



迎難而上 增加供應  
Rising to Challenges Increasing Supply

# 迎難而上 增加供應

## Rising to Challenges, Increasing Supply

香港房屋委員會(房委會)本年度年報主題的前半部分是「迎難而上」，或多或少可作為房委會工作歷程的具體寫照。多年來，房委會及前屋宇建設委員會肩負重任，應對挑戰，協助市民解決住屋問題。1953年12月25日石硤尾大火，53 000名災民一夜間頓失家園，亟需棲身之所。為安置數以萬計的災民，政府在1954年興建首批公共房屋，掀開公共房屋發展的歷史一頁。多年來，前屋宇建設委員會及房委會縱然面對不少新挑戰，仍用盡各種方法和資源，竭力滿足市民的住屋需要。

當年石硤尾大火，災情嚴重，數以萬計災民無家可歸。2017/18年度，本港面對的房屋問題雖不及當年嚴峻，但卻更為複雜棘手，難以解決。歸根究柢，問題的癥結在於房屋供應短缺，令住屋開支不斷增加。對於經濟條件較差的市民來說，住屋開支持續上升，安居樂業又談何容易。有見及此，政府已把房屋規劃列為首要之務，並制訂十年房屋策略，目標於2018/19年度至2027/28年度共興建28萬個公營房屋單位(當中20萬個為租住單位、8萬個為出售單位)和18萬個私人單位。

本年度年報主題的後半部分理所當然是「增加供應」。要在十年間設計和興建28萬個公營房屋單位，工作艱巨。房委會負責興建大部分公營房屋單位，任重道遠。面對這個挑戰，房委會借鑑過往經驗，善用資源，悉力以赴，務求不負所託。我們具備豐富的设计和規劃經驗，配合先進科技，運用高效而可持續發展的建造技術和管理策略，加上盡心盡力的團隊，迎難而上，增加房屋供應，為下一代建設更美好的香港。

*Rising to Challenges*, the first half of this year's theme for the Hong Kong Housing Authority (HA) Annual Report, is partly a reminder of the HA's track record. Over the years, some of the most important work of the HA and its predecessor has involved responding to major housing challenges. Indeed, public housing was first developed in 1954 in direct response to the massive Shek Kip Mei fire on 25 December 1953, which left 53 000 people homeless overnight and in desperate need of shelter. As new challenges have arisen over the years since then, the former and current HA have used all the means and resources at their disposal to meet these challenges and cater effectively to Hong Kong's unique housing needs.

Hong Kong's housing challenges in 2017/18 are not as dramatic as the large-scale homelessness caused by the Shek Kip Mei fire, but they are more complex and harder to fix. At their heart is a shortfall in housing supply, resulting in constant increases in the cost of housing in Hong Kong. For the less well-off in our society, the upward trend in the cost of housing is a major barrier to their aspirations for living a decent life. The Government has flagged housing as a priority in its planning, and its total public housing supply target for the 10-year period from 2018/19 to 2027/28 is 280 000 public flats – 200 000 for rent and 80 000 for sale – along with 180 000 private homes.

Hence the second part of this year's theme is *Increasing Supply*. Designing and building 280 000 public flats in 10 years is a massive undertaking, and the HA is shouldering the responsibility for a large percentage of those public flats. To meet this challenge, the HA is bringing all its experience, means and resources to bear. Its rich local design and planning abilities, its advanced technology, its efficient and sustainable construction techniques and management strategies, and its dedicated and committed personnel – all these are combining to rise to the challenge of increasing supply, in the service of a better Hong Kong for the future.

## 願景 Vision

為有住屋需要的低收入家庭提供可以負擔的租住房屋，並透過推出資助出售單位協助中低收入家庭自置居所。

To provide affordable rental housing to low-income families with housing needs, and to help low to middle-income families gain access to subsidised home ownership.

## 基本信念 Core Values

- 關懷為本
- Caring
- 顧客為本
- Customer-focused
- 創新為本
- Creative
- 盡心為本
- Committed

## 工作目標 Mission

- 以積極進取、體恤關懷的態度，提供市民能力可以負擔的優質房屋，包括優良的管理、妥善的保養維修，以及其他房屋相關服務，以切合顧客的需要。
- 致力締造長者宜居及無障礙的屋邨環境，照顧不同年齡及身體能力的居民的需要。
- 本着開明的態度、公允持平的立場，提供服務及房屋資助，確保公共資源得到合理的運用，符合成本效益。
- 繼續建立能幹盡責、講求效率的工作隊伍。
- To provide affordable quality housing, management, maintenance and other housing related services to meet the needs of our customers in a proactive and caring manner.
- To provide an age-friendly and barrier-free estate environment to address the needs of residents of different ages and physical ability.
- To ensure cost-effective and rational use of public resources in service delivery and allocation of housing assistance in an open and equitable manner.
- To maintain a competent, dedicated and performance-oriented team.

# 香港房屋委員會

## The Hong Kong Housing Authority

香港房屋委員會(房委會)是於1973年4月根據《房屋條例》成立的法定機構，負責制定和推行公營房屋計劃，以期達至政府的政策目標，為不能負擔私人樓宇的低收入家庭解決住屋需要。

房委會負責規劃、興建、管理和維修保養各類公共租住房屋，包括出租公屋、中轉房屋和臨時收容中心；另負責興建和推售居者有其屋計劃單位和綠表置居計劃單位；又推行白表居屋第二市場計劃。此外，房委會擁有和經營一些分層工廠大廈、附屬商業設施和其他非住宅設施。

截至2018年3月，房委會成員包括4名官方委員和27名非官方委員，全部由行政長官委任。運輸及房屋局局長獲委任為房委會主席，房委會副主席則由房屋署署長擔任。

房委會轄下設有六個常務小組委員會，並按需要設立附屬小組委員會和專責小組委員會，負責制定和實施不同範疇的政策，並監督推行情況。房屋署是房委會的執行機構。運輸及房屋局常任秘書長(房屋)同時兼任房屋署署長一職。

The Hong Kong Housing Authority (HA) is a statutory body established in April 1973 under the Housing Ordinance. It develops and implements a public housing programme which seeks to achieve the Government's policy objective of meeting the housing needs of low-income families that cannot afford private accommodation.

The HA plans, builds, manages and maintains different types of public housing, including rental housing, interim housing and transit centres. We also build and arrange sale of Home Ownership Scheme flats and Green Form Subsidised Home Ownership Scheme flats, and carry out the White Form Secondary Market Scheme. In addition, we own and operate a number of flatted factories and ancillary commercial and other non-domestic facilities.

As at March 2018, the HA has 4 official members and 27 non-official members. Appointments are made by the Chief Executive. The Secretary for Transport and Housing was appointed Chairman of the HA. The Director of Housing serves as the Vice-Chairman.

Six standing committees have been formed under the HA to formulate, administer and oversee policies in specified areas. Sub-Committees and ad hoc committees are also formed on a need basis. The Housing Department acts as the HA's executive arm and is headed by the Permanent Secretary for Transport and Housing (Housing), who also assumes the office of Director of Housing.



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# 2017/18 年度大事紀要 Major Developments

出售居者有其屋計劃單位2017  
Sale of Home Ownership Scheme Flats 2017



## 2017.06

香港房屋委員會(房委會)資助房屋小組委員會主席黃遠輝(左)主持「出售居者有其屋計劃(居屋)單位2017」的攪珠儀式。該期居屋計劃推售三個新發展項目，合共提供2 057個單位。

Ballots were drawn for the Sale of Home Ownership Scheme (HOS) Flats 2017, under which 2 057 flats from three new HOS developments were put up for sale. The Chairman of the Subsidised Housing Committee (SHC) of the Hong Kong Housing Authority (HA), Mr Stanley Wong (left), officiated at the ballot-drawing.

## 2017.07

陳帆以運輸及房屋局局長身分出任房委會主席。

Mr Frank Chan assumed the chairmanship of the HA in his capacity as Secretary for Transport and Housing.

## 2017.08

就美東邨(見圖，前排)兩幢大廈和白田邨四幢大廈的重建計劃，資助房屋小組委員會和商業樓宇小組委員會通過對受清拆影響的住戶和商戶的遷置安排。

The SHC and the Commercial Properties Committee approved the arrangements for rehousing the domestic and commercial tenants affected by the clearance of two blocks at Mei Tung Estate (see photo, front) and four blocks at Pak Tin Estate for redevelopment.



## 2017.11

資助房屋小組委員會考慮有關「擴展居屋第二市場至白表買家的臨時計劃」的檢討結果後，通過把臨時計劃恆常化，稱為「白表居屋第二市場計劃」(「白居二」)。圖為「白居二」的其中一個屋苑采頤花園。

After considering the review of the Interim Scheme to Extend the HOS Secondary Market to White Form (WF) Buyers, the SHC endorsed the proposal to regularise it to become the White Form Secondary Market Scheme (WSM). Picture shows Rhythm Garden, one of the WSM courts.



## 2017.12

房委會推出首個專為公屋租戶而設的流動應用程式 — 「房署資訊通」。應用程式具備多項功能，分階段推出，首階段提供查詢和繳交租金服務。

The HA launched its first mobile application for public rental housing (PRH) tenants, the iHousing app. Functions to be introduced in phases, the first phase of the app covered rent enquiry and payment services.



## 2018.02

資助房屋小組委員會通過「出售居屋單位2018」白表申請者的入息和資產限額，以及單位的平均售價和銷售安排。有關入息和資產限額亦適用於「白居二」的申請者。此外，資助房屋小組委員會通過多項措施，改善「富戶政策」的實施安排。

The SHC approved the income and asset limits for WF applicants, as well as the average selling prices and sales arrangements for the Sale of HOS Flats 2018. The income and asset limits will also apply to WSM applicants. The SHC also endorsed measures to further enhance the arrangements for implementing the "Well-off Tenants Policies".

## 2018.01

資助房屋小組委員會考慮有關「綠表置居計劃」(「綠置居」) 先導項目的檢討結果後，通過把「綠置居」恆常化的建議。

Having considered the review of the Green Form Subsidised Home Ownership Scheme (GSH) pilot project, the SHC endorsed the proposal to regularise the scheme.

## 2018.03

資助房屋小組委員會通過2018/19年度公屋申請者的入息和資產限額，與2017/18年度比較，分別平均增加2.6%和1.6%。

The SHC endorsed the income and asset limits for PRH applicants for 2018/19. These limits represent an average increase of 2.6% and 1.6% respectively over those for 2017/18.



## 2018.03

「出售居屋單位2018」及「白居二2018」於3月底開始接受認購申請，至4月中截止。

Applications for the purchase of flats under the Sale of HOS Flats 2018 and WSM 2018 began at the end of March and ran through to mid-April.

# 主席的話



## 「迎難而上 增加供應」

現謹呈上2017/18年度香港房屋委員會(房委會)年報，闡述房委會過去一年落實的多項工作和措施。一如既往，我們致力為市民提供可負擔的優質居所，包括妥善的管理、維修保養和其他與房屋相關的服務，以切合市民所需。本年度年報的主題是「迎難而上 增加供應」，正正反映市民和各界極為關注如何增加本港房屋供應的討論。我希望藉此機會，扼述房委會採取的種種措施，積極增建房屋。

房委會是香港規模最大的房屋供應機構之一，為基層市民和低收入家庭提供安居之所。正因如此，房委會自然是房屋議題的討論焦點。目前，全港約有200萬人居於公共租住房屋(公屋)，佔總人口的28%，另有數以十萬計的家庭輪候公屋。我們既要照顧輪候公屋多時的家庭，滿足他們的住屋需要，同時又要為居住環境惡劣的市民提供協助，實在任重道遠。

與此同時，我們繼續推行各項資助房屋計劃，例如居者有其屋計劃、恆常化的綠表置居計劃、白表居屋第二市場計劃等，以幫助有能力的家庭自置居所。我們必須迎難而上，竭力增加房屋供應。

香港土地供應非常短缺，要覓地發展新公營房屋項目，談何容易；短期內要增建房屋，更是困難重重。此外，要覓得合適的建屋用地，殊非易事，既要得到各有關部門批核，又要爭取地區人士支持，往往需時多年，方可成事。2017/18年度，新落成公營房屋單位約有13 700個，包括公屋單位和資助出售單位。為達到長遠的建屋目標，我們定當竭盡所能，繼續物色合適的用地，興建公營房屋。

為增加公營房屋供應，我們必須繼續努力，積極研究如何善用已覓得的土地和現有的公營房屋用地，務求地盡其用。香港山多地少，要覓地建屋，極具挑戰。不過，房委會採用「順應自然」的設計原則，因地制宜，克服地形或地勢的限制，做到地盡其用。以年報內文專題介紹的水泉澳邨為例，這個新落成的高密度發展項目，就是採用了「順應自然」的設計原則而建，現時約有居民三萬人。



我們也致力精簡實際的建造流程，加快完成所需的施工程序，同時兼顧品質和安全，績效並重。舉例來說，年內我們改良「發展及建築工地流動系統」，稍後更會擴大系統的應用範圍，承建商利用系統的應用程式，可執行多項必要工作，較以往快捷方便。年報內文專題介紹「建築信息模擬技術」，特別提到即使施工期間遇到始料不及的問題，借助這項嶄新技術，可縮短延誤時間，令房委會的項目可如期竣工，甚至提早完成。

房委會一直竭盡全力增加公屋供應，但仍供不應求，因此有必要同步檢視如何善用公屋資源，確保珍貴的資源用得其所，集中分配給住屋需要較為迫切的人士。過去一年，我們修訂了「富戶政策」，並延長負責調查濫用公屋個案的特別小組的運作期至2020/21年度。

房委會一直努力不懈，認真落實各個範疇的工作，務求做到「迎難而上 增加供應」。由於篇幅所限，所以只能在此略述一二；然而，要達到政府的長遠房屋供應目標，我們還須加倍努力，銳意求進。來年，我們定當悉力以赴，在規劃、建築和管理三個層面，提升效率和生產力，並採用先進高效的技術、嶄新的設計原則和物料，以及推陳出新的行政措施，精益求精。此外，我們着力處理其他多個重要範疇的工作，例如監督和支援承辦商，促進公共屋邨社區和諧共融；不論新舊樓宇，盡量採用「暢通易達」和「可持續發展」的設計原則。只要我們盡心盡力，發揮專業實幹的精神，定能取得成果。房委會將貫徹「關懷為本」的機構文化，大量投放資源，支援員工，加強培訓。

過去一年，房委會全體委員貢獻良多，功不可沒，謹此衷心致謝。我想特別讚揚已卸任的委員，他們表現卓越，有目共睹。我亦熱烈歡迎新加入的委員，他們樂於服務，熱誠可嘉。此外，我要特別感謝房委會轄下各小組委員會及附屬小組委員會的主席，他們領導有方，居功至偉。

#### 卸任委員：

陳漢雲教授  
王永祥先生  
馮婉眉女士  
林雲峯教授  
孔令成先生  
蔡惠琴女士  
張洪秀美女士  
莫家麟先生  
伍美琴教授  
孫淑貞女士  
方志恒博士

#### 新任委員：

陳志球博士  
陳旭明先生  
黃碧如女士  
陳正思女士  
歐楚筠女士  
陳浩庭先生  
范凱傑先生  
霍天瑋先生  
林曼雅女士  
劉夢霞女士  
孫耀達先生  
王家揚先生  
余雅芳女士  
林曉雅女士  
李榮豐先生

#### 房委會轄下各小組委員會及附屬小組委員會主席：

林雲峯教授(建築小組委員會)  
許美嫦女士(商業樓宇小組委員會)  
陳家樂教授(財務小組委員會及資金管理附屬小組委員會)  
黃遠輝先生(資助房屋小組委員會)  
張達棠先生(投標小組委員會)  
王永祥先生(審計附屬小組委員會)

最後，我衷心感激房屋署(房委會執行部門)的管職人員，他們竭誠用心，克盡己職，落實房委會的政策，貫徹房委會的機構目標，為市民提供優質服務。我期望日後房屋署人員繼續攜手並肩，全力支持房委會的工作。



主席  
陳帆

# Chairman's Message



## “Rising to Challenges Increasing Supply”

I am pleased to present the Annual Report of the Hong Kong Housing Authority (HA) for 2017/18 which aims to provide an overview of the HA's initiatives and measures in the past year to advance our work in providing affordable quality housing, management, maintenance and other housing related services to meet the needs of our community. Our theme this year is *Rising to Challenges, Increasing Supply* – a theme which reflects the high level of public concern that has been drawn to the debate on how best Hong Kong's housing supply can be increased. I would like to take this opportunity to summarise the initiatives which the HA has been pursuing in the drive to enlarge our housing pool.

The HA is central to this debate because we are not only one of the largest housing suppliers in Hong Kong, but also we supply housing to the grassroots and low-income families. Currently, around two million people, or 28% of the entire population of Hong Kong, live in HA's public rental housing (PRH) units, and hundred thousands of households are queuing up for a PRH unit. We therefore have an indispensable role to take care of the housing needs of families that have long been on the waiting list for PRH and to help those residents in poor living conditions. In the meantime, we continue to support those households who are ready to embark on home ownership through different subsidised housing schemes, including the Home Ownership Scheme, the regularised Green Form Subsidised Home Ownership Scheme and White Form Secondary Market Scheme. Against such backdrop, it is imperative that we rise to the challenge and step up our efforts in increasing the housing supply.

The task is indeed a daunting one as the shortage of land supply is severe in Hong Kong, not to mention developable land for constructing new public housing projects. Furthermore, the process of acquiring suitable sites, obtaining all the required approvals from the authorities, and enlisting local support may take years to complete. In 2017/18, we completed the construction of around 13 700 new public housing flats, made up of both PRH and subsidised sale flats. We will strive to identify suitable sites for public housing development to meet the long term housing targets.

We will continue to proactively examine how we can better utilise identified and existing public housing sites to increase the supply for public housing. In the past, our search for land was constrained by the difficulties posed by Hong Kong's hilly terrain. However, the HA's adoption of "passive design" principles has shed new light on maximising the potential of sites with challenging terrain. An example of applying the passive design principles in shaping the development of the new high-density Shui Chuen O Estate – which is housing around 30 000 people – is laid out in one of our feature stories in this report.

We have also been working hard to streamline our actual construction workflow for speedier completion of the necessary procedures while ensuring quality and safety. For example, having worked on enhancing our Development and Construction Site Mobile System (DCSMS) over the year, we are going to roll out extension which will enable our contractors to use the DCSMS app to perform various essential functions more efficiently than ever before. Our feature story on the use of Building Information Modelling (BIM) also highlights the application of latest technology to reduce unforeseen delays and better ensure the delivery of HA's projects on, or even ahead of, schedule.

Since the demand for PRH far exceeds supply, while the best efforts have all along been made to increase PRH supply, the HA should at the same time examine ways to better utilise PRH resources to ensure that such resources would be focused towards allocating to those with more pressing housing needs. In the past year, we revised the "Well-off Tenants Policies" and extended the deployment of the Special Team, which was set up to investigate cases of tenancy abuse, to 2020/21.

I have only been able to touch on a few areas in which the HA has worked towards achieving the goal of *Rising to Challenges, Increasing Supply*. There is much being done to meet the Government's long-term housing supply target. In the year ahead, we will continue with our best endeavours to enhance our efficiency and productivity at the levels of planning, construction and management, and will adopt innovative and effective technologies, design principles, materials and administrative practices to do so. We will also focus on many other important aspects of our work, for example, overseeing and supporting our contractors, fostering community harmony in our PRH estates, and seeking to apply principles of accessibility and sustainability across all our developments, old and new. This would not have been made possible without the commitment and expertise from our staff. The HA will therefore continue to cultivate a caring corporate culture and devote considerable resources to staff support and training.

To conclude, I would like to record my sincere gratitude to the HA Members for their contribution over the past year. I also wish to pay special recognition to those HA Members who have retired in the past year upon completion of their remarkable service, and welcome those who have newly joined the HA. Special thanks also go to the Chairpersons of the various HA Committees and Sub-Committees.

**Retired members:**

Prof Edwin Chan Hon-wan  
Mr Winfield Wong Wing-cheung  
Miss Anita Fung Yuen-mei  
Prof Bernard Vincent Lim Wan-fung  
Mr Leo Kung Lin-cheng  
Ms Virginia Choi Wai-kam  
Mrs Cheung Ang Siew-mei  
Mr Francis Mok Gar-lon  
Prof Ng Mee-kam  
Ms Susanna Shen Shuk-ching  
Dr Brian Fong Chi-hang

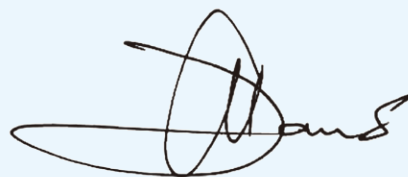
**New members:**

Dr Johnnie Casire Chan Chi-kau  
Mr Raymond Chan Yuk-ming  
Ms Cleresa Wong Pie-yue  
Ms Cissy Chan Ching-sze  
Ms Au Chor-kwan  
Mr Mac Chan Ho-ting  
Mr Alex Fan Hoi-kit  
Mr Bryan Fok  
Ms Norris Lam Man-ngar  
Ms Lau Mung-ha  
Mr Ted Suen Yiu-tat  
Mr Roland Wong Ka-yeung  
Ms Avon Yue Nga-fong  
Ms Hilda Lam  
Mr Lee Wing-fung

**Chairpersons of HA Committees and Sub-Committees:**

Prof Bernard Vincent Lim Wan-fung (Building Committee)  
Ms Tennesy Hui Mei-sheung (Commercial Properties  
Committee)  
Prof Chan Ka-lok (Finance Committee and Funds  
Management Sub-Committee)  
Mr Stanley Wong Yuen-fai (Subsidised Housing Committee)  
Mr Cheung Tat-tong (Tender Committee)  
Mr Winfield Wong Wing-cheung (Audit Sub-Committee)

Last but not least, I would like to express my appreciation to the management and staff of the Housing Department (HD), the executive arm of the HA. The HD has been dedicatedly carrying out HA policies to achieve corporate goals and deliver quality service to the community. I look forward to their unfailing support in the years ahead.

**Chan Fan, Frank**

Chairman



**業務回顧**  
**Business Review**

# 高瞻遠矚 規劃未來

Strategic Planning for Future Needs

東涌逸東(一)和(二)邨  
Yat Tung (I) and (II) Estates in Tung Chung



香港面對嚴重的房屋問題，過去一年，社會各界廣泛討論有何良方妙策，妥善解決問題；各方意見紛紜，爭辯不休。由此可見，香港房屋委員會（房委會）要全力推展多項公營房屋計劃，以達至政府的十年房屋供應目標，實在困難重重。房委會本年度年報以「迎難而上 增加供應」為主題，正是聚焦於房委會如何想方設法，力求增加公營房屋供應。

房委會肩負重任，為沒有能力負擔私營房屋的市民提供居所，自然要迎難而上，積極應對挑戰。截至2018年3月底，居於房委會公共租住房屋（公屋）單位的市民約200萬人，佔全港人口約28%。此外，房委會繼續通過居者有其屋計劃（居屋）及綠表置居計劃（綠置居）等項目，提供大量資助出售單位，幫助合資格人士踏上自置居所的階梯。

### 香港的長遠房屋目標

過去一年，政府的當務之急是增加房屋供應（包括公營房屋），以扭轉房屋供求失衡的局面。2017年12月，政府公布《長遠房屋策略》2017年周年進度報告，2018/19至2027/28年度十年期的總房屋供應目標為46萬個單位，公私營房屋供應的比例為60：40。

可供興建公營房屋的土地不足，要達到政府的十年房屋供應目標，殊非易事。假設政府已覓得的土地能如期順利推出作建屋之用，可在這個十年期內興建約237 000個公營房屋單位，但與28萬個單位的公營房屋供應目標仍有差距。有見及此，房委會正竭盡所能，盡量善用每幅用地的發展潛力，並加快建屋進度，務求達到公營房屋供應目標。

 本年度逾15 000個公屋單位編配予合資格申請者



房委會訂定逐年推展的五年公營房屋建設計劃，以緊密監察建屋項目的進度。截至2018年3月，房委會估計在2017/18至2021/22年度的五年期內總建屋量約為96 800個單位，包括約73 400個公屋單位和23 400個資助出售單位。有關2017/18年度落成的項目詳情，請參閱本年報的業務回顧第2章。

### 確保公屋編配公平

除了興建公屋單位外，房委會亦嚴格檢視公屋單位的編配情況和核實現有公屋租戶的資格，確保公屋單位編配得宜，讓有需要的人士入住。2017/18年度，我們編配超過15 500個公屋單位予一般申請者（即家庭申請者及長者一人申請者）和配額及計分制下的非長者一人申請者。

公屋需求殷切，大部分申請者（沒有能力租住私人樓宇的低收入家庭或人士）需要輪候一段時間才獲配單位。我們一貫的目標是一般申請者平均約三年可獲首次配屋。截至2018年3月底，一般申請者的平均輪候時間<sup>1</sup>為5.1年，長者一人申請者的平均輪候時間則較短，為2.8年。房委會正竭盡全力，興建更多公屋單位，並且善用現有房屋資源，務求縮短申請者的輪候時間。

由於房屋資源緊絀，一般申請者較非長者一人申請者優先獲配公屋。配額及計分制下非長者一人申請者每年獲配單位的數目受配額所限，配屋優次則按申請者在配額及計分制下所得分數而定，分數取決於申請者的年齡、輪候時間及現時是否與家人同住公屋。平均輪候約三年獲首次配屋的目標並不適用於配額及計分制申請者。

<sup>1</sup> 輪候時間由公屋申請登記日期開始計算，直至首次配屋為止，但不包括申請期間的任何凍結時段（例如申請者尚未符合居港年期規定、正在等待家庭成員來港團聚而要求暫緩申請、在獄中服刑等）。一般申請者的平均輪候時間，是指在過去12個月獲安置入住公屋的一般申請者輪候時間的平均數。

## 租金政策和租金援助

考慮到公屋租戶的財政狀況，政府對公屋租金作出補貼。公屋租金已包括差餉、管理費及維修保養費用。截至2018年3月底，公屋單位的平均月租約為1,880元，各個屋邨的實際月租則介乎346元至4,690元。

房委會實施租金援助計劃，協助暫時有經濟困難而未能繳付租金的租戶。符合資格的租戶可按家庭入息水平獲減租25%或50%。截至2018年3月底，受惠的租戶約17 300戶。年內我們通過房屋資訊台、電台、YouTube影片分享平台、「房署資訊通」流動應用程式、房委會／房屋署網站、海報、單張、《屋邨通訊》等渠道，廣為宣傳這項計劃。此外，我們呼籲非政府機構、區議會及屋邨管理諮詢委員會（邨管諮委會）轉介有需要的租戶，以便屋邨職員協助他們申請租金援助。

## 家庭和諧共融

房委會繼續同時推行一系列「天倫樂」計劃，包括天倫樂優先配屋計劃、天倫樂調遷計劃、天倫樂加戶計劃和天倫樂合戶計劃，加強公屋住戶的家庭凝聚力，建立緊密的家庭支援網絡，以助延伸家庭作出居住安排，讓長者居家安老。

天倫樂優先配屋計劃專為公屋申請者而設，鼓勵年輕家庭與年長父母或受供養的年長親屬同住一個單位，或分別入住兩個就近的單位。合資格的申請較其他家庭申請提早六個月獲得處理。

其他「天倫樂」計劃一律為現時的公屋租戶而設。租戶如有子女或年長父母居於不同區議會分區的公共屋邨，可通過天倫樂調遷計劃，申請遷往其

子女或年長父母現居或附近的屋邨居住。天倫樂加戶計劃容許年長租戶的一名成年子女，連同其家庭成員申請加入戶籍，但須通過「一個家系」的條件（即若戶籍已包括成年子女，便不得加入其他已婚子女；而若戶籍已包括已婚子女，便不得加入其他成年子女），並且全家均通過全面經濟狀況審查及住宅物業權審查。而居於不同公共屋邨的分支家庭，天倫樂合戶計劃允許這些租戶與年長父母、受供養的年長親屬或子女合併戶籍。若資源許可，合併戶可選擇遷往任何一個地區的公屋單位。

2017/18年度，這些計劃的受惠家庭數目如下：

計劃	受惠家庭數目(個)(約數)
天倫樂優先配屋計劃	2 950
天倫樂調遷計劃	420
天倫樂加戶計劃	2 730
天倫樂合戶計劃	60

## 改善居住情況的調遷計劃

為免公屋單位過於擠迫，房委會推出公屋租戶紓緩擠迫調遷計劃和改善居住空間調遷計劃，人均室內樓面面積分別少於5.5平方米和少於7平方米的公屋租戶，可申請調遷到較大的單位。2017/18年度，745戶直接受惠於這兩項計劃。

## 善用公屋資源 打擊濫用公屋

我們必須嚴格核實公屋申請者和現有租戶的資格，以確保讓真正有需要的人士入住公屋。本年度我們逐一核實租戶根據「富戶政策」及其他租約事務管理政策遞交的入息和資產申報資料，個案總數約218 000宗。全面的核實工作既有助釐定個別住戶的合適租金水平，又可確定這些租戶是否符合資格繼續在公屋居住。

- 2 宣傳租金援助計劃的海報
- 3 我們舉辦多項活動，推廣善用公屋資源的信息





市民對公屋的需求與日俱增，妥善管理現有公屋資源至為重要。我們在2017年10月的申報周期開始實施經修訂的「富戶政策」，並推出其他措施，按各類公屋需求的優先次序分配資源。房委會繼續密切監察相關政策的成效，確保公屋資源得以公平分配。

為進一步加大房委會在防止濫用公屋資源方面的力度，特別小組的運作期延長三年，至2020/21年度完結。年內，特別小組調查多宗與住用情況有關的個案，包括租戶丟空單位、分租單位、讓非認可人士佔用單位，以及在單位內進行不法活動的個案。

年內，房委會舉辦各種各樣的宣傳和外展活動，讓市民更清楚認識保護公屋資源的重要。我們在七個公共屋邨舉行巡迴展覽，設立教育攤位，並安排兩個相關的主題宣傳人物（「房護俠」和「濫用戶」）到場，加強居民對打擊濫用公屋的意識，鼓勵舉報濫用公屋的個案。此外，我們繼續在港鐵列車、巴士和專線小巴張貼廣告，在電台頻道、房委會／房屋署網站和房屋資訊台播放聲帶和短片，並在轄下所有屋邨張貼海報和展示相關宣傳物品。我們又派員到12個邨管諮委會進行外展探訪，宣揚打擊濫用公屋的信息，呼籲居民協助杜絕濫用情況。

### 居者有其屋計劃

居屋是房委會推行的資助自置居所安排，旨在協助中低收入家庭自置居所。這項計劃既可讓有經濟能力的公屋租戶購買資助單位自住，又可騰出公屋單位編配予有真正需要的人士。

第三批共2 057個新建居屋單位於2017年10月悉數售出。至於第四批共4 431個新建居屋單位，預計在2018/19至2020/21年度陸續落成，並已在2018年3月底預售。

### 綠表置居計劃

房委會推行綠置居，在興建中的公屋項目選定合適的單位，出售予綠表申請者（主要為公屋租戶和已通過詳細資格審查的公屋申請者）。這些單位的定價較居屋低廉。

位於新蒲崗的綠置居先導項目（即景泰苑）共提供857個單位，2016年10月預售，並於2017年2月全數售出。房委會考慮先導項目的檢討結果後，2018年1月通過把綠置居恆常化；換言之，房委會將繼續推出綠置居單位發售，下一個綠置居項目約在2018年底預售。

### 白表居屋第二市場計劃

房委會在2013年及2015年先後推出兩輪臨時計劃，容許白表買家在居屋第二市場購買未補價的資助出售單位。臨時計劃2017年5月完結，共約4 000名白表買家在居屋第二市場自置居所。房委會考慮臨時計劃的檢討結果後，2017年11月通過將計劃恆常化，並稱為白表居屋第二市場計劃（白居二）。白居二配額為每年2 500個，2018年3月底與「出售居屋單位2018」一併推出。申請者可選擇申請居屋或白居二，或同時申請兩者。

4 馬鞍山的居屋錦豐苑(前排中)



Over the past year, Hong Kong has engaged in wide debate on how best to address its major housing challenges. The intensity of this debate has highlighted just how significant the challenges facing the Hong Kong Housing Authority (HA) are as it presses ahead with various public housing programmes to meet the Government's 10-year housing supply target. Hence the theme of this year's Annual Report – *Rising to Challenges, Increasing Supply* focuses on the many and varied strategies that are being adopted by the HA to help increase the supply of public housing.

It is vital that the HA rises to Hong Kong's housing challenges, because it plays such a significant role in providing housing for those Hong Kong people who are unable to afford housing in the open market. As at the end of March 2018, the HA provided public rental housing (PRH) units to approximately two million people, or around 28% of the entire population of Hong Kong. In addition, the HA continued to provide a large number of subsidised sale flats to help eligible buyers get a foot onto the home ownership ladder, such as those offered under the Home Ownership Scheme (HOS) and the Green Form Subsidised Home Ownership Scheme (GSH).

### Long-term Housing Goals for Hong Kong

Increasing the supply of housing, including public housing, has been an urgent priority of the Government over the past year as it attempts to address the imbalance between supply and demand. In December 2017, the Government announced under its Long Term Housing Strategy Annual Progress Report 2017 that its total housing supply target for the 10-year period from 2018/19 to 2027/28 is 460 000 units, with a public/private split of 60:40.

A shortage of land available for building public housing has made the Government's 10-year target a challenging one. The Government has identified land that, assuming it can be smoothly delivered on time for housing development, would enable the construction of around 237 000 public housing units within this period, falling short of the public housing supply target of 280 000 units. On its part, the HA is doing all it can to optimise the development potential of each site identified, while also expediting public housing construction as far as practicable in order to meet the Government's public housing supply target.

The HA is closely monitoring the progress of its housing construction projects under its rolling five-year Public Housing Construction Programme. As at March 2018, the HA estimated that it could build a total of around 96 800 units in the five-year period from 2017/18 to 2021/22, made up of around 73 400 PRH units and 23 400 subsidised sale flats. Details of the projects completed in 2017/18 can be found in Chapter 2 of Business Review of this report.

### Ensuring Fair Allocation of PRH Units

Apart from building PRH units, the HA optimises their availability for those in need by rigorously checking its flat allocations and the PRH eligibility of existing residents. In 2017/18 we allocated over 15 500 PRH units to general applicants (i.e. family and elderly one-person applicants) and to non-elderly one-person applicants under the Quota and Points System (QPS).

 The newly completed Lin Tsui Estate (centre front) and other public housing developments in Chai Wan



High demand for PRH means that most applicants, who are low-income families or individuals unable to afford private rental accommodation, have to wait for some time before they receive a PRH flat offer. Our longstanding target has been to provide the first flat offer to general applicants after around three years on average. As at the end of March 2018, the average waiting time<sup>1</sup> for general applicants stood at 5.1 years. Elderly one-person applicants enjoyed a shorter average waiting time of 2.8 years. The HA is devoting its best efforts to build more new PRH units and better utilise its existing housing resources in order to shorten the waiting time for applicants.

Due to limited housing resources, general applicants take priority over non-elderly one-person applicants in the allocation of PRH units. An annual quota limits the number of PRH units available for non-elderly one-person applicants under QPS, and priority under this quota is determined by a points system that awards points based on an applicant's age, waiting time, and whether he or she is currently living in PRH with family members. The target of providing the first flat offer at around three years on average does not apply to QPS applicants.

2 Staff helping applicants to apply for PRH

3 Information on Rent Assistance Scheme is available on our HA/HD Website



## Rent Policies and Rent Assistance

PRH rents are subsidised to cater for the financial status of PRH tenants, and are inclusive of rates, management fees, and maintenance costs. At the end of March 2018, the average monthly rent for a PRH unit was approximately \$1,880, with the actual rents charged in different estates across Hong Kong ranging from \$346 to \$4,690 per month.

Tenants experiencing temporary financial difficulties and who have trouble paying their rent have access to the HA's Rent Assistance Scheme. This scheme delivers a rent reduction of 25% or 50% for eligible tenants, depending on their household income level. As at the end of March 2018, around 17 300 households were being assisted through this scheme. In 2017/18, the scheme was widely advertised on Housing Channel broadcasts and the radio, via YouTube, the iHousing app and our HA / Housing Department (HD) Website, and in posters, leaflets and *Estate Newsletters*. We also encouraged non-governmental organisations, local District Councils and Estate Management Advisory Committees (EMACs) to refer households in need to our estate officers for assistance under this scheme.

## Harmonious Families

The HA continues to operate a number of parallel schemes to foster family cohesion and build strong family support networks within our PRH communities, and to support extended family living arrangements and “ageing in place”. These schemes are grouped together under the umbrella of “Harmonious Families” which include the Harmonious Families Priority Scheme, the Harmonious Families Transfer Scheme, the Harmonious Families Addition Scheme, and the Harmonious Families Amalgamation Scheme.

The screenshot shows the Hong Kong Housing Authority website. The main content area is titled "Rent Assistance Scheme". It explains that the RAS aims to provide relief in the form of rent (Note 1) reductions to public rental housing (PRH) tenants (Note 2) who are facing temporary financial hardship. Eligible applicants will be granted either 25% or 50% rent reduction, starting from 1 September 2016, the year of rent reduction granted will be extended from 1 year to 2 years.

To be eligible for the RAS, one has to fulfil the following requirements:

- Regarding household income for:
  - Non-elderly households (eligible for a 50% rent reduction)
    - The household income is below 50% of the respective Income Limit for PRH; or
    - The rent-to-income ratio (RIR) exceeds 25%; or
    - The household income is between 50% and 70% of the respective Income Limit for PRH and the RIR exceeds 15%.
  - Non-elderly households (eligible for 25% rent reduction)
    - The household income is below 70% but not lower than 50% of the respective Income Limit for PRH; or

<sup>1</sup> Waiting time refers to the time between registration for PRH and first flat offer, excluding any frozen periods during the application period (e.g. periods when an applicant has not yet fulfilled the residence requirement, has asked to have his/her application placed on hold pending the arrival of family members for family reunion, is imprisoned, and similar situations). The average waiting time for general applicants refers to the average waiting time of general applicants housed in PRH in the past 12 months.

The Harmonious Families Priority Scheme is specifically designed for PRH applicants, by encouraging young families and their elderly parents or elderly dependent relatives to opt to live together in the same flat, or separately in two nearby flats. Eligible applicants enjoy a six-month period of priority processing over applications submitted by other families.

The other Harmonious Families schemes are all for sitting PRH tenants. The Harmonious Families Transfer Scheme is for tenants who have children or elderly parents living in a PRH estate situated in a different District Council district. These tenants can apply for transfer to the estate where their children or elderly parents are living, or to one nearby. The Harmonious Families Addition Scheme allows elderly PRH tenants to add one of their adult offspring, together with his or her family members, to the tenancy. This is subject to the family rule of “one-line continuation” (i.e. neither addition of a branch family when there is already an adult offspring in the tenancy nor addition of an adult offspring when there is already a branch family in the tenancy will be allowed), as well as to the requirement that the whole family passes a comprehensive means test and domestic property test. Where different branches of a family live in different PRH estates, the Harmonious Families Amalgamation Scheme allows a PRH tenant to apply for amalgamation of tenancies with their elderly parents or elderly dependent relatives or offspring. Subject to the availability of resources, the amalgamated family can move to a PRH unit in any district of their choice.



In 2017/18, the number of households benefiting from these schemes was listed below:

Scheme	Number of households benefiting (approximate)
Priority Scheme	2 950
Transfer Scheme	420
Addition Scheme	2 730
Amalgamation Scheme	60

### Transfer Schemes for Better Living Conditions

To avoid overcrowding, the Territory-wide Overcrowding Relief Exercise and the Living Space Improvement Transfer Scheme allow PRH tenants living in flats with less than 5.5 and 7 square metres of Internal Floor Area (IFA) per person to apply for relocation to larger accommodation respectively. In 2017/18, 745 households benefited directly from the two schemes.

### Optimising PRH Resources – Curbing Tenancy Abuse

Making PRH available to those in genuine need requires rigorous checking of the eligibility of those who apply for and occupy our existing PRH stock. In 2017/18, we checked all income and asset declarations received under the Well-off Tenants Policies and various other tenancy management policies for accuracy, a total of approximately 218 000 individual cases. Such comprehensive checking was necessary both to determine the correct rent levels to be charged for individual households, and to confirm the eligibility of these tenants to continue occupying a subsidised PRH unit.

Managing our existing PRH resources well is increasingly vital as demand for PRH grows. Revisions to the Well-off Tenants Policies were implemented from the declaration cycle beginning in October 2017, along with other measures addressing priorities of demand for PRH, and the HA will continue to monitor the relevant policies closely to ensure our PRH resources are allocated fairly.

4 The transfer schemes allow tenants to apply for relocation to larger accommodation to avoid overcrowding

To further strengthen the HA's ability to prevent the abuse of PRH resources, the deployment of the Special Team has been extended for another three years to the end of 2020/21. This year, the Special Team investigated a large number of occupancy-related cases, including non-occupation, sub-letting, unauthorised occupation and use of premises for illegal activities.

The HA also ran multi-pronged publicity and outreach activities during the year to enhance public awareness of the importance of protecting our public housing resources. Roving exhibitions with education booths and two associated thematic characters ("Housing Protector" and "Housing Abuser") visited seven PRH estates to reinforce the need for deterrence and encourage the reporting of abuses. We also continued to place advertisements in MTR trains and on buses and green minibuses, ran audio and video broadcasts on radio channels and on our HA/HD Website and the Housing Channel, and put up posters and related publicity materials in all our estates. In addition, outreach visits to 12 EMACs were conducted to communicate the message of fighting tenancy abuse and enlist the support of tenants in stamping it out.

### Home Ownership Scheme

HOS is a subsidised home ownership arrangement administered by the HA that helps low to middle-income families achieve home ownership. Apart from assisting PRH tenants who are in a position to purchase a subsidised home, it also frees up PRH units for those in genuine need.

The third batch of 2 057 new HOS flats was sold out in October 2017. The fourth batch of 4 431 new HOS flats, scheduled for completion between 2018/19 and 2020/21, was put up for pre-sale at the end of March 2018.



5

### Green Form Subsidised Home Ownership Scheme

GSH identifies suitable flats among PRH developments under construction for sale to Green Form applicants (mainly PRH tenants, and PRH applicants who have completed the detailed eligibility vetting process). Prices of GSH flats are set at a level lower than those of HOS flats.

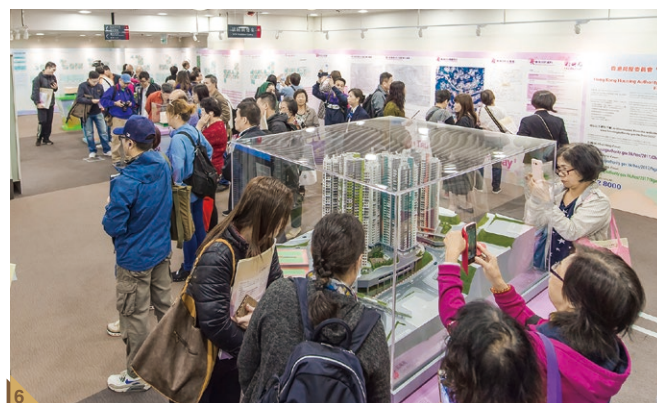
The GSH pilot project at San Po Kong (i.e. King Tai Court) provided a total of 857 flats for sale. Pre-sale was launched in October 2016, and all the flats were sold by February 2017. The HA reviewed the outcome of the pilot project and endorsed the regularisation of GSH in January 2018. This means that the HA will launch recurrent sales under GSH, with pre-sale of the next GSH project scheduled to be launched around the end of 2018.

