第二章

构建幸福居所

Chapter 2

Building for Well-Being

东涌的公营房屋项目
Public housing projects in Tung Chung

已落成项目

2024/25年度共有16个房屋项目落成，包括公共租住房屋（公屋）/绿表置居计划（绿置居）六个项目，提供约11 800个单位，以及其他资助出售房屋十个项目，提供约11 300个出售单位。

旧邨重建

社区参与：「华富大厅」

华富邨的重建工作进展良好；当中涉及拆卸旧邨楼宇，以及兴建新接收大厦，安置现有华富邨居民。我们正全速兴建华景街第1a期接收屋邨，预计居民可于2026年年底入伙。

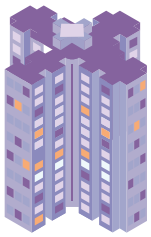
Completed Projects

A total of 16 housing projects were completed in 2024/25. They include 6 public rental housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) projects with about 11 800 units, and 10 subsidised sale flats (SSFs) projects with about 11 300 flats for sale.

Redevelopment of Aged Estates

Engaging with the community: Wah Fu Living Room

The redevelopment of Wah Fu Estate, which involves both demolishing the original blocks and constructing new reception housing blocks to rehouse the current Wah Fu residents, is in good progress. Construction of the Wah King Street Phase 1a reception estate has been progressing at full speed, and the estate is set to welcome residents by the end of 2026.

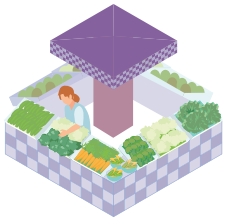


公屋 / 绿置居
PRH/GSH

其他资助出售房屋
Other SSFs

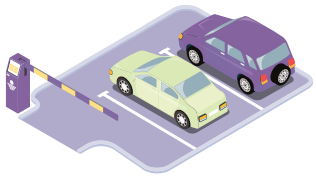
2024/25 落成量 Production
约 approx. 11 800 个单位 units + 2024/25 落成量 Production 约 approx. 11 300 个单位 units = 总数 Total 约 approx. 23 100 个单位 units

2025/26 - 2029/30 预计建成量 Estimated production
约 approx. 104 000 个单位 units + 2025/26 - 2029/30 预计建成量 Estimated production 约 approx. 45 400 个单位 units = 总数 Total 约 approx. 149 400 个单位 units



新增零售设施
Retail facilities added

约 approx. 22 600 平方米 m^2
（总楼面面积）
(in gross floor area)



新增私家车与货车泊车位
Private car and lorry parking spaces added

约 approx. 1 490 个 units

1970 年代中叶的华富邨
Wah Fu Estate in mid-1970s

在屋邨蜕变过程中，房委会致力减少对华富社区生活造成干扰，确保居民顺利过渡和适应，这正是构思「华富大厅」的原动力。「华富大厅」2024年10月开幕，提供一站式服务，向居民发放清拆及迁置安排的重要资讯，更是街坊交流的聚脚点。为第1a期迁置计划成立的「社区服务队」也驻守于此，由社工带领小组，辅导租户（尤其是长者）应对迁置与适应新住处的挑战。「华富大厅」深受区内居民欢迎和支持，在今后重建过程中，必可继续发挥功用，协助蜕变中的华富社区保持幸福感与凝聚力。

提前重建计划时间表

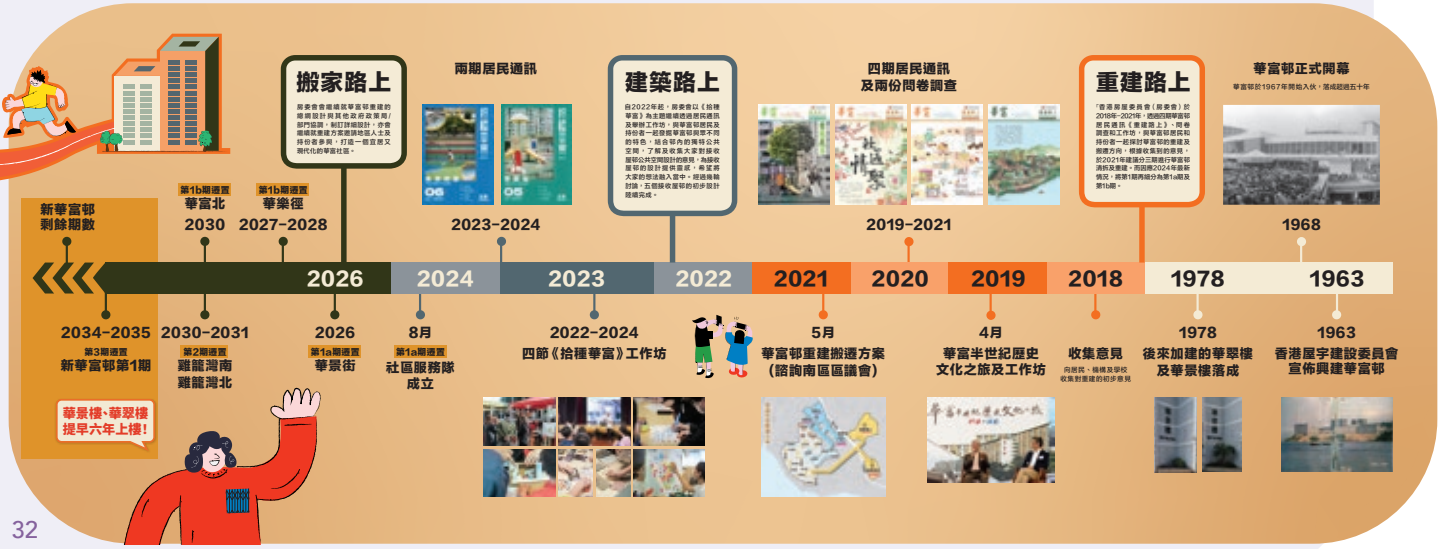
随着政府宣布拟建南港岛线（西段）为智慧绿色集体运输系统，房委会2024年12月公布，把华富邨重建计划第3期的清拆及迁置时间表提前六年。新的集体运输系统意味着因配合原有重铁方案而预留华安楼及华乐楼的土地可以提早释放；两座楼宇的租户迁出后，清拆工程可随即展开，提早于原址兴建新华富邨第1期，以安置华富邨重建计划中最后两座须清拆楼宇（即华翠楼和华景楼）的租户。工程时间表经修订后，迁置计划会提前六年，新华富邨第1期订于2034/2035年度完成。

