

小组委员会主席年度工作概要

Annual Statements by Committee Chairmen



建筑小组委员会
Building Committee



过去一年，建筑小组委员会在推动公营房屋的规划、设计和建造上不遗余力，成果丰硕。因应《长远房屋策略》下的公营房屋供应目标，小组委员会实施多项新举措，有效协助推进相关工作。

自2022年起，「设计及建造」采购模式已应用于合适的项目，以应付日益增加的建屋量。2023/24年度，就屯门第54区第4A（南）号地盘和第5号地盘，以及东涌第114区和第117区的公营房屋发展计划，小组委员会已核准经修订的工程预算，以便该等计划采用「设计及建造」采购模式。未来数年，我们将继续在合适项目采用这种模式，以满足日后的公营房屋需求。

在现时的营运环境下，面对进取的建屋目标，房委会积极采用节省人力的设计、高效的建筑方法和创新科技，例如「组装合成」建筑法、场外预制技术和建筑机器人技术，让公营房屋供应得以提量、提速、提效、提质。房委会2023年3月推出房委会项目资讯管理及分析平台「智筑目」，2023年7月在建筑地盘组装首个「组装合成」组件，并在独立审查组应用房屋署测试报告电子检查系统「测试报告核査易」，有助工程项目从规划、设计、建造至交付各个阶段，进一步应用创新科技，迎接公营房屋发展项目数量大增的挑战。

Throughout the year, the Building Committee (BC) made a commendable effort in advancing the planning, design and construction of public housing. Against the public housing supply target under the Long Term Housing Strategy, BC has undertaken several new initiatives that have been instrumental in propelling us towards achievement.

Since 2022, the Design and Build (D&B) procurement model has been applied in suitable projects to cope with the increasing volume of housing production. In 2023/24, BC approved the revised project budgets for Public Housing Developments at Tuen Mun Area 54 Site 4A (South) and Site 5 and Tung Chung Areas 114 and 117 to facilitate their adoption of D&B procurement model. We will continue to do so in the coming years to meet the demand of public housing in the years ahead.

Faced with the challenge of high construction targets in the current operating environment, HA have proactively implemented labour-saving design and efficient construction methods, innovative technologies such as Modular Integrated Construction (MiC), off-site prefabrication and construction robotics to enhance the quantity, speed, efficiency and quality of public housing supply. The introduction of the Housing Authority Project Information Management and Analytics Platform in March 2023, coupled with the successful installation of the first MiC module at a construction site in July 2023 and the application of Housing Electronic Checking System for Test Reports (HeCheck) in Independent Checking Unit have further expanded the application of innovation and technology (I&T) from planning, design, construction to handover stages in meeting the challenges of substantial increase in public housing development.

除了与各部门合作加快发展新土地以兴建房屋单位以外，房委会已于本年度全速推行辖下工厂大厦（即穗辉工厂大厦、业安工厂大厦、宏昌工厂大厦和葵安工厂大厦）的重建工作。旧邨重建方面，建筑小组委员会已审议并核准相关迁置资源的工程预算和设计方案，包括加惠民道发展项目作西环邨的迁置资源、土瓜湾道发展项目作马头围邨的迁置资源、薄扶林南发展项目作华富邨的迁置资源，以及美东邨作彩虹邨的迁置资源，这些项目已全面展开。我们在规划和设计时，均以市民和持份者的利益为先。

房委会继续邀请社区持份者参与设计过程，并与业界和业务伙伴探讨如何在整个公营房屋发展规划中应用创新科技，以改善施工进度、工地安全和健康。近年来，这方面的工作日益重要，各方之间的连系也愈趋紧密。小组委员会各委员一直给予支持，并提出真知灼见，在此我由衷致谢。

为达成未来数年的建屋目标，我们将继续秉承房委会关怀为本、尽心为本、顾客为本、创新为本的基本信念，竭诚服务市民，力求创新，并以环保方式善用资源。随着「幸福设计」指引预计2024年9月推出，公营房屋的建造流程有望进一步全面改善，为市民缔造可持续发展、环保、健康、可负担的优质居所。