### White Form Secondary Market Scheme

The HA launched two rounds of an interim scheme in 2013 and 2015 respectively to allow White Form buyers to purchase subsidised sale flats with premium unpaid in the HOS Secondary Market. These concluded in May 2017, with a total of around 4 000 White Form buyers having successfully achieved home ownership in the HOS Secondary Market. Upon considering the review outcome of the interim scheme, the HA endorsed regularising it as the White Form Secondary Market Scheme (WSM) in November 2017. WSM, which has been assigned an annual quota of 2 500, was launched together with the Sale of HOS Flats 2018 at the end of March 2018. Applicants may choose to apply to HOS, WSM, or both.

5 A family enjoying life in Ma On Shan, with Kam Fung Court in the background

6 Exhibition on the new HOS flats held at the HA Customer Service Centre attracts a lot of visitors



6



# 創新建築 現代居所

Innovative Construction for Modern Living



興建中的觀塘安泰邨  
On Tai Estate in Kwun Tong — construction in progress

香港房屋委員會(房委會)竭力提供公營房屋，以滿足市民所需。本章的重點是闡述房委會年內在建築工作方面取得的具體成果，以及在興建最新一批公共租住屋邨(公共屋邨)時所採用的科技和涉及的規劃程序，為居民提供既舒適，又環保的居所。此外，本章亦說明房委會在複雜和充滿挑戰的建築過程中，如何採取措施保障工人和承建商。

2017/18年度，房委會完成七個公共租住房屋(公屋)發展項目和一個資助出售房屋發展項目，合共建成約13 700個新單位，其中公屋單位約為13 400個，資助出售房屋單位約為200個<sup>1</sup>。

年內新落成的零售設施總樓面面積約7 900平方米，亦增設私家車和貨車泊車位約540個。

#### 2017/18年度完成的公屋發展項目：

安達臣道地盤B(第3至第5座) 安達臣道地盤C1	安泰邨	居泰樓、和泰樓、景泰樓 勇泰樓、錦泰樓
屯門第54區第2號地盤第一期 屯門第54區第2號地盤第二期	欣田邨	俊田樓、逸田樓、喜田樓 悅田樓、綠田樓
東涌第56區	迎東邨	迎喜樓、迎福樓、迎趣樓、迎悅樓
前葵涌已婚警察宿舍	葵翠邨	碧翠樓、綠翠樓
連城道	連翠邨	連翠樓

#### 2017/18年度完成的資助出售房屋發展項目：

沙田第31區顯田街	嘉順苑
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過去一年，我們同時進行多個新發展項目的計劃設計和工程預算，其中七個項目的設計和預算已獲通過。

<sup>1</sup> 新落成的公屋發展項目—葵涌葵翠邨(左)和屯門欣田邨



<sup>1</sup> 單位數目調整至最接近的百位數，相加起來未必等於總數。

## 關顧長者

基於長者佔公屋人口的比例持續上升，我們年內繼續努力，在公屋的設計和建造方面下工夫，尤其着重照顧長者的特殊需要。這15年來，我們一直以通用設計方針來興建新屋邨和翻新舊屋邨，其成效有目共睹。目前，不少屋邨已採用一些標準設計，包括加闊走廊、單位大門、廚房門和浴室門，以方便輪椅進出；又應用一些對長者和殘疾人士較為安全易用的物料，例如防滑地磚和較大的開關掣。這些設計可讓更多長者居家安老，繼續在熟悉的環境生活，安享晚年。

## 環保屋邨

今時今日，環保和綠化已是屋邨設計的重要基本原則，不容忽視。我們採用的其中一個主要環保設計工具，就是碳排放量估算方法。自2011年起，我們一直採用這個方法，估算公共屋邨在其整個預計達100年的生命周期的總碳排放量。碳排放量估算有助於評估大廈和屋邨在整個生命周期的減碳效益，從而按需要盡早調整設計，減少碳排放量，其作用非常重要。現時，這個估算方法應用於多個不同範疇，包括主要建築工程所用的物料、建築結構、公用屋宇裝備工程、可再生能源、植樹和拆卸工程。除碳排放量估算外，我們自2011年起在新建住宅大廈應用ISO 50001能源管理體系，以評估已啟用大廈的公用能源消耗量。2017/18年度，兩個新項目同時應用碳排放量估算和能源耗量估算方法，結果住宅大廈的估計公用能源消耗量較基準數量減少約26%。

自2004年起，我們在環保設計的前提下，加入「順應自然」的設計原則，掌握個別用地的特點，因地制宜，充分利用天然資源（例如自然通風和日照）。此外，所有新屋邨的規劃和設計階段均採用微氣候研究等環保設計工具，以優化屋邨的整體布局和大廈座向，提高屋邨的環保成效。

至於選用建築物料方面，我們同樣秉持環保原則。自2013年起，新建築合約的規格已訂明需要採用環保的礦渣微粉，現在更規定在生產預製混凝土外牆和預製樓梯時，必須以礦渣微粉取代混凝土中三成半的水泥成分。我們正探討進一步擴大礦渣微粉的應用範圍，並研究可否使用於製造半預製樓板。

我們不僅採用環保建築方法，還制訂大規模綠化政策，廣植花木。目前，以新屋邨來說，整體綠化覆蓋率的目標為不少於屋邨用地總面積的兩成，兩公頃以上的大型用地則不少於三成，而且每建造15個單位，最少種植一棵樹，務求使環保和綠化工作相輔相成，相得益彰。我們在屯門龍逸邨試用新研發的零灌溉系統，灌溉植物時減少耗用食水。與此同時，我們正研發預製綠化組件系統，使屋邨大廈平台的綠化工作更方便快捷，省時省事。新蒲崗景泰苑安裝已預先栽種植物的預植攀緣植物組件，既可增加綠化覆蓋率，又可收即時綠化之效。

2 新蒲崗景泰苑的預植攀緣植物組件 — 剛安裝時(左)及安裝數月後





## 「金」級綠色建築

所有房委會新發展項目的設計，均以達到香港綠色建築議會綠色建築環評計劃(綠建環評新建建築)的「金」級別為標準。綠建環評旨在鼓勵建築業界在建築物的生命周期採用各種可持續發展的最佳作業方式，從而減低新建建築對環境的影響。2017/18年度，房委會的新建項目在綠建環評新建建築(1.2版本)獲得認證，成績摘錄於下表：

項目	評級
彩福邨第三期公屋發展計劃及體育中心	暫定金級
火炭坳背灣街資助出售房屋發展計劃	暫定金級
將軍澳第65C2區第一和第二期資助出售房屋發展計劃	暫定金級
馬鞍山第90B區恆健街資助出售房屋發展計劃	暫定金級
東涌第27區資助出售房屋發展計劃	暫定金級
鑽石山綜合發展區第一和第二期公屋發展計劃	暫定金級
東涌第39區公屋發展計劃	暫定金級

## 保障工人 安全至上

年內，我們推出《房委會工地安全策略2017》，全面應用於所有新工程及維修保養工程工地，並強制規定房委會的物業服務公司、潔淨服務承辦商和護衛服務承辦商必須遵行。我們的目標是每千名工人不多於九宗意外，落實「工地安全策略」至為重要。2017年，房委會新工程合約錄得的意外率為每千名工人6.9宗，維修保養工程合約為每千名工人4.2宗，均遠低於業界平均每千名工人32.9宗的意外率。但遺憾的是，2017年新工程合約錄得兩宗致命意外。

我們年內新增和修訂多項有關工作場所的規定，包括必須為建築工人提供抗熱工作服、連帽帶的安全帽和手提工具防墮裝置(例如工具手帶和工具腰帶)；設置臨時樓梯和檢查吊船鋼纜吊索的規定；必須為參與操作起重機、進行工地範圍外道路工程、控制車輛交通的工人和工地監督人員提供反光背心；又探討多項提升規格要求的新措施，包括提升「安全支付計劃」和採用良好工地作業方式，例如安全氣候指數調查、工作安全行為計劃等。我們繼續舉辦論壇、研討會、工作坊等安全培訓和推廣活動，以加強承建商和工程人員的安全意識。房委會的工地安全網站仍是向業界持份者發放安全資訊的有效途徑。我們亦於2017年更新《工地安全手冊》和《規劃與設計安全圖解指南》，為房委會承建商和工程人員提供不同工作範疇、清晰明確的安全指引。

現有屋邨的建築和維修保養工程方面，我們繼續按照房委會安全稽核制度(屋宇維修保養和改善工程)進行稽核工作，並同時針對屋宇維修保養和改善工程，以及升降機維修保養和現代化工程，作突擊安全抽查；又仔細檢視安全稽核和抽查所得的結果，以進一步改良安全作業方式。

自「工傷及閃失事故和職業病監測系統」在2016年推出後，房委會的工程承建商可在網上提交意外和事故報告。該系統方便我們更有效管理工地安全資料和整理意外數據，再作分析。我們已着手提升該報告系統，以「發展及建築工地流動系統(第二階段) — 房屋委員會安全警報模組」取代「工傷及閃失事故和職業病監測系統」，連接流動應用程式，並容許附加文件檔案，使其最終成為無紙化網上系統。

3 2017年7月工地安全研討會運輸及房屋局常任秘書長(房屋)應耀康(前排右九)與嘉賓合照



## 品質管理

房委會參照國際普遍認可的標準，訂立品質管理制度，用以衡量和控制品質表現；又採用歐洲品質管理基金會的卓越模式，以助發展及建築處優化各個業務範疇的工作，達致精益求精。我們規定所有承建商必須取得ISO 9001、ISO 14001和OHSAS 18001認證，建築(新工程)和打樁工程

承建商則必須具備ISO 50001能源管理體系的認證。ISO 45001在2018年3月12日推出，並預備三年內取代OHSAS 18001，我們已提醒工程承建商及服務承辦商須適時取得ISO 45001的認證。

我們取得認證的標準和日常營運沿用的管理計劃和標準載列於下表：

認證標準	認證範疇	首次認證年份
<b>發展及建築處</b>		
ISO 9001：品質管理	公營房屋建造的規劃、設計、工程策劃和合約管理	1993
ISO 14001：環境管理	公營房屋建造的規劃、設計、工程策劃、合約管理和材料試驗	2009
ISO 50001：能源管理	公營房屋建造的規劃、設計、工程策劃和合約管理	2012
OHSAS 18001：職業安全健康管理體系	公營房屋建造的材料試驗	2013
<b>屋邨管理處</b>		
ISO 9001：品質管理	公營房屋既定維修及改善工程的規劃、設計、項目管理和合約管理	1993
ISO 14001：環境管理	公共屋邨既定維修及改善工程的規劃、設計、項目管理和合約管理。在公共屋邨提供的物業管理服務(包括潔淨、保安、園景美化和辦事處管理)	2011
ISO 50001：能源管理	公屋住宅樓宇公用地方設施管理和改善工程的規劃、設計、營運、項目管理和合約管理	2013
OHSAS 18001：職業安全健康管理體系	公營房屋既定維修及改善工程的規劃、設計、項目管理和合約管理	2014
<b>獨立審查組</b>		
ISO 9001：品質管理	公營房屋的屋宇管制	2014
ISO 14001：環境管理	公營房屋的屋宇管制	2014

其他品質管理計劃／標準	範疇	首次採用品年	備註
<b>發展及建築處</b>			
ISO 26000：社會責任	公營房屋建造的規劃、設計、工程策劃和合約管理	2010	已納入發展及建築處其他管理體系內。並非認證標準，但已採用香港品質保證局社會責任先導者指數作為評分指標。自2012年起，發展及建築處已連續六年取得5.0分滿分。
ISO 31000：風險管理	公營房屋建造的規劃、設計、工程策劃和合約管理	2010	已納入發展及建築處其他管理體系內。
歐洲品質管理基金會卓越模式	公營房屋建造的規劃、設計、工程策劃和合約管理	2010	已納入發展及建築處其他管理體系內。
<b>屋邨管理處</b>			
ISO 19011：稽核管理體系	公營房屋既定維修及改善工程的規劃、設計、項目管理和合約管理的內部稽核	2012	已納入屋邨管理處其他管理體系內。並非認證標準，但於2013年獲香港品質保證局加簽核實條款。
ISO 26000：社會責任	公營房屋既定維修及改善工程的規劃、設計、項目管理和合約管理	2012	已納入屋邨管理處其他管理體系內。並非認證標準，但已採用香港品質保證局社會責任指數作為評分指標。自2014年起，屋邨管理處已連續四年獲得5.0分滿分。
ISO 31000：風險管理	公營房屋既定維修及改善工程的規劃、設計、項目管理和合約管理	2012	已納入屋邨管理處其他管理體系內。並非認證標準，但於2013年獲香港品質保證局加簽核實條款。
香港品質保證局樓宇可持續發展指數計劃	10個涵蓋主要大廈設計類型的公共屋邨，其住宅大廈在環境、社會和經濟範疇的可持續發展績效表現。	2012	並非認證標準，但已獲香港品質保證局樓宇可持續發展指數計劃核實。房委會於2012年成為首個獲得香港品質保證局樓宇可持續發展指數驗證標誌的機構。

房屋署的發展及建築處和屋邨管理處均參與香港品質保證局社會責任先導者指數的年度表現評估。該評估參考ISO 26000的準則，定出量化表現指標，以衡量發展及建築處和屋邨管理處在實踐社會責任方面所作的承擔和貢獻的成熟程度；該準則涵蓋企業管治、人權、勞工相關事項、環境保育、公平營運操守、消費者相關事項、社區參與及發展等範疇。2017年，發展及建築處連續第六年獲得香港品質保證局社會責任先導者指數5.0分滿分，屋邨管理處也連續第四年取得滿分。

### 建築物料的品質保證

我們嚴格監控公屋建築物料的品質，全賴健全的第三方認證制度。除ISO 9001認證外，我們目前對11種樓宇建築物料實施產品認證計劃規定，包括防火木門、板間牆、袋裝水泥、瓷磚黏合劑、瓷磚、修葺砂漿、鋁窗、uPVC排水管道及配件、連體座廁設備、鋼筋網，以及發光二極管凸面照明器。2017/18年度我們把丙烯酸多層漆料納入產品認證計劃。

我們繼續加強監控食水喉管的品質，包括規定使用英國標準協會註冊證明風箏標記(B.S. Kitemark)的銅喉及部件；稽核送達工地後的焊接物料；除按照水務署要求測試食水樣本外，還抽取食水樣本作額外水質測試。此外，我們規定建築項目的總承建商必須聘用名列於發展局「認可公共工程物料供應商及專門承造商名冊」中「水管裝置」工程類別內的水喉分判商；也為認可水喉分判商和持牌水喉匠設定工作量上限；並規定建築承建商實行管理計劃，密切監督水喉分判商和持牌水喉匠。

### 建築物料的風險管理

有效管理建築物料的相關風險，一直是房委會一項優先處理的工作。2017年逐步推行一系列風險處理措施，並按2 300多種建築物料的風險級別，訂定各項措施的實施先後次序。房委會於2016年12月完成大型的建築物料風險評估後，已聯同承建商和業界其他持份者，制訂風險處理措施。

自2017年起，所有新工程承建商須參考房委會的制度，就各工程項目所用的建築物料(包括由分判商和供應商供應的物料)，制訂物料風險評估制度，並納入其品質監控制度和分判商管理計劃內。同時，承建商須就每個房委會的工程項目委託第三方進行年度品質監控制度稽核，並須增加內部審核小組稽核建築物料的次數。

4 我們目前對11種樓宇建築物料實施產品認證計劃規定，包括防火木門(左)和板間牆



### 屋宇管制 品質監控

獨立審查組隸屬運輸及房屋局常任秘書長(房屋)辦公室，採用與屋宇署相同的行政監管程序，擔任第三者監察角色，負責審批房委會就新發展項目提交的建築和結構圖則，以及處理房委會轄下現有屋宇的改建和加建工程所提交的申請。

獨立審查組依據建築事務監督授予的權力，向居者有其屋計劃屋苑、租者置其屋計劃屋邨，以及已拆售予領展或繼後私人業主的商業和停車場設施，執行法定屋宇監管。除了審核上述樓宇的加建和改建工程申請外，獨立審查組的職權範圍還包括就各類處所是否適合作某些用途提供意見(即由其他政府部門轉介的發牌申請個案)，督導小型工程監管制度、強制驗樓計劃和強制驗窗計劃的執行工作，以及管制違例建築和破舊樓宇。

獨立審查組2016年3月推出「公營房屋入則易」系統，以便房委會的新發展項目和現有樓宇工程項目可在網上遞交建築和結構圖則，讓獨立審查組以電子方式處理。獨立審查組提供另一項網上服務—「房屋署圖則查閱網」，讓市民可在網上查閱房委會建築工程記錄和訂購記錄副本。2016年，「我的政府一站通」網站已可連結至「房屋署圖則查閱網」。

2017年12月，獨立審查組提升其品質和環境管理系統的認證至ISO 9001:2015及ISO 14001:2015，擴大ISO認證範圍，以涵蓋強制驗樓小組和小型工程小組。

升降機巡查小組繼續推行稽核巡查制度，以助提高房委會轄下升降機和自動梯的安全水平，減低意外風險。

## 資訊科技 銳意創新

房委會善用資訊科技資源和系統，包括建築信息模擬技術、地理信息系統、房屋建設管理系統和無線射頻識別技術，使工作績效並彰。

年內我們致力擴大「發展及建築工地流動系統」的應用範圍，預計2018年較後時間全面擴大，除了房委會人員外，還可供承建商使用。第一階段的「發展及建築工地流動系統」2015年推出，使用者在施工期間實地檢查建築工程和屋宇裝備工程時，可利用流動裝置和應用程式記錄資料；遇有意外或工地安全事故，駐工地人員便可通過流動裝置發送有關工地安全提示。該系統的應用範圍擴大後，承建商在項目竣工時，便可立即透過程式提出檢查項目的要求。此外，借助系統的應用程式，駐工地人員身在工地，也可安排檢查時間或匯報檢查結果，承建商則可查閱檢查要求的處理狀況。事實證明，該系統效用顯著，既可精簡建築工地的安全管理工作，又可提高品質和生產力。

該系統第二及第三階段的研發工作現正展開。第二階段旨在擴大流動應用程式的應用範圍，以涵蓋其他範疇(例如結構工程)的檢查工作，方便使用者閱覽與施工相關的文件(例如已核准的施工說明書和樣本)，以及妥善整合該系統和「工傷及閃失事故和職業病監測系統」。第三階段包括改寫現有的「房屋建設管理—工地(建築)監管流動系統」和「建造(地基)監管流動系統」，以便前者可於建築工程和屋宇裝備工程的最後驗收時使用，後者則支援三種在地基工程中最常用的樁柱(即大口徑鑽孔樁、嵌岩工字鋼樁和最新納入「建造(地基)監管流動系統」的小直徑灌注樁)在各階段樁柱工程過程中的檢查。至於其餘類型樁柱(如打入工字樁)的檢查工序，在稍後階段也會納入系統內。目前，「房屋建設管理—工地(建築)監管流動系統」和「建造

(地基)監管流動系統」均採用離線數據同步技術，配合3.5吋顯示屏的工業級個人數碼助理(前者適用)或視窗平板電腦(後者適用)使用。新發展方向是採用流動數據和網上科技，例如智能電話、流動應用程式、網上應用程式等。

## 創新設計和規劃

無論是興建新屋邨還是重建舊屋邨，初期均須全面規劃和設計，以確保實際工作成果能達到所訂定的目標和標準。現時，我們的設計師運用先進且高端的電腦化工具，達到事半功倍的工作績效。房委會採用的其中一個最重要工具是建築信息模擬技術，利用智能科技製作三維模型，以便建築、工程和建造專業人員更有效率地進行樓宇和基建設施的規劃、設計、建造和管理工作。

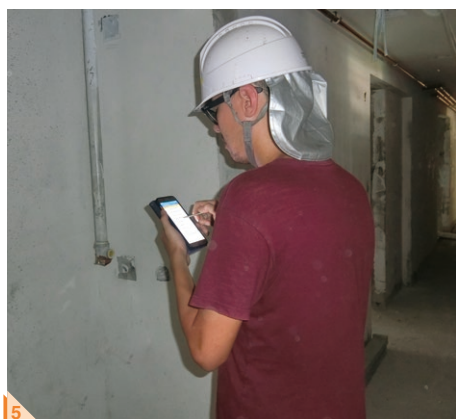
房委會早於2006年引入建築信息模擬技術，現時該項技術已成為房委會所有新發展項目不可或缺的規劃和設計工具。在發展項目的各個不同階段，由進行可行性研究、制訂計劃設計，以至實際施工，該項技術均派上用場，並且用作價值管理和優化設計的工具。近年房委會更試驗在原有的技術基礎上加入四維(時間)和五維(成本)信息，以加強進度和成本管理(請參閱本章「建築信息模擬技術」的專題故事)。

## 採用創新設計 消減交通噪音

如屋邨附近的道路交通繁忙，居民將大受交通噪音影響。我們想方設法消減噪音，例如採用因地制宜的樓宇設計，讓住宅大廈遠離主要道路，使樓宇布局形成自然屏障。如基於用地的限制而無法採用上述消減噪音方法，或重建現有屋邨時，我們運用研究發展資源，不斷改良減音窗和減音露台(詳見上年度年報的專題故事)。2018年修訂的房委會構件式單位設計，已新增兩個裝設有減音窗和減音露台的構件式單位系列。

5 利用流動裝置和「發展及建築工地流動系統」應用程式，精簡建築工地的安全管理工作，提高品質和生產力

6 和 7 公營房屋項目的減音窗



## 水泉澳邨 — 毗連兩個郊野公園的安居之所

水泉澳邨位於馬鞍山郊野公園和獅子山郊野公園之間，地理條件獨特。邨內建有18幢住宅大廈，名稱與四周的大自然景致互相呼應。大廈取名的靈感，來自晉朝著名作家兼書法家王羲之的《蘭亭序》，文中有言「此地有崇山峻嶺，茂林修竹」，正是屋邨坐擁山光美景的最佳寫照。

水泉澳邨屬高密度的大型屋邨，有18幢住宅大廈，居民約3萬人。香港房屋委員會（房委會）的設計團隊從一開始就認為這個大型發展項目必須與周邊山青水秀的自然環境融為一體，渾然天成，於是訂立了三大規劃方針：連繫大自然、連繫環境、持續發展、連繫社羣。

### 連繫大自然

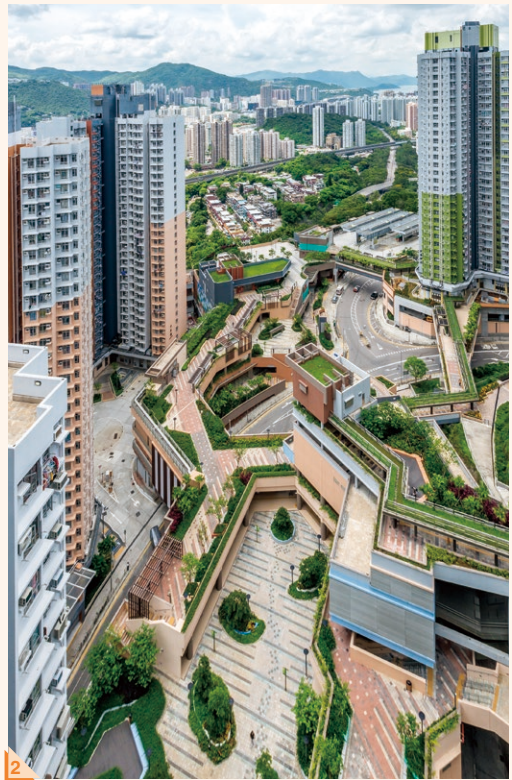
屋邨的設計宗旨主要是盡量把屋邨與鄰近郊野公園連接起來，務求自然環境與人為環境融為一體。屋邨設計採用「郊野公園綠化之延伸」的概念，屋邨設置綠化走廊，遍植花木，把附近郊野公園青蔥翠綠的景致帶到屋邨。居民縱使身處高樓大廈林立的城市環境，仍可感受四周的大自然氣息。

為了讓居民多接觸附近的大自然環境，設計團隊特別闢設獨一無二的綠色「綠悠徑」，貫穿整個屋邨，連接毗鄰郊野公園的小徑。居民興之所至，可隨時登山遠足，舒展身心。綠悠徑除了連接屋邨東西兩個平台和商場之外，還可直達慈沙古道，也就是古時清代連接沙田和九龍的主要通道。行山人士可由慈雲山起步，到達沙田坳後再經衛奕信徑前往水泉澳邨。綠悠徑連接屋邨商場，行山人士出發前可順道到商場購買補給用品，又或回程時在商場享用豐富美食，盡興而歸。

### 連繫環境 持續發展

設計團隊也花了不少心思，加強水泉澳邨與周圍環境的連繫，例如邨內有三道大型觀景廊，居民既可俯覽山下的沙田市中心，又可環顧屋邨四周的羣山翠嶺。水泉澳邨依山而建，樓宇設計高低有序，配合山勢和地形，與毗鄰山脊線產生更佳的視覺連接效果，符合視覺影響評估研究所訂的目標；屋邨設計與附近自然環境和諧協調。

- 1 水泉澳邨依山而建，與毗鄰郊野公園融為一體
- 2 邨內其中一道觀景廊可遠眺沙田市中心



## 連繫社羣

屋邨位於半山地段，順着山勢而建，為居民提供連接通道，至為重要。因此，我們興建全天候的行人道、行人天橋、升降機塔、自動梯和接駁斜道，形成四通八達的行人通道網絡，讓居民出入方便，暢通無阻。設計團隊面對其中一個最大的難題，就是山坡地勢陡峭，平台與平台之間的高度差距相當大，超逾90米。我們迎難而上，興建九座行人天橋和六座穿梭升降機塔，確保居民日常進出屋邨範圍，或使用附近的公共交通和其他設施，快捷方便，免受日曬雨淋之苦；又興建一座大型行人天橋（長約78米，設有升降機塔）橫跨沙田路，以應付由沙田圍站及附近住宅發展項目往屋邨水泉坳街入口的大量人流。

水泉澳邨的行人通道網絡設有不少活動地點，包括可供舉辦一般和節慶活動的露天廣場，幽靜舒適的休憩處，風景優美的步行徑和緩跑徑，以及老少皆宜的遊樂場地。這個網絡連接居民日常往返的主要地點，例如商場、文娛廣場、公共運輸交匯處、社區和福利設施大樓。我們精心設計園景，加入四時色彩變化元素，吸引雀鳥和蝴蝶，使環境更加優美宜人。

**大自然、環境與社羣：**水泉澳邨居民生活的社區，配合四周自然環境；而區內設施和基建，與整個地區融為一體，和諧協調。

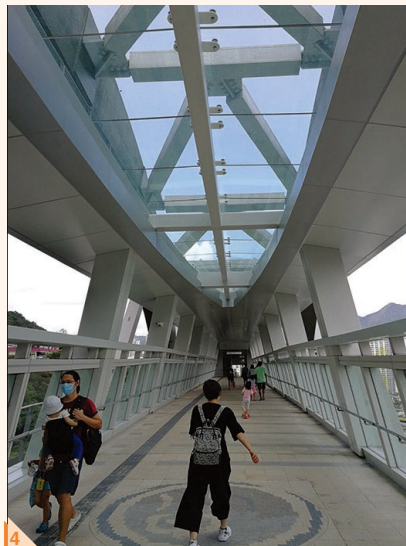
**3** 水泉澳廣場為居民提供日常所需，也讓享用綠悠徑的行山人士補給用品

**4** 大型行人天橋連接沙田圍站

**5** 住宅大廈周圍花木茂盛，貫徹「郊野公園綠化之延伸」的概念

## 水泉澳邨資料便覽

住宅大廈數目	18幢
樓層數目	25至30層
單位數目	11 123個
最高與最低平台的高度差距	約90米
行人天橋和穿梭升降機塔數目	9座行人天橋和6座穿梭升降機塔
大型行人天橋的長度	約78米
由港鐵沙田圍站步行至水泉澳廣場的時間	8.5分鐘
休憩用地	約33 500平方米，包括： <ul style="list-style-type: none"> <li>– 社區遊樂場地</li> <li>– 4個羽毛球場</li> <li>– 3個籃球場</li> <li>– 1個五人足球場</li> <li>– 7張乒乓球桌</li> </ul>
水泉澳商場	總室內樓面面積約7 000平方米，包括： <ul style="list-style-type: none"> <li>– 1個濕貨街市</li> <li>– 59家店鋪（包括超級市場、麵包店、便利店、家居用品店、藥房、診所等）</li> <li>– 食肆，例如中式酒樓、快餐店、特色美食餐廳</li> </ul>
建築期	2011年開始動工，2015至2016年分四期完成



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4

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## 蘇屋邨 — 重建保育 揉合古今

舊蘇屋邨早於1960年落成，是當時亞洲首個大型公營房屋發展項目，名噪一時。蘇屋邨位於山麓的斜坡，依山而建，設計獨具匠心。香港房屋委員會（房委會）重建該邨時，面對不少挑戰，首要目標是重新發展別具一格的公共屋邨，締造和諧共融的現代化居住環境，同時保留一些原有的建築特色。重建計劃主要包括興建14幢住宅大廈，樓高21至41層不等，提供合共6 985個租住單位，平台層設有零售及社會福利設施，還有一幢社區綜合服務大樓。

重建計劃的設計重點在於「關顧社羣」和「保育活化、持續發展、健康宜居」。房委會通盤考慮，周詳規劃，分階段進行重建，好讓居民直接遷往就近的新建屋邨，繼續在原來熟悉的社區生活，與街坊鄰舍保持聯繫。

重建屋邨採用「順應自然」的設計，樓宇布局別出心裁，排列有序，使邨內的通風廊和觀景廊寬敞開闊，縱橫連貫。我們進行「微氣候」研究，做好屋邨的整體規劃和設計工作，務求空氣流通，日照充足。我們考慮日照的軌跡，編排樓宇座向，以收遮蔭擋陽之效。樓宇順着山勢而建，採用梯級式高度設計，錯落有致，與附近現有的建築物和諧協調。周邊位於街道水平的樓宇較矮，美觀之餘，還有利通風。

蘇屋邨重建後，邨內設有蓋行人道、升降機塔、行人天橋和自動梯，形成四通八達的行人通道網絡，連接鄰近的設施。居民往返屋邨較高的平台與保安道和長發街的主要出入口，安全便捷，暢通無阻。沿着行人道旁，闢設多個有座椅的小型休憩空間，供居民聚首聊天，重現昔日舊邨居民間來共聚話家常的風貌。至於向保安道的樓宇建築界線往後移，可以擴闊行人專用區，並提供零售、美化市容和綠化設施，使街道景觀倍覺舒適宜人。

屋邨在整體設計和規劃時，特別邀請舊蘇屋邨的居民及區內人士出席社區參與活動，聽取意見，研究邨內哪些建築物別具一格，饒富特色，又或哪些已有50多年歷史，充滿集體回憶的，應予保留。我們希望取得共識，兼顧重建與保育；結果各方認為「蘇屋三寶」是首選的保育項目：

- 1 新建的蘇屋邨
- 2 小白屋是昔日的煤油售賣店，已修復作日後零售或餐飲店之用
- 3 燕子亭壁畫由原作畫家麥榮先生重新上色





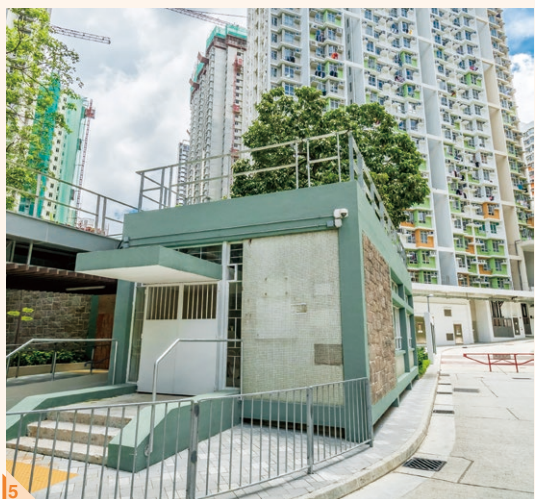
- **小白屋** — 位於新綠柳樓旁邊，原本用作售賣和儲存煤油(俗稱「火水」)。上世紀60年代，煤油是一般市民日常煮食的燃料。小白屋現已修復，日後出租作零售或餐飲用途。待第二期重建工程2018年完成後，小白屋與新建的平台和廣場渾然一體，成為居民的休憩地方。
- **燕子亭** — 櫻桃樓旁邊有兩個弧形涼亭，上世紀80年代初，畫家麥榮在其中一個涼亭的拱形天花畫上壁畫，描繪從蘇屋邨的空地仰望空中鴿子飛翔的景象，勾畫出屋邨獨一無二的建築特色。我們委託原作畫家麥先生為壁畫重新上色，回復原貌。一如以往，這兩個涼亭繼續為居民遮蔭擋雨，並可作舉辦社區活動的場地。
- **舊蘇屋邨的大門牌** — 用金漆寫上「蘇屋邨」三個大字的黑色大門牌是舊蘇屋邨的地標，將於第二期的休憩地方重置。

除「蘇屋三寶」外，還有以下幾個保育項目：

- **楓林樓** — 舊楓林樓地下和一樓其中部分地方予以保留，修復後作展覽用途，展示上世紀60和70年代單位的家居擺設。
- **舊屋邨辦事處** — 這幢外牆砌有花崗岩石的舊式建築物已經修復，現時為郵政局。
- **公主樹** — 這是邨內其中一棵樹齡最高的老樹，位於舊屋邨辦事處旁邊，1961年11月英國雅麗珊郡主參觀剛落成的蘇屋邨時栽種，居民因而命名公主樹。

上述舊建築物已完成結構評估，有些須重鋪天花或地板，有些因混凝土剝落，須予修葺，全部均已重新裝修。我們保留別具特色的建築物，讓到訪新蘇屋邨的市民仿如置身「文物徑」，漫步其中，體味昔日生活的點滴。新住宅大廈雖名稱依舊，但面目一新。屋邨採用現代設計和布局，新舊護土牆並排而立，天衣無縫。

蘇屋邨由落成至重建的50多年來，為數千個家庭提供居所，也見證他們的成長故事。蘇屋邨這個名字不僅代表一處住所，更是許多香港人的美好集體回憶。通過嶄新的規劃原則，我們寄望新落成的蘇屋邨在保留上幾代人所珍惜的景、物、人情的同時，也成為更多新居民繪畫人生新篇章的安樂窩。



- 4 舊邨的金漆大門牌將重置於新邨的主要行人通道
- 5 舊屋邨辦事處(左)已修復，現為郵政局

## 建築信息模擬技術 — 善用創新科技 提升建屋質素

香港房屋委員會(房委會)一直以大膽創新的精神，善用最先進的資訊科技，銳意求進。房委會採用嶄新的建築信息模擬技術，既可促進建築、工程和建造三個業界人士互相溝通，亦可優化工程項目的規劃和設計，加強承建商的協調配合，減少建築廢料，改善工人安全，從而提升建屋質素。目前，這項技術已是發展公營房屋項目其中一個至為重要的工具，也是必不可少的平台。

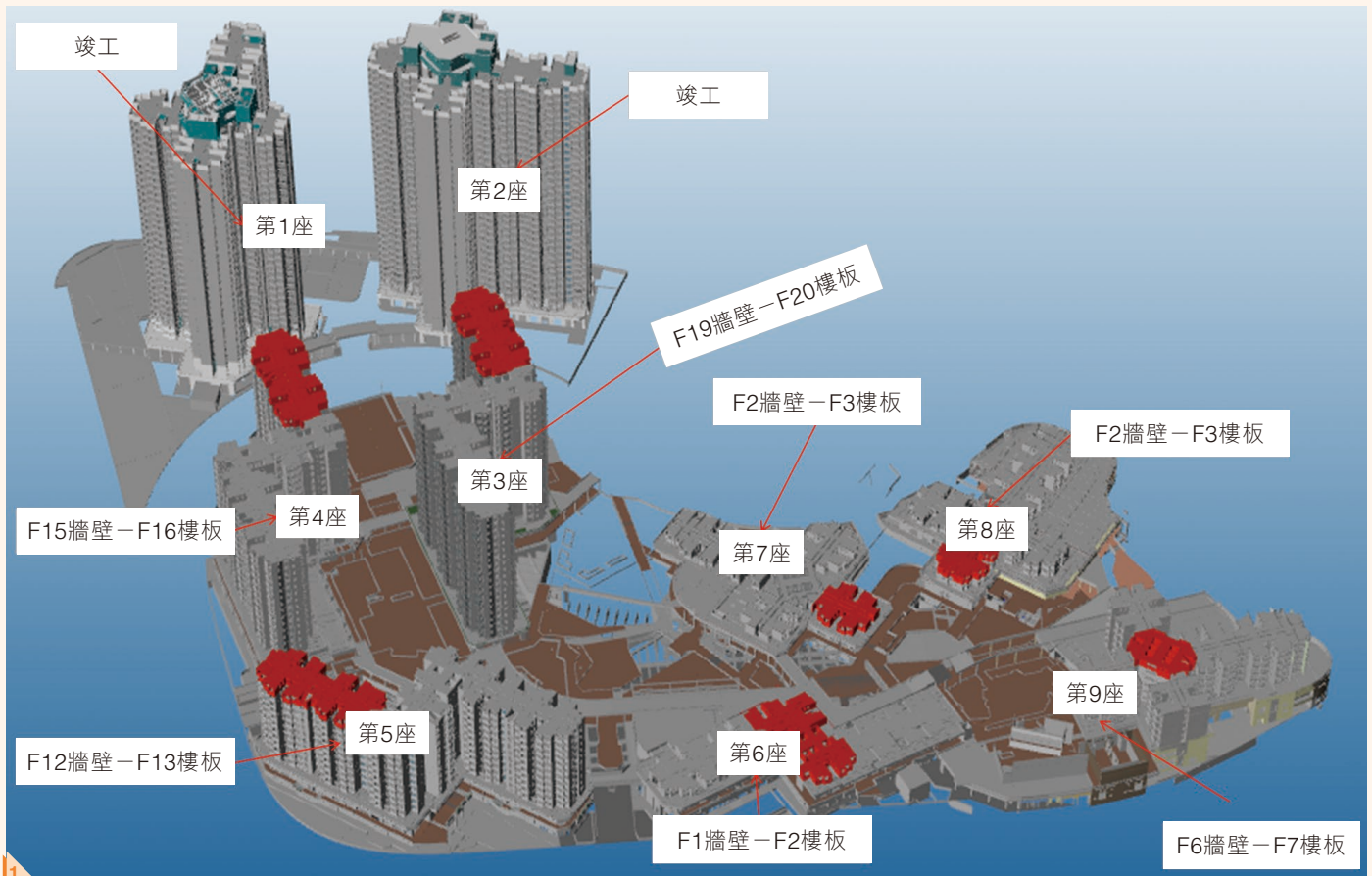
建築信息模擬技術以三維視像模型，在規劃階段模擬工程項目的實際情況和功能特點。近年加入兩個新維度，就是兩項影響設計方案的重要因素，即「時間」(四維)和「成本」(五維)。在原有的三維基礎上，加入時間和成本作為四維和五維，便成為公認的五維建築信息模擬技術。

嶄新的五維技術可讓承建商監察施工進度，預測建屋量和竣工日期。一旦工程延誤，承建商亦易於察覺，即時採取行動，並可未雨綢繆，防範未然。對建造業界來說，採用五維技術應該是大勢所趨，可顯著提高建築師、工程師、承建商和客戶的工作效率，同時減低建造工程的風險。

### 五維建築信息模擬技術應用於安達臣道地盤A和地盤B

房委會在安達臣道地盤A和地盤B第1和第2期公共租住房屋發展項目，率先試用五維建築信息模擬技術，並採用綜合採購模式批出合約，處理這個極其艱巨繁複的工程。自2013年起，這個項目便一直採用五維技術，在工程項目的各個階段廣泛應用，以提高生產力，並提升設計工作和建造工程的質素，包括改善工地規劃和施工工序。

1 在應用五維建築信息模擬技術前，需要先建造一個三維視像模型



### 應用於建造安達臣道地盤B的濕貨街市

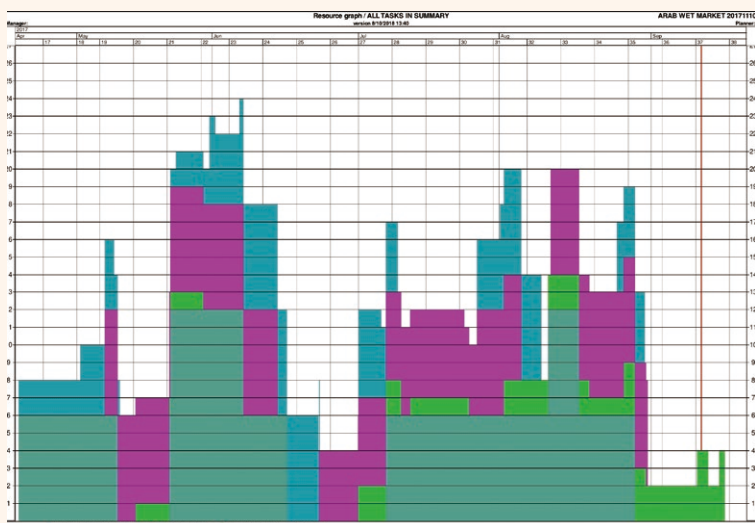
憑空講述五維技術的好處，可能流於抽象，難以理解，我們不妨了解一下房委會採用五維技術在上述地盤B地下低層建造濕貨街市時的具體好處。

濕貨街市的工程原定2017年4月展開，同年9月竣工，但工地出入口基於某些始料不及的問題而無法通行；工期有機會延誤約三個月。我們想縮短工程可能延誤的時間，五維建築信息模擬技術當時便派上用場。這項技術讓設計人員預視建築工程的進度及相關成本；透過修改「時間」和「成本」兩項因素，設計人員便可因事制宜，衡量和決定最理想的補救方案，以及優化原定的施工時間表。工程展開後，這項技術不時為管理人員提供非常精準的進度記錄，其預測功能有助妥善分配資源。全賴五維建築信息模擬技術，房委會的工程項目即使延遲展開，亦可如期竣工，其重要作用可見一斑。

房委會繼續檢討五維建築信息模擬技術的使用情況，研究擴大應用範圍，提高使用率；亦正探討日後發展公營房屋項目時，可否把這項技術列為常規應用技術，使項目整個生命周期的管理工作更臻完善。



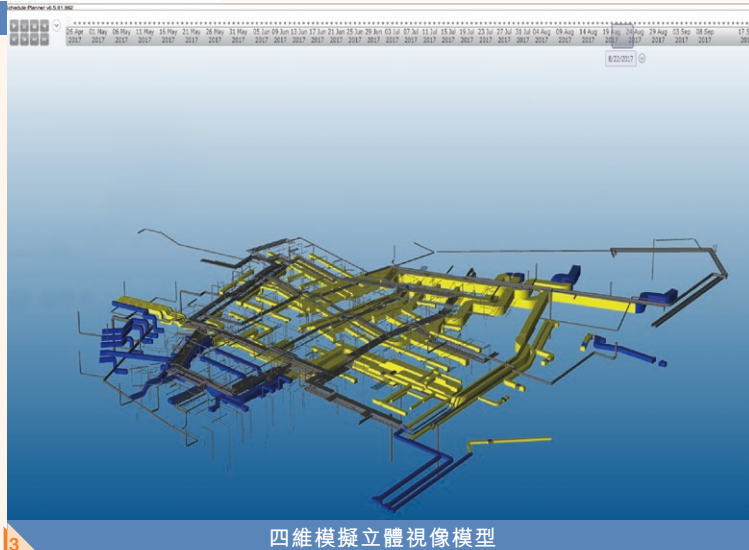
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2

資源直方圖

- 2 五維建築信息模擬技術對資源分配的管理功能
- 3 五維建築信息模擬技術中建造四維模擬立體視像模型的功能
- 4 安達臣道地盤B濕貨街市



3

四維模擬立體視像模型

The Hong Kong Housing Authority (HA) has been making its best effort to supply public housing. This chapter highlights our specific construction achievements for the year, and details the technologies adopted and the planning processes that have gone into the creation of our latest batch of liveable, environmentally friendly public housing developments. Information has also been included about the steps we take to protect our workers and contractors throughout the complex and challenging construction processes.

