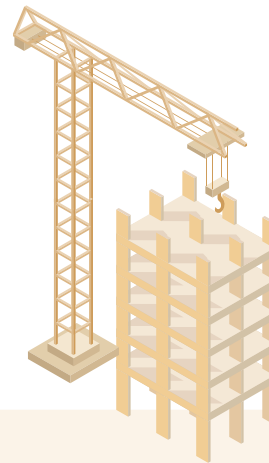


小组委员会主席年度工作概要

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》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。

房委会继续在合适的项目应用「设计及建造」采购模式，以应对日益增加的建屋量。2024/25年度，小组委员会已核准粉岭北新发展区第13、14和15（西）区及近丹桂邨第1、2和3期公营房屋发展计划的设计方案和工程预算，以及粉岭第48区及彩顺街公营房屋发展计划经修订的工程预算，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。

「幸福设计」指引自2024年9月推出以来，我们看见其理念已积极融入公营房屋项目的规划和设计。该指引已成为实现可持续发展、环保、健康和可负担优质居所的重要基础。过去一年，各项新发展项目均持续应用相关指引，进一步加强构建全面照顾身心健康、促进社区共融的宜居环境。

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（MiC）、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2024/25年度与本地研发院共同开发创新接合技术，应用

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.

HA continues to adopt the Design-and-Build (D&B) procurement model in suitable projects to address the increasing volume of housing production. In 2024/25, BC approved the scheme design and project budget for the Public Housing Developments (PHD) at Areas 13, 14 and 15 West of Fanling North New Development Area and Near Tan Kwai Tsuen Phases 1, 2 and 3, and the revised project budgets for PHD at Fanling Area 48 and Choi Shun Street to facilitate their adoption of D&B procurement model. We will continue to do so in the coming years.

In September 2024, the HA launched the Well-Being Design Guide, since then its principles have begun integrating into the planning and design of public housing projects. This guide serves as a foundation for HA's commitment to creating sustainable, green, healthy, and affordable quality homes. Since then, we have seen positive momentum in adopting the design guide across new public housing developments, reinforcing the focus on holistic living environments that support the physical, mental and social well-being of residents, and promote community integration.

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.

于第二代 MiC 系统，而房委会项目资讯管理及分析平台「智筑目」也已陆续在五个施工中的工地实际应用。独立审查组已应用人工智能技术来应对公营房屋发展项目数量大增的挑战。继「测试报告核查易」(HeCheck) 成功研发并推出，加快核查建筑物料测试报告的流程后，一套运用人工智能技术的知识管理系统正在开发，以提升屋宇管制领域知识与经验收集及检索的效率。

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，包括西环邨、马头围邨、华富邨以及彩虹邨，建筑小组委员会亦已审议并核准相关迁置资源的工程预算和设计方案，好让房委会可全面开展这些项目。我们在规划和设计时，均以市民和持份者的利益为先。

房委会一向非常重视工地安全。2024/25 年度，我们持续加强与业界各持份者的合作、优化提升工地安全的措施，包括采用金属棚架、更广泛推行「安全智慧工地」(4S) 系统应用。我们亦向工程团队及前线工人推广工地安全及分享良好作业方式，巩固他们的安全意识。

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 2024/25, HA developed an innovative coupling technology in collaboration with a local research institute for applying in second-generation MiC system; and has progressively implemented the Project Information Management and Analytics Platform (HA-PIMAP) in five active construction sites. Independent Checking Unit have made use of Artificial Intelligence (AI) technology to meet the challenges posed by the substantial increase in public housing development projects. Following the successful development and launch of HeCheck, which improved the efficiency and accuracy of checking construction materials test reports, a knowledge management system using AI technology is being developed to enhance the efficiency of collecting and retrieving knowledge and experience in building control.

In addition to collaboration 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, which BC has examined and approved project budgets and design schemes of their respective rehousing resources including Sai Wan Estate, Ma Tau Wai Estate, Wah Fu Estate and Choi Hung Estate, all of them are underway with the interest of public and stakeholders at the forefront of our planning and design considerations.

