

建屋為民

BUILDING for
the COMMUNITY





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說起「建屋」，市民自然聯想到香港房屋委員會（房委會）。房委會建造的公共租住房屋（公屋）大廈遍布全港，為約200萬市民提供居所；這正是房委會為建設香港付出努力的最佳明證。公屋需求日增；房委會是本港的主要建屋機構，為市民提供可負擔的居所，現正全力加快建屋步伐，提高施工效率，以配合未來十年市民的住屋需求。

本年度的年報以「建屋為民」為主題，內容不只聚焦於建屋量，而是質量並重。房委會明白市民期望更佳的生活，因此在建築、維修和翻新工程方面，精益求精，切合居民所需。不論新發展項目，還是現有屋邨的翻新維修工程，均貫徹可持續發展、環保和社會責任的理念。

「建屋為民」還別具更深層的意義。我們推行各項房屋計劃和措施，凝聚公屋居民，建設團結共融的社區。我們的建築團隊深入社區，聽取各方意見，在設計樓宇和屋邨時引入嶄新構思。我們舉辦屋邨管理活動，讓居民聚首一堂，促進睦鄰關係；又安排社區活動和推行多項措施，凝聚區內公屋居民，建立關懷互助的文化。

對房委會來說，「建屋為民」是多元而全面的目標，從施工效率以至團結社區，兼收並蓄。這個目標高瞻遠矚，不僅為應付目前社會的需要，更為下一代建設家園。

“Building” is something that is readily associated with the Hong Kong Housing Authority (HA). Our public rental housing (PRH) blocks across Hong Kong, which together accommodate around 2 million residents, are tangible reminders of the HA’s construction efforts on behalf of the wider community. The community needs more housing, and as Hong Kong’s main provider of affordable housing, our efforts to increase the pace and efficiency of our PRH construction in order to meet the next decade’s needs are in full swing.

This year’s theme “Building for the Community” does not focus simply on the *quantity* of our construction work, however. In terms of *quality*, we also build for the community by tailoring our construction, maintenance and renovation activities to our community’s aspirations for better living. To meet these aspirations, we incorporate values of sustainability, environmental friendliness and social responsibility into all our new developments, as well as making these values core aspects of our renovation and maintenance work at existing estates.

There is a further sense in which we are building for the community, too. That is by developing programmes and initiatives that foster the development of genuine, close-knit local PRH communities. Our project teams reach out to the community in order to obtain input from stakeholders into new designs for buildings and estates. Our estate management activities generate community spirit and give local residents many opportunities to work together, helping nurture harmonious neighbourhoods. And our social campaigns and initiatives bring together local PRH communities in a process of mutual care and engagement.

For the HA, “Building for the Community” is a multi-faceted goal, embracing everything from construction efficiency to social cohesion. It is also a forward-looking process, as we build not only to serve today’s community, but Hong Kong’s next generations too.

機構理想 Corporate Vision

理想

協助有住屋需要的低收入家庭入住能力可以負擔的居所。

工作目標

- 以積極進取、體恤關懷的態度，提供市民所能負擔的優質房屋，包括優良的管理、妥善的保養維修，以及其他有關房屋的服務，以切合顧客的需要。
- 本着開明的態度、公允持平的立場，提供服務及房屋資助，確保公屋資源得到合理的運用，符合成本效益。
- 繼續建立一支能幹盡責、講求效率的工作隊伍。

基本信念

關懷為本、顧客為本、創新為本、盡心為本。

VISION

To help low-income families with housing need gain access to affordable housing.

MISSION

- 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 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.

CORE VALUES

Caring, Customer-focused, Creative, Committed.



香港房屋委員會 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，以期達致政府的政策目標，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。此外，房委會也擁有和經營一些分層工廠大廈，以及附屬商業設施和其他非住宅設施。行政長官在《二零一一至一二一年施政報告》中宣布，由房委會負責推展新居者有其屋計劃。

截至2015年3月，房委會成員包括4名官方委員及26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，掌管房屋署。

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. In addition, the HA owns and operates a number of flatted factories and ancillary commercial and other non-domestic facilities. As announced by the Chief Executive in his 2011-12 Policy Address, the HA has been tasked to implement the New Home Ownership Scheme.

As at March 2015, the HA has 4 official members and 26 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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2014/15 年度大事紀要 Major Developments

2014.06

香港房屋委員會（房委會）推售大嶼山天利苑及天水圍天頌苑的居者有其屋計劃（居屋）單位。

The Hong Kong Housing Authority (HA) launched the Sale of Home Ownership Scheme (HOS) flats in Tin Lee Court, Lantau Island, and Tin Chung Court, Tin Shui Wai.



2014.06

為進一步提升服務質素，房委會三條電話查詢熱線提供全日24小時專人接聽服務。

To further enhance the quality of its enquiry services, three HA telephone enquiry hotlines were set up to provide a daily 24-hour personal answering service.

2014.07

為出售天利苑及天頌苑居屋單位進行攞珠。

Ballots were drawn for the Sale of HOS flats in Tin Lee Court and Tin Chung Court.

2014.11

資助房屋小組委員會決定在2015年下半年推出新一輪擴展居屋第二市場至白表買家的臨時計劃，提供2 500個配額。

The SHC agreed to implement one further round of the Interim Scheme to Extend the HOS Secondary Market to White Form Buyers in the second half of 2015, with a quota of 2 500.

2014.12

房委會推出「出售居者有其屋計劃單位2014」。運輸及房屋局局長張炳良教授陪同行政長官梁振英前往房委會位於油塘的商場「大本型」，參觀兩個無改動的示範單位。該兩個示範單位是今次發售的居屋單位中最普遍的單位類型。

The HA launched the Sale of HOS Flats 2014. The Chief Executive, Mr C Y Leung, accompanied by the Secretary for Transport and Housing, Professor Anthony Cheung Bing-leung, paid a visit to the HA's Domain shopping centre in Yau Tong, to view two unmodified show flats on display illustrating the main flat type being offered for sale.



2014.08

政府代大約73萬個公共租住房屋（公屋）租戶繳交租金，此安排屬《二零一四至一五財政年度財政預算案》公布的紓緩措施之一。 Around 730 000 public rental housing (PRH) tenants benefited from one of the relief measures announced in the 2014/15 Budget, under which the Government paid their rent for the month.

2014.11

房委會資助房屋小組委員會通過白表申請者的入息和資產限額，以及「出售居者有其屋計劃單位2014」的定價和銷售安排。第一批推售的新居屋共2 160個單位，實用面積由34.5至47.5平方米不等，分布於五個發展項目，即沙田美盈苑和美柏苑、荃灣尚翠苑、青衣青俊苑，以及元朗宏富苑。

The HA's Subsidised Housing Committee (SHC) approved the income and asset limits for White Form applicants, as well as the pricing and sales arrangements for the Sale of HOS Flats 2014. The first batch of new HOS flats put up for sale comprises 2 160 flats with a saleable area of between 34.5 and 47.5 square metres in five developments, namely Mei Ying Court and Mei Pak Court in Sha Tin, Sheung Chui Court in Tsuen Wan, Ching Chun Court in Tsing Yi, and Wang Fu Court in Yuen Long.

2014.11

房委會主動採取務實措施，優化住戶的居住環境。房委會決定在2015/16年度展開為期五年的計劃，更換轄下公共屋邨和租者置其屋計劃屋邨未出售單位的無掩板舊式摺閘，涉及約176 300道摺閘，預算費用為6.07億元。

In a proactive initiative to enhance the living standard of tenants, the HA announced it would replace some 176 300 old see-through type collapsible gates in PRH estates and unsold units of Tenants Purchase Scheme estates in a five-year programme starting in 2015/16, at an estimated cost of \$607 million.

