

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



Chapter 3 Enhancing Estate Management

優化 屋邨管理

第三章





維護公屋資源

濫用公共租住房屋（公屋）為我們珍視的公屋制度帶來重大挑戰。近年房委會致力主動解決這個問題，並取得顯著成果。2022年4月至2025年3月期間，因濫用公屋或違反租約及房屋政策而收回的單位超過8 200個，相當於一個大型屋邨。我們繼續探索新措施，令偵察和調查工作更準確、高效，覆蓋面更周全。

舉報濫用公屋獎

除了我們內部員工的努力以外，也得靠與社會各界聯手，合力打擊濫用公屋。廣大市民向來重視公民責任，舉報懷疑濫用個案義不容辭。為進一步發揮民眾力量，房委會2025年1月15日推出「舉報濫用公屋獎」。舉報人以實名提供可靠線索，協助揭發濫用個案並令房屋署成功向濫用公屋的住戶發出「遷出通知書」，可獲獎金嘉許。



維護公屋資源
Safeguard public
housing resources



打擊濫用公屋
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.

修訂《房屋條例》

根據《房屋條例》，縱使公屋租戶嚴重濫用公屋，房委會只有權終止其租約，並沒有權力對租戶作出檢控；有見阻嚇力微弱，社會上一直有廣泛聲音，要求引入嚴重濫用公屋罪。我們已於2025年6月向立法會提交條例草案，以增設「嚴重濫用公屋」的新罪行並已獲通過，相關措施2026年3月31日起正式生效。

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.

維修保養 改善生活

升降機現代化計劃

房委會「升降機現代化計劃」以提供轄下屋邨更優質、安全、可靠的升降機服務為目標。邨內現有的升降機定期更換，使全部升降機符合現行的安全標準。我們檢查和評估公共屋邨所有使用25年或以上的升降機，因應其整體運作和現有的資源，編排升降機現代化工程的緩急優次。2024/25年度，我們為74部公共屋邨升降機完成相關工程，另為93部升降機的現代化工程招標。

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.

住宅單位內的火警視像警報系統

火警或許是公屋居民最大的安全隱憂。屋邨裝設基本火警警報系統，一旦發生火警，火警鐘便會及時發出警報。然而，一些聽障居民未能輕易聽到警鐘鳴響。為加強保障聽障居民，我們為有需要的住戶免費安裝連接火警警報系統的「火警視像警報系統」；公共火警鐘響起時，單位內的警示燈便會閃動。

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.

房委會自2020年3月起為已登記的聽障居民免費提供「火警視像警報系統」。截至2025年3月底，70個公共屋邨內的105個單位已安裝該系統。



舉報濫用公屋獎宣傳海報
A poster advertising the Report Public Housing Abuse Award

升降機現代化計劃令居民出入更安全快捷
Our Lift Modernisation Programme provides safe and efficient lift services for residents





家居維修大使為居民記錄單位室內狀況
In-flat Inspection Ambassadors record in-flat conditions for residents

全方位維修計劃、日常家居維修服務

「全方位維修計劃」以樓齡十年或以上的公屋單位為對象，主動提供檢查和維修服務，既讓居民住得安全，也延長房屋資產的使用年期。該計劃特設家居維修大使，有序地勘察和記錄單位室內狀況，查找應予維修的項目並安排所需修繕。我們也舉辦多項宣傳和教育活動，提醒居民注重單位的定期維修保養。

「日常家居維修服務」則涵蓋所有公屋單位，在短時間內提供妥善和迅速的單位室內維修服務。租戶可直接提出檢查和維修要求，我們按需要安排一站式服務。

大廈優質供水認可計劃 — 食水（管理系統）

我們自2018年起參加水務署的「大廈優質供水認可計劃 — 食水（管理系統）」，在轄下公共屋邨實施「建築物水安全計劃」，着力保養樓宇內部水管系統。截至2025年3月底，已有192個公共屋邨獲水務署頒發「大廈優質供水認可計劃 — 食水（管理系統）」證書。我們將繼續參與這項計劃，並致力為所有新公共屋邨取得上述證書，讓居民對供水的安全和質素更安心。

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.