During the transformation, HA has been making efforts to ensure that community life at Wah Fu is disrupted as little as possible, and that the transition process for residents is smooth and harmonious. This was the motivation behind our setting up of "Wah Fu Living Room" in October 2024. Wah Fu Living Room is a dedicated one-stop service hub, designed to provide residents with essential information about clearance and rehousing arrangements, as well as acting as a meeting space for interactions with local *kaifong* (people in the neighbourhood). Also based there is the Phase 1a Community Service Team (CST), a social worker-led group which is working to help tenants, especially the elderly, navigate the challenges associated with relocating and adapting to a new living environment. Wah Fu Living Room has been warmly welcomed and supported by local residents, and we anticipate that it will continue to play a vital role throughout the redevelopment process in helping maintain well-being and cohesion in the Wah Fu community at a time of change.

Advances in the redevelopment programme

In December 2024, HA announced that the clearance and rehousing schedule for the redevelopment of Wah Fu Estate Phase 3 had been brought forward by six years, following the Government's announcement on the proposed South Island Line (West) as a smart, green mass transit system. This change in the mass transit system meant that the site originally reserved for heavy rail construction at the existing Wah On House and Wah Lok House could be released early, and demolition works could begin as soon as tenants had moved out from these two blocks. This will enable us to make an early start on the construction of the New Wah Fu Estate Phase 1 at the site, which will serve for rehousing the tenants of Wah Chui House and Wah King House, the last two blocks to be cleared for the Wah Fu Estate redevelopment. The revised arrangement will mean an advancement of the rehousing programme by six years, with completion of New Wah Fu Estate Phase 1 targeted by 2034/2035.

「华富大厅」内的展示板，为居民提供清拆及迁置安排的资讯
The informative display boards in Wah Fu Living Room provide residents with information about clearance and rehousing arrangements



图示华富邨第3期重建计划的提前时间表
A plan showing the advanced timetable for the redevelopment of Wah Fu Estate Phase 3

保存华富邨的特色与瑰宝

华富邨建邨数十年，已发展成紧密连系的社区，蕴含独特的文化情怀和居民丰富的集体回忆。筹备重建屋邨时，房委会不仅积极听取当区居民的声音和意见，接触区内店铺和商户，还举办多场社区参与工作坊，探讨邨内最值得保存的特色，以及有形无形的瑰宝，包括住宅大厦外充满标志意义的楼宇铭牌、拾级而上的公共空间、壮丽迷人的海景……凡此种种，都是屋邨别具历史意义的独特部分，也是新旧居民熟悉的地标。此外，为支援已服务街坊多年的民生店铺，房委会将确保新邨的招标安排灵活，利便华富旧邨商铺落户新邨。

Preserving the characteristics and treasures of Wah Fu Estate

Over many decades, Wah Fu Estate has developed into a close-knit community with a unique cultural heritage and a rich fund of collective memories. In preparation for the estate redevelopment, HA has not only been reaching out to hear the voices and views of local residents, but has also engaged with local shops and their owners. We organised a number of engagement workshops with these parties to identify the characteristics and the tangible and intangible treasures of the estate most worth preserving – such as the iconic building plaques outside the residential blocks, the cascading terraced public spaces, and the stunning sea views. These and other elements were recognised as making up a distinctive part of the estate's historical character as well as representing familiar landmarks for residents past and present. In addition, HA has been looking to support long-serving local shops by ensuring the tender arrangements for the new estate are flexible enough to assist in their easy migration from the existing Wah Fu Estate.

