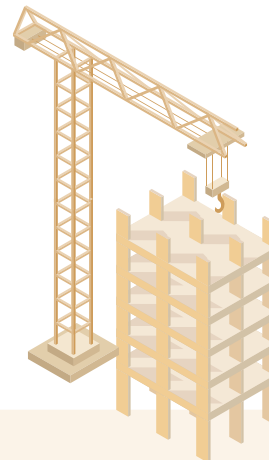


小組委員會主席年度工作概要

Annual Statements by Committee Chairmen



建築小組委員會
Building Committee



過去一年，建築小組委員會在推動公營房屋的規劃、設計和建造上不遺餘力，成果豐碩。因應《長遠房屋策略》的公營房屋供應目標，小組委員會實施多項新舉措，有效協助推進相關工作。

房委會繼續在合適的項目應用「設計及建造」採購模式，以應對日益增加的建屋量。2024/25年度，小組委員會已核准粉嶺北新發展區第13、14和15（西）區及近丹桂村第1、2和3期公營房屋發展計劃的設計方案和工程預算，以及粉嶺第48區及彩順街公營房屋發展計劃經修訂的工程預算，以便該等計劃採用「設計及建造」採購模式。未來數年，我們將繼續在合適項目採用這種模式。

「幸福設計」指引自2024年9月推出以來，我們看見其理念已積極融入公營房屋項目的規劃和設計。該指引已成為實現可持續發展、環保、健康和可負擔優質居所的重要基礎。過去一年，各項新發展項目均持續應用相關指引，進一步加強構建全面照顧身心健康、促進社區共融的宜居環境。

在現時的營運環境下，面對進取的建屋目標，房委會積極採用節省人力的設計、高效的建築方法和創新科技，例如「組裝合成」建築法（MiC）、場外預製技術和建築機器人技術，讓公營房屋供應得以提量、提速、提效、提質。房委會2024/25年度與本地研發院共同開發創新接合技術，應用

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.

於第二代 MiC 系統，而房委會項目資訊管理及分析平台「智築目」也已陸續在五個施工中的工地實際應用。獨立審查組已應用人工智能技術來應對公營房屋發展項目數量大增的挑戰。繼「測試報告核査易」(HeCheck) 成功研發並推出，加快核査建築物料測試報告的流程後，一套運用人工智能技術的知識管理系統正在開發，以提升屋宇管制領域知識與經驗收集及檢索的效率。

除了與各部門合作加快發展新土地以興建房屋單位以外，房委會已於本年度全速推行轄下工廠大廈（即穗輝工廠大廈、業安工廠大廈、宏昌工廠大廈和葵安工廠大廈）的重建工作。舊邨重建方面，包括西環邨、馬頭圍邨、華富邨以及彩虹邨，建築小組委員會亦已審議並核准相關遷置資源的工程預算和設計方案，好讓房委會可全面開展這些項目。我們在規劃和設計時，均以市民和持份者的利益為先。

房委會一向非常重視工地安全。2024/25 年度，我們持續加強與業界各持份者的合作、優化提升工地安全的措施，包括採用金屬棚架、更廣泛推行「安全智慧工地」(4S) 系統應用。我們亦向工程團隊及前線工人推廣工地安全及分享良好作業方式，鞏固他們的安全意識。

謹此衷心感謝小組委員會全體委員和房委會人員，一直鼎力支持小組委員會的工作，克盡厥職，建樹良多。年內，各位主席和各小組委員會在處理房委會業務時，無不把基本信念奉為圭臬，致力予以實踐，對此我深表謝忱。

建築小組委員會主席
陳志球博士, 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



商業樓宇小組委員會 Commercial Properties Committee



過去一年，商業樓宇小組委員會繼續監督房委會轄下商業設施和其他非住宅設施的事務，確保營運暢順。

為配合政府對青年發展的政策，並鼓勵和支持青年實踐創業夢想，房委會2024年7月在其轄下商場推出「共築・創業家」計劃，為青年創業提供一個低風險的平台。計劃提供商舖初期免租金，降低創業門檻，促進青年創業，並為社區帶來新活力及創意；計劃自推出以來廣受各界支持。

過去一年，香港零售市場消費模式轉變，受到跨境購物、網上購物普及化等因素影響，房委會零售設施整體空置率上升。為應對這些挑戰，我們採取靈活、全方位的租賃策略；整體空置率已於2025年3月顯著回落至3.28%，相較私人市場過去一年介乎6-8%的整體空置率，房委會商業單位的租賃情況明顯優於市場水平。這反映出儘管本地零售市場疲弱和消費模式變化，房委會轄下的零售設施憑藉穩定的營商環境和客源，仍然深受商戶歡迎。