排水管改善計劃

「排水管改善計劃」2022年8月起在現有公共屋邨展開，安排多項旨在提升居民健康及安全的工程。其中為約1 260幢大廈延長天台排氣管，以及為超過42 000個住宅單位在廁所地台去水口加裝獨立U形隔氣彎管的工程，已於2025年2月大致完成。改善項目還包括加裝分支接駁喉管的工程，收集廢水以補充地台去水口隔氣彎管內的水，工程將於2025年8月完成。

斜坡保養

房委會現時管理和保養其物業範圍內共1 766個斜坡。斜坡保養工作包括定期斜坡檢查和各種斜坡維修工程（例如例行維修工程和斜坡加固工程），以保障斜坡安全。我們使用先進的「斜坡保養管理系統」，有效管理斜坡維修工作。

全面結構勘察計劃

這項計劃持續為高樓齡公共屋邨勘察，以確定樓宇結構安全，並評估持續保存該等屋邨至少15年所需的修葺工程，以及工程最終的成本效益。我們現正展開第二輪相關計劃，涵蓋共71個公共屋邨。

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.



排水管改善計劃為居民檢查和改善排水系統
The DEP includes inspection and improvement works in estate drainage systems

東區小西灣邨斜坡保養工程
Slope maintenance work at Siu Sai Wan Estate in Eastern District



幸福設計概念先導項目

我們根據並配合「幸福設計」指引提出的設計概念，在現有屋邨持續推展先導項目，藉以為居民改善居住環境和提升幸福感。先導項目的詳情請參閱本年報第二章的專題故事。

與此同時，多個屋邨的翻新工程也陸續竣工，包括蝴蝶邨、漁灣邨、新翠邨、富山邨和牛頭角下邨；當中有不少地點在翻新後，成為邨內熱門拍照點或廣受歡迎的活動舉辦場地。

社區建設

我們定期邀請非政府機構與房委會屋邨合辦社區建設活動，關懷與支援不同年齡的居民之餘，更促進睦鄰精神，加強對屋邨的歸屬感。本年度舉辦的活動包括嘉年華、表演、工作坊和健康推廣計劃等。

房委會也與其他政府部門合作，舉辦社區活動，例如與衛生署合辦「我好『叻』」社區健康推廣計劃，鼓勵居民擁抱健康生活，以及與消防處合作，在屋邨舉行多項消防安全活動／講座。2024/25年度約520項合辦活動在房委會屋邨內舉行，為社區增添活力、關愛與凝聚力。

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.



「愛老、愛動、愛銀灣」鼓勵長者融入社區
"Moving with Love in Ngan Wan" encourages elderly integration into the community

「家在石排灣·跨代共融」探訪活動推廣跨代共融
The "Living in Shek Pai Wan, Visiting the Elderly" activity promotes inter-generation harmony



南區鴨洲邨舉行植樹日
A Tree Planting Day held at Ap Lei Chau Estate in Southern District



皇后山邨「我們的家」壁畫
A wall painting "Our Home" at Queens Hill Estate

公屋居民可透過「房署資訊通」隨時繳付租金
PRH tenants can instantly settle their rent payments
using the iHousing mobile app



電子服務

「房署資訊通」流動應用程式

這個應用程式具備許多實用功能，其中一項是讓公屋租戶和停車場月租泊車位使用者隨時隨地繳付租金和月費。用戶也可透過應用程式接收屋邨管理的重要訊息和房委會的電子資訊。此外，駕駛人士可利用應用程式申請月租泊車位。

這個應用程式增設「智慧屋邨管理」介面，提供更多線上服務，例如租戶可透過「房署新居智入伙」呈報需執修項目、登記「全方位維修計劃」、提交「預約家居勘察」要求、填寫「屋邨意見調查」、「查閱扣分記錄」、使用「電子服務」遞交各項申請表等。

電子繳費服務

房委會現已接受「轉數快」電子繳費方式，讓公屋租戶可隨時使用「房署資訊通」流動應用程式轉帳，即時繳付租金。自2024年9月起，租戶也可在屋邨繳費處掃描「轉數快流動收款裝置」上的實時二維碼，繳付租金及維修費等其他費用。此外，租戶可使用「房署繳費通」電子繳費卡，於7-Eleven、OK和VanGO便利店及U購超級市場共逾1 400個繳費點繳交租金。

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.