HA attaches great importance to construction site safety. In 2024/25, we continued to collaborate with industry stakeholders to enhance site safety measures, including the use of metal scaffolding, wider implementation of the Smart Site Safety System (4S). These efforts aimed to promote site safety and share best practices with contract teams and frontline workers, thereby reinforcing their safety awareness.

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



过去一年，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。

为配合政府对青年发展的政策，并鼓励和支持青年实践创业梦想，房委会2024年7月在其辖下商场推出「共筑·创业家」计划，为青年创业提供一个低风险的平台。计划提供商铺初期免租金，降低创业门槛，促进青年创业，并为社区带来新活力及创意；计划自推出以来广受各界支持。

过去一年，香港零售市场消费模式转变，受到跨境购物、网上购物普及化等因素影响，房委会零售设施整体空置率上升。为应对这些挑战，我们采取灵活、全方位的租赁策略；整体空置率已于2025年3月显著回落至3.28%，相较私人市场过去一年介乎6-8%的整体空置率，房委会商业单位的租赁情况明显优于市场水平。这反映出尽管本地零售市场疲弱和消费模式变化，房委会辖下的零售设施凭借稳定的营商环境和客源，仍然深受商户欢迎。

房委会不时推出各项多元化、刺激消费的计划，例如为房委会辖下的商场、街市和餐厅消费的顾客提供消费泊车优惠，以及在个别商场推行会员计划，以消费积分换领现金券。我们也在重要节庆和特别日子，于辖下商场和街市举办各类紧贴潮流的宣传推广活动，例如为庆祝75周年国庆日，举办长者时装表演、「『型』聚·梦想舞台」总决赛和大型室内无人机光影表演；另为庆祝圣诞

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

To complement Government's policy on youth development and to encourage and support young people in pursuing their entrepreneurial dreams, HA launched the "Well Being • Start-Up" Programme in its shopping centres in July 2024, providing young people with a low-risk platform for starting a business. Through offering rent-free shop premises initially, the programme lowers the barriers to entrepreneurship, promotes youth entrepreneurship and injects new vitality and innovation into the community and it has garnered significant support from across various sectors.

In the past year, the overall vacancy rate of HA's retail facilities had increased due to changes in Hong Kong's retail consumption patterns, including the growing popularity of cross-border shopping and online shopping. By adopting flexible and comprehensive leasing strategies to address these challenges, the overall vacancy rate notably declined to 3.28% in March 2025, and compared with that of about 6-8% in the private sector in the past year, the leasing status of HA's commercial premises outperformed market benchmarks. This reflects that HA's retail facilities, which offer a stable business environment and customer base, are still widely popular among tenants despite the sluggishness of the local retail market and changes in consumption patterns.

HA launched various diversified and consumption-stimulating programmes from time to time such as providing parking privileges for consumption at HA's shopping centres, markets and restaurants, introducing cash coupon redemption based on points earned by spending through the membership schemes of individual shopping centres. To enhance patronage and boost local spending, we also organised different types of trendy publicity and promotional activities in our shopping centres and markets during major festivals and special occasions, such as the elderly fashion show, "Dream on Stage" finals and the large-scale

和农历新年，设置以治愈系熊猫为主题的打卡点及装饰布置等，吸引更多人流，刺激消费。

截至2025年3月底，房委会辖下约有205个停车场，共提供约35 100个泊车位，整体租用率为97.3%。房委会停车场收费每年检讨，务使收费贴近市场水平，并维持房委会财政稳健。小组委员会去年11月通过轻微上调各类泊车位的2025年收费。此外，为回应社区日益增长的泊车需求，房委会积极增设泊车位，截至2025年3月，约50个现有停车场增加合共430个泊车位，包括约200个私家车、约210个电单车和约20个轻型货车泊车位。

为配合政府电动车辆充电服务市场化的措施，并推动有关服务的可持续发展，房委会自2024年4月起向辖下停车场时租泊车位的中速充电器征收电动车辆充电费。充电收费每年检讨，小组委员会去年11月通过首次检讨充电收费；自2025年起，每节充电时间由一小时调整为30分钟，让电动车辆使用者能更灵活地按实际需要选择充电时间，并更有效使用中速充电器。

