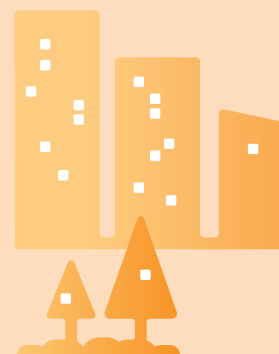


主席的話

Chairman's Message



2023年標誌着香港房屋委員會（房委會）的重要里程碑——自1973年4月成立起計，踏入金禧之年。年內我們以「凝造・未來」為主題，呈獻一系列50周年慶祝活動，與持份者一同回顧房委會半世紀以來在本港公營房屋發展的成果，重踏我們共建活力關愛社區的旅程；本年報第一章簡介慶祝活動的精華。

為有需要的市民提供可負擔的公營房屋，一直是房委會工作的重中之重。2023/24年度再次展示我們如何達至目標。根據《行政長官2023年施政報告》，為增加公營房屋，2024/25至2028/29年度的五年期間，連同約30 000個「簡約公屋」，公營房屋的建屋量增至約172 000個單位，較上一個五年期（即2023/24至2027/28年度）約158 000個單位增加約百分之九；疫後工程全面恢復，我們已全速興建公共租住房屋（公屋）和各類資助出售房屋。年內，超過12 000個公營房屋單位落成。建造業勞工短缺和工地安全仍帶來不少挑戰，但我們堅持迎難而上。房委會的房屋項目從規劃、設計到施工多年來積極善用嶄新系統和技術。隨着新質生產力的發展，我們廣泛應用智慧建造、「組裝合成」建築法和建造業數碼化，進一步提升生產力。創新科技除支援公營房屋建設提量、提速、提效、提質外，更有助實踐可持續理念和提升工地安全，並促進本地建造業界的專業和生產力的轉型發展。

年內，房委會也在其他範疇推出多項政策措施，加強管理公屋的申請與編配，並改善資助出售房

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

屋的銷售工作及相關安排，從而解決市民大眾的住屋需要，加快租戶入伙，促進市民在房屋階梯向上流動。善用現有公屋資源同樣重要。為此，我們收緊「富戶政策」，並加強打擊濫用公屋。有關工作不但可確保珍貴的公屋資源只分配予有真正住屋需要的人士，更有助增加公屋供應，從而縮短公屋申請人的輪候時間，當中包括居於不合最低標準劏房的市民。我欣然向大家報告，2023/24年度收回以重新編配予公屋申請人的公屋單位，數目較上一年度大幅上升約三成之多。得到廣大市民的支持，我們日後定當繼續加倍努力。

本年報第二章就公屋申請與編配和資助出售房屋事宜，概述2023/24年度多項新推出的政策措施，包括恆常化出售租者置其屋計劃回收單位、放寬資助出售單位的按揭安排、收緊綠表申請者購買資助出售單位的資格準則，以及持續推行的活動及計劃。第三章涵蓋應用於多個大型公營房屋項目的重要建築技術和先進工具，並專題介紹規模龐大的華富邨重建計劃，以及重建彩虹邨的準備工作。第四章闡述房委會如何執行屋邨管理和保養維修，並推出「智慧屋邨管理」試行計劃，以確保高樓齡公屋的社區同樣安全宜居；並詳述打擊濫用公屋的新措施，令存心濫用公屋者難以得逞。我們的環保報告綜述本年度內房委會支持可持續發展的措施。

房委會這50年來努力不懈，為超過3百萬香港居民提供既安全舒適又廉宜的居所，全力支持政府實踐房屋政策目標，對整體香港的社會發展舉足輕重。本年報載述的各項措施及工作，與房委會50周年慶祝活動的主題相互呼應，進一步體現「凝造・未來」的精神。房委會的工作別具意義，跨越年代，影響深遠。展望未來，我們定當奮力求進，堅毅前行。

何永賢

房委會主席
何永賢, 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

Winnie Ho, JP
Chairman, HA