

Chapter 2

Building for
Well-Being





已落成項目

2024/25年度共有16個房屋項目落成，包括公共租住房屋（公屋）／綠表置居計劃（綠置居）六個項目，提供約11 800個單位，以及其他資助出售房屋十個項目，提供約11 300個出售單位。

舊邨重建

社區參與：「華富大廳」

華富邨的重建工作進展良好；當中涉及拆卸舊邨樓宇，以及興建新接收大廈，安置現有華富邨居民。我們正全速興建华景街第1a期接收屋邨，預計居民可於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 / 綠置居
PRH/GSH



其他資助出售房屋
Other SSFs

2024/25
落成量 Production

約 11 800 個單位
approx. units

+

2024/25
落成量 Production

約 11 300 個單位
approx. units

=

總數
Total

約 23 100 個單位
approx. units

2025/26 - 2029/30
預計建成量 Estimated production

約 104 000 個單位
approx. units

+

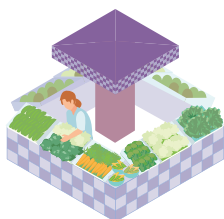
2025/26 - 2029/30
預計建成量 Estimated production

約 45 400 個單位
approx. units

=

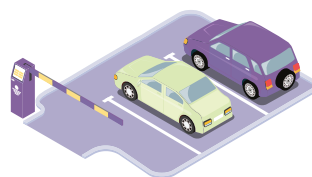
總數
Total

約 149 400 個單位
approx. units



新增零售設施
Retail facilities added

約 22 600 平方米
approx. m²
(總樓面面積)
(in gross floor area)



新增私家車與貨車泊車位
Private car and lorry
parking spaces added

約 1 490 個
approx. units



1970 年代中葉的華富邨
Wah Fu Estate in mid-1970s

在屋邨蛻變過程中，房委會致力減少對華富社區生活造成干擾，確保居民順利過渡和適應，這正是構思「華富大廳」的原動力。「華富大廳」2024年10月開幕，提供一站式服務，向居民發放清拆及遷置安排的重要資訊，更是街坊交流的聚腳點。為第1a期遷置計劃成立的「社區服務隊」也駐守於此，由社工帶領小組，輔導租戶（尤其是長者）應對遷置與適應新住處的挑戰。「華富大廳」深受區內居民歡迎和支持，在今後重建過程中，必可繼續發揮功用，協助蛻變中的華富社區保持幸福感與凝聚力。

提前重建計劃時間表

隨着政府宣布擬建南港島線（西段）為智慧綠色集體運輸系統，房委會2024年12月公布，把華富邨重建計劃第3期的清拆及遷置時間表提前六年。新的集體運輸系統意味着因配合原有重鐵方案而預留華安樓及華樂樓的土地可以提早釋放；兩座樓宇的租戶遷出後，清拆工程可隨即展開，提早於原址興建新華富邨第1期，以安置華富邨重建計劃中最後兩座須清拆樓宇（即華翠樓和華景樓）的租戶。工程時間表經修訂後，遷置計劃會提前六年，新華富邨第1期訂於2034/2035年度完成。