In 2017/18, the HA completed construction of around 13 700 new flats, including around 13 400 public rental housing (PRH) flats in seven projects and around 200 subsidised sale flats (SSFs)<sup>1</sup> in one project.

We also completed construction of around 7 900 square metres of gross floor area for retail facilities, and around 540 private car and lorry parking spaces.

PRH projects completed in 2017/18:		
Anderson Road Site B (Blocks 3-5)	On Tai Estate	Kui Tai House, Wo Tai House, King Tai House
Anderson Road Site C1		Yung Tai House, Kam Tai House
Tuen Mun Area 54 Site 2 Phase 1	Yan Tin Estate	Chun Tin House, Yat Tin House, Hei Tin House
Tuen Mun Area 54 Site 2 Phase 2		Yuet Tin House, Luk Tin House
Tung Chung Area 56	Ying Tung Estate	Ying Hei House, Ying Fook House, Ying Chui House, Ying Yuet House
Ex-Kwai Chung Police Married Quarters	Kwai Tsui Estate	Bik Tsui House, Luk Tsui House
Lin Shing Road	Lin Tsui Estate	Lin Tsui House
SSF project completed in 2017/18:		
Hin Tin Street, Sha Tin Area 31	Ka Shun Court	

Concurrently, we worked on developing scheme designs and project budgets for several new projects over the year. Seven upcoming projects had their designs and budgets endorsed.

- 1 On Tai Estate in Kwun Tong
- 2 Ying Tung Estate in Tung Chung
- 3 A new SSF project – Ka Shun Court in Sha Tin



<sup>1</sup> Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

### Looking after our Elderly Tenants

This year, we continued to place a strong focus in our PRH design and construction on meeting the specific needs of the elderly, who make up an ever-increasing proportion of the PRH population. Our implementation of the universal design approach over the past 15 years in building new estates and in retrofitting older estates has borne much fruit. Typical features that are now standard in many of our estates include the provision of wheelchair-accessible corridors, flat entrances, and kitchen and bathroom doorways, and the incorporation of materials that are safer for and easier to use by elderly and disabled users, such as non-slip floor tiles and large-sized switches. These kinds of provisions are enabling more and more our elderly tenants to live out the full span of their lives in the familiar, user-friendly environment that they call home.

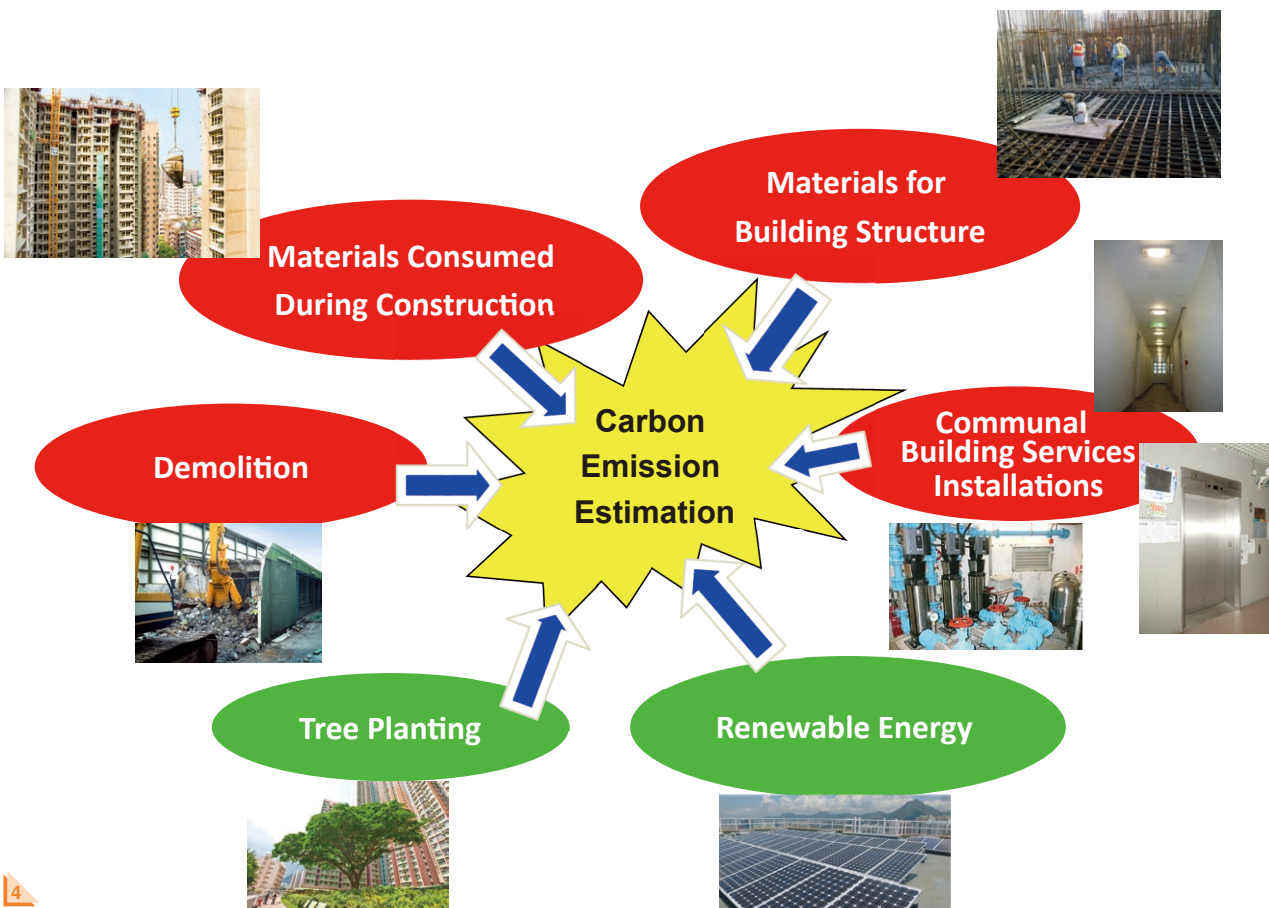
### Green Estate Living

Green living is nowadays an integral part of our basic estate design principles. One basic green tool that we have used since 2011 is Carbon Emission Estimation (CEE), which allows us to estimate the total carbon emissions from a PRH estate over its entire expected life of 100 years. CEE is important because it enables us to assess the effectiveness of the blocks and estates that we are

designing in terms of their carbon emissions throughout their entire life cycle. This means that we can, if needed, adjust their designs upfront to minimise carbon emissions. We apply CEE to many different areas, including the materials used in major construction work, the building structures, the communal building services installations, the use of renewable energy, the planting of trees, and demolition activities. Supplementing CEE is the ISO 50001 Energy Management System, a system we have applied to our new domestic blocks since 2011 which enables us to gauge the communal energy consumption associated with a building in operation. In 2017/18, we applied CEE and energy estimations to two new projects, and were consequently able to reduce the estimated communal energy consumption for the domestic blocks there by about 26% compared with the baseline figure.

“Passive design” is another feature of our green design activities, in place since 2004. This design principle looks to harness the specific characteristics of individual sites to optimise the use of certain natural resources (such as natural ventilation and daylight). Other green tools that we apply at the planning and design stage of all our new estates include micro-climate studies. These help us optimise the overall estate layout and the positioning of individual buildings so as to enhance their environmental performance.

4 Six areas of Carbon Emission Estimation



4

Green principles also underlie the construction materials we employ. Use of environmentally friendly Ground Granular Blast Furnace Slag (GGBS) has been part of our specifications for new building contracts since 2013, and we now also require that GGBS should replace 35% of the cement in concrete used for the construction of precast concrete façades and precast staircases. Currently, we are looking at further extending the use of GGBS, and are studying its viability for use in semi-precast slabs.

Our green construction processes are supplemented by a generous greening policy for planting. Our target for overall greening coverage of new estates is at least 20% of the total site area, and at least 30% for large sites (i.e. of over two hectares), and we plant at least one tree for every 15 flats built. To make the greening process more robust and efficient, the Zero Irrigation System was trialled at Lung Yat Estate in Tuen Mun, in which we successfully reduced the use of potable water for irrigation. At the same

time, we have been developing a prefabricated modular system that promises to make the planting of trees on the podiums of estate blocks much simpler and more efficient. At King Tai Court in San Po Kong, we extended the use of pre-grown vertical green panels to increase the amount of green coverage and achieve “instant greening”.

### Green Buildings, Gold Ratings

All new projects developed by the HA are designed to achieve a Gold rating standard under the Hong Kong Green Building Council's green building assessment scheme, the Building Environmental Assessment Method Plus for New Buildings (BEAM Plus NB). This scheme aims to reduce the environmental impact of new buildings by encouraging the adoption of a range of sustainable best practices throughout the life cycle of the buildings. Our 2017/18 certification results under BEAM Plus NB (Version 1.2) are summarised below:

Project	Rating
PRH Development at Choi Fook Estate Phase 3 and Sports Centre	Gold Rating, Provisional Assessment
SSF Development at Au Pui Wan Street, Fo Tan	Gold Rating, Provisional Assessment
SSF Development at Tseung Kwan O Area 65C2 Phases 1 & 2	Gold Rating, Provisional Assessment
SSF Development at Hang Kin Street, Ma On Shan Area 90B	Gold Rating, Provisional Assessment
SSF Development at Tung Chung Area 27	Gold Rating, Provisional Assessment
PRH Development at Diamond Hill Comprehensive Development Area Phases 1 & 2	Gold Rating, Provisional Assessment
PRH Development at Tung Chung Area 39	Gold Rating, Provisional Assessment

5 Close-up of GGBS (left) and GGBS used in the construction of precast concrete façades



## Keeping Workers Safe

The HA's Site Safety Strategy 2017 was applied across the year on all its New Works and Maintenance Works sites. The strategy is also mandatory for our property service agents, cleansing services contractors and security contractors. The Site Safety Strategy was important in enabling us to achieve our safety goal of not more than nine accidents per 1 000 workers, with accident rates for 2017 being recorded at 6.9 per 1 000 workers for New Works contracts and 4.2 per 1 000 workers for Maintenance Works contracts. Both sets of figures remain well below Hong Kong's average industry accident rate of 32.9 per 1 000 workers. Most regrettably however, two fatal accidents occurred under two New Works contracts in 2017.

During the year, we introduced a number of new and revised specifications for the workplace including specifications for the provision of anti-heat stress construction uniforms for workers, the provision of y-type chin strap for safety helmets, the provision of fall-arresting devices (such as tool straps and waist tool belts) for handheld tools, specifications covering the requirements for temporary staircases, checks on the condition of the wire ropes of gondolas, and the provision of reflective vests for operatives and site supervisory staff involved in lifting operations, road works outside sites, and the control of vehicular traffic. New initiatives of specification

- 6 Site safety remains one of our top priorities
- 7 A worker, in proper safety gear, spraying acrylic paint on the external wall of a domestic block



enhancement have also been explored, including enhanced "Pay for Safety Scheme" and adoption of good practices on site such as safety climate index survey and work safe behaviour programme. We continued to raise safety awareness among our contractors and works staff through safety training and promotional events such as forums, seminars and workshops, while the Housing Authority Site Safety Website remained a good channel for getting safety messages across to our industry stakeholders. We also updated our Site Safety Handbook and our Pictorial Guide to Planning and Design for Safety in 2017, both of which provide HA contractors and works staff with clear safety guidance on a wide range of topics.

As for building and maintenance works carried out in our existing estates, we continued to arrange audits under the Housing Authority Safety Auditing System (M&I), along with surprise safety inspections of building maintenance and improvement works, and lift maintenance and lift modernisation works. Findings from these safety audits and inspections have been carefully reviewed with the aim of improving our safety practices further.

Since its implementation in 2016, the Housing Authority Occupational Injury and Disease Surveillance System (HAOIDSS) has enabled HA contractors to file web-based accident and incident reports. The system continues to make it easier for us to manage data of accidents and incidents effectively and to generate accident statistics for analysis. We have now begun enhancing the accident and incident reporting mechanism by replacing HAOIDSS with Safety Alert Module of Development and Construction Site Mobile System Phase 2 through adding links to mobile apps and enabling documents to be attached, with the aim of eventually making it a completely paperless online system.

## Quality Management

The HA's quality management systems enable us to measure and control our quality performance against widely accepted international standards. Supplementing these, the European Foundation for Quality Management Excellence Model is helping us improve our operations in the Development and Construction Division. All our contractors must be ISO 9001, ISO 14001 and OHSAS 18001 certified, and our building (New Works) contractors and piling contractors must operate a certified ISO 50001

energy management system. With the roll-out of ISO 45001 on 12 March 2018 targeting to replace OHSAS 18001 standard in 3 years, works contractors and service providers certified to OHSAS 18001 are alerted to gain accreditation with ISO 45001 accordingly.

The standards to which we are certified and the management systems we adopt in our operations are shown in the following tables:

Certified Standard	Scope	Certified since
<b>Development &amp; Construction Division (DCD)</b>		
ISO 9001: Quality Management	Planning, design, project management and contract administration for the construction of public housing	1993
ISO 14001: Environmental Management	Planning, design, project management, contract administration and materials testing for the construction of public housing	2009
ISO 50001: Energy Management	Planning, design, project management and contract administration for the construction of public housing	2012
OHSAS 18001: Occupational Health and Safety Management System	Materials testing for the construction of public housing	2013
<b>Estate Management Division (EMD)</b>		
ISO 9001: Quality Management	Planning, design, project management and contract administration for the maintenance and improvement of public housing	1993
ISO 14001: Environmental Management	Planning, design, project management and contract administration for the maintenance and improvement of public housing estates. Provision of property management services (including cleansing, security, landscaping and office administration) in public housing estates	2011
ISO 50001: Energy Management	Planning, design, operation, project management and contract administration for facility management and improvement works of the communal areas of PRH domestic blocks	2013
OHSAS 18001: Occupational Health and Safety Management System	Planning, design, project management and contract administration for the maintenance and improvement of public housing	2014
<b>Independent Checking Unit (ICU)</b>		
ISO 9001: Quality Management	Building Control for Public Housing	2014
ISO 14001: Environmental Management	Building Control for Public Housing	2014



Other Quality Schemes/ Standards	Scope	Adopted since	Remarks
<b>DCD</b>			
ISO 26000: Social Responsibility	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems of DCD. A non-certifiable standard, but measured through the HKQAA CSR Advocate Index. For the sixth consecutive year since 2012, DCD achieved the full score of 5.0.
ISO 31000: Risk Management	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems of DCD.
European Foundation for Quality Management (EFQM) Excellence Model	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems in DCD.
<b>EMD</b>			
ISO 19011: Auditing Management System	Internal audit for planning, design, project management and contract administration for the maintenance and improvement of public housing	2012	Integrated with other management systems of EMD. A non-certifiable standard, but verified through HKQAA with Verification Statement obtained in 2013.
ISO 26000: Social Responsibility	Planning, design, project management and contract administration for the maintenance and improvement of public housing	2012	Integrated with other management systems of EMD. A non-certifiable standard, but measured through the HKQAA CSR Advocate Index. For the fourth consecutive year since 2014, EMD achieved the full score of 5.0.
ISO 31000: Risk Management	Planning, design, project management and contract administration for the planned maintenance and improvement of public housing	2012	Integrated with other management systems of EMD. A non-certifiable standard, but verified through HKQAA with Verification Statement obtained in 2013.
HKQAA Sustainable Building Index (SBI) Scheme	Sustainability performance (environmental, social and economic) of domestic blocks in 10 estates containing all major block types	2012	A non-certifiable standard, but verified through the HKQAA SBI Scheme.  In 2012, the HA became the first organisation to obtain the HKQAA SBI Verified Mark.

Each of our DCD and EMD carries out an annual performance assessment under the Hong Kong Quality Assurance Agency (HKQAA) Corporate Social Responsibility (CSR) Advocate Index. The assessment has been designed with reference to ISO 26000, and enables the divisions to measure the maturity level of their social responsibility undertakings and their contributions in areas such as organisational governance, human rights, labour practices, the environment, fair operating practices, consumer issues, and community involvement and development. In 2017, DCD achieved the full score of 5.0 in the HKQAA CSR Advocate Index for the sixth consecutive year, while EMD also achieved 5.0 for the fourth consecutive year.

### Quality Assurance for Building Materials

To maintain close control over the quality of the building products used in our construction, we rely on robust third-party certification. In addition to ISO 9001 certification, we currently impose product certification requirements on 11 building products, covering fire resistant timber doors, panel wall partitions, packed cement for architectural use, tile adhesives, ceramic tiles, repair mortar, aluminium windows, uPVC drainage pipes and fittings, close-coupled water closet suites, mesh reinforcement, and LED bulkheads. In 2017/18, this is being extended to also cover multi-layer acrylic paint.

We have also continued to strengthen our quality controls for plumbing including requiring the use of copper pipes and fittings that bear the Kitemark of the British Standards Institution, conducting audit checks of delivered soldering materials, and testing extra water samples in addition to those required by the Water Supplies Department. Also, the main contractors of all building projects are now contractually required to appoint plumbing domestic sub-contractors from the Plumbing Installation Category of the Development Bureau's List of Approved Suppliers of Materials and Specialist Contractors for Public Works. We have also set workload capping limits for approved plumbing sub-contractors and for Licensed Plumbers, and require building contractors to implement a management plan that includes close supervision of plumbing sub-contractors and Licensed Plumbers.

### Risk Management for Building Materials

Effective management of risks associated with building materials is always a matter of high priority. In 2017, we progressively implemented a series of risk treatment measures, each prioritised based on the risk levels of around 2 300 different building materials. These measures were developed as the result of a major risk assessment exercise on building materials completed by the HA in December 2016, in association with contractors and other stakeholders.

8 and 9 We currently impose product certification requirements on 11 building materials including uPVC drainage pipes and fittings (bottom) and mesh reinforcement



From 2017, all New Works contractors have also been required to develop a project-specific materials risk assessment system for their building materials, including those supplied by their sub-contractors and suppliers. The contractors' risk assessment systems are required to make reference to the HA's own system, and are incorporated into their Quality Control System and Sub-contractor Management Plan. Contractors are now also required to appoint a third party to conduct an annual audit of their Quality Control System for each HA project they are involved in. Additionally, the frequency with which HA contractors' own in-house audit teams are required to conduct compliance audits on building materials has been increased.

### Building Controls to Underpin Building Quality

The Independent Checking Unit (ICU) operates under the Office of the Permanent Secretary for Transport and Housing (Housing), offering administrative control processes parallel with those of the Buildings Department. The ICU provides third-party checking of building plans and structural plans submitted for the HA's new development projects. It also processes submissions for Alterations & Additions works in existing HA buildings.

Under powers delegated by the Building Authority, the ICU exercises statutory building controls for buildings in the Home Ownership Scheme, Tenant Purchase Scheme estates, and commercial and car parking facilities divested to the LINK REIT or their subsequent private owners. Besides processing submissions for Alterations & Additions to these buildings, its remit includes giving advisory input on the suitability of using premises for different purposes (in relation to various licensing referrals from other government departments), overseeing the implementation of the Minor Works Control System, the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme, and carrying out enforcement against unauthorised building works and dilapidated buildings.

Since March 2016, the ICU has been operating the Housing Electronic Plan Submission System (HePlan), which enables the e-submission and e-processing of building and structural plans for both new HA development projects and existing HA buildings. Another online service provided by the ICU is the Housing Electronic Building Records Online System (HeBROS), which provides the public with on-line inspection and copying services for HA building records, and which was extended to the MyGovHK website in 2016.

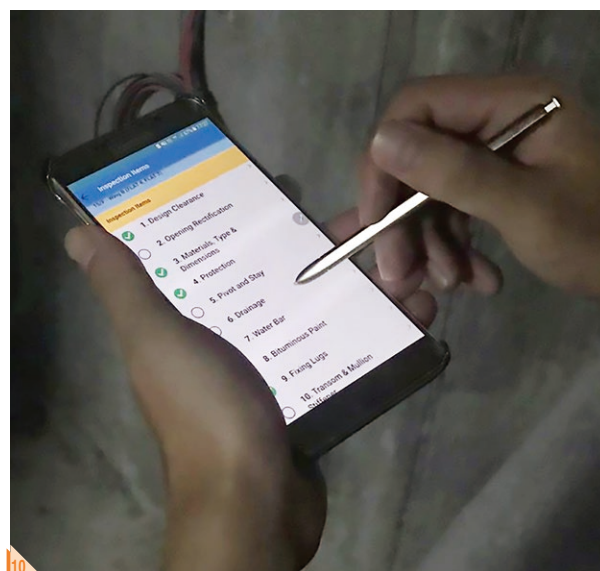
In December 2017, the ICU successfully upgraded its Quality and Environmental Management System certification to ISO 9001:2015 and ISO 14001:2015, a process which extended the scope of its coverage to include the work of its Mandatory Building Inspection Scheme Team and Minor Works Team.

The Lift Inspection Focus Team has continued to operate an audit inspection system for lifts and escalators managed by the HA that is improving safety and reducing the risk of accidents.

### IT Enhancements

Important IT resources and systems used by the HA include Building Information Modelling (BIM), the Geographic Information System (GIS), the Housing Construction Management Enterprise System (HOMES), and Radio Frequency Identification (RFID).

**10** Mobile devices and the DCSMS app streamline the management of safety and enhance quality and productivity at our building sites



Throughout the year, the HA has been working on extending the use of its Development and Construction Site Mobile System (DCSMS) from HA staff to include contractors, a move which is targeted for roll-out later in 2018. When Phase 1 of DCSMS was rolled out in 2015, it enabled users to utilise mobile devices and applications (app) when carrying out site inspections of building works and building services work, and to raise alerts about accidents or site safety incidents. The extensions to DCSMS mean that contractors will be able to submit inspection requests via DCSMS once they have completed a construction job. Site staff will then be able to schedule the inspection or report the inspection results through the DCSMS app while at the construction site; contractors will also be able to check the status of a request through the DCSMS app. DCSMS is proving very valuable in streamlining the management of safety and improving quality and productivity at our building sites.

We are now proceeding with the development of Phases 2 and 3 of DCSMS. Phase 2 involves widening the application of the app so that it covers inspections in other areas (such as structural work), provides easy access to documents such as approved method statements and

samples, and better integrates the Occupational Injury and Disease Surveillance System. Phase 3 of DCSMS will include a revamp of the existing HOMES Mobile Site Inspection (HMSI) system and the Construction Mobile Inspection System (CMIS). The revamped HMSI will support the final flat-to-flat inspection of building work and building services work, and the enhanced CMIS will support the end-to-end foundation inspection processes of the three most frequently used pile types – large diameter bored piles, socketed H-piles, and mini-piles (a new addition to the CMIS). Inspection of the remaining pile types, such as driven H-piles, will be implemented in a later phase of the DCSMS. The HMSI and CMIS currently use offline data synchronisation technologies in conjunction with industrial grade PDAs with 3.5-inch displays (HMSI), or Windows tablets (CMIS). The new developments will adopt mobile and web technologies, incorporating smartphones, mobile apps and web applications for example.

11 Acoustic balcony under construction (left) and its precast component



## Innovative Solutions for Design and Planning

The process of constructing new estates and redeveloping old ones starts with extensive planning and design to ensure that the actual work done achieves very well-defined goals and standards. Nowadays, our designers rely on advanced and highly sophisticated computerised tools to optimise their work. At the HA, one of the most important of these is BIM. Put simply, BIM is an intelligent 3D model-based process that enables architectural, engineering, and construction professionals to plan, design, construct, and manage buildings and infrastructure more efficiently.

The HA first adopted BIM in 2006, and today all new HA development projects utilise BIM as part of the planning and design process. It is applied at many different stages of projects, from conducting feasibility studies through to developing the scheme design. During construction, it is also used as a cost management and design optimisation tool. To move further, the HA has made a trial of the application of 4-D (Time) and 5-D (Cost) BIM for progress and cost management (see our feature story on the application of 5D BIM at Anderson Road Sites A & B).

## Innovative Approaches to Problem of Traffic Noise

Traffic noise can pose serious problems to tenants in estates near busy roads in Hong Kong. We do our best to plan for this by, for example, aligning domestic blocks away from major roads with site-specific designs, to create a “self-screening” effect. To address noise at sites where this is not possible, or when we are redeveloping existing estates, we have applied our research and development resources to further refine our acoustic windows and balconies, featured in last year’s Annual Report. Two new series of modular flats with these acoustic features have been added to the HA’s Modular Flat Design 2018 Version.

12 Project teams working together for building liveable, environmentally friendly public housing



## Shui Chuen O Estate – Homes Linking Two Country Parks

Situated between Ma On Shan Country Park and Lion Rock Country Park, Shui Chuen O (SCO) Estate is made up of 18 domestic blocks whose names reflect the links with nature that make this site so unique. Inspired by words by Jin Dynasty writer and calligrapher Wang Xizhi in his *Preface to the Poems Composed at the Orchid Pavilion* (“overlooking us are lofty mountains and steep peaks, around us are dense woods and slender bamboos”), the building blocks’ names reference the estate’s stunning natural setting.

The site is a significant and high-density one, with its 18 domestic blocks housing around 30 000 residents. From the outset, though, the Hong Kong Housing Authority (HA) design team recognised the importance of integrating this substantial development into the pristine natural environment surrounding it. Three core planning principles guided them along: *Links with nature*, *Links with environment for sustainability*, and *Links for people*.

### Links with Nature

A key objective when designing this estate was to maximise its connections with the surrounding country parks so that the natural and man-made environments merged seamlessly. To do this, the HA embraced the idea of “green fingers”, a design concept that involved extending the greenery of the surrounding country parks into the estate through corridors of intensive planting and greening. Despite living in a high-rise urban setting, the “green fingers” concept gives residents a sense of being intimately linked with the impressive natural environment around them.

To further enhance residents’ connections to the natural surroundings, the team created a unique and green “eco-trail” through the estate. The eco-trail connects

the estate with various existing trails in the adjoining country parks, making it easy for residents to take off for a hike into the countryside whenever they feel like it. Linking up the east and west platforms of the estate together with the commercial centre, the eco-trail also connects directly with the Tsz Sha Ancient Trail, once a major link between Sha Tin and Kowloon back in the Qing Dynasty. All this means that ambitious hikers are able to walk from Tsz Wan Shan to Sha Tin Pass and then on to Shui Chuen O Estate via the Wilson Trail. As the eco-trail is linked to the estate’s commercial centre, hikers can stock up on supplies or enjoy a sustaining meal before setting off, or on the way back home.

### Links with Environment for Sustainability

The team placed great attention on ensuring the estate had strong connections with the larger surrounding environment. For example, three major view corridors were developed to provide pleasing visual connections between the Sha Tin town below and the mountains around and above. The buildings were also designed and grouped in a stepped profile to match and blend with the profile of the mountains behind, in line with Visual Impact Assessment Studies.



- 1 Weather-protected connections between different platforms
- 2 The three view corridors
- 3 Lift tower and mega footbridge
- 4 The atrium at Shui Chuen O Plaza
- 5 Children play area at one of the “activity nodes”

### Links for People

Links for people are crucial on this hilly site, and this has led to the creation of a “tapestry” of weather-protected walkways, footbridges, lift towers, escalators and access ramps to facilitate the hassle-free movement of pedestrians. To achieve this, the team had to address one of the major challenges of the site; namely, the substantial difference in levels between platforms of over 90 m. This involved building nine footbridges and six shuttle lift towers to ensure convenient and weather-protected connections for tenants, both within the development and to nearby public transport and other facilities. A mega footbridge (approximately 78 m long, with lift tower) straddles Sha Tin Road to serve the heavy pedestrian traffic from Sha Tin Wai Station and nearby housing developments to the estate entrance in Shui Chuen Au Street.

The pedestrian network is punctuated with “activity nodes”, including an open plaza for functions and festive events, intimate and cosy sitting areas, scenic routes for walking and jogging, and play areas for all ages. The network converges on major activity hubs such as the commercial centre, the civic plaza, the public transport interchange and the community and welfare facilities block. These spaces have been further enhanced by thoughtful landscaping, designed to add seasonal colours and attract birds and butterflies.

**Nature, environment, and people:** the residents of the estate are part of a community that is harmoniously integrated with the natural surroundings, local amenities and infrastructure, as well as the wider community of the area.

### SCO Estate Fact Sheet

No. of domestic blocks	18
No. of storeys	25 to 30
No. of flats	11 123
Level difference from upper platform to lower platform	Approximately 90 metres
No. of footbridges & shuttle lift towers	9 footbridges and 6 shuttle lift towers
Length of mega footbridge	Approximately 78 metres
Walking time from Sha Tin Wai MTR station to SCO Plaza	8.5 minutes
Open space provision	Approximately 33 500 square metres, including <ul style="list-style-type: none"> <li>– community play area</li> <li>– 4 badminton courts</li> <li>– 3 basketball courts</li> <li>– 1 five-a-side soccer pitch</li> <li>– 7 table tennis tables</li> </ul>
SCO Commercial Centre	Total internal floor area of approximately 7 000 square metres, including <ul style="list-style-type: none"> <li>– a wet market</li> <li>– 59 shops (supermarkets, bakery shops, convenience stores, household products, pharmacies, medical clinics)</li> <li>– restaurants, such as Chinese restaurants, fast food shops, restaurants with special cuisine</li> </ul>
Construction period	Commenced in 2011 and completed in four phases from 2015 to 2016



## So Uk Estate – Nostalgia Meets Contemporary Planning

When it was first completed in 1960, the old So Uk Estate became famous as one of the earliest and largest public rental housing (PRH) developments in Asia. Built on a steep hillside and incorporating some distinctive architectural features, So Uk Estate posed a number of challenges for the Hong Kong Housing Authority (HA) in its redevelopment efforts. We endeavoured to redevelop this unique public housing site into a harmonious contemporary living environment, while retaining some of its distinctive original characteristics. The project mainly comprises 14 domestic blocks ranging from 21 to 41 storeys, with 6 985 rental flats. Some retail and social welfare facilities are spread among the podiums, with others located in the community facilities block.

The main themes of the design were “care for the community” and “revitalisation for a sustainable and healthy living environment”. The strategically phased redevelopment plan meant that residents of the old estate could be rehoused in newly completed estates nearby, and thus stay connected with their familiar neighbourhood and social networks.

The disposition of buildings was carefully considered from a passive design perspective, and arranged to create open breezeways and view corridors running through the estate. Microclimate studies were carried out, which assisted with planning and design in terms of improving the permeability of the air flow, forming better sun paths, and creating effective shading. Building blocks were

**1** The hilly terraced site is arranged with taller buildings in the centre and lower blocks on the periphery, to optimise the views and natural ventilation

**2** The Little White Shed



also aligned with the existing urban fabric, with stepped heights to echo the rising topography of the terrain, and lower blocks placed at the street level to improve the visual impression and enhance the movement of breezes through the estate.

The new community also enjoys strong links internally within the site and to nearby facilities, through a network of covered pedestrian walkways, lift towers, footbridges and escalators. Together, they provide safe, convenient and barrier-free links between the upper platforms of So Uk Estate and the major entrance hubs in Po On Road and Cheung Fat Street. In an effort to recreate the intimate social spaces of the old So Uk Estate, “pocket” spaces for sitting and leisure have been provided along the pedestrian paths. The buildings along Po On Road is set back from the road, creating a wide pedestrian zone incorporating retail, amenity and green features that enhance the streetscape.

As part of the overall design and planning process, we conducted a community engagement exercise with residents of the old estate and other locals. We were particularly interested in obtaining some consensus on which of the structures of the old So Uk Estate should be retained, due to their distinctive architectural style or because of the powerful collective memories they had generated over 50 years. At the top of this list was the “Three Treasures” of So Uk.

- **The Little White Shed** – This small white building next to the new Willow House was originally a store selling kerosene, widely used as cooking fuel back in the 1960s. It has been preserved and will be let out for retail or eatery outlets. It will also be integrated with the new deck and plaza to form a civic open space for residents, following completion of the Phase 2 redevelopment later in 2018.





- **The Swallow Pavilions** – Next to Cherry House are two pavilions with curving roofs. In the early 1980s, a mural was painted on the soffit of one the pavilions: it depicts a view of the sky with doves from the estate open space, and captures the estate’s distinctive architectural characteristics. The original artist, Mr Mak Wing, was commissioned to revive and reinstate the old mural. The pavilions will continue to provide sheltered spaces for residents in the open and unique spaces for hosting community events.
- **The former estate entrance portal** – With “So Uk Estate” painted in gold Chinese characters against a black background, this portal was a landmark of the old estate. The portal will be relocated to the Phase 2 open space.

Apart from the “Three Treasures”, the following features were also retained:

- **Maple House** – Part of the ground and the first floor of the old Maple House has been retained and restored for exhibition purposes, with displays showing how PRH units were decorated in the 1960s and 1970s.

- **The former estate management office** – Featuring a scanty granite stone exterior wall, this old building has been restored and is now functioning as a post office.
- **The Princess Tree** – Next to the old estate management office stands one of the oldest trees in the estate. Known locally as the Princess Tree, it was planted by the British Princess Alexandra when she visited the then newly completed So Uk Estate back in November 1961.

These old structures were all structurally appraised; some had their roof or floor slabs recast or their spalled concrete repaired, and all were redecorated. Together, these retained features combine to form a pleasant “heritage trail” giving visitors nostalgic glimpses of old times as they walk around the new estate. The new residential blocks bear the old block names but exist in a completely contemporary estate setting, except for the occasional old retaining wall that sits seamlessly alongside new ones.

For more than 50 years, So Uk Estate has served thousands of families and bore witness to growth stories of a few generations before its redevelopment. The name of So Uk represents not only the home of many Hong Kong people, but also their beautiful collective memories. Through contemporary planning strategies, we hope to retain something that are precious to generations of people growing up there and also provide a canvas for people painting their new life stories in the new estate.



- 3 The old mural of the Swallow Pavilions was revived and reinstated by the original artist, Mr Mak Wing
- 4 The Princess Tree is one of the oldest trees in the estate
- 5 The former estate entrance portal with “So Uk Estate” painted in gold Chinese characters will be reset in the new estate
- 6 The old Maple House has been restored as an exhibition space



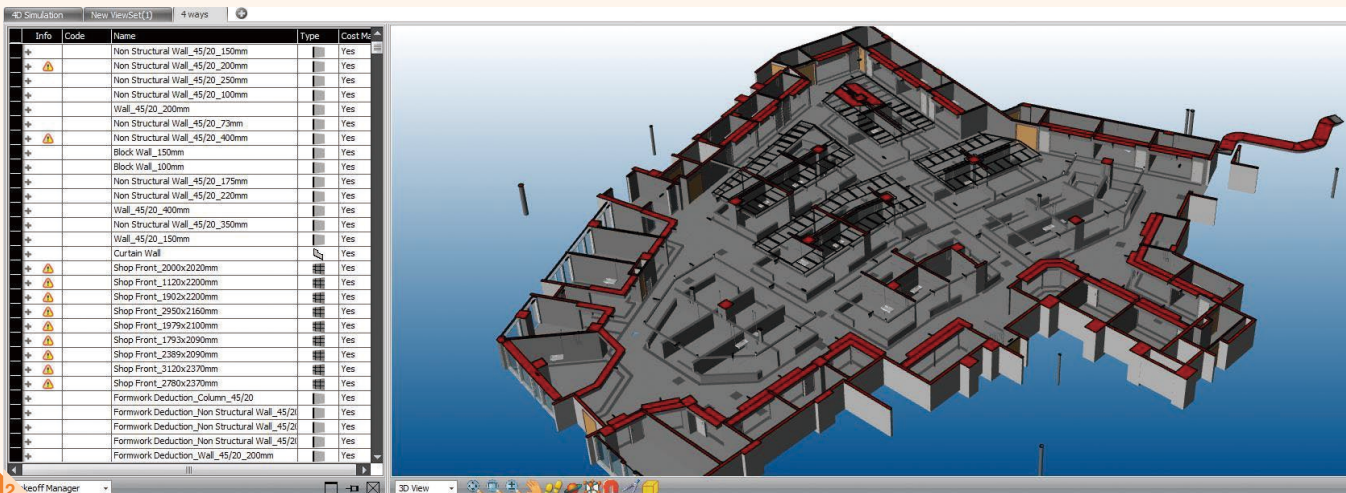
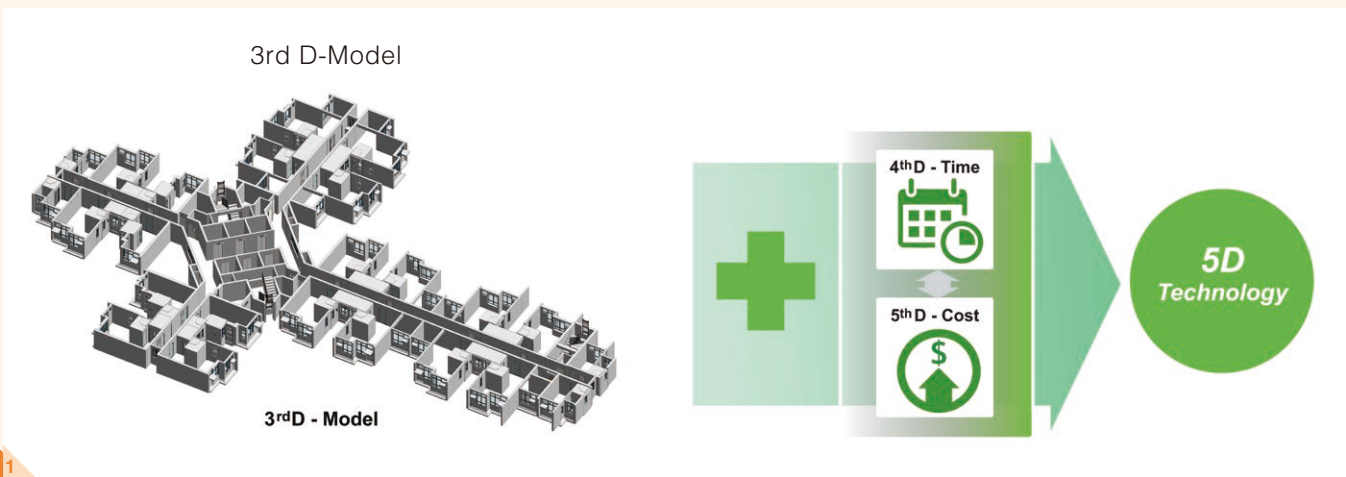
# BIM – Building Better, Building Smarter

The Hong Kong Housing Authority (HA) has always embraced useful IT innovations. One example is our adoption of Building Information Modelling (BIM) technology, which is forging valuable new connections between architects, engineers and construction professionals. Through the use of BIM, we have improved our building quality by optimising our planning and design work, improving coordination among contractors, reducing construction waste, and enhancing the safety of our workers. BIM has now become one of the most important tools that we use in the development of our public housing projects.

BIM is a modelling process that enables 3D (3-dimension) representation of the physical and functional characteristics of projects at the planning stage. In recent years, two new dimensions have been added to BIM, to capture the fact that time (4D) and cost (5D) are also factors that can have a major impact on design and construction management, and this has led to the version known as 5D BIM.

5D BIM technology enables contractors both to track the progress of a project and to predict its production rate and completion time. Delays can be easily identified, and immediate action can be taken to prevent similar delays. Indeed, 5D BIM emerges as the way forward for the construction industry, enabling architects, engineers, contractors and clients to significantly improve their operational efficiency and reduce risk in construction projects.

- 1 The cost of different types of materials in the 3D model
- 2 5D BIM in application – 4D simulation of the market



## Application of 5D BIM at Anderson Road Sites A & B

At the HA, we have piloted 5D BIM to one of our most complex and challenging project, namely the Integrated Procurement Approach Contract for the public rental housing development at Anderson Road sites A & B, Phases 1 & 2, since 2013, where it has enhanced productivity and improved the quality of work done at the design and construction stages, including site planning and work sequencing.

## 5D BIM Applied to Wet Market at Anderson Road Site B

The benefits of 5D BIM are somehow abstract and hard to conceptualise. It is therefore worth taking a look at how 5D BIM delivered some very concrete benefits in the HA's development of a wet market on the lower ground floor of Anderson Road Site B.

Construction work of the wet market was scheduled to commence in April 2017 and complete in September 2017, an unforeseen site issue obstructed the site access and incurred potential

delay for about three months. To mitigate the potential delay, 5D BIM came into play. It enables designers to visualise the progress of construction activities and its related costs over time. By taking into consideration the revised time and cost factors, 5D BIM assisted designers to decide the best remedial options for the project and optimise the planned work schedule. Once construction work started, 5D BIM generates frequent and very precise progress records for management team, while its forecasting functions also allowed for better allocation of resources. The application of 5D BIM was instrumental in enabling the HA to meet the target completion date, despite the unforeseen delay in starting the project.

The HA is continuing to review its use of 5D BIM technology and look for ways of extending and improving its usage. It is also exploring whether this technology can be applied on a more regular basis, potentially allowing for better management of the entire project life cycle of our future public housing developments.

### 3 Animation of Anderson Road Sites A & B



3

# 管理完善 安居無憂

Quality Management for  
Well-functioning Communities



背景為將軍澳廣明苑  
Kwong Ming Court in Tseung Kwan O  
in the background



**香**港房屋委員會(房委會)負責全港公共租住屋邨(公共屋邨)的管理和維修保養工作。公共屋邨數以百計,林林總總,規模不一。妥善管理現有公共屋邨與落實增加本港房屋供應,兩者雖無直接因果關係,卻互有關連,相輔相成。公共屋邨管理完善,居民安居樂業,敦親睦鄰,守法奉公,有助房委會取得市民信任,履行職責,滿足基層市民的住屋需要,不辱使命。

## 公屋樓宇 保養周全

房委會推行多項計劃,確保轄下新舊樓宇保養妥善,設施良好。這些計劃包括:

**全方位維修計劃** — 主動為出租單位提供有效的維修保養,使單位舒適宜居。透過這項計劃的室內勘察和維修服務,我們定期檢查樓齡達十年或以上的公屋單位,並因應情況,即場進行或安排所需的修葺工程。全方位維修計劃以三管齊下的方式,即主動查找維修問題,迅速回應住戶的維修要求,並推行宣傳教育活動,以回應住戶日漸提高的期望。2017/18年度,我們在35個屋邨推行全方位維修計劃,卓有成效。

**強制驗窗計劃** — 政府為改善本港樓宇安全,近年推行強制驗窗計劃,從樓齡超過十年的樓宇中選定目標樓宇,強制驗窗。運輸及房屋局常任秘書長(房屋)辦公室轄下獨立審查組根據建築事務監督授予的權力,定期從房委會物業中選出目標樓宇,向房委會發出強制驗窗的法定通知。房委會接獲通知,便委聘屋宇署的註冊合資格人士驗檢目標樓宇的窗戶,並監督進行驗窗計劃所定的窗戶修葺工程。2017/18年度,我們於11個屋邨的樓宇推行強制驗窗計劃。

**日常家居維修服務** — 房委會持續為公屋租戶提供日常家居維修服務,因應租戶的要求,勘察和維修公屋單位的室內設施。我們與租戶緊密聯繫,迅速回應他們的要求,提供優質的小型維修服務,並妥為監控修葺工程的質素。

**全面結構勘察計劃** — 旨在檢查較舊屋邨,確定屋邨樓宇結構是否安全,從而釐定保存這些屋邨至少15年所需的維修工程,並評估工程的成本效益。2017/18年度,我們完成五個屋邨的全面結構勘察工作。

**屋邨改善計劃** — 屋邨進行全面結構勘察後,如確定可予保留,便會根據這項計劃分階段進行改善工程,包括改善邨內的康樂設施、翻新大廈外牆和公共地方,以及提升園景質素和綠化覆蓋範圍。

**升降機現代化計劃** — 我們一直推行逐年延展的升降機現代化計劃,評估公共屋邨所有使用超過25年的升降機是否性能良好,並按個別升降機的狀況和房委會可運用的資源,釐定升降機現代化工程的優次。2017/18年度,我們更新55部升降機,並進行五次招標,涵蓋五個屋邨75部升降機的現代化工程。

- 1 全方位維修計劃的宣傳海報
- 2 日常家居維修服務
- 3 大澳龍田邨的全面結構勘察已完成



**全方位維修計劃**  
Total Maintenance Scheme  
全面保養 妥善維修 Comprehensive Maintenance and Proper Repair

房屋委員會推行「全方位維修計劃」,提升轄下公共屋邨的維修保養服務,令居民有更好的居住環境。  
The Housing Authority has launched the **Total Maintenance Scheme** to enhance maintenance services in public housing estates hence providing a better living environment to the tenants.