2015.03

資助房屋小組委員會主席黃遠輝（右）主持「出售居者有其屋計劃單位2014」攪珠儀式。

The SHC Chairman, Mr Stanley Wong (right), officiated at the ballot drawing for the Sale of HOS Flats 2014.

2015.03

資助房屋小組委員會通過2015/16年度公屋入息及資產限額，與2014/15年度比較，平均增幅分別為5.8%和7.0%。

The SHC endorsed the PRH income and asset limits for 2015/16, which were increased by an average of 5.8% and 7.0% respectively over those for 2014/15.





2014/15年度年報 以「建屋為民」作主題

2014/15年度年報以「建屋為民」作主題，凸顯香港房屋委員會（房委會）的所有工作均以民為本，並緊緊繫着全港市民的未來福祉。目前，近200萬市民以房委會所建的公共租住屋邨（公共屋邨）單位為家，可見房委會的工作實在與市民的生活息息相關。而房委會的基本信念是：「關懷為本、顧客為本、創新為本、盡心為本」。

在「建屋為民」的前提下，興建公共房屋是房委會一直以來所肩負的重任。為配合日後的發展，香港得多建房屋，特別是為負擔能力有限的人士提供適切居所。要達到這個目標，既要增建房屋，也須善用現有的公屋資源，防止濫用。

2014年12月，政府公佈《長遠房屋策略》，訂下進取的目標，在未來十年增建公營房屋，當中包括20萬個出租單位。房委會正物色新用地、引入符合成本效益和可持續發展的房屋設計，以及加快建屋進度、提高施工效率。同時，按政府政策，房委會已復建「居者有其屋計劃」的資助出售房屋單位，

以助本港中低收入的市民踏上房屋階梯；第一批單位已於2014年底推售。雖然已定長遠房屋供應目標，但推展過程仍挑戰重重，建屋進度不時受阻。

「建屋為民」的目標不單針對「量」的增加，也講究「質」的改善，以求實而不華。現今，香港市民心目中的居所不再只是「有瓦遮頭」；所以我們所建的房屋，在建築設計和建造工程方面着眼未來，考慮對環境的影響，以符合可持續發展的原則。我們不斷推陳出新，採用嶄新的設計策略和原則——碳排放估算、「順應自然」的設計、微氣候研究和ISO 50001能源估算等，已成為我們新設計的標準規範。

新建樓宇也加入多項可持續發展的元素，例如再造物料、節能照明系統、能源循環和可再生能源應用。房委會注重綠化環境，所有新建屋邨的規劃均已採用至少兩成的綠化比率；至於佔地兩公頃以上的大型用地，目標綠化比率為三成；植樹率則為每15個單位不少於一棵。這些標準讓居民享有舒適健康的居住環境的同時，又可美化自然環境，促進生物多樣性。

社區不斷轉變，居民的期望和生活方式亦然。「建屋為民」涉及的另一個層面，便是確保現有屋邨的建築環境切合現今公屋居民的需要。舉例來說，我們翻新和活化較舊屋邨，引入現時新屋邨的節能和可持續發展措施。我們又改善舊有設施，使設施現代化；自2014年起耗資6.07億元全數更換公屋單位現有舊式摺閘；並推行第二期公屋單位室內電線重鋪計劃，提高電力供應和安全標準。在屋邨內我們致力推動暢道通行，長幼傷健出入無障，為此，我們改良現有升降機、加裝升降機、改善兒童遊樂場和成人休憩用地的設施等，並在屋邨附近進行多項不同的優化工程，完善社區設施。

「建屋為民」最終來說就是締造團結共融的和諧社區，讓公屋居民人人樂安居。然而，單靠建屋和翻新樓宇，難以成事；還有賴熱誠專業的屋邨管理工作，促進與屋邨住戶的溝通合作。一直以來，房委會設立了屋邨管理諮詢委員會（至本年度為止共有151個），就屋邨維修及改善工程的前後次序、邨內保安和整潔、道路和停車場的管制、噪音和康樂設施的建議、服務合約的批授／續訂事宜，以及屋邨管理及維修保養計劃的制定，向屋邨經理提供意見。

2014年，我們設有三條24小時運作的電話熱線，全日為公屋居民及市民大眾提供查詢服務。房委會又不斷推廣和舉辦多項社區參與活動，例如深受歡迎的屋邨環保回收計劃、全區齊參與的健康和安全運動，以加強社區的凝聚力，改善公屋居民的生活環境。

總結過去一年，我們透過不同工作和活動，在建造房屋與建設社區兩大方面，致力實踐「建屋為民」的目標。我們不僅着眼於目前的社區發展，更放眼未來，為下一代籌謀，建設美好家園。

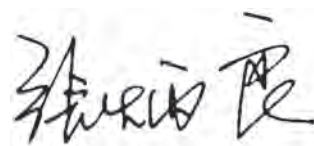
就此我衷心感謝房委會各委員在過去一年提出真知灼見，貢獻所長。特別感謝已離任的委員，包括李慧賢女士、蔡涯棉先生、方剛議員、葉國謙議員、梁家傑議員、黃國健議員、孔令成先生、鍾瑞明博士、陳兆根博士、張賢登先生、文裕明先生和曾煥平先生。同時，我也藉此機會歡迎新任委員，包括張達棠先生、盧偉國議員、雷紹麟先生、張國鈞先生、張宇人議員、郭偉強議員、郭榮鏗議員、李國麟議員、陳正思女士、鄭錦鐘博士、

招國偉先生、何聞達先生、劉哲寧先生、羅健熙先生、彭韻僊女士、潘國山先生、黃山先生和葉毅明教授等。

房委會轄下各小組委員會及附屬小組委員會委員用心竭力，克盡己職，使房委會的工作事半功倍。我在此特別向2014/15年度各委員會主席致謝，包括建築小組委員會主席林雲峯教授、商業樓宇小組委員會主席蔡涯棉先生、財務小組委員會及資金管理附屬小組委員會主席蘇偉文教授、資助房屋小組委員會主席黃遠輝先生、投標小組委員會主席李慧賢女士和審計附屬小組委員會主席王永祥先生。

最後，我由衷感謝房屋署（房委會執行部門）的管理人員和員工，他們竭誠盡責，使房委會的計劃得以順利落實，成果豐碩。我深信只要我們同心協力，定能繼續肩負「建屋為民」的重任，回應市民不同的住屋需要，為香港共建未來。

回顧過去外，房委會也積極面對目前和未來的挑戰。2015年7月起陸續有一些公共屋邨單位被抽驗出食水含鉛量超出世界衛生組織的標準，我們除了責成承建商積極調查、補救和糾正外，還成立了公屋食水質量控制問題檢討委員會，全面檢視房委會質量控制和工程監督制度的穩健程度。房委會也會參考發展局成立的調查食水含鉛量超標專責小組的建議，並配合食水含鉛超標獨立調查委員會的調查，以期在調查和改善後令居民安居。



主席
張炳良教授

This year, we have adopted “Building for the Community” as the theme for our Annual Report 2014/15.



This year, we have adopted “Building for the Community” as the theme for our Annual Report 2014/15. We intend this to bring to the forefront the community focus of all of our work and link it to the future of the wider community of Hong Kong to which the Hong Kong Housing Authority (HA) is intimately connected. Today, with nearly two million people calling one of the HA's public rental housing (PRH) flats their home, the work of the HA touches everyone's life in Hong Kong in one way or another and reflects its core values – Caring, Customer-focused, Creative and Committed.