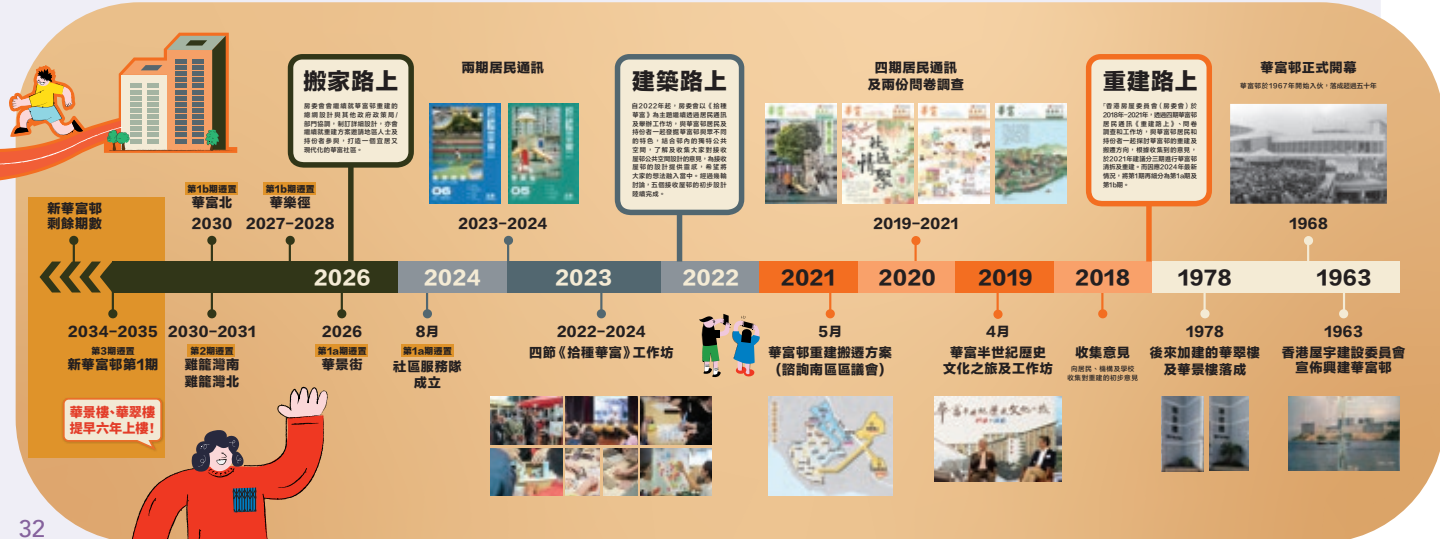
During the transformation, HA has been making efforts to ensure that community life at Wah Fu is disrupted as little as possible, and that the transition process for residents is smooth and harmonious. This was the motivation behind our setting up of "Wah Fu Living Room" in October 2024. Wah Fu Living 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.



「華富大廳」內的展示板，為居民提供清拆及遷置安排的資訊
The informative display boards in Wah Fu Living Room provide residents with information about clearance and rehousing arrangements





圖示華富邨第3期重建計劃的提前時間表
A plan showing the advanced timetable for the redevelopment of Wah Fu Estate Phase 3

保存華富邨的特色與瑰寶

華富邨建邨數十年，已發展成緊密連繫的社區，蘊含獨特的文化情懷和居民豐富的集體回憶。籌備重建屋邨時，房委會不僅積極聽取當區居民的聲音和意見，接觸區內店舖和商戶，還舉辦多場社區參與工作坊，探討邨內最值得保存的特色，以及有形無形的瑰寶，包括住宅大廈外充滿標誌意義的樓宇銘牌、拾級而上的公共空間、壯麗迷人的海景……凡此種種，都是屋邨別具歷史意義的獨特部分，也是新舊居民熟悉的地標。此外，為支援已服務街坊多年的民生店舖，房委會將確保新邨的招標安排靈活，利便華富舊邨商舖落戶新邨。

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.



昔日邨內商舖
Shops in the estate in the old days



華樂樓（前排）和華安樓（中排）
Wah Lok House (front row) and Wah On House (middle row)

彩虹邨重建計劃

房委會年內就彩虹邨重建計劃，推展首階段名為「再建彩虹」的社區參與活動，並完成重建項目的全面研究。「再建彩虹」通過一系列社區參與工作坊、同樂日、問卷調查和出版居民通訊，聯繫各界持份者。從社區參與活動和區議員收集意見後，房委會為彩虹邨重建計劃第一期制訂詳細的清拆和遷置安排，並於2024年12月公布。

清拆和重建安排分三期進行，以確保適時提供足夠的遷置資源，並減低對租戶的影響。首階段為受第一期清拆影響的居民準備接收屋邨（即新美東邨），預計2028年入伙。新彩虹邨落成後，單位數目將由彩虹邨原有約7 400個單位，增至約9 200個。



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.

