款項

17 CREDITORS, DEPOSITS AND OTHER PAYABLES

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
應付帳項和應計項目	Creditors and accruals	**4,118**	4,183
未交收的購入證券	Unsettled purchases of securities	**193**	325
應付保管人和投資經理費用	Payable for custodian's and fund managers' fees	**8**	9
租戶按金	Tenants' deposits	**1,701**	1,633
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	**2,584**	1,418
其他按金	Other deposits	**80**	72
工程保證金	Retention money	**1,351**	1,332
算定損害賠償扣除額	Liquidated damages deductions	**215**	194
		10,250	9,166

18 撥備及其他負債

18 PROVISIONS AND OTHER LIABILITIES

		2023			2022		
		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	**1,471**	**-**	**1,471**	1,584	-	1,584
維修和小型改善工程撥備	Provision for maintenance and minor improvements	**-**	**168**	**168**	-	200	200
預收租金	Rent received in advance	**433**	**-**	**433**	359	-	359
與石油氣有關的未攤銷收入	Unamortised income relating to liquefied petroleum gas	**3**	**9**	**12**	3	12	15
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	**-**	**491**	**491**	-	517	517
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	**472**	**-**	**472**	462	-	462
審計費用撥備	Provision for audit fees	**5**	**-**	**5**	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))	**5**	**-**	**5**	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	**62**	**-**	**62**	54	-	54
其他	Others	**8**	**-**	**8**	7	-	7
		2,459	**668**	**3,127**	2,480	729	3,209

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))

		2023			2022		
		住宅樓宇 Domestic housing	**非住宅樓宇權益 Non-domestic equity**	**合計 Total**	住宅樓宇 Domestic housing	非住宅樓宇權益 Non-domestic equity	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
(i) 借自前發展貸款基金的款項	(i) Borrowings from the former Development Loan Fund						
於 1976 年 3 月 31 日的累積免息貸款	Cumulative interest-free loans up to 31.3.1976	**254**	**46**	**300**	254	46	300
政府在 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	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	**2,505**	**447**	**2,952**	2,505	447	2,952
(ii) 轉撥予房委會的政府所建屋邨及職員宿舍的價值	(ii) Transfer value of Government built estates and staff quarters	**1,226**	**149**	**1,375**	1,226	149	1,375
(iii) 居者有其屋計劃	(iii) Home Ownership Scheme						
1988 年 3 月 31 日轉撥自政府的未售單位存貨及進行中工程	Unsold stock of flats and construction in progress at 31.3.1988 transferred from Government	**827**	**-**	**827**	827	-	827
		4,812	**642**	**5,454**	4,812	642	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))

		2023			2022		
		住宅樓宇 Domestic housing	**非住宅樓宇權益 Non-domestic equity**	**合計 Total**	住宅樓宇 Domestic housing	非住宅樓宇權益 Non-domestic equity	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
(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	(i) Land revaluation surplus up to 31.3.1973 pertaining to the predecessor Authority	**93**	**8**	**101**	93	8	101
(ii) 由政府撥付的土地價值	(ii) Value of land provided by Government						
自 1973 年 4 月 1 日以來興建的公共租住屋邨	since 1.4.1973 pertaining to public rental housing estates	**352,534**	**41,731**	**394,265**	339,398	39,003	378,401
房委會辦事處	for offices of the Authority	**-**	**140**	**140**	-	140	140
(iii) 居者有其屋計劃及綠表置居計劃	(iii) Home Ownership Scheme and Green Form Subsidised Home Ownership Scheme						
十足市值地價與土地成本之間的差價	difference between the land value (at full market value) and the land cost	**215,462**	**-**	**215,462**	193,781	-	193,781
非住宅樓宇的土地價值	land value for non-domestic elements	**-**	**4,207**	**4,207**	-	3,979	3,979
解除轉讓限制所收補價	premium on removal of alienation restriction	**9,230**	**-**	**9,230**	8,997	-	8,997
(iv) 租者置其屋計劃	(iv) Tenants Purchase Scheme						
樓宇建成時的十足市值地價與土地成本之間的差價	difference between the land value (at full market value) at completion of the buildings and the land cost	**27,598**	**-**	**27,598**	27,430	-	27,430
(v) 可租可買計劃	(v) Buy or Rent Option Scheme						
十足市值地價與土地成本之間的差價	difference between the land value (at full market value) and the land cost	**1,818**	**-**	**1,818**	1,818	-	1,818
非住宅樓宇的土地價值	land value for non-domestic elements	**-**	**10**	**10**	-	10	10
		606,735	**46,096**	**652,831**	571,517	43,140	614,657