为加强推动政府的广泛使用电动车辆政策，进一步提升充电设施的覆盖率，房委会分阶段为私家车泊车位增设中速充电设施，并已于2024年完成安装约3 000个中速充电器及充电基础设施。截至2025年3月底，房委会辖下约有3 810个私家车泊车位设有电动车辆充电器，其中约2 920个为月租车位，约890个为时租车位。

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

indoor drone light show to celebrate the 75th National Day; the photo spots and decorations themed around healing pandas for Christmas and Lunar New Year.

As at the end of March 2025, HA had a portfolio of about 205 carparks, providing about 35 100 parking spaces with an overall occupancy rate of 97.3%. Carpark charges are reviewed annually to bring HA's carpark charges comparable to the market levels and maintain HA's financial stability. In November 2024, CPC endorsed a mild increase in the carpark charges for all types of parking spaces in 2025. In addition, to meet the community's growing demand for parking spaces, HA proactively created a total of 430 parking spaces in about 50 existing carparks as at March 2025, including about 200 private car parking spaces, about 210 motorcycle parking spaces and about 20 light goods vehicle parking spaces.

HA has introduced electric vehicles (EV) charging fee for medium chargers in hourly parking spaces in its carparks since April 2024 to tie in with the Government's initiative to marketise EV charging services and promote the sustainable development of EV charging services in the long run. Charging fees are also reviewed annually, CPC completed the first review in November 2024. Starting from 2025, the time of each charging session is adjusted from one hour to 30 minutes so as to provide EV users with greater flexibility to choose the charging time according to their actual need and to enable more efficient use of the medium chargers.

To complement the Government's policy to promote wider use of EVs, and to further improve the coverage of charging facilities, HA has been providing additional medium charging facilities at private car parking spaces in phases and completed the installation of about 3 000 additional medium chargers and charging-enabling facilities in 2024. As at the end of March 2025, about 3 810 private car parking spaces under HA were equipped with EV chargers, of which about 2 920 were monthly parking spaces and about 890 were hourly parking spaces.

As Chairman of CPC, I extend my gratitude to all members for their valuable contributions and unwavering support, as well as colleagues of HA for their hard work and dedication 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，财务小组委员会处理多项主要机构事宜，包括编制预算、财政预测，以至人力资源管理、资讯科技应用等。

与去年一样，财务小组委员会的年度重点工作是2024/25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，到房委会长远财政状况的策略性评估，一一仔细研议；本人再度举行传媒简报会，简介2025/26年度的预算，以及计至2028/29年度的最新财政预测。为落实政府订下计至2034/35年度兴建308 000个单位的十年建屋目标，房委会面对建筑开支不断增加的挑战；财务小组委员会以至房委会成员对持续上涨的建筑成本均表关注。

我们将继续争取人力资源，包括合约员工和个体聘用人员，支援房委会的工作。就房委会合约员工的年度薪金检讨，财委会2024年9月通过房委会合约员工2024/25年度加薪3.54%至3.81%。继2025/26年度财政预算案中宣布多项紧缩财政措施后，财委会2025年3月底迅速决定冻结房委会合约员工2025/26年度的薪金。

资讯科技发展方面，房委会继续着力推广企业运作和公共服务数码化，包括「快速支付系统」（「转数快」）和更多电子钱包，如AlipayHK、微信支付、

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 the 2024/25 Budget and Financial Forecasts. As in the past, FC examined meticulously the five-year income and expenditure estimates, from budget assumptions to strategic assessment of HA's long-term financial position. Again I conducted a media briefing on details of the 2025/26 Budget and the updated financial forecasts up to 2028/29. No doubt HA continues to face the challenges in coping with the rising construction expenditure for meeting the Government's pledge for the 10-year flat production target of 308 000 units up to 2034/35. No doubt, there was concern about the continuous rise in construction cost among FC or HA members.