昔日邨内商铺
Shops in the estate in the old days

华乐楼（前排）和华安楼（中排）
Wah Lok House (front row) and Wah On House (middle row)

彩虹邨重建计划

房委会年内就彩虹邨重建计划，推展首阶段名为「再建彩虹」的社区参与活动，并完成重建项目的全面研究。「再建彩虹」通过一系列社区参与工作坊、同乐日、问卷调查和出版居民通讯，联系各界持份者。从社区参与活动和区议员收集意见后，房委会为彩虹邨重建计划第一期制订详细的清拆和迁置安排，并于2024年12月公布。

清拆和重建安排分三期进行，以确保适时提供足够的迁置资源，并减低对租户的影响。首阶段为受第一期清拆影响的居民准备接收屋邨（即新美东邨），预计2028年入伙。新彩虹邨落成后，单位数目将由彩虹邨原有约7 400个单位，增至约9 200个。

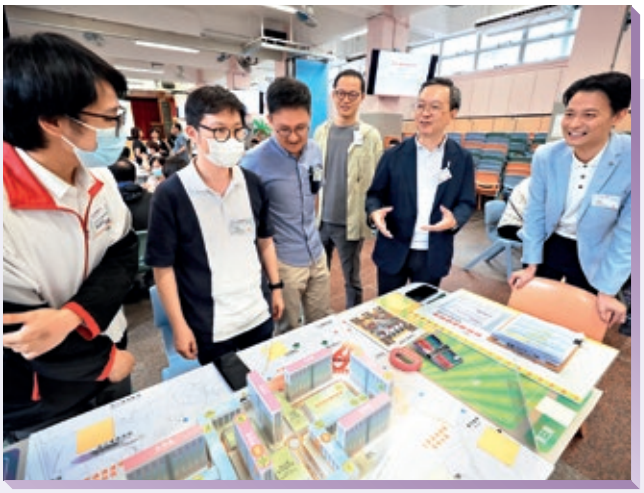
Choi Hung Estate Redevelopment

During the year, HA conducted the first stage of its community engagement programme, titled "Rebuilding the Rainbow", for the Choi Hung Estate redevelopment, as well as completing a comprehensive redevelopment study. "Rebuilding the Rainbow" connected with stakeholders from all sectors of the society through a series of engagement workshops, a fun fair, a questionnaire, and newsletter updates. Taking into account the feedback from these engagement activities and District Council members, HA developed a set of detailed clearance and rehousing arrangements for Phase 1 of the Choi Hung Estate redevelopment, which were announced in December 2024.

The arrangements involve dividing the clearance and redevelopment process into three phases to ensure that adequate rehousing resources will be provided in a timely manner, and disturbances to tenants minimised. The first stage will involve preparing the reception estate, the new Mei Tung Estate, for residents affected by the Phase 1 clearance. We anticipate that the new Mei Tung Estate will be ready for occupancy in 2028. Upon completion, the new Choi Hung Estate will increase in the number of flats from about 7 400 to approximately 9 200.

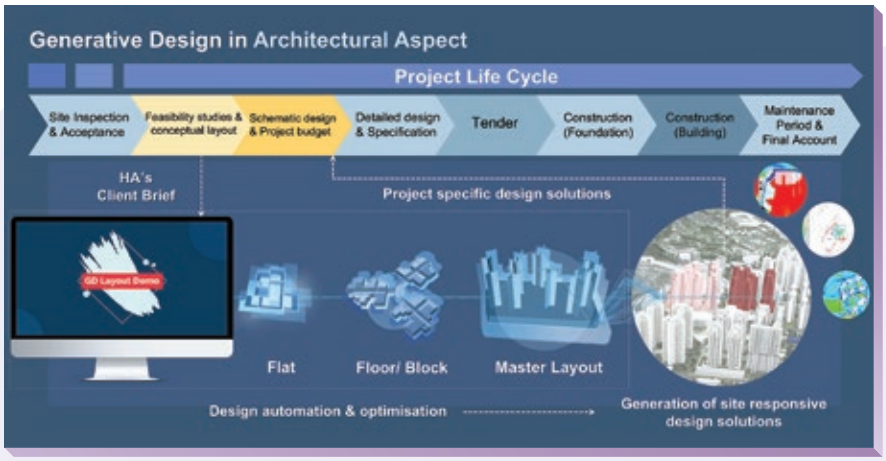
图示彩虹邨清拆及迁置安排
A plan of the clearance and rehousing arrangements for Choi Hung Estate

社区参与工作坊
A community engagement workshop



为彩虹居民印制的通讯
A newsletter produced for Choi Hung residents

「衍生式设计」应用于设计构件式单位的示例
An example of the application of Generative Design to modular flat design



组装合成建筑法大幅减少组装时间
Modular Integrated Construction significantly reduces installation time

「建筑信息模拟」技术

Building Information Modelling technology

创新科技

「建筑信息模拟技术」和「衍生式设计」

房委会所有新建筑项目已应用「建筑信息模拟」技术。我们继续在规划、设计和施工阶段（包括呈交法定申请、建筑规划和设计等工序）利用有关技术，以提升质素和生产力。我们亦已把「建筑信息模拟」技术和「地理信息系统」整合成虚拟平台，用以辅助执行总纲规划，充分善用建屋用地的发展潜力。此外，我们已引入「衍生式设计」，因应特定目标和限制，利用人工智能为基础的先进方法制定设计方案。近期的研究探讨在设计构件式单位时应用「衍生式设计」，例如如何优化标准住宅楼层的配置。