計劃的特點包括:  
Highlights of the Scheme:

- 1 委派家居維修大使分赴探訪各屋邨住戶,主動為住戶勘察單位內的設施,查找需要維修的地方,並安排工程人員盡快派工。  
A proactive and comprehensive approach to identifying and rectifying maintenance problems.
- 2 成立專責隊伍,應付緊急的維修問題,迅速回應住戶提出的維修要求,並致力改善維修服務的流程,加強監管承辦商的表現。  
Prompt response to emergencies and tenants' requests.
- 3 設立流動維修保養教育職位,並透過各式宣傳方法,加強與住戶溝通,讓住戶認識更多室內設施/裝置的正確使用和日常保養方法。  
Enhanced promotional and educational programmes.

各位居民如對「全方位維修計劃」有任何疑問,歡迎聯絡屋務辦事處職員,或致電房委會熱線2712 2712,又或瀏覽房委會/房屋署網站 <http://www.housingauthority.gov.hk>。  
For any enquiries about the Scheme, please contact the staff of estate offices, call the Housing Authority Hotline (2712 2712) or browse the Housing Authority's/Housing Department website (<http://www.housingauthority.gov.hk>).

香港房屋委員會  
Hong Kong Housing Authority



**以晾衣架取代插筒式晾衣裝置計劃** — 一年內房委會完成一項規模龐大的計劃，更換162個公共屋邨的晾衣裝置，以晾衣架取代傳統的插筒式晾衣裝置。我們為願意更換晾衣裝置的租戶免費安裝晾衣架，並把原有的插筒式裝置移除，密封插筒。此外，我們聽取租戶的意見，推出一項新計劃，在七種不同設計類型的公屋大廈客廳外牆的低位，加設屬於業主固定裝置的晾衣杆，並因應租戶要求，把固定窗花改為活動窗花，方便租戶使用晾衣杆。新計劃不僅照顧租戶使用晾衣設施的具體需要，還減低租戶因使用高位晾衣杆而發生意外的風險；計劃預計於2019年完成。

**更換摺閘計劃** — 房委會在2015/16年度開始，分五年為租戶更換無掩板舊式摺閘，有關工程進展順利。2017/18年度更換約45 000道舊式摺閘。新摺閘更為安全穩固，方便易用。

## 樓宇可持續發展

房委會選定十個公共屋邨的樓宇，參與香港品質保證局的「樓宇可持續發展指數」計劃。2017年5月，這些樓宇(涵蓋大部分公屋大廈的設計類型)全部通過驗證，獲發香港品質保證局「樓宇可持續發展指數驗證標誌」。這項驗證有助房委會衡量各類公屋樓宇可持續發展的績效表現，從而就不同類型的樓宇制定有效的長遠維修和改善策略。

## 注重施工安全

公營房屋的維修和改善工程方面，房委會採用OHSAS 18001：2007職業安全健康管理體系，以便更有系統地評估涉及工程的職業安全 and 健康(職安健)風險，快捷有效，而且資源調配更具成本效益。這個體系還有另一可取之處，就是有助提高員工的職安健意識，以熟悉各項與工作有關的法定規定、實務守則、指令及指引。

我們採用職業安全健康管理體系的同時，為員工提供「職業安全健康網上課程」，提高他們的安全意識，加深對職安健的認知。網上課程由24個獨立單元組成，內容涵蓋例行維修保養和屋邨管理的安全管理要點、技術實施方案、應變計劃及其他關乎程序管控的因素。網上課程的公眾版本已於2016年上載房委會／房屋署網站，以供瀏覽。

### 4 新界大埔的公營房屋



## 防火安全

房委會繼續進行日常維修保養計劃的消防安全改善工程，以提高公共屋邨的消防安全標準，確保轄下樓宇符合《消防安全(建築物)條例》的規定。

火災不僅造成財物損失，更會導致人命傷亡，絕對不能掉以輕心；因此推廣防火安全，提高居民防火意識，是屋邨管理的重要一環。

我們安排屋邨各住宅大廈每兩年進行一次火警演習，並每年推行「屋邨防火安全運動」，務使居民提高警覺，慎防火災。過去12個月，房委會在34個公共屋邨舉辦「防火嘉年華」，透過輕鬆有趣的攤位遊戲，加深居民對防火安全的認識。

我們並透過房屋資訊台的短片、電台、屋邨防火安全網頁、不同防火主題的海報等，向居民定期發放防火安全信息。公共屋邨內所有消防喉轆旁邊均貼上正確使用消防喉轆的圖解，一旦發生火警，居民可即時按圖操作。

我們與屋邨管理諮詢委員會(邨管諮委會)合作無間，合力向公屋居民宣揚防火信息，並為他們提供資源，在邨內舉辦火警演習、防火講座等教育活動。本年度的邨管諮委會研討會上，我們向21個年內積極推動屋邨防火工作的邨管諮委會頒發獎項，表揚他們的努力和貢獻(詳見本章的專題故事)。

我們繼續與消防處緊密合作，推動屋邨防火工作。年內，消防處派出流動宣傳車和消防安全教育巴士，到訪超過60個公共屋邨。



## 扣分制

房委會實施扣分制，作為重要的管理措施，一方面培養公屋租戶的公民責任感，另一方面防止他們做出危害公眾衛生的行為，為租戶提供安全、舒適、衛生的居住環境。扣分制訂明28項不當行為，公屋租戶在其居住的屋邨觸犯任何一項均會被扣分。租戶如在24個月內被扣分數累計達16分或以上，可被終止租約；在分數有效期內，租戶不得申請任何自願調遷計劃。截至2017年12月31日，約有28 000戶被扣分，當中84戶的累積分數已達上限16分。

扣分制2003年起實施，對改善公共屋邨的環境衛生大有幫助，深得居民支持。根據2017年公營房屋住戶綜合統計調查，七成二受訪者對屋邨的整體清潔狀況感到滿意，可見扣分制成效顯著。

5 宣傳扣分制的海報

6 和 7 屋邨防火嘉年華以輕鬆有趣方式，向屋邨居民宣傳防火信息



## 可持續的綠色生活

房委會2017年11月展開「綠樂無窮在屋邨」第十一期計劃，並邀得香港地球之友、商界環保協會和長春社三個環保團體為協辦單位。為配合政府現行政策，該期計劃繼續以「減少都市廢物」為主題。

計劃分為兩個部分，第一部分在全港公共屋邨推行以「小綠減廢學院」為題的環保運動，其中一個重點項目是2017年12月至2018年2月舉行的「小綠今日去左邊」活動，吉祥物「小綠」走訪70個公共屋邨，鼓勵住戶減少廢物，實踐乾淨回收。第二部分是深化環保教育活動，由三個環保團體在32個公共屋邨舉辦同樂日、環保嘉年華、回收日、二手交易廣場、工作坊、綠色生態遊等活動，推廣減少廢物、廢物分類和廢物回收。

「家居廢物源頭分類計劃」推行後，我們在公共屋邨舉辦各式各樣的推廣活動和嘉年華會，藉以宣傳減廢和乾淨回收的措施。自「屋邨是我家，減廢靠大家」減廢運動2014年起推行以來，減廢吉祥物已巡迴探訪多個不同屋邨。2017年11月至2018年3月間，走訪20個屋邨，協助宣傳減廢運動。2017年我們與環境保護署(環保署)合作，試行在轄下四個商場和街市回收經源頭分類的廚餘，2017年4月至10月的總回收量為90.6公噸。

我們配合環保署繼續推行玻璃回收試行計劃，收集約750公噸玻璃樽。我們特別在中秋節和農曆新年後，舉辦減廢推廣活動。2017/18年度，我們回收約56 800個月餅盒(約17公噸)，並收集約7 000盆年桔循環再植。

為確保現有公共屋邨能源效益的管理、監察和改善工作達到國際認可標準，我們持續實施ISO 50001能源管理體系，涵蓋範圍包括現有公屋大廈的公用地方設施管理和改善工程的規劃、設計、營運、項目管理和合約管理。

至於定期維修工程和物業管理服務方面，已取得ISO 14001環境管理體系的認證。為保持認證資格，我們安排有關ISO認證機構再次認證審核。2017年4月，定期維修工程和物業管理服務順利通過認證審核。

## 節能措施

我們不斷努力，尋求適用於公共屋邨的新節能方案。現時，我們為屋宇設備進行翻新工程時，採用更具能源效益的設備。近期工程包括在更換傳統加壓食水泵系統時，改為安裝變頻式加壓食水泵系統，並在進行升降機現代化工程時，改用節能的升降機驅動控制系統。

我們繼續透過碳審計，監察14幢選定公屋住宅大廈的碳排放水平。這些公屋大廈已涵蓋房委會轄下大部分公屋住宅大廈的設計類型。



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8 「綠活之旅」的參加者參與「綠在元朗」活動

9 減廢大使與沙田美田邨居民玩問答遊戲，派發減廢小貼士單張和紀念品



## 園藝綠化

年內我們在20個公共屋邨加強綠化工作，廣植花木，因應區內環境，悉心挑選合適的新品種樹木和灌木栽種；又與邨管諮委會合作，在20個屋邨舉辦綠化活動，鼓勵居民攜手參與綠化屋邨。

## 樹木管理

我們繼續利用電腦化的企業樹木管理系統，管理公共屋邨和屋邨附近約十萬棵樹木，以助簡化樹木風險評估和管理程序。年內我們在十個屋邨舉辦植樹日，並為710名屋邨樹木大使義工開辦三個識別樹種和培訓課程。這些屋邨樹木大使發揮重要作用，有助公屋居民掌握正確的樹木管理方法，建立護樹文化。

## 協力改善屋邨管理

邨管諮委會由屋邨職員、民選區議員和租戶代表組成，是具有代表性的組織，可讓屋邨管理人員就屋邨管理事宜與租戶溝通，諮詢他們的意見。在協助屋邨管理人員爭取租戶支持落實管理政策方面，邨管諮委會的作用至為重要。邨管諮委會也就屋邨的日常管理事宜和小型改善工程提出寶貴意見，並積極參與監察和評核服務承辦商的表現。整體來說，邨管諮委會有助加強租戶對屋邨的歸屬感，培養他們的責任感，讓他們共同參與屋邨的管理工作。

房委會設有個別屋邨撥款，供邨管諮委會使用，同時設有中央儲備基金，每年撥款供邨管諮委會與非政府機構合辦活動。這些撥款通常用作籌辦饒富意義的社區建設活動和服務，如長者外展服務、綠化和健康生活環境推廣活動、建設和諧歡樂社區的項目。2017/18年度，這類合辦活動約有440項，包括研討會、工作坊、表演、嘉年華會等。

有些邨管諮委會更與衛生署合作，伙拍合適的非政府機構，推行健康推廣計劃，為住戶舉辦日常健體活動，講解健康飲食之道。2017/18年度共有17個屋邨參與這些計劃。

為照顧和支援長者租戶，各邨管諮委會每年至少與非政府機構合辦一項活動，由合辦機構在邨內提供長者外展服務。邨管諮委會鼓勵合辦機構邀請邨內年輕人或學生一同探訪長者，老少交流互動，加深了解。2017/18年度，這類合辦活動約有190項。



- 10 九龍城愛民邨廣植花木，綠樹成蔭
- 11 屋邨樹木大使參加樹木徑導賞團
- 12 葵涌麗瑤邨邨管諮委會伙拍非政府機構舉辦嘉年華會，提倡鄰里互助互愛精神



## 有效管理服務供應商

我們採取一系列嚴格的管理措施，監察服務供應商的表現，成效卓著；並設潔淨服務承辦商名冊和護衛服務承辦商名冊，只限已列入名冊的承辦商，承投房委會服務合約。房委會根據名冊管理機制，持續監察承辦商在各方面的表現。我們的承辦商檢討小組委員會(服務)按季覆核服務承辦商的表現。如承辦商違反任何法定或合約規定，房委會因應個別個案的實際情況及嚴重程度採取行動，包括限制或暫時禁止參與投標、終止合約或從名冊中除名。房委會評審標書和考慮是否續約時，參考屋邨房屋事務經理和邨管諮委會委員在季度工作表現評核報告內給予承辦商的評語，以及住戶問卷調查結果。

此外，房委會致力保障非技術工人(包括清潔工人和護衛員)免受剝削。屋邨職員定期和突擊巡查，並與清潔工人和護衛員會面，查證僱主是否遵照法例和合約規定行事。如發現違規情況，便會採取適當行動。

房委會繼續與勞工團體保持密切聯繫，以便及早發現與僱傭有關的違規情況。2017/18年度我們在22個屋邨突擊巡查，所涵蓋的服務合約共27份，其間房委會人員會見757名非技術工人，查證是否有非技術工人受到剝削，杜漸防微。2017年11月7日，我們聯同勞工處和廉政公署舉辦研討會，讓非技術工人更加了解《僱傭條例》、《僱員補償條例》、《防止賄賂條例》及其他相關法規訂明的僱傭權益。

房委會設有嚴格的投標制度和健全的合約管理機制，確保建築保養服務穩妥可靠；一直採用保養工作表現評分制，密切監察保養工程承辦商的表現，並根據優先投標機會和綜合評分投標制，審批建築保養分區定期合約，把投標者過往的表現和績效納入考慮之列。

## 零售和商業樓宇

截至2018年3月底，房委會提供約230 000平方米的零售地方、約30 100個停車位、約202 000平方米的工廠大廈、約2 159 000平方米的社區、教育和福利設施，以及約452 000平方米作其他用途的地方。

作為持續檢視房委會轄下商場和街市商舖類別和服務種類的一部分，我們在新落成的商場如欣田商場、迎東商場等，採用靈活的租賃策略，優化其行業組合，包括預早規劃租賃安排，以便在居民入伙前提供主要的零售設施，配合居民的基本需要，然後逐步擴大行業組合，提供更廣泛的購物選擇和更大的便利。鑑於網上購物和家居送遞服務日趨普及，我們也在轄下屋邨/商場的適當地方增設包裹儲物櫃。截至2018年3月底，已有31個屋邨/商場設有這類儲物櫃，帶動更多人流。

繼銀行業界在部分屋邨推出嶄新的流動銀行服務後，我們繼續把這項服務擴展至其他屋邨。截至2018年3月底，由三家主要銀行提供的流動銀行服務已涵蓋房委會轄下23個公共屋邨。

13 「大本型」五周年慶祝儀式

14 公共屋邨內的流動銀行



為保持「大本型」作為區域購物商場及娛樂消閒熱點的受歡迎程度和競爭力，我們繼續與商舖租戶、傳媒和非政府機構合作，舉辦各樣特備的推廣活動和節目，重點項目包括2017年底大本型開業五周年的慶祝儀式暨聖誕裝飾亮燈儀式。商場的節日裝飾、節慶推廣活動和現場表演均深受顧客、商舖租戶和區內居民歡迎。

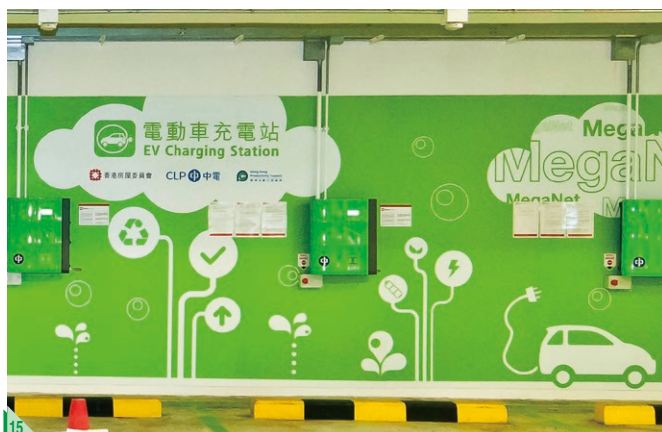
年內我們把握續訂租約的時機，優化大本型的行業和租戶組合，引入特色餐廳、家具店等新商戶，使商場耳目一新，市場地位更加穩固。此外，我們也優化和提升大本型的設施，例如改善天台花園的整體照明效果，為顧客提供更佳的悠閒環境。

至於房委會轄下的其他商場，我們以中央統籌的方式，在主要節慶和特別日子舉辦不同類別和規模的推廣活動，安排組合式節慶裝飾，布置商場。繼安基商場完成資產優化工程，改善商場的購物環境後，我們舉行慶祝翻新後的商場開幕儀式。年內在轄下商場的選定位置，定期舉辦路演和不同展銷會，為顧客提供各式各樣的商品和服務，增加選擇。

房委會進行五年向前推展計劃，為轄下的商業設施進行資產優化工程，以更切合區內居民的需要，並善用資源。計劃包括對房委會轄下商業設施進行「優勢、劣勢、機遇、威脅」的詳細分析。根據分析結果，我們選定一些適合資產優化的零售和停車設施項目，包括梨木樹邨的零售設施、石硤尾邨和博康邨的街市設施。優化計劃先就項目作深入研究，繼而進行大型改善工程。當中有些項目涉及重訂商業設施的行業組合或更改用途。

15 位於觀塘彩德商場的電動車輛充電設施

16 位於沙田的博康商場改善工程剛完成，商場煥然一新



推展計劃下的現有項目中，博康和葵涌商場的改善及改建工程已於2017/18年度完成，而海麗和石排灣商場的同類工程也進展良好。

房委會自2011年起推行五年向前推展計劃，至今已進行多項改善及改建工程，加上優化的租賃策略，大大改善轄下商業設施的使用和租用情況。

為支持綠色生活，保護環境，我們繼續與本港電力公司合作，提供電動車輛充電設施。現時，電動車輛在我們的時租泊車位充電，可獲最多兩小時免費泊車優惠。此外，在技術可行的情況下，我們按需求在房委會現有停車場的月租泊車位安裝標準充電設施。至於新公營房屋發展項目的停車場，均設有電動車輛標準充電設施。

房委會繼續採取多項措施，如參與《節能約章》和《戶外燈光約章》計劃，致力減低轄下商場的耗電量。我們透過與環保團體及非政府機構協作，在商場舉辦推廣環保活動，同時鼓勵食肆、超級市場和街市檔位租戶參與由非政府機構和政府部門定期舉辦的減少和回收廚餘活動。為鼓勵商舖租戶在日常營運採取更多符合可持續發展原則的措施，房委會轄下20個商場及設有零售設施的屋邨加入了香港綠建商舖聯盟。



## 邨管諮委會研討會 2018

香港房屋委員會(房委會)負責180多個公共租住屋邨(公共屋邨)的管理和維修保養工作，殊不簡單，必須得到各方支持，羣策羣力，才可事成。各公共屋邨分別成立的屋邨管理諮詢委員會(邨管諮委會)是房委會最重要的合作伙伴，貢獻尤巨。現時，158個公共屋邨已成立邨管諮委會，成員包括屋邨租戶代表、房委會屋邨管理職員及民選區議員。這些邨管諮委會提供不同的機會，讓有公民責任感的熱心公屋租戶參與屋邨管理事務。他們提出有用的意見，大大提升屋邨管理工作的效率和質素。以去年為例，邨管諮委會全力支持房屋署打擊濫用公屋、推廣減少廢物、建設和諧社區。邨管諮委會委員亦協助推廣首個為公屋租戶而設的流動應用程式「房署資訊通」。

各屋邨的邨管諮委會獨立運作。房委會每兩年舉辦一次邨管諮委會研討會，讓各邨管諮委會委員定期聚首一堂，互相交流，分享成果和心得，房屋署也可趁此機會，聽取居民對屋邨管理事務的意見。本年度邨管諮委會研討會於2018年3月24日在香港科學園舉行，約700名來自全港各公共屋邨的邨管諮委會代表參加。研討會的主題為「珍惜資源・和諧社區」，應邀出席的嘉賓包括房屋署署長應耀康和副署長(屋邨管理)黃麗冰，以及房委會商業樓宇小組委員會主席許美嫦、資助房屋小組委員會委員柯創盛和招國偉。

研討會節目豐富，計有嘉賓致辭、講座、演講等，涵蓋邨管諮委會多方面的工作範疇。房屋署署長應耀康致辭時，感謝邨管諮委會委員提出寶貴意見，支持屋邨管理事務，在改善屋邨管理服務和設施方面發揮舉足輕重的作用。他頒發嘉許狀予127位服務邨管諮委會超過20年的委員。講座中住戶代表、房屋署職員、消防處人員、保良局和商界環保協會的代表逐一演講，內容圍繞大會主題，生動有趣，多姿多采。沙角邨和小西灣邨的住戶代表更特別就主題分享他們的意見和經驗。



- 1 房屋署署長應耀康(第二排左十二)與研討會嘉賓及長期服務委員合照
- 2 研討會上邨管諮委會代表踴躍參與互動問答遊戲
- 3 小西灣邨住戶代表、保良局代表和房屋署職員，在研討會上就「如何實踐環保生活」分享經驗和意見



## 「房署資訊通」— 為公屋租戶而設的流動應用程式

現今科技日新月異，流動應用程式愈趨普及。今時今日，香港市民幾乎人人都使用應用程式。有見及此，香港房屋委員會(房委會)年內開發並推出首個公共房屋流動應用程式—「房署資訊通」。這個嶄新的應用程式集多項功能於一身，方便易用，提高房委會為公共租住房屋(公屋)租戶提供的服務質素，績效並重。

「房署資訊通」仍在開發和優化階段，現有的功能和服務日後將進一步加強。目前，「房署資訊通」主要提供查閱租金情況和繳交租金兩個範疇的服務，方便實用。公屋租戶利用應用程式，便可使用以下電子服務：

- ▲ 以程式提供的二維碼，在指定的便利店繳交租金；
- ▲ 查閱租金情況和最近六個月的繳費記錄；
- ▲ 通過全球定位系統功能，搜尋附近可繳交租金的屋邨辦事處、便利店或超級市場位置；
- ▲ 通過短訊功能，接收繳交租金提示通知；
- ▲ 接收房委會最新租金政策的資訊。

「房署資訊通」於2017年12月13日正式推出，可在Apple Store或Google Play免費下載，程式支援以Android(4.4或以上版本)或Apple iOS(9.0或以上版本)系統操作的裝置。為鼓勵公屋租戶下載和使用「房署資訊通」，房委會在2017年12月至2018年4月期間舉辦一連串推廣活動，包括抽獎，以及在25個公共屋邨設置宣傳攤位。截至2018年3月底，累積下載率逾25 000，累積使用率更超過406 000。

- 1 租戶可透過「房署資訊通」提供的二維碼，繳交租金
- 2 「房署資訊通」評測會推廣日
- 3 在多個公共屋邨推廣「房署資訊通」



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3



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The Hong Kong Housing Authority (HA) is responsible for managing and maintaining a huge variety of public rental housing (PRH) estates across Hong Kong. While our efficient management of existing facilities seemingly does not contribute to the goal of increasing the housing supply in Hong Kong, it does so indirectly. By keeping our estates in tip-top condition, and by ensuring the communities there are harmonious and civic-minded, we are confirming the trust of Hong Kong people in the HA as a firm supporter of the needs of the grass-roots population.

### Caring for our Housing Stock

The HA operates a number of schemes to ensure that its buildings and facilities remain in excellent sustainable condition, despite their age. They include:

**Total Maintenance Scheme (TMS).** This is an effective and highly proactive scheme for maintaining rental flats in good condition. Under the TMS in-flat inspection and repair programme, PRH flats aged 10 years or above are regularly inspected, and essential repair works are carried out or arranged on the spot. The three-pronged approach of TMS involves identifying maintenance problems proactively, responding promptly to tenants' maintenance requests, and running promotional and educational programmes – all in response to the rising expectations of our tenants. In 2017/18, the programme was carried out in 35 estates.

### Mandatory Window Inspection Scheme (MWIS).

This scheme is a recent Government initiative to improve building safety in Hong Kong. Under the scheme, any building over 10 years old may be selected as a target building for MWIS implementation. The Independent Checking Unit of the Office of the Permanent Secretary for Transport and Housing (Housing), under the delegated authority of the Building Authority, regularly selects HA target buildings and issues statutory notices to the HA for implementing MWIS. When HA properties are selected, we engage Qualified Persons registered with the Buildings Department to carry out the inspection and to supervise any window repairs required under the scheme. In 2017/18, MWIS was implemented in buildings at 11 estates.

### Responsive In-flat Maintenance Services (RIMS).

This is an ongoing service that includes in-flat inspections and maintenance services for PRH tenants upon request. Providing tenants with quality minor maintenance services, RIMS is characterised by prompt responses to requests, close liaison with tenants, and proper controls over the quality of work carried out.

### Comprehensive Structural Investigation Programme (CSIP).

This programme checks older estates to ascertain their structural safety and to assess the repair works needed for sustaining them for at least 15 years, along with the cost-effectiveness of any such repair works. In 2017/18, we completed a comprehensive structural investigation of five estates.

 Tsui Ping (South) Estate in Kwun Tong is one of the 11 estates implemented with MWIS



**Estate Improvement Programme (EIP).** EIP is applied to estates that have undergone a CSIP assessment which has determined that the estate can be retained. It is applied to these estates in phases, and involves updating the recreational facilities, renovating the building exteriors and common areas, and enhancing their landscaping and greening coverage.

**Lift Modernisation Programme.** Under this rolling programme, we assess the condition of all lifts over 25 years of age on PRH estates. These are then prioritised based on the condition of the lifts and the availability of HA resources. In 2017/18, 55 lifts were modernised under the programme, and five tenders were issued for the modernisation of 75 lifts in five estates.

**Replacement of Pole Holders with Laundry Racks Programme.** During the year, the HA completed an extensive programme for replacing traditional pole holders with laundry racks across 162 PRH estates. This programme involved free installation of laundry racks for all tenants who asked for them, and the cutting away of all existing pole holders and sealing up of the fittings. However, in response to feedback from tenants, we also launched an extra programme targeting to complete in 2019. This programme will provide laundry rods as landlord's fixtures at a low level of the living

room façades in seven block types, and will replace the associated fixed window grilles with openable grilles on request to provide easy access to the laundry rods. Through the new programme, we address the genuine needs of tenants for laundry facilities while reducing the risk caused by the use of laundry rods at high levels.

#### **Replacement of Collapsible Gates Programme.**

This programme for replacing old-type collapsible gates, which began in 2015/16 and is planned to be completed in five years, is progressing smoothly. In 2017/18, we completed the replacement of around 45 000 gates. The new gates are more secure and easier to use.

### **Building Sustainability**

In May 2017, blocks in 10 PRH estates that had been selected for enrolment in the Hong Kong Quality Assurance Agency's (HKQAA) Sustainable Building Index (SBI) were fully verified and awarded the HKQAA SBI Verified Mark. This verification (which covers the majority of block types built in PRH estates) is enabling the HA to better gauge the sustainability performance of different types of PRH blocks, and thus to formulate an effective long-term maintenance and improvement (M&I) strategy for its different blocks.



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- 2 In-flat Inspection Ambassador of Total Maintenance Scheme provides one-stop repair services for PRH tenants
- 3 Laundry racks are installed at Oi Man Estate in Kowloon City

## A Safe and Healthy Work Environment

The HA implements the OHSAS 18001:2007 Occupational Health and Safety Management System (OHSMS) for M&I works for public housing. OHSMS is a system that is enabling the HA to assess occupational health and safety risks in our M&I works more systematically and efficiently, allocate resources more cost-effectively, and at the same time demonstrate our commitment to caring for staff and stakeholders. The system is also valuable for its role in increasing staff awareness of the various statutory requirements, codes of practice, instructions and guidelines associated with their work.

Alongside OHSMS, we provide staff with access to Occupational Safety and Health web-based courseware designed to enhance their safety awareness and knowledge. The courseware, made up of 24 chapters, covers safety management considerations relating to both routine maintenance and aspects of estate management, technical implementation, contingency plans, and other factors relevant to process control. A public version of the courseware has also been made available on our Website since 2016.

## Fire Safety

The HA continued to carry out fire safety improvement works under its regular maintenance programmes, all designed to enhance fire safety standards across PRH estates and to ensure that its buildings comply with the Fire Safety (Buildings) Ordinance requirements.

Fire represents a significant hazard in the PRH environment, posing risks to the property and even the lives of our tenants. Vigilance is vital, and fire prevention activities combined with strong promotion of fire safety are a top priority in the management of our PRH estates.

Fire drills are organised once every two years for every domestic block, and a year-round fire safety campaign is run to keep tenants alert to fire risks and aware of vital safety tips. Over the past 12 months, the HA organised Estate Fire Safety Fun Fairs in 34 PRH estates, events which used fun activities and games to convey fire safety messages to tenants effectively.

Our ongoing fire safety education activities include regular sharing of fire safety tips and other fire prevention information through video broadcasts on the Housing Channel, local radio channels, the Estate Fire Safety mini-website, and on posters carrying different fire prevention themes. Large labels have been affixed next to hose reels in all PRH estates showing the proper steps for operating the fire hose reel in an emergency.

The Estate Management Advisory Committees (EMACs) have been constant valued partners in our efforts to promote fire safety among PRH tenants. We support the EMACs' efforts by providing them with resources to organise fire safety educational activities such as fire drills and fire safety talks. In recognition of their efforts, the 21 EMACs that had most actively promoted fire safety awareness at their estates during the year were presented with awards at the EMAC Seminar (see feature story of this chapter).

We have also continued to work closely with the Fire Services Department, which sent its Mobile Publicity Unit and Fire Safety Education Bus to more than 60 PRH estates over the year.

4 Large labels are affixed next to fire hose reels in all PRH estates

5 Estate Fire Safety Fun Fairs are well received by our residents





## Marking Scheme

The HA's Marking Scheme is an important management tool helping us maintain a safe, pleasant and hygienic living environment for all PRH tenants. In addition, the scheme helps foster a sense of civic responsibility among residents, and discourages certain bad habits that can jeopardise public hygiene. It does this by allocating penalty points to residents who commit any of the 28 specified misdeeds at the estates where they live. Households with valid points records are debarred from applying for any of our voluntary transfer schemes, while a household accumulating 16 points or above within a 24-month period may have its tenancy terminated. As at 31 December 2017, approximately 28 000 households were allotted penalty points, with 84 of these having reached the 16-point threshold.

The Marking Scheme was first introduced in 2003, and has established itself as an important contributor to improved environmental hygiene at PRH estates. It is well supported by PRH tenants, and its effectiveness can be seen from the fact that, in the 2017 Public Housing Recurrent Survey, 72% of respondents were satisfied with the overall cleanliness of estates.

## Sustainable Green Living

Phase 11 of the HA's Green Delight in Estates (GDE) programme kicked off in November 2017, with the appointment of three green groups in support roles. These groups are Friends of the Earth (HK), the Business Environment Council, and the Conservancy Association. Echoing current Government policy, the overall theme for Phase 11 has been set to continue as "Reduction of Municipal Solid Waste".

Part A of GDE Phase 11 was an estate-wide campaign under the theme "Green Junior's Academy on Waste Reduction". One of the highlight programmes titled "Finding Green Junior" was held from December 2017 to February 2018, in which the GDE character Green Junior visited 70 PRH estates to encourage tenants to reduce waste and engage in clean recycling. Part B has taken the form of an in-depth educational programme to be organised by the three green groups, which will promote reduction, separation and recycling of waste at 32 PRH estates. The activities organised by the groups include fun days, green carnivals, recycling days, a used items exchange square, workshops and eco-tours.

Following the implementation of the Source Separation of Domestic Waste Scheme, we carried out a variety of promotional activities and carnivals across our PRH estates to promote waste reduction and clean recycling. A tour of Theme Characters for Waste Reduction visited 20 estates from November 2017 to March 2018, as part of the "Let's join hands to reduce waste" Campaign that was launched back in 2014. Through a pilot scheme run in collaboration with the Environmental Protection Department (EPD) that was implemented in 2017, a total of 90.6 tonnes of source separated food waste was collected from four HA shopping centres and markets from April to October 2017.

In addition, around 750 tonnes of glass bottles have been collected as part of an ongoing glass recycling trial being spearheaded by the EPD. Following various festive promotional activities after the Mid-Autumn Festival and the Lunar New Year period in 2017/18, approximately 56 800 mooncake boxes (about 17 tonnes) were collected for recycling, and about 7 000 potted citrus plants were recovered for recycling.



6 Theme Characters "Waste Reduction Honey Bee" (left) and "Slim Rubbish Bin" promote waste reduction to residents of Kwai Shing West Estate in Kwai Chung

7 "Green Junior" and our residents at a Fun Day in Ap Lei Chau Estate



To ensure we are managing, monitoring and improving the energy performance of our existing PRH estates to an internationally recognised standard, we continued to implement the Energy Management System according to ISO 50001. This covers the planning, design, operation, project management and contract administration for facility management and improvement works in the communal areas of our existing PRH blocks.

To retain our ISO 14001 Environmental Management System certification on planned maintenance and property management, we arranged for a recertification audit to be conducted by the relevant ISO certification body. Recertification was successfully achieved in April 2017.

### Energy Conservation

We are constantly looking for new energy-saving initiatives that can be applied effectively in PRH estates. As a matter of course, we adopt more energy efficient equipment when carrying out refurbishment works. Recent examples include the use of variable speed booster fresh water pump systems to replace conventional booster pump systems, and the use of energy-efficient lift drive control systems in our lift modernisation works.

We have continued to apply the Carbon Audit exercise to monitor carbon emissions in 14 selected PRH domestic blocks, which include the majority of the domestic block types in the HA's housing stock.

### Horticultural Greening

The existing greenery cover at 20 PRH estates was upgraded during the year with the planting of new trees and shrubs selected to match local conditions. In collaboration with EMACs, we also organised greening activities for residents at 20 estates to encourage greater community participation in the greening of PRH estates.

### Tree Management

We continued to manage the approximately 100 000 trees in and around PRH estates through our computerised Enterprise Tree Management System, which streamlines our tree risk assessment and management procedures. Tree planting days were organised at 10 estates during the year, and we also organised three tree identification and training courses for 710 voluntary Estate Tree Ambassadors. These Ambassadors are playing a valuable role in keeping their fellow PRH residents aware of proper tree management practices and helping create a culture of caring for our trees.

### Partnering for Better Estate Management

EMACs are committees composed of estate staff, elected District Councillors and tenants' representatives, who together make up a representative forum where local estate management staff can communicate with and consult on estate management matters. EMACs are especially important in helping estate management staff gain tenants' support for management policies and their implementation. In addition, they contribute valuable input for the daily management of estates and minor improvement works, and are also actively involved in supervising and appraising service contractors. Overall, EMACs help strengthen tenants' sense of belonging and their sense of collective involvement in estate management.

8 EMAC-funded greening activity held at Ping Tin Estate in Kwun Tong



Apart from operating individual estate funds for EMACs, the HA also holds a central reserve from which funds are allocated each year to enable them to partner with non-governmental organisations (NGOs). These funds are typically used to organise valuable community-building activities and services, such as outreach services for the elderly, activities to encourage a green and healthy environment, and initiatives to build a happy and harmonious community. In 2017/18, some 440 of these partnering functions were held, taking the form of seminars, workshops, performances and carnivals.

Some EMACs have also collaborated with the Department of Health to partner with relevant NGOs in running a health promotion programme, providing regular physical activities and healthy eating advice for tenants. In 2017/18, 17 estates took part in this programme.

In their efforts to provide care and support for elderly tenants, all EMACs conduct at least one partnering function each year at which NGOs deliver outreach services to the elderly tenants of individual estates. Relevant NGOs are also encouraged to invite young people from the estates or students of estate schools to join in these visits and interact with the elderly in positive ways. In 2017/18, some 190 of these partnering functions were held.

9 The Deputy Director of Housing (Estate Management), Miss Rosaline Wong (front row, seventh left), and the three Assistant Directors of Housing (Estate Management), Mr Martin Tsoi (front row, sixth left), Mr Ricky Yeung (front row, seventh right) and Mr Steve Luk (front row, fifth left) pictured with the awardees of Estate Management Services Contractors Awards 2017

## Effective Management of Service Providers

The HA operates an efficient mechanism for managing its service providers effectively, which includes a series of stringent monitoring measures. It has set up a List of Cleansing Service Contractors and a List of Security Service Contractors, and only contractors on these Lists can bid for HA services contracts. Every aspect of the performance of contractors is monitored continuously through list management. Our Contractors Review Committee (Services) reviews the performance of services contractors on a quarterly basis. If contractors breach any statutory or contractual requirement, the HA takes action pertinent to the circumstances and seriousness of the case. This may include restriction or suspension from tendering, contract termination, and removal from the List. When evaluating tenders and contract extensions, the HA also takes into account contractors' quarterly performance appraisals, which contain comments by local Housing Managers and members of EMACs and the results of tenant surveys.

The HA is also committed to avoiding exploitation of non-skilled workers (including cleansing workers and security guards). Estate staff perform both regular and surprise checks, and interview cleansing workers and security guards to check whether their employers have complied with their legal and contractual obligations. Appropriate action is taken if irregularities are detected.

The HA has continued to liaise closely with labour unions as a way of ensuring the early detection of employment-related irregularities. In 2017/18, we conducted surprise checks to 22 estates in relation to 27 service contracts. This involved HA staff interviewing 757 non-skilled workers in an effort to detect and prevent the exploitation of non-skilled workers.



A seminar with the Labour Department and the Independent Commission Against Corruption was held on 7 November 2017 to increase non-skilled workers' awareness of their employment rights under the Employment Ordinance, the Employees' Compensation Ordinance, the Prevention of Bribery Ordinance, and other relevant laws and regulations.

The HA has established both a stringent tendering system and a strong contract management mechanism to ensure the quality and reliability of its building maintenance services. We have continued to implement the Maintenance Assessment Scoring System to closely monitor the performance of our building maintenance contractors, as well as the Preferential Tendering Opportunities and Preferential Tender Award System, which are used in the procurement of all building maintenance District Term Contracts and which take into account the past performance and track records of tenderers.

## Retail and Commercial Properties

As at the end of March 2018, the HA was providing approximately 230 000 square metres of retail space, about 30 100 car parking spaces, around 202 000 square metres of factory premises, about 2 159 000 square metres of community, education and welfare facilities, and about 452 000 square metres of other space used for miscellaneous purposes.

As part of our ongoing review of the variety of shops and services offered in HA shopping centres and markets, we adopted a flexible letting strategy to optimise the trade mix for new shopping centres such as Yan Tin Shopping Centre and Ying Tung Shopping Centre. This involved planning the letting arrangements well in advance so that essential retail facilities would be in place before the intake of residents to meet their basic needs, and then gradually expanding the trade mix to provide a wider range of shopping choices and greater convenience. In view of the popularity of online shopping and home delivery purchases, we also expanded the availability of parcel lockers at suitable areas in estates/shopping centres to cover a total of 31 estates/courts by the end of March 2018, generating additional footfall as a result.

Following the successful launch of new mobile banking services by the banking industry at some HA estates, we continued to arrange for such services to be provided in other estates. As at the end of March 2018, mobile banking services provided by three major banks were serving 23 of the HA's PRH estates.

To maintain the popularity and competitiveness of Domain as a regional shopping mall and entertainment hub, we continued to launch tailored promotional activities and other events in collaboration with shop tenants, the media, and NGOs. Highlights included a ceremony to mark the fifth anniversary of Domain, and the lighting of the Christmas decorations at the end of 2017. The seasonal decorations, festive promotional activities and live performances were warmly welcomed by shoppers, shop tenants and residents nearby.

We took advantage of the tenancy renewal exercise held in the year to enhance both the trade mix and the tenant mix, with a view to maintaining Domain's novelty and strengthening its market position. New businesses including a specialty restaurant and a furniture shop were successfully introduced. Domain's facilities were also enhanced and upgraded to provide a better leisure environment for shoppers, for example by improvements being made to the overall illumination of the roof garden.

At the HA's other shopping centres, a number of centrally-planned promotional activities and packaged seasonal decorations of different types and scales were run or displayed during major festivals and special days. Following the completion of asset enhancement works for On Kay Commercial Centre to improve the shopping ambience there, a celebration ceremony was held to mark the opening of the revamped shopping centre. Throughout the year, a number of roadshows and different kinds of trade fairs were periodically arranged in designated spaces in our shopping malls, widening the choice of products and services available for shoppers.

The HA operates a five-year rolling programme that looks to enhance its commercial property assets in ways that better meet the needs of local residents and also make best use of available resources. The programme includes careful analysis of our commercial portfolio in terms of strengths, weaknesses, opportunities and threats. As a result of this analysis, we have identified a number of retail and carpark assets that are suitable for enhancement, including retail facilities in Lei Muk Shue Estate as well as the market facilities in Shek Kip Mei and Pok Hong Estates. This will involve detailed studies followed by major improvement works. In some cases these projects will involve the redesignation of the trade mix of commercial properties, or conversion of usage.

Among existing projects under this rolling programme, improvement and conversion works at Pok Hong and Kwai Chung Shopping Centres were completed in 2017/18, while similar works at Hoi Lai and Shek Pai Wan Shopping Centres made good progress.

The five-year rolling programme has been in operation since 2011. The various improvement and conversion works undertaken under the programme since then, together with the adoption of enhanced leasing strategies, have substantially improved the utilisation and occupancy of the HA's commercial premises.

In support of green living and environmental protection, we have continued to collaborate with Hong Kong's power companies to provide electric vehicle (EV) charging facilities. Currently, we offer users of EVs up to two hours of free parking during the charging process at our hourly parking spaces. We have also been providing standard charging facilities for monthly EV parking in existing HA carpark on an "as-needed" basis and when technically feasible. Standard EV charging facilities have also been provided in the carparks of new PRH developments.

The HA has also continued to adopt measures to help reduce electricity consumption in its shopping centres, such as by joining the Energy Saving Charter and the Charter on External Lighting. It has promoted green measures through collaborations with green groups and NGOs to launch promotional activities in our shopping centres. Restaurant, supermarkets and market stalls tenants were also encouraged to take part in the food waste reduction and recycling activities that are periodically organised by NGOs and government departments. The HA has signed up 20 of its shopping centres and estates with retail facilities to join the HK Green Shop Alliance, in a move to encourage shop tenants to incorporate more sustainable practices into their operations.