We continue to make every effort to secure all manpower resources available to underpin the work of HA, including contract staff and body-shopped personnel. In respect of the annual pay review for HA Contract Staff, FC approved in September 2024 an annual pay rise from 3.54% to 3.81% for HA Contract Staff in 2024/25. Following the announcement of various financial austerity measures in the 2025/26 Budget Speech, FC decided swiftly in late March 2025 to implement a pay freeze for HA Contract Staff for 2025/26.

On information technology development, HA continued to step up efforts to promote digitalisation in both its operation and public services. In particular, we support more e-payment options using the Faster Payment System (FPS), and other

PayMe 及拍住赏；并以「转数快」取代支票，向承办商和服务供应商付款。智慧屋邨管理方面，我们于十个公共屋邨、两个商场及一个停车场推出「巡逻易」试验计划，以优化保安人员的日常巡逻职务。

截至2025年3月底，房委会的现金及投资结余约为638亿元。财委会辖下的资金管理附属小组委员会将继续召开季度会议，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。在本地和环球市场动荡的投资环境下，股票基金经理取得合理回报。

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, MH

electronic wallets such as AlipayHK, WeChat Pay, PayMe and Tap & Go. FPS was also introduced for e-markets in handling HA's payments to contractors and service providers to replace the use of cheques. As part of smart estate management, we have developed a pilot mobile system for enhancing daily patrol duties by security staff in 10 selected pilot public rental housing estates, two shopping centres and a carpark.

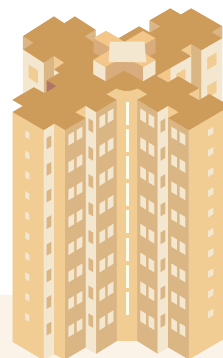
As at end-March 2025, HA's Cash and Investment Balance stood at around \$63.8 billion. Funds Management Sub-Committee (FMSC) established under the FC continued to meet on a quarterly basis to monitor closely HA's fund management operation, including the performance of HA's fund managers for its equity portfolio. HA's placements with the Exchange Fund remained the largest asset class in value. Amidst a turbulent investment environment in the local and global markets, the equity fund managers achieved a reasonable return.

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, MH
Chairman of Finance Committee and
Funds Management Sub-Committee



资助房屋小组委员会 Subsidised Housing Committee



房委会一直致力为有住屋需要的低收入家庭提供可以负担的租住房屋，并透过推出资助出售单位协助中低收入家庭自置居所。我们必须确保房屋政策与时并进。年内，资助房屋小组委员会（小组委员会）通过多项主要措施，优化公共租住房屋（公屋）单位的编配、管理和保养，照顾长者及青年的需要，并鼓励市民沿房屋阶梯上上上流。

小组委员会的工作重点之一，是充分和合理运用公营房屋资源。房委会在加强打击滥用公屋及优化富户政策方面实施了小组委员会通过的一系列新措施，取得了显著成效。在 2022/23 至 2024/25 年度，因租户滥用公屋和违反租约或房屋政策而收回的公屋单位超过 8 200 个，相当于一个大型屋邨的规模。为搜集情报以更精准打击滥用公屋，小组委员会通过于 2025 年 1 月 15 日推出「举报滥用公屋奖」。参与计划的举报人若以实名提供真实确切资料，令房屋署成功向滥用公屋单位的人士发出迁出通知书，会获得感谢状及最高 3,000 元现金奖励。为配合一系列进一步打击滥用公屋的措施，并根据房委会在调查及检控方面的经验，房屋局考虑小组委员会意见，提出修订《房屋条例》，令打击滥用公屋的措施更具阻吓力。提出的修订建议包括引入「严重滥用公屋」的新罪行、赋权获授权人员要求个人资料和延长对虚假陈述及拒绝提供资料罪的检控时效。我们欣闻条例草案于 2025 年 6 月获得立法会通过。