「组装合成」建筑法

房委会自2020年起在公营房屋项目中采用「组装合成」建筑法，最近更结合现有各项「组装合成」技术与累积所得经验，致力研发第二代「组装合成」建筑法。第二代「组装合成」建筑法包含多种崭新的先进安装方法，可减少依赖临时支撑，并简化现场安装工序，大幅缩短安装时间。

2024年3月，我们采用第二代「组装合成」建筑法完成一个「一比一」模拟搭建，并与香港组装合成建筑厂商会和香港建造商会合作，安排实地参观该模拟搭建单位和举办相关工作坊。

Innovation and Technology

Building Information Modelling (BIM) and Generative Design (GD)

HA applies BIM technology in all its new construction projects. We continue to use BIM applications at the planning, design, and construction stages, including for statutory submissions, construction planning and design, to enhance quality and productivity. We have also integrated BIM with our Geographic Information System (GIS) to create a virtual platform which is facilitating master planning and optimising the development potential of our housing sites. We also employ the GD, a cutting-edge artificial intelligence-based methodology that generates design solutions tailored according to specific objectives and constraints. Recent research has explored how the GD can be applied to modular flat design, for example by optimising the configurations of typical residential floors.

Modular Integrated Construction (MiC)

HA started adopting MiC in its public housing projects in 2020. We have recently been working on the development of MiC 2.0, a second-generation MiC which builds on current MiC technologies and accumulated experience. MiC 2.0 includes new and advanced installation methods that minimise the need for temporary supports and simplify on-site assembly processes, significantly reducing installation times.

In March 2024, we completed a full-scale MiC 2.0 mock-up, and organised site visits to the mock-up and associated workshops in collaboration with the Hong Kong Modular Integrated Construction and Materials Association and the Hong Kong Construction Association.

建筑机器人

房委会早于2020年已开始推广使用建筑机器人，订明投标者如在技术建议书加入应用机器人技术，可额外得分。截至2025年3月底，已有超过20个房委会项目采用建筑机器人，于不同工序提升生产力、质素及安全水平。举例来说，在最近一个公营房屋项目中，建筑机器人为超过十个楼层的住宅单位执行批灰、打磨和喷涂工序。凭借「建筑信息模拟」技术为基础的自动化技术支援，一名操作人员可同时遥控多个机器人；以一幢每层约24个单位的住宅大厦为例，传统的批灰、打磨和喷涂方法需要八名工人；如果配备机器人，在同等时间内完成该等工序，仅需两名操作人员。房委会将继续探索在不同建筑工序中能否应用机器人，以提升效率，改善工地安全。

发展及建筑工地流动系统

房委会自2016年起使用该系统，以加强驻工地人员与承办商之间的沟通，并改善工地巡查记录的追踪情况。多年来，我们一直更新和提升该系统，以开拓新功能、扩大其应用范围和改善质素。截至2025年3月底，该系统提供14个不同的流动和网络应用程式，适用于验收建筑工程、屋宇装备工程和结构工程，也可用于要求物料测试服务，以及在单一系统内保存工地记录。

Construction Robotics

Since 2020, HA has been promoting the use of construction robotics by giving bonus marks to technical proposals from tenderers that incorporate robotics usage. Up to the end of March 2025, over 20 HA projects had incorporated construction robots to improve productivity, quality, and safety in various tasks. For example, construction robots undertook the skim coating, sanding, and spray painting of domestic flats over 10 floors in a recent public housing project. With the support automated BIM-based technology, multiple robots can be remotely controlled by a single operator. The time required for skim coating, sanding, and painting a domestic block with approximately 24 units per floor, traditionally completed by a team of eight workers, can now be matched by robots with just two operators. HA will continue to explore the potential of robots for a range of construction work processes, thus increasing efficiency and enhancing site safety.

Development and Construction Site Mobile System (DCSMS)

HA has been utilising the DCSMS since 2016 to enhance communication between our site staff and contractors, and to improve the traceability of our site inspection records. Over the years, modifications and upgrades to the DCSMS have expanded its functionality, range and quality. At the end of March 2025, the system was providing 14 distinct mobile and web applications for such tasks as inspecting architectural works, building services works and structural works, requesting materials testing services, and keeping site records in a single system.

机器人在单位内打磨墙壁和天花
A robot performing wall and ceiling sanding

平板电脑上机器人的介面
Robot's interface on a tablet

年内，我们进一步扩展该系统至涵盖场外生产预制混凝土组件的工厂的验收工作，以确保所制组件百分百可予追踪。此外，系统已提升功能，支援于「设计及建造」模式下项目的监察巡查工作。

实景捕捉技术

由2025年1月起，房委会所有新建工程合约均采用实景捕捉技术；透过激光扫描器和高解像度全景摄影机收集影像和地理空间数据，经整合后建立数码模型，并可与「建筑信息模拟」模型作比较，从而侦测差异，及早找出不妥之处，在发出竣工证明书前进行彻底的最后验收工作。我们正与消防处展开协作试验计划，使用数字孪生技术进行验收，向审批机关提供全面展现工地的影像，以加快处理和审批入住许可证申请。