電子告示板

房委會已於所有公共屋邨的升降機大堂裝設電子告示板共逾1 400個，以加強與公屋住戶溝通，提高屋邨管理質素。電子告示板可放映宣傳片、通告、海報等，與居民分享由屋邨辦事處、房委會或政府發放的資訊和信息。其他優點包括減少紙本宣傳物品；適時更新資料，提高效率。

清潔及防治鼠患

2024/25年度，所有公共屋邨均進行清潔及防治鼠患工作，包括恆常的「歲晚清潔大行動」和分兩個階段的滅鼠行動，以配合政府積極推行滅鼠運動。這些工作包括加強日常清潔、處理衛生黑點、加大宣傳力度，以及加強防治蟲鼠措施，務使環境保持清潔宜居。

年內，房屋署與其他持份者在公共屋邨進行超過500次聯合清潔行動，又與其他政府部門採取聯合執法行動。我們已在所有屋邨設立夜間清潔巡查滅鼠小隊，也繼續採用新式防治鼠患的設備和方法，包括T型鼠餌盒、酒精捕鼠器、供夜間巡邏時使用的手提式熱能探測攝像機，以及內置移動感應器的便攜式網絡錄像監察系統，辨識和監察鼠患區域及衛生問題。房屋署將繼續每年揀選80個重點屋邨，推行更密集式的防治鼠患措施及相關的教育工作。

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.

電子告示板現設於所有公屋電梯大堂
E-notice boards have been installed at the lift lobbies of all PRH estates



我們致力保持公共屋邨環境衛生
We work hard to maintain clean and hygienic environments in our PRH estates

我們通過電子問卷收集公屋住戶對清潔和防治鼠患工作的意見，住戶只須掃描二維碼或點擊超連結，便可填交網上問卷，方便快捷。此外，住戶也可填寫紙本問卷，填妥後投入住宅大廈電梯大堂的意見箱。

隨着2024年通過《野生動物保護（修訂）條例草案》，由2024年9月1日起，房屋署獲授權人員已獲賦予權力，對非法餵飼野生動物及野鴿的行為發出定額罰款通知書。年內，我們與漁農自然護理署和食物環境衛生署合作，針對野生動物為患或野鴿聚集的「黑點」，到屋邨進行跨部門聯合執法行動。

智慧屋邨管理

屋邨試驗計劃

房委會響應政府銳意把香港構建為智慧城市的願景，持續推行智慧屋邨管理措施，並選定十個公共屋邨分階段試行創新科技，測試不同技術如何輔助屋邨日常管理，以提升服務質素。獲選為試點的屋邨為油塘邨、石排灣邨、洪福邨、水泉澳邨、朗善邨、欣田邨、海盈邨、東匯邨、富蝶邨和皇后山邨。

顯發邨的智能卡門禁系統

房委會已在顯發邨採用智能卡門禁系統；自2024年9月底首批居民入伙以來，用戶反應良好。我們將檢視此項目的成效、系統的技術應用和居民的意見，並繼續與相關政府部門和組織討論在該系統應用其他創新科技的可行性。



我們致力保持公共屋邨環境衛生
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.



智能卡門禁系統令居民出入更安全快捷
The Access Control System offers safe and convenient access for residents



上水清濤商場
Ching Tao Shopping Centre, Sheung Shui

零售及商業樓宇

多元化和均衡的行業組合

房委會定期檢視零售設施的行業組合，確保各零售處所都提供多元均衡的商品和服務滿足當地社區所需，而轄下零售設施也運用得宜。我們繼續採取靈活的市場推廣和租賃策略，以配合市場趨勢。在清濤商場和富蝶商場等新建零售設施，早於其落成前，我們已制訂策略性的租賃計劃，確保行業組合適切，能照顧居民入伙後的基本需要。

由於零售市場疲弱和消費模式轉變，例如網上購物日益增加，以及市民在內地消費，房委會商業設施的整體空置率於2024年年中為4.1%。隨着我們實施靈活及全方位的租賃策略，空置率逐步回落，至2025年3月已降至3.28%；相對於私人市場年內約6%至8%的整體空置率，房委會商業設施的租賃情況尚算理想。事實上，房委會轄下多個商場的出租率幾近百分百，包括晴朗商場、滿樂坊、迎東商場和屏欣商場。這些零售設施涵蓋各式各樣的商戶，為居民和顧客提供多元化的購物和服務選擇。

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.