此外，小组委员会通过提高富户的额外租金，以减少对富户的资助。当公屋租户在两个申报周期（即合共四年）的入息水平平均超逾公屋入息限额四倍但不多于五倍，必须迁出公屋单位。同时，为鼓励公屋富户向上流动，小组委员会通过由下一期居屋销售计划起，将绿白表的配额比例调整至 50 : 50。正缴交额外租金（不论其租金水平）的公屋富户在自愿迁出单位后可保留「绿表资格」四年。小组委员会亦通过多项措施，理顺「富户政策」的执行，包括容许已签署买卖合同（包括临时买卖合同）购买私人住宅物业或个别成员以白表身分购买资助出售单位（不论有关住宅物业是已建成或未落成）的公屋租户继续租住原有的公屋单位，直至签订转让契据后才交回公屋单位或删除户籍，以及要求各家庭成员

HA has been striving to provide affordable rental housing to low-income families with housing needs, and helping low to middle-income families gain access to subsidised home ownership. 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 major initiatives to enhance the allocation, management and maintenance of public rental housing (PRH) flats, cater for the needs of the elderly and the youth, as well as encourage the public to move up the housing ladder.

A key emphasis of SHC's work is to optimise and rationalise the use of public housing resources. HA has achieved remarkable results since the implementation of a series of new measures endorsed by SHC to strengthen efforts to combat tenancy abuse of PRH and enhance the Well-off Tenants Policies. Between 2022/23 and 2024/25, over 8 200 PRH flats were recovered due to tenancy abuse and breaches of tenancy agreements or housing policies. The total number of recovered flats is comparable to the size of a large housing estate. To collect intelligence for better targeting and combating PRH abuse, SHC endorsed the launch of the Report Public Housing Abuse Award on 15 January 2025. Informants who participate in the Scheme and provide non-anonymous reports with genuine and concrete information leading to the issuance of Notice-to-Quit to households with tenancy abuse will be offered a certificate of appreciation and a maximum cash reward of \$3,000. To tie in with the series of further measures to combat PRH abuse and in the light of HA's experience in investigation and prosecution, Housing Bureau has sought to amend the Housing Ordinance to enhance effectiveness of HA's efforts in combating tenancy abuse, taking into account the views of SHC. These proposed legislative amendments included introducing new offences of serious tenancy abuse of PRH flats, empowering authorised officers to demand personal details and extending the limitation of time for prosecution of the offences of false statements and refusal to furnish information. We are delighted that the Legislative Council passed the Amendment Bill in June 2025.

Furthermore, SHC endorsed reducing the subsidies for well-off tenants by raising their additional rents. PRH tenants with income levels exceeding four times but not five times the PRH income limits after two declaration cycles (i.e. four years in total) must also vacate their flats. At the same time, to encourage upward mobility of well-off tenants, SHC endorsed to adjust the quota allocation ratio of Green Form (GF) and White Form (WF) to 50:50 starting from the next Home Ownership Scheme sale exercise. Also, well-off tenants who are paying additional rents (irrespective of the rent level) can retain their GF status for four years after they have voluntarily moved out from their flats. SHC also endorsed various measures to rationalise the implementation of the Well-off Tenants Policies (WTP). These include allowing PRH tenants who have signed an Agreement for Sale and Purchase (including a Preliminary Agreement for Sale and Purchase) to purchase a private domestic property, or individual members of the household who have purchased a subsidised sale flat (SSF) with WF status (regardless of

各自申报是否拥有香港住宅物业，以便识别作出虚假申报的人士，从而采取执行管制措施。

屋邨管理方面，小组委员会通过实施「屋邨管理扣分制」的加强措施，以提升公共屋邨的环境卫生和安全，符合公众期望。有关措施于2024年12月1日开始实施，内容包括增加三项新的不当行为，以及扩大两项不当行为的适用范围。此外，为了协助租者置其屋计划屋邨（租置屋邨）业主立案法团的日常管理，并满足居民对拥有良好居住环境的意愿，扣分制下所有不当行为同样适用于租置屋邨内的公屋租户。

为照顾公屋长者住户入住安老院舍（包括香港及内地安老院舍）或永久返回内地居住的需要，小组委员会通过参加「可携社会保障计划」（即「综援长者广东及福建省养老计划」、「广东计划」及「福建计划」）的长者住户，由2025年3月起，他们回复退还公屋单位或从公屋租约中删除户籍的期限由三个月延长至六个月，与参加「院舍照顾服务计划」入住安老院舍的回复期限划一。他们在退还公屋单位或删除户籍后分别可获发保证书或恢复户籍保证书，以助纾缓他们选择长远在内地养老时适应生活的顾虑。