「房署新居智入伙」系统

新落成公屋和资助出售房屋的租户和业主，可通过该系统，以电子形式呈报需执修项目。该网页平台2022年首次推出，至今共接获逾8 000份来自13个新落成屋邨和屋苑的执修报告表。该系统的最后阶段已于2024年5月完成，涵盖由屋邨管理处呈报与新落成屋邨和屋苑的公用地方有关的需执修项目。为提供租户和业主更佳的用户体验，该系统现时也可通过「智方便」登入。我们定期收集和检讨用户意见，务求持续提升该系统的功能。

「房署新居智入伙」系统已与「发展及建筑工地流动系统」内的「执修项目模组」整合，有助加快入伙收楼大使与承建商处理并完成需执修项目，加强地盘监督组的监管工作。此外，「房署新居智入伙」系统有助分析与呈报项目和需执修项目的数据，让我们可持续改善公营房屋的设计。

During the year, the system was further extended to cover inspections at off-site factories producing precast concrete elements, thus ensuring the full traceability of these elements. Additionally, the DCSMS has been upgraded to support surveillance inspections for projects under the "Design-and-Build" model.

Reality capture technology

HA started using reality capture technology in all its new construction contracts from January 2025. This technology collects and integrates images and geospatial data from laser scanners and high-resolution cameras to create digital models, which can be compared with BIM models to detect any discrepancies and ensure a thorough final inspection before sign-off of completion certificate. A collaborative trial with the Fire Services Department on inspections using digital twin technology is underway. Its aim is to expedite the processing and approval of occupation permit applications by providing approving authorities with comprehensive visual representations of the sites.

Housing Smart Intake (HOST) System

A web-based e-submission platform that enables new tenants and owners to report defects in new PRH estates and SSF courts, the HOST System was first rolled out in 2022. To date, over 8 000 reports from flats in a total of 13 newly completed estates and courts have been submitted through the HOST System. The most recent phase of the HOST System was completed in May 2024 to cover defects reported by estate management units relating to the common areas of new estates and courts. The system is also accessible through "iAM Smart" giving tenants and owners an even better user experience. We collect and review regularly user feedback with the aim of making continuous enhancements to the system.

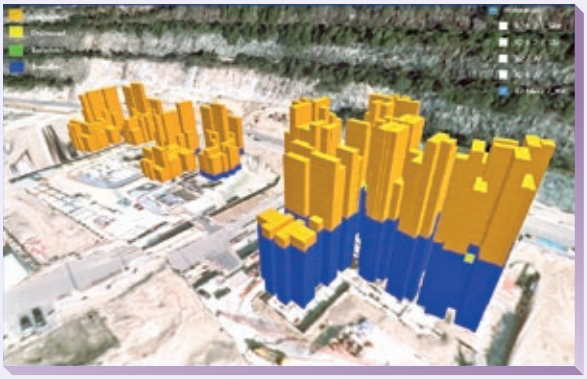
The HOST System is integrated with the Defect Rectification Module of DCSMS, which helps speed up the handling of defects by Intake Ambassadors and the rectification of defects by contractors as well as enhancing defect monitoring by site supervisory teams. In addition, the HOST System facilitates the analysis of data relating to items reported and defects identified, helping us continuously improve our public housing design.

HOST 房署新居智入伙

房署新居智入伙

HOST System

智筑目监察预制组件由生产至安装的进度（左图）及其三维视像化资讯
HA-PIMAP monitors the status of precast units from production to installation (left photo), and its 3D visualisation



「智筑目」
HA-PIMAP

「智筑目」获颁2024亚太资讯及通讯科技大奖：公营机构及政府 — 亚军（数字政府）（左图）及科技 — 亚军（业务数据分析）
HA-PIMAP is honoured with APICTA Awards 2024: Public Sector & Government – 1st Runner-up (Digital Government) (left photo) and Technology – 1st Runner-up (Business Data Analytics)

房委会项目资讯管理及分析平台（「智筑目」）

「智筑目」是房委会研发的资讯管理及分析平台。此云端数码平台利用三维数码地图和数字孪生技术，串连并整合来自多个物联网科技的大量数据，为公营房屋项目的规划、设计和施工等阶段提供三维视像化资讯。「智筑目」的分析工具也可透过仪表板操作界面展示关键参数和指标。

我们已于五个项目的施工阶段逐步采用「智筑目」，以监察工地整体施工进度和追踪场外生产预制组件的状况；合约经理可及时识别从生产至安装阶段的风险，并迅速采取防范措施。由2026年起，「智筑目」逐步推展至所有新项目。

「智筑目」是「2024亚太资讯及通讯科技大奖」的数字政府类别中唯一来自中国地区的入选参赛项目，更在这个类别和业务数据分析类别荣获亚军，彰显房委会在建造公营房屋和数码发展方面的努力和成果。

HA Project Information Management and Analytics Platform (HA-PIMAP)

HA has developed HA-PIMAP, a cloud-based digital platform that leverages 3D digital maps and Digital Twin technology to collate and integrate vast amounts of data from diverse Internet of Things (IoT) applications. In particular, the platform provides 3D visualisation of our public housing projects right across the planning, design, and construction phases. HA-PIMAP's analytics tools also generate critical parameters and indexes on a visualised project dashboard.