社區參與工作坊

A community engagement workshop



圖示彩虹邨清拆及遷置安排

A plan of the clearance and rehousing arrangements for Choi Hung Estate

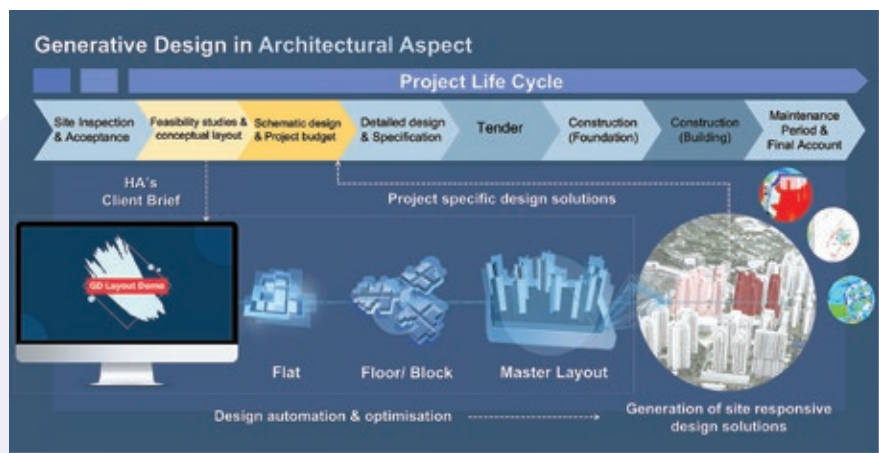


為彩虹居民印製的通訊

A newsletter produced for Choi Hung residents

「衍生式設計」應用於設計構件式單位的示例

An example of the application of Generative Design to modular flat design



組裝合成建築法大幅減少組裝時間
Modular Integrated Construction
significantly reduces installation time



「建築信息模擬」技術



Building Information
Modelling technology

創新科技

「建築信息模擬技術」和「衍生式設計」

房委會所有新建項目已應用「建築信息模擬」技術。我們繼續在規劃、設計和施工階段（包括呈交法定申請、建築規劃和設計等工序）利用有關技術，以提升質素和生產力。我們亦已把「建築信息模擬」技術和「地理信息系統」整合成虛擬平台，用以輔助執行總綱規劃，充分善用建屋用地的發展潛力。此外，我們已引入「衍生式設計」，因應特定目標和限制，利用人工智能為基礎的先進方法制定設計方案。近期的研究探討在設計構件式單位時應用「衍生式設計」，例如如何優化標準住宅樓層的配置。

「組裝合成」建築法

房委會自2020年起在公營房屋項目中採用「組裝合成」建築法，最近更結合現有各項「組裝合成」技術與累積所得經驗，致力研發第二代「組裝合成」建築法。第二代「組裝合成」建築法包含多種嶄新的先進安裝方法，可減少依賴臨時支撐，並簡化現場安裝工序，大幅縮短安裝時間。

2024年3月，我們採用第二代「組裝合成」建築法完成一個「一比一」模擬搭建，並與香港組裝合成建築廠商會和香港建造商會合作，安排實地參觀該模擬搭建單位和舉辦相關工作坊。

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.

建築機器人

房委會早於2020年已開始推廣使用建築機器人，訂明投標者如在技術建議書加入應用機器人技術，可額外得分。截至2025年3月底，已有超過20個房委會項目採用建築機器人，於不同工序提升生產力、質素及安全水平。舉例來說，在最近一個公營房屋項目中，建築機器人為超過十個樓層的住宅單位執行批灰、打磨和噴塗工序。憑藉「建築信息模擬」技術為基礎的自動化技術支援，一名操作人員可同時遙控多個機器人；以一幢每層約24個單位的住宅大廈為例，傳統的批灰、打磨和噴塗方法需要八名工人；如果配備機器人，在同等時間內完成該等工序，僅需兩名操作人員。房委會將繼續探索在不同建築工序中能否應用機器人，以提升效率，改善工地安全。

發展及建築工地流動系統

房委會自2016年起使用該系統，以加強駐工地人員與承辦商之間的溝通，並改善工地巡查記錄的追蹤情況。多年來，我們一直更新和提升該系統，以開拓新功能、擴大其應用範圍和改善質素。截至2025年3月底，該系統提供14個不同的流動和網絡應用程式，適用於驗收建築工程、屋宇裝備工程和結構工程，也可用於要求物料測試服務，以及在單一系統內保存工地記錄。

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.