- 10 Domain is a regional shopping mall and entertainment hub
- 11 A new restaurant opens in Domain
- 12 EV charging facilities at Yau Lai Shopping Centre in Yau Tong



10

12

11

## EMAC Seminar 2018

The Hong Kong Housing Authority (HA) manages and maintains more than 180 public rental housing (PRH) estates – but it doesn't do this alone. Among its most valued partners, the Estate Management Advisory Committees (EMACs) have been set up for each individual estate. Currently, 158 PRH estates have formed EMACs, made up of representatives of estate tenants along with HA estate management staff and elected District Council members. They provide multiple opportunities for enthusiastic and civic-minded PRH tenants to participate in the estate management process. Their input has led to significant enhancements both in the efficiency of our estate management operations, and its quality. Over the past year, for example, EMACs have been staunch supporters of the Housing Department (HD) in combating tenancy abuse, promoting waste reduction and building harmonious communities. EMAC members have also helped in promoting the iHousing app, the first mobile application for PRH tenants.

EMACs work independently, on an estate-by-estate basis, but they benefit from regular opportunities to get together and share their experiences and achievements. For this reason, every two years the HA hosts the EMAC Seminar. The seminar is also an ideal forum at which the HD can collect tenants' views and gather feedback on estate management issues. This year's EMAC Seminar was held on 24 March 2018 at the Hong Kong Science Park, bringing together around 700 EMAC representatives from different PRH

estates across the territory. Its themes were “cherishing our housing resources” and “building a harmonious community”. Guests included the Director of Housing, Mr Stanley Ying; the Deputy Director of Housing (Estate Management), Miss Rosaline Wong; the Chairman of the HA's Commercial Properties Committee, Ms Tennesy Hui Mei-sheung, MH, JP; and two members of the HA's Subsidised Housing Committee, the Honourable Wilson Or Chong-shing, MH, and Mr Anthony Chiu Kwok-wai.

The event included a number of speeches, talks and presentations that reflected the wide-ranging work of EMACs. In his address, Mr Ying thanked EMAC members for their advice and support on management issues and for playing such an important role in improving estate management services and facilities, before presenting certificates of appreciation to 127 EMAC members who have been serving their committees for more than 20 years. Besides, the seminar also included lively presentations by tenant representatives, HD staff, Fire Services Department staff, representatives from Po Leung Kuk and the Business Environment Council; each of which engaged with the key messages of the themes in different and creative ways. Special presentations were also given by tenant representatives from Sha Kok Estate and Siu Sai Wan Estate, in which the presenters shared their own views and experiences relating to the theme.



1 Panels on the themes of the seminar are displayed at the reception

2 The presentation on “Fire Safety at Home” given by tenant representatives from Sha Kok Estate, staff of the HD and Fire Services Department



## iHousing Mobile Application Launched for PRH Tenants

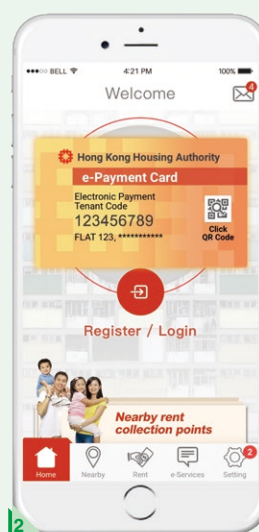
In today's world of rapidly advancing technology, mobile apps are the way of the future. In recognition of the near universal use of apps in modern Hong Kong, the Hong Kong Housing Authority (HA) this year developed and launched the first-ever mobile application – iHousing app. The iHousing app is bringing together multiple functions related to public rental housing (PRH) in a single convenient tool, in the process enhancing the quality and efficiency of the services that the HA can offer to its PRH tenants.

The iHousing app is still being further developed and enriched, and as time goes on the range of functions and services provided by the app will be expanded. Already, though, it offers a good range of useful services in two key areas – rent enquiries and rent payments. Currently PRH tenants can use the app to carry out the following actions:

- ▲ Pay their rent at designated convenience stores, by using a Quick Response (QR) code provided by the app;
- ▲ Check their rent position and their rent payment history for the last six months;
- ▲ Use the app's global positioning system (GPS) to locate a nearby Estate Shroff Office, convenience store or supermarket where they can pay their rent;
- ▲ Receive rent payment reminders by push notifications;
- ▲ Receive messages about the HA's latest rent policies.

Launched on 13 December 2017, the iHousing app can be downloaded free of charge from the Apple Store or Google Play, and supports devices running on Android (version 4.4 or later) and Apple iOS (version 9.0 or later). To encourage PRH tenants to start downloading and using the app, the HA organised a series of promotional events that included lucky draws and promotion booths in 25 PRH estates between December 2017 and April 2018. As at the end of March 2018, the cumulative download rate and the cumulative usage rate were over 25 000 and 406 000 respectively.

- 1 Assistant Director of Housing (Estate Management), Mr Martin Tsoi (front row, centre), and Head (Information Technology), Mr Donald Mak (front row, second left), pictured with colleagues at the iHousing Launching Ceremony
- 2 Login page of iHousing





## 互聯互動 協力協作

Outreach Initiatives for Wide Engagement



香港房屋委員會(房委會)一直與不同持份者保持緊密溝通，包括公共租住房屋(公屋)的住戶、承辦商、公眾人士、員工和政府部門；通過不同渠道，如房委會／房屋署網站、刊物、新聞稿和社交媒體，並舉辦社區活動、員工培訓計劃等，讓各持份者認識我們的工作及各項新猷，並對我們就本年度年報的主題「迎難而上 增加供應」所做的工作，加深認識。

我們在各個屋邨為公屋住戶舉辦形形色色的社區活動，協助住戶進一步認識其切身關心的議題，包括防火安全、減少廢物、綠色生活、預防疫症和環境保護；又安排各類宣傳活動，介紹房委會全新推出和現行的房屋政策及措施，主題涵蓋經修訂的「富戶政策」、屋邨管理扣分制、打擊濫用公屋、租金援助計劃，以及新推出的「房署資訊通」流動應用程式。此外，房委會舉辦研討會和獎勵計劃，繼續鼓勵住戶參與屋邨管理事務，加強合作。

我們提供不同途徑，方便市民求助、索取資料、提出查詢和表達意見。2017/18年度房委會熱線共接獲逾645 000個來電，並處理約78 880宗經由其他渠道(如電話、電郵和信件)提出的查詢及投訴。

### 善用科技 接觸社羣

我們不斷改進房委會／房屋署網站的功能，使操作更簡便易用。2018年2月我們在網站推出全新的「資訊一覽」專頁，方便市民更易獲取他們想知得的房屋資訊，包括公屋和居者有其屋計劃(居屋)的申請詳情、公屋申請平均輪候時間、屋邨管理諮詢委員會、「房署資訊通」流動應用程式和綠色生活等資訊，方便市民瀏覽。「資訊一覽」網頁的設計以使用者為本，資料實用，閱覽方便，配合市民的不同需要。

鑑於市民對居屋和白表居屋第二市場計劃甚感興趣，我們設立網站，讓市民易於取得這兩項計劃的詳盡資訊，包括申請表、居屋售樓資料、虛擬示範單位短片等。網站採用適應性網頁設計，版面可因應不同電子裝置的熒幕大小和解像度而自動調整，用戶瀏覽時倍感暢順。

我們也繼續利用Facebook和YouTube等社交媒體，向市民介紹房委會不同範疇的工作，例如新建公營房屋項目、房委會的最新消息、公共屋邨設施、綠色生活錦囊等。我們的Facebook專頁「公屋人情風貌」(www.facebook.com/PublicHousingVistas)已獲逾萬名用戶讚好和追蹤。

此外，我們出版電子月刊《互信》，又特別為公屋住戶每半年出版一次《屋邨通訊》，讓持份者詳細了解房委會工作的最新進展。

### 長者康健在屋邨

房委會繼續與衛生署口腔健康教育組和香港理工大學梁顯利流動結合保健中心合作，推行2017/18年度的「長者康健在屋邨」計劃，為公屋長者住戶提供免費健康檢查及健康教育和轉介服務，以助他們保持健康；若發現患上長者常見疾病，也可及早獲得治療。同時，口腔健康教育組和梁顯利流動結合保健中心分別在全港各區舉辦講座和工作坊，教導口腔保健和防跌的知識。2017/18年度的計劃繼續推廣健康頤年的信息，逾兩千名公屋長者住戶直接受惠。

1 Facebook專頁「公屋人情風貌」

2 「長者康健在屋邨」的宣傳徽號



## 機構訪問

房委會安排海外及內地訪客和訪問團參觀轄下公共屋邨，讓他們了解香港的公營房屋制度，年內共安排39次參觀活動，其中32次接待外國團體(16次)和內地訪問團(16次)，其餘7次接待本地關注團體。

房委會總部的展覽中心是一站式的資源及教育中心，提供香港公營房屋發展的詳盡資料。

2017/18年度逾萬人到訪，其中約21%是外國或內地訪客(包括政府官員)，約53%則是來自本地幼稚園以至大專院校的學生團體。

## 支持生涯規劃

房委會繼續支持由香港賽馬會慈善信託基金策劃並撥款推行的「鼓掌•創你程計劃」，協助年青人規劃前路，認清自己的職業志趣。我們安排這些中學生參觀房委會總部和客務中心，讓他們了解房委會不同職系的工作範疇和就業前景，並有機會與房委會不同組別的同事交流。

## 與傳媒的關係

年內，我們發布65份新聞稿，安排33次傳媒訪問和簡報會，解答傳媒查詢1 590宗，並處理75項由傳媒轉介的投訴。

## 協助員工發揮所長

房委會致力為員工提供發展機會，讓他們在個人和事業兩方面均盡展所長。2017/18年度為每名員工提供平均27.3小時培訓。培訓形式多樣化，包括正規的課堂授課、短期派任、導師計劃、實地參觀和考察團。我們也舉辦有關管理發展、符合法規、團隊協作和品質監控方面的課程，以及內部短期派任計劃，並定期更新易學網的學習資料，以助員工持續進修。

3 中學生參觀房委會展覽中心

4 員工從解難活動中體會當面對困難時，抱持正面、積極的態度和團隊合作的精神

5 「樂健坊」網頁為員工提供健康資訊



2017/18年度，約250名同事獲得「心意卡」計劃嘉許，表揚他們工作表現卓越。我們繼續把傑出團隊的成功故事上載至易學網，並鼓勵同事細閱這些啟迪人心的故事，分享閱後感受。此外，我們舉辦「工作融樂、有賴關愛」工作坊，向初級管理人員傳授有關領導、激勵和協助員工發揮所長的技巧。

## 重視員工健康和安

我們推行「員工身心樂健計劃」，為員工提供生理、情緒、社交、職業健康、壓力管理等多個範疇的資訊，給予支援。年內定期舉辦一系列講座，內容涵蓋員工關注的課題，包括冠心病、吃出生命力、防癌飲食、認知障礙症和腕管綜合症；又不時更新「樂健坊」網頁的內容，為員工提供最新的健康資訊。

我們注重員工的職業安全健康(職安健)，年內繼續舉辦核心培訓課程和講座。2017/18年度舉辦250個職安健講座和課程，約8 500名員工參加。與此同時，我們定期更新房委會內聯網的「職安健」網站，加入職業安全健康局和勞工處編製的安全資料、健康錦囊和相關刊物。我們繼續進行一年一度的辦公室安全視察工作，找出並消除辦公室環境的潛在危險。



The Hong Kong Housing Authority (HA) engages in close communication with a wide range of stakeholders – which include public rental housing (PRH) tenants, contractors, the general public, staff, and government departments. Its purpose is to keep all stakeholders informed of our work and of new developments and initiatives, and, in particular, to report on our progress in meeting the challenge of increasing the housing supply, which is the theme of this year's Annual Report. We do this through channels such as regular updates on the HA/Housing Department (HD) Website, publications, frequent news releases and social media posts, as well as through a diverse array of community activities and staff development initiatives.

Specifically for PRH tenants, we organised numerous community activities in different PRH neighbourhoods throughout the year on issues of interest and relevance to them, including activities related to fire safety, waste reduction, green living, the prevention of epidemic diseases, and environmental protection. Publicity campaigns were also mounted to educate tenants about new and existing housing policies and initiatives, on topics such as the Revised Well-off Tenants Policies, the Marking Scheme for Estate Management Enforcement, the Fight Tenancy Abuse campaign, the Rent Assistance Scheme, and the new iHousing app. Through seminars and award schemes, the HA has continued to engage closely with its tenants and cultivate partnerships with them on estate management matters.

We provide a number of channels through which the public can seek assistance, request information, make enquiries and express opinions. In 2017/18, we received over 645 000 calls through HA hotlines and handled some 78 880 enquiries and complaints received via channels such as telephone calls, emails and letters.

## Making Use of IT in Reaching out to the Community

During the year, we improved the usability of the HA/HD Website. In February 2018, we introduced a new customised section to the site titled “At a Glance”, grouping together the most frequently sought-after housing information for easy browsing. The new section contains information about PRH and Home Ownership Scheme (HOS) application processes, PRH average waiting times, Estate Management Advisory Committees, the iHousing app, and green living, to name just a few. Adopting a user-centred approach, “At a Glance” has been designed to provide a convenient and useful selection of content catering to the needs of a broad demographic.

In anticipation of the high public interest generated by the launch of the HOS and the White Form Secondary Market Schemes, we built informative and user-friendly websites giving easy access to key information about these two schemes, including application forms, HOS sales booklets and HOS virtual show flat videos. The websites utilised Responsive Web Design to cater for different electronic devices with various screen sizes and resolutions, thus optimising user experience.

We have also continued to make good use of the social media like Facebook and YouTube to share with the community details of the HA's work in a wide range of areas. These have been used to disseminate information about, for example, new public housing projects, the latest news, new features being introduced to PRH estates, and green living tips. More than 10 000 fans currently follow our official page “Public Housing Vistas” on Facebook ([www.facebook.com/PublicHousingVistas](http://www.facebook.com/PublicHousingVistas)).

- 1 Elderly tenants from different estates across the territory join the talks and workshops jointly organised by the HA and the OHEU



In addition, we provide detailed updates to stakeholders about our work through our monthly e-newsletter *Housing Dimensions*, and our bi-annual *Estate Newsletter*, specifically targeted at our PRH tenants.

## Healthy Ageing in Public Housing Estates

The Healthy Ageing in Public Rental Housing Estates 2017/18 programme continued its collaboration with the Oral Health Education Unit (OHEU) of the Department of Health and the Henry G. Leong Mobile Integrative Health Centre (MIHC) of the Hong Kong Polytechnic University. The programme provided free health checks for elderly tenants of the HA together with health education and referral services, aimed at helping our elderly tenants stay healthy and, if necessary, obtain early treatment for age-related diseases. Talks and workshops on oral health education and fall prevention for elderly tenants were also organised by the OHEU and the MIHC respectively in different areas across Hong Kong. In 2017/18, this programme to promote healthy and happy ageing directly benefited over 2 000 elderly tenants.

- 2 Our e-newsletter *Housing Dimensions* published monthly on the HA/HD Website
- 3 Delegation from the Royal Swedish Academy of Engineering Sciences visits the HA Exhibition Centre



2

## Corporate Visits

In 2017/18, the HA arranged 39 site visits to its PRH estates for visitors, and delegations from overseas and the Mainland looking to learn more about Hong Kong's public housing system. Of these visits, 16 were from a range of overseas countries, 16 were for Mainland delegations and 7 were organised for local interest groups.

The Exhibition Centre at the HA Headquarters continues to act as a useful one-stop educational resource on public housing development in Hong Kong. Over 10 000 people visited the Centre in 2017/18, among whom about 21% were overseas and Mainland visitors, including government officials. Student groups from local schools, from kindergarten to tertiary levels, made up about 53% of the visitors to the Centre.

## Life Planning Support

We continued to support "CLAP for Youth", a programme created and funded by The Hong Kong Jockey Club Charities Trust to help young people with life planning and with identifying career interests. To help programme participants learn more about different job disciplines and explore career prospects within the HA, we organised a visit to the HA Headquarters and the HA Customer Services Centre where they were able to interact with colleagues in different sections.

## Media Relations

During the year we issued 65 press releases, arranged 33 press interviews and media briefings, and handled 1 590 media enquiries along with 75 complaints referred to us by the media.



3

## Staff Development

As part of our commitment to providing staff with personal and career development opportunities, the HA delivered an average of 27.3 hours of staff training per person throughout 2017/18 in different learning formats, including formal classroom training, attachment programmes, mentoring programmes, site visits and study tours. We also organised training on management development, compliance, team collaboration and quality control, as well as internal attachment programmes. New learning materials were regularly added to the HA e-Learning Portal, available for staff for continuous learning.

In 2017/18, our Extra Mile Card Plan recognised exemplary performances by some 250 colleagues. We continued to share inspiring success stories of team achievements on the HA e-Learning Portal, and encouraged colleagues to respond to these stories. In addition, Care@Work Workshops were organised for junior managers to help develop their skills in leading, engaging and developing staff.



4

## Prioritising Staff Health and Safety

Our Employee Wellness Programme supports staff by providing them with information on matters relating to physical, emotional, social and occupational health, along with stress management. The programme includes a regular seminar series on topics of interest to staff, including coronary heart disease, diet for vitality, anti-cancer foods, dementia, and Carpal Tunnel Syndrome. The HA's Health Portal was regularly updated with the latest health-related information.

We continued to arrange core occupational safety and health (OSH) training courses and seminars throughout the year. In 2017/18, around 8 500 staff members attended 250 of these seminars/courses. We also regularly updated our dedicated OSH website on the HA intranet by adding safety information, health tips and publications from the Occupational Safety and Health Council and the Labour Department. Our annual Departmental Office Safety Inspection Exercise once again identified and removed potential hazards in the office environment.

4

A seminar on office syndromes

5

We commit to providing staff with personal and career development opportunities



5

# 2017/18 年度所獲業界獎項及社會嘉許 Industrial Awards and Community Recognitions

獎項／得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
<b>發展及建築 Development and Construction</b>	
<p>香港工程師學會及英國結構工程師學會聯合分部卓越結構大獎2017 把被評為二級歷史建築的柴灣工廠大廈活化為公共租住房屋(工業區的城市綠洲) 保育項目 — 卓越大獎</p> <p>Joint Structural Division of The Hong Kong Institution of Engineers and The Institution of Structural Engineers, Structural Excellence Award 2017</p> <p>Revitalisation of Grade II Historic Chai Wan Factory Estate to Public Rental Building (Urban Oasis in Industrial Setting) Heritage – Grand Award</p>	<p>香港工程師學會及英國結構工程師學會聯合分部 Joint Structural Division of The Hong Kong Institution of Engineers and The Institution of Structural Engineers</p>
<p>香港建築師學會兩岸四地建築設計大獎2017 工業區的城市綠洲(將柴灣工廠大廈改建為公共租住房屋) 住宅 — 銀獎</p> <p>The Hong Kong Institute of Architects – Cross-Strait Architectural Design Awards 2017</p> <p>Urban Oasis in Industrial Setting (Conversion of Chai Wan Factory Estate to Public Rental Housing) Residential – Silver Award</p>	<p>香港建築師學會 The Hong Kong Institute of Architects</p>
<p>歐特克香港建築信息模擬設計大獎2017 應用建築信息模擬技術的半自動地基工程設計系統，以及利用建築信息模擬技術計算住宅熱傳送值專業 — 得獎者</p> <p>Autodesk Hong Kong BIM Awards 2017</p> <p>BIM-enabled Semi-automated Foundation Design (BIM-SAFD), and BIM-enabled Residential Thermal Transfer Value Calculation (BIM-RTTV) Professional – Award Winner</p>	<p>歐特克遠東有限公司 Autodesk Far East Limited</p>
<p>亞太項目管理學會聯盟大獎2017 元朗洪水橋第13區的公共租住房屋發展項目 — 洪福邨 社區服務及／或區域發展 — 高度嘉許</p> <p>Asia Pacific Federation of Project Management, Asia Pacific Project Management Awards 2017</p> <p>Public Rental Housing Development in Hung Shui Kiu Area 13, Yuen Long, Hung Fuk Estate Community Service and/or Regional Development – High Commendation</p>	<p>亞太項目管理學會聯盟 Asia Pacific Federation of Project Management</p>

獎項／得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
<p><b>第三屆國際BIM大獎</b>            房屋委員會運用建築信息模擬技術的歷程 — 在設計工作上更進一步融合REVIT模型：            企業大獎 — 最佳BIM政府大獎            以協作方式實踐模擬技術 — 房屋委員會的經驗：            專業大獎 — 最佳BIM信息應用獎</p> <p><b>The Third International BIM Awards</b>            Housing Authority's Odyssey in Capitalising BIM – Scaling a New Height in Integrating Designs with REVIT Models:            Entrepreneur Awards – The Best BIM Governmental Award            Modelling Through Collaboration – Housing Authority Experience:            Professional – Best Information Management in BIM Application</p>	<p>型建香港            buildingSMART Hong Kong</p>
<p><b>香港規劃師學會年獎2017</b>            由工廠大廈變成住宅：在工廠區內創造城市綠洲 — 將最後一幢「H型」工廠大廈活化為華廈邨            文物保護 — 優異獎</p> <p><b>Hong Kong Institute of Planners Award 2017</b>            From Factories to Homes: Creating an Urban Oasis amidst the Factories – Revitalisation of the Last H-shaped Factory Estate into Wah Ha Estate            Heritage Conservation – Certificate of Merit</p>	<p>香港規劃師學會            Hong Kong Institute of Planners</p>
<p><b>香港品質保證局社會責任指數</b>            香港品質保證局「企業社會責任先導者標誌」</p> <p><b>Hong Kong Quality Assurance Agency (HKQAA) Corporate Social Responsibility (CSR) Index</b>            HKQAA CSR Advocate Mark</p>	<p>香港品質保證局            Hong Kong Quality Assurance Agency</p>
<b>環保 Environmental Friendliness</b>	
<p><b>環保促進會香港綠色企業大獎2017</b>            企業綠色管治獎(企業界別) — 企業領導及持份者參與獎            優越環保管理獎(大型企業) — 白金獎            明智環保採購獎(大型企業) — 白金獎            傑出連續獲獎機構(8年或以上)</p> <p>Green Council, Hong Kong Green Awards 2017            Corporate Green Governance Award (Corporate) – Corporate Leadership and Stakeholder Engagement Award            Green Management Award (Large Corporation) – Platinum Award            Green Purchasewi\$e Award (Large Corporation) – Platinum Award            Outstanding Sustained Performance (8 years+)</p>	<p>環保促進會            Green Council</p>
<p><b>香港綠色機構認證</b>            減廢證書 — 卓越級別            Hong Kong Green Organisation Certification            Wastewi\$e Certificate – Excellence Level</p>	<p>環境運動委員會            Environmental Campaign Committee</p>

獎項／得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
<b>屋邨管理 Estate Management</b>	
2018年香港花卉展覽 最佳設計(園林景點)金獎 Hong Kong Flower Show 2018 Gold Award for Design Excellence (Landscape Display)	康樂及文化事務署 Leisure and Cultural Services Department
香港品質保證局社會責任指數 香港品質保證局「企業社會責任先導者標誌」 Hong Kong Quality Assurance Agency (HKQAA) Corporate Social Responsibility (CSR) Index HKQAA CSR Advocate Mark	香港品質保證局 Hong Kong Quality Assurance Agency
<b>機構 Corporate</b>	
2017 ARC Awards Honours (Non-profit Organisation: Housing) – The Hong Kong Housing Authority Annual Report 2015/16	MerComm, Inc.
「2018年申訴專員嘉許獎」 公營機構(調解)獎 — 房屋署，以及 公職人員獎 — 許海寧(副房屋事務經理／租約)(東九龍九)(一) The Ombudsman's Awards 2018 Award for Public Organisations (Mediation) – Housing Department, and Award for Officers of Public Organisations – HUI Hoi-ning Alex, Assistant Housing Manager / Tenancy (Kowloon East 9) / 1	香港申訴專員公署 Office of The Ombudsman, Hong Kong
「同心展關懷」機構2017/18 「連續10年或以上同心展關懷」標誌 — 房屋署 Caring Organisation 2017/18 10 Years Plus Caring Organisation Logo – Housing Department	香港社會服務聯會 Hong Kong Council of Social Service





財務回顧  
**Financial Review**

我們在2017/18年度的工作重點，仍然是透過「最佳模式」提供優質財務管理服務，以貫徹香港房屋委員會(房委會)的理想和工作目標。我們繼續致力改善和加強財務及風險的管理程序，務求盡量提升各項活動的財務和業務價值。

房委會是財政自主的機構，以內部衍生的資金，持續推行龐大的公營房屋計劃。我們審慎管理財政資源，以順利推行各項基本工程計劃、營運服務及業務措施。

## 2017/18年度財務報表

房委會根據與政府的財政安排，以及房委會所通過的會計政策編製財務報表。2017/18年度的整套財務報表連同本年報夾附於共用的封套內。同時，房委會在過去五年的運作結果和資本開支的概要分別載於本年報的附錄9和附錄10。

## 財務摘要

年內的綜合業績概列如下：

	百萬元
1. 綜合運作帳目盈餘	6,501
2. 資金管理帳目盈餘	2,128
3. 代管服務帳目盈餘	74
<b>年內盈餘</b>	<b>8,703</b>

## 1. 綜合運作帳目

綜合運作帳目概列租住房屋、商業樓宇和資助自置居所業務的運作結果。在計入0.07億元的非運作收入淨額後，2017/18年度的整體運作盈餘為65.01億元。

租住房屋業務在2017/18年度錄得3.83億元的盈餘。有關業務涉及下列類型房屋：

運作盈餘／(赤字)	百萬元
租住房屋(不包括中轉房屋)	470
中轉房屋	(85)
長者租金津貼	(2)
	<b>383</b>

商業樓宇業務在扣除0.9億元的特殊項目前，盈餘為14.61億元。有關業務涉及下列類型設施：

運作盈餘	百萬元
商場	768
停車場	328
工廠	59
福利用途樓宇	306
	<b>1,461</b>

特殊項目款額為0.9億元，此金額是拆卸及清拆成本，以及由房委會撥款進行的政府基建和社區設施的開支。

資助自置居所業務在計入47萬元的特殊項目前，盈餘為47.4億元。有關業務涉及下列自置居所計劃：

運作盈餘／(赤字)	百萬元
居者有其屋計劃(居屋計劃)／綠表置居計劃(綠置居計劃)	2,740
私人機構參建居屋計劃(私人參建計劃)	247
租者置其屋計劃(租置計劃)	1,785
自置居所貸款計劃(自置貸款計劃)及置業資助貸款計劃(置業貸款計劃)	(32)
	<b>4,740</b>

特殊項目款額為47萬元，此金額是在本年度支付已售予香港按揭證券有限公司的自置貸款計劃貸款組合的利息400萬元後，就該貸款組合尚未償還餘額的未來利息負債所作的調整。

## 2. 資金管理帳目

與房委會的投資資金管理有關的收入和開支，均納入資金管理帳目。該帳目顯示，2017/18年度的盈餘為21.28億元。在2018年3月31日，房委會的投資資金為451.8億元。房委會資金在2017/18年度的整體總回報率為4.4%。

房委會的投資策略，是由房委會財務小組委員會經參考獨立投資顧問的研究結果和建議後制定。投資

策略的目標，是確保有充足的流動資金應付房委會運作所需，並以審慎和分散的投資方式，把房委會餘下資金作較長線投資，以賺取較佳的長期回報。

財務小組委員會在轄下的資金管理附屬小組委員會協助下，不時檢討房委會的投資策略和情況。資金管理附屬小組委員會也就投資經理的遴選事宜提供意見，並監察投資經理的表現，而房屋署則負責執行日常的監察工作。因應最新的金融市場情況和風險，房委會在2017/18年度就資產配置策略進行穩健程度的周年檢討。經修訂的資產配置策略概列如下：

外匯基金保本項目	約80.0%
港元／美元存款及債券	12.0%
股票	8.0%
	<b>100.0%</b>

## 3. 代管服務帳目

代管服務帳目顯示的運作盈虧情況包括下列項目：代表政府執行的代理職務；已落成居屋屋苑住宅大廈和已拆售物業的屋邨內公用地方的物業代管服務；以及由政府付還款項的工程監督工作。

Supporting the vision and mission of the Hong Kong Housing Authority (HA), the delivery of quality financial management through a “best practice” approach remained our key focus in 2017/18. We continued to explore opportunities to improve and strengthen our financial and risk-management processes to provide maximum financial and business value in all our activities.

The HA is financially autonomous. Our massive public housing programmes are sustained through internally generated funds. Our financial resources are prudently managed for smooth operation of our capital programmes, operational services and business initiatives.

## The 2017/18 Financial Statements

The HA’s Financial Statements have been prepared in accordance with accounting policies approved by the HA and the Financial Arrangements with the Government. A full set of the Financial Statements for 2017/18 is enclosed together with this Annual Report in a shared jacket. Additionally, summaries of the HA’s operating results and capital expenditure for the past five years are depicted in Appendices 9 and 10 of this Annual Report respectively.

## Financial Highlights

The consolidated result for the year is summarised as follows:

	<b>\$M</b>
1. Consolidated Operating Account Surplus	6,501
2. Funds Management Account Surplus	2,128
3. Agency Account Surplus	74
<b>Surplus for the year</b>	<b>8,703</b>

## 1. Consolidated Operating Account

The Consolidated Operating Account summarises the operating results for Rental Housing, Commercial and Home Ownership Assistance activities. It shows an overall operating surplus of \$6,501 million for 2017/18 after taking into account a net non-operating income of \$7 million.

Rental Housing Operations generated a surplus of \$383 million during 2017/18, analysed over the following types of housing:

<b>Operating Surplus/(Deficit)</b>	<b>\$M</b>
Rental Housing (excluding Interim Housing)	470
Interim Housing	(85)
Rent Allowance for the Elderly	(2)
	<b>383</b>

Commercial Operations generated a surplus of \$1,461 million before charging exceptional items of \$90 million, analysed over the following types of facilities:

<b>Operating Surplus</b>	<b>\$M</b>
Commercial Complexes	768
Car Parks	328
Factories	59
Welfare Premises	306
	<b>1,461</b>

The exceptional items of \$90 million represent demolition and clearance costs, and expenditure incurred on Government infrastructure and community facilities funded by the HA.

Home Ownership Assistance Operations generated a surplus of \$4,740 million, before including an exceptional item of \$0.47 million, analysed over the following home ownership schemes:

Operating Surplus/(Deficit)	\$M
Home Ownership Scheme (HOS)/Green Form Subsidised Home Ownership Scheme (GSH)	2,740
Private Sector Participation Scheme (PSPS)	247
Tenants Purchase Scheme (TPS)	1,785
Home Purchase Loan Scheme (HPLS) and Home Assistance Loan Scheme (HALS)	(32)
	<b>4,740</b>

The exceptional item of \$0.47 million represents adjustments of future interest liability on the outstanding balance of the HPLS loan portfolio sold to the Hong Kong Mortgage Corporation Limited after related interest payment of \$4 million made in the year.

## 2. Funds Management Account

Income and expenditure relating to the management of the HA's funds available for investment are included in the Funds Management Account, which shows a surplus of \$2,128 million for 2017/18. As at 31 March 2018, the HA's funds available for investment stood at \$45,180 million. For 2017/18, the overall return (gross) on the HA's funds was 4.4%.

The HA's investment strategy is determined by the HA's Finance Committee with reference to the independent investment consultant's findings and recommendations. The aim of the HA's investment strategy is to ensure that there is sufficient liquidity to meet the operational need of the HA, and to put the rest of the HA's funds into longer-term investments in a prudent and diversified manner to enhance long term returns.

The Finance Committee, with the assistance of its Funds Management Sub-Committee, reviews the HA's investment strategy and position from time to time. The Funds Management Sub-Committee also advises on the selection of fund managers and monitors their performance, while ongoing monitoring of day-to-day operations is conducted by the Housing Department. An annual health check on the HA's Strategic Asset Allocation was conducted in 2017/18 taking into account the latest financial market situation and risks. The revised Strategic Asset Allocation is highlighted below:

Principal protection placements with the Exchange Fund	around 80.0%
HKD/USD deposits and bonds	12.0%
Equities	8.0%
	<b>100.0%</b>

## 3. Agency Account

The Agency Account shows the operating results for agency functions undertaken on behalf of the Government, for agency management services for completed HOS domestic courts and the common areas of the estates with properties divested, and for the supervision of government reimbursable projects.



**香港房屋委員會及  
轄下小組委員會**  
**The Hong Kong  
Housing Authority and  
its Committees**

# 2017/18 香港房屋委員會委員 The Hong Kong Housing Authority Members

**主席**  
Chairman  
陳帆先生, JP  
(運輸及房屋局局長)  
The Honourable Frank CHAN Fan, JP  
(Secretary for Transport and Housing)

**副主席**  
Vice-Chairman  
應耀康先生, JP (房屋署署長)  
Mr Stanley YING Yiu-hong, JP (Director of Housing)

**委員**  
Members

陳漢雲教授  
Professor Edwin CHAN  
Hon-wan

李炳權先生, JP  
Mr LEE Ping-ken, JP

王永祥先生  
Mr Winfield WONG  
Wing-cheung

馮婉眉女士, BBS, JP  
Miss Anita FUNG Yuen-mei,  
BBS, JP

何周禮先生, MH  
Mr Barrie HO Chow-lai, MH

許美嫦女士, MH, JP  
Ms Tennesy HUI Mei-  
sheung, MH, JP

林雲峯教授, JP  
Professor Bernard Vincent  
LIM Wan-fung, JP

劉國裕博士, JP  
Dr LAU Kwok-yu, JP

黃遠輝先生, SBS, JP  
Mr Stanley WONG Yuen-fai,  
SBS, JP

劉詩韻女士, JP  
Ms Serena LAU Sze-wan, JP

溫文儀先生, BBS, JP  
Mr WAN Man-yee, BBS, JP

蔡海偉先生  
Mr CHUA Hoi-wai

蘇晴女士  
Ms SO Ching

張達棠先生, JP  
Mr CHEUNG Tat-tong, JP

盧偉國議員, SBS, MH, JP  
Dr the Honourable  
LO Wai-kiwok, SBS, MH, JP

雷紹麟先生  
Mr Alan LUI Siu-lun

張國鈞議員, JP  
The Honourable Horace  
CHEUNG Kwok-kwan, JP

郭偉強議員, JP  
The Honourable KWOK  
Wai-keung, JP

郭榮鏗議員  
The Honourable  
Dennis KWOK Wing-hang

李國麟議員, SBS, JP  
Professor the Honourable  
Joseph LEE Kok-long,  
SBS, JP

柯創盛議員, MH  
The Honourable Wilson OR  
Chong-shing, MH

陳家樂教授  
Professor CHAN Ka-lok

彭韻僖女士, MH, JP  
Ms Melissa Kaye PANG,  
MH, JP

鄭慧恩女士  
Miss Vena CHENG Wei-yan

盧麗華博士  
Dr Miranda LOU Lai-wah

邵家輝議員  
The Honourable SHIU Ka-fai

尹兆堅議員  
The Honourable Andrew WAN  
Siu-kin

財經事務及庫務局常任秘書長(庫務)  
(財經事務及庫務局副秘書長(庫務)(2)  
或財經事務及庫務局首席助理秘書長  
(庫務)(管理會計)候補)  
Permanent Secretary for  
Financial Services and the  
Treasury (Treasury)  
(with Deputy Secretary for Financial  
Services and the Treasury  
(Treasury) (2)  
or Principal Assistant Secretary  
for Financial Services and the  
Treasury (Treasury) (Management  
Accounting) as her alternate)

地政總署署長  
(地政總署副署長(一般事務)或  
地政總署副署長(專業事務)  
(由2017年8月15日起)候補)  
Director of Lands  
(with Deputy Director of Lands  
(General) or Deputy Director of  
Lands (Specialist) (starting from  
15 August 2017) as his alternate)



**陳帆先生, JP**  
(主席)(運輸及房屋局局長)

**The Honourable Frank CHAN Fan, JP**  
(Chairman) (Secretary for Transport and Housing)

陳帆先生於2017年7月1日獲委任為運輸及房屋局局長，此前他自2011年12月起出任機電工程署署長，並兼任機電工程營運基金總經理。

作為運輸及房屋局局長，陳先生分別是香港房屋委員會、香港海運港口局、香港物流發展局及航空發展與機場三跑道系統諮詢委員會的主席。他亦是香港鐵路有限公司及香港機場管理局的董事，以及可持續發展委員會、土地供應專責小組和青年發展委員會的成員。

陳先生為英國機械工程師學會的榮譽資深會員及香港工程師學會的資深會員。他於香港大學取得工程學學士學位後，再於英國亞伯丁大學取得醫學物理學碩士學位，以及於香港大學取得工商管理學碩士學位。

Mr Frank CHAN Fan was appointed Secretary for Transport and Housing on 1 July 2017. Before assuming this post, Mr Chan was the Director of Electrical and Mechanical Services and the General Manager of the Electrical and Mechanical Services Trading Fund since December 2011.

As the Secretary for Transport and Housing, Mr Chan is the Chairman of the Hong Kong Housing Authority, Hong Kong Maritime and Port Board, Hong Kong Logistics Development Council and Aviation Development and Three-runway System Advisory Committee. He is also a board member of the MTR Corporation Limited and the Airport Authority Hong Kong; as well as a member of the Council for Sustainable Development, Task Force on Land Supply and Youth Development Commission.

Mr Chan is a Honorary Fellow of the Institution of Mechanical Engineers and Fellow of the Hong Kong Institution of Engineers. Mr Chan received his Bachelor's degree in engineering from the University of Hong Kong, Master's degree in medical physics from the University of Aberdeen, UK, and Master's degree in business management from the University of Hong Kong.





**應耀康先生, JP**  
(副主席)(房屋署署長)

**Mr Stanley YING Yiu-hong, JP**  
(Vice-Chairman) (Director of Housing)

應耀康先生畢業於香港大學，1983年加入香港政府，任職政務主任。

應先生曾在多個決策局及部門服務，包括前教育統籌科、前行政及立法兩局事務科、前政務總署、前常務科、前憲制事務科、前銓敘科(後改稱公務員事務科)、前布政司辦公室、前貿易署、前教育署及前庫務局(後改稱財經事務及庫務局)。他於2003年10月至2007年10月出任保安局常任秘書長，於2007年11月至2012年7月出任財經事務及庫務局常任秘書長(庫務)。應先生於2013年6月至2014年3月借調競爭事務委員會出任秘書長。他於2014年4月出任運輸及房屋局常任秘書長(房屋)及房屋署署長。

Mr Stanley YING Yiu-hong joined the Government of Hong Kong in 1983 as an Administrative Officer after graduating from the University of Hong Kong.

Mr Ying has since served in various bureaux and departments, including the former Education and Manpower Branch, the former Councils and Administration Branch, the former City and New Territories Administration, the former General Duties Branch, the former Constitutional Affairs Branch, the former Civil Service Branch, the former Chief Secretary's Office, the former Trade Department, the former Education Department, and the former Treasury Bureau (later renamed Financial Services and the Treasury Bureau). He was Permanent Secretary for Security from October 2003 to October 2007 and Permanent Secretary for Financial Services and the Treasury (Treasury) from November 2007 to July 2012. Mr Ying has been on secondment to the Competition Commission as Secretary-General from June 2013 to March 2014. In April 2014, he assumed his current posting as Permanent Secretary for Transport and Housing (Housing). He is concurrently the Director of Housing.



**陳漢雲教授**  
**Professor Edwin CHAN Hon-wan**

陳漢雲教授是香港理工大學建築及房地產學系教授及副系主任。

陳教授是自置居所津貼上訴委員會副主席、醫院管理局轄下中央投標委員會、支援服務發展委員會和基本工程小組委員會增選成員，以及香港綠色建築議會轄下政策及研究委員會成員。

陳教授現為香港房屋委員會，以及其轄下資助房屋小組委員會委員。

Professor Edwin CHAN Hon-wan is a professor and Associate Head in the Department of Building and Real Estate at The Hong Kong Polytechnic University.

He is currently the Deputy Chairman of the Home Purchase Allowance Appeals Committee Panel, a co-opted member of the Main Tender Board, Supporting Services Development Committee and the Capital Works Sub-Committee of the Hospital Authority, and a member of the Policy and Research Committee of the Hong Kong Green Building Council.

Professor Chan is a member of the Hong Kong Housing Authority and its Subsidised Housing Committee.



**李炳權先生, JP**  
**Mr LEE Ping-kuen, JP**

李炳權先生現職工程顧問公司高級駐地盤工程師。他是註冊專業工程師，專長為土木工程、環境工程、物流及運輸工程和結構工程。

李先生曾任香港特別行政區政府策略發展委員會委員、中央政策組顧問，以及古物諮詢委員會委員，現為香港房屋委員會，以及其轄下投標小組委員會和審計附屬小組委員會的委員。

Mr LEE Ping-kuen is the Senior Resident Engineer of an engineering consultancy firm. He is a registered professional engineer specialising in civil, environmental, logistics and transportation and structural engineering.

Mr Lee was a member of the Commission on Strategic Development, the Central Policy Unit of the HKSAR Government and Antiquities Advisory Board. Currently he is a member of the Hong Kong Housing Authority and its Tender Committee and the Audit Sub-Committee.



**王永祥先生**  
**Mr Winfield WONG Wing-cheung**

王永祥先生是香港執業律師，現於黃乾亨黃英豪律師事務所執業。王先生於2006年至2009年間出任上訴審裁團(建築物)主席，及於1999年至2012年為律師紀律審裁團成員。他現時是公眾集會及遊行上訴委員會委員、香港房屋委員會委員及轄下審計附屬小組委員會主席、財務小組委員會委員，以及策劃小組委員會委員。

Mr Winfield WONG Wing-cheung is a practising solicitor with Philip K H Wong, Kennedy Y H Wong & Co. He was the Chairman of the Appeal Tribunal Panel (Buildings) from 2006 to 2009, and a member of the Solicitors Disciplinary Tribunal Panel from 1999 to 2012. Currently, he is a member of the Appeal Board on Public Meetings and Processions; a member of the Hong Kong Housing Authority, the Chairman of its Audit Sub-Committee, and a member of its Finance Committee and Strategic Planning Committee.



**馮婉眉女士, BBS, JP**  
**Miss Anita FUNG Yuen-mei, BBS, JP**

馮婉眉女士是香港上海滙豐銀行有限公司前香港區總裁。她於1996年加入滙豐財資及資本市場部，出任港幣債券市場主管，並歷任要職。她於2001年獲委任為亞太區交易主管，2005年出任司庫兼亞太區環球資本市場主管，2008年獲任命為滙豐集團總經理，2010年成為環球銀行及資本市場亞太區主管，其後於2011年9月出任香港區總裁。

馮女士擔任不同職務期間，積極推動本港以至其他地區金融市場的發展。她擁有豐富的金融市場經驗，在支持人民幣國際化以及香港發展成為全球規模最大的離岸人民幣業務中心方面，擔當重要角色。

馮女士於2013年獲頒授銅紫荊星章，以表揚她對香港銀行業發展的寶貴貢獻。她於2015年獲委任為太平紳士。馮女士現為香港金融管理局外匯基金諮詢委員會轄下金融基建委員會委員，並曾擔任香港貿易發展局轄下金融服務業諮詢委員會和亞洲金融論壇策劃委員會主席。她亦是香港機場管理局董事會成員、香港房屋委員會非官方委員，以及香港科技大學校董會成員。馮女士於2016年擔任西九文化區管理局董事局成員，也是香港交易所獨立非執行董事。

馮女士曾任滙豐環球投資管理(香港)有限公司主席及董事、滙豐銀行(中國)有限公司非執行董事、恆生銀行非執行董事，以及交通銀行股份有限公司非執行董事。她亦曾為香港金融管理局轄下銀行業務諮詢委員會委員、該局外匯基金諮詢委員會轄下貨幣發行委員會委員、財資市場公會議會委員，以及香港銀行公會主席。

馮女士畢業於香港大學，主修金融，其後負笈悉尼，獲麥覺理大學頒授應用財務碩士學位。

Miss Anita FUNG Yuen-mei was the former Chief Executive Officer, Hong Kong, for The Hongkong and Shanghai Banking Corporation Limited (HSBC). She joined HSBC Treasury and Capital Markets as Head of Hong Kong Dollar Bond Markets in 1996 and held a number of key posts over the years. She was appointed as Head of Trading for Asia-Pacific in 2001, Treasurer and Head of Global Markets, Asia-Pacific, in 2005 and Group General Manager of HSBC Group in 2008. She became Head of Global Banking and Markets, Asia-Pacific, in 2010 before taking up the role of Chief Executive Officer, Hong Kong, in September 2011.