A core part of this commitment to “building for the community” lies in our longstanding task of housing construction. Hong Kong needs more homes to meet the community's needs, especially homes that those of limited means can afford. To achieve this goal, we

need not only to build more, but also to make the best use of our public housing stock and avoid abuses.

As laid out in the Long Term Housing Strategy promulgated in December 2014, the Government has set ambitious goals to increase public housing, including 200 000 rental flats, over the next decade. The HA is playing its part in this by seeking new sites, designing cost-effective sustainable housing for the future, and building it quickly and efficiently. At the same time, in response to the Government's policy, the HA has resumed building subsidised flats of Home Ownership Scheme for sale to enable low- to middle-income Hong Kong people to get on the first rung of the housing ladder. The first batch was launched for sale in late 2014. Even with the long-term goal set, the delivery process is full of challenges, with progress encountering setbacks from time to time.

The goal of “building for the community” not only entails an increase in *quantity*; we also strive to enhance *quality* while providing “no frills” homes. Today, Hong Kong people expect housing to provide more than simply a roof over the head. Our housing construction also seeks to address wider community expectations of sustainability. In designing and building, we care for the future and take into account the impact on the environment and the suitability for long-term use. So far, we have implemented various groundbreaking design strategies and principles – like Carbon Emission Estimation, “passive design” (in harnessing the natural characteristics of sites), micro-climate studies, and ISO 50001 energy estimation, etc.

Our new construction also incorporates sustainability features such as recycled materials, low-energy lighting systems, energy recycling and the use of renewable energy. Greening is another focus of our work. All our new estates are planned with a greening ratio of at least 20%, with a target of 30% for large projects of over two hectares, and a tree planting ratio of not less than one tree per 15 flats. These benchmarks offer comfortable, healthy living spaces for our residents while enhancing the natural environment and contributing to biodiversity.

As communities change, so do their expectations and the way they live. Another aspect of our theme takes this into account by ensuring that the built environment of our existing estates matches the needs of today’s PRH communities. This involves, for example, renovating and rejuvenating our older estates to incorporate the kinds of energy-saving and sustainability features that are now standard for our new estates. There are also initiatives to modernise and update older features. Since 2014 we have launched a \$607 million initiative to replace all the remaining old-style collapsible security gates on PRH units. We have also implemented the second phase of our Rewiring

Inside Domestic Flats Programme, modernising electricity supply and making it safer. Equally important is our work to make our existing estates barrier-free and hence accessible to tenants of every age and ability. To this end, we have been modernising our lifts and adding new lifts, improving our children’s playgrounds and adult leisure areas, and introducing a host of other enhancements around our estates.

The ultimate goal of our theme is to build happy, tightly-knit and harmonious PRH communities. This is a goal achieved not only through construction and renovation, but also partly by our professional estate management practice that facilitates communication with PRH tenants. The HA has all along formed Estate Management Advisory Committees (EMACs). As at the end of 2014/15, there were 151 EMACs which advise the Estate Managers on priorities of maintenance and improvement works within the estate, proposals relating to security and cleanliness, control over roads and car parks, noise and amenities in the estate, the award/renewal of service contracts, and the drawing up of estate management and maintenance plans.

In 2014, our three 24-hour telephone hotlines offer round-the-clock enquiry services for our PRH tenants and the general public. The HA has also been active in encouraging and organising community activities and initiatives, such as some very successful recycling programmes on estates, and health and safety campaigns, to bring together local communities and improve the living environment of PRH tenants.

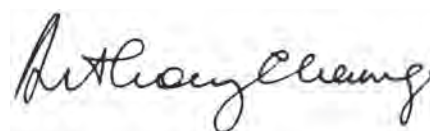
In summary, our goal of “building for the community” has been attained in both physical and social aspects through our diverse work and activities over the past year. Our efforts are not only directed at the communities of today, but also for the benefit of the next generation.

For all this, I am extremely grateful for the insight and expertise contributed by HA Members over the past year, and particularly for the work of those who have now retired, namely Ms Angela Lee Wai-yin, Mr Michael Choi Ngai-min, Hon Vincent Fang Kang, Hon Ip Kwok-him, Hon Alan Leong Kah-kit, Hon Wong Kwok-kin, Mr Leo Kung Lin-cheng, Dr Chung Shui-ming, Dr Alex Chan Siu-kun, Mr Cheung Yin-tung, Mr Man Yu-ming and Mr Joseph Tsang Hon-ping. I also warmly welcome the new Members: Mr Cheung Tat-tong, Dr the Hon Lo Wai-kwok, Mr Alan Lui Siu-lun, Mr Horace Cheung Kwok-kwan, Hon Tommy Cheung Yu-yan, Hon Kwok Wai-keung, Hon Dennis Kwok Wing-hang, Prof the Hon Joseph Lee Kok-long, Ms Cissy Chan Ching-sze, Dr Eric Cheng Kam-chung, Mr Anthony Chiu Kwok-wai, Mr Edward Ho Man-tat, Mr Liu Che-ning, Mr Lo Kin-hei, Ms Melissa Kaye Pang, Mr Pun Kwok-shan, Mr Samson Wong San and Prof Yip Ngai-ming.

Much of HA's work has been expedited by the efforts of hardworking members on various Committees and Sub-Committees. I would especially like to acknowledge the sterling work of those who served as Chairpersons of these bodies in 2014/15. They are Prof Bernard Vincent Lim Wan-fung, Chairman of the Building Committee; Mr Michael Choi Ngai-min, Chairman of the Commercial Properties Committee; Prof Raymond So Wai-man, Chairman of the Finance Committee and Funds Management Sub-Committee; Mr Stanley Wong Yuen-fai, Chairman of the Subsidised Housing Committee; Ms Angela Lee Wai-yin, Chairman of the Tender Committee and Mr Winfield Wong Wing-cheung, Chairman of the Audit Sub-Committee.

Finally, I would like to extend my heartfelt gratitude to the management and staff of the Housing Department. Their efforts as the HA's executive arm have brought many of our plans to successful fruition. Together, I believe we have the will and the capabilities to continue "building for the community" in a way that will respond to the various housing needs of our community well into the future.

While reflecting on previous efforts, the HA is geared up to meeting new challenges. Since July 2015, samples of drinking water taken from some individual PRH flats were found to contain lead at levels exceeding the World Health Organisation's guideline limit. Apart from instructing the contractors concerned to actively investigate, and take remedial and rectifying measures, we have also set up a Review Committee on Quality Assurance Issues Relating to Fresh Water Supply of Public Housing Estates to conduct a health check on the HA's system for quality control and works supervision. In addition, the HA will take into consideration the recommendations of the Task Force set up by the Development Bureau to investigate the cause of excessive lead content in drinking water and facilitate the inquiry conducted by the Commission of Inquiry into Excess Lead Found in Drinking Water, with a view to ensuring a safe and healthy living environment for our residents upon completion of the investigation and the implementation of various improvement measures.



Professor Anthony Cheung Bing-leung
Chairman

業務回顧
BUSINESS REVIEW



規劃為民 開拓新猷

Planning for the Community

將軍澳的部分公營房屋發展。
Part of the public housing development
in Tseung Kwan O.