房委會不時推出各項多元化、刺激消費的計劃，例如為房委會轄下的商場、街市和餐廳消費的顧客提供消費泊車優惠，以及在個別商場推行會員計劃，以消費積分換領現金券。我們也在重要節慶和特別日子，於轄下商場和街市舉辦各類緊貼潮流的宣傳推廣活動，例如為慶祝75周年國慶日，舉辦長者時裝表演、「『型』聚・夢想舞台」總決賽和大型室內無人機光影表演；另為慶祝聖誕

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

和農曆新年，設置以治癒系熊貓為主題的打卡點及裝飾布置等，吸引更多人流，刺激消費。

截至2025年3月底，房委會轄下約有205個停車場，共提供約35 100個泊車位，整體租用率為97.3%。房委會停車場收費每年檢討，務使收費貼近市場水平，並維持房委會財政穩健。小組委員會去年11月通過輕微上調各類泊車位的2025年收費。此外，為回應社區日益增長的泊車需求，房委會積極增設泊車位，截至2025年3月，約50個現有停車場增加合共430個泊車位，包括約200個私家車、約210個電單車和約20個輕型貨車泊車位。

為配合政府電動車輛充電服務市場化的措施，並推動有關服務的可持續發展，房委會自2024年4月起向轄下停車場時租泊車位的中速充電器徵收電動車輛充電費。充電收費每年檢討，小組委員會去年11月通過首次檢討充電收費；自2025年起，每節充電時間由一小時調整為30分鐘，讓電動車輛使用者能更靈活地按實際需要選擇充電時間，並更有效使用中速充電器。

為加強推動政府的廣泛使用電動車輛政策，進一步提升充電設施的覆蓋率，房委會分階段為私家車泊車位增設中速充電設施，並已於2024年完成安裝約3 000個中速充電器及充電基礎設施。截至2025年3月底，房委會轄下約有3 810個私家車泊車位設有電動車輛充電器，其中約2 920個為月租車位，約890個為時租車位。

本人作為小組委員會主席，謹此衷心感謝全體委員的鼎力支持和寶貴貢獻。房委會人員在過去一年努力不懈，竭誠為公，本人深表謝意。

商業樓宇小組委員會主席
劉詩韻, 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 car parks, 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 car parks 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 car parks 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



財務小組委員會及 轄下資金管理附屬小組委員會 Finance Committee and Funds Management Sub-Committee



年內，財務小組委員會處理多項主要機構事宜，包括編製預算、財政預測，以至人力資源管理、資訊科技應用等。

與去年一樣，財務小組委員會的年度重點工作是2024/25年度預算和財政預測。一如既往，財委會審視五年收支預算的編製，從預算假設，到房委會長遠財政狀況的策略性評估，一一仔細研議；本人再度舉行傳媒簡報會，簡介2025/26年度的預算，以及計至2028/29年度的最新財政預測。為落實政府訂下計至2034/35年度興建308 000個單位的十年建屋目標，房委會面對建築開支不斷增加的挑戰；財務小組委員會以至房委會成員對持續上漲的建築成本均表關注。

我們將繼續爭取人力資源，包括合約員工和個體聘用人員，支援房委會的工作。就房委會合約員工的年度薪金檢討，財委會2024年9月通過房委會合約員工2024/25年度加薪3.54%至3.81%。繼2025/26年度財政預算案中宣布多項緊縮財政措施後，財委會2025年3月底迅速決定凍結房委會合約員工2025/26年度的薪金。

資訊科技發展方面，房委會繼續着力推廣企業運作和公共服務數碼化，包括「快速支付系統」（「轉數快」）和更多電子錢包，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 及拍住賞；並以「轉數快」取代支票，向承辦商和服務供應商付款。智慧屋邨管理方面，我們於十個公共屋邨、兩個商場及一個停車場推出「巡邏易」試驗計劃，以優化保安人員的日常巡邏職務。

截至2025年3月底，房委會的現金及投資結餘約為638億元。財委會轄下的資金管理附屬小組委員會將繼續召開季度會議，密切監察房委會的資金管理操作，包括房委會基金經理於房委會股票組合方面的表現。以總值計，外匯基金存款仍是房委會最大的資產類別。在本地和環球市場動盪的投資環境下，股票基金經理取得合理回報。

最後，本人衷心感謝財委會和資金管理附屬小組委員會全體委員的鼎力支持和寶貴貢獻。房委會人員過去一年勤勉不懈，為推進房委會的業務提供適時的企業服務支援，本人謹此深表謝意。

財務小組委員會及
轄下資金管理附屬小組委員會主席
麥萃才博士, 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.