「共築・創業家」計劃

為鼓勵和支持青年實踐創業夢想，房委會今年推出全新「共築・創業家」計劃，在旗下商場提供商舖，免租予35歲或以下參加者試行其創業方案。該計劃2024年8月截止報名時，收到申請共約180份。

經遴選後，17隊有志創業者入圍。房委會為他們提供位於不同地區的商場約十個商舖，豁免租金。如參加者的業務獲取利潤，房委會收取其淨利潤的兩成，投入於計劃，支持其持續發展。

「共築・創業家」計劃除協助年輕創業者開創事業外，也為社區注入新的活力和生氣，為居民帶來更豐富的購物體驗。房委會積極鼓勵私營商場及商界伙伴響應加入計劃，給予有意創業的青年人更多機會一展所長。

“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.

商界參與計劃經驗分享會

An experience sharing session with the commercial sector



水泉澳廣場的畫廊銷售以社區為靈感的原創商品

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



「創業家KEY Day」活動在大本型舉行

The Start-Up KEY Day event at Domain



位於大本型的時裝店

A chic fashion store at Domain

「型」聚・夢想舞台總決賽得獎者
Winners of the Dream on Stage Finals



奧運期間舉辦為香港運動員打氣的活動

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



樂悠夢時裝表演
An elderly fashion show



室內無人機光影匯演
An indoor drone light show

精彩活動

為提高轄下商場的吸引力，房委會舉辦多項以年輕人、年輕家庭和心態年輕的人士為對象的活動和節目。以2024年國慶日為例，房委會在「大本型」舉辦「國慶75周年@大本型」特別活動，歡賀中華人民共和國成立75周年。當天活動以「夢想」為主題，內容包括弦樂表演、「型」聚・夢想舞台總決賽、樂悠夢時裝表演和室內無人機光影匯演。此外，房委會與本地電視台合作，在「大本型」舉辦觀看奧運賽事的活動，為香港運動員打氣。這類在房委會商場舉辦的精彩活動形式多樣，帶旺商場人流，提高零售店鋪的營業額。

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.

零售和停車場設施的資產優化

房委會推行五年向前推展資產優化計劃，物色別具潛力的資產（如商業、零售和停車場設施），進行優化工程，以提升價值。優化工程一般包括大型改善工程、重訂商場的行業組合、增設商舖，或把設施改作新用途。

2024/25 年度，彩德邨及和田邨已納入資產優化計劃，現正研究如何優化其零售設施。同時，牛頭角上邨、美田商場和東匯邨的改善工程已經完成，令商場的行業組合更豐富，而邨內提供的商品和服務種類也更多元化。我們也着手改善水邊圍邨、彩雲（二）邨、石蔭東邨、龍蟠苑、長沙灣邨等多個現有公共屋邨和屋苑的零售設施。

電動車輛充電設施

房委會至今已在轄下約 140 個停車場合共約 3 810 個私家車泊車位安裝電動車輛充電器。因應政府就電動車輛所訂的長遠政策目標和電動車輛使用者數目急增，我們已於 2024 年為約 3 000 個私家車泊車位增設中速充電設施。

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.



牛頭角上邨新增的商舖
A new shop added to Upper Ngau Tau Kok Estate

啟德啟欣苑的電動車中速充電器
Medium chargers for EVs at Kai Yan Court in Kai Tak



關顧公屋長者 Caring for our Elderly Residents



粉嶺皇后山邨
Queens Hill Estate, Fanling

公屋長者約佔整體公屋人口三分之一，因此對我們來說，關顧公屋長者至為重要。為配合政府的「居家安老」政策，房委會持續推行多項措施，照顧公屋長者的特別需要。我們致力優化住屋安排、改良房屋設計、改善屋邨設施和應用新科技，務求為長者提供愜意的居住環境，全面提升長者的幸福感。