機器人在單位內打磨牆壁和天花
A robot performing wall and ceiling sanding



平板電腦上機器人的介面
Robot's interface on a tablet

年內，我們進一步擴展該系統至涵蓋場外生產預製混凝土組件的工廠的驗收工作，以確保所製組件百分百可予追蹤。此外，系統已提升功能，支援於「設計及建造」模式下項目的監察巡查工作。

實景捕捉技術

由2025年1月起，房委會所有新建工程合約均採用實景捕捉技術；透過激光掃描器和高解像度全景攝影機收集影像和地理空間數據，經整合後建立數碼模型，並可與「建築信息模擬」模型作比較，從而偵測差異，及早找出不妥之處，在發出竣工證明書前進行徹底的最後驗收工作。我們正與消防處展開協作試驗計劃，使用數字孿生技術進行驗收，向審批機關提供全面展現工地的影像，以加快處理和審批入住許可證申請。

「房署新居智入伙」系統

新落成公屋和資助出售房屋的租戶和業主，可通過該系統，以電子形式呈報需執修項目。該網頁平台2022年首次推出，至今共接獲逾8 000份來自13個新落成屋邨和屋苑的執修報告表。該系統的最後階段已於2024年5月完成，涵蓋由屋邨管理處呈報與新落成屋邨和屋苑的公用地方有關的需執修項目。為提供租戶和業主更佳的用戶體驗，該系統現時也可通過「智方便」登入。我們定期收集和檢討用戶意見，務求持續提升該系統的功能。

「房署新居智入伙」系統已與「發展及建築工地流動系統」內的「執修項目模組」整合，有助加快入伙收樓大使與承建商處理並完成需執修項目，加強地盤監督組的監管工作。此外，「房署新居智入伙」系統有助分析與呈報項目和需執修項目的數據，讓我們可持續改善公營房屋的設計。

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.

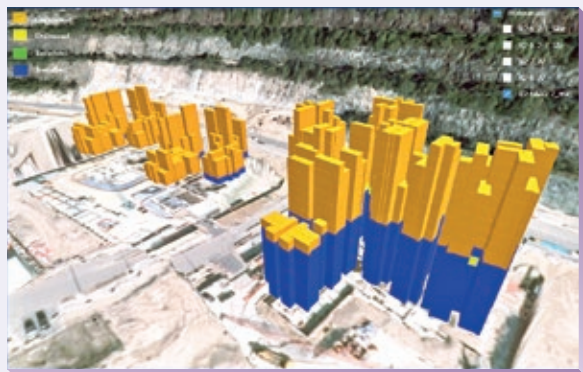


房署新居智入伙



HOST System

「智築目」監察預製組件由生產至安裝的進度（左圖）及其三維視像化資訊
HA-PIMAP monitors the status of precast units from production to installation (left photo), and its 3D visualisation



「智築目」
HA-PIMAP



「智築目」獲頒2024亞太資訊及通訊科技大獎：公營機構及政府 — 亞軍（數字政府）（左圖）及科技 — 亞軍（業務數據分析）
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)

房委會項目資訊管理及分析平台 （「智築目」）

「智築目」是房委會研發的資訊管理及分析平台。此雲端數碼平台利用三維數碼地圖和數字孿生技術，串連並整合來自多個物聯網科技的大量數據，為公營房屋項目的規劃、設計和施工等階段提供三維視像化資訊。「智築目」的分析工具也可透過儀表板操作界面展示關鍵參數和指標。

我們已於五個項目的施工階段逐步採用「智築目」，以監察工地整體施工進度和追蹤場外生產預製組件的狀況；合約經理可及時識別從生產至安裝階段的風險，並迅速採取防範措施。由2026年起，「智築目」逐步推展至所有新項目。

「智築目」是「2024亞太資訊及通訊科技大獎」的數字政府類別中唯一來自中國地區的入選參賽項目，更在這個類別和業務數據分析類別榮獲亞軍，彰顯房委會在建造公營房屋和數碼發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.