谨此衷心感谢小组委员会全体委员和房委会人员，一直鼎力支持小组委员会的工作，克尽厥职，建树良多。年内，各位主席和各小组委员会在处理房委会业务时，无不把基本信念奉为圭臬，致力予以实践，对此我深表谢忱。

建筑小组委员会主席
陈志球博士, SBS, JP

In addition to our collaboration efforts with various departments to expedite the development of new lands for housing units, redevelopment of HA's Factory Estates, namely Sui Fai, Yip On, Wang Cheong and Kwai On were proceeding at full steam this year. For redevelopment of aged estates, BC has examined and approved project budgets and design schemes of rehousing resources including Sai Wan Estate with Ka Wai Man Road development, Ma Tau Wai Estate with To Kwa Wan Road development, Wah Fu Estate with Pok Fu Lam South development and Choi Hung Estate with Mei Tung Estate, all of which are underway with the interest of public and stakeholders at the forefront of our planning and design considerations.

I would like to express my gratitude to BC members for their continuous support and insightful advices in the process of HA's continuation to engage stakeholders in the community in design process, as well as with the industry and business partners, in exploring the use of I&T to enhance construction progress, site safety and health throughout the entire public housing development programme, which have become increasingly crucial and close-knit in recent years.

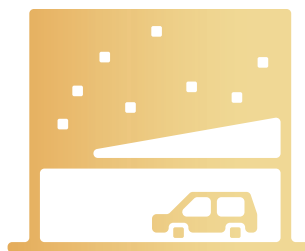
In meeting the housing production target in the coming years, we will continue to uphold HA's core values of caring, committed, customer-focused and creative in serving the community, striving for innovations and making effective use of resources in an environment-friendly manner. With the launch of "well-being" design guideline in September 2024, we are looking ahead to further enhance the delivery process of public housing on all fronts, creating sustainable, green, healthy and affordable quality homes for the public.

I sincerely thank all BC Members and staff of HA for their valuable contribution and unwavering support to the work of BC, and would like to extend my deep gratitude to all Chairmen and Committees in delivering HA's business with core values in hands during the year.

Dr Johnnie Casire Chan Chi-kau, SBS, JP
Chairman of Building Committee



商业楼宇小组委员会 Commercial Properties Committee



年内，商业楼宇小组委员会继续监督房委会辖下商业设施和其他非住宅设施的事务，确保营运畅顺。

随着2019冠状病毒病疫情过去，房委会向合资格非住宅租户提供的租金宽减2023年12月底结束。该宽减安排自2019年10月起推行长达51个月，旨在协助租户渡过难关，房委会因而少收的租金总计约52.2亿元。

为响应政府的2023年消费券计划，房委会于「大本型」推出现金券兑换计划，吸引顾客消费。「型人会」流动应用程序由2024年1月起推出电子券兑换计划，以回馈顾客和鼓励消费。2023年庆祝中秋节和国庆期间，「大本型」又举办多项主题活动，如音乐表演、夜市、街头表演、礼品换领等。商户积极参与，纷纷推出不同的优惠。这些推广活动为「大本型」带来更多销售额和人流，有助巩固其区域商场的地位。

房委会制订优化零售与停车场设施的五年向前推展计划，署方继续物色具优化潜力的资产，并落实执行已选定的优化项目。年内，我们把龙蟠苑和长沙湾邨纳入计划。署方将进行可行性研究，以确定能否在长沙湾邨增设零售设施和为龙蟠苑零售设施进行各项改善工程。

During the year, the Commercial Properties Committee (CPC) continued to oversee the smooth operation of commercial and other non-domestic facilities of HA.

As the COVID-19 pandemic drew to a close, rent concessions provided by HA for its eligible non-domestic tenants ended after December 2023. The total rent foregone in this regard for 51 months since October 2019 amounted to some \$5,220 million, providing needy support to our tenants during this difficult period.