Through her various positions, Miss Fung has actively promoted the development of Hong Kong's financial landscape as well as that of other regional markets. With her extensive experience in financial markets, she plays a key role in supporting the Renminbi (RMB) internationalisation and the development of Hong Kong as the leading offshore RMB business centre.

Miss Fung was awarded the Bronze Bauhinia Star in 2013 for her valuable contributions to the development of the banking industry in Hong Kong. She was appointed Justice of Peace in 2015. She is a Member of the Financial Infrastructure Sub-Committee of the Exchange Fund Advisory Committee (EFAC) of the Hong Kong Monetary Authority (HKMA). She was the Chairperson of the Financial Services Advisory Committee and the Steering Committee of the Asian Financial Forum of the Hong Kong Trade Development Council. She is also a Board Member of the Airport Authority Hong Kong, a Non-official Member of the Hong Kong Housing Authority and a Council Member of The Hong Kong University of Science and Technology. Ms Fung became a Board Member of West Kowloon Cultural District Authority in 2016. She is also an Independent Non-executive Director of Hong Kong Exchanges and Clearing Limited.

Previously, Miss Fung held the positions of Chairman and Director of HSBC Global Asset Management (Hong Kong) Limited, Non-executive Director of HSBC Bank (China) Company Limited, Non-executive Director of Hang Seng Bank Limited and Non-executive Director of Bank of Communications Co., Ltd. She was also a Member of the Banking Advisory Committee and the EFAC Currency Board Sub-Committee of the HKMA, a Member of the Council of the Treasury Markets Association, and Chairman of the Hong Kong Association of Banks.

A graduate of the University of Hong Kong with a major in Finance, Miss Fung received a Master of Applied Finance degree from the Macquarie University in Sydney.



何周禮先生, MH  
Mr Barrie HO Chow-lai, MH

何周禮先生是何周禮建築設計事務所的創辦人及董事。他於1993年獲香港大學頒授建築學一級榮譽文學士學位，並於1996年以優異成績獲香港大學頒授建築碩士。他常被媒體譽為亞洲新一代最具影響力的建築設計師之一。何先生曾獲香港建築師學會兩岸四地建築設計大獎2017、2015和2013，亞太區房地產建築組別大獎2017、2016、2015、2014和2013，《透視》雜誌大獎2017、2016、2013、2012、2010、2008、2007及2005，韓國年度優良設計大獎2013，美國國際年度設計大獎2010和2008，並分別在香港特別行政區優質建築大獎2012和2010獲得入圍獎及優異獎，並且是杜拜城市建築設計大獎2008得主之一。此外，他獲得超過150個來自杜拜、美國、英國、日本、韓國、上海、北京、台灣、亞太區及香港的重要國際設計獎項。

何先生成就卓越，曾在2011年獲香港特別行政區政府頒授「榮譽勳章」，其他獲得的獎項包括：香港最優秀企業大獎(2018)、香港最有價值企業優秀企業獎(2017)、傑出成就獎(2014)、北京國際設計及藝術成就獎(2013)、台灣十大設計師(2011)、亨達集團創富大獎(2010)、中國優秀創新企業家(2009)、職業訓練局榮譽院士(2008)、《透視》雜誌40位40歲以下在大中華區最具影響力設計師(2007)、香港十大傑出青年(2005)、香港十大傑出設計師(2005)等。

何先生為香港建築設計聯盟的創辦人及主席、職業訓練局專業教育學院轄下香港知專設計學院學術顧問委員會委員、香港建築師事務所商會2010-2012年度理事會理事，以及香港專業及資深行政人員協會創會會員。何先生也是市區重建局活化灣仔舊區專責委員會委員(2010-2012)。

Mr Barrie HO Chow-lai, Founder and Director of BARRIE HO Architecture Interiors Ltd, obtained his Master of Architecture with distinction in 1996 and Bachelor of Arts (Architectural Studies) with first honour in 1993 from the University of Hong Kong. He is frequently described by the media as one of the most influential architectural designers of his generation practicing in Asia today. Mr Ho is one of the winners of the prestigious HKIA Cross-Strait Architectural Award 2017, 2015 & 2013, Asia Pacific Property Awards (Architectural Category) 2017, 2016, 2015, 2014 & 2013, Perspective Design Recognition Awards in 2017, 2016, 2013, 2012, 2010, 2008, 2007 & 2005, Korea Good Design Selection Award 2013, USA International Design Awards 2010 & 2008, the HKSAR Quality Building Awards 2012 (Finalist) and 2010 (Merit Award), and Dubai Cityscape Architectural Awards 2008. He has received over 150 significant international design awards from Dubai, USA, United Kingdom, Japan, Korea, Shanghai, Beijing, Taiwan, the Asia Pacific and Hong Kong.

Mr Ho was awarded the Order of the Medal of Honour by the HKSAR Government in 2011; and other awards and achievements he has received and obtained include: Most Outstanding Enterprise Awards 2018, Most Valuable Companies in Hong Kong 2017, Outstanding Achievement Award 2014, International Design & Art Achievement Award 2013 from Beijing, Taiwan Top Ten Designers Award 2011, Hantec Wealth Creation Award 2010, Outstanding Innovative Chinese Entrepreneur 2009, Vocational Training Council Honorary Fellow 2008, 40 Under 40 Award 2007 organised by Perspective Magazine that recognises young design talents in the Greater China region, Ten Outstanding Young Persons Award 2005 and Ten Outstanding Designer Award 2005.

Mr Ho is the founder and Chairman of the Hong Kong Architectural Design Union, a member of the Advisory Board of the Hong Kong Design Institute under the Vocational Training Council's Hong Kong Institute of Vocational Education, an executive committee member of the Association of Architectural Practices (2010-2012) and a founding member of the Hong Kong Professional and Senior Executive Association. He is also a member of the Old Wan Chai Revitalisation Initiatives Special Committee of the Urban Renewal Authority (2010-2012).



**許美嫦女士, MH, JP**  
**Ms Tennesy HUI Mei-sheung, MH, JP**

許美嫦女士是香港執業律師，現為香港房屋委員會委員、酒牌局委員、香港中醫藥管理委員會中醫組及道德事務小組成員、油尖旺區撲滅罪行委員會委員，以及獨立監察警方處理投訴委員會觀察員。許女士也是香港醫務委員會業外委員、漁民特惠津貼上訴委員會(禁拖措施)主席，以及漁民特惠津貼上訴委員會(海事工程)主席。

許女士是香港各界婦女聯合協進會的理事及義務法律顧問，以及北角官立小學的學校管理委員會委員。

Ms Tennesy HUI Mei-sheung is a solicitor practising in Hong Kong, a member of the Hong Kong Housing Authority, Liquor Licensing Board, Chinese Medicine Practitioners Board and Ethics Committee of Chinese Medicine Council of Hong Kong, Yau Tsim Mong District Fight Crime Committee and Observer of Independent Police Complaints Council. Ms Hui is also a lay member of the Medical Council of Hong Kong, a Chairman of the Fishermen Claims Appeal Board (Trawl Ban) and the Chairman of the Fishermen Claims Appeal Board (Marine Works Projects).

Ms Hui is a Council Member and an Honorary Legal Advisor of the Hong Kong Federation of Women and a member of the School Management Committee of North Point Government Primary School.



**林雲峯教授, JP**  
**Professor Bernard Vincent LIM Wan-fung, JP**

林雲峯教授現為香港中文大學建築學院榮譽兼任教授、AD+RG建築設計及研究所總監。多年來擔任香港建築師學會理事和前會長，致力促進社區發展及積極參與地區事務工作。他為香港城市設計學會創會會長和中國人民政治協商會議第十二屆全國委員會委員。

林教授的研究專長及設計範疇包括大型總體規劃設計/居民參與設計、教育、醫療及公共建築、能源效益設計，以及公眾參與策劃及工作坊。

林教授現為香港房屋委員會委員、建築小組委員會主席及策劃小組委員會委員。

Professor Bernard Vincent LIM is an Honorary Adjunct Professor of the School of Architecture of The Chinese University of Hong Kong and Principal, AD+RG Architecture Design and Research Group Ltd. For years he has been a Council Member and past President of the Hong Kong Institute of Architects, contributing particularly in new initiatives for community development and local affairs. He is the founding President of the Hong Kong Institute of Urban Design and member of the 12<sup>th</sup> National Committee of the Chinese People's Political Consultative Conference.

He has established professional specialisation/research in the areas of Large-Scale Master Planning/ Urban Design, Educational, Healthcare and Institutional Buildings, Sustainable/Energy Efficiency Designs, and Community Participatory Planning and Workshops.

Professor Lim is a member of the Hong Kong Housing Authority, the Chairman of the Building Committee and a member of Strategic Planning Committee.



**劉國裕博士, JP**  
**Dr LAU Kwok-yu, JP**

劉國裕博士是研究房屋政策及行政的學者，現任香港城市大學公共政策學系特約教授，另兼任明愛專上學院社會科學院研究教授。劉博士亦是香港房屋經理學會名譽資深會員和註冊社會工作者。

劉博士曾任多項公職，包括擔任香港房屋委員會轄下多個小組委員會委員，以及房屋局長遠房屋策略檢討督導小組、市區重建局土地、安置及補償委員會和覆核委員會成員。他亦曾出任葵青區議會房屋事務委員會增選委員，以及民政事務總署規管物業管理行業諮詢委員會轄下的物業管理從業員小組委員會增選委員。

劉博士現為香港房屋委員會委員及轄下建築小組委員會和資助房屋小組委員會委員。他是香港房屋協會監事會委員、天主教香港教區建築及發展委員會委員及其研究及發展小組委員會委員、深水埗區議會私人樓宇及市區更新工作小組增選委員、香港房屋經理學會專業實務委員會增選委員、公屋聯會名譽顧問及香港社會服務聯會社會房屋營運及服務工作小組委員。

Dr LAU Kwok-yu is an academic specializing in housing policy and administration. He is currently an Adjunct Professor of Department of Public Policy, City University of Hong Kong. He held concurrent appointment as Research Professor of the School of Social Sciences, Caritas Institute of Higher Education. He is also an Honorary Fellow of the Hong Kong Institute of Housing and a Registered Social Worker.

Dr Lau has extensive experience in public service. He served on various committees of the Hong Kong Housing Authority, and was a member of the Housing Bureau's Long Term Housing Strategy Review Steering Group and the Urban Renewal Authority's Land, Rehousing and Compensation Committee and Review Committee. He was also a co-opted member of the Kwai Tsing District Council's Housing Affairs Committee, and a co-opted member of the Home Affairs Department's Sub-Committee on Property Management Practitioners under the Advisory Committee on the Regulation of the Property Management Industry.

Dr Lau is currently a member of the Hong Kong Housing Authority and its Building Committee and Subsidised Housing Committee. He is also a member of the Supervisory Board of the Hong Kong Housing Society. He is a member of the Diocesan Building and Development Commission and its Research and Development Committee, and a co-opted member of the Working Group on Private Premises and Urban Revitalisation of the Sham Shui Po District Council. He is also a co-opted member of The Hong Kong Institute of Housing's Professional Practice Committee and an Honorary Advisor of the Federation of Public Housing Estates. He is also appointed to serve as a member of the Working Group on Social Housing Operation and Services for Community Housing Movement of the Hong Kong Council of Social Service.



**黃遠輝先生, SBS, JP**  
**Mr Stanley WONG Yuen-fai, SBS, JP**

黃遠輝先生，生於香港，持有澳洲麥加里大學應用金融學碩士學位，是香港銀行學會資深會士和中央政策組特邀顧問。黃先生現為市區重建局非執行董事、香港房屋協會成員、離職公務員就業申請諮詢委員會成員，以及博物館諮詢委員會主席。在環保方面，黃先生是環境諮詢委員會主席和能源諮詢委員會成員。自2017年9月起，黃先生被委任為土地供應專責小組主席。

黃先生在銀行界累積逾37年經驗。他在1974年加入渣打銀行，於1991年成為香港渣打銀行司庫，1995年躍升為渣打銀行東北亞地區司庫，2001至2003年為渣打銀行中國區行政總裁。黃先生於2004年7月獲委任為中國工商銀行(亞洲)有限公司董事暨副總經理，至2011年8月退休。

Mr Stanley WONG Yuen-fai, was born in Hong Kong. Mr Wong holds a Master's degree in Applied Finance from the Macquarie University, Australia, and is a fellow member of the Hong Kong Institute of Bankers and an associate member of the Central Policy Unit. Mr Wong is the Non-executive Director of Urban Renewal Authority, a member of the Hong Kong Housing Society, a member of the Advisory Committee on Post-service Employment of Civil Servants and the Chairman of the Museum Advisory Panel. On the environmental aspect, Mr Wong chairs the Advisory Council on the Environment and is an appointed member of the Energy Advisory Committee. Since September 2017, he has been appointed the Chairman of Task Force on Land Supply.

Mr Wong started his banking career, which spans over 37 years, in 1974 with Standard Chartered Bank. He became the treasurer of Standard Chartered Bank in 1991 and was further promoted in 1995 to the position of Regional Treasurer of North East Asia and eventually the Chief Executive Officer of Standard Chartered Bank's China operations from 2001 to 2003. He joined Industrial and Commercial Bank of China (Asia) Limited as the Executive Director and the Deputy General Manager in July 2004 and retired in August 2011.





**劉詩韻女士, JP**  
**Ms Serena LAU Sze-wan, JP**

劉詩韻女士為註冊專業測量師(產業測量)，現任永利行集團董事總經理，具備豐富的資產評估及房地產顧問服務經驗。

劉女士持有應用科學(土地經濟)學士及工商管理碩士學位，為香港測量師學會資深會員。

劉女士目前是土地及建設諮詢委員會委員、中小型企業委員會委員、香港房屋委員會及轄下建築小組委員會委員、商業樓宇小組委員會和審計附屬小組委員會委員，以及市區更新基金董事。

劉女士也是香港測量師學會前會長、香港房屋協會執行委員會委員、香港大學建築學院房地產及建設系顧問委員會委員。

Ms Serena LAU Sze-wan, a Registered Professional Surveyor (General Practice), is the Managing Director of RHL International Group. She has extensive experience in asset valuation and real estate consultancy services.

Ms Lau holds a Bachelor of Applied Science degree in Land Economics and a Master of Business Administration degree. She is a fellow of the Hong Kong Institute of Surveyors.

Currently, Ms Lau serves as a member of the Land and Development Advisory Committee, Small and Medium Enterprises Committee, the Hong Kong Housing Authority and its Building Committee, Commercial Properties Committee and Audit Sub-Committee. She is also a director of the Board of the Urban Renewal Fund.

Ms Lau is a former president of the Hong Kong Institute of Surveyors, and a member of the Executive Committee of the Hong Kong Housing Society, the Advisory Council for the Department of Real Estate and Construction of the University of Hong Kong's Faculty of Architecture.



**溫文儀先生, BBS, JP**  
**Mr WAN Man-ye, BBS, JP**

溫文儀先生為註冊專業測量師(產業測量)，亦為香港測量師學會和皇家特許測量師學會的資深專業會員。他曾任職於香港政府十年(1969至1979年)，從事土地行政工作，離職時為高級產業測量師。隨後，溫先生在一家公眾上市的地產發展集團出任物業經理達17年(1979至1996年)，並於1997年成立自己的專業服務公司。任職該地產發展集團期間，溫先生是四家公眾上市公司的執行董事。其專業服務公司的業務範疇涵蓋發展規劃、申請土地事宜和項目管理。

溫先生曾出任長遠房屋策略檢討督導小組成員(1995至1999年)、香港房屋委員會委員(1996至2002年)、安老事務委員會委員(1997至2004年)、九廣鐵路公司管理局成員(2002至2007年)、市政服務上訴委員會小組成員(2000至2005年)和封閉令(對健康的即時危害)上訴委員會成員(2005至2011年)。溫先生於2012至2014年出任長遠房屋策略督導委員會委員。由2014年10月起，溫先生被委任為西九龍文化區管理局委員，及後由2016年起獲委任為其表演藝術委員會主席、Blue Poles Limited及M Plus董事局成員。

溫先生積極參與其他社會服務，現為香港青年協會副會長、協青社榮譽會長、香港防癌協會名譽顧問、拔萃女書院及拔萃女小學建設委員會主席、佛教志蓮中學和香港兆基創意書院的校董，以及喜家社區房屋有限公司董事。

Mr WAN Man-ye, a Registered Professional Surveyor (General Practice), is Fellow Member of both the Hong Kong Institute of Surveyors and the Royal Institution of Chartered Surveyors. He worked for the Hong Kong Government for 10 years (1969-1979) in land administration, leaving the civil service as a Senior Estate Surveyor. He then worked as a property manager for 17 years (1979-1996) in a public listed property group before starting his own professional practice in 1997. Whilst serving in the property group, he was executive director of four public listed companies. At his professional practice, his area of work includes development planning, land application and project management.

He was a member of the Long Term Housing Strategy Review Steering Group (1995-1999), the Hong Kong Housing Authority (1996-2002), the Elderly Commission (1997-2004) and the Management Board of the Kowloon-Canton Railway Corporation (2002-2007), as well as a panel member of the Municipal Services Appeals Board (2000-2005) and the Appeal Board on Closure Orders (Immediate Health Hazard) (2005-2011). He served as a member of the Long Term Housing Strategy Steering Committee from 2012 to 2014. He has been appointed as a member of the West Kowloon Cultural District Authority since October 2014, and thereafter since 2016 he has been appointed as Director of Blue Poles Limited, Chairman of Performing Art Committee and member of M Plus Museum Limited.

Mr Wan actively participates in other community services. Currently, he is the Vice President of Hong Kong Federation of Youth Groups, the Honorary President of Youth Outreach, Honorary Advisor of the Hong Kong Anti-Cancer Society, the Chairman of Building Committee of Diocesan Girls' School and Diocesan Girls' Junior School, manager of the School Boards of Chi Lin Buddhist Secondary School and HKICC Lee Shau Kee School of Creativity, and Director of the Prior Social Housing Limited.



**蔡海偉先生**  
**Mr CHUA Hoi-wai**

蔡海偉先生是註冊社會工作者，現任香港社會服務聯會行政總裁。蔡先生於香港大學取得學士學位，主修機械工程，其後負笈美國芝加哥伊利諾大學取得社會工作碩士學位。

蔡先生現為香港房屋委員會委員、扶貧委員會委員、扶貧委員會轄下特別需要社群專責小組主席、土地及建設諮詢委員會委員和安老事務委員會委員。

Mr CHUA Hoi-wai is a registered social worker and currently the Chief Executive of The Hong Kong Council of Social Service. After graduating from the University of Hong Kong with a Bachelor's degree majoring in mechanical engineering, Mr Chua went on to complete his studies in Master of Social Work at The University of Illinois at Chicago, USA.

Mr Chua is a member of the Hong Kong Housing Authority and the Commission on Poverty, the Chairperson of the Special Needs Groups Task Force under the Commission on Poverty, a member of the Land and Development Advisory Committee and the Elderly Commission.



**蘇晴女士**  
**Ms SO Ching**

蘇晴女士是香港註冊建築師，現為一間建築顧問公司的執行董事，專長為大型建築發展項目。她於2013年加入香港房屋委員會(房委會)轄下建築小組委員會，2014年成為房委會及審計附屬小組委員會委員。蘇女士現為香港建築師學會理事及轄下教育事務部主席。她也是禁毒基金會管理委員會委員和輸入優秀人才及專才諮詢委員會委員。

Ms SO Ching is a registered architect in Hong Kong and the Executive Director of an architectural consultant company, specialising in large scale building development. She joined the Building Committee of the Hong Kong Housing Authority (HA) in 2013 and has become a member of HA and Audit Sub-Committee since 2014. Ms So is currently a council member of the Hong Kong Institute of Architects and the Chair of its Board of Educational Affairs. She is also a member of the Governing Committee of the Beat Drugs Fund Association and the Advisory Committee on Admission of Quality Migrants and Professionals.



**張達棠先生, JP**  
**Mr CHEUNG Tat-tong, JP**

張達棠先生為昂遨顧問有限公司董事；本身是經驗豐富的工料測量師，擁有的理學碩士(建築)及法律博士學位，並且是內地註冊造價工程師。張先生對建造業充滿熱誠，是建造業議會、建造業工人註冊管理局創會會員及廉政公署防止貪污諮詢委員會前委員。張先生現為國際工程造價管理協會全球主席，也是香港測量師學會前會長及測量師註冊管理局前主席。除擔任香港房屋委員會委員外，張先生也是封閉令(對健康的即時危害)上訴委員會成員、上訴委員團(城市規劃)委員、牌照上訴委員會成員、大口環根德公爵夫人兒童醫院管治委員會委員，以及香港弱能兒童護助會副主席。張先生現任香港大學房地產及建設系和香港理工大學建築及房地產系客席教授。

Mr CHEUNG Tat-tong is the Director of Aria & Associates Ltd. He is a very experienced quantity surveyor, and holds a Master of Science degree in Architecture and a Juris Doctor degree. He is a registered cost engineer in China. Mr Cheung showed zeal for the construction field and was the founding member of the Construction Industry Council and the Construction Workers Registration Authority and had served as member of the Corruption Prevention Advisory Committee of the Independent Commission Against Corruption for the past years. Mr Cheung is currently the world chairman of the International Cost Engineering Council. He was the past President of the Hong Kong Institute of Surveyors and the past Chairman of the Surveyors Registration Board. Apart from being a member of the Hong Kong Housing Authority, he is currently serving Appeal Board on Closure Orders (Immediate Health Hazard), Appeal Board Panel (Town Planning), Licensing Appeals Board, the Hospital Governing Committee of the Duchess of Kent Children Hospital and as the Vice-Chairman of the Society for the Relief of Disabled Children. Mr Cheung is an Adjunct Professor in the Department of Real Estate and Construction, the University of Hong Kong, and in the Department of Building and Real Estate, The Hong Kong Polytechnic University.



**盧偉國議員, SBS, MH, JP**  
**Dr the Honourable LO Wai-kiwok, SBS, MH, JP**

盧偉國博士是立法會議員；本身是機械工程師，擁有工業工程碩士及工學博士學位。盧博士除擔任香港房屋委員會委員外，也是香港科技園公司董事會成員、醫院管理局及西九文化區管理局董事局的成員。

Dr LO Wai-kiwok is a member of the Legislative Council. He is a mechanical engineer and holds a Master of Science degree in industrial engineering and an Engineering Doctorate. Apart from being a member of the Hong Kong Housing Authority, Dr Lo is serving the Board of Directors of the Hong Kong Science and Technology Parks Corporation, Hospital Authority and the Board of the West Kowloon Cultural District Authority.



**雷紹麟先生**  
**Mr Alan LUI Siu-lun**

雷紹麟先生現為亞洲萬里通營運總裁，同時擔任通訊事務管理局、工業貿易諮詢委員會委員和香港房屋委員會委員。

Mr Alan LUI Siu-lun is now Chief Operating Officer with Asia Miles Limited. He is currently a member of Communications Authority, the Trade and Industry Advisory Board and the Hong Kong Housing Authority.



**張國鈞議員, JP**  
**The Honourable Horace CHEUNG Kwok-kwan, JP**

張國鈞先生是張國鈞楊煒凱律師事務所的合夥人。2017年7月1日獲行政長官委任為行政會議成員。他是立法會及中西區區議會民選議員，也是香港房屋委員會委員、地產代理監管局成員、香港按揭證券有限公司董事局成員及香港大學校董。

Mr Horace CHEUNG Kwok-kwan is the partner of Messrs Cheung & Yeung, Solicitors. He has been appointed by the Chief Executive as a member of Executive Council and assumed his duties on 1 July 2017. Apart from this, he is an elected member of Legislative Council and Central & Western District Council. Mr Cheung is currently serving as a member of the Hong Kong Housing Authority and Estate Agents Authority, a board member of The Hong Kong Mortgage Corporation Limited, as well as the court member of the University of Hong Kong.



**郭偉強議員, JP**  
**The Honourable KWOK Wai-keung, JP**

郭偉強先生是註冊社會工作者，也是立法會民選議員和東區區議會民選議員。目前，他是香港房屋委員會及轄下的資助房屋小組委員會委員。

Mr KWOK Wai-keung is a registered social worker. He is also an elected member of the Legislative Council and Eastern District Council. Apart from this, he is serving as a member of the Hong Kong Housing Authority and its Subsidised Housing Committee.



**郭榮鏗議員**  
**The Honourable Dennis KWOK Wing-hang**

郭榮鏗先生是代表法律界的立法會議員，於2012年當選，並於2016年連任。現為公民黨執行委員會成員(黨務發展)及專業議政召集人。

郭先生是公民黨創黨黨員，也是公共專業聯盟(公共政策的智庫組織)及專業議政(立法會功能界別議員組成的聯盟)的創辦成員。他在2012至2016年期間擔任市區重建局的非執行董事(非官方成員)，亦曾任中國維權律師關注組的執行委員會委員，以及香港大律師公會中國業務發展常委會委員。現為香港房屋委員會委員及香港按揭證券有限公司董事。

郭先生1999年畢業於倫敦國王學院並取得法學士學位，2002年獲香港高等法院認許為事務律師，2003年獲得英格蘭及威爾斯事務律師資格，其後於2006年在香港取得大律師資格。

郭先生曾於跨國律師樓史密夫斐爾律師事務所實習及工作五年，而他現時的大律師業務則專門處理民事個案、國際仲裁及司法覆核。

Mr Dennis KWOK Wing-hang is a member of the Legislative Council representing the legal profession in Hong Kong. He was elected in 2012 and then re-elected in 2016. He is currently the Executive Committee Member (Party Development) of the Civic Party and the Convenor of The Professionals Guild.

Mr Kwok is a founding member of the Civic Party, The Professional Commons (a think-tank on public policies) and The Professionals Guild (an alliance formed among functional constituency Members in the Legislative Council). He was also a Non-executive Director (non-official) on the Board of the Urban Renewal Authority from 2012 to 2016, an executive committee member on the Board of the China Human Rights Lawyers Concern Group, and a member of the Standing Committee on China Practice Development of the Hong Kong Bar Association. He is currently serving as a member of the Hong Kong Housing Authority, and a director of the Hong Kong Mortgage Corporation Limited.

Mr Kwok graduated from King's College London in 1999 where he received his LLB. He was admitted as a solicitor in the High Court of Hong Kong in 2002 and to the Roll of Solicitors of England and Wales in 2003. He was called to the Hong Kong Bar in 2006.

Mr Kwok was trained and worked as a solicitor at an international law firm Herbert Smith for five years. His current practice as a barrister focuses on civil cases, international arbitration and judicial review.



**李國麟議員, SBS, JP**  
**Professor the Honourable Joseph LEE Kok-long, SBS, JP**

李國麟教授現任立法會議員，身兼香港公開大學護理及健康學院院長及教授。

此外，他是市區重建局非執行董事(非官方成員)、平等機會委員會委員、律敦治醫院及鄧肇堅醫院管治委員會成員及大嶼山發展諮詢委員會成員。

Professor Joseph LEE Kok-long is a member of the Legislative Council, Dean and Professor of the School of Nursing and Health Studies of the Open University of Hong Kong.

He is a Non-executive Director (non-official) of the Urban Renewal Authority, a member of the Equal Opportunities Commission, the Hospital Governing Committee of Ruttonjee Hospital and Tang Shiu Kin Hospital and Lantau Development Advisory Committee.



**柯創盛議員, MH**  
**The Honourable Wilson OR Chong-shing, MH**

柯創盛先生是立法會議員(地方選區一九龍東)和觀塘區議員。他現為香港房屋委員會及轄下資助房屋小組委員會和商業樓宇小組委員會委員、醫院管理局基督教聯合醫院管治委員會成員、市區重建局觀塘分區諮詢委員會成員，以及觀塘區議會房屋事務委員會主席。

柯先生是民主建港協進聯盟中央委員會委員、香港政協青年聯會社會事務委員會副主任及九龍社團聯會常務理事。

Mr Wilson OR Chong-shing is a member of the Legislative Council (Geographical Constituency – Kowloon East) and the Kwun Tong District Council. Currently, he is a member of the Hong Kong Housing Authority and its Subsidised Housing Committee and Commercial Properties Committee, a member of the Hospital Governing Committee of United Christian Hospital under the Hospital Authority, Kwun Tong District Advisory Committee of the Urban Renewal Authority and the Chairman of the Housing Committee of the Kwun Tong District Council.

Mr Or is a member of the Central Committee of the Democratic Alliance for the Betterment and Progress of Hong Kong, Vice-Chairman of the Social Affairs Committee of the Hong Kong CPPCC Youth Association and a General Committee Member of the Kowloon Federation of Associations.





**陳家樂教授**  
**Professor CHAN Ka-lok**

陳家樂教授現為香港中文大學商學院院長。他曾任香港科技大學商學院署理院長兼財務學系講座教授。自2009年起，陳教授一直出任「香港銀行學會傑出財富管理師大獎」籌組委員會主席。陳教授於2008至2010年期間擔任亞洲金融學會主席，目前是多個委員會的成員，計有恒生指數顧問委員會、盈富基金監督委員會、香港金融管理局外匯基金諮詢委員會轄下的金融基建及市場發展委員會、財經事務及庫務局轄下提升資產財富管理業人才培訓先導計劃的督導委員會、香港房屋委員會、證券及期貨事務監察委員會諮詢委員會。陳教授於中文大學取得經濟學社會科學學士學位，其後於美國俄亥俄州立大學獲得金融學哲學博士學位。

Professor CHAN Ka-lok is the Dean of The Chinese University of Hong Kong (CUHK) Business School. Previously, he served as the Chair Professor of Finance and Acting Dean of the Hong Kong University of Science and Technology Business School. Professor Chan has been the Chairman of the Organizing Committee of the Hong Kong Institute of Bankers Outstanding Financial Management Planner Awards since 2009. Professor Chan was the President of Asian Finance Association from 2008 to 2010, and currently serves as a member of a number of committees including the Hang Seng Index Advisory Committee, the Supervisory Committee of the Tracker Fund of Hong Kong, the Exchange Fund Advisory Committee Financial Infrastructure and Market Development Sub-Committee of the Hong Kong Monetary Authority, the Steering Committee on the Pilot Programme to Enhance Talent Training for the Asset and Wealth Management Sector of the Financial Services and the Treasury Bureau, the Hong Kong Housing Authority, and the Advisory Committee of the Securities and Futures Commission. Professor Chan obtained his B.S.Sc. in Economics from CUHK, and subsequently PhD in Finance from the Ohio State University.



**彭韻僖女士, MH, JP**  
**Ms Melissa Kaye PANG, MH, JP**

彭韻僖女士是執業律師及彭耀樟律師事務所的合夥人。她具備國際公證人、婚姻監禮人、認可調解員及中國委託公證人的資格，在商業與公司訴訟方面擁有豐富經驗。

彭女士現為香港律師會副會長及該會大中華法律事務委員會主席。

Ms Melissa Kaye PANG is a practising solicitor and the Managing Partner of Pang & Associates. She is also a notary public, civil celebrant, accredited mediator and China Appointed Attesting Officer. Ms Pang has substantial experience in commercial and company litigation.

Ms Pang is currently the Vice-President of The Law Society of Hong Kong and the Chairman of its Greater China Legal Affairs Committee.



**鄭慧恩女士**  
**Miss Vena CHENG Wei-yan**

鄭慧恩女士是執業律師，現時於艾金·崗波律師事務所擔任訴訟事務高級顧問律師，主要負責白領刑事案件和政府調查的辯護、反壟斷事宜、複雜商業訴訟及爭議調解。

鄭女士現為能源諮詢委員會成員、創科創投基金諮詢委員會委員、暴力及執法傷亡賠償委員會委員及人事登記審裁處審裁員。

Miss Vena CHENG Wei-yan is a practising solicitor. She is currently a senior consultant in Akin Gump Strauss Hauer & Feld's litigation practice, focusing on white collar criminal cases and government defense, antitrust, complex commercial litigation and dispute resolution.

Miss Cheng is a member of the Energy Advisory Committee, the Innovation and Technology Venture Fund Advisory Committee and the Criminal and Law Enforcement Injuries Compensation Boards, as well as an adjudicator of the Registration of Persons Tribunal.



**盧麗華博士**  
**Dr Miranda LOU Lai-wah**

盧麗華博士現任香港理工大學行政副校長，領導副校長及非學術部門的主管，包括負責行政(財務、人力資源、資訊科技等)、校園發展、設施管理、知識轉移及企業發展、附屬公司管理、傳訊、校友及學院發展、企業風險管理及管治事宜的部門。盧博士曾於商界及公營機構擔任不同管理職位。加入理大前，她在東方海外集團最後擔任的職位為東方海外物流首席營運官，負責領導及管理公司的全球業務發展。

盧博士現任香港房屋委員會委員、轄下財務小組委員會和審計附屬小組委員會委員、保險事務上訴審裁處委員及香港管理專業協會物流管理委員會委員。她亦曾擔任多個政府諮詢委員會及業界組織的委員/董事局成員，其中包括物流業行業培訓諮詢委員會、職業訓練局、香港物流及供應鏈管理應用技術研發中心、香港定期班輪協會及香港總商會。

Dr Miranda LOU Lai-wah is the Executive Vice President of The Hong Kong Polytechnic University (PolyU), overseeing a team of Vice Presidents and heads of non-academic departments, including administration (finance, human resources, information technology, etc.), campus development, facilities management, knowledge transfer and entrepreneurship, subsidiaries management, communications, alumni and institutional advancement as well as enterprise risk management and governance matters. Before joining PolyU, Dr Lou assumed different management roles in the business and public sectors. Her last position at OOCL Group was Chief Operating Officer of OOCL Logistics, leading and managing its global business development.

Dr Lou is currently a member of the Hong Kong Housing Authority, its Finance Committee and Audit Sub-Committee, panel member of the Insurance Appeals Tribunal and member of the Logistics Management Committee of The Hong Kong Management Association. She has also served as committee/board member of various government advisory committees and industry associations, including the Logistics Industry Training Advisory Committee, the Vocational Training Council, the Hong Kong R&D Centre for Logistics and Supply Chain Management Enabling Technologies, the Hong Kong Liner Shipping Association and the Hong Kong General Chamber of Commerce.



**邵家輝議員**  
**The Honourable SHIU Ka-fai**

邵家輝先生為現任立法會議員(批發及零售界)及東區區議會議員(寶馬山)。他從事建材的批發、零售及進出口業務。邵先生亦是香港房屋委員會委員、方便營商諮詢委員會和轄下批發及零售業工作小組成員。

Mr SHIU Ka-fai is currently a member of the Legislative Council (Wholesale and Retail) and the Eastern District Council (Braemar Hill). He engages in the business of wholesale, retail, import and export of construction materials. Mr Shiu is also a member of the Hong Kong Housing Authority, the Business Facilitation Advisory Committee and its Wholesale and Retail Task Force.



**尹兆堅議員**  
**The Honourable Andrew WAN Siu-kin**

尹兆堅先生持有英國艾塞克斯大學社會學文學碩士學位和香港城市大學社會科學榮譽學士(社會工作)學位。尹先生為現任立法會議員，亦是香港房屋委員會及轄下資助房屋小組委員會委員。

Mr Andrew WAN Siu-kin holds a Master of Arts degree in Sociology from the University of Essex, UK and a Bachelor of Social Science (Honours) degree in Social Work from the City University of Hong Kong. Mr Wan is currently a member of the Legislative Council. He is also serving as a member of the Hong Kong Housing Authority and its Subsidised Housing Committee.



### 劉焯女士, JP

(財經事務及庫務局常任秘書長(庫務))

### Ms Alice LAU Yim, JP

(Permanent Secretary for Financial Services and the Treasury (Treasury))

劉焯女士1990年8月加入政務職系後，於2014年4月晉升為首長級甲級政務官，曾在多個決策局及部門服務，包括前金融科、前布政司辦公室、中央政策組、前憲制事務科、前庫務局、政務司司長辦公室、前經濟局、前工商及科技局及食物環境衛生署。她於2010年3月至2012年3月出任財經事務及庫務局副秘書長(庫務)，2012年3月至6月出任候任行政長官辦公室秘書長，並於2012年7月至2017年6月出任行政長官辦公室常任秘書長。劉女士由2017年7月起出任財經事務及庫務局常任秘書長(庫務)。

Ms Alice LAU Yim joined the Administrative Service in August 1990 and rose to the rank of Administrative Officer Staff Grade A in April 2014. She has served in various policy bureaux and departments, including the former Monetary Affairs Branch, the former Chief Secretary's Office, the Central Policy Unit, the former Constitutional Affairs Branch, the former Finance Bureau, the Chief Secretary for Administration's Office, the former Economic Services Bureau, the former Commerce, Industry and Technology Bureau and the Food and Environmental Hygiene Department. She was Deputy Secretary for Financial Services and the Treasury (Treasury) from March 2010 to March 2012, Secretary-General, Office of the Chief Executive-elect from March 2012 to June 2012 and Permanent Secretary, Chief Executive's Office from July 2012 to June 2017. She has taken up the appointment of Permanent Secretary for Financial Services and the Treasury (Treasury) since July 2017.



### 陳松青先生, JP

(地政總署署長)

### Mr Thomas CHAN Chung-ching, JP

(Director of Lands)

陳松青先生於1991年加入行政職系後轉職政務職系，他曾於前政務總署、前規劃環境地政科、前公務員事務科、香港駐日內瓦經濟貿易辦事處和前衛生福利及食物局服務。

他於2008年2月至2012年2月出任食物及衛生局副秘書長(衛生)，於2012年2月至6月出任防止及處理潛在利益衝突獨立檢討委員會秘書，於2012年9月至2017年6月出任發展局副秘書長(規劃及地政)。陳先生自2017年7月1日起出任地政總署署長。

Mr Thomas CHAN Chung-ching joined the Civil Service in June 1991, first served as an Executive Officer and then transferred to the Administrative Service. He has served the former City and New Territories Administration, the former Planning, Environment and Lands Branch, the former Civil Service Branch, the Hong Kong Economic and Trade Office in Geneva and the former Health, Welfare and Food Bureau.

He was Deputy Secretary for Food and Health (Health) from February 2008 to February 2012 and Secretary, Independent Review Committee for the Prevention and Handling of Potential Conflicts of Interests from February 2012 to June 2012, Deputy Secretary for Development (Planning and Lands) from September 2012 to June 2017. Mr Chan has been the Director of Lands since 1 July 2017.