香港房屋委員會（房委會）在「建屋為民」方面擔當多重角色，造福社會不同階層。我們的首要任務是為不能負擔私人樓宇租金的低收入家庭，提供公共租住房屋（公屋）。截至2015年3月底，房委會轄下170個公共屋邨約744 100個公屋單位，為全港約200萬人（佔總人口約三成）提供安居之所。房委會也提供主要為居者有其屋計劃（居屋）的資助出售單位。

長遠目標

政府在2014年12月公布《長遠房屋策略》，採取以供應為主導的策略，以期扭轉目前房屋供求嚴重失衡的局面。政府採納48萬個單位作為2015/16至2024/25年度為期十年的房屋供應目標，當中公營房屋佔六成，包括20萬個公屋單位和9萬個資助出售單位。假設政府覓得的土地均能如期建屋，在這個十年期內可興建約254 000個公營房屋單位。政府正物色更多土地，以達到供應目標。我們推行以五年為期並逐年延展的公營房屋建設計劃，目標是在2014/15至2018/19年度的五年期內，興建約77 100個公屋單位和10 600個資助出售單位。



《長遠房屋策略》發布會公布政府未來十年的房屋供應目標。

配屋

2014/15年度我們編配約13 400個單位給一般申請者（即家庭和長者一人申請者）和配額及計分制下的非長者一人申請者。我們以一般申請者平均約三年獲首次配屋為目標，惟公屋需求甚殷，我們所面對的挑戰也愈來愈大。截至2015年3月底，一般申請者的平均輪候時間¹為3.3年，長者一人申請者則為1.8年。

按政府和房委會的政策，一般申請者較非長者一人申請者優先獲得編配公屋單位。為此，房委會於2005年9月實施適用於非長者一人申請者的配額及計分制。有別於一般申請者，在配額及計分制下，每年編配的單位受配額限制，並按分數決定各申請者的優次。平均輪候約三年獲首次配屋的目標不適用於配額及計分制下的申請者。在長遠房屋策略公眾諮詢期間，有相當多回應者同意，配額及計分制下年紀較大的申請者向上流動的能力或相對有限，宜給予他們較高的優先次序。審計署署長在其關於編配及運用租住公屋單位的第六十一號報告書中，留意到配額及計分制存在固有誘因，促使申請者盡早申請公屋，因此建議房委會全面檢討配額及計分制，並考慮應否定期剔除不合資格的配額及計分制申請者。立法會政府帳目委員會也認為房委會應檢討配額及計分制。

¹ 輪候時間是以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。

房委會資助房屋小組委員會在考慮上述意見和建議後，於2014年10月通過修訂配額及計分制，給予年屆45歲的申請者一次性額外60分，以及增加「年齡分數」，使申請時年齡每增一歲可得分數由三分增至九分，以減少盡早申請的誘因。經修訂的計分制已於2015年2月1日起實施。資助房屋小組委員會同時通過，並由2015/16年度租住公屋編配計劃開始實行，增加配額及計分制申請者的配額，由每年佔擬編配予一般申請者和配額及計分制申請者單位總數的8%增至10%，單位上限則由2 000個增至2 200個。此外，由2015年2月1日起，我們對已輪候五年而在未來兩年內尚未到達接受詳細資格審查階段的配額及計分制申請者，定期查核資格。



設於房委會客務中心的公屋申請詢問處。

可負擔的居所

截至2015年3月底，公屋單位月租（包括差餉、管理費和維修保養成本在內）介乎315元至4,264元不等，平均月租為1,703元。暫時遇到經濟困難的租戶可申請租金援助（租援）計劃，合資格租戶根據家庭入息水平獲減租25%或50%。截至2015年3月底，接受租援的租戶約有16 400名。年內我們透過房屋資訊台和電台廣播、房委會／房屋署網站資料、海報、單張和〈屋邨通訊〉宣傳租援計劃，並呼籲非政府機構、區議會和屋邨管理諮詢委員會（邨管諮委會）轉介有需要的租戶到屋邨辦事處求助。

共享天倫

房委會推行多項計劃，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、天倫樂合戶計劃，有助建立緊密的家庭支援網絡。這些計劃鼓勵年輕一代與年長父母／年長受供養親屬同住或遷近居住，旨在建立以家庭為核心的公屋支援網絡。2014/15年度，受惠於這些計劃的租戶共有約4 400個，當中約1 480名公屋申請者受惠於優先配屋計劃、230個公屋家庭受惠於調遷計劃、2 610個公屋家庭受惠於加戶計劃、70個公屋家庭受惠於合戶計劃。

調遷樂安居

我們還有其他調遷計劃，以照顧家庭狀況面臨轉變的現有公屋租戶。按照現行的安排，人均室內樓面面積少於5.5平方米的公屋租戶，可通過公屋租戶紓緩擠迫調遷計劃，申請調遷至較大的單位，2014年11月進行了一輪這類的調遷。根據改善居住空間調遷計劃，人均室內樓面面積少於7平方米的公屋租戶，可申請調遷至較大的單位，2014/15年度接受了一輪這類的調遷申請。該兩項調遷計劃，連同擠迫戶調遷，在2014/15年度共有1 303戶。

善用公屋資源

年內我們把2013年成立的特別小組任期延長兩年，以加強打擊濫用公屋。2014/15年度，該小組主力處理和深入調查與住用情況相關的個案，包括租戶把單位分租、丟空、讓非認可人士佔用，以及在單位內進行非法活動等。

資助自置居所

資助自置居所是房屋階梯的重要一環，往往是中低收入家庭自置居所的第一步，同時讓經濟條件已改善的公屋租戶有機會自置居所，從而騰出單位予其他公屋申請者。

首批2 160個新建居屋單位預計於2016/17年度落成，單位已於2014年12月預售。此外，房委會把大嶼山大澳龍田邨一幢公屋大廈改建為天利苑，提供85個居屋單位，並於2014年中推售。全部單位已於2014年9月售出。我們預計於2016年初及2016/17年度分別預售約2 700個及2 000個居屋單位。

房委會於2013年推出臨時計劃，讓5 000名合資格的白表申請人在居屋第二市場購買未繳付補價的單位。首輪計劃已於2015年4月結束，共逾2 400名白表申請人透過計劃自置居所。房委會已決定於2015年下半年推行多一輪臨時計劃，配額為2 500個，並將於新一輪臨時計劃結束後作全面檢討。

綠表置居先導計劃

行政長官在《二零一五年施政報告》中建議房委會選擇合適的興建中公屋項目，以先導計劃形式出售予「綠表」人士（主要為現行公屋租戶及已通過詳細資格審查，並將於約一年內獲編配單位的公屋申請者），定價比居屋低廉。這項建議切合《長遠房屋策略》提出有關豐富資助自置居所形式的大方向。先導計劃除協助綠表申請者自置居所外，也可騰出公屋單位給輪候公屋的家庭。2015年3月底，先導計劃的推行細節仍在擬訂階段。



我們透過不同渠道，如巴士站廣告等，向公眾推廣維護公屋資源的信息。

我們繼續向租戶灌輸維護公屋資源的重要信息。年內透過不同渠道推行一系列宣傳活動，包括在報章及公共交通工具刊登廣告、在網上刊載特約資訊、在電台頻道廣播，以及在巴士、港鐵和電視播放宣傳短片等。此外，我們也出席邨管諮委會會議，又在屋邨展示宣傳海報和橫額，並每年兩次向公屋租戶派發「舉報濫用公屋郵柬」，鼓勵他們舉報濫用公屋的不當行為。

安置清拆戶

年內，房委會繼續協助安置受地政總署清拆寮屋及屋宇署清拆天台違例構築物影響的居民和家庭。2014/15年度，我們安置共約80個受清拆影響的住戶。



■ Hung Fuk Estate in Tin Shui Wai becomes one of the 170 PRH estates in the HA portfolio.