在鼓励青年循房屋阶梯上流方面，小组委员会通过优化资助出售单位的安排。房委会由2025年3月接受申请的「白表居屋第二市场计划（白居二）2024」起推出「青年计划（白居二）」，为40岁以下的青年申请者增设1 500个配额。除此以外，由下一期居者有其屋计划（居屋）销售计划起，房委会将推出「青年计划（居屋）」，为申请购买单位的40岁以下白表青年家庭及一人申请者分派多个抽签号码，以提升他们购买单位的机会。小组委员会亦通过由下一期推出的居屋及绿表置居计划单位销售计划起，向前两次曾连续申请同一类别资助出售单位销售计划而未能成功购买单位的申请者，分派多个抽签号码，增加他们成功购买单位的机会。

去年在资助房屋方面的工作成果丰硕，有赖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；我向他们表示衷心感谢！

whether the domestic property is completed or not) to continue to rent their existing PRH flats and their surrender of the PRH flats or deletion of the subject member from the tenancy will only be required after they have completed the assignment of the property they have agreed to buy. We also require each family member to declare individually whether they own any domestic property in Hong Kong, so as to identify those who have made false declarations for the purpose of taking enforcement measures.

On estate management, SHC endorsed the enhancements to the Marking Scheme for Estate Management Enforcement in Public Housing Estates with effect from 1 December 2024 to meet the public aspirations to further enhance the hygienic and safe environment in PRH estates. These include adding three new misdeed items and widening the scope of two misdeed items. Moreover, with a view to rendering assistance to the Owners' Corporations of the Tenants Purchase Scheme (TPS) estates in daily management and meeting the residents' aspiration for a good living environment, all misdeed items under the Marking Scheme are also applicable to PRH tenants in TPS estates.

To cater for the needs of PRH elderly residents choosing to reside in Residential Care Homes for the Elderly (RCHEs) under the Portable Social Security Schemes (i.e. the Portable Comprehensive Social Security Assistance Scheme, Guangdong Scheme and Fujian Scheme in Hong Kong and the Mainland) or to return to the Mainland for good, SHC endorsed the extension of the response period for such PRH elderly residents from three months to six months with effect from March 2025 regarding the surrender of their PRH flats or deletion of their names from PRH tenancies, to align the relevant response period with the response period under the Residential Care Services Scheme. This would help alleviate the elderly's concerns about the adaptation to living environment when choosing long-term retirement in the Mainland.

To encourage young people to move up the housing ladder, SHC endorsed measures to enhance the arrangements for SSF. To assist young people in achieving home ownership, under the White Form Secondary Market Scheme (WSM) 2024 launched in March 2025, HA has introduced the Youth Scheme (WSM), which provides 1 500 additional quotas to young applicants aged below 40. Starting from the next Home Ownership Scheme (HOS) sale exercise, HA will introduce the Youth Scheme (HOS) by allocating an extra ballot number to young family applicants and young one-person applicants aged below 40 with WF status to improve their chances of success in purchasing a flat. SHC also endorsed to allocate an extra ballot number to applicants who did not succeed to purchase an SSF in the last two sale exercises of the same type of SSF consecutively to increase their chances of success in purchasing a flat, starting from the next HOS and Green Form Subsidised Home Ownership Scheme sale exercises.

I would like to extend my whole-hearted gratitude to all members of SHC for their unfailing support and invaluable contributions, as well as to the colleagues in the Housing Department (HD) for their hard work and dedication, which helped bring about many fruitful achievements in our work in subsidised housing last year.