HA-PIMAP has been adopted in five projects during the construction stage, to monitor their general on-site progress and track the status of the precast units manufactured off-site. The platform enables contract managers to identify risks promptly from the production to the installation phase, and to take preemptive actions quickly and efficiently. HA-PIMAP will be progressively rolled out across all new projects from 2026 onwards.

HA-PIMAP was the only entry from the China Region in the Digital Government Category at the Asia Pacific ICT Alliance (APICTA) Awards 2024, and received the 1st Runner-up award in both the Digital Government and the Business Data Analytics categories. This is a strong recognition of HA's efforts and achievements in both public housing construction and digital development.

「安全智慧工地系统」

房委会一向致力维持工程合约的工地安全高标准，保障前线工地人员的生命安全。为此，房委会已优化合约规定，要求使用创新安全技术。我们自2019年起试行使用智慧装置，以加强工地安全管理，并于2023年起在合约内增加使用「安全智慧工地系统」的条款，进一步深化工地工人的安全意识，提升工地的安全标准。

「安全智慧工地系统」利用物联网传感器和人工智能装置，在探测到风险时发出警报，通知工人和工地管理人员立即采取行动。该系统设有中央管理平台，监察和分析来自传感器和探测器的实时数据；也可应用于多种不同的健康和安全范畴，包括管制危险通道、划定移动机械和塔式起重机危险区域、侦测车辆高度限制、监察和追踪设备和人员、进行智慧健康监测、管制出入密闭空间，以及签发或查核电子许可证。

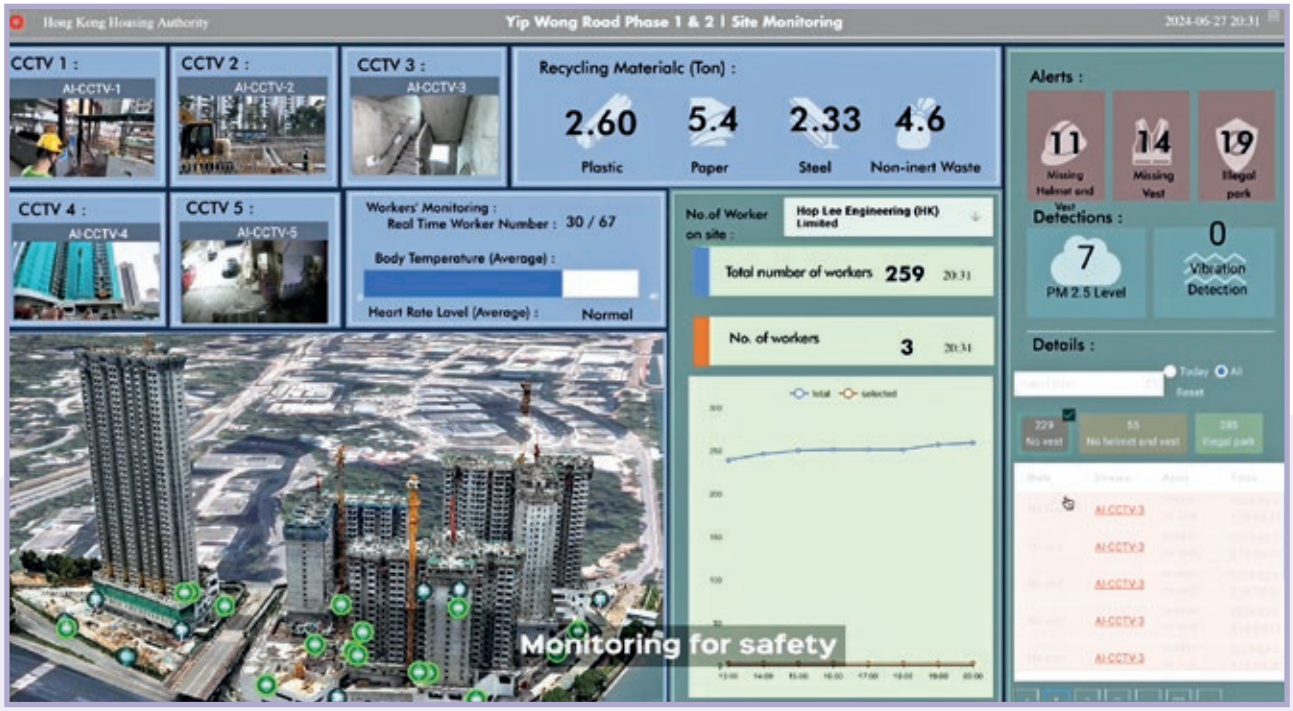
房委会的新工程合约中，约有40份取得建造业议会「安全智慧工地系统标签计划」的认证。随着技术不断进步，我们将研究利用新物联网技术，以扩大「安全智慧工地系统」的应用范围，进一步加强房委会辖下工地的安全管理。

Smart Site Safety System (4S)

As part of our commitment to upholding high site safety standards for works contracts and protecting the lives of frontline site personnel, HA has introduced enhanced contract requirements that require the use of innovative safety technology. We have been piloting the use of smart devices to enhance safety management at our sites since 2019. Since 2023 we have been making the 4S part of our contract provisions to further raise the safety awareness of site workers and improve safety standards at our works sites.