20 房屋建設工程基金
HOUSING CAPITAL WORKS FUND

		2023			2022		
		建築工程帳目 Construction Account	**改善工程帳目 Improvement Account**	**合計 Total**	建築工程帳目 Construction Account	改善工程帳目 Improvement Account	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
年初結餘	Balance at beginning of year	**46,073**	**3,155**	**49,228**	43,854	3,164	47,018
轉撥自／(往)累積盈餘	Transfer from/(to) accumulated surplus	**661**	**3**	**664**	2,219	(9)	2,210
年終結餘	Balance at end of year	**46,734**	**3,158**	**49,892**	46,073	3,155	49,228

21 發展基金

21 DEVELOPMENT FUND

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
年初結餘	Balance at beginning of year	**38,253**	37,611
轉撥(往)／自累積盈餘	Transfer (to)/from accumulated surplus	**(4,868)**	642
年終結餘	Balance at end of year	**33,385**	38,253

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，拆售開支並沒有調整(2022：淨下調300萬港元)。

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, there was no adjustment on divestment related expenditure (2022: net downward adjustment of HK$3 million).

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:

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
(a) 來自政府的收入	**(a) Income received from the Government**		
租金收入	Rental income	**73**	82
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	**519**	523
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**	124
其他收入	Other income	**6**	4
		722	733

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
(b) 應從政府收回的款項	**(b) Amount due from the Government**		
可退還地租及差餉	Government rent and rates refundable	**10**	15
按金及其他	Deposits and others	**54**	1
		64	16

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
(c) 應付予政府的款項	**(c) Amount due to the Government**		
土地成本	Land cost	**1,357**	1,414
政府墊付的租金	Advance from Government for rental payment	**1**	1
應付的差餉	Payable for Government rates	**17**	6
就政府撥款的代理工作多收的款項	Over-recovery on Government funded agency functions	**1**	1
應付的紅利	Dividend payable	**47**	132
其他(例如：公司和土地查冊)	Others (e.g. company and land searches)	**44**	51
		1,467	1,605

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 2023 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 506.22 億港元 (2022：476.37 億港元)，屬於第二市場的則為 263.17 億港元 (2022：298.84 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 26.31 億港元 (2022：20.06 億港元)，在第二市場的財務風險為 21.50 億港元 (2022：16.27 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 45.88 億港元 (2022：47.53 億港元)，屬於第二市場的則為 51.81 億港元 (2022：46.33 億港元)。然而，根據上文第(i)項的理據，並且假設有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值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 (2022：無)，在第二市場的財務風險則為 5.52 億港元 (2022：2.73 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 2023 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 34 269 個 (2022：24 651 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 4 萬港元 (2022：10 萬港元)。

24 CONTINGENT LIABILITIES

(a) Financial guarantees issued

As at 31 March 2023, 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$50,622 million (2022: HK$47,637 million) for the primary market and HK$26,317 million (2022: HK$29,884 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$2,631 million (2022:HK$2,006 million) for the primary market and HK$2,150 million (2022: HK$1,627 million) for the secondary market.

(ii) TPS flats sold

Default guarantees for flats sold under TPS amounted to HK$4,588 million (2022: HK$4,753 million) for the primary market and HK$5,181 million (2022: HK$4,633 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 (2022: Nil) for the primary market and its financial exposure for the secondary market is HK$552 million (2022: HK$273 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 2023, there were 34 269 units (2022: 24 651 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$0.04 million (2022: HK$0.1 million).

25 資本承擔

於 2023 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：

	2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
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	**30,750**	27,377
居屋計劃建築計劃 HOS construction projects	**16,314**	10,824
其他計劃 Other projects	**2,383**	2,448
	49,447	40,649

25 CAPITAL COMMITMENTS

The Authority had the following contractual capital commitments outstanding at 31 March 2023 not provided for in the financial statements:

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項風險。

(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年內盈餘，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 2023 年 3 月 31 日，已出售自置居所貸款的尚欠本金餘額為 1.74 億港元 (2022：1.80 億港元)，而平均剩餘到期時間為 2 個月 (2022：8 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。

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 surplus for the year 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 2023, the outstanding principal balance of the home purchase loans sold was HK$174 million (2022: HK$180 million) and their average remaining maturity was 2 months (2022: 8 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：