「安全智慧工地系統」

房委會一向致力維持工程合約的工地安全高標準，保障前線工地人員的生命安全。為此，房委會已優化合約規定，要求使用創新安全技術。我們自2019年起試行使用智慧裝置，以加強工地安全管理，並於2023年起在合約內增加使用「安全智慧工地系統」的條款，進一步深化工地工人的安全意識，提升工地的安全標準。

「安全智慧工地系統」利用物聯網傳感器和人工智能裝置，在探測到風險時發出警報，通知工人和工地管理人員立即採取行動。該系統設有中央管理平台，監察和分析來自傳感器和探測器的實時數據；也可應用於多種不同的健康和 safety 範疇，包括管制危險通道、劃定移動機械和塔式起重機危險區域、偵測車輛高度限制、監察和追蹤設備和人員、進行智慧健康監測、管制出入密閉空間，以及簽發或查核電子許可證。

房委會的新工程合約中，約有40份取得建造業議會「安全智慧工地系統標籤計劃」的認證。隨着技術不斷進步，我們將研究利用新物聯網技術，以擴大「安全智慧工地系統」的應用範圍，進一步加強房委會轄下工地的安全管理。

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.



中央管理平台監察和分析來自傳感器和探測器的實時數據

A centralised management platform monitors and analyses real-time data from sensors and detectors



左上起順時針序：清濤苑、顯發邨、
白田邨、業旺邨、高宏苑、翔東邨
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 / 綠置居發展項目 (按時序排列) PRH/GSH projects completed in 2024/25 (in chronological order)

地點 Location	屋邨 / 屋苑名稱 Estate / Court name	大廈名稱 Block name	單位數目 No. of flats
粉嶺第36區第四期 Fanling Area 36 Phase 4	清濤苑 Ching Tao Court	清濤苑 Ching Tao Court	776
顯發里 Hin Fat Lane	顯發邨 Hin Fat Estate	顯發樓 Hin Fat House	872
白田第十期 Pak Tin Phase 10	白田邨 Pak Tin Estate	雅田樓 Nga Tin House	924
業旺路第二期 Yip Wong Road Phase 2	業旺邨 Yip Wong Estate	業善樓 Yip Sin House 業德樓 Yip Tak House 業慈樓 Yip Tsz House	2 604
鯉魚門第四期 Lei Yue Mun Phase 4	高宏苑 Ko Wang Court	高禮閣 Ko Lai House 高賢閣 Ko Yin House	2 021
東涌第99區 Tung Chung Area 99	翔東邨 Cheung Tung Estate	翔日樓 Cheung Yat House 翔月樓 Cheung Yuet House 翔星樓 Cheung Sing House 翔輝樓 Cheung Fai House	4 560

2024/25 年度完成的其他資助出售房屋項目（按時序排列）
Other SSF projects completed in 2024/25 (in chronological order)

地點 Location	屋邨 / 屋苑名稱 Estate / Court name	大廈名稱 Block name	單位數目 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
啟德 2B2 區地盤 Kai Tak Site 2B2	啟欣苑 Kai Yan Court	啟潤閣 Kai Yun House 啟添閣 Kai Tim House	1 840
安達臣道石礦場 R2-7 號地盤 Anderson Road Quarry Site R2-7	安柏苑 On Pak Court	安柏苑 On Pak Court	420
安達臣道石礦場 RS-1 地盤 Anderson Road Quarry Site RS-1	安秀苑 On Sau Court	安傑閣 On Kit House 安俊閣 On Chun House	1 906
恆富街 Hang Fu Street	兆翠苑 Siu Tsui Court	兆映閣 Siu Ying House 兆晴閣 Siu Ching House	518
安達臣道石礦場 R2-5 地盤 Anderson Road Quarry Site R2-5	安樞苑 On Ying Court	安鴻閣 On Hung House 安滿閣 On Mun House	1 140
安達臣道石礦場 R2-6 地盤 Anderson Road Quarry Site R2-6	安樺苑 On Wah Court	安賢閣 On Yin House 安德閣 On Tak House	990
安達臣道石礦場 R2-8 地盤 Anderson Road Quarry Site R2-8	安麗苑 On Lai Court	安昇閣 On Sing House 安旭閣 On Yuk House 安旻閣 On Man House	1 380
啟德 2B6 區地盤 Kai Tak Site 2B6	啟悅苑 Kai Yuet Court	啟楓閣 Kai Fung House 啟樺閣 Kai Wah House	2 046