To support the Government's 2023 Consumption Voucher Scheme, HA introduced its Cash Coupon Redemption Programmes at Domain to stimulate customer spending. Besides, E-coupon redemption was launched in the Domain Club Mobile App to reward loyal members and encourage spending since January 2024. To celebrate the Mid-Autumn Festival and National Day 2023, we organised themed events at Domain, including a music show, night markets, busking, and gift redemption activities. Shop tenants also participated by offering promotional discounts. These promotions successfully increased sales and footfall, reinforcing Domain's positioning as a regional shopping mall.

The Department continued its efforts to identify new enhancement opportunities and implement the earmarked projects under the five-year rolling programme for asset enhancement of HA's retail and car parking facilities. During the year, we added Lung Poon Court and Cheung Sha Wan Estate to the programme. The Department would conduct feasibility studies on the additional retail facilities to be provided in Cheung Sha Wan Estate and all improvement works to the retail facilities at Lung Poon Court.

截至2024年3月底，房委会辖下194个停车场共提供约34 000个泊车位，整体租用率为九成八。2023年9月，我们在房委会辖下停车场推出月租泊车位电子申请和电子抽签服务，新服务既省时又不受地点限制，并提高抽签过程的透明度。经参考其他公营停车场和同类私营停车场的收费水平，我们通过轻微上调房委会辖下停车场的月租和时租收费，2024年1月1日起生效。

配合政府推动本港使用电动车辆的长远政策目标和计划，我们决定逐步增加房委会现有停车场的电动车辆充电设施数目。截至2024年3月底，房委会已为辖下约100个停车场内约650个时租泊车位和约1 680个月租私家车泊车位装设电动车辆充电器，并于2024年3月通过在辖下时租泊车位实施充电收费安排，以配合政府的电动车辆充电服务市场化措施。由2024年4月1日起，房委会就安装在辖下时租泊车位的中速充电器征收每小时20元的电动车辆充电费。

在当前的经济环境下，我们仍一如既往，就零售设施采取积极的市场推广措施和灵活的租赁策略，既为应对市场趋势变化，也为满足顾客的期望。截至2024年3月底，零售商铺的空置率约为百分之三。我们将继续检视辖下零售设施的营运情况和行业组合，并采取灵活的租赁策略以提高出租率。

本人作为小组委员会主席，谨此衷心感谢全体委员的鼎力支持和宝贵贡献。房委会人员在过去一年努力不懈，竭诚为公，本人深表谢意。

商业楼宇小组委员会主席
刘诗韵, MH, JP

As at the end of March 2024, HA had a portfolio of 194 car parks, providing about 34 000 parking spaces with an overall occupancy rate of 98%. In September 2023, we launched the e-application and e-ballot services for application of monthly parking spaces in HA's car parks which is time saving, without locality constraints and would enhance transparency of the drawing process. After making reference to the carpark charges of other public bodies and comparable private sector, we approved a mild increase in HA's monthly and hourly carpark charges with effect from 1 January 2024.

To support Government's long-term policy objectives and plans to promote the adoption of electric vehicles (EVs) in Hong Kong, we decided to expand the provision of EV charging facilities in HA's existing car parks progressively by phases. As at the end of March 2024, HA has installed EV chargers at about 650 hourly parking spaces and about 1 680 monthly private car parking spaces under some 100 car parks. Furthermore, we approved in March 2024 the arrangements for implementing fee-paying charging services in HA's hourly parking spaces in support of the Government's initiative to marketise EV charging services. Starting from 1 April 2024, HA had imposed \$20 hourly EV charging fees for medium chargers installed at its hourly parking.

Notwithstanding the current economic climate, we adopted proactive measures in marketing and maintained the flexible approach in letting of retail facilities in order to mitigate the impact amidst the ever-changing market trend and to meet customer expectations. By the end of March 2024, the vacancy rate of retail premises was about 3%. We will continue to review the business conditions and industry mix of our retail facilities, and adopt flexible leasing strategies to enhance occupancy rates.

As Chairman of CPC, I extend my heartfelt appreciation to all members for their unfailing support and invaluable contributions. My thanks also go to the dedicated staff of HA for their hard work in the past year.

