

油塘大本型天台花园
Rooftop garden of Domain in Yau Tong



Chapter 3 Enhancing Estate Management

优化 屋邨管理

第三章





维护公屋资源

滥用公共租住房屋（公屋）为我们珍视的公屋制度带来重大挑战。近年房委会致力主动解决这个问题，并取得显著成果。2022年4月至2025年3月期间，因滥用公屋或违反租约及房屋政策而收回的单位超过8 200个，相当于一个大型屋邨。我们继续探索新措施，令侦察和调查工作更准确、高效，复盖面更周全。

举报滥用公屋奖

除了我们内部员工的努力以外，也得靠与社会各界联手，合力打击滥用公屋。广大市民向来重视公民责任，举报怀疑滥用个案义不容辞。为进一步发挥民众力量，房委会2025年1月15日推出「举报滥用公屋奖」。举报人以实名提供可靠线索，协助揭发滥用个案并令房屋署成功向滥用公屋的住户发出「迁出通知书」，可获奖金嘉许。



维护公屋资源
Safeguard public
housing resources



打击滥用公屋
Combat tenancy
abuse

Safeguarding Public Housing Resources

Public Rental Housing (PRH) abuse presents a serious challenge to our much-valued PRH system. HA has been working vigilantly to address this problem in recent years and has achieved significant results. Between April 2022 and March 2025, over 8 200 PRH flats were recovered due to tenancy abuse, or breaches of tenancy agreements and housing policies – equivalent to a large housing estate. We continue to explore new measures to further improve the accuracy, effectiveness, and scope of our detection and investigation efforts.

Report Public Housing Abuse Award

Alongside our internal efforts to combat tenancy abuse, we rely heavily on the collective efforts of all sectors of the community. Members of the public have shown themselves ready to exercise their civic responsibility by reporting suspected cases of abuse. To further enlist public support, HA launched the Report Public Housing Abuse Award on 15 January 2025. This initiative offers rewards to informants who can provide reports in real name with credible intelligence that leads to the uncovering of abuse cases and the successful issuance of Notices-to-Quit against the abusers' PRH tenancies.

修订《房屋条例》

根据《房屋条例》，纵使公屋租户严重滥用公屋，房委会只有权终止其租约，并没有权力对租户作出检控；有见阻吓力微弱，社会上一直有广泛声音，要求引入严重滥用公屋罪。我们已于2025年6月向立法会提交条例草案，以增设「严重滥用公屋」的新罪行并已获通过，相关措施2026年3月31日起正式生效。

维修保养 改善生活

升降机现代化计划

房委会「升降机现代化计划」以提供辖下屋邨更优质、安全、可靠的升降机服务为目标。邨内现有的升降机定期更换，使全部升降机符合现行的安全标准。我们检查和评估公共屋邨所有使用25年或以上的升降机，因应其整体运作和现有的资源，编排升降机现代化工程的缓急优先。2024/25年度，我们为74部公共屋邨升降机完成相关工程，另为93部升降机的现代化工程招标。

住宅单位内的火警视像警报系统

火警或许是公屋居民最大的安全隐忧。屋邨装设基本火警警报系统，一旦发生火警，火警钟便会及时发出警报。然而，一些听障居民未能轻易听到警钟鸣响。为加强保障听障居民，我们为有需要的住户免费安装连接火警警报系统的「火警视像警报系统」；公共火警钟响起时，单位内的警示灯便会闪动。

房委会自2020年3月起为已登记的听障居民免费提供「火警视像警报系统」。截至2025年3月底，70个公共屋邨内的105个单位已安装该系统。

Amendments to the Housing Ordinance

Under the Housing Ordinance, if a PRH tenant commits serious tenancy abuse, HA has the right to terminate the tenancy but no power to prosecute the tenant. Recognising this mild deterrent effect, there have been widespread calls from all sectors of society for the introduction of an offence of serious tenancy abuse. We submitted an Amendment Bill to the Legislative Council in June 2025 to introduce a new criminal offence of serious tenancy abuse which has been passed with the relevant measures to be effective from 31 March 2026.

Maintenance for Better Living

Lift Modernisation Programme

This programme aims to provide better, safer and more reliable lift services at our estates through scheduled replacements of existing lifts, bringing the safety standards of all our lifts into line with current requirements. We check and assess all lifts that have been in use for 25 years or more in PRH estates, and establish the priority for lift modernisation works based on the overall operating condition of the lifts and the availability of our resources. In 2024/25, we modernised 74 lifts in PRH estates, and issued tenders for the modernisation of another 93 lifts.

Visual Fire Alarm (VFA) System in domestic flats

Fire is perhaps the biggest safety risk for PRH tenants. Our primary fire alarm systems rely on alarm bells to warn of fire, but some of our residents who are hearing-impaired are unable to hear these alarms easily. To increase protection for the hearing-impaired, we offer free installation of VFA Systems connected to the fire alarm system. These cause a bright alarm light in the flat to flash if the communal fire alarm bells sound.