The role of the Hong Kong Housing Authority (HA) in “building for the community” is a multi-layered one; our work benefits many different community segments. Our primary role is to provide public rental housing (PRH) to low-income families that cannot afford private rental accommodation. As at the end of March 2015, about 744 100 PRH units in 170 PRH estates under the HA were providing accommodation to about 2 million Hong Kong people, around 30% of the population. The HA also provides subsidised sale flats, mainly in the form of Home Ownership Scheme (HOS) flats.

Long-term goals

The Government’s Long Term Housing Strategy (LTHS), promulgated in December 2014, adopts a supply-led strategy with a view to averting the current serious imbalance between housing supply and demand. The Government has adopted a housing supply target of 480 000 units for the 10-year period from 2015/16 to 2024/25. Public housing accounts for 60%, which consisting of 200 000 PRH units and 90 000 subsidised sale flats. The Government has identified land for building about 254 000 public housing units in this 10-year period, assuming that all sites identified can be delivered on time for housing

construction. Additional land to meet the target is currently being sought. Our rolling five-year Public Housing Construction Programme aims to produce about 77 100 PRH units and 10 600 subsidised sale flats in the five-year period from 2014/15 to 2018/19.

Flat allocation

In 2014/15, we allocated around 13 400 flats to general applicants (i.e. family and elderly one-person applicants) and non-elderly one-person applicants under the Quota and Points System (QPS). Our target is to provide the first flat offer to general applicants at around three years on average, but we are facing increasing challenges due to growing demand for PRH. As at the end of March 2015, the average waiting time¹ for general applicants was 3.3 years, while the average waiting time for elderly one-person applicants was 1.8 years.

¹ Waiting time refers to the time between registration for PRH and first flat offer, excluding any frozen period during the application period (e.g. when the applicant has not yet fulfilled the residence requirement, has asked for his / her application to be put on hold pending arrival of family members for family reunion, is in prison, etc). The average waiting time for general applicants refers to the average of the waiting time of those general applicants who were housed in PRH in the previous 12 months.

It is the policy of the Government and the HA to accord priority to general applicants over non-elderly one-person applicants in the allocation of PRH units. Towards this end, the HA introduced QPS for non-elderly one-person applicants in September 2005. Unlike general applicants, the allocation of flats to applicants under QPS is subject to an annual quota. The priority of QPS applicants is determined by a points system, and the target of providing the first flat offer at around three years on average is not applicable to QPS applicants. During the public consultation on the LTHS, a considerable number of respondents agreed that older applicants under QPS might have relatively limited upward mobility and so should be given higher priority. In his Report No. 61 on the allocation and utilisation of PRH units, the Director of Audit observed that there was built-in incentive for applicants to apply for PRH early under QPS, and recommended the HA to conduct a comprehensive review of QPS and consider the need to screen out ineligible QPS applicants on a periodic basis. The Legislative Council Public Accounts Committee also considered that the HA should review QPS.

Taking into account the above views and recommendations, the HA's Subsidised Housing Committee (SHC) decided in October 2014 to refine QPS by awarding a one-off bonus of 60 points to applicants when they reach the age of 45, and increasing the scale of "age points" from three to nine points per year of age at the time of application to reduce the incentive for early registration. The refined points system was put into effect from 1 February 2015. The SHC also agreed, starting from the 2015/16 PRH Allocation Plan, to increase the annual allocation quota under QPS from 8% to 10% of the total number of PRH units to be allocated to general and QPS applicants, subject to a cap which was increased from 2 000 to 2 200 units. With effect from 1 February 2015, regular checking of eligibility would also be conducted on those QPS applicants who had waited for five years but were not yet due for detailed vetting within the next two years.

Affordable housing

As at the end of March 2015, PRH rents (which include rates, as well as management and maintenance costs) per PRH unit ranged from \$315 to \$4,264 per month, with the average monthly rent standing at \$1,703.

At the same date, around 16 400 tenants with temporary financial difficulties benefited from our Rent Assistance Scheme, which provides a rent reduction of 25% or 50% for eligible tenants depending on their household income levels. We publicised this scheme throughout the year through broadcasts on the Housing Channel and on the radio, information disseminated on the Housing Authority / Housing Department Website, and in posters, leaflets and *Estate Newsletters*.

Non-governmental organisations, local District Councils and Estate Management Advisory Committees (EMACs) were also approached and encouraged to refer tenants in need to estate offices for assistance.



■ We encourage young people to live close to their elderly dependents through a series of harmonious schemes.

Bringing families closer

The HA operates a series of schemes that foster the development of close family support networks. These schemes include the Harmonious Families Priority Scheme, Harmonious Families Transfer Scheme, Harmonious Families Addition Scheme and Harmonious Families Amalgamation Scheme. They encourage young people to live with or near their elderly parents / elderly dependent relatives with the aim to establish a family-based support network in PRH. These schemes benefited a total of about 4 400 households in 2014/15, with around 1 480 PRH applicants benefiting from the Priority Scheme, 230 PRH households from the Transfer Scheme, 2 610 PRH families from the Addition Scheme, and 70 PRH families from the Amalgamation Scheme.

Flat transfers for better living

Other transfer schemes are also available to address the changing circumstances of existing PRH tenants. Under the current arrangement, PRH households living in units with less than 5.5 square metres of Internal Floor Area (IFA) per person can apply for the Territory-wide Overcrowding Relief Transfer Scheme for transfer to larger accommodation. An exercise under this scheme was conducted in November 2014. Our Living Space Improvement Transfer Scheme enables PRH households living in PRH units with an IFA of less than 7 square metres per person to apply for transfer to a larger flat. One exercise was carried out under this scheme in 2014/15. The two transfer schemes, together with households moved for reason of overcrowding, had rehoused a total of 1 303 households in 2014/15.



■ Advertising on buses is one of the many ways in which the message of safeguarding PRH resources is promoted.

Protecting precious PRH resources

During the year we extended the deployment of the Special Team established in 2013 for another two years for stepping up the effort in combating tenancy abuse. In 2014/15, the team paid special attention to occupancy-related cases and investigated a number of abuses that included sub-letting, non-occupation, unauthorised occupation and the use of premises for illegal activities.

We continued our programme educating tenants about the importance of safeguarding our PRH resources, and conducted a series of publicity programmes via channels that included newspaper and public transport advertising, advertorials on the Internet, and audio and video programmes broadcast on radio channels, buses, the MTR and on TV. To enlist tenants' support, we also made outreach visits to EMAC meetings across Hong Kong, displayed posters and banners at PRH estates, and distributed a Tenancy Abuse Report Aerogramme to PRH households twice a year.

Rehousing those in need

During the year, the HA continued to offer rehousing assistance to individuals and families affected by clearances of squatter housing by the Lands Department and clearances of illegal rooftop structures by the Buildings Department. About 80 affected households were rehoused in 2014/15.

Subsidised Home Ownership

Subsidised home ownership is an essential rung in the housing ladder, often serving as the first step towards home ownership for low- to middle-income families. It also provides PRH tenants whose financial conditions have improved with the opportunity to embark on home ownership, freeing up their PRH units for other applicants.