Serena Lau Sze-wan, MH, JP
Chairman of Commercial Properties Committee



财务小组委员会及 辖下资金管理附属小组委员会 Finance Committee and Funds Management Sub-Committee



年内，财务小组委员会（财委会）处理多项重大机构事宜，包括预算编制、财政预测，以至人力资源管理、资讯科技应用等。

与去年一样，财委会的年度重点工作无疑是2023/24年度预算和财政预测。一如既往，财委会审视五年收支预算的编制，从预算假设和按年变动，到房委会长远财政状况的策略性评估，一一仔细研讨。按照往常做法，本人在举行传媒简报会，简介2024/25年度的建议预算，以及计至2027/28年度的最新财政预测后，便提交房委会2024年1月16日公开会议上审议。鉴于政府订下计至2033/34年度的十年建屋目标，房委会须落实相关计划，建筑开支预测因而急升，为财委会和房委会委员本年度的财务审议工作带来新挑战。会上各人不只审视帐目和预算内容，也探讨其对房委会更广层面的影响，以及公屋加租和资助出售房屋定价等政府政策。感谢财委会委员在讨论过程中，给予坚定支持和宝贵意见。我们将继续严格把关，致力确保房委会维持长远及可持续的财务安排。

尽管政府整体财政紧绌，我们仍尽量争取人力资源，支援房委会的工作。我们继续通过不同机制聘用合约员工，辅助房委会的公务员团队，藉以补足个别工种的人手差额，也从而吸纳市场上具备相关专业背景和技能的人才。2023年9月，财

During the year, the Finance Committee (FC) dealt with a number of major corporate matters, from budgeting and financial forecasts to human resources management and information technology.

Same as last year, the highlight of FC's annual work is no doubt the 2023/24 Budget and Financial Forecasts. As in the past, FC examined meticulously the compiling of the five-year income and expenditure estimates, from budget assumptions and changes in the year-by-year estimates to strategic assessment of HA's long-term financial position. In line with past practice, I conducted media briefings on details of the proposed budget for 2024/25 and the updated financial forecasts up to 2027/28 before they were considered by HA at the Open Meeting on 16 January 2024. This year's exercise presented new challenges to FC as well as HA members, given the sharp increase in HA's construction expenditure forecast vis-a-vis the Government's pledge for the 10-year flat production target up to 2033/34. To this end, I am most grateful to FC members for their strong support and wise counsel rendered in the course of the discussions, not only on the accounts and estimates but also on the wider implications on HA or even Government policies in areas like rental increase for public housing estates and pricing of subsidised sale flats. We will continue to do so in the most responsible manner possible to safeguard the long term sustainability of HA's financing arrangements.

Amidst the tight budgetary climate of the Government as a whole, we made every effort to secure all manpower resources available to underpin the work of HA. We continued to make use of various contract staff mechanisms to supplement the civil service teams in HA to address manpower gaps in specific areas as well as tapping those in the market with relevant

委会通过房委会合约员工年度薪酬调整加薪3.51%至3.57%。上述安排连同多项招聘和挽留人才的应对措施，加上持续进行的员工培训发展计划，均有利房委会维持充足并具备专业水平的人手，应付未来种种需要和挑战。

资讯科技发展方面，房委会继续加大力度，推广企业运作和公共服务数码化，例如扩大以电子方式提交各类表格的应用范围，以及增设使用「快速支付系统」（通称「转数快」）向房委会付款的选项。我们即将展开房委会企业资源规划系统的大型更新工作，以期优化现有功能，并加入新装置和解决方案。

截至2024年3月底，房委会的现金及投资结余约为716亿元。财委会辖下的资金管理附属小组委员会将继续每季召开会议，密切监察房委会的资金管理操作，包括房委会基金经理于房委会投资组合方面的表现。以总值计，外汇基金存款仍是房委会最大的资产类别。内部投资组合主要是本地银行定期存款，用以应付日常的现金流量需求，包括支付建筑工程合约费用。在本地和环球市场动荡的投资环境下，股票基金经理按照房委会审慎的投资策略，取得较市场基准为高的合理回报，确保流动资金充裕，以应付房委会的运作需要。