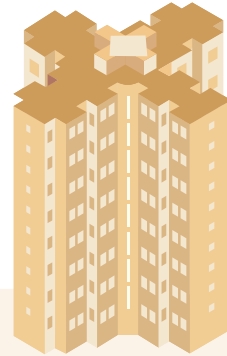
As at end-March 2025, HA's Cash and Investment Balance stood at around \$63.8 billion. Funds Management Sub-Committee (FMSC) established under the FC continued to meet on a quarterly basis to monitor closely HA's fund management operation, including the performance of HA's fund managers for its equity 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



資助房屋小組委員會 Subsidised Housing Committee



房委會一直致力為有住屋需要的低收入家庭提供可以負擔的租住房屋，並透過推出資助出售單位協助中低收入家庭自置居所。我們必須確保房屋政策與時並進。年內，資助房屋小組委員會（小組委員會）通過多項主要措施，優化公共租住房屋（公屋）單位的編配、管理和保養，照顧長者及青年的需要，並鼓勵市民沿房屋階梯上進上流。

小組委員會的工作重點之一，是充分和合理運用公營房屋資源。房委會在加強打擊濫用公屋及優化富戶政策方面實施了小組委員會通過的一系列新措施，取得了顯著成效。在 2022/23 至 2024/25 年度，因租戶濫用公屋和違反租約或房屋政策而收回的公屋單位超過 8 200 個，相當於一個大型屋邨的規模。為搜集情報以更精準打擊濫用公屋，小組委員會通過於 2025 年 1 月 15 日推出「舉報濫用公屋獎」。參與計劃的舉報人若以實名提供真實確切資料，令房屋署成功向濫用公屋單位的人士發出遷出通知書，會獲得感謝狀及最高 3,000 元現金獎勵。為配合一系列進一步打擊濫用公屋的措施，並根據房委會在調查及檢控方面的經驗，房屋局考慮小組委員會意見，提出修訂《房屋條例》，令打擊濫用公屋的措施更具阻嚇力。提出的修訂建議包括引入「嚴重濫用公屋」的新罪行、賦權獲授權人員要求個人資料和延長對虛假陳述及拒絕提供資料罪的檢控時效。我們欣聞條例草案於 2025 年 6 月獲得立法會通過。

此外，小組委員會通過提高富戶的額外租金，以減少對富戶的資助。當公屋租戶在兩個申報周期（即合共四年）的入息水平平均超過公屋入息限額四倍但不多於五倍，必須遷出公屋單位。同時，為鼓勵公屋富戶向上流動，小組委員會通過由下一期居屋銷售計劃起，將綠白表的配額比例調整至 50：50。正繳交額外租金（不論其租金水平）的公屋富戶在自願遷出單位後可保留「綠表資格」四年。小組委員會亦通過多項措施，理順「富戶政策」的執行，包括容許已簽署買賣合約（包括臨時買賣合約）購買私人住宅物業或個別成員以白表身分購買資助出售單位（不論有關住宅物業是已建成或未落成）的公屋租戶繼續租住原有的公屋單位，直至簽訂轉讓契據後才交回公屋單位或刪除戶籍，以及要求各家庭成員

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

各自申報是否擁有香港住宅物業，以便識別作出虛假申報的人士，從而採取執行管制措施。

屋邨管理方面，小組委員會通過實施「屋邨管理扣分制」的加強措施，以提升公共屋邨的環境衛生和安全，符合公眾期望。有關措施於2024年12月1日開始實施，內容包括增加三項新的不當行為，以及擴大兩項不當行為的適用範圍。此外，為了協助租者置其屋計劃屋邨（租置屋邨）業主立案法團的日常管理，並滿足居民對擁有良好居住環境的意願，扣分制下所有不當行為同樣適用於租置屋邨內的公屋租戶。

為照顧公屋長者住戶入住安老院舍（包括香港及內地安老院舍）或永久返回內地居住的需要，小組委員會通過參加「可攜社會保障計劃」（即「綜援長者廣東及福建省養老計劃」、「廣東計劃」及「福建計劃」）的長者住戶，由2025年3月起，他們回覆退還公屋單位或從公屋租約中刪除戶籍的期限由三個月延長至六個月，與參加「院舍照顧服務計劃」入住安老院舍的回覆期限劃一。他們在退還公屋單位或刪除戶籍後分別可獲發保證書或恢復戶籍保證書，以助舒緩他們選擇長遠在內地養老時適應生活的顧慮。