The first batch of 2 160 new HOS flats is expected to be completed in 2016/17, and pre-sale was launched in December 2014. Also in mid-2014, the HA launched the sale of 85 HOS flats in Tin Lee Court, which was converted from a PRH block in Lung Tin Estate at Tai O, Lantau Island. All flats were sold by September. We expect to put up approximately 2 700 and 2 000 HOS flats for pre-sale in early 2016 and 2016/17 respectively.

In 2013, an interim scheme was introduced to allow 5 000 eligible White Form applicants to purchase flats without premium paid in the HOS Secondary Market. The first round of this scheme was completed in April 2015, with over 2 400 White Form applicants achieving home ownership through the scheme. The HA has decided to implement one more round of the interim scheme in the second half of 2015 with a quota of 2 500, after which a comprehensive review of the scheme will be conducted.

Green Form Subsidised Home Ownership Scheme

In his 2015 Policy Address, the Chief Executive proposed to the HA that suitable flats should be identified among PRH developments under construction for sale to Green Form applicants (mainly sitting PRH tenants and PRH applicants who have passed the detailed eligibility vetting and are due for flat allocation in about a year's time) in the form of a pilot scheme, with prices set at a level lower than those of HOS flats. This proposal is in line with the LTHS's general direction of expanding the forms of subsidised home ownership. Apart from helping Green Form applicants achieve home ownership, the scheme will release PRH units for families awaiting PRH allocation. The implementation details for the scheme were in the process of being formulated as at end March 2015.



■ An HOS sale exhibition on Tin Lee Court held at the HA Customer Service Centre.



建設發展 以民為本

Building through a
Community-centred Approach

■ 水泉澳興建中的公共租住房屋（公屋）項目。
The public rental housing (PRH) project being built at Shui Chuen O.

要達到建屋為民的目標，我們必須實事求是，同時兼顧個人、家庭，以至整個社區的需要。為此，香港房屋委員會（房委會）本着以人為本的方針，仔細研究，並諮詢服務對象。

2014/15年度落成的公屋單位約9 900個，分布於六個發展項目，包括水泉澳邨第一期（清泉樓、朗泉樓、欣泉樓、喜泉樓和樂泉樓）、水泉澳邨第二期（城泉樓和河泉樓）、祥龍圍邨（呈祥樓和景祥樓）、洪福邨第一期（洪欣樓和洪喜樓）、洪福邨第三期（洪溢樓、洪悅樓、洪昌樓和洪盛樓），以及美東邨（美德樓）。此外，年內落成的零售設施共4 800平方米，私家車和貨車停車位共300個。



房委會建築小組委員會委員在2014年8月視察水泉澳邨的工程，該邨部分於年內落成。

聽取租戶的意見

在發展項目的初步規劃和設計階段，我們舉辦社區參與活動，細心聆聽社會人士的意見，盡量採納。新建屋邨落成後，我們進行住戶意見調查，收集居民的意見，並舉行完工後檢討工作坊，分析和考慮所得的意見。日後設計新屋邨時，我們將一併研究居民提出的意見和表達的意向，並衡量安全和舒適程度、可持續性和環保、效率和成本效益等其他準則。

我們根據租戶的意見，定期修訂設計綱要範本，改良構件式單位設計。年內，我們優化構件式單位設計，其中一項是在冷氣機位下方增設窗戶，以改善二人／三人單位、三人／四人單位和四人／五人單位的天然採光。有關構件式單位設計的詳細資料，載於本章末的專題介紹。

環保設計 健康生活

房委會建造的樓宇均採用一系列環保設計和系統，以確保住戶一家大小的生活環境既環保又健康。本章末有關環保建築的專題報道，介紹過去數年我們推出的多項主要節能措施。

我們採用碳排放量估算方法，估算公共屋邨在整個預計生命周期內的總排碳量。自2011年起，在新公營房屋發展項目的規劃和設計階段，我們已就所有住宅大廈進行碳排放量估算。首先設定大廈和屋邨的排放基準（現時分別以新和諧一型第六款大廈和啟晴邨作為基準），然後評估所設計大廈和屋邨在整個生命周期的減碳效益。碳排放量估算涵蓋多個不同範疇，包括大型建造工程所用的材料、建築結構、公用屋宇裝備和拆卸工程，還有使用可再生能源和植樹。

截至2015年3月底，我們已通過143幢住宅大廈的碳排放量估算結果。以基準數字計算，這些住宅大廈在整個生命周期的排碳量估計可減少約796 000公噸，較基線數字少12%。

其他環保措施包括利用微氣候研究，提高新設計建築物的環保成效；同時採用「順應自然」的原則，掌握個別用地的特點，因地制宜，增加屋邨的自然通風和日照。新建住宅大廈在設計階段須進行ISO 50001能源估算，以評估大廈啟用後的公用能源消耗量。截至2015年3月底，新公營房屋發展項目的135幢住宅大廈已進行ISO 50001能源估算。

在研究採用較環保的建築材料方面，我們不遺餘力。舉例來說，從2013年起，我們在新建築合約的規格訂明採用礦渣微粉，現在更規定在建造預製混凝土外牆時加入礦渣微粉，以取代三成半的水泥成分。我們正研究在製作預製樓梯、預製垃圾槽、半預製樓板等其他預製混凝土元件時可否採用礦渣微粉。



綠茵處處的德朗邨。

建設可持續發展社區的另一重要環節是綠化環境。我們規定整體綠化覆蓋率佔發展項目用地總面積最少兩成；兩公頃以上的大型用地，則佔不少於三成；每15個公屋單位最少種植一棵樹。除此之外，

水泉澳和凹頭兩個項目引入綜合水敏性城市設計裝置，以減慢傾斜地塊的徑流速度，增加蓄水量，作為綠化環境的輔助設施。另在屯門第18區率先試用零灌溉種植系統；該系統無需以食水灌溉植物，而是通過毛細管作用，輸送地下儲水箱存放的雨水，為植物提供水分；又為彩園路項目設計一個預製組件系統，提高在平台植樹的效率，縮短建築時間。

環保建築認證

房委會致力締造優質和可持續發展的建築環境，確保所有新項目均達到香港綠色建築議會綠色建築環評計劃（即BEAM Plus）的「金」級別。至於個別選定項目，我們更取得最高的「鉑金」級別，成績驕人。除了BEAM Plus之外，我們更把部分項目提交中國綠色建築與節能（香港）委員會，進行中國綠色建築評價標識系統的評估。2014/15年度，我們在環保建築認證方面取得的成績載列於下表。

工程項目	計劃	評級
發展及建築處		
啟晴邨	綠建環評4/04版	最終鉑金級認證
啟晴商場	綠建環評4/04版	最終鉑金級認證
新蒲崗公共租住房屋發展項目	綠建環評新建建築1.2版	暫定鉑金級認證
安達臣道地盤A及地盤B第1和第2期公共租住房屋發展項目	綠建環評新建建築1.2版	暫定鉑金級認證
沙田第4D區碧田街居者有其屋計劃發展項目	綠建環評新建建築1.2版	暫定金級認證
沙田第4C區美滿里居者有其屋計劃發展項目	綠建環評新建建築1.2版	暫定金級認證
屯門第54區2號地盤第1和第2期公共租住房屋發展項目	綠建環評新建建築1.2版	暫定金級認證
沙咀道居者有其屋計劃發展項目	綠建環評新建建築1.2版	暫定金級認證
青康路青俊苑居者有其屋計劃發展項目	綠建環評新建建築1.2版	暫定金級認證
前凹頭政府職員宿舍公共租住房屋發展項目	中國綠色建築評價標識	三星級綠色建築設計標識
東涌第56區公共租住房屋發展項目	中國綠色建築評價標識	三星級綠色建築設計標識
新蒲崗公共租住房屋發展項目	中國綠色建築評價標識	三星級綠色建築設計標識
安達臣道地盤A及地盤B第1和第2期公共租住房屋發展項目	中國綠色建築評價標識	三星級綠色建築設計標識
柴灣工廠大廈改建為公共租住房屋	中國綠色建築評價標識	三星級綠色建築設計標識
屋邨管理處		
葵盛西邨	綠建環評既有建築1.2版	暫定鉑金級認證