最后，本人衷心感谢财委会和资金管理附属小组委员会全体委员的鼎力支持和宝贵贡献。房委会人员过去一年勤勉不懈，为推进房委会的业务提供适时的企业服务支援，本人谨此深表谢意。

财务小组委员会及
辖下资金管理附属小组委员会主席
麦萃才博士

professional background and skills. In September 2023, FC approved an annual pay rise between 3.51% to 3.57% for HA Contract Staff. Together with the various measures to address staff recruitment and retention issues and on-going staff training and development programmes, HA should be able to maintain a strong and professional workforce to meet the demands and challenges in the years ahead.

On information technology development, HA continued to step up efforts to promote digitalisation in both its operation and public services. In particular, we have extended the use of e-submission of various forms and introduced the option of Faster Payment System for payments to HA. We will soon embark on a major revamping of HA's Enterprise Resource Planning System with a view to enhancing existing functions and incorporating new features and solutions.

As at end-March 2024, HA's Cash and Investment Balance stood at around \$71.6 billion. The Funds Management Sub-Committee (FMSC) established under the FC continued to meet on a quarterly basis to monitor closely HA's fund management operation, including the performance of HA's fund managers for its equity portfolio. HA's placements with the Exchange Fund remained the largest asset class in value with the In-house Portfolio primarily under local bank time deposits to cope with the daily cash flow requirements, including payments under construction works contracts. Amidst a turbulent investment environment in the local and global markets, the equity fund managers achieved a reasonable return against market benchmarks under HA's prudent investment strategy to ensure sufficient liquidity to meet HA's operational needs.

In closing, I would like to extend my gratitude to all members of FC and FMSC for their unfailing support and invaluable contributions, as well as staff of HA, for another year of hard work to ensure appropriate and timely corporate services support are in place to underpin HA's business.

Dr Billy Mak Sui-choi
Chairman of Finance Committee and
Funds Management Sub-Committee



资助房屋小组委员会
Subsidised Housing Committee



为有住屋需要的低收入家庭提供可以负担的租赁住房，并透过推出资助出售单位协助中低收入家庭自置居所，是房委会一直致力实践的愿景。我们必须确保房屋政策与时俱进。年内，资助房屋小组委员会（小组委员会）通过多项措施，除加强公屋单位的编配、管理和保养外，也期望各项政策更能满足市民的置业诉求。

公屋方面，小组委员会的工作重点之一，是充分和合理运用公共房屋资源。小组委员会通过一系列措施加强打击滥用公屋，有关措施2023年10月开始实施，内容包括规定公屋租户每两年申报是否拥有香港住宅物业及其公屋单位的住用情况、收紧在户籍加入成年子女的政策、限制违反租约条款的前租户重新申请公屋等。这些加强打击滥用公屋的措施已初见成效，实施以后，租户自愿交回或按「迁出通知书」被收回的单位数目大幅增加。因租户滥用公屋或违反租约或公共房屋政策而收回的单位，2021/22年度近1 400个，2022/23及2023/24年度分别增至逾2 200个及约2 800个，增幅约为六成及一倍。

Providing affordable rental housing to low-income families with housing needs, and helping low- to middle-income families gain access to subsidised home ownership have all along been the vision of HA. We need to ensure our housing policies are kept abreast of the times. During the year, the Subsidised Housing Committee (SHC) endorsed a number of initiatives to enhance the allocation, management and maintenance of PRH flats as well as better address the home ownership aspiration of the public.

