

主席的话

Chairman's Message



2023年标志着香港房屋委员会（房委会）的重要里程碑——自1973年4月成立起计，踏入金禧之年。年内我们以「凝造·未来」为主题，呈献一系列50周年庆祝活动，与持份者一同回顾房委会半世纪以来在本港公营房屋发展的成果，重踏我们共建活力关爱社区的旅程；本年报第一章简介庆祝活动的精萃。

为有需要的市民提供可负担的公营房屋，一直是房委会工作的重中之重。2023/24年度再次展示我们如何达至目标。根据《行政长官2023年施政报告》，为增加公营房屋，2024/25至2028/29年度的五年期间，连同约30 000个「简约公屋」，公营房屋的建屋量增至约172 000个单位，较上一个五年期（即2023/24至2027/28年度）约158 000个单位增加约百分之九；疫后工程全面恢复，我们已全速兴建公共租住房屋（公屋）和各类资助出售房屋。年内，超过12 000个公营房屋单位落成。建造业劳工短缺和工地安全仍带来不少挑战，但我们坚持迎难而上。房委会的房屋项目从规划、设计到施工多年来积极善用崭新系统和技术。随着新质生产力的发展，我们广泛应用智慧建造、「组装合成」建筑法和建造业数码化，进一步提升生产力。创新科技除支援公营房屋建设提量、提速、提效、提质外，更有助实践可持续发展理念和提升工地安全，并促进本地建造业界的专业和生产力转型发展。

年内，房委会也在其他范畴推出多项政策措施，加强管理公屋的申请与编配，并改善资助出售房

The year 2023 marked a significant milestone for the Hong Kong Housing Authority (HA) – the 50th Anniversary (50A) of its establishment in April 1973. Under the theme of “Carving for the Future”, we staged a series of 50A celebration events during the year to reminisce with our stakeholders about HA’s significant achievements in Hong Kong’s public housing development, and rewalk our journey of building vibrant and caring communities for over half a century. Chapter 1 of this Annual Report highlights our celebratory activities.

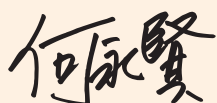
Providing affordable public housing for those in need has always topped HA’s agenda, and 2023/24 is another successful example of how we meet our goal. According to The Chief Executive’s 2023 Policy Address, to increase public housing supply, public housing production including about 30 000 Light Public Housing units in the five-year period from 2024/25 to 2028/29 will be increased to about 172 000 units, which is 9% more than the about 158 000 units in the previous five-year period from 2023/24 to 2027/28. Construction of public rental housing (PRH) units and various types of subsidised sale flats (SSFs) has returned to full swing after the disruptions of the pandemic years. Over 12 000 public housing flats were completed in the year. Labour shortages and site safety issues within the construction industry continued to pose challenges, but we soldiered on with resolve. Over the years, HA has embraced new systems and technologies throughout the planning, design and construction stages of our developments. With the development of “new quality productive forces”, our productivity is being further enhanced through the wider adoption of intelligent construction, Modular Integrated Construction (MiC) and construction digitalisation. Apart from enhancing the quantity, speed, efficiency and quality of the public housing supply, innovation and technology also bring wider benefits in sustainability and site safety, as well as promoting the transformation of the local construction sector in terms of both professionalism and productivity.

On other fronts, HA introduced a wide range of policy initiatives during the year to enhance its operations in managing the application and allocation of PRH, sales of SSFs and related

屋的销售工作及相关安排，从而解决市民大众的住屋需要，加快租户入伙，促进市民在房屋阶梯向上流动。善用现有公屋资源同样重要。为此，我们收紧「富户政策」，并加强打击滥用公屋。有关工作不但可确保珍贵的公屋资源只分配予有真正住屋需要的人士，更有助增加公屋供应，从而缩短公屋申请人的轮候时间，当中包括居于不合最低标准劏房的市民。我欣然向大家报告，2023/24年度收回以重新编配予公屋申请人的公屋单位，数目较上一年度大幅上升约三成之多。得到广大市民的支持，我们日后定当继续加倍努力。

本年报第二章就公屋申请与编配和资助出售房屋事宜，概述2023/24年度多项新推出的政策措施，包括恒常化出售租者置其屋计划回收单位、放宽资助出售单位的按揭安排、收紧绿表申请者购买资助出售单位的资格准则，以及持续推行的活动及计划。第三章涵盖应用于多个大型公营房屋项目的重要建筑技术和先进工具，并专题介绍规模庞大的华富邨重建计划，以及重建彩虹邨的准备工作。第四章阐述房委会如何执行屋邨管理和保养维修，并推出「智慧屋邨管理」试行计划，以确保高楼龄公屋的社区同样安全宜居；并详述打击滥用公屋的新措施，令存心滥用公屋者难以得逞。我们的环保报告综述本年度内房委会支持可持续发展的措施。

房委会这50年来努力不懈，为超过3百万香港居民提供既安全舒适又廉宜的居所，全力支持政府实践房屋政策目标，对整体香港的社会发展举足轻重。本年报载述的各项措施及工作，与房委会50周年庆祝活动的主题相互呼应，进一步体现「凝造·未来」的精神。房委会的工作别具意义，跨越年代，影响深远。展望未来，我们定当奋力求进，坚毅前行。



房委会主席
何永贤, JP

measures in order to address the housing needs of the public, speed up the intake of tenants and facilitate upward mobility along the housing ladder. Equally important have been our efforts to optimise the utilisation of our existing public housing resources. To this end, we have tightened the Well-off Tenants Policies and stepped up our efforts to combat tenancy abuse. This not only helps ensure that the precious public housing resources are allocated only to those with a genuine housing need, but also helps increase the supply of PRH, thereby shortening the waiting time of PRH applicants, including those living in substandard subdivided units. I am delighted to report that the number of PRH flats recovered in 2023/24 for re-allocation to those PRH applicants increased greatly by about 30% compared with the number recovered in 2022/23. Riding on wide public support for these measures, we will continue to ramp up our efforts in the years ahead.

Chapter 2 of this Annual Report summarises the wide range of new policy initiatives we have launched regarding PRH application and allocation and SSF-related matters. These include regularising the sale of recovered Tenants Purchase Scheme flats, relaxing the mortgage arrangements for SSFs, and tightening up the eligibility criteria for Green Form applicants purchasing SSFs, alongside the ongoing activities and schemes we administered in 2023/24. Chapter 3 surveys some of the most significant construction technologies and advanced tools adopted in many of our large-scale public housing projects, not least the massive redevelopment of Wah Fu Estate and the upcoming redevelopment of Choi Hung Estate introduced in our feature stories. Chapter 4 covers our efforts in estate management, and the launch of the Smart Estate Management Pilot Scheme to ensure these neighbourhoods with aged PRH remain safe and healthy for all. It also sets out details of the additional tools we have added to combat tenancy abuse, making it harder than ever for unscrupulous individuals to abuse the system. Our Environmental Report summarises HA's sustainability initiatives undertaken during the year.

Through 50 years of untiring efforts, HA has carved out a crucial niche in the profile of Hong Kong, helping to support the Government's housing goals by providing safe, healthy and low-cost homes for over 3 million Hong Kong citizens. The initiatives and work highlighted in this report underline the spirit of "carving for the future", echoing the theme of our 50A celebrations. Our role is to create something lasting and meaningful that straddles the generations, and we are determined to press ahead in the years to come.



Winnie Ho, JP
Chairman, HA