

主席的话

Chairman's Message



“提升居住质素 善用公屋资源 Enhance Living Quality Optimise Housing Resources”

香港房屋委员会（房委会）2024/25年报的主题突显我们年内所贯彻的两大工作方针：「提升生活质素」、「善用房屋资源」。

「提升生活质素」正好道出我们借着改善设计、采用新科技、推行大型重建计划及其他优化措施，致力为公共租住房屋（公屋）和资助出售房屋居民缔造更好生活。另一政策方针「善用房屋资源」不只表明我们的工作提量、提速、提效、提质，务求达至政府的建屋目标；同时还竭力打击滥用公屋，确保公共资源合理运用，促进市民在房屋阶梯向上流动。

2024年9月，房委会推出「幸福设计」指引，就提升公营房屋发展项目居民的生活质素提供实务指引。我们已开始透过不同措施，推广和应用当中的核心幸福概念。本年报第二章介绍房委会建屋流程中正采用的科技方案，优化工程质素，提升作业安全，更显著加快落成时间。科技发展一日千里，为各行各业带来转变，为提升生活质素带来非凡潜力，尤见于建筑和屋邨管理的应用。

房委会特别关注长者住户的生活质素，推出多项新措施，确保我们珍视的长者在舒适、关爱的环境中安享晚年，详见本年报第三章专题介绍。

位于华富邨和彩虹邨的两个房委会大型重建项目正好示范「提升生活质素」与「善用房屋资源」的协同效益。两个重建项目的单位数目将大幅增加，提高整体房屋储备。与此同时，老旧屋邨拆卸，重建成以「幸福设计」精心规划的现代化屋邨，也有利创造光亮明丽、畅通易达、以人为本的居住环境，让居民乐于以之为家，以社区为荣。

The theme of this 2024/25 annual report of the Hong Kong Housing Authority (HA) reflects two of our key priorities across the year: “Enhance Living Quality” and “Optimise Housing Resources”.

“Enhance Living Quality” no doubt denotes our commitment to making life better for everyone who lives in our public rental housing (PRH) or subsidised sale flats (SSFs), whether through improved design, the use of new technology, major redevelopment initiatives, or other enhancements. The other policy, “Optimise Housing Resources”, refers not only to our work to enhance the quantity, speed, efficiency and quality for meeting the Government’s housing targets, but also to our relentless efforts in combating tenancy abuse in PRH, safeguarding the rational use of public housing resources, and encouraging the public to move up the housing ladder.

HA’s drive to enhance living quality was given an extra boost in September 2024, when we launched a Well-Being Design Guide which provides practical guidelines for enhancing the living quality of residents of public housing developments. We have already begun promoting and applying its core well-being principles through various initiatives. Chapter 2 describes some of the major technology solutions being implemented across HA’s construction process, solutions that are optimising our housing quality, improving safety, and significantly expediting our construction timetables. Rapid advancement in technology is bringing transformation to all walks of life, offering exceptional potential for enhancing living quality, especially through its application to our construction and estate management activities.

The living quality of our elderly residents is a matter of special concern for HA. Our Feature Story in Chapter 3 outlines several initiatives underway to ensure that our cherished elderly tenants can live out their golden years in a comfortable and caring environment.

HA’s two major redevelopment projects, at Wah Fu Estate and Choi Hung Estate, are excellent examples of the synergy between “enhancing living quality” and “optimising housing resources”. The proposed redevelopments will significantly increase the number of flats at each location, bolstering our overall housing reserve. At the same time, by replacing these aged estates with modern, thoughtfully-designed estates in line with the Well-Being Design Guide, we will create a bright, accessible and user-friendly living environment that fosters a sense of home and promotes community pride.

本年度的亮点莫过于加强打击滥用公屋，确保珍贵的公共房屋资源只提供给真正有需要的人。为此，我们新设立「举报滥用公屋奖」，动员公众支持，好让我们取得重要的新线索，追查滥用公屋者。收紧「富户政策」方面，我们除了提高富户的额外租金和调整住户须迁出公屋的入息水平以外，还推出鼓励公屋富户向上流动的措施，例如让正缴交额外租金的富户在自愿迁出公屋后可保留「绿表资格」四年。此外，我们优化资助出售房屋的销售安排，鼓励年轻人置业，并增加屡次向隅者成功购买资助出售单位的机会。

我们采取多管齐下的措施，加上政府承诺提供30 000个简约公屋单位，「公屋综合轮候时间」（轮候时间）在2026/27年度完结前可望缩短至约4.5年的目标。截至2025年3月，轮候时间已降至5.3年。随着明年的简约公屋和新公屋单位落成，轮候时间预期继续缩短。其他公屋申请、编配和资助出售房屋政策的相关资料，详见本年报第一章。

以上概览过去一年房委会就两大主题的多方面工作所取得的成果。为数百万市民改善居住环境，并把珍贵的房屋资源善用于真正有需要的人，我们引以为傲。通过这些工作，房委会协力建设更繁荣富强、活力多采的香港，并满怀信心，迎向未来。

何永贤

房委会主席
何永贤, JP

During the year, a key highlight has definitely been our efforts to optimise our housing resources by further stamping out the blight of tenancy abuse to ensure that our precious public housing resources are only provided to those in genuine need. Our newly introduced Report Public Housing Abuse Award mobilises public support for the cause, bringing us important new sources of information in our efforts to track down abusers. While we tightened up the Well-off Tenants Policies by raising the additional rent for well-off tenants and adjusting the threshold for vacating PRH flats, we also introduced measures to encourage their upward mobility, e.g. allowing well-off tenants who are paying additional rents to retain their Green Form status for four years after voluntarily moving out from their flats. We also enhanced the sales arrangements for SSFs to encourage young people to achieve home ownership and increase the chance of successful purchase by SSF applicants who have made repeated attempts.

By adopting a multi-pronged approach and coupled with the Government's pledge to provide 30 000 Light Public Housing (LPH) units, the target to shorten the Composite Waiting Time for Subsidised Rental Housing (CWT) to about 4.5 years by 2026/27 is well on schedule. As at March 2025, the CWT has decreased to 5.3 years. With the completion of LPH and new PRH flats next year, it is anticipated that the CWT would continue to drop. Relevant details and information on other policies on PRH application, allocation and SSFs can be found in Chapter 1.

The above is a brief summary of what we have done to deliver under these two themes over the past year across multiple aspects of our work. We are proud to be working to enhance the living environment for millions of residents, and optimising our precious housing resources for those who have genuine need. Through this work, we are helping to create a stronger, more vibrant and dynamic Hong Kong, and embracing the future with confidence.

Winnie Ho

Winnie Ho, JP
Chairman of HA