The VFA System has been available free of charge since March 2020 for those registered as having a hearing impairment. As at the end of March 2025, the system has been installed in 105 flats in 70 PRH estates.



举报滥用公屋奖宣传海报
A poster advertising the Report Public Housing Abuse Award

升降机现代化计划令居民出入更安全快捷
Our Lift Modernisation Programme provides safe and efficient lift services for residents





家居维修大使为居民记录单位室内状况
In-flat Inspection Ambassadors record in-flat conditions for residents

全方位维修计划、日常家居维修服务

「全方位维修计划」以楼龄十年或以上的公屋单位对象，主动提供检查和维修服务，既让居民住得安全，也延长房屋资产的使用年期。该计划特设家居维修大使，有序地勘察和记录单位室内状况，查找应予维修的项目并安排所需修缮。我们也举办多项宣传和教育活动，提醒居民注重单位的定期维修保养。

「日常家居维修服务」则涵盖所有公屋单位，在短时间内提供妥善和迅速的单位室内维修服务。租户可直接提出检查和维修要求，我们按需要安排一站式服务。

大厦优质供水认可计划 — 食水（管理系统）

我们自2018年起参加水务署的「大厦优质供水认可计划 — 食水（管理系统）」，在辖下公共屋邨实施「建筑物水安全计划」，着力保养楼宇内部水管系统。截至2025年3月底，已有192个公共屋邨获水务署颁发「大厦优质供水认可计划 — 食水（管理系统）」证书。我们将继续参与这项计划，并致力为所有新公共屋邨取得上述证书，让居民对供水的安全和质素更安心。

Total Maintenance Scheme (TMS) and Responsive In-flat Maintenance Services (RIMS)

The TMS delivers proactive inspection and maintenance services for residents of PRH flats that are 10 years old or above, keeping flats safe for residents as well as extending the lifespan of our housing assets. Our dedicated TMS In-flat Inspection Ambassadors systematically inspect and record in-flat conditions, identify maintenance needs and arrange necessary repairs. We also run various promotional and educational activities to draw tenants' awareness to the importance of regular flat maintenance.

RIMS provide enhanced and responsive in-flat maintenance services promptly for all PRH flats. Tenants can make direct requests for inspections and repairs, for which a one-stop service is arranged as needed.

Quality Water Supply Scheme for Buildings – Fresh Water (Management System) (QMS)

We have participated in the QMS administered by the Water Supplies Department (WSD) since 2018. This scheme involves implementing a Water Safety Plan for Buildings in all PRH estates, with a special focus on internal plumbing systems. As at the end March 2025, 192 PRH estates have received the relevant QMS certificates from WSD. We will continue to participate in this scheme and aim to obtain QMS certificates for all new PRH estates to reassure all residents of the safety and quality of the water supply.

排水管改善计划

「排水管改善计划」2022年8月起在现有公共屋邨展开，安排多项旨在提升居民健康及安全的工程。其中为约1 260幢大厦延长天台排气管，以及为超过42 000个住宅单位在厕所地台去水口加装独立U形隔气弯管的工程，已于2025年2月大致完成。改善项目还包括加装分支接驳喉管的工程，收集废水以补充地台去水口隔气弯管内的水，工程将于2025年8月完成。

斜坡保养

房委会现时管理和保养其物业范围内共1 766个斜坡。斜坡保养工作包括定期斜坡检查和各种斜坡维修工程（例如例行维修工程和斜坡加固工程），以保障斜坡安全。我们使用先进的「斜坡保养管理系统」，有效管理斜坡维修工作。

全面结构勘察计划

这项计划持续为高楼龄公共屋邨勘察，以确定楼宇结构安全，并评估持续保存该等屋邨至少15年所需的修葺工程，以及工程最终的成本效益。我们现正展开第二轮相关计划，涵盖共71个公共屋邨。

Drainage Enhancement Programme (DEP)

The DEP has been in progress at existing PRH estates since August 2022, bringing initiatives designed to enhance residents' health and safety. Works to extend roof vent pipes in about 1 260 blocks and add independent U-traps to toilet floor drain traps in over 42 000 domestic units had substantially been completed by February 2025, while work to add connecting branch pipes to collect used water to replenish the water inside floor drain traps will be completed in August 2025.

Slope maintenance

HA currently manages and maintains 1 766 slopes on its properties. Our slope maintenance work includes regular slope inspections and a range of slope maintenance activities (e.g. routine maintenance works and slope upgrading works) to safeguard slope safety. We utilise an advanced Slope Management Maintenance System to effectively manage our slope maintenance activities.