资助房屋小组委员会主席
黄碧如, MH

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 139 份合约。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、公正的政策，确保物有所值。委员在小组委员会会议上参与讨论，提出宝贵意见和建议，本人谨此深致谢忱。

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。2024/25 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，以提高营运效率，为较低组别的承办商提供更多投标机会，并鼓励更多承办商申请加入房委会承建商名册，当中包括修订工作量上限的计算方法、提高组别投标上限、放宽项目经验要求、修订办理名册保留资格的频率、以自我声明取代公司状况的法定声明，以及暂时豁免较低组别承建商申请加入房委会名册的费用。此外，小组委员会亦通过多项更新和优化投标安排的措施，包括提高中标限

The work of the Tender Committee (TC) covers a wide range of procurement activities for HA, including tenders and quotations that exceed the delegated financial authority 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 139 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.

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 2024/25, TC approved various updates and enhancements to list management requirements to raise the operating efficiency, offer more tendering opportunities for contractors on the lower groups, and encourage more contractors to apply for admission to the HA List of Building Contractors, including the revised methodology for deriving Workload Capping Limits, increase in Group Tender Limit, relaxation on project experience requirements, revised frequency for list retention exercise, replacement of the Statutory Declaration on Company Status by self-declaration, and temporary waiving of application fees for admission to lower groups of the HA List of Building Contractors. TC also approved various updates and enhancements to the tendering arrangement including the increase in Tender

制、简化房委会基本工程新工程合约的同步招标审批程序，以及房委会传统新建筑工程合约中屋宇装备安装的自选分包合约安排。

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，确保维护正常服务及运作。

最后，谨向小组委员会全体委员和房委会人员致意，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

Award Restrictions, streamlined approval procedure of parallel tendering for HA Capital Works New Works contracts, and domestic sub-contract arrangement for building services installations under HA's conventional building new works contracts.

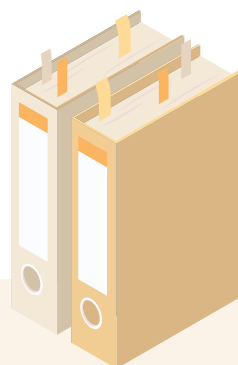
Amidst the challenge of public housing production targets, TC continued to uphold high standard of integrity as it has tender mechanism for all contractors, sub-contractors, suppliers and service providers. We will closely monitor their performance to ensure that any necessary actions can be swiftly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

In closing, I would like to express my sincere thanks to all TC Members and HA staff 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。

本年度我们审视了房屋署内部审计小组的九份审计检讨报告，范畴涵盖广泛，包罗工程相关与非工程相关的活动。审计报告要求的所有跟进行动都已大致完成或进展良好。

我们通过2025/26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，涉及屋邨电及水管理、福利及其它物业事务管理、登记公屋申请、1981年前落成之公共租住房屋大厦的结构监测、在新工程建筑合约中预制混凝土组件和强化预制混凝土组件的应用，公共屋邨的石棉管理，以及新工程项目中园境工程的采购及管理。审计团队将继续灵活并适时处理工作计划以外的相关事项。

本人谨对全体委员以及房委会人员过去一年的鼎力支持和宝贵贡献衷心致谢。

审计附属小组委员会主席
陈远秀, JP

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 / HD for continuously enhancing reliability and integrity of various operating systems being adopted.

During the year, we reviewed the reports of nine audit reviews conducted by HD internal audit teams. They covered a wide range of areas from works-related to non-works-related activities. All the required follow-up actions on the audit reports have either been substantially completed or currently in good progress.

We approved the 2025/26 annual audit plans, comprising a total of seven audit assignments selected based on risk-based approach. The subject areas cover provision of electricity and water in estates, letting management of welfare and miscellaneous premises, registration of public rental housing applications, structural monitoring of pre-1981 estates, adoption of precast concrete components and enhanced precast concrete components in new works building contracts, estates asbestos management, and procurement and administration of soft landscape works in new works projects. Audit teams will continue to stay agile to ensure relevant subject matters of concerns outside the plan be addressed in a timely manner from time to time.

I would like to express my heartfelt appreciation to members of the ASC and the staff of HA for their unfailing support and invaluable contribution to the ASC's work in the past year.

Kelly CHAN Yuen-sau, JP
Chairman of Audit Sub-Committee