與非政府機構合作籌辦活動

房委會與不同的社會福利機構緊密合作，為長者安排活動，並鼓勵他們參與義工服務。這些活動旨在讓不同年齡層的長者發揮才能，加強與社區的聯繫，促進身心健康。

舉例來說，我們支持某非政府機構在將軍澳區內兩個公共屋邨，舉辦以長者健康為題的活動，包括專題活動、講座和健康檢查；既讓該機構的註冊護士、藥劑師、社工和義工有機會接觸並認

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



房委會注重長者居民的需要
HA addresses the needs of its elderly residents



九龍城啟晴邨
Kai Ching Estate, Kowloon City

識長者，與他們建立互信，也有助長者了解其健康狀況與相關風險。此外，經房委會協助安排，香港警務處擺設「智蹤計劃」攤位，推動長者使用定位裝置。以上例子突顯房委會全心全意服務屋邨長者，給予他們適切的關懷支援，同時全力推廣「共築・健康」，並建立關愛共融的社區。

我們又鼓勵協作的非政府機構為長者提供外展支援服務，例如送飯、家居維修、清潔、出外就醫接送等。這類義工服務對有特別需要的長者尤為重要，有效協助他們更好融入社區。我們也鼓勵公屋居民參與義工活動，激勵長者，為身邊長者的生活增添姿采。

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.

長者戶全免租金計劃

房委會2019年12月推出「長者寬敞戶全免租金試驗計劃」，及後於2020年12月把計劃恆常化。在這項計劃下，公屋長者戶如選擇遷往面積較小單位，可享終身全免租金，以騰出面積較大的單位，供家庭人數較多的公屋申請人入住。

截至2025年3月底，1 187宗申請已獲批准；另485個長者戶成功調遷至面積合適的公屋單位。

長者緊急警報系統津貼

房委會為合資格長者戶提供一筆過「緊急警報系統津貼」（上限2,500元），用作支付「緊急警報系統」的安裝費用。這類系統對在行動、健康和安全方面有特別需要的長者帶來莫大裨益。津貼的資助範圍更涵蓋具備「緊急警報系統」的流動電話、安裝於智能電話的「緊急警報系統」專用應用程式、具備「緊急警報系統」功能的手錶等相關流動裝置產品。

截至2025年3月底，我們已批出超過25 000宗津貼申請。

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.



「長者緊急警報系統津貼」宣傳單張
Leaflet advertising the EAS Grant for the elderly



長者戶全免租金計劃
Full Rent Exemption Scheme
for Elderly Households



緊急警報系統津貼
EAS Grant

觀塘安泰邨
On Tai Estate, Kwun Tong



選擇入住安老院舍或參加 社會福利署「可攜社會保障計劃」 長者戶的租約安排

為照顧公屋長者選擇入住安老院舍（包括香港及內地安老院舍）或永久返回內地居住的需要，以及善用房屋資源，房委會已作出安排，在參加有關計劃的長者戶退還公屋單位或從公屋租約中刪除戶籍後，向他們發出保證書或恢復戶籍保證書。參加「可攜社會保障計劃」的公屋長者戶向房委會提交回覆的期限原為三個月，自2025年3月起，限期延長至六個月，與入住安老院舍的回覆期限劃一。對於選擇在內地養老的長者，此舉有助紓緩他們適應生活時的擔憂和顧慮。

「富戶政策」獲豁免人士

考慮到接近退休的人士或需依賴積蓄和資產以維持日後的生活，所有家庭成員均為年滿60歲或以上的全長者戶獲豁免於「富戶政策」申報入息及資產。

安裝大門感測器的試行計劃

房委會已在雲漢邨和常樂邨展開試行計劃，協助邨內長者。在單身長者或長者家庭居住的公屋單位大門安裝感測器，方便長者親友了解長者進出居所的情況，可在有需要時向長者提供適切的關懷及支援。

暢通易達洗手間安裝 感測器的試行計劃

房委會已開始在部分暢通易達洗手間內，以試點形式安裝智能監測跌倒系統，偵測跌倒、暈厥或停留過久等情況，遇有緊急情況，可及時提供適當援助。

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.