Comprehensive Structural Investigation Programme (CSIP)

The CSIP is an ongoing programme that ascertains the structural safety of our aged PRH estates. Under the CSIP, we also assess the repair works needed to sustain those estates for at least a further 15 years, as well as the cost-effectiveness of undertaking such repairs. We are currently in the second cycle of the CSIP, involving a total of 71 PRH estates.



排水管改善计划为居民检查和改善排水系统
The DEP includes inspection and improvement works in estate drainage systems

东区小西湾邨斜坡保养工程
Slope maintenance work at Siu Sai Wan Estate in Eastern District



幸福设计概念先导项目

我们根据并配合「幸福设计」指引提出的设计概念，在现有屋邨持续推展先导项目，借以为居民改善居住环境和提升幸福感。先导项目的详情请参阅本年报第二章的专题故事。

与此同时，多个屋邨的翻新工程也陆续竣工，包括蝴蝶邨、渔湾邨、新翠邨、富山邨和牛头角下邨；当中有不少地点在翻新后，成为邨内热门拍照点或广受欢迎的活动举办场地。

社区建设

我们定期邀请非政府机构与房委会屋邨合办社区建设活动，关怀与支援不同年龄的居民之余，更促进睦邻精神，加强对屋邨的归属感。本年度举办的活动包括嘉年华、表演、工作坊和健康推广计划等。

房委会也与其他政府部门合作，举办社区活动，例如与卫生署合办「我好『叻』」社区健康推广计划，鼓励居民拥抱健康生活，以及与消防处合作，在屋邨举行多项消防安全活动/讲座。2024/25年度约520项合办活动在房委会屋邨内举行，为社区增添活力、关爱与凝聚力。

Pilot projects for well-being design concepts

Based on and in line with the concepts laid out in the Well-Being Design Guide, we have been rolling out pilot projects in existing estates to improve the living environment and enhance residents' sense of well-being. For details of these pilot projects, please refer to the Feature Story in Chapter 2 of this report.

At the same time, improvement works have been progressively completed at a number of estates, including Butterfly Estate, Yue Wan Estate, Sun Chui Estate, Fu Shan Estate and Lower Ngau Tau Kok Estate. Many of these improved areas have become popular photo spots or favoured locations for hosting events within the estates.

Community Building

We regularly invite non-governmental organisations (NGOs) to work with our estates in organising community-building activities. Besides providing care and support services for residents of different ages, these activities help foster neighbourliness and strengthen a sense of belonging. This year's activities included carnivals, performances, workshops, and health promotion programmes.

HA also collaborated with other government departments to organise community events. Examples included the "I'm So Smart" Community Health Promotion Programme, run with the Department of Health, which encouraged residents to embrace a healthy lifestyle, and various fire safety activities/seminars carried out in estates with the Fire Services Department. In 2024/25, some 520 partnering functions were held across our estates, all helping to foster vibrant, caring and close-knit HA communities.



「家在石排灣·跨代共融」探访活动推广跨代共融
The "Living in Shek Pai Wan, Visiting the Elderly" activity promotes inter-generation harmony



「爱老·爱动·爱银湾」鼓励长者融入社区
"Moving with Love in Ngan Wan" encourages elderly integration into the community



南区鸭洲邨举行植树日
A Tree Planting Day held at Ap Lei Chau Estate in Southern District



皇后山邨「我们的家」壁画
A wall painting "Our Home" at Queens Hill Estate

公屋居民可透过「房署资讯通」随时缴付租金
PRH tenants can instantly settle their rent payments
using the iHousing mobile app



电子服务

「房署资讯通」流动应用程序

这个应用程序具备许多实用功能，其中一项是让公屋租户和停车场月租泊车位使用者随时随地缴付租金和月费。用户也可透过应用程序接收屋邨管理的重要讯息和房委会的电子资讯。此外，驾驶人士可利用应用程序申请月租泊车位。

这个应用程序增设「智慧屋邨管理」介面，提供更多线上服务，例如租户可透过「房署新居智入伙」呈报需执修项目、登记「全方位维修计划」、提交「预约家居勘察」要求、填写「屋邨意见调查」、「查阅扣分记录」、使用「电子服务」递交各项申请表等。

电子缴费服务

房委会现已接受「转数快」电子缴费方式，让公屋租户可随时使用「房署资讯通」流动应用程序转帐，即时缴付租金。自2024年9月起，租户也可在屋邨缴费处扫描「转数快流动收款装置」上的实时二维码，缴付租金及维修费等其他费用。此外，租户可使用「房署缴费通」电子缴费卡，于7-Eleven、OK和VanGO便利店及U购超级市场共逾1 400个缴费点缴交租金。

Electronic Services

iHousing mobile app

Among many other useful functions, the iHousing mobile app allows PRH tenants to pay rent and monthly carpark users to pay monthly fees anytime and anywhere. Users can also receive important information on estate management via the app or e-Information from HA. Drivers can use it to apply for monthly parking spaces.

