

主席的話

Chairman's Message



“提升居住質素 善用公屋資源 Enhance Living Quality Optimise Housing Resources”

香港房屋委員會（房委會）2024/25年報的主題突顯我們年內所貫徹的兩大工作方針：「提升生活質素」、「善用房屋資源」。

「提升生活質素」正好道出我們藉着改善設計、採用新科技、推行大型重建計劃及其他優化措施，致力為公共租住房屋（公屋）和資助出售房屋居民締造更好生活。另一政策方針「善用房屋資源」不只表明我們的工作提量、提速、提效、提質，務求達至政府的建屋目標；同時還竭力打擊濫用公屋，確保公共資源合理運用，促進市民在房屋階梯向上流動。

2024年9月，房委會推出「幸福設計」指引，就提升公營房屋發展項目居民的生活質素提供實務指引。我們已開始透過不同措施，推廣和應用當中的核心幸福概念。本年報第二章介紹房委會建屋流程中正採用的科技方案，優化工程質素，提升作業安全，更顯著加快落成時間。科技發展一日千里，為各行各業帶來轉變，為提升生活質素帶來非凡潛力，尤見於建築和屋邨管理的應用。

房委會特別關注長者住戶的生活質素，推出多項新措施，確保我們珍視的長者在舒適、關愛的環境中安享頤年，詳見本年報第三章專題介紹。

位於華富邨和彩虹邨的兩個房委會大型重建項目正好示範「提升生活質素」與「善用房屋資源」的協同效益。兩個重建項目的單位數目將大幅增加，提高整體房屋儲備。與此同時，老舊屋邨拆卸，重建成以「幸福設計」精心規劃的現代化屋邨，也有利創造光亮明麗、暢通易達、以人為本的居住環境，讓居民樂於以之為家，以社區為榮。

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.

本年度的亮點莫過於加強打擊濫用公屋，確保珍貴的公共房屋資源只提供予真正有需要的人。為此，我們新設立「舉報濫用公屋獎」，動員公眾支持，好讓我們取得重要的新線索，追查濫用公屋者。收緊「富戶政策」方面，我們除了提高富戶的額外租金和調整住戶須遷出公屋的入息水平以外，還推出鼓勵公屋富戶向上流動的措施，例如讓正繳交額外租金的富戶在自願遷出公屋後可保留「綠表資格」四年。此外，我們優化資助出售房屋的銷售安排，鼓勵年輕人置業，並增加屢次向隅者成功購買資助出售單位的機會。

我們採取多管齊下的措施，加上政府承諾提供30 000個簡約公屋單位，「公屋綜合輪候時間」（輪候時間）在2026/27年度完結前可望縮短至約4.5年的目標。截至2025年3月，輪候時間已降至5.3年。隨着明年的簡約公屋和新公屋單位落成，輪候時間預期繼續縮短。其他公屋申請、編配和資助出售房屋政策的相關資料，詳見本年報第一章。

以上概覽過去一年房委會就兩大主題的多方面工作所取得的成果。為數百萬市民改善居住環境，並把珍貴的房屋資源善用於真正有需要的人，我們引以為傲。通過這些工作，房委會協力建設更繁榮富強、活力多采的香港，並滿懷信心，迎向未來。

何永賢

房委會主席
何永賢, 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