房委會建築小組委員會、投標小組委員會及審計附屬小組委員會委員在2015年2月參觀獲頒綠建環評4/04版最終白金級認證的啟晴邨和啟晴商場。

關顧工人

《房委會地盤安全策略2014》是一套嚴格的安全規定，涵蓋所有新工程和維修保養工程工地，物業管理服務公司、潔淨服務承辦商和護衛服務承辦商必須按該規定行事。2014/15年度，我們達到每千名工人錄得不多於12宗意外的安全目標，新工程合約的意外率為每千名工人6.4宗，維修保養工程合約則為每千名工人2.2宗，遠低於本港每千名工人41.9宗的平均意外率。

我們持續提升規格要求，以確保多個範疇安全運作，包括臨時工程的監管；車輛載貨和運送物料的安全規定；塔式起重機（天秤）、固定和流動式起重機的安全使用；工地車輛和流動機械的安全操作；高空工作平台安全使用；以及使用梯子的安全規定。

為加強安全表現的監察機制，我們從兩方面改良突擊安全檢查計劃，一方面是承辦商在突擊安全檢查的表現，成為承辦商表現評分制中的得分，影響未來的投標機會。另一方面，承辦商在突擊安全檢查的表現，與安全、環保及衛生綜合支付計劃掛鉤，直接影響所支付的金額。通過常規的工地巡查，這些改良措施促使承辦商對施工安全作出更大承擔，投放更多資源。

我們在現有屋邨進行的工作，同以安全為重。年內，我們建立了一個突擊安全巡查系統，並完成有關升降機現代化及保養工程表現評分制的研究，把評分制納入日後的升降機加建和升降機現代化工程標書評審制度內；在評審新合約的標書時，考慮承建商的往績。

為更有效快捷管理有關工地的資訊，我們研發工傷及閃失事故和職業病監測系統。這個網上資料管理系統，讓承建商更易於記錄意外和事故，更便於利用所產生的數據作分析用途。

認真管理品質 有效提供服務

為實現建屋為民的目標，實施有效的品質管理工作至為重要。我們一直採用歐洲品質管理基金會的卓越模式，務求在各個業務範疇做到精益求精，多年來更獲得多項品質管理認證。我們規定承建商必須取得ISO 9001、ISO 14001和OHSAS 18001認證。2014年1月起更規定建築（新工程）和打樁工程承建商必須具備ISO 50001能源管理體系的認證。下頁各表詳列我們已取得認證的標準和日常營運所沿用的管理計劃和標準。

在香港品質保證局社會責任指數的年度表現評估中，發展及建築處連續第三年獲得滿分5.0分。年內，屋邨管理處也參加了該計劃，經核證後也取得滿分5.0分，顯示我們在社會責任方面的工作已趨成熟。

認證標準

認證標準	範疇	認證年份
發展及建築處		
ISO 9001 : 品質管理	公營房屋建築工程的規劃、設計、項目管理和合約管理	1993
ISO 14001 : 環境管理	公營房屋建築工程的規劃、設計、項目管理、合約管理和工料測試	2009
ISO 50001 : 能源管理	公營房屋建築工程的規劃、設計、項目管理和合約管理	2012
OHSAS 18001 : 職業安全健康管理體系 (短期內發展為ISO 45001)	公營房屋建築工程的工料測試	2013
屋邨管理處		
ISO 9001 : 品質管理	公營房屋的定期維修和改善工程的規劃、設計、工程策劃和合約管理	1993
ISO 14001 : 環境管理	公共屋邨的定期維修和改善工程的規劃、設計、工程策劃和合約管理 公共屋邨的物業管理服務 (包括清潔、保安、園藝和辦公室管理)	2011
ISO 50001 : 能源管理	公共租住房屋住宅樓宇的設施管理和改善工程的規劃、設計、營運、工程策劃和合約管理	2013
OHSAS 18001 : 職業安全健康管理體系 (短期內發展為ISO 45001)	公營房屋的定期維修和改善工程的規劃、設計、工程策劃和合約管理	2014
獨立審查組		
ISO 9001 : 品質管理	公營房屋屋宇監管	2014
ISO 14001 : 環境管理	公營房屋屋宇監管	2014

其他品質管理計劃和標準

計劃 / 標準	範疇	採用年份	備註
發展及建築處			
ISO 26000 : 社會責任	公營房屋建築工程的規劃、設計、項目管理和合約管理	2010	已採用香港品質保證局社會責任指數作為評分指標。自2012年起已連續三年取得滿分5.0分。
ISO 31000 : 風險管理	公營房屋建築工程的規劃、設計、項目管理和合約管理	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	公營房屋建築工程的規劃、設計、項目管理和合約管理	2010	已納入發展及建築處其他管理體系內。
屋邨管理處			
ISO 19011 : 稽核管理體系	公營房屋的定期維修和改善工程的規劃、設計、工程策劃和合約管理的內部稽核	2012	已納入品質管理體系內。2013年獲香港品質保證局加簽核實聲明。
ISO 26000 : 社會責任	公營房屋的定期維修和改善工程的規劃、設計、工程策劃和合約管理	2012	已納入品質管理體系內。已採用香港品質保證局社會責任指數作為評分指標。2014年獲得滿分5.0分。
ISO 31000 : 風險管理	公營房屋的定期維修和改善工程的規劃、設計、工程策劃和合約管理	2012	已納入品質管理體系內。2013年獲香港品質保證局加簽核實聲明。
香港品質保證局樓宇可持續發展指數計劃	十個涵蓋主要樓宇設計類型的公共屋邨內住宅大廈在環境、社會和經濟範疇的可持續發展績效表現	2012	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。

質素控制

產品認證計劃是房委會控制上游品質的其中一個方法。認證計劃現適用於十種建築材料，包括防火木門、防火板間牆、袋裝水泥、瓷磚黏合劑、瓷磚、修葺砂漿、鋁窗、uPVC排水管道和配件、連體座廁設備，以及鋼筋網。下一階段列入產品認證計劃的建築材料是丙烯酸多層噴漆及發光二極管凸面照明器。

監管樓宇 保證質素

運輸及房屋局常任秘書長（房屋）辦公室轄下的獨立審查組擔任第三者監察角色，負責審批就房委會新發展項目提交的所有建築和結構圖則，以及處理房委會轄下現有樓宇為改建和加建所提交的申請；監管安排與屋宇署的做法一致。

獨立審查組於2014年5月獲得ISO 9001及ISO 14001認證。同年12月，獨立審查組研發的房屋署圖則查閱網(HeBROS)正式推出，為公眾人士提供網上查閱和複印房委會樓宇圖則的服務。同時，獨立審查組正研發「公營房屋入則易」系統(HePlan)，房委會的新發展項目與現有樓宇的改建和加建工程，便可以電子方式遞交圖則和文件予獨立審查組，而不須以紙張入則。這系統把獨立審查組日常工作的流程和審批程序電子化，2015年底前開始試用。