A "Smart Estate Management" interface has now been added to the app, opening up a number of extra online services. Tenants can report defects via the Housing Smart Intake System, register for the TMS, submit an In-flat Inspection Request, fill in an e-Survey, check their Marking Scheme Score, submit various applications for e-Services, and more.

E-payment services

HA now accepts the Faster Payment System (FPS) as an additional e-payment option, enabling PRH tenants to transfer rent payments using the iHousing mobile app instantly and at any time. Since September 2024, tenants have also been able to scan real-time FPS QR Codes from Mobile Point-of-Sale (mPOS) devices at shroff offices to pay rent and other fees, such as repair charges. Tenants can also use their Housing Department (HD) e-Payment Card at over 1 400 collection points, including 7-Eleven, Circle K and VanGO convenience stores, and at U Select supermarkets to pay rent.

电子告示板

房委会已于所有公共屋邨的升降机大堂装设电子告示板共逾1 400个，以加强与公屋住户沟通，提高屋邨管理质素。电子告示板可放映宣传片、通告、海报等，与居民分享由屋邨办事处、房委会或政府发放的资讯和信息。其他优点包括减少纸本宣传物品；适时更新资料，提高效率。

清洁及防治鼠患

2024/25年度，所有公共屋邨均进行清洁及防治鼠患工作，包括恒常的「岁晚清洁大行动」和分两个阶段的灭鼠行动，以配合政府积极推行灭鼠运动。这些工作包括加强日常清洁、处理卫生黑点、加大宣传力度，以及加强防治虫鼠措施，务使环境保持清洁宜居。

年内，房屋署与其他持份者在公共屋邨进行超过500次联合清洁行动，又与其他政府部门采取联合执法行动。我们已在所有屋邨设立夜间清洁巡查灭鼠小队，也继续采用新式防治鼠患的设备和方法，包括T型鼠饵盒、酒精捕鼠器、供夜间巡逻时使用的手提式热能探测摄像机，以及内置移动感应器的便携式网络录像监察系统，辨识和监察鼠患区域及卫生问题。房屋署将继续每年拣选80个重点屋邨，推行更密集式的防治鼠患措施及相关的教育工作。

E-notice boards

HA has installed over 1 400 digital e-notice boards in the lift lobbies of all PRH estates to enhance communication with PRH residents and boost estate management quality. The e-notice boards share information and messages from estate offices, HA, and the Government, presented in the form of promotional videos, notices, or posters. Other benefits of the e-notice boards include reduction in paper-based publicity materials and enhanced efficiency due to easy and timely updating.

Cleansing and Rodent Control

Cleansing and anti-rodent work was conducted in all PRH estates in 2024/25, including a regular Year End Cleaning Campaign and a two-phase Anti-Rodent Campaign in support of the Government's anti-rodent drive. Work included enhancing regular cleaning, tackling hygiene black spots, increasing publicity efforts, and stepping up rodent and pest control measures to maintain a clean and livable environment for residents.

During the year, HD conducted over 500 joint cleansing operations with other stakeholders in PRH estates, along with joint enforcement actions in collaboration with other government departments. We have set up anti-rodent night-time cleansing patrol teams in all estates. We have also continued to roll out new equipment and methods to combat rodent infestations. These include T-shape bait boxes and alcohol rodent trapping devices, handheld thermal imaging cameras for night patrols, and Mobile Surveillance Systems with motion detection sensors to identify and monitor rodent infestation areas and hygiene problems. HD will continue to select 80 priority estates each year to carry out intensive anti-rodent measures and related education work.

电子告示板现设于所有公屋电梯大堂
E-notice boards have been installed at the lift lobbies of all PRH estates



我们致力保持公共屋邨环境卫生
We work hard to maintain clean and hygienic environments in our PRH estates

我们通过电子问卷收集公屋住户对清洁和防治鼠患工作的意见，住户只须扫描二维码或点击超连结，便可填交网上问卷，方便快捷。此外，住户也可填写纸本问卷，填妥后投入住宅大厦电梯大堂的意见箱。

随着2024年通过《野生动物保护（修订）条例草案》，由2024年9月1日起，房屋署获授权人员已获赋予权力，对非法喂饲野生动物及野鸽的行为发出定额罚款通知书。年内，我们与渔农自然护理署和食物环境卫生署合作，针对野生动物为患或野鸽聚集的「黑点」，到屋邨进行跨部门联合执法行动。

智慧屋邨管理

屋邨试验计划

房委会响应政府锐意把香港构建为智慧城市的愿景，持续推行智慧屋邨管理措施，并选定十个公共屋邨分阶段试行创新科技，测试不同技术如何辅助屋邨日常管理，以提升服务质素。获选为试点的屋邨为油塘邨、石排湾邨、洪福邨、水泉澳邨、朗善邨、欣田邨、海盈邨、东汇邨、富蝶邨和皇后山邨。