	2023		2022	
	資產 Assets	**負債 Liabilities**	資產 Assets	負債 Liabilities
	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
美元 US dollars	**4,346**	**54**	4,969	186
歐元 Euro	**848**	**39**	1,034	32
其他 Others	**1,311**	**86**	1,385	91
	6,505	**179**	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% (2022：0.5%) 升幅／跌幅的情況下，年內盈餘會增加／減少 2,100 萬港元 (2022：2,400 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% (2022：5%) 升幅／跌幅的情況下，年內盈餘會增加／減少 1.02 億港元 (2022：1.15 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 2023 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% (2022：15%) 升幅／跌幅的情況下，年內盈餘會增加／減少 11.15 億港元 (2022：12.41 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 2022 年及 2023 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 1.81 億港元 (2022：1.83 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:

Others include mainly currencies of major developed countries.

Sensitivity analysis based on a 0.5% (2022: 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$21 million (2022: HK$24 million).

Sensitivity analysis based on a 5% (2022: 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$102 million (2022: HK$115 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 2023, all equity investments were measured at fair value as shown in Note 15.

Sensitivity analysis based on a 15% (2022: 15%) increase/decrease in equity prices at the reporting date shows that the surplus for the year would have increased/decreased by HK$1,115 million (2022: HK$1,241 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 2022 and 2023, with all other variables being held constant, shows that the surplus for the year would have increased/decreased by HK$181 million (2022: HK$183 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：

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
外匯基金存款	Placements with the Exchange Fund	**38,846**	34,887
銀行結餘	Bank balances	**419**	298
銀行存款	Bank deposits	**14,509**	15,402
應從政府收回的款項	Amount due from the Government	**64**	16
應收帳項和按金	Debtors and deposits	**1,194**	1,249
自置居所／置業資助貸款	Home Purchase/ Home Assistance Loans	**2**	5
按揭還款保證	Mortgage default guarantees	**86,708**	86,907
		141,742	138,764

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：

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
Aa3 至 Aa1	Aa3 to Aa1	**4,061**	1,585
A3 至 A1	A3 to A1	**10,867**	14,115
		14,928	15,700

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 2023 年 3 月 31 日，按揭還款保證開支的撥備為 500 萬港元 (2022：300 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 53.33 億港元 (2022：39.06 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:

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
外匯基金存款	Placements with the Exchange Fund	**38,846**	34,887
銀行結餘	Bank balances	**419**	298
銀行存款	Bank deposits	**14,509**	15,402
應從政府收回的款項	Amount due from the Government	**64**	16
應收帳項和按金	Debtors and deposits	**1,194**	1,249
自置居所／置業資助貸款	Home Purchase/ Home Assistance Loans	**2**	5
按揭還款保證	Mortgage default guarantees	**86,708**	86,907
		141,742	138,764

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:

		2023 百萬元 (港幣) HK$M	2022 百萬元 (港幣) HK$M
Aa3 至 Aa1	Aa3 to Aa1	**4,061**	1,585
A3 至 A1	A3 to A1	**10,867**	14,115
		14,928	15,700

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 2023, provision for mortgage default guarantee payments amounted to HK$5 million (2022: HK$3 million, Note 18), and the financial exposure not provided for in the financial statements amounted to HK$5,333 million (2022: HK$3,906 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：

	第 1 級 Level 1	合計 Total
	百萬元 (港幣) HK$M	百萬元 (港幣) HK$M
於 2023 年 3 月 31 日	**As at 31 March 2023**	
資產	**Assets**	
證券	Securities	**7,430**	**7,430**
於 2022 年 3 月 31 日	As at 31 March 2022	
資產	Assets	
證券	Securities	8,274	8,274

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(2022：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:

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 (2022: 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

		附註 Note	**2023 百萬元 (港幣) HK$M**	2022 百萬元 (港幣) HK$M
綜合運作帳目盈餘	Consolidated Operating Account surplus			
租住房屋	Rental Housing	28(b)	**1,164**	201
商業樓宇	Commercial	28(c)	**678**	462
資助自置居所	Home Ownership Assistance	28(d)	**5,762**	7,462
小計	Sub-total		**7,604**	8,125
非運作收入／(開支)淨額	Net non-operating income/(expenditure)	6	**12**	(12)
			7,616	8,113
資金管理帳目盈餘	Funds Management Account surplus	28(e)	**1,316**	1,596
代管服務帳目盈餘	Agency Account surplus	28(f)	**29**	64
年內盈餘	Surplus for the year		**8,961**	9,773
分配	Distribution			
年內付予政府的紅利	Dividend to the Government for the year		**(339)**	(231)
分配後年內盈餘	Surplus for the year after distribution		**8,622**	9,542