The 4S utilises IoT sensors and artificial intelligence devices to trigger alerts when risks are detected, notifying workers and site management personnel of the need for immediate action. The system has a centralised management platform that monitors and analyses real-time data from sensors and detectors. It can be used for a multitude of different health and safety applications, including controlling hazardous accessways, specifying mobile plant and tower crane danger zones, detecting vehicle height limits, monitoring and tracking plant and personnel, undertaking smart health monitoring, controlling access to confined spaces, and issuing or checking e-permits.

About 40 new HA works contracts acquired accreditation under the 4S Labelling Scheme of the Construction Industry Council. As technology continues to advance, HA will explore using new IoT technology to expand the scope of the Smart Site Safety System and further enhance safety management at its works sites.



中央管理平台监察和分析来自传感器和探测器的实时数据
A centralised management platform monitors and analyses real-time data from sensors and detectors

左上起顺时针序：清涛苑、显发邨、白田邨、业旺邨、高宏苑、翔东邨
Clockwise from top left: Ching Tao Court, Hin Fat Estate, Pak Tin Estate, Yip Wong Estate, Ko Wang Court, Cheung Tung Estate

2024/25年度完成的公屋／绿置居发展项目（按时序排列）
PRH/GSH projects completed in 2024/25 (in chronological order)

地点 Location	屋邨／屋苑名称 Estate / Court name	大厦名称 Block name	单位数目 No. of flats
粉岭第36区第四期 Fanling Area 36 Phase 4	清涛苑 Ching Tao Court	清涛苑 Ching Tao Court	776
显发里 Hin Fat Lane	显发邨 Hin Fat Estate	显发楼 Hin Fat House	872
白田第十期 Pak Tin Phase 10	白田邨 Pak Tin Estate	雅田楼 Nga Tin House	924
业旺路第二期 Yip Wong Road Phase 2	业旺邨 Yip Wong Estate	业善楼 Yip Sin House 业德楼 Yip Tak House 业慈楼 Yip Tsz House	2 604
鲤鱼门第四期 Lei Yue Mun Phase 4	高宏苑 Ko Wang Court	高礼阁 Ko Lai House 高贤阁 Ko Yin House	2 021
东涌第99区 Tung Chung Area 99	翔东邨 Cheung Tung Estate	翔日楼 Cheung Yat House 翔月楼 Cheung Yuet House 翔星楼 Cheung Sing House 翔辉楼 Cheung Fai House	4 560

2024/25年度完成的其他资助出售房屋项目（按时序排列）
Other SSF projects completed in 2024/25 (in chronological order)

地点 Location	屋邨／屋苑名称 Estate / Court name	大厦名称 Block name	单位数目 No. of flats
昭信路 Chiu Shun Road	昭明苑 Chiu Ming Court	昭明苑 Chiu Ming Court	594
高山道 Ko Shan Road	冠山苑 Kwun Shan Court	冠山苑 Kwun Shan Court	495
启德2B2区地盘 Kai Tak Site 2B2	启欣苑 Kai Yan Court	启润阁 Kai Yun House 启添阁 Kai Tim House	1 840
安达臣道石矿场R2-7号地盘 Anderson Road Quarry Site R2-7	安柏苑 On Pak Court	安柏苑 On Pak Court	420
安达臣道石矿场RS-1地盘 Anderson Road Quarry Site RS-1	安秀苑 On Sau Court	安杰阁 On Kit House 安俊阁 On Chun House	1 906
恒富街 Hang Fu Street	兆翠苑 Siu Tsui Court	兆映阁 Siu Ying House 兆晴阁 Siu Ching House	518
安达臣道石矿场R2-5地盘 Anderson Road Quarry Site R2-5	安楹苑 On Ying Court	安鸿阁 On Hung House 安满阁 On Mun House	1 140
安达臣道石矿场R2-6地盘 Anderson Road Quarry Site R2-6	安桦苑 On Wah Court	安贤阁 On Yin House 安德阁 On Tak House	990
安达臣道石矿场R2-8地盘 Anderson Road Quarry Site R2-8	安丽苑 On Lai Court	安升阁 On Sing House 安旭阁 On Yuk House 安旻阁 On Man House	1 380
启德2B6区地盘 Kai Tak Site 2B6	启悦苑 Kai Yuet Court	启枫阁 Kai Fung House 启桦阁 Kai Wah House	2 046

左上起顺时针序：昭明苑、冠山苑、启欣苑、安柏苑、安秀苑、兆翠苑、安楹苑、安桦苑、安丽苑、启悦苑
Clockwise from top left: Chiu Ming Court, Kwun Shan Court, Kai Yan Court, On Pak Court, On Sau Court, Siu Tsui Court, On Ying Court, On Wah Court, On Lai Court, Kai Yuet Court

专题故事
Feature Story

「幸福感」：公营房屋的重要设计原则
Well·Being: A Vital Design Principle for Public Housing

「幸福设计」指引全套八册
The eight-volume Well-Being Design Guide

2023年初，我们成立一个由房屋局局长主持的专责小组，构想一个新的「幸福计划」，旨在切实提升本港公营房屋发展项目居民的生活质素。

「幸福设计」指引

专责小组的首要工作之一，是为香港公营房屋制定「幸福设计」指引。经广泛咨询公屋居民、持份者，以及各界相关专业人士后，我们提出直接影响公营房屋设计的八大幸福概念：「活力健康」、「绿色生活」、「乐龄安居」、「跨代共融」、「家社互联」、「城市连结」、「增值上流」和「地方形象」。详情载于「幸福设计」指引网站。

In early 2023, an action group chaired by the Secretary for Housing was set up to develop a new Well • Being programme aimed at meaningfully enhancing the quality of life in Hong Kong's public housing developments.