显发邨的智能卡门禁系统

房委会已在显发邨采用智能卡门禁系统；自2024年9月底首批居民入伙以来，用户反应良好。我们将检视此项目的成效、系统的技术应用和居民的意见，并继续与相关政府部门和组织讨论在该系统应用其他创新科技的可行性。



我们致力保持公共屋邨环境卫生
We work hard to maintain clean and hygienic environments in our PRH estates

We collect the views of our PRH tenants about our cleansing and rodent control work through an e-survey which is easily accessible online by scanning a QR code or clicking on a hyperlink. Alternatively, tenants can fill in paper-form questionnaires and drop them in the suggestion boxes located at the lift lobbies of domestic blocks.

Following passage of the Wild Animals Protection (Amendment) Bill in 2024, starting from 1 September 2024, delegated officers of HD have been entrusted with the power to issue fixed penalty notices to combat illegal feeding of wild animals and feral pigeons. In some PRH estates with "black spots" involving problematic wild animals or feral pigeon infestations, joint departmental enforcement operations in collaboration with the Agriculture, Fisheries and Conservation Department and the Food and Environmental Hygiene Department were carried out in the year.

Smart Estate Management

Trials in estates

HA has been taking steps to support the Government's Smart City vision by introducing various smart estate management initiatives. Trials of innovative technologies have been launched by stages in 10 selected PRH estates to test how different technological tools can assist in daily estate management to enhance service quality. The trial estates were Yau Tong Estate, Shek Pai Wan Estate, Hung Fuk Estate, Shui Chuen O Estate, Long Shin Estate, Yan Tin Estate, Hoi Ying Estate, Tung Wui Estate, Fu Tip Estate and Queens Hill Estate.

Smart Access Control System in Hin Fat Estate

HA has implemented a Smart Access Control System in Hin Fat Estate. Residents' responses have been positive since the first intake in late September 2024. We will monitor the effectiveness of the project, the technical applications of the system, and feedback from residents, and continue discussion with relevant government departments and organisations on the feasibility of applying other innovative technologies in access control.



智能卡门禁系统令居民出入更安全快捷
The Access Control System offers safe and convenient access for residents



上水清涛商场
Ching Tao Shopping Centre, Sheung Shui

零售及商业楼宇

多元化和均衡的行业组合

房委会定期检视零售设施的行业组合，确保各零售处所都提供多元均衡的商品和服务满足当地社区所需，而辖下零售设施也运用得宜。我们继续采取灵活的市场推广和租赁策略，以配合市场趋势。在清涛商场和富蝶商场等新建零售设施，早于其落成前，我们已制订策略性的租赁计划，确保行业组合適切，能照顾居民入伙后的基本需要。

由于零售市场疲弱和消费模式转变，例如网上购物日益增加，以及市民在内地消费，房委会商业设施的整体空置率于2024年年中为4.1%。随着我们实施灵活及全方位的租赁策略，空置率逐步回落，至2025年3月已降至3.28%；相对于私人市场年内约6%至8%的整体空置率，房委会商业设施的租赁情况尚算理想。事实上，房委会辖下多个商场的出租率几近百分百，包括晴朗商场、满乐坊、迎东商场和屏欣商场。这些零售设施涵盖各式各样的商户，为居民和顾客提供多元化的购物和服务选择。

Retail and Commercial Properties

Diversified and balanced trade mix

The trade mix of HA's retail facilities is regularly reviewed to ensure that each retail environment is a balanced one that serves local communities well, and that our retail facilities are being optimally utilised. We continue to adopt flexible marketing and leasing strategies in line with market trends. Strategic leasing plans have been formulated well ahead of the completion of new retail facilities, such as Ching Tao Shopping Centre and Fu Tip Shopping Centre, in order to ensure an optimal trade mix that meets the basic needs of new residents upon intake.

The overall vacancy rate of HA's commercial facilities was 4.1% in mid-2024, due to the sluggish retail market and changes in consumption patterns, such as increasing online shopping alongside the trend of Mainland-bound consumption. Our flexible and comprehensive leasing strategies helped bring down the vacancy rate gradually to 3.28% in March 2025, which compared more favourably than the private sector with an overall vacancy rate of about 6-8%. In fact, many of HA's shopping centres boast almost 100% occupancy, including Ching Long Shopping Centre, JoysMark, Ying Tung Shopping Centre and Ping Yan Shopping Centre. The rich diversity of retail options in these facilities deliver a wide variety of shopping choices and services for residents and the local community.