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**

		2023			2022		
		租住房屋(不包括中轉房屋)[1] Rental Housing (excluding Interim Housing)[1]	**中轉房屋 Interim Housing**	**合計 Total**	租住房屋(不包括中轉房屋)[1] Rental Housing (excluding Interim Housing)[1]	中轉房屋 Interim Housing	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
收入	INCOME						
租金	Rental	**19,913**	**20**	**19,933**	18,053	20	18,073
其他收入	Other income	**109**	**-**	**109**	82	-	82
總收入	TOTAL INCOME	**20,022**	**20**	**20,042**	18,135	20	18,155
開支	EXPENDITURE						
薪酬	Personal emoluments	**3,339**	**7**	**3,346**	3,285	6	3,291
地租及差餉	Government rent and rates	**253**	**-**	**253**	253	-	253
維修及改善工程	Maintenance and improvements	**4,357**	**26**	**4,383**	4,112	16	4,128
其他經常開支	Other recurrent expenditure	**5,727**	**27**	**5,754**	5,455	26	5,481
折舊及攤銷	Depreciation and amortisation	**4,939**	**14**	**4,953**	4,597	13	4,610
分擔機構監督及支援服務支出	Share of corporate supervision and support services expenses	**188**	**1**	**189**	190	1	191
總開支	TOTAL EXPENDITURE	**18,803**	**75**	**18,878**	17,892	62	17,954
年內運作盈餘／(虧損)	Operating surplus/(deficit) for the year	**1,219**	**(55)**	**1,164**	243	(42)	201

[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 (2022：100萬港元)。

[1] Total expenditure of Rental Housing (excluding Interim Housing) includes expenditure related to rent allowance of HK$1 million (2022: HK$1 million).

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)

(c) 商業樓宇運作帳目　(c) COMMERCIAL OPERATING ACCOUNT

		2023					2022				
		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	INCOME										
租金	Rental	**1,103**	**862**	**18**	**628**	**2,611**	813	809	14	609	2,245
其他收入	Other income	**87**	**3**	**-**	**76**	**166**	71	3	-	60	134
總收入	TOTAL INCOME	**1,190**	**865**	**18**	**704**	**2,777**	884	812	14	669	2,379
開支	EXPENDITURE										
薪酬	Personal emoluments	**212**	**76**	**29**	**82**	**399**	205	72	29	81	387
地租及差餉	Government rent and rates	**63**	**36**	**-**	**48**	**147**	47	36	-	47	130
維修及改善工程	Maintenance and improvements	**137**	**48**	**18**	**12**	**215**	126	43	18	13	200
其他經常開支	Other recurrent expenditure	**391**	**242**	**83**	**132**	**848**	359	222	49	124	754
折舊及攤銷	Depreciation and amortisation	**213**	**147**	**8**	**60**	**428**	180	133	8	56	377
分擔機構監督及支援服務支出	Share of corporate supervision and support services expenses	**13**	**4**	**2**	**4**	**23**	13	4	1	5	23
總開支	TOTAL EXPENDITURE	**1,029**	**553**	**140**	**338**	**2,060**	930	510	105	326	1,871
未計算特殊項目的運作盈餘／(虧損)	Operating surplus/(deficit) before exceptional items	**161**	**312**	**(122)**	**366**	**717**	(46)	302	(91)	343	508
特殊項目[1]	Exceptional items[1]	**(39)**	**-**	**-**	**-**	**(39)**	(46)	-	-	-	(46)
年內運作盈餘／(虧損)	Operating surplus/(deficit) for the year	**122**	**312**	**(122)**	**366**	**678**	(92)	302	(91)	343	462

[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.