On PRH, a key emphasis of SHC's work is to optimise and rationalise the use of public housing resources. With the endorsement of SHC, HA implemented a range of measures in October 2023 to step up the control against tenancy abuse. These include requiring PRH tenants to make biennial declarations on any ownership of domestic property in Hong Kong and confirm occupancy status of their PRH units, tightening up the policies on addition of adult offspring in the tenancy, and restrictions on re-application of PRH for former tenants who had breached the terms of tenancy agreement, and more. These enhanced measures against tenancy abuse have started to show the intended result, which has been reflected in the significant increase in the number of flats recovered from those tenants who have returned their flats voluntarily or in compliance with Notices-to-Quit issued. In 2021/22, nearly 1 400 flats were recovered due to tenancy abuse and breach of tenancy agreement or public housing policies. In 2022/23 and 2023/24, the number of flats recovered due to the aforementioned reasons was increased to over 2 200 and about 2 800 respectively, representing an increase of around 60% and 100%.

资助出售单位方面，有见市民对资助出售单位的需求殷切，同时为了更有效确保珍贵的公共房屋资源得到合理分配，小组委员会通过议案，决定收紧绿表申请者购买资助出售单位的资格准则。以绿表申请者身分申请购买资助出售单位的公屋租户及香港房屋协会出租屋邨的住户在递交申请截止日期前的24个月起计直至购买单位时，均不得拥有香港住宅物业。此外，房委会的定期暂准居住证持有人将不再符合资格以绿表申请者身分购买资助出售单位。为加快单位流转，并让买家可获得年期更长的按揭贷款，小组委员会通过放宽资助出售单位的按揭安排，延长房委会所提供的按揭保证契据下的最长按揭保证期及按揭还款期，以便资助出售单位买家向参与提供该等单位按揭贷款的银行和认可财务机构取得按揭贷款。这些措施深受准买家欢迎，达到预期效果。放宽措施推出首四个月，资助出售单位的平均成交宗数较之前12个月增加约1.3倍，楼龄逾30年的单位占成交总数的比率也增加逾一倍，约一半按揭贷款的还款期为25年或以上。

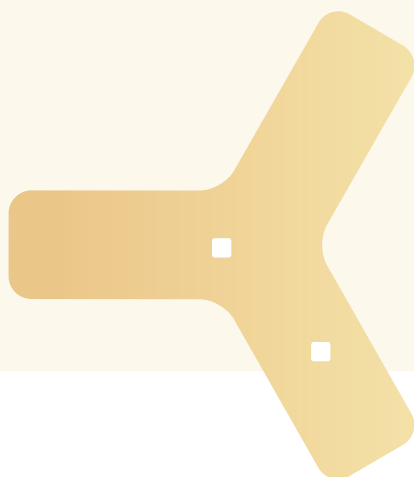
我衷心感谢小组委员会全体委员的鼎力支持和宝贵贡献，以及房屋署同事的辛勤工作及付出，好让去年在资助房屋方面的工作硕果累累。

资助房屋小组委员会主席
黄碧如, MH

On the Subsidised Sale Flats (SSFs) front, in view of the keen demand for SSFs and to better ensure the rational allocation of scarce public housing resources, SHC endorsed tightening the eligibility criteria for Green Form (GF) applicants for purchase of SSFs. PRH tenants and rental estate tenants of the Hong Kong Housing Society who apply to purchase SSFs as GF applicants should not have owned domestic properties in Hong Kong during the period from 24 months preceding the closing date for submitting the application up to the time of purchase. Furthermore, HA's fixed-term licensees were no longer eligible for purchasing SSFs as GF applicants. To help circulation of SSFs and facilitate purchasers to have mortgage loans of longer tenor, SHC endorsed relaxing the mortgage arrangements for SSFs, including the extension of the maximum mortgage default guarantee period and mortgage repayment period under the Deeds of Guarantee provided by HA, thereby enabling purchasers of SSFs to obtain mortgage loans from banks and authorised financial institutions participating in the provision of mortgage loans for such flats. These measures were well received by the potential buyers and achieved their intended effects. In the first four months after the relaxation, the average number of transactions registered an increase of about 130% as compared with the preceding 12 months, the percentage of SSFs aged more than 30 years out of the total number of transactions has more than doubled, and the mortgage repayment period of some 50% of the mortgages undertaken was 25 years or above.