「共筑·创业家」计划

为鼓励和支持青年实践创业梦想，房委会今年推出全新「共筑·创业家」计划，在旗下商场提供商铺，免租予35岁或以下参加者试行其创业方案。该计划2024年8月截止报名时，收到申请共约180份。

经遴选后，17队有志创业者入围。房委会为他们提供位于不同地区的商场约十个商铺，豁免租金。如参加者的业务获取利润，房委会收取其净利润的两成，投入于计划，支持其持续发展。

「共筑·创业家」计划除协助年轻创业者开创事业外，也为社区注入新的活力和生气，为居民带来更丰富的购物体验。房委会积极鼓励私营商场及商界伙伴响应加入计划，给予有意创业的青年人更多机会一展所长。

“Well Being · Start-Up” Programme

To encourage and support young people in pursuing their entrepreneurial dreams, this year HA launched a new “Well Being · Start-Up” Programme. Selected shop premises in HA shopping centres were made available rent-free to individuals aged 35 or below looking to try out their business ideas. About 180 applications were received for the programme by the close of the application period in August 2024.

The programme selected 17 entrepreneurial applicants and provided them with some 10 rent-free shop premises in our shopping centres across different districts. If participants make a profit from their businesses, HA will take 20% of their net profits to fund the programme and support its ongoing development.

Apart from assisting young entrepreneurs in their efforts to succeed, the programme also helps enrich the shopping experience for the community by injecting new sources of vibrancy and vitality. HA is keen to encourage private shopping centres and landlords in the commercial sector to join the programme, further widening the opportunities available for enterprising young people.

商界参与计划经验分享会

An experience sharing session with the commercial sector



水泉澳广场的画廊销售以社区为灵感的原创商品

A gallery at Shui Chuen O Plaza sells locally-inspired design products



「创业家KEY Day」活动在大本型举行

The Start-Up KEY Day event at Domain



位于大本型的时装店

A chic fashion store at Domain

「型」聚·梦想舞台总决赛得奖者
Winners of the Dream on Stage Finals



奥运期间举办为香港运动员打气的活动

An activity to rally support for our Hong Kong athletes during the Olympic Games



乐悠梦时装表演
An elderly fashion show



室内无人机光影汇演
An indoor drone light show

精彩活动

为提高辖下商场的吸引力，房委会举办多项以年轻人、年轻家庭和心态年轻的人士为对象的活动和节目。以2024年国庆日为例，房委会在「大本型」举办「国庆75周年@大本型」特别活动，欢贺中华人民共和国成立75周年。当天活动以「梦想」为主题，内容包括弦乐表演、「型」聚·梦想舞台总决赛、乐悠梦时装表演和室内无人机光影汇演。此外，房委会与本地电视台合作，在「大本型」举办观看奥运赛事的活动，为香港运动员打气。这类在房委会商场举办的精彩活动形式多样，带旺商场人流，提高零售店铺的营业额。

Signature events

To enhance the appeal of its shopping centres, HA organises many signature events and activities targeting young people, families, and the young-at heart. For example, in celebration of the 75th anniversary of the founding of the People's Republic of China, HA held a special "National Day 75th Anniversary@Domain" event at Domain on National Day 2024. Under the theme of "Dreams", the event featured a string performance, the Dream on Stage Finals, an elderly fashion show and an indoor drone light show. In addition, in partnership with a local TV channel, HA hosted Olympic Games viewing parties in Domain to rally support for our Hong Kong athletes. These and other signature events in HA shopping centres were successful in drawing crowds and boosting retail business in these centres.

零售和停车场设施的资产优化

房委会推行五年向前推展资产优化计划，物色别具潜力的资产（如商业、零售和停车场设施），进行优化工程，以提升价值。优化工程一般包括大型改善工程、重订商场的行业组合、增设商铺，或把设施改作新用途。

2024/25年度，彩德邨及和田邨已纳入资产优化计划，现正研究如何优化其零售设施。同时，牛头角上邨、美田商场和东汇邨的改善工程已经完成，令商场的行业组合更丰富，而邨内提供的商品和服务种类也更多元化。我们也着手改善水边围邨、彩云（二）邨、石荫东邨、龙蟠苑、长沙湾邨等多个现有公共屋邨和屋苑的零售设施。

电动车辆充电设施

房委会至今已在辖下约140个停车场合共约3 810个私家车泊车位安装电动车辆充电器。因应政府就电动车辆所订的长远政策目标和电动车辆使用者数目急增，我们已于2024年为约3 000个私家车泊车位增设中速充电设施。

Asset enhancement of retail and car parking facilities

HA runs a five-year rolling asset enhancement programme that identifies assets such as commercial, retail and car parking facilities with the potential for being enhanced to increase their value. Enhancements under the programme typically include undertaking major improvement works, re-designating the trade mix of shopping centres, adding extra shops, or converting premises for new uses.