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)

(d) 資助自置居所運作帳目 (d) HOME OWNERSHIP ASSISTANCE OPERATING ACCOUNT

		2023					2022				
		居屋／綠置居計劃 HOS /GSH	私人參建計劃 PSPS	租置計劃 TPS	自置居所貸款／置業資助貸款計劃 HPLS /HALS	合計 Total	居屋／綠置居計劃 HOS /GSH	私人參建計劃 PSPS	租置計劃 TPS	自置居所貸款／置業資助貸款計劃 HPLS /HALS	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	INCOME										
售樓	Sales	**9,795**	**-**	**581**	**-**	**10,376**	9,180	-	2,605	-	11,785
解除轉讓限制所收補價	Premium on removal of alienation restriction	**699**	**279**	**81**	**-**	**1,059**	1,061	392	154	-	1,607
其他收入	Other income	**57**	**5**	**9**	**-**	**71**	120	4	10	-	134
總收入	TOTAL INCOME	**10,551**	**284**	**671**	**-**	**11,506**	10,361	396	2,769	-	13,526
開支	EXPENDITURE										
薪酬	Personal emoluments	**347**	**29**	**79**	**13**	**468**	326	29	77	15	447
維修及改善工程	Maintenance and improvements	**8**	**2**	**3**	**-**	**13**	8	2	3	-	13
其他經常開支	Other recurrent expenditure	**75**	**5**	**12**	**1**	**93**	70	6	12	1	89
折舊及攤銷	Depreciation and amortisation	**20**	**1**	**3**	**1**	**25**	16	1	2	1	20
分擔機構監督及支援服務支出	Share of corporate supervision and support services expenses	**24**	**2**	**5**	**1**	**32**	22	2	6	1	31
小計	Sub-total	**474**	**39**	**102**	**16**	**631**	442	40	100	18	600
資助出售單位開支	Expenditure on subsidised sale flats										
建築費用及間接開支	Construction cost and overheads	**3,704**	**-**	**28**	**-**	**3,732**	3,766	-	142	-	3,908
政府土地成本	Government land cost	**1,297**	**-**	**34**	**-**	**1,331**	1,318	-	160	-	1,478
出售回購單位的成本	Cost of repurchased flats sold	**-**	**-**	**2**	**-**	**2**	-	-	6	-	6
其他開支	Other expenditure	**42**	**-**	**6**	**-**	**48**	60	-	12	-	72
小計	Sub-total	**5,043**	**-**	**70**	**-**	**5,113**	5,144	-	320	-	5,464
總開支	TOTAL EXPENDITURE	**5,517**	**39**	**172**	**16**	**5,744**	5,586	40	420	18	6,064
年內運作盈餘／(虧損)	Operating surplus/(deficit) for the year	**5,034**	**245**	**499**	**(16)**	**5,762**	4,775	356	2,349	(18)	7,462

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) 資金管理帳目　(e) FUNDS MANAGEMENT ACCOUNT

		2023				2022			
		內部投資組合[1] **In-house portfolio[1]**	**外匯基金存款[2]** **Placements with the Exchange Fund[2]**	**由外聘投資經理管理的投資組合[3]** **Portfolios managed by external fund managers[3]**	**合計** **Total**	內部投資組合[1] In-house portfolio[1]	外匯基金存款[2] Placements with the Exchange Fund[2]	由外聘投資經理管理的投資組合[3] Portfolios managed by external fund managers[3]	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
收入	INCOME								
利息收入	Interest income	**325**	**1,832**	**-**	**2,157**	51	1,775	-	1,826
股息收入	Dividend income	**-**	**-**	**137**	**137**	-	-	95	95
已實現和重估虧損	Net realised and revaluation losses	**-**	**-**	**(855)**	**(855)**	-	-	(219)	(219)
匯兌虧損	Net exchange losses	**-**	**-**	**(64)**	**(64)**	-	-	(42)	(42)
總收入	TOTAL INCOME	**325**	**1,832**	**(782)**	**1,375**	51	1,775	(166)	1,660
開支	EXPENDITURE								
投資開支	Investment expenditure								
投資經理費用	Fund managers' fees	**-**	**-**	**30**	**30**	-	-	37	37
保管人費用	Custodian's fees	**-**	**-**	**3**	**3**	-	-	4	4
其他投資開支	Other investment expenditure	**-**	**-**	**4**	**4**	-	-	5	5
小計	Sub-total	**-**	**-**	**37**	**37**	-	-	46	46
經常開支	Recurrent expenditure								
薪酬	Personal emoluments	**9**	**1**	**5**	**15**	8	-	5	13
其他經常開支	Other recurrent expenditure	**2**	**-**	**1**	**3**	1	-	1	2
折舊及攤銷	Depreciation and amortisation	**2**	**-**	**1**	**3**	1	-	1	2
分擔機構監督及支援服務支出	Share of corporate supervision and support services expenses	**1**	**-**	**-**	**1**	1	-	-	1
小計	Sub-total	**14**	**1**	**7**	**22**	11	-	7	18
總開支	TOTAL EXPENDITURE	**14**	**1**	**44**	**59**	11	-	53	64
年內盈餘／(虧損)	Surplus/(deficit) for the year	**311**	**1,831**	**(826)**	**1,316**	40	1,775	(219)	1,596

[1] 內部投資組合包括以本金額列帳的銀行存款。

[1] The In-house portfolio comprises bank deposits stated at their principal amounts.