I would like to extend my gratitude to all members of SHC for their unfailing support and invaluable contributions, as well as colleagues in the HD for their hard work and dedication, which helped bring about many fruitful outcomes in the area of subsidised housing last year.

Cleresa Wong Pie-yue, MH
Chairman of Subsidised Housing Committee





投标小组委员会 Tender Committee



投标小组委员会的工作涵盖房委会广泛的采购事务，包括超逾房屋署投标委员会主席获授财政权力上限的招标和报价，以及房委会采购政策中相当关键的房委会名册管理制度。

年内，小组委员会审视多份投标评审报告，共批出77份建筑和物业服务合约。小组委员会也继续检讨采购制度并提出优化建议，以贯彻公平、公开和公正的政策，确保物有所值。委员在小组委员会会议席上参与讨论，提出宝贵的意见和建议，本人谨此深致谢忱。2024年2月，小组委员会通过精简「设计及建造」合约的招标程序，并优化相关的标书评审机制。

为审慎管理风险和处理须经常进行的相类招标工作，房委会设立多份工程承办商和物业管理服务供应商名册，以确保随时有合资格投标者作选择性招标之用。2023/24年度，小组委员会通过多项更新和优化名册管理规定的措施，以符合最新的法定要求、落实建屋量目标和提高运作效率。这些措施包括实施物业管理公司必须提供有效物业管理公司牌照的新规定、简化房委会升降机及自动梯承办商名册的类别、增加工程承办商的工作量上限、精简优质承建商组别的评审标准、就列入名册的资格和表现记录更新列入和保留于名册的要求，以及修订工程承办商的资本要求。

The work of the Tender Committee (TC) covers a wide range of procurement activities for HA, including tenders and quotations that exceed the limits of delegated financial authority of the Chairman of the Housing Department Tender Board as well as HA's list management regime, which is an integrated part of HA's procurement policy.

During the year, TC scrutinised submitted tender reports and approved the award of 77 construction and property services contracts. In addition, TC continued to review and propose enhancements to the procurement system to maintain a fair, open and equitable policy that secures the best value of money. I am most grateful to TC Members for their valuable views and suggestions during discussions at the TC meetings. In February 2024, TC endorsed the streamlined tendering procedures and enhanced tender evaluation mechanism for Design and Build contracts.

As a prudent risk management measure and to address the frequent need of inviting tenders of similar nature, HA have established a number of lists of works contractors and property management services providers to secure readily available qualified bidders for selective tendering. In 2023/24, TC approved various updates and enhancements to list management requirements to meet the latest statutory requirements and housing production targets and for operating efficiency, including the new requirement for property services agents on provision of valid property management company licence, simplified category of HA List of Lift and Escalator Contractors, increased Workload Capping Limits of works contractors, streamlined assessment criteria of Premier League Status Scheme, updated list admission and retention requirements on listing status and performance record, and revised capital requirements for the works contractors.

此外，我们核准推行一项试验计划，在付款保障法例订立前，于选定的建筑和地基工程合约试行付款保障条款。就房委会的服务合约，我们也通过划一合约的年期和相关优化措施，以及收紧续约准则。

面对公营房屋建屋量目标的挑战，小组委员会仍秉持严格的诚信标准，按照标书评审机制审核所有承办商、分判商、供应商和服务供应商的标书。我们密切监察他们的表现，并及时迅速采取所需行动，以确保维护正常服务及运作。全赖小组委员会委员和房委会同事齐心协力，我们已达到工作计划的所有目标和主要成效指标。

最后，谨向小组委员会全体委员和房委会人员致谢，感谢他们过去一年辛勤奉献，坚定不移地完成小组委员会年内各项工作，使我们得以适时聘用合资格和可靠的承办商和服务供应商，并维持妥善的采购和名册管理系统，灵活应对环境变迁。