In 2024/25, Choi Tak Estate and Wo Tin Estate were added to the asset enhancement programme, and options for enhancing the retail facilities in these two estates are now being considered. Meanwhile, improvement works at Upper Ngau Tau Kok Estate, Mei Tin Shopping Centre and Tung Wui Estate were completed, which saw enhancements to the trade mix of the shopping centres and a wider range of goods and services made available at the estates. Work was also in hand on improvements to the retail facilities of several existing PRH estates and courts, including Shui Pin Wai Estate, Choi Wan (II) Estate, Shek Yam East Estate, Lung Poon Court and Cheung Sha Wan Estate.

Electric vehicle (EV) charging facilities

Currently, EV chargers have been installed in around 3 810 private car (PC) parking spaces at about 140 HA car parks. Given the Government's long-term policy objectives regarding EVs and the rapid increase in EV users, additional medium charging facilities for about 3 000 PC parking spaces were installed in 2024.



牛头角上邨新增的商铺
A new shop added to Upper Ngau Tau Kok Estate

启德启欣苑的电动车中速充电器
Medium chargers for EVs at Kai Yan Court in Kai Tak



关顾公屋长者 Caring for our Elderly Residents



粉岭皇后山邨
Queens Hill Estate, Fanling

公屋长者约占整体公屋人口三分之一，因此对我们来说，关顾公屋长者至为重要。为配合政府的「居家安老」政策，房委会持续推行多项措施，照顾公屋长者的特别需要。我们致力优化住屋安排、改良房屋设计、改善屋邨设施和应用新科技，务求为长者提供惬意的居住环境，全面提升长者的幸福感。

与非政府机构合作筹办活动

房委会与不同的社会福利机构紧密合作，为长者安排活动，并鼓励他们参与义工服务。这些活动旨在让不同年龄层的长者发挥才能，加强与社区的联系，促进身心健康。

举例来说，我们支持某非政府机构在将军澳区内两个公共屋邨，举办以长者健康为题的活动，包括专题活动、讲座和健康检查；既让该机构的注册护士、药剂师、社工和义工有机会接触并认

Caring for our many elderly residents (who make up approximately one third of the entire PRH population) is an important priority for us. Working in line with the Government's "Ageing in Place" policy, HA has been taking a number of steps to address the specific needs of elderly residents. Our goal is to develop living environments that provide the elderly with all-round well-being, whether through better housing arrangements, enhanced housing design, improved estate facilities or the use of new technology.

Arranging activities in collaboration with NGOs

HA works in close collaboration with different social welfare organisations to arrange activities for the elderly and encourage them to participate in volunteer services. The aim of all these initiatives is to bring together the elderly people of different age groups so they can jointly leverage their strengths and skills, enhance their connections with the community, and improve their physical and mental well-being.

For example, we supported an NGO in organising elderly health-themed activities in two PRH estates in Tseung Kwan O, which included themed events, talks, and health check-ups. These



房委会注重长者居民的需要
HA addresses the needs of its elderly residents



九龙城启晴邨
Kai Ching Estate, Kowloon City

识长者，与他们建立互信，也有助长者了解其健康状况与相关风险。此外，经房委会协助安排，香港警务处摆设「智踪计划」摊位，推动长者使用定位装置。以上例子突显房委会全心全意服务屋邨长者，给予他们适切的关怀支援，同时全力推广「共筑·健康」，并建立关爱共融的社区。

我们又鼓励协作的非政府机构为长者提供外展支援服务，例如送饭、家居维修、清洁、出外就医接送等。这类义工服务对有特别需要的长者尤为重要，有效协助他们更好融入社区。我们也鼓励公屋居民参与义工活动，激励长者，为身边长者的生活增添姿采。

activities gave registered nurses, pharmacists, social workers, and volunteers of the organisation the opportunity to interact and build trust with the elderly, while helping them understand their health conditions and risks. At the same time, under HA's coordination, the Hong Kong Police Force set up a booth for its Project PINPOINT, to promote the use of positioning devices by the elderly. These examples, illustrate the HA's wholehearted commitment to providing appropriate care and support for the elderly in our estates, while also promoting the goal of "Building Health Together" and fostering a caring and inclusive community.

The NGOs we collaborate with are also encouraged to provide outreach support services for the elderly, such as meal deliveries, home repairs, home cleaning services, and escort services for medical consultations. These volunteer services are especially vital for elderly residents with special needs, and have proven very effective in helping elderly residents become better integrated into their community. We also encourage other PRH residents to participate in volunteer activities, giving them opportunities to motivate and enrich the lives of the elderly living among them.