# 2017/18 香港房屋委員會轄下各小組委員會委員名單

## Membership of the Hong Kong Housing Authority Committees

### 常務小組委員會 Standing Committees

#### 策劃小組委員會 Strategic Planning Committee

- \* 陳帆先生, JP(主席)  
The Honourable Frank CHAN Fan, JP (Chairman)
- \* 王永祥先生  
Mr Winfeld WONG Wing-cheung
- \* 林雲峯教授, JP  
Professor Bernard Vincent LIM Wan-fung, JP
- \* 黃遠輝先生, SBS, JP  
Mr Stanley WONG Yuen-fai, SBS, JP
- \* 許美嫦女士, MH, JP  
Ms Tennesy HUI Mei-sheung, MH, JP
- \* 張達棠先生, JP  
Mr CHEUNG Tat-tong, JP
- \* 陳家樂教授  
Professor CHAN Ka-lok
- \* 房屋署署長(或代表)  
Director of Housing (or representative)
- 運輸及房屋局副局長  
Under Secretary for Transport and Housing
- 發展局常任秘書長(工務)(或代表)  
Permanent Secretary for Development (Works) (or representative)
- 民政事務總署署長(或代表)  
Director of Home Affairs (or representative)
- 規劃署署長(或代表)  
Director of Planning (or representative)

### 審計附屬小組委員會 Audit Sub-Committee

- \* 王永祥先生(主席)  
Mr Winfeld WONG Wing-cheung (Chairman)
- \* 蘇晴女士  
Ms SO Ching
- \* 張國鈞議員, JP  
The Honourable Horace CHEUNG Kwok-kwan, JP
- \* 張達棠先生, JP  
Mr CHEUNG Tat-tong, JP
- \* 李炳權先生, JP  
Mr LEE Ping-kuen, JP
- \* 劉詩韻女士, JP  
Ms Serena LAU Sze-wan, JP
- \* 盧麗華博士  
Dr Miranda LOU Lai-wah
- 蔡惠琴女士, JP  
Ms Virginia CHOI Wai-kam, JP
- 黎永昌先生  
Mr Raymond LAI Wing-chueng
- 顧曉楠女士  
Ms Anna Mae KOO Mei-jong

### 建築小組委員會 Building Committee

- \* 林雲峯教授, JP(主席)  
Professor Bernard Vincent LIM Wan-fung, JP (Chairman)
- \* 劉國裕博士, JP  
Dr LAU Kwok-yu, JP

- \* 劉詩韻女士, JP  
Ms Serena LAU Sze-wan, JP
- \* 溫文儀先生, BBS, JP  
Mr WAN Man-ye, BBS, JP
- \* 蔡海偉先生  
Mr CHUA Hoi-wai
- \* 蘇晴女士  
Ms SO Ching
- \* 張達棠先生, JP  
Mr CHEUNG Tat-tong, JP
- 康榮江先生  
Mr Wallace HONG Wing-kwong
- 伍美琴教授  
Professor NG Mee-kam
- 彭長緯先生, SBS, JP  
(至2017年5月25日止)  
Mr Thomas PANG Cheung-wai, SBS, JP (up to 25 May 2017)
- 黃碧如女士  
Ms Cleresa WONG Pie-yue
- 陳志球博士, BBS, JP  
Dr Johnnie Casire CHAN Chi-kau, BBS, JP
- 關寶珍女士  
Ms Helen KWAN Po-jen
- 文海亮先生  
Mr Alan MAN Hoi-leung
- 趙汝恒教授  
Professor Christopher CHAO Yu-hang
- 呂慶耀先生, JP  
Mr Bryant LU Hing-yiu, JP

\* 房屋署署長(或代表)  
Director of Housing  
(or representative)

發展局常任秘書長(工務)(或代表)  
Permanent Secretary for Development  
(Works) (or representative)

規劃署署長(或代表)  
Director of Planning (or representative)

潘國山先生, MH  
Mr PUN Kwok-shan, MH

黃山先生  
Mr Samson WONG San

葉毅明教授  
Professor YIP Ngai-ming

羅健熙先生  
Mr LO Kin-hei

李鏊發先生  
Mr Herman LEE Yuk-fat

梁文廣先生  
Mr LEUNG Man-kwong

\* 房屋署署長(或代表)  
Director of Housing (or representative)

社會福利署署長(或代表)  
Director of Social Welfare  
(or representative)

### 財務小組委員會 Finance Committee

\* 陳家樂教授(主席)  
Professor CHAN Ka-lok  
(Chairman)

\* 王永祥先生  
Mr Winfeld WONG Wing-cheung

\* 鄭慧恩女士  
Miss Vena CHENG Wei-yan

\* 盧麗華博士  
Dr Miranda LOU Lai-wah

莫家麟先生  
Mr Francis MOK Gar-lon

孫淑貞女士  
Ms Susanna SHEN Shuk-ching

程騰歡博士  
Dr Stephen CHING Tang-foon

熊璐珊女士  
Ms Lusan HUNG Lo-shan

吳韻宜女士  
Ms Wendy NG Wan-ye

康榮江先生  
Mr Wallace HONG Wing-kwong

麥萃才博士  
Dr Billy MAK Sui-choi

何聞達先生  
Mr Edward HO Man-tat

龔楊恩慈女士  
Mrs Ann KUNG YEUNG Yun-chi

林翠華女士  
Ms Connie LAM Tsui-wa

\* 房屋署署長(或代表)  
Director of Housing (or representative)

\* 財經事務及庫務局常任秘書長  
(庫務)(或代表)  
Permanent Secretary for  
Financial Services and the Treasury  
(Treasury) (or representative)

公務員事務局局長(或代表)  
Secretary for the Civil Service  
(or representative)

### 資金管理附屬小組委員會 Funds Management Sub-Committee

\* 陳家樂教授(主席)  
Professor CHAN Ka-lok  
(Chairman)

\* 馮婉眉女士, BBS, JP  
Miss Anita FUNG Yuen-mei, BBS, JP

\* 鄭慧恩女士  
Miss Vena CHENG Wei-yan

### 商業樓宇小組委員會 Commercial Properties Committee

\* 許美嫦女士, MH, JP(主席)  
Ms Tennessy HUI Mei-sheung, MH, JP  
(Chairman)

\* 張國鈞議員, JP  
The Honourable Horace  
CHEUNG Kwok-kwan, JP

\* 柯創盛議員, MH  
The Honourable Wilson OR  
Chong-shing, MH

\* 劉詩韻女士, JP  
Ms Serena LAU Sze-wan, JP

\* 邵家輝議員  
The Honourable SHIU Ka-fai

梁家傑先生, SC  
Mr Alan LEONG Kah-kit, SC

陳旭明先生  
Mr Raymond CHAN Yuk-ming

黃碧如女士  
Ms Cleresa WONG Pie-yue

何志豪先生, BBS  
Mr David HO Chi-hoo, BBS

龐愛蘭女士, BBS, JP  
Ms Scarlett PONG Oi-lan, BBS, JP

陳正思女士  
Ms Cissy CHAN Ching-sze

孔令成先生, BBS, JP  
Mr Leo KUNG Lin-cheng, BBS, JP

吳韻宜女士  
Ms Wendy NG Wan-ye

何聞達先生  
Mr Edward HO Man-tat

麥萃才博士  
Dr Billy MAK Sui-choi

龔楊恩慈女士  
Mrs Ann KUNG YEUNG Yun-chi

黃慧群女士  
Ms Anna WONG Wai-kwan

黃元山先生  
Mr Stephen WONG Yuen-shan

\* 房屋署署長(或代表)  
Director of Housing (or representative)

### 資助房屋小組委員會 Subsidised Housing Committee

\* 黃遠輝先生, SBS, JP(主席)  
Mr Stanley WONG Yuen-fai,  
SBS, JP (Chairman)

\* 陳漢雲教授  
Professor Edwin CHAN Hon-wan

\* 蔡海偉先生  
Mr CHUA Hoi-wai

\* 雷紹麟先生  
Mr Alan LUI Siu-lun

\* 郭偉強議員, JP  
The Honourable KWOK Wai-keung, JP

\* 李國麟議員, SBS, JP  
Professor the Honourable Joseph  
LEE Kok-long, SBS, JP

\* 柯創盛議員, MH  
The Honourable Wilson OR  
Chong-shing, MH

\* 尹兆堅議員  
The Honourable Andrew WAN Siu-kin

\* 劉國裕博士, JP  
(由2017年4月21日起)  
Dr LAU Kwok-yu, JP  
(starting from 21 April 2017)

譚小瑩女士, JP  
Ms Iris TAM Siu-ying, JP

陸勁光先生  
Mr LUK King-kwong

張洪秀美女士, JP  
Mrs CHEUNG ANG Siew-mei, JP

方志恒博士  
Dr Brian FONG Chi-hang

熊璐珊女士  
Ms Lusan HUNG Lo-shan

招國偉先生  
Mr Anthony CHIU Kwok-wai

劉振江先生  
Mr LAU Chun-kong

\* 房屋署署長(或代表)  
Director of Housing (or representative)

運輸及房屋局副局長  
Under Secretary for Transport  
and Housing

民政事務總署署長(或代表)  
Director of Home Affairs  
(or representative)

社會福利署署長(或代表)  
Director of Social Welfare  
(or representative)

### 投標小組委員會 Tender Committee

\* 張達棠先生, JP(主席)  
Mr CHEUNG Tat-tong, JP (Chairman)

\* 何周禮先生, MH  
Mr Barrie HO Chow-lai, MH

\* 許美嫦女士, MH, JP  
Ms Tennesy HUI Mei-sheung, MH, JP

\* 盧偉國議員, SBS, MH, JP  
Dr the Honourable  
LO Wai-ki, SBS, MH, JP

\* 郭榮鏗議員  
The Honourable Dennis  
KWOK Wing-hang

\* 李炳權先生, JP  
Mr LEE Ping-kuen, JP

\* 彭韻僖女士, MH, JP  
Ms Melissa Kaye PANG, MH, JP

康榮江先生  
Mr Wallace HONG Wing-kwong

陳旭明先生  
Mr Raymond CHAN Yuk-ming

梁慶豐先生  
Mr LEUNG Hing-fung

羅健熙先生  
Mr LO Kin-hei

梁堅凝教授  
Professor Christopher LEUNG Kin-ying

\* 房屋署署長(或代表)  
Director of Housing (or representative)

\* 香港房屋委員會委員  
Member of the Hong Kong  
Housing Authority

各委員的簡歷及稱謂是根據截至  
2018年3月31日的資料編寫。  
Biographies and titles of  
members were compiled with  
reference to information  
as at 31 March 2018.



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# 01 香港房屋委員會組織及職能

## The Hong Kong Housing Authority Organisation and Functions

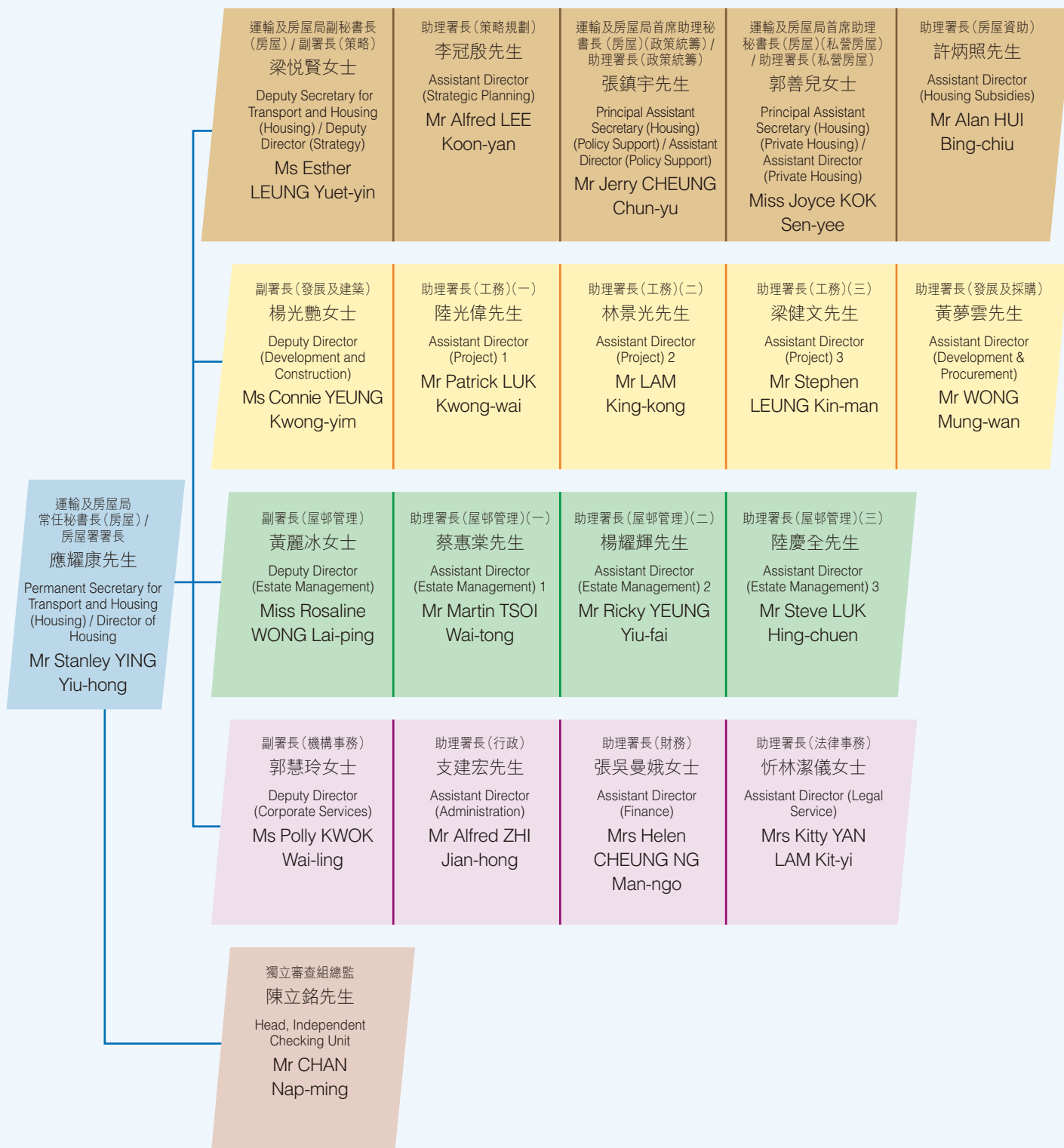
截至 As at 31.3.2018



## 02 房屋署首長級人員 (1)

### Housing Department Directorate (1)

截至 As at 31.3.2018



註 Note:

(1) 此表只列載擔任首長級薪酬第 2 點或以上常額職位的人員。

This chart shows officers taking up permanent posts at D2 or above only.

## 03 公共租住房屋編配

### Allocation of Public Rental Housing

類別	Categories	截至 As at 31.3.2018		截至 As at 31.3.2017	
		單位 Flats	人數 People	單位 Flats	人數 People
公屋申請	Public Rental Housing Applications	15 544	39 377	26 518	63 669
屋邨清拆及大型維修	Estate Clearance and Major Repairs	0	0	0	0
清拆	Clearance				
政府清拆項目 / 市區 重建局	Government Clearance Projects / Urban Renewal Authority	53	137	140	325
緊急安置	Emergency	6	13	1	1
初級公務員及退休 公務員	Junior Civil Servants and Pensioners	1 230	3 707	1 252	3 740
體恤安置	Compassionate Rehousing	934	2 208	1 273	3 082
各類調遷及紓緩擠迫 / 改善居住空間調遷計劃	Transfers and Overcrowding Relief / Living Space Improvement Transfer Scheme	3 630	9 851	4 572	13 134
合計	Total	21 397 <sup>(1)</sup>	55 293	33 756 <sup>(2)</sup>	83 951

註 Notes:

- (1) 不包括8 218個編配中的單位。  
Excluding 8 218 flats under offer.
- (2) 不包括2 937個編配中的單位。  
Excluding 2 937 flats under offer.

## 04 租住房屋數目 Rental Housing Stock

租住公屋 <sup>(1)</sup> Public Rental Housing <sup>(1)</sup>	截至 As at 31.3.2018		截至 As at 31.3.2017	
	單位數目 No. of Flats	認可居民人數 Authorised Population	單位數目 No. of Flats	認可居民人數 Authorised Population
<b>區議會分區 District Council District</b>				
中西區 Central and Western	636	2 069	636	2 098
東區 Eastern	35 161	98 255	35 207	98 963
南區 Southern	25 845	71 780	25 992	72 888
油尖旺 Yau Tsim Mong	2 820	8 025	2 820	8 072
深水埗 Sham Shui Po	56 558	142 332	56 707	143 453
九龍城 Kowloon City	29 609	74 958	29 609	75 475
黃大仙 Wong Tai Sin	75 669	205 013	76 065	207 635
觀塘 Kwun Tong	140 411	366 131	137 917	360 946
葵青 Kwai Tsing	100 811	277 474	101 095	280 949
荃灣 Tsuen Wan	21 729	57 924	21 729	58 538
屯門 Tuen Mun	59 051	142 145	54 934	139 350
元朗 Yuen Long	68 314	201 520	68 650	203 510
北區 North	22 695	62 627	23 041	64 174
大埔 Tai Po	16 946	45 575	17 513	47 494
沙田 Sha Tin	71 781	191 849	72 200	193 190
西貢 Sai Kung	29 249	83 824	29 555	85 540
離島 Islands	19 262	58 586	15 682	52 198
<b>合計 Total</b>	<b>776 547</b>	<b>2 090 087</b>	<b>769 352</b>	<b>2 094 473</b>

中轉房屋 Interim Housing	截至 As at 31.3.2018		截至 As at 31.3.2017	
	單位數目 <sup>(2)</sup> No. of Flats <sup>(2)</sup>	認可居民人數 <sup>(3)</sup> Authorised Population <sup>(3)</sup>	單位數目 <sup>(2)</sup> No. of Flats <sup>(2)</sup>	認可居民人數 <sup>(3)</sup> Authorised Population <sup>(3)</sup>
<b>區議會分區 District Council District</b>				
屯門 Tuen Mun	3 695	4 176	3 542	3 853
葵青 Kwai Tsing	1 928	963	1 928	1 035
<b>合計 Total</b>	<b>5 623</b>	<b>5 139</b>	<b>5 470</b>	<b>4 888</b>

註 Notes:

- (1) 數字不包括在租者置其屋計劃下所出售的租住單位。  
The figures do not cover the rental flats sold under the Tenants Purchase Scheme.
- (2) 數字包括位於石籬(二)中轉房屋大廈中用作臨時居所的單位。  
Figures include those flats used as temporary accommodation in Shek Lei (II) Interim Housing (IH) blocks.
- (3) 數字不包括居於石籬(二)中轉房屋大廈中用作臨時居所單位的人口。  
Figures exclude persons living in those flats used as temporary accommodation in Shek Lei (II) IH blocks.

## 05 出售房屋

### Sale Flats

截至 As at 31.3.2018

	區議會分區	District Council District	單位數目 Number of Flats
居者有其屋計劃(居屋)單位 <sup>(1)</sup> Home Ownership Scheme (HOS) Flats <sup>(1)</sup>	東區	Eastern	13 893
	南區	Southern	6 726
	深水埗	Sham Shui Po	3 844
	九龍城	Kowloon City	1 800
	黃大仙	Wong Tai Sin	20 506
	觀塘	Kwun Tong	27 096
	葵青	Kwai Tsing	13 284
	荃灣	Tsuen Wan	962
	屯門	Tuen Mun	20 835
	元朗	Yuen Long	19 557
	北區	North	12 566
	大埔	Tai Po	13 037
	沙田	Sha Tin	39 605
	西貢	Sai Kung	22 127
	離島	Islands	3 052
	<b>合計</b>	<b>Total</b>	<b>218 890</b>
私人機構參建居屋計劃(私人參建計劃)及 中等入息家庭房屋計劃單位 <sup>(1)</sup> Private Sector Participation Scheme (PSPS) and Middle Income Housing Scheme (MIHS) Flats <sup>(1)</sup>	東區	Eastern	17 990
	南區	Southern	3 130
	油尖旺	Yau Tsim Mong	3 908
	黃大仙	Wong Tai Sin	11 364
	觀塘	Kwun Tong	6 410
	葵青	Kwai Tsing	840
	屯門	Tuen Mun	19 712
	北區	North	5 872
	大埔	Tai Po	3 928
	沙田	Sha Tin	12 914
西貢	Sai Kung	13 766	
	<b>合計</b>	<b>Total</b>	<b>99 834</b>
可租可買計劃、重建置業計劃單位及綠表置居計劃 <sup>(1)</sup> Buy or Rent Option Scheme (BRO), Mortgage Subsidy Scheme (MSS), Green Form Subsidised Home Ownership Scheme (GSH) Flats <sup>(1)</sup>	油尖旺	Yau Tsim Mong	629
	九龍城	Kowloon City	1 096
	黃大仙	Wong Tai Sin	1 497
	葵青	Kwai Tsing	1 920
	元朗	Yuen Long	2 560
	北區	North	800
	<b>合計</b>	<b>Total</b>	<b>8 502</b>
已出售的租客置其屋計劃(租置計劃)單位 <sup>(2)</sup> Tenants Purchase Scheme (TPS) Sold Flats <sup>(2)</sup>	東區	Eastern	2 775
	南區	Southern	8 143
	深水埗	Sham Shui Po	5 093
	黃大仙	Wong Tai Sin	17 958
	觀塘	Kwun Tong	11 252
	葵青	Kwai Tsing	11 778
	屯門	Tuen Mun	12 537
	元朗	Yuen Long	5 648
	北區	North	13 782
	大埔	Tai Po	15 598
	沙田	Sha Tin	22 567
	西貢	Sai Kung	11 419
		<b>合計</b>	<b>Total</b>
	<b>總計</b>	<b>Grand Total</b>	<b>465 776</b>

註 Notes:

- (1) 居屋 / 私人參建計劃 / 中等入息家庭房屋計劃 / 可租可買計劃 / 重建置業計劃 / 綠表置居計劃單位包括可在公開市場買賣的單位(居屋第三期乙之前出售的單位或已繳交補價的單位)，但不包括未售出的單位。  
HOS / PSPS / MIHS / BRO / MSS / GSH flats include flats that are tradable in the open market (flats sold prior to HOS Phase 3B or flats with premium paid), but exclude unsold flats.
- (2) 已出售的租置計劃單位包括可在公開市場買賣的單位(已繳交補價的單位)，但不包括售回給香港房屋委員會的單位。  
TPS sold flats include flats that are tradable in the open market (flats with premium paid), but exclude cases in which buyers had sold back their flats to the Hong Kong Housing Authority.

## 06A 資格準則

### Eligibility Criteria

公共租住房屋的申請資格準則 Eligibility Criteria for Public Rental Housing Applications				
資格準則 Eligibility Criteria	申請類別 Type of Applications	「高齡單身人士」優先配屋計劃 Single Elderly Persons Priority Scheme	「共享頤年」優先配屋計劃 Elderly Persons Priority Scheme	「天倫樂」優先配屋計劃 <sup>(1)</sup> Harmonious Families Priority Scheme <sup>(1)</sup>
申請者年齡 Applicant's Age	年滿18歲。 At least 18 years of age.	申請者必須年滿58歲，而在配屋時必須年滿60歲。 The Applicant must be 58 years of age or above, and must have attained the age of 60 at the time of flat allocation.	申請表內的所有人士必須年滿58歲，而在配屋時全部人士必須年滿60歲。 All of them must be 58 years of age or above at the time of filing in their application and must have attained the age of 60 at the time of flat allocation.	年滿18歲(有關的高齡人士必須年滿60歲或以上)。 At least 18 years old (the elderly persons must have attained the age of 60 or above).
住戶人數 Household Size	最少兩名有親屬關係 <sup>(2)</sup> 的人士合伙同住。非長者一人申請者會納入「配額及計分制」辦理。 At least two related <sup>(2)</sup> persons living together. Non-elderly One-person applicants are placed on a Quota and Points System.	高齡單身人士會被編配入住長者住屋、經改建的單位或獨立單位。 Single elderly applicants will be allocated Housing for Senior Citizens, converted flats or self-contained flats.	兩名或更多長者，無論有親屬關係 <sup>(2)</sup> 與否，獲配單位後須合伙同住。 Two or more elderly persons, either related <sup>(2)</sup> or unrelated, who undertake to live together upon flat allocation.	申請的家庭必須為不少於兩人的家庭，其中包括最少一名年長受供養的親屬。 The applicant's family must consist of at least two persons with at least one elderly parent/ dependent relative.
每月住戶收入 Monthly Household Income	住戶收入不得超過入息限額，該限額每年檢討一次。 Not exceeding the income limits which are reviewed annually.			
家庭資產總值 Household Asset	申請者及家庭成員所擁有的總資產淨值不得超過總資產淨值限額，該限額每年檢討一次。 The applicant and his / her family members should not own total net assets exceeding the total net asset limits which are reviewed annually.			
擁有物業 Property Ownership	由填寫公屋申請表當日起計，直至透過申請獲配公屋並簽訂新租約該日為止，申請者及其家庭成員在香港並無： a) 擁有或與他人共同擁有香港任何住宅物業或該類物業的任何權益(例如：擁有香港任何住宅物業權益的產業受託人、遺囑執行人、管理人或受益人均不合資格提出申請)；或(b) 簽訂任何協議(包括臨時協議)購買香港的住宅物業；或(c) 持有任何直接或透過附屬公司擁有香港住宅物業的公司50%以上的股權。住宅物業包括在香港的任何住宅樓宇、未落成的私人住宅樓宇、經建築事務監督認可的天台構築物、用作居住用途的屋地及由地政總署批出的小型屋宇批地(包括丁屋批地)。 From the date of completing the Public Rental Housing (PRH) application form to the date of signing the tenancy agreement of the PRH unit allocated in consequence of the application, the Applicant and his / her family members must not: (a) own or co-own or have an interest in any domestic property in Hong Kong (for example, trustee, executor, administrator or beneficiary having an interest in any domestic property in Hong Kong shall not be eligible to submit the application); or (b) have entered into any agreement (including provisional agreement) to purchase any domestic property in Hong Kong; or (c) hold more than 50% of shares in a company which owns, directly or through its subsidiaries, any domestic property in Hong Kong. Domestic property includes any domestic property, uncompleted private domestic property, rooftop structure approved by the Building Authority, domestic building lots and Small House Grants approved by the Lands Department in Hong Kong.			
居港年期 Length of Residence	配屋時，申請內必須有至少一半成員在香港住滿七年及所有成員仍在香港居住。18歲以下子女在以下情況一律視作已符合七年居港年期規定： (a) 不論在何處出生，只要父母其中一人居港滿七年；或 (b) 在香港出生並已確立香港永久居民身份。 At the time of allocation, at least half of the family members included in the application must have lived in Hong Kong for seven years and all family members must be still living in Hong Kong. Under the following circumstances, all children under the age of 18 are deemed to have fulfilled the seven-year residence rule: (a) one of the parents, regardless of the children's place of birth, has lived in Hong Kong for seven years; or (b) the children were born in Hong Kong with established permanent resident status.			

#### 註 Notes:

(1) 凡根據此項計劃申請公屋的家庭，只要符合申請資格，會比一般家庭申請提早六個月獲得處理。

Eligible applications under this scheme will enjoy a six-month period of priority processing over the application by ordinary families.

(a) 選擇與長者同住一單位：

- 申請家庭最少有兩名成員，其中必須包括最少一名年長父/母或受供養的年長親屬及最少一名年滿18歲的家庭成員，申請者可以選擇任何地區作為編配公屋單位。
- 不論申請者是由年長親屬還是另一名成年的家庭成員擔任，雙方均須於接受詳細資格審查面時簽署一份聲明書，聲明較年青的一方成員會照顧年長父/母或受供養的年長親屬，並一同居住。

Opting to live in one flat with the elderly:

- The applicant's family must consist of at least two members, and at least one of them must be an elderly parent / dependent relative and at least one of them must be aged 18 or above. The applicant can select any district for allocation of public rental housing.
- Irrespective of whether the elderly or another adult family member is the applicant, both of them are required to sign an undertaking at the detailed vetting interview to the effect that the younger member would take care of and live together with the elderly parent(s) / dependent relative(s).

(b) 選擇分別入住兩個就近的單位：

- 申請家庭必須為核心家庭，連同最少一名年長父/母或受供養的年長親屬，分別以兩份申請表，選擇位於市區以外同一地區內兩個就近的公屋單位。
- 雙方均須於詳細資格審查面時簽署一份聲明書，聲明在獲得編配有關單位後，年青家庭會給予其年長父/母或受供養的年長親屬適當的照顧。

Opting to live in two nearby flats in the same district:

- The applicant's family must be a nuclear family plus at least one elderly parent / dependent relative. They can opt for two nearby flats in the same district (other than the Urban district) by submitting two application forms.
- Both of them are required to sign an undertaking at the detailed vetting interview to the effect that upon the allocation of flats, the young family should take proper care of the elderly parent(s) / dependent relative(s).

(2) 申請者與家庭成員的關係，及家庭成員之間的關係，必須為夫婦、父母、子女、祖父母、孫。申請者的單身兄弟姊妹亦可以獲得接納一同申請(單身兄弟姊妹即從來沒有辦妥任何正式結婚手續或舊式婚禮、已離婚或喪偶的兄弟姊妹。單身兄弟姊妹若於公屋申請登記後結婚，不論其配偶是否已獲香港入境權，亦必須即時在公屋申請內除名)。

The relationship between the applicant and family members must be either husband and wife, parent and child and grandparent and grandchild. Applicant may apply with his/her single sibling (Single sibling means never undergone any formal or customary marriage formalities, divorced or widowed. If the single sibling gets married after registration of PRH application, he/she must delete his/her name from the PRH application as soon as possible despite his or her spouse has not been granted the right to land in Hong Kong).

## 06A 資格準則(續)

### Eligibility Criteria (continued)

入息及總資產淨值限額 (2018年4月1日起生效) Income and Total Net Asset Limits (Effective from 1 April 2018)	家庭人數	Household Size	每月最高入息限額 <sup>(1)</sup> (1.4.2018生效) Maximum Income Limit (per Month) <sup>(1)</sup> (Effective from 1.4.2018)	總資產淨值限額 <sup>(2)</sup> (1.4.2018生效) Total Net Asset Limit <sup>(2)</sup> (Effective from 1.4.2018)
	1人	1-person	\$11,540	\$249,000
	2人	2-person	\$17,600	\$338,000
	3人	3-person	\$22,390	\$440,000
	4人	4-person	\$27,920	\$514,000
	5人	5-person	\$33,920	\$571,000
	6人	6-person	\$37,330	\$618,000
	7人	7-person	\$42,700	\$660,000
	8人	8-person	\$47,740	\$692,000
	9人	9-person	\$52,650	\$764,000
	10人或以上	10-person or above	\$57,450	\$823,000

非親屬關係之長者住戶入息及 總資產淨值限額 (2018年4月1日起生效) Income and Total Net Asset Limits for Non-related Elderly Households (Effective from 1 April 2018)	家庭人數	Household Size	每月最高入息限額 <sup>(1)</sup> (1.4.2018生效) Maximum Income Limit (per Month) <sup>(1)</sup> (Effective from 1.4.2018)	總資產淨值限額 <sup>(2)</sup> (1.4.2018生效) Total Net Asset Limit <sup>(2)</sup> (Effective from 1.4.2018)
	2人	2-person	\$21,120	\$676,000
	3人	3-person	\$26,870	\$880,000
	4人	4-person	\$33,500	\$1,028,000
	5人	5-person	\$40,700	\$1,142,000
	6人	6-person	\$44,800	\$1,236,000
	7人	7-person	\$51,240	\$1,320,000
	8人	8-person	\$57,290	\$1,384,000
	9人	9-person	\$63,180	\$1,528,000
	10人或以上	10-person or above	\$68,940	\$1,646,000

註 Notes:

(1) 強制性公積金或公積金計劃下的法定供款可於申報入息時獲得扣除。

The amount of statutory contribution to the Mandatory Provident Fund or Provident Fund Scheme can be deducted when making income declaration.

(2) 若全部家庭成員均為年滿60歲或以上的長者，其總資產淨值限額為上表所示限額的兩倍(即1人至10人或以上長者家庭的總資產淨值限額分別為498,000元、676,000元、880,000元、1,028,000元、1,142,000元、1,236,000元、1,320,000元、1,384,000元、1,528,000元和1,646,000元)。

If all member(s) of a family is / are elderly person(s) of age 60 or above, the total net asset limit for the family will double the amount as shown in the above table. (i.e. the total net asset limits for elderly families with 1 to 10-person or above are \$498,000, \$676,000, \$880,000, \$1,028,000, \$1,142,000, \$1,236,000, \$1,320,000, \$1,384,000, \$1,528,000 and \$1,646,000).



## 06B 資格準則(續)

### Eligibility Criteria (continued)

購買居者有其屋計劃單位的資格準則 Eligibility Criteria for Purchase of a Flat under the Home Ownership Scheme		
申請者類別 Categories of Applicants	綠表 Green Form	白表 White Form
	1. 香港房屋委員會(房委會)或香港房屋協會(房協)轄下公共租住房屋(公屋)的住戶(「有條件租約」住戶除外)； Households of public rental housing (PRH) units under the Housing Authority (HA) (with the exception of tenants under conditional tenancies) or the Housing Society (HS);	1. 私營房屋的住戶； Households living in private housing;
	2. 持有由房屋署或市區重建局發出有效《綠表資格證明書》的人士； Holders of a valid Green Form Certificate issued by the Housing Department (HD) / the Urban Renewal Authority (URA);	2. 房委會及房協轄下的公屋或任何資助房屋計劃單位住戶的家庭成員；及 Family member(s) of households living in PRH or any subsidised housing scheme units under the HA or the HS; and
	3. 持有由房屋署簽發有效《保證書》的房屋署屋宇事務助理職系人員；及 Staff of the Estate Assistant (EA) grade of the HD who is holding a valid Letter of Assurance (LA) issued by the HD; and	3. 根據房委會「租者置其屋計劃」(「租置計劃」)與房委會簽訂轉讓契據日期起計十年內的「租置計劃」單位業主及其認可家庭成員。 Flat owners and their authorised family member(s) under the Tenants Purchase Scheme (TPS) within 10 years from the date of Assignment for the purchase of their TPS flats from the HA.
	4. 房委會「長者租金津貼計劃」的受惠者。 Recipients of Rent Allowance for the Elderly Scheme (RAES) administered by the HA.	
家庭收入及資產限額 Household Income and Asset Limits	公屋住戶 / 持證人不受入息及資產限額的規定。 Tenants / Licensees of PRH are not subject to the requirement on household income and asset limits.	申請者及其家庭成員須符合房委會就每期銷售計劃訂定的入息及資產限額的規定。 <sup>(1)</sup> The total monthly household income and the total net value of their assets should meet the limits set by the HA for each sale exercise. <sup>(1)</sup>
住宅物業擁有權 Domestic Property Ownership	公屋住戶 / 持證人不受住宅物業擁有權限制。 Tenants / Licensees of PRH are not subject to the restriction of ownership of domestic property.	申請者及其家庭成員須符合本計劃有關住宅物業擁有權限制的規定。 <sup>(2)</sup> The applicant and his / her family member(s) are subject to the domestic property ownership restriction of the scheme. <sup>(2)</sup>
居港年期 Length of Residence	不適用。 Not applicable.	申請者須符合本計劃的居港年期的規定。 <sup>(3)</sup> The applicants are subject to the requirement on length of residence of the scheme. <sup>(3)</sup>
申請者年齡 Applicant's Age	年滿18歲。 At least 18 years old.	年滿18歲。 At least 18 years old.
申請類別 Application Category	1. 受房委會公屋清拆計劃影響的家庭申請者； Family applicants living in PRH estates affected by the HA's clearance programmes;	1. 參加「家有長者優先選樓計劃」的核心家庭申請者； Nuclear family applicants applying under the Priority Scheme for Families with Elderly Members;
	2. 參加「家有長者優先選樓計劃」的家庭申請者； Family applicants applying under the Priority Scheme for Families with Elderly Members;	2. 其他核心家庭申請者； Other nuclear family applicants;
	3. 其他家庭申請者； Other Family applicants;	3. 非核心家庭申請者；及 Non-nuclear family applicants; and
	4. 受房委會公屋清拆計劃影響的一人申請者；及 One-person applicants living in PRH estates affected by the HA's clearance programmes; and	4. 一人申請者。 One-person applicants.
	5. 一人申請者。 One-person applicants.	

## 06B 資格準則(續)

### Eligibility Criteria (continued)

註 Notes:

- (1) 「出售居者有其屋計劃單位2018」下白表申請者的每月家庭總入息限額及家庭總資產淨值限額。  
Total Monthly Household Income and Total Net Household Asset Limits for White Form applicants under the Sale of HOS Flats 2018.

家庭人數	Household Size	家庭每月總入息限額*		家庭總資產淨值限額
		Total Monthly Household Income Limit		Total Net Household Asset Value Limit
一人	1 person	\$28,500	(\$30,000)	\$980,000
二人或以上	2 persons or above	\$57,000	(\$60,000)	\$1,960,000

按強制性公積金(強積金)計劃或其他公積金計劃所作的法定供款會從申請者 / 家庭成員收入中扣除以計算入息。計入法定強積金供款後的相等入息限額，載於列表括弧內。

Statutory contributions under the Mandatory Provident Fund (MPF) Scheme or other provident fund schemes are deductible from the applicant's / household member's income for the purpose of vetting the applicant's eligibility. Figures shown in brackets in the table are the equivalent income limits with the statutory MPF contribution, which may not be applicable to other provident fund schemes with the statutory contribution.

- (2) 由申請截止日期之前的24個月，直至簽訂居屋買賣協議當日，申請者及其家庭成員不得(i)擁有或與他人共同擁有香港任何住宅樓宇的任何權益；或(ii)簽訂任何協議(包括臨時協議)購買香港任何住宅樓宇；或(iii)持有任何直接或透過附屬公司擁有住宅樓宇的公司一半以上的股權；或(iv)為本港任何住宅樓宇(包括土地)的受益人；或(v)轉售任何住宅樓宇或出讓與住宅樓宇有關的任何權益(轉售或出讓的日期，以簽訂轉讓契據當日為準)，或退出任何持有一半以上股權而擁有住宅樓宇的公司。住宅樓宇包括在香港的任何住宅樓宇、未落成的私人住宅樓宇、經建築事務監督認可的天台構築物、用作居住用途的土地及由地政總署批出的小型屋宇批地(包括丁屋批地)。

Neither the applicant nor any member of the family has, during the period from 24 months preceding the closing date for submitting the application and up to the time of purchase or signing the Agreement for Sale and Purchase for the purchase of HOS flat, (i) owned or co-owned any domestic property in Hong Kong or any interest in such kind of property; or (ii) entered into any agreement (including preliminary agreement) to purchase any domestic property in Hong Kong; or (iii) owned more than 50% of the shares in a company which directly or through a subsidiary company owned any domestic property in Hong Kong; or (iv) been a beneficiary of any domestic property (including land) in Hong Kong; or (v) assigned any domestic properties in Hong Kong or any interest in such properties (the date of assignment means the date of execution of the Deed of Assignment), or withdrawn from any company which owned any domestic property in which the applicant/ family member owned more than 50% of the shares. Domestic properties include any domestic property, uncompleted private domestic property, rooftop structures approved by the Buildings Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.

- (3) 申請者須在申請截止日期當日已在香港居住滿七年，其在香港的居留不受附帶逗留條件所限制(與逗留期限有關的條件除外)。

The applicant must have lived in Hong Kong for at least seven years on the closing date of application, and his / her stay in Hong Kong is not subject to any conditions of stay (except the condition on the limit of stay).

## 06C 資格準則(續)

### Eligibility Criteria (continued)

申請白表居屋第二市場計劃(白居二)的資格準則 Eligibility Criteria for applying the White Form Secondary Market Scheme (WSM)	
申請者類別 Categories of Applicants	1. 私營房屋的住戶； Households living in private housing;  2. 香港房屋委員會(房委會)或香港房屋協會轄下公共租住房屋或任何資助房屋計劃單位住戶的家庭成員；及 Family members of households living in public rental housing (PRH) or any subsidised housing scheme units under the Hong Kong Housing Authority (HA) or the Hong Kong Housing Society; and  3. 根據房委會「租者置其屋計劃」(租置計劃)與房委會簽訂轉讓契據日期起計十年內的「租置計劃」單位業主及其認可家庭成員。 Flat owners and their authorised family member(s) under the Tenants Purchase Scheme (TPS) within 10 years from the date of Assignment for the purchase of their TPS flats from the HA.
家庭收入及資產限額 Household Income and Asset Limits	申請者及其家庭成員須符合房委會就本計劃訂定的入息及資產限額。(1) The total monthly household income and the total net household assets value of the applicant and his/her family members should meet the limits set by the HA for the scheme. (1)
住宅物業擁有權 Domestic Property Ownership	申請者及其家庭成員須符合本計劃所列住宅物業擁有權的限制。(2) The applicant and his/her family members have to fulfil the domestic property ownership restriction of the scheme. (2)
居港年期 Length of Residence	申請者須符合本計劃所列的居港年期限制。(3) The applicant has to fulfil the length of residence restriction of the scheme.(3)
申請者年齡 Applicant's Age	申請截止日期當日已年滿18歲。 At least 18 years old on the closing date of application.
申請類別 Application Category	一人申請者或家庭申請者(即二人或以上的組合)。 One-person applicants or family applicants (i.e. a composition of two or more persons).

註 Notes:

(1) 2018年「白表居屋第二市場計劃(白居二)」的入息及資產限額。  
Income and Asset Limits for the 2018 White Form Secondary Market Scheme (WSM).

家庭人數	Household Size	家庭每月總入息限額*		家庭總資產淨值限額
		Total Monthly Household Income Limit*		Total Net Household Asset Value Limit
一人	1 person	\$28,500	(\$30,000)	\$980,000
二人或以上	2 persons or above	\$57,000	(\$60,000)	\$1,960,000

\* 按強制性公積金(強積金)計劃或其他公積金計劃所作的法定供款會從申請者/家庭成員收入中扣除以計算入息。列表括弧內的數字為計入5%法定強積金供款後的相等入息限額，未必適用於其他公積金計劃計入法定供款後的相等入息限額。

Statutory contributions under the Mandatory Provident Fund (MPF) Scheme or other provident fund schemes are deductible from applicant's/family member's income for the purpose of vetting the applicant's eligibility. Figures shown in brackets in the table are the equivalent income limits with the statutory MPF contributions, which may not be applicable to other provident fund schemes with the statutory contribution.

(2) 由申請截止日期之前的24個月起計，直至簽訂臨時買賣合約當日，申請者及其家庭成員不得(i)擁有或與他人共同擁有香港任何住宅樓宇或該類樓宇的任何權益；或(ii)簽訂任何協議(包括臨時協議)購買香港任何住宅樓宇；或(iii)持有任何直接或透過附屬公司擁有住宅樓宇的公司一半以上的股權；或(iv)為香港任何住宅樓宇(包括土地)的受益人；或(v)轉售香港任何住宅樓宇或出讓與住宅樓宇有關的任何權益(轉售或出讓的日期，以簽訂轉讓契據當日為準)，或(vi)退出任何持有一半以上股權而擁有住宅樓宇的公司。住宅樓宇包括在香港的任何住宅樓宇、未落成的私人住宅樓宇、經建築事務監督認可的天台構築物、用作居住用途的土地及由地政總署批出的小型屋宇批地(包括丁屋批地)。

Neither the applicant nor any member of the family has, during the period from 24 months preceding the closing date for submitting the application and up to the time of purchase of signing the Provisional Agreement for Sale and Purchase for a flat under the scheme, (i) owned or co-owned any domestic property in Hong Kong or any interest in such kind of property; or (ii) entered into any agreement (including preliminary agreement) to purchase any domestic property in Hong Kong; or (iii) owned more than 50% of the shares in a company which directly or through a subsidiary company owned any domestic property in Hong Kong; or (iv) been a beneficiary of any domestic property (including land) in Hong Kong; or (v) assigned any domestic properties in Hong Kong or any interest in such properties (the date of assignment means the date of execution of the Deed of Assignment), or (vi) withdrawn from any company which owned any domestic property in which the applicant/family members owned more than 50% of the shares. Domestic properties include any domestic property, uncompleted private domestic property, rooftop structures approved by the Buildings Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.

(3) 申請者須在申請截止日期當日已在香港居住滿七年，而其在香港的居留不受附帶逗留條件所限制(與逗留期限有關的條件除外)。

The applicant must have lived in Hong Kong for at least seven years on the closing date of application and his/her stay in Hong Kong is not subject to any conditions of stay (except the condition on the limit of stay).

## 07 單位面積及租金

### Size and Rent of Flats

截至 As at 31.3.2018

類型 Type	落成年份 Year of completion	居住單位總數 Stock of flats	選取單位的面積* (以平方米計) Size of selected flats* (in m <sup>2</sup> )	居住單位數目 Number of flats	每月平均租金 (元) Average monthly rents (\$)	元 (每平方米 每月計) \$/m <sup>2</sup> per month
前屋宇建設 委員會屋邨 Former Housing Authority Estates	1958-1965	14 765	24.1	2 381	1,280	53.1
			30.6	3 733	1,624	53.1
			41.2	1 298	2,187	53.1
	1966-1973	12 742	28.3	2 698	1,391	49.2
			30.6	3 770	1,631	53.3
			33.1	2 058	1,762	53.3
			36.5	1 256	1,819	49.9
香港房屋委員會屋邨 The Hong Kong Housing Authority Estates	1973年以後 Post 1973	342 331 (市區) <sup>(1)</sup> (Urban) <sup>(1)</sup>	16.3	6 973	1,279	78.3
			23.5	4 891	1,230	52.3
			34.4	14 997	2,682	77.9
			43.3	12 101	3,372	77.9
			53.6	1 238	4,592	85.7
		237 664 (擴展市區) <sup>(2)</sup> (Extended Urban) <sup>(2)</sup>	14.1	2 455	1,056	75.2
			22.0	3 295	1,647	75.0
			34.4	5 320	2,597	75.4
			43.3	5 742	3,261	75.4
			51.8	2 240	3,138	60.6
		169 045 (新界) <sup>(3)</sup> (N.T.) <sup>(3)</sup>	17.1	2 238	847	49.5
			24.9	3 546	1,019	40.9
			34.4	4 202	1,783	51.8
			43.3	3 764	2,251	52.0
			51.8	3 200	2,954	57.0

註 Notes:

\* 載於此附錄的居住單位，其面積為每一類型單位中所屬面積範圍內為數最多者。  
In compiling this appendix, the dominant size of each type of flat was selected.

(1) 市區包括香港島及九龍。

Urban includes Hong Kong Island and Kowloon.

(2) 擴展市區包括荃灣、葵涌、青衣、沙田、馬鞍山、將軍澳及東涌。

Extended Urban includes Tsuen Wan, Kwai Chung, Tsing Yi, Shatin, Ma On Shan, Tseung Kwan O and Tung Chung.

(3) 新界包括粉嶺、上水、屯門、元朗、天水圍、大埔及離島，但不包括東涌。

N.T. includes Fanling, Sheung Shui, Tuen Mun, Yuen Long, Tin Shui Wai, Tai Po and Outlying Islands excluding Tung Chung.