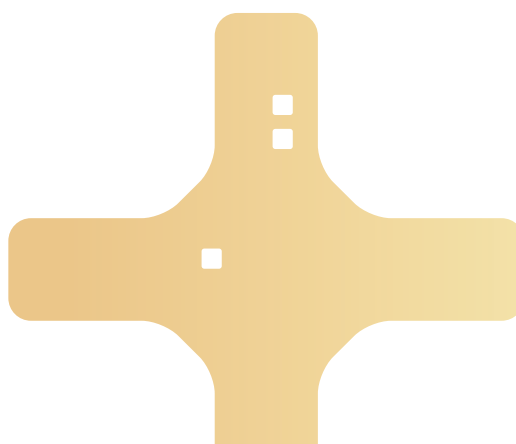
投标小组委员会主席
彭韵禧, BBS, MH, JP

Additionally, we approved the implementation of a pilot scheme to test out the Security of Payment Provisions in selected building and foundation contracts, ahead of the enactment of Security of Payment Legislation. We also approved the alignment of the contract duration and the associated enhancements, and the tightening of the contract extension criteria for HA's service contracts.

Amidst the challenge of public housing production targets, TC continued to uphold high standard of integrity as it has tender mechanism for all contractors, sub-contractors, suppliers and service providers. We will closely monitor their performance to ensure that any necessary actions can be swiftly undertaken in a timely manner, guaranteeing the delivery of our service and operation. With the concerted effort of TC Members and HA colleagues, we have met all targets and key performance indicators of the Programme of Activities.

In closing, I would like to express my sincere thanks to all TC Members and staff of HA for their valuable contribution and uncompromising determination to accomplish the varied tasks of TC during the year, which are essential in securing timely engagement of competent and reliable contractors or services providers, and effective procurement and list management systems in place to cope with changing circumstances.

Melissa Kaye Pang, BBS, MH, JP
Chairman of Tender Committee





审计附属小组委员会 Audit Sub-Committee

多年来房委会致力维持良好的机构管治，以期加强内部控制，确保资源运用既有效率亦具成效。为达至这个目标，审计附属小组委员会监督房委会 / 房屋署的内部审计职能，以不断提高各个操作系统的可靠度和准确度。

2023/24年度我们通过房屋署内部审计小组编制的八份审计报告，涵盖范畴广泛，包罗工程相关与非工程相关的活动。是次审计要求的所有跟进行动，据知都已大致完成或进展良好。

Over the years, HA strives to uphold its corporate governance with a view to strengthening internal controls and ensuring the effective and efficient use of resources. To achieve this aim, the Audit Sub-Committee (ASC) oversees the internal audit function for HA / Housing Department (HD) for continuously enhancing reliability and integrity of various operating systems being adopted.

During the year, we endorsed eight audit reports conducted by HD internal audit teams. They covered a wide range of areas from works-related to non-works-related activities. It is noted that all the required follow-up actions of the audits have either been substantially completed or currently in good progress.



我们通过2024/25年度周年审计工作计划，该计划包含根据「以风险为依据」的方法所选定的七项审计工作，涉及屋邨管理、基金管理、专业服务供应商管理、新工程合约管理、维修及改善工程，以及物业事务。

身为2023/24年度审计附属小组委员会主席，本人谨对全体委员过去一年的鼎力支持和宝贵贡献衷心致谢。特别鸣谢年内卸任的委员尽心献力，服务超卓，并欢迎新加入小组委员会的委员。过往数年有幸担任小组委员会主席一职，卸任之际，谨祝新任主席陈远秀女士履新愉快，工作顺遂。

审计附属小组委员会主席
陈正思

We approved the 2024/25 annual audit plans, comprising a total of seven audit assignments selected based on risk-based approach. The subject areas cover estate management, fund management, management of professional services providers, contract administration of new works, maintenance and improvement works, and property services.

As Chairman of the ASC for 2023/24, I would like to express my heartfelt appreciation to all members of the ASC for their unfailing support and invaluable contributions over the past year. Special thanks are due to those members who have retired during the year for their remarkable service, and I welcome those who have newly joined the ASC. It is my honour to serve as the Chairman of ASC during the past few years. I wish every success to the new Chairman, Ms Kelly Chan, in the years ahead.

Cissy Chan Ching-size
Chairman of Audit Sub-Committee