长者户全免租金计划

房委会2019年12月推出「长者宽敝户全免租金试验计划」，及后于2020年12月把计划恒常化。在这项计划下，公屋长者户如选择迁往面积较小单位，可享终身全免租金，以腾出面积较大的单位，供家庭人数较多的公屋申请人入住。

截至2025年3月底，1 187宗申请已获批准；另485个长者户成功调迁至面积合适的公屋单位。

长者紧急警报系统津贴

房委会为合资格长者户提供一笔过「紧急警报系统津贴」(上限2,500元)，用作支付「紧急警报系统」的安装费用。这类系统对在行动、健康和安全方面有特别需要的长者带来莫大裨益。津贴的资助范围更涵盖具备「紧急警报系统」的流动电话、安装于智能电话的「紧急警报系统」专用應用程式、具备「紧急警报系统」功能的手表等相关流动装置产品。

截至2025年3月底，我们已批出超过25 000宗津贴申请。

Full Rent Exemption Scheme for Elderly Households

HA launched the Trial Scheme on Full Rent Exemption for Elderly Under-occupation Households in December 2019, which was subsequently regularised in December 2020. Under the scheme, elderly PRH tenants who choose to move to smaller flats get to enjoy lifetime full rent exemption, as part of a scheme that aims to free up larger units for PRH applicants with larger family sizes.

Up to the end of March 2025, 1 187 applications under the scheme had been approved. As at the same date, 485 elderly households had been successfully transferred to suitably-sized PRH units.

Emergency Alarm System (EAS) Grant for the elderly

HA provides a one-off EAS Grant (up to a maximum of \$2,500) for eligible elderly households to cover the cost of installing an EAS. These systems bring important benefits for elderly residents who have special needs in relation to accessibility, health and safety. The EAS Grant also covers mobile EAS products, such as EAS mobile phones, the dedicated EAS mobile app for smartphones, and watches with an EAS function.

Up to the end of March 2025, we had approved over 25 000 applications for the grant.



「长者紧急警报系统津贴」宣传单张
Leaflet advertising the EAS Grant for the elderly



长者户全免租金计划
Full Rent Exemption Scheme
for Elderly Households



紧急警报系统津贴
EAS Grant

观塘安泰邨
On Tai Estate, Kwun Tong



选择入住安老院舍或参加 社会福利署「可携社会保障计划」 长者户的租约安排

为照顾公屋长者选择入住安老院舍（包括香港及内地安老院舍）或永久返回内地居住的需要，以及善用房屋资源，房委会已作出安排，在参加有关计划的长者户退还公屋单位或从公屋租约中删除户籍后，向他们发出保证书或恢复户籍保证书。参加「可携社会保障计划」的公屋长者户向房委会提交回复的期限原为三个月，自2025年3月起，限期延长至六个月，与入住安老院舍的回复期限划一。对于选择在内地养老的长者，此举有助纾缓他们适应生活时的担忧和顾虑。

「富户政策」获豁免人士

考虑到接近退休的人士或需依赖积蓄和资产以维持日后的生活，所有家庭成员均为年满60岁或以上的全长者户获豁免于「富户政策」申报入息及资产。

安装大门感测器的试行计划

房委会已在云汉邨和常乐邨展开试行计划，协助邨内长者。在单身长者或长者家庭居住的公屋单位大门安装感测器，方便长者亲友了解长者进出居所的情况，可在有需要时向长者提供适切的关怀及支援。

畅通易达洗手间安装 感测器的试行计划

房委会已在部分畅通易达洗手间内，以试点形式安装智能监测跌倒系统，侦测跌倒、晕厥或停留过久等情况，遇有紧急情况，可及时提供适当援助。

Tenancy arrangements for elderly residents choosing to reside in Residential Care Homes for the Elderly (RCHEs) or joining Portable Social Security Schemes (PSSS) of the Social Welfare Department

HA has established an arrangement to cater for the needs of PRH elderly residents who choose to reside in RCHEs (including RCHEs in both Hong Kong and the Mainland) or return to the Mainland for good, and to maximise the utilisation of housing resources. This arrangement involves issuing a Letter of Assurance or a Letter of Reinstatement to elderly residents joining these schemes to facilitate their surrender of their PRH flats or deletion of their names from the PRH tenancies. Starting from March 2025, HA has extended the response period for elderly residents joining the PSSS from three months to six months, aligning it with that requirement admission into RCHEs. This helps alleviate concerns and worries among the elderly about adaptation to long-term retirement in the Mainland.

Exemption under Well-off Tenants Policies (WTP)

Having regard to the need of those approaching retirement age to rely on their savings and assets to meet their ends, households with all elderly members aged 60 or above are exempted from income and asset declaration under the WTP.

Trial of door sensor installation

HA has launched pilot schemes in Wan Hon Estate and Sheung Lok Estate to install sensors on the entrance doors of PRH flats occupied by single elderly tenants or elderly families. The scheme will enable the tenants' family members and/or friends to learn about the situation of entering and leaving the residence of the elderly tenants concerned, and provide timely care and support to the elderly as necessary.

Trial of installation of sensors in accessible toilets

HA has been piloting the installation of smart fall detection systems in some of its accessible toilets. These systems can detect incidents such as falls, fainting, or prolonged inactivity, prompting rapid responsive assistance in case of emergencies.