Well-Being Design Guide

One of the action group's first tasks was to develop a design guide related to "well-being" that would be tailored to public housing in Hong Kong. Following extensive consultation with PRH residents, stakeholders, and professionals from various relevant sectors, eight key well-being concepts that directly influence public housing design were formulated: "Health & Vitality", "Green Living & Sustainability", "Age-friendliness", "Intergenerational & Inclusive Living", "Family & Community Connection", "Urban Integration", "Upward Mobility", and "Perception & Image". Further details are available on the Well-Being Design Guide website.

幸福设计指引

Well-Being Design Guide

2024年9月，全新的「幸福设计」指引正式推出，全套八册，每册阐释一个由专责小组订立的不同幸福概念。为隆重其事，我们9月举办「共筑幸福•屋邨节」，在全港各区超过30个公共屋邨举办推广活动，透过多元化的文娱康乐节目，如「幸福跑团」、屋邨导赏团、社区艺术创作、「幸福•庆典晚会」等，向公众介绍幸福概念。

「幸福设计对谈」专题研讨会是另一项与该指引相关的重点活动，2024年9月举行，为期两天，广邀来自香港、内地和多个亚洲国家（包括日本、泰国、柬埔寨和越南）不同界别的讲者和嘉宾参与；研讨会为各界持份者提供一个理想平台，分享该八个幸福概念的设计原则。展望将来，我们期望「幸福设计」指引不仅用作未来公营房屋项目的参考，更能启发世界各地的私营机构和城市发展专业人士，成为良好实践的典范。

The new Well-Being Design Guide in eight volumes was launched in September 2024, with each volume addressing a different well-being concept identified by the action group. To mark the launch, we staged a WELL • BEING Estate Festival in September, a territory-wide celebration held across more than 30 public housing estates. The festival introduced well-being concepts to the public through a variety of recreational and cultural activities, including a Happy Family Fun Run, estate-guided tours, art jamming sessions, and community galas.

A key event accompanying the launch was the WELL • BEING Design Dialogue, a special two-day symposium held in September 2024. The event brought together speakers and guests from diverse sectors in Hong Kong, the Mainland, and other parts of Asia — including Japan, Thailand, Cambodia, and Vietnam. The symposium provided an ideal platform for sharing the eight well-being design principles with many different industry stakeholders. Looking ahead, we hope that the Well-Being Design Guide will serve not only as a reference for future public housing projects but also as a source of inspiration and good practice for the private sector and urban development professionals around the world.

「幸福设计」指引在2024年9月推出
The Guide was unveiled in September 2024

观塘坪石邨
Ping Shek Estate, Kwun Tong

九龙湾启业邨
Kai Yip Estate, Kowloon Bay

观塘和乐邨
Wo Lok Estate, Kwun Tong

幸福家族・缤 FUN 屋邨计划在屯门蝴蝶邨推展
HApp y Family • Colourful and Fun Estate Project at Butterfly Estate in Tuen Mun

在现有屋邨推行幸福先导项目

我们也通过各项幸福先导项目，在现有屋邨应用幸福概念。这些项目包括外墙粉饰工程、小型的屋邨改善工程、园境改善工程，以及主题改善工程，旨在提升居民的幸福感和归属感，并使居民对居住环境引以为傲。项目例子包括：

(1) 「幸福家族 • 缤 FUN 屋邨计划」— 每年拣选约十个屋邨进行外墙粉饰工程及／或小型改善工程，包括提升康乐设施。

(2) 「绿绿家园」— 每年拣选约20个屋邨进行园境改善工程，为居民营造更为怡人的户外绿化环境。

(3) 「幸福先行 • 预试计划」— 选定启业邨、泽安邨、富山邨、水边围邨和美林邨共五个屋邨作试点，根据「幸福设计」指引的建议，为邨内主要设施进行主题改善工程。

「共筑 • 幸福」官方网站

Pilot well-being projects in existing estates

We have also been applying well-being concepts in various pilot projects in existing estates. These include facade beautification and minor estate improvement works, landscape improvement works, and theme-based improvement works, all specifically aimed at increasing residents' sense of well-being and belonging, and fostering a sense of pride in their home environments. Examples are:

(1) "HApp y Family • Colourful and Fun Estate Project" – Around 10 estates each year will be selected for facade beautification and/or minor improvement works, including enhancements to recreational facilities.

(2) "Happy Green Family" – Around 20 estates will be selected every year for landscape improvement works, to create enhanced outdoor green environments for residents' enjoyment.

(3) "Let's Go Well-being • Well-being Design Pretest" – Five pilot estates, namely Kai Yip Estate, Chak On Estate, Fu Shan Estate, Shui Pin Wai Estate and Mei Lam Estate, have been selected for thematic improvement works to their key facilities, based on suggestions in the Well-Being Design Guide.

Well • Being website