[2] 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。

[2] 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.

[3] 由外聘投資經理管理的投資組合，主要包括以公平值計量的證券，這些證券最初按公平值列帳。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。

[3] 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.

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)

(f) 代管服務帳目 **(f) AGENCY ACCOUNT**

		2023				2022			
		代理工作[1]	**代管服務[2]**	**監督由政府付還款項的工程[3]**	**合計**	代理工作[1]	代管服務[2]	監督由政府付還款項的工程[3]	合計
		Agency Functions[1]	**Agency Management Services[2]**	**Supervision of Government Reimbursable Projects[3]**	**Total**	Agency Functions[1]	Agency Management Services[2]	Supervision of Government Reimbursable Projects[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	INCOME								
監督費	Supervision fee	**-**	**182**	**-**	**182**	-	175	-	175
監督工作間接成本	Supervision on-costs	**-**	**81**	**124**	**205**	-	84	124	208
政府付還的款項	Amount reimbursed by Government	**519**	**-**	**-**	**519**	522	-	1	523
總收入	TOTAL INCOME	**519**	**263**	**124**	**906**	522	259	125	906
開支	EXPENDITURE								
薪酬	Personal emoluments	**438**	**155**	**129**	**722**	423	146	111	680
維修及改善工程	Maintenance and improvements	**1**	**8**	**1**	**10**	1	8	1	10
其他經常開支	Other recurrent expenditure	**72**	**15**	**16**	**103**	95	14	12	121
折舊及攤銷	Depreciation and amortisation	**3**	**2**	**18**	**23**	3	4	6	13
分擔機構監督及支援服務支出	Share of corporate supervision and support services expenses	**1**	**8**	**9**	**18**	1	8	8	17
總開支	TOTAL EXPENDITURE	**515**	**188**	**173**	**876**	523	180	138	841
未經調整年內盈餘／(虧損)	Surplus/(deficit) for the year before adjustments	**4**	**75**	**(49)**	**30**	(1)	79	(13)	65
承接上年度的多收服務費	Over recovery brought forward	**1**	**-**	**-**	**1**	62	-	-	62
年內結算的多收服務費	Over recovery settled during the year	**(1)**	**-**	**-**	**(1)**	(62)	-	-	(62)
結轉下年度的多收服務費	Over recovery carried forward	**(1)**	**-**	**-**	**(1)**	(1)	-	-	(1)
年內盈餘／(虧損)	Surplus/(deficit) for the year	**3**	**75**	**(49)**	**29**	(2)	79	(13)	64

[1] 房委會以代理人身分，代政府執行屋宇管制、私營房屋、上訴委員會(房屋)、安置受清拆影響居民和支援服務的職能。

[1] The Authority acts as an agent for the Government for building control, private housing, appeal panel (housing), rehousing of occupants upon clearance and support services.

[2] 房委會代其他機構管理物業，並就這種服務收取監督費。代管的物業包括已落成的居屋屋苑，以及拆售物業所在屋邨的公用地方。

[2] The Authority manages properties on behalf of other parties and charges a supervision fee for the services rendered. This covers the management of completed Home Ownership courts and the common area of the estates with properties divested.

[3] 房委會提供監督服務的工程計有興建新屋邨內的學校、福利和其他社區用途設施；租住屋邨內政府建築物加建、改建、改善和外部保養工程；以及管理和維修毗鄰屋邨的斜坡。房委會向承辦商支付費用，並獲政府付還款項，包括提供監督服務的全部成本。

[3] The Authority provides supervision services for building of schools, welfare and other community facilities in new estates, additions, alterations, improvements and external maintenance of Government buildings in rental estates, as well as management and maintenance of slopes adjacent to estates. The Authority pays the contractors and obtains reimbursement from the Government including full cost of the supervision services.

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