## 08 統計數字一覽表

### Statistics

截至 As at 31.3.2018

		數目 Number
屋邨 / 屋苑	Estates / Courts	423
租住公屋 <sup>(1)</sup>	Public Rental Housing (PRH) <sup>(1)</sup>	181
居者有其屋計劃(居屋) <sup>(2)</sup>	Home Ownership Scheme (HOS) <sup>(2)</sup>	148
私人機構參建居屋計劃(私人參建計劃) / 中等入息家庭房屋計劃 <sup>(2)</sup>	Private Sector Participation Scheme (PSPS) / Middle Income Housing Scheme (MIHS) <sup>(2)</sup>	48
可租可買計劃 / 重建置業計劃 / 綠表置居計劃 <sup>(3)</sup>	Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) / Green Form Subsidised Home Ownership Scheme (GSH) <sup>(3)</sup>	7
租者置其屋計劃(租置計劃)	Tenants Purchase Scheme (TPS)	39
租住公屋認可人口	Authorised Population	2 095 226
租住公屋	PRH	2 090 087
中轉房屋 <sup>(4)</sup>	Interim Housing (IH) <sup>(4)</sup>	5 139
資助出售房屋居住人口 (估計數字) <sup>(5)</sup>	Resident Population in Subsidised Sale Flats (estimated population) <sup>(5)</sup>	1 095 700
居住單位數目	Stock of Flats	1 247 946
租住公屋	PRH	776 547
中轉房屋 <sup>(6)</sup>	IH <sup>(6)</sup>	5 623
居屋 <sup>(7)</sup>	HOS <sup>(7)</sup>	218 890
私人參建計劃 / 中等入息家庭房屋計劃 <sup>(7)</sup>	PSPS / MIHS <sup>(7)</sup>	99 834
可租可買計劃 / 重建置業計劃 / 綠表置居計劃 <sup>(7)</sup>	BRO / MSS / GSH <sup>(7)</sup>	8 502
租置計劃(已售單位) <sup>(8)</sup>	TPS (sold flats) <sup>(8)</sup>	138 550
未售出的單位	Unsold flats	0
興建中的單位數目	Number of Flats under Construction	86 843
租住屋邨 / 資助出售單位	Rental / Subsidised Sale Flats	86 843
臨時收容中心 <sup>(9)</sup>	Transit Centres <sup>(9)</sup>	3
租住認可人口	Authorised Rental Population	63
托兒所 <sup>(10)</sup>	Nurseries <sup>(10)</sup>	355
幼兒園 <sup>(10)</sup>	Kindergartens <sup>(10)</sup>	236
學校 <sup>(10)</sup>	Schools <sup>(10)</sup>	260
圖書館及溫習室 <sup>(10)</sup>	Libraries and Study Rooms <sup>(10)</sup>	232
福利及康樂用途單位 <sup>(10)(11)</sup>	Welfare and Amenity Premises <sup>(10)(11)</sup>	6 881
舖位	Shops	2 062
街市檔位(包括熟食檔位)	Market Stalls (including cooked food stalls)	1 124
工廠單位 <sup>(12)</sup>	Factory Units <sup>(12)</sup>	8 610

註 Notes:

- 租住公屋屋邨不包括39個租者置其屋計劃(租置計劃)屋邨、兩個有租住公屋單位的可租可買計劃 / 重建置業計劃屋苑及一個有租住公屋單位的居者有其屋計劃(居屋)屋苑。  
Public Rental Housing (PRH) estates exclude those 39 Tenant Purchase Scheme (TPS) estates, 2 Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) and 1 Home Ownership Scheme (HOS) courts with PRH units.
- 居屋 / 私人參建計劃屋苑包括第三期乙之前出售的居屋屋苑。  
HOS / PSPS courts include pre-Phase 3B HOS courts.
- 可租可買計劃 / 重建置業計劃 / 綠表置居計劃屋苑不包括一個有可租可買計劃 / 重建置業計劃單位的居屋屋苑(天頌苑)。  
BRO / MSS / GSH courts exclude 1 HOS court (Tin Chung Court) with BRO / MSS units.
- 中轉房屋人口不包括居於石籬(二)中轉房屋大廈中用作臨時居所單位的人口。  
Population in Interim Housing (IH) excludes persons living in those flats used as temporary accommodation in Shek Lei (II) IH blocks.
- 資助出售房屋居住人數包括居住於居屋、私人參建計劃 / 中等入息家庭房屋計劃、可租可買計劃 / 重建置業計劃 / 綠表置居計劃及租置計劃單位的居民，但不包括居於可在公開市場買賣單位(已繳交補價的單位)的居民。居住人口數字是根據政府統計處進行的綜合住戶統計調查結果計算。  
Subsidised sale flats population include those residing in HOS, PSPS / MIHS, BRO / MSS / GSH and TPS flats but exclude those residing in flats that are tradable in the open market (flats with premium paid). Figure for resident population is based on the General Household Survey conducted by the Census and Statistics Department.
- 中轉房屋單位數目包括140個位於石籬(二)中轉房屋大廈中用作臨時居所的單位。  
Stock of flats in Interim Housing (IH) includes 140 flats used as temporary accommodation in Shek Lei (II) IH blocks.
- 居屋 / 私人參建計劃 / 中等入息家庭房屋計劃 / 可租可買計劃 / 重建置業計劃 / 綠表置居計劃單位包括可在公開市場買賣的單位(居屋第三期乙之前出售的單位或已繳交補價的單位)，但不包括未售出的單位。  
HOS / PSPS / MIHS / BRO / MSS / GSH flats include flats that are tradable in the open market (flats sold prior to HOS Phase 3B or flats with premium paid), but exclude unsold flats.
- 已出售的租置計劃單位包括可在公開市場買賣的單位(已繳交補價的單位)，但不包括售回給香港房屋委員會的單位。  
TPS sold flats include flats that are tradable in the open market (flats with premium paid), but exclude cases in which buyers had sold back their flats to the Hong Kong Housing Authority.
- 包括石梨臨時居所。  
Including Shek Lei temporary accommodation.
- 數字為單位總數目。  
Figures refer to total number of stock units.
- 包括托兒所、圖書館和溫習室。  
Including nurseries, libraries and study rooms.
- 包括位於工廠大廈的非製造業用途舖位。  
Including non-manufacturing shops in factory buildings.

## 09 2013/14 至 2017/18 財政年度運作結果的撮要

### Summary of Operating Results for Financial Years 2013/14 to 2017/18

		2013/14	2014/15	2015/16	2016/17	2017/18
		百萬元 \$M	百萬元 \$M	百萬元 \$M	百萬元 \$M	百萬元 \$M
租住房屋	Rental Housing					
收入	Income	11,899	13,761	14,365	14,444	15,379
開支	Expenditure	(12,078)	(13,789)	(14,376)	(14,118)	(14,996)
運作盈餘 / (赤字)	Operating surplus / (deficit)	(179)	(28)	(11)	326	383
商業樓宇	Commercial					
收入	Income	2,095	2,303	2,469	2,714	2,975
開支	Expenditure	(1,181)	(1,303)	(1,383)	(1,448)	(1,604)
運作盈餘	Operating surplus	914	1,000	1,086	1,266	1,371
資助自置居所	Home Ownership Assistance					
收入	Income	3,707	3,066	2,596	2,729	10,021
開支	Expenditure	(1,555)	(725)	(611)	(1,326)	(5,281)
運作盈餘	Operating surplus	2,152	2,341	1,985	1,403	4,740
未計入非運作收入 / (開支)淨額的綜合運作盈餘	Consolidated Operating Surplus before net non-operating income / (expenditure)					
收入	Income	17,701	19,130	19,430	19,887	28,375
開支	Expenditure	(14,814)	(15,817)	(16,370)	(16,892)	(21,881)
未計入非運作收入 / (開支)淨額的綜合運作盈餘	Consolidated operating surplus before net non-operating income / (expenditure)	2,887	3,313	3,060	2,995	6,494
非運作收入 / (開支)淨額	Net non-operating income / (expenditure)	(80)	26	56	15	7
包括非運作收入 / (開支)淨額的綜合運作盈餘	Consolidated Operating Surplus including net non-operating income/(expenditure)	2,807	3,339	3,116	3,010	6,501

## 10 2013/14 至 2017/18 財政年度資本開支的撮要

### Summary of Capital Expenditure for Financial Years 2013/14 to 2017/18

		2013/14	2014/15	2015/16	2016/17	2017/18
		百萬元 \$M	百萬元 \$M	百萬元 \$M	百萬元 \$M	百萬元 \$M
建築工程	Construction	8,911	11,945	17,411	16,766	19,585
改善工程	Improvement works	657	646	812	659	674
電腦器材 / 汽車	Computer equipment / motor vehicles	153	134	129	105	121
資本開支總額	Total Capital Expenditure	9,721	12,725	18,352	17,530	20,380

## 11 過去十年公營房屋建屋量

### Public Housing Production in the Past 10 Years

年份	Year	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18
出租單位	Rental Flats										
香港房屋委員會 (房委會) <sup>(1)</sup>	The Hong Kong Housing Authority (HA) <sup>(1)</sup>	19 050	15 389	13 672	11 186	13 114	14 057	9 938	14 264	11 276	13 413
房屋協會 (房協) <sup>(2)</sup>	Housing Society (HS) <sup>(2)</sup>	0	0	0	0	0	0	0	0	140	0
合計	Total	19 050	15 389	13 672	11 186	13 114	14 057	9 938	14 264	11 416	13 413
出售單位 <sup>(3)(4)</sup>	Sale Flats <sup>(3)(4)</sup>										
房委會 <sup>(5)</sup>	HA <sup>(5)</sup>	1 624	370	1 110	0	0	0	0	0	3 017	248
房協 <sup>(6)</sup>	HS <sup>(6)</sup>	0	0	0	0	0	0	0	988	0	0
合計	Total	1 624	370	1 110	0	0	0	0	988	3 017	248
總計	Grand Total	20 674	15 759	14 782	11 186	13 114	14 057	9 938	15 252	14 433	13 661

註 Notes:

- 房委會租住房屋建屋量包括公共租住房屋(公屋)、中轉房屋單位和那些由居者有其屋計劃(居屋)轉作公屋項目的單位。那些由公屋轉作出售用途的可租可買計劃 / 重建置業計劃的單位則不包括在內。  
Production of HA rental flats includes public rental housing (PRH), interim housing flats and flats of projects transferred from the Home Ownership Scheme (HOS) to PRH. Flats under projects built as rental housing but subsequently transferred to the Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) housing are not included.
- 房協租住房屋建屋量包括租住房屋和長者安居樂計劃的單位。長者安居樂計劃的單位是以長期租約推出，並需申請人繳付一筆租住權費。  
Production of HS rental flats includes rental flats and the Senior Citizen Residences Scheme (SEN) flats. The SEN flats are offered on a long term lease basis and a lump sum consideration is payable for each SEN flat by the applicant.
- 就那些於2002年至2004年期間落成，並於2007年起才分批發售的居屋 / 私人參建居屋計劃(私人參建居屋) / 住宅發售計劃的單位而言，上表所指的「年份」為其首次推售時間。  
For those HOS / Private Sector Participation Scheme (PSPS) / Flat-For-Sale Scheme (FFSS) flats completed during 2002 to 2004 and subsequently put up for sale by phase as from 2007, the first time when they were put up for sale was taken as the time of production.
- 數字不包括市區重建局於2015/16年度一次性提供的322個資助出售單位。  
Figures do not include the 322 subsidised sale flats provided by the Urban Renewal Authority (URA) on a one-off basis in 2015/16.
- 房委會的資助出售單位建屋量包括居屋、私人參建居屋、可租可買計劃 / 重建置業計劃和綠表置居計劃(綠置居)的單位。  
Production of HA subsidised sale flats includes the flats under the HOS, PSPS, BRO / MSS and Green Form Subsidised Home Ownership Scheme (GSH).
- 房協資助出售房屋單位的建屋量包括住宅發售計劃、夾心階層住屋計劃和資助出售房屋項目的單位。  
Production of HS subsidised sale flats includes the flats under FFSS, Sandwich Class Housing Scheme (SCHS) and Subsidised Sale Flats Projects.

## 12 2017 建造業意外統計

### Construction Accidents Statistics 2017

意外數字	Accidents	
總數(全港)	Total number (Hong Kong)	3 902
新建工程(房屋委員會)	New construction works (Housing Authority)	93
維修及保養(房屋委員會)	Repair and Maintenance works (Housing Authority)	13
總數(房屋委員會)	Total number (Housing Authority)	106
房屋委員會佔全港總數百分比	Housing Authority as % total	2.7%
每千名工人(全港)	Number per 1 000 workers (Hong Kong)	32.9
每千名工人 (房屋委員會新建工程)	Number per 1 000 workers (Housing Authority new construction works)	6.9
每千名工人 (房屋委員會維修及保養工程)	Number per 1 000 workers (Housing Authority Repair and Maintenance works)	4.2
死亡數字	Deaths	
總數(全港)	Total number (Hong Kong)	22
總數(房屋委員會新建工程)	Total number (Housing Authority new construction works)	2
總數(房屋委員會維修及保養工程)	Total number (Housing Authority Repair and Maintenance works)	0
房屋委員會新建工程佔總數百分比	Housing Authority new construction works as % total	9.1%
房屋委員會維修及保養工程佔總數百分比	Housing Authority Repair and Maintenance works as % total	0.0%
每千名工人(全港)	Number per 1000 workers (Hong Kong)	0.19
每千名工人(房屋委員會新建工程)	Number per 1000 workers (Housing Authority new construction works)	0.15
每千名工人 (房屋委員會維修及保養工程)	Number per 1000 workers (Housing Authority Repair and Maintenance works)	0.00
建造業工人受聘數字	Construction Workers Employed	
總數(全港)	Total number (Hong Kong)	118 674
總數(房屋委員會新建工程)	Total number (Housing Authority new construction works )	13 386
房屋委員會新建工程佔總數百分比	Housing Authority new construction works as % total	11.3%
總數(房屋委員會維修及保養工程)	Total number (Housing Authority Repair and Maintenance works)	3 061
房屋委員會維修及保養工程 佔總數百分比	Housing Authority Repair and Maintenance works as % total	2.6%



## 13 服務承諾

### Performance Pledge

為確保服務更能符合公眾期望，與時並進，香港房屋委員會(房委會)訂立了一套服務承諾。這套服務承諾涵蓋我們與市民大眾及主要服務對象有所接觸的部門運作。我們將因應服務對象的需求而就有關服務承諾作出適時檢討。

To ensure our services better meet public expectation and move with the times, the Hong Kong Housing Authority (HA) has formulated a set of performance pledges. These pledges cover our operations that have an interface with the general public and our major client groups. We will conduct reviews on the performance pledges according to the needs of the clients.

服務承諾 Performance Pledge	服務目標 Performance Target	2017年實際成績* Achievement* in 2017
<b>公共租住房屋申請者 Public Rental Housing Applicants</b>		
1 我們會在確認收到申請表格後的3個月內，以書面通知申請者是否成功獲公屋登記。 We will within 3 months from the confirmed receipt of their applications notify the applicants in writing as to whether they are successful in public rental housing registration.	90%	100%
2 在申請到達詳細資格審查階段時，我們會預先1星期前通知申請者詳細資格審查面晤的時間。 When an application reaches the detailed vetting stage, we will give the applicant 1 week's advance notice of the detailed vetting interview.	99%	100%
3 我們會在30分鐘內接見準時出席詳細資格審查面晤的申請者。 We will conduct the detailed vetting interview within 30 minutes of the appointed time if the applicants arrive on time.	99%	100%
4 申請者在詳細資格審查階段的相關面晤中提供齊備的資料後，我們會進行審查及核實，於2個月內通知申請者是否符合編配資格。 Upon submission of full information by the applicants during the detailed vetting interview at detailed vetting stage, we will conduct checking and verification and advise the applicants on whether they are eligible for allocation within 2 months.	99%	100%
5 在接獲社會福利署體恤安置個案推薦後，我們會於3星期內與申請者面晤核實配屋資格。 We will conduct a vetting interview with the applicant within 3 weeks upon receipt of referral from the Social Welfare Department recommending "compassionate rehousing".	99%	100%
6 房屋署設有網上電子服務及房委會熱線2712 2712供申請者查詢申請進度。我們會更新系統內有關之申請進度資料至上一個工作天完結的情況。 We have set up the e-service on the web and the HA Hotline 2712 2712 enabling applicants to enquire on the progress of their applications. We will update the status of the relevant application progress data in the system as at the end of the preceding working day.	99%	100%
<b>公屋住戶 Public Rental Housing Tenants</b>		
7 我們會在7分鐘內接待前來屋邨辦事處的公屋住戶。 We will attend to tenants within 7 minutes when they visit our estate office during office hours.	95%	99.98%
8 在收租服務時間內，我們會在18分鐘內接待前來屋邨辦事處繳交租金的公屋住戶。 We will attend to tenants within 18 minutes when they pay rent at our estate office during rent collection service hours.	95%	99.97%

## 13 服務承諾(續)

### Performance Pledge (continued)

服務承諾 Performance Pledge	服務目標 Performance Target	2017年實際成績* Achievement* in 2017
9 (a) 如前租戶提供齊備資料及沒有拖欠房委會款項，我們會在接獲其退款申請2星期內退回住宅單位的按金和多付的租金。 We will refund domestic rental deposit and overpaid rent to ex-tenants within 2 weeks upon receipt of application if adequate information is provided and no outstanding debt is owed to the HA.	90%	97.62%
(b) 如租戶提供齊備資料，我們會在接獲租金援助申請2星期內通知申請結果。 We will notify tenants of the outcome within 2 weeks upon receipt of application for rent assistance if adequate information is provided.	95%	99.60%
10 (a) 關於更換戶主、特別調遷、交回較低租金、平安鐘安裝津貼的申請，如公屋住戶提供的資料齊備，我們會在10天內作初步答覆。 We will provide interim replies for applications relating to change of head of household, special transfer, rent reversion and subsidy for the installation of an emergency alarm within 10 days if required documents are provided.	100%	100%
(b) 就上述的申請，我們會在18天內給公屋住戶確實答覆。如我們未能在18天內作出確實答覆，會在作出確實答覆限期前及其後每月告知公屋住戶申請進展。 We will provide substantive replies for these applications within 18 days. If we cannot provide a substantive reply within 18 days, we will keep tenants informed of the progress on or before the substantive reply due date and on a monthly basis.	95%	100%
11 屋邨辦事處在收到有關屋邨的護衛和清潔服務的投訴後12小時內處理。 We will attend to complaints about security and cleansing services in the estate within 12 hours of report to the estate office.	95%	100%
12 如申請人提供的資料齊備，我們在收到根據「居屋第二市場計劃」提交的「購買資格證明書」申請，以購買「居者有其屋計劃」或「租者置其屋計劃」的單位，會在2星期內通知申請結果。 We will notify PRH tenants of the outcome within 2 weeks upon receipt of their applications for Certificate of Eligibility to Purchase of a Home Ownership Scheme (HOS) or Tenants Purchase Scheme (TPS) flat under the HOS Secondary Market Scheme, subject to the availability of required information.	90%	99.57%
13 如申請人提供的資料齊備，我們在收到申請購買「租者置其屋計劃」屋邨單位的申請書後，會在60天內通知申請結果。 We will notify PRH tenants of the outcome within 60 days upon receipt of their applications for purchase of their flats in Tenants Purchase Scheme (TPS) estate, subject to the availability of required information.	95%	99.94%
14 升降機發生故障時： Maintenance personnel will arrive at the scene for report of lift breakdown:		
(a) 如無人被困，維修人員會在接報後45分鐘內到場； within 45 minutes where no trapping of passengers is involved;	95%	99.12%
(b) 如有乘客被困，維修人員會在25分鐘內到場； within 25 minutes if trapping of passengers is involved;	95%	98.46%
(c) 並於到場後30分鐘內救出被困的乘客。 have them rescued within 30 minutes of arrival.	90%	99.38%

## 13 服務承諾(續)

### Performance Pledge (continued)

服務承諾 Performance Pledge	服務目標 Performance Target	2017年實際成績* Achievement* in 2017
15 遇有突然停電： For sudden interruption of electricity supply:		
(a) 屋邨管理人員會在屋邨辦事處接報後15分鐘內到場處理； Estate management personnel will arrive at the scene to attend to the sudden interruption of electricity supply within 15 minutes upon receipt of report to the estate office;	99%	100%
(b) 在辦公時間內，維修人員會在1小時內到場維修； Maintenance personnel will arrive within 1 hour for maintenance during office hours;	99%	100%
(c) 在非辦公時間內，維修人員會在2小時內到場維修； Maintenance personnel will arrive within 2 hours for maintenance after office hours;	99%	100%
(d) 如住宅大廈停電涉及超過一個住宅單位和/或公用地方，供電會在檢查後8小時內恢復。 Supply will be resumed within 8 hours after inspection for interruption that affects more than one domestic flat and/or the common areas of the domestic block.	95%	100%
16 遇有食水供應突然中斷： For sudden interruption of fresh water supply:		
(a) 屋邨管理人員會在屋邨辦事處接報後15分鐘內到場處理； Estate management personnel will arrive at the scene to attend to the sudden interruption of fresh water supply within 15 minutes upon receipt of report to the estate office;	99%	100%
(b) 維修人員會在1小時內到場維修； Maintenance personnel will arrive within 1 hour for maintenance;	95%	98.53%
(c) 若不涉及地底輸水管的維修，供水會在檢查後9小時內恢復。 Supply will be resumed within 9 hours after inspection where no repairs to underground water mains are required.	95%	100%
17 遇有沖廁水供應突然中斷： For sudden interruption of flush water supply:		
(a) 屋邨管理人員會在屋邨辦事處接報後15分鐘內到場處理； Estate management personnel will arrive at the scene to attend to the sudden interruption of flush water supply within 15 minutes upon receipt of report to the estate office;	99%	99.95%
(b) 維修人員會在2小時內到場維修； Maintenance personnel will arrive within 2 hours for maintenance;	95%	99.24%
(c) 若不涉及地底輸水管的維修，供水會在檢查後20小時內恢復。 Supply will be resumed within 20 hours after inspection where no repairs to underground water mains are required.	95%	98.48%

## 13 服務承諾(續) Performance Pledge (continued)

服務承諾 Performance Pledge	服務目標 Performance Target	2017年實際成績* Achievement* in 2017
18 如屬房屋署負責維修的公眾地方排水道淤塞，我們會在屋邨辦事處接報後15分鐘內到場處理。 We will arrive at the scene to attend to blockage of drainage in public areas under the Housing Department's (HD's) care within 15 minutes upon receipt of report to the estate office.	99%	100%
19 在接獲公屋住戶的維修要求後，如屬房屋署負責的項目，我們會在屋邨辦事處接後12天內動工維修。如需較長時間始能動工，我們會在5天內將原因告知公屋住戶。(此維修要求不包括服務承諾第14至第18項所載者。) We will commence repairs within 12 days upon receipt of tenants' request to the estate office for repairs which the HD is responsible. We will inform tenants of the reasons for the delay within 5 days if longer time is needed to commence works. (The above repair requests exclude those as mentioned in pledge nos. 14 to 18)	90%	98.56%
20 在接獲報告房屋署管理的樹木懷疑有危險時： Upon receipt of report of suspected hazard imposed by trees managed by the HD:		
(a) 我們會在30分鐘內到場； We will arrive at the scene within 30 minutes;	95%	99.47%
(b) 我們會在到場後90分鐘內圍封現場有危險的地方； We will cordon off the hazardous zone within 90 minutes of arrival;	95%	99.74%
(c) 如果有倒下的枝條，我們會在到場後4小時內清理； We will arrange clearing of fallen branches, if any, within 4 hours of arrival;	85%	99.50%
(d) 我們會在3天內檢查有關樹木的狀況。 We will conduct an inspection to the condition of the tree in question within 3 days.	85%	98.64%
<b>居者有其屋(居屋)計劃單位業主 Home Ownership Scheme (HOS) Flat Owners</b>		
21 如居者有其屋業主申請人提供的資料齊備，我們在收到根據「居屋第二市場計劃」就其單位提交的「可供出售證明書」申請書後，會在2星期內通知申請結果。 We will notify HOS flat owners of the outcome within 2 weeks upon receipt of their applications for Certificate of Availability for Sale of their flats under the HOS Secondary Market Scheme, subject to the availability of required information.	90%	99.30%
<b>租者置其屋(租置)計劃單位業主 Tenants Purchase Scheme (TPS) Flat Owners</b>		
22 如租者置其屋業主申請人提供的資料齊備，我們在收到根據「居屋第二市場計劃」就其單位提交的「可供出售證明書」申請書後，會在2星期內通知申請結果。 We will notify TPS flat owners of the outcome within 2 weeks upon receipt of their applications for Certificate of Availability for Sale of their flats under the HOS Secondary Market Scheme, subject to the availability of required information.	90%	97.40%
<b>商業單位申請人 Commercial Premises Applicants</b>		
23 我們會在招標期限屆滿後14天內，通知投標者租賃商業單位的標書是否有效。 We will notify tenderers of the validity of tender for leasing of commercial premises within 14 days of the closing date of tender invitation.	99.5%	100%
24 如投標者提供的資料齊備，我們會依照標書次序編排小組審批的結果，於招標期限屆滿後18天內，把投標按金退還標書未被接納的投標者，出價最高者則作別論。 Subject to the availability of required information, we will refund the tender deposit to tenderers after Tender Listing Team concluded within 18 days of the closing date of tender invitation if their tenders are not accepted, unless the tenderer is the highest bidder.	99.5%	100%

## 13 服務承諾(續) Performance Pledge (continued)

服務承諾 Performance Pledge	服務目標 Performance Target	2017年實際成績* Achievement* in 2017
25 我們會在招標期限屆滿後25天內，通知投標出價最高者有關租賃商業單位的招標結果。 If the tenderer is the highest bidder, we will inform him/her of the tender result for leasing of commercial premises within 25 days of the closing date of tender invitation.	99%	100%
<b>商業單位 / 非住宅單位租戶</b> <b>Commercial Premises / Non-domestic Premises Tenants</b>		
26 如租戶提供的申請資料齊備，我們會按以下三類個案，從業主的角度審批租戶的裝修工程申請： We will vet from Landlord's role and approve tenants' applications for fitting-out works according to the following three classes, subject to the availability of requisite information: (a) 簡單個案： 不更改建築物的屋宇裝備、結構、防水設備、排水設施、間隔和外觀，於10天內完成。 Simple case : No alteration of Building Services installations, structure, waterproofing, drainage, compartmentation, outlook of the building. To be completed within 10 days.	95%	98.56%
(b) 一般個案： 相當大量建築工程、內部間隔移位、在樓板或牆壁闢設開口，於20天內完成。 Normal case : Considerable amount of building works, relocation of internal partitions, forming of openings in floor or wall. To be completed within 20 days.	90%	96.95%
(c) 複雜個案： 涉及重大建築工程、加建樓板或牆壁、安裝重型機器或設備，於30天內完成。 Complicated case : Involved major building works, additional floor or wall, installation of heavy machine or equipment. To be completed within 30 days.  (上述時間框架不計算運輸及房屋局常任秘書長(房屋)辦公室轄下獨立審查組所處理涉及改建和加建裝修工程需要的時間。) (The above time frames exclude the time required for processing by the Independent Checking Unit under the Office of the Permanent Secretary for Transport and Housing (Housing) for fitting-out works which involve alteration and addition.)	90%	96.54%
27 如商業單位租戶續訂租約獲得批准，我們會在現行租約屆滿前3個月，把新租金和新租約條款通知他們。 We will provide commercial premises tenants with new rent and new tenancy terms 3 months before expiry of the existing tenancies if renewal is approved.	95%	100%
<b>工程承建商及服務承辦商 Works and Services Contractors</b>		
28 我們在收到關於申請列入房委會工程承建商及物業管理服務供應商名冊的完整資料後，會於3個月內完成處理。 Upon receipt of a complete set of information from the applicant for admission onto the HA's List of Works Contractors and Property Management Services Providers, the processing shall be completed within 3 months.	95%	100%

## 13 服務承諾(續)

### Performance Pledge (continued)

服務承諾 Performance Pledge		服務目標 Performance Target	2017年實際成績* Achievement* in 2017
一般市民 General Public			
29	我們將於收到投訴和查詢個案10天內作初步答覆。 We will provide an interim reply within 10 days of receipt of complaint and enquiry cases.	100%	99.99%
30	我們將於收到投訴和查詢個案21天內作具體答覆。我們如未能於21天內作具體答覆，將於作具體答覆限期當天前及每月告知進展。 We will provide a substantive reply within 21 days of receipt of complaint and enquiry cases. If we cannot provide a substantive reply within 21 days, we will keep the complainant/enquirer informed of the progress on or before the substantive reply due date and on a monthly basis.	100%	100%
31	房委會熱線接到的所有來電均會於20秒內由電話系統接聽。 All telephone calls to Housing Authority Hotline will be answered by the hotline system within 20 seconds.	90%	100%

\* 2017實際成績由1.1.2017起計算至31.12.2017。  
The achievement in 2017 covers the period from 1.1.2017 to 31.12.2017.

除非另外註明，本年報內所載的銀碼均以港元為單位。  
All dollars quoted in this Annual Report are Hong Kong dollars unless otherwise stated.



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# 香港房屋委員會公營房屋概覽

## The Hong Kong Housing Authority Public Housing Portfolio

截至 As at 31.3.2018



# 香港房屋委員會公營房屋分布圖

The Hong Kong Housing Authority  
Public Housing Distribution Map

- ▲ 居者有其屋計劃屋苑  
Home Ownership Scheme Courts
- ▲ 綠表置居計劃屋苑  
Green Form Subsidised Home Ownership Scheme Court
- ▲ 公共租住屋邨  
Public Rental Housing Estates



## 居者有其屋計劃 (居屋) 屋苑 Home Ownership Scheme (HOS) Courts

### 東九龍區 Kowloon East Region

祥和苑	Cheung Wo Court
振華苑	Chun Wah Court
曉麗苑	Hiu Lai Court
康雅苑	Hong Nga Court
康栢苑	Hong Pak Court
康瑞苑	Hong Shui Court
康田苑	Hong Tin Court
康華苑	Hong Wah Court
康逸苑	Hong Yat Court
康盈苑	Hong Ying Court
啟泰苑	Kai Tai Court
高俊苑	Ko Chun Court
鯉安苑	Lei On Court
樂雅苑	Lok Nga Court
安基苑	On Kay Court
寶珮苑	Po Pui Court
順緻苑	Shun Chi Court
油翠苑	Yau Chui Court

### 西九龍及西貢區

#### Kowloon West & Sai Kung Region

清麗苑	Ching Lai Court
彩明苑	Choi Ming Court
俊民苑	Chun Man Court
頌明苑	Chung Ming Court
幸俊苑	Hang Chun Court
顯明苑	Hin Ming Court
浩明苑	Ho Ming Court
景明苑	King Ming Court
廣明苑	Kwong Ming Court
寶熙苑	Po Hei Court
寶麗苑	Po Lai Court
寶明苑	Po Ming Court
唐明苑	Tong Ming Court
和明苑	Wo Ming Court
欣明苑	Yan Ming Court
怡靖苑	Yee Ching Court
怡閣苑	Yee Kok Court
英明苑	Ying Ming Court
裕明苑	Yu Ming Court
煜明苑	Yuk Ming Court

### 港島及離島區

#### Hong Kong Island & Islands Region

杏翠苑	Hang Tsui Court
曉翠苑	Hiu Tsui Court
鴻福苑	Hung Fuk Court
嘉隆苑	Ka Lung Court
佳翠苑	Kai Tsui Court
景翠苑	King Tsui Court
龍軒苑	Lung Hin Court
龍德苑	Lung Tak Court
龍欣苑	Lung Yan Court

坪麗苑	Peng Lai Court
山翠苑	Shan Tsui Court
天利苑	Tin Lee Court
東駿苑	Tung Chun Court
東熹苑	Tung Hei Court
東霖苑	Tung Lam Court
東盛苑	Tung Shing Court
東濤苑	Tung Tao Court
東欣苑	Tung Yan Court
東旭苑	Tung Yuk Court
茵翠苑	Yan Tsui Court
怡翠苑	Yee Tsui Court
裕東苑	Yu Tung Court
漁暉苑	Yue Fai Court
漁安苑	Yue On Court
悅翠苑	Yuet Chui Court

### 大埔、北區及沙田區

#### Tai Po, North & Sha Tin Region

昌盛苑	Cheong Shing Court
彩蒲苑	Choi Po Court
頌雅苑	Chung Nga Court
豐盛苑	Fung Shing Court
康林苑	Hong Lam Court
嘉徑苑	Ka Keng Court
嘉盛苑	Ka Shing Court
嘉田苑	Ka Tin Court
錦豐苑	Kam Fung Court
錦禧苑	Kam Hay Court
錦龍苑	Kam Lung Court
錦鞍苑	Kam On Court
錦泰苑	Kam Tai Court
錦英苑	Kam Ying Court
景雅苑	King Nga Court
景盛苑	King Shing Court
景田苑	King Tin Court
廣林苑	Kwong Lam Court
美城苑	May Shing Court
美松苑	Mei Chung Court
美柏苑	Mei Pak Court
美盈苑	Mei Ying Court
明雅苑	Ming Nga Court
安盛苑	On Shing Court
寶雅苑	Po Nga Court
穗禾苑	Sui Wo Court
德雅苑	Tak Nga Court
汀雅苑	Ting Nga Court
宏福苑	Wang Fuk Court
欣盛苑	Yan Shing Court
逸雅苑	Yat Nga Court
怡雅苑	Yee Nga Court
愉翠苑	Yu Chui Court
愉城苑	Yue Shing Court
愉田苑	Yue Tin Court
旭埔苑	Yuk Po Court

### 屯門及元朗區

#### Tuen Mun & Yuen Long Region

鳳庭苑	Fung Ting Court
新圍苑	San Wai Court
兆禧苑	Siu Hei Court
兆軒苑	Siu Hin Court
兆康苑	Siu Hong Court
兆畦苑	Siu Kwai Court
兆麟苑	Siu Lun Court
兆隆苑	Siu Lung Court
兆安苑	Siu On Court
兆邦苑	Siu Pong Court
兆山苑	Siu Shan Court
天頌苑	Tin Chung Court
天富苑	Tin Fu Court
天麗苑	Tin Lai Court
天愛苑	Tin Oi Court
天盛苑	Tin Shing Court
天祐苑	Tin Yau Court
宏富苑	Wang Fu Court

### 葵涌區

#### Kwai Chung Region

葵俊苑	Kwai Chun Court
葵康苑	Kwai Hong Court
葵賢苑	Kwai Yin Court
寧峰苑	Ning Fung Court
翠瑤苑	Tsui Yiu Court
怡峰苑	Yi Fung Court
賢麗苑	Yin Lai Court
悅麗苑	Yuet Lai Court

### 黃大仙、青衣及荃灣區

#### Wong Tai Sin, Tsing Yi & Tsuen Wan Region

青俊苑	Ching Chun Court
青雅苑	Ching Nga Court
青盛苑	Ching Shing Court
青泰苑	Ching Tai Court
青華苑	Ching Wah Court
青宏苑	Ching Wang Court
彩峰苑	Choi Fung Court
富強苑	Fu Keung Court
鳳鑽苑	Fung Chuen Court
鳳禮苑	Fung Lai Court
嘉強苑	Ka Keung Court
瓊軒苑	King Hin Court
瓊麗苑	King Lai Court
瓊山苑	King Shan Court
龍蟠苑	Lung Poon Court
鵬程苑	Pang Ching Court
尚翠苑	Sheung Chui Court
德強苑	Tak Keung Court
天馬苑	Tin Ma Court
天宏苑	Tin Wang Court
慈愛苑	Tsz Oi Court
慈安苑	Tsz On Court
盈福苑	Ying Fuk Court

## 綠表置居計劃 (綠置居) 屋苑

### Green Form Subsidised Home Ownership Scheme (GSH) Court

景泰苑	King Tai Court
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居屋和綠置居主要數字  
HOS and GSH Key Figures

居屋和綠置居單位數目  
Number of HOS and GSH Flats  
219 747

居屋和綠置居屋苑數目  
Number of HOS and GSH Courts  
149

## 公共租住屋邨

### Public Rental Housing (PRH) Estates

#### 東九龍區 Kowloon East Region

彩福	Choi Fook
彩德	Choi Tak
彩盈	Choi Ying
啟田	Kai Tin
啟業	Kai Yip
高翔苑	Ko Cheung Court
高怡	Ko Yee
廣田	Kwong Tin
藍田	Lam Tin
鯉魚門	Lei Yue Mun
樂華(北)	Lok Wah (North)
樂華(南)	Lok Wah (South)
牛頭角下	Ngau Tau Kok Lower
牛頭角上	Ngau Tau Kok Upper
安泰	On Tai
安達	On Tat
安田	On Tin
坪石	Ping Shek
平田	Ping Tin
寶達	Po Tat
秀茂坪	Sau Mau Ping
秀茂坪南	Sau Mau Ping South
順利	Shun Lee
順安	Shun On
順天	Shun Tin
翠屏(南)	Tsui Ping (South)
雲漢	Wan Hon
和樂	Wo Lok
油麗	Yau Lai
油塘	Yau Tong

#### 西九龍及西貢區

##### Kowloon West & Sai Kung Region

澤安	Chak On
長沙灣	Cheung Sha Wan
幸福	Fortune
富昌	Fu Cheong
厚德	Hau Tak
何文田	Ho Man Tin
海麗	Hoi Lai
紅磡	Hung Hom
啟晴	Kai Ching
健明	Kin Ming
麗閣	Lai Kok
麗安	Lai On
馬頭圍	Ma Tau Wai
明德	Ming Tak
南山	Nam Shan
愛民	Oi Man
白田	Pak Tin
石硤尾	Shek Kip Mei
常樂	Sheung Lok
尚德	Sheung Tak
善明	Shin Ming
蘇屋	So Uk
大坑東	Tai Hang Tung
德朗	Tak Long
元州	Un Chau
華荔	Wah Lai
榮昌	Wing Cheong
怡明	Yee Ming

#### 港島及離島區

##### Hong Kong Island & Islands Region

鴨脷洲	Ap Lei Chau
柴灣	Chai Wan
長貴	Cheung Kwai
富東	Fu Tung
興民	Hing Man

興東	Hing Tung
興華(一)	Hing Wah (I)
興華(二)	Hing Wah (II)
康東	Hong Tung
金坪	Kam Peng
龍田	Lung Tin
馬坑	Ma Hang
模範	Model Housing
雅寧苑	Nga Ning Court
銀灣	Ngan Wan
愛東	Oi Tung
西環	Sai Wan
石排灣	Shek Pai Wan
小西灣	Siu Sai Wan
田灣	Tin Wan
翠樂	Tsui Lok
華富(一)	Wah Fu (I)
華富(二)	Wah Fu (II)
華廈	Wah Ha
環翠	Wan Tsui
逸東(一)	Yat Tung (I)
逸東(二)	Yat Tung (II)
迎東	Ying Tung
耀東	Yiu Tung
漁灣	Yue Wan

#### 大埔、北區及沙田區

##### Tai Po, North & Sha Tin Region

祥龍圍	Cheung Lung Wai
清河	Ching Ho
彩園	Choi Yuen
秦石	Chun Shek
頌安	Chung On
豐和	Fung Wo
顯耀	Hin Yiu
嘉福	Ka Fuk
廣福	Kwong Fuk
利安	Lee On
瀝源	Lek Yuen
隆亨	Lung Hang
美林	Mei Lam
美田	Mei Tin
寶鄉	Po Heung
沙角	Sha Kok
碩門	Shek Mun
水泉澳	Shui Chuen O
新翠	Sun Chui
新田圍	Sun Tin Wai
大元	Tai Yuen
華心	Wah Sum
禾輦	Wo Che
欣安	Yan On

#### 屯門及元朗區

##### Tuen Mun & Yuen Long Region

蝴蝶	Butterfly
富泰	Fu Tai
俊宏軒	Grandeur Terrace
洪福	Hung Fuk
朗晴	Long Ching
朗善	Long Shin
龍逸	Lung Yat
安定	On Ting
寶田	Po Tin
三聖	Sam Shing
水邊圍	Shui Pin Wai
大興	Tai Hing
天澤	Tin Chak
天晴	Tin Ching
天恆	Tin Heng

天瑞(一)	Tin Shui (I)
天瑞(二)	Tin Shui (II)
天慈	Tin Tsz
天華	Tin Wah
天恩	Tin Yan
天逸	Tin Yat
天耀(一)	Tin Yiu (I)
天耀(二)	Tin Yiu (II)
天悅	Tin Yuet
湖景	Wu King
欣田	Yan Tin
友愛	Yau Oi

#### 葵涌區 Kwai Chung Region

高盛臺	High Prosperity Terrace
葵涌	Kwai Chung
葵芳	Kwai Fong
葵聯	Kwai Luen
葵盛東	Kwai Shing East
葵盛西	Kwai Shing West
荔景	Lai King
麗瑤	Lai Yiu
安蔭	On Yam
石籬(一)	Shek Lei (I)
石籬(二)	Shek Lei (II)
石蔭	Shek Yam
石蔭東	Shek Yam East
大窩口	Tai Wo Hau

#### 黃大仙、青衣及荃灣區

##### Wong Tai Sin, Tsing Yi & Tsuen Wan Region

長青	Cheung Ching
長亨	Cheung Hang
長康	Cheung Hong
象山	Cheung Shan
長宏	Cheung Wang
彩輝	Choi Fai
彩虹	Choi Hung
彩雲(一)	Choi Wan (I)
彩雲(二)	Choi Wan (II)
竹園(南)	Chuk Yuen (South)
青逸軒	Easeful Court
富山	Fu Shan
福來	Fuk Loi
梨木樹	Lei Muk Shue
梨木樹(一)	Lei Muk Shue (I)
梨木樹(二)	Lei Muk Shue (II)
樂富	Lok Fu
美東	Mei Tung
沙田坳	Shatin Pass
石圍角	Shek Wai Kok
慈正	Tsz Ching
慈康	Tsz Hong
慈樂	Tsz Lok
慈民	Tsz Man
東匯	Tung Wui
橫頭磡	Wang Tau Hom
黃大仙下(二)	Wong Tai Sin Lower (II)
黃大仙上	Wong Tai Sin Upper

# 有公共租住房屋單位的租者置其屋計劃屋邨\* Tenants Purchase Scheme Estates with Public Rental Housing Flats\*

長發	Cheung Fat	葵興	Kwai Hing	天平	Tin Ping
長安	Cheung On	廣源	Kwong Yuen	青衣	Tsing Yi
祥華	Cheung Wah	李鄭屋	Lei Cheng Uk	翠林	Tsui Lam
彩霞	Choi Ha	利東	Lei Tung	翠屏(北)	Tsui Ping (North)
竹園(北)	Chuk Yuen (North)	良景	Leung King	翠灣	Tsui Wan
富亨	Fu Heng	朗屏	Long Ping	東頭(二)	Tung Tau (II)
富善	Fu Shin	南昌	Nam Cheong	華貴	Wah Kwai
鳳德	Fung Tak	寶林	Po Lam	華明	Wah Ming
峰華	Fung Wah	博康	Pok Hong	運頭塘	Wan Tau Tong
恆安	Heng On	山景	Shan King	黃大仙下(一)	Wong Tai Sin Lower (I)
顯徑	Hin Keng	太平	Tai Ping	耀安	Yiu On
興田	Hing Tin	太和	Tai Wo		
建生	Kin Sang	德田	Tak Tin		
景林	King Lam	田景	Tin King		

# 有公共租住房屋單位的資助出售房屋單位／可租可買計劃／重建置業計劃屋苑\* Subsidised Sales Flats / Buy or Rent Option / Mortgage Subsidy Scheme Courts with Public Rental Housing Flats\*

彩明苑 Choi Ming Court      海富苑 Hoi Fu Court      雍盛苑 Yung Shing Court

## 公共租住房屋主要數字

### Public Rental Housing (PRH) Key Figures



\* 有混合業權的租者置其屋計劃屋邨、資助出售房屋單位、可租可買計劃和重建置業計劃屋苑。  
Tenants Purchase Scheme Estates, Subsidised Sales Flats, Buy or Rent Option and Mortgage Subsidy Scheme Courts with mixed tenure.

有關資料涵蓋2018年3月31日或之前接管的屋邨／屋苑。  
Information covers those estates/courts taken over by 31 March 2018.