在鼓勵青年循房屋階梯上流方面，小組委員會通過優化資助出售單位的安排。房委會由2025年3月接受申請的「白表居屋第二市場計劃（白居二）2024」起推出「青年計劃（白居二）」，為40歲以下的青年申請者增設1 500個配額。除此以外，由下一期居者有其屋計劃（居屋）銷售計劃起，房委會將推出「青年計劃（居屋）」，為申請購買單位的40歲以下白表青年家庭及一人申請者分派多一個抽籤號碼，以提升他們購買單位的機會。小組委員會亦通過由下一期推出的居屋及綠表置居計劃單位銷售計劃起，向前兩次曾連續申請同一類別資助出售單位銷售計劃而未能成功購買單位的申請者，分派多一個抽籤號碼，增加他們成功購買單位的機會。

去年在資助房屋方面的工作成果豐碩，有賴小組委員會全體委員的鼎力支持和寶貴貢獻，以及房屋署同事的辛勤工作及付出；我向他們表示衷心感謝！

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.

資助房屋小組委員會主席
黃碧如, MH

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



投標小組委員會 Tender Committee



投標小組委員會的工作涵蓋房委會廣泛的採購事務，包括超逾獲授財政權力上限的招標和報價，以及房委會採購政策中相當關鍵的房委會名冊管理制度。

年內，小組委員會審視多份投標評審報告，共批出 139 份合約。小組委員會也繼續檢討採購制度，並提出優化建議，以貫徹公平、公開、公正的政策，確保物有所值。委員在小組委員會會議席上參與討論，提出寶貴意見和建議，本人謹此深致謝忱。

為審慎管理風險和處理須經常進行的相類招標工作，房委會設立多份工程承辦商和物業管理服務供應商名冊，以確保隨時有合資格投標者作選擇性招標之用。2024/25 年度，小組委員會通過多項更新和優化名冊管理規定的措施，以提高營運效率，為較低組別的承辦商提供更多投標機會，並鼓勵更多承辦商申請加入房委會承建商名冊，當中包括修訂工作量上限的計算方法、提高組別投標上限、放寬項目經驗要求、修訂辦理名冊保留資格的頻率、以自我聲明取代公司狀況的法定聲明，以及暫時豁免較低組別承建商申請加入房委會名冊的費用。此外，小組委員會亦通過多項更新和優化投標安排的措施，包括提高中標限

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、簡化房委會基本工程新工程合約的同步招標審批程序，以及房委會傳統新建築工程合約中屋宇裝備安裝的自選分包合約安排。

面對公營房屋建屋量目標的挑戰，小組委員會仍秉持嚴格的誠信標準，按照標書評審機制審核所有承辦商、分判商、供應商和服務供應商的標書。我們密切監察他們的表現，並及時迅速採取所需行動，確保維護正常服務及運作。

最後，謹向小組委員會全體委員和房委會人員致意，感謝他們過去一年辛勤奉獻，堅定不移地完成小組委員會年內各項工作，使我們得以適時聘用合資格和可靠的承辦商和服務供應商，並維持妥善的採購和名冊管理系統，靈活應對環境變遷。

投標小組委員會主席
彭韻禧, 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.

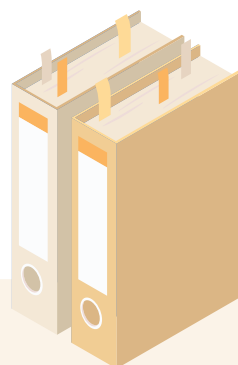
Amidst the challenge of public housing production targets, TC continued to uphold high standard of integrity as it has tender mechanism for all contractors, sub-contractors, suppliers and service providers. We will closely monitor their performance to ensure that any necessary actions can be swiftly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



審計附屬小組委員會 Audit Sub-Committee



多年來房委會致力維持良好的機構管治，以期加強內部控制，確保資源運用既有效率亦具成效。為達至這個目標，審計附屬小組委員會監督房委會／房屋署的內部審計職能，以不斷提高各個操作系統的可靠度和準確度。

本年度我們審視了房屋署內部審計小組的九份審計檢討報告，範疇涵蓋廣泛，包羅工程相關與非工程相關的活動。審計報告要求的所有跟進行動都已大致完成或進展良好。

我們通過2025/26年度周年審計工作計劃，該計劃包含根據「以風險為依據」的方法所選定的七項審計工作，涉及屋邨電及水管理、福利及其它物業租務管理、登記公屋申請、1981年前落成之公共租住房屋大廈的結構監測、在新工程建築合約中預製混凝土組件和強化預製混凝土組件的應用，公共屋邨的石棉管理，以及新工程項目中園境工程的採購及管理。審計團隊將繼續靈活並適時處理工作計劃以外的相關事項。

本人謹對全體委員以及房委會人員過去一年的鼎力支持和寶貴貢獻衷心致謝。

審計附屬小組委員會主席
陳遠秀, 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