左上起順時針序：昭明苑、冠山苑、啟欣苑、安柏苑、安秀苑、兆翠苑、安樞苑、安樺苑、安麗苑、啟悅苑
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

「幸福感」：公營房屋的重要設計原則

Well·Being: A Vital Design Principle for Public Housing



「幸福設計」指引全套八冊
The eight-volume Well-Being Design Guide

2023年初，我們成立一個由房屋局局長主持的專責小組，構想一個新的「幸福計劃」，旨在切實提升本港公營房屋發展項目居民的生活質素。

「幸福設計」指引

專責小組的首要工作之一，是為香港公營房屋制定「幸福設計」指引。經廣泛諮詢公屋居民、持份者，以及各界相關專業人士後，我們提出直接影響公營房屋設計的八大幸福概念：「活力健康」、「綠色生活」、「樂齡安居」、「跨代共融」、「家社互聯」、「城市連結」、「增值上流」和「地方形象」。詳情載於「幸福設計」指引網站。



幸福設計指引

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.



Well-Being Design Guide

2024年9月，全新的「幸福設計」指引正式推出，全套八冊，每冊闡釋一個由專責小組訂立的不同幸福概念。為隆重其事，我們9月舉辦「共築幸福·屋邨節」，在全港各區超過30個公共屋邨舉辦推廣活動，透過多元化的文娛康樂節目，如「幸福跑團」、屋邨導賞團、社區藝術創作、「幸福·慶典晚會」等，向公眾介紹幸福概念。

「幸福設計對談」專題研討會是另一項與該指引相關的重點活動，2024年9月舉行，為期兩天，廣邀來自香港、內地和多個亞洲國家（包括日本、泰國、柬埔寨和越南）不同界別的講者和嘉賓參與；研討會為各界持份者提供一個理想平台，分享該八個幸福概念的設計原則。展望將來，我們期望「幸福設計」指引不僅用作未來公營房屋項目的參考，更能啟發世界各地的私營機構和城市發展專業人士，成為良好實踐的典範。

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.

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



九龍灣啟業邨
Kai Yip Estate, Kowloon Bay



觀塘坪石邨
Ping Shek Estate, Kwun Tong



觀塘和樂邨
Wo Lok Estate, Kwun Tong



幸福家族・續FUN屋邨計劃在屯門蝴蝶邨推展
HAppy Family • Colourful and Fun Estate Project at Butterfly Estate in Tuen Mun

在現有屋邨推行幸福先導項目

我們也通過各項幸福先導項目，在現有屋邨應用幸福概念。這些項目包括外牆粉飾工程、小型的屋邨改善工程、園境改善工程，以及主題改善工程，旨在提升居民的幸福感和歸屬感，並使居民對居住環境引以為傲。項目例子包括：

- (1) 「幸福家族・續FUN屋邨計劃」— 每年揀選約十個屋邨進行外牆粉飾工程及／或小型改善工程，包括提升康樂設施。
- (2) 「綠綠家園」— 每年揀選約20個屋邨進行園境改善工程，為居民營造更為怡人的戶外綠化環境。
- (3) 「幸福先行・預試計劃」— 選定啟業邨、澤安邨、富山邨、水邊圍邨和美林邨共五個屋邨作試點，根據「幸福設計」指引的建議，為邨內主要設施進行主題改善工程。



「共築・幸福」官方網站

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) "HAppy 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