升降機巡查小組推行稽核巡查制度，以提高房委會轄下升降機及自動梯的安全水平，減低意外風險。



獨立審查組轄下的地盤監察小組正在進行混凝土強度測試。

善用資訊科技 建築設計及工程事半功倍

為提升建築設計及工程的品質和成效，我們善用多項重要的資訊科技資源，主要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。我們將繼續研發新系統，以提高運作效率。

我們正開發一套發展及建築工地流動系統，以簡化房委會建築工地的安全、品質和生產力管理工作。採用這系統後，工地人員可使用流動電話，收集視察數據或記錄，並傳送到中央伺服器。系統的試行階段已於年內完成，我們現正着手展開第一階段的工作，包括開發用於屋宇裝備工程視察和安全提示的應用程式，以及改良在試行階段用於建築工程視察的應用程式。工地人員透過預先裝置的無線射頻識別標籤，輕易掌握單位編號、機器、機械設備、預製組件等多項資料，有助簡化日常視察工序，提升生產力。

在新屋邨的規劃、設計和建造方面，我們不斷擴展建築信息模擬技術的應用範圍，並採用創新的新應用系統，結合建築信息模擬技術和地理信息系統。新開發簡稱為CAR的工作模式便是年內的新猷；這個工作模式同時使用Civil 3D、ArcGIS和Revit (CAR)三項技術，有助加強可行性研究和方案設計的工作，簡化工序，並提供全方位的協作平台，促進公營房屋發展建議的可行性研究，以及方案設計階段的設計、檢討和評估工作。這個工作模式有助我們收集和整合各方面的準確數據，製作建議發展用地和樓宇布局的三維數碼模型；這類綜合模型不但提升各項分析和評估的效率，還可避免因傳統二維方法存有盲點而出現設計細節不協調的情況。CAR工作模式也改良工地平整工程的可持續設計，例如減省側重紙張文件的傳統程序，工地平整工程可採用均衡的挖填設計，減少一些無成效的設計和建造工程。

房委會現時在屋邨設計和規劃上使用的無人駕駛飛行系統（無人機系統，俗稱「航拍機」），是另一項極為可取的新技術。我們於2012年進行試驗研究，以無人機系統測量具潛力的房屋用地，並於2014年規劃皇后山公營房屋發展項目時試用有關技術。無人機系統從高空拍攝，提供高解像度的地形數碼影像，為具潛力的項目用地製作非常精確的數碼影像地圖，大大加快發展用地的可行性研究。此外，多個工務小組均認為數碼地圖是有效工具，把所設計的樓宇建成後在地面的狀況活現眼前，規劃人員不僅可「目睹」發展項目融合周遭環境的模樣，還可利用這些影像製作像真度極高的空中飛越影片，對建議發展項目的公眾諮詢工作大有幫助。

■ 使用無人機系統從高空拍攝的皇后山工地高解像度地形數碼影像。



■ 利用建築信息模擬技術及高解像度地形數碼影像，顯示擬建的皇后山發展項目及其周邊環境。

群策群力 推陳出新

我們一直與業界持份者緊密合作，借助內部和外間的多方面專業技術，鼓勵創新。以綜合採購法為例，採用三軌投標制度，投標者須就價格、技術和創新三方面提交建議，鼓勵持份者互相合作，提出創新的設計和建築概念，尤其適用於複雜的大型房屋發展項目。綜合採購法把投標程序轉化為學習過程，讓投標者共同探索嶄新概念和方案。

德朗邨（啟德地盤1B）是首個採用綜合採購法和三軌投標制度的發展項目，成效有目共睹。投標者按照綜合採購法的規定，提交多個創新的環保建議，包括中央花園的設計概念、改善地面行人通道風環境的建議，以及提高綠化比率。德朗邨於2013/14年度落成，住戶意見調查結果顯示他們的滿意度極高。就整體屋邨而言，97.3%受訪住戶給予最高的兩個滿意級別；98%受訪住戶表示滿意綠化充足度；99%居民表示夏季不曾因外部地方通風情況而感到不適。我們就首個採用綜合採購法的項目檢討採購模式，研製改良版本，在第二個綜合採購項目（即安達臣道地盤A和地盤B第1和第2期）採用。該項目正在施工，預期2016/17年度落成，工程包括重塑舊石礦場的空中輪廓線。

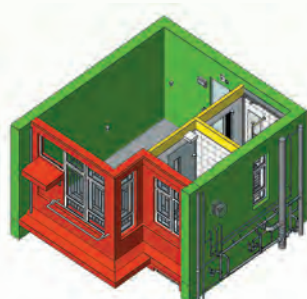
構件式單位設計：以人為本 締造更佳生活

我們設計單位時，首要考慮成本效益、健康、安全和環保等因素。儘管如此，我們基本上採用「以人為本」的主要設計方針，單位設計的大前提是為住戶提供安居之所，以便他們因應本身的需要和情況，善用空間，靈活布置。2008年我們秉持「實而不華」的原則，引入標準構件式單位設計。其後採納新落成公共租住屋邨住戶意見調查、完工後檢討所得的意見，以及屋邨管理諮詢委員會會議提出的建議，不斷擴展和改良構件式單位系列。2012年落成的牛頭角下邨是首個採用構件式單位設計的公共屋邨。

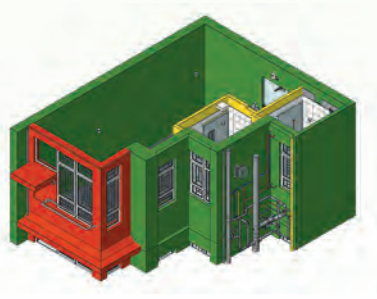
現時，構件式單位系列共有四款設計，人均室內樓面面積為七平方米，符合房委員的政策。各款設計如下：

我們根據居民的意見，訂出單位內居室和廚廁（廚房和浴室）兩個部分所佔面積的合適比例。就一人／二人單位和二人／三人單位而言，廚廁部分佔單位面積不應多於35%，三人／四人單位和四人／五人單位則不應多於25%。所有住宅單位一律採用通用設計概念，換言之，單位基本設施齊備，例如單位大門闊度可供輪椅進出，並附有鐵閘，另設窗花、可調校高度的灶台連洗滌盆、洗手盆、嵌入式淋浴間及晾曬設施，方便不同身體狀況的人士使用。

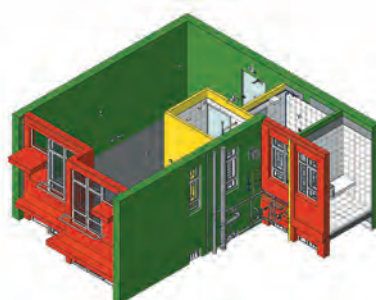
構件式單位設計優化單位布局和尺寸，例如單位之間外牆凹入天井位的闊度與深度兩者比例不少於1:3，以減少空氣積聚不散，確保居住環境舒適健康。



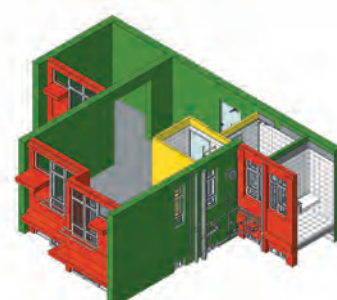
■ 一人／二人單位
(室內樓面面積：14.1至14.5平方米)



■ 二人／三人單位
(室內樓面面積：21.4至22.0平方米)



■ 三人／四人單位
(室內樓面面積：30.2至31.0平方米)



■ 四人／五人單位
(室內樓面面積：35.0至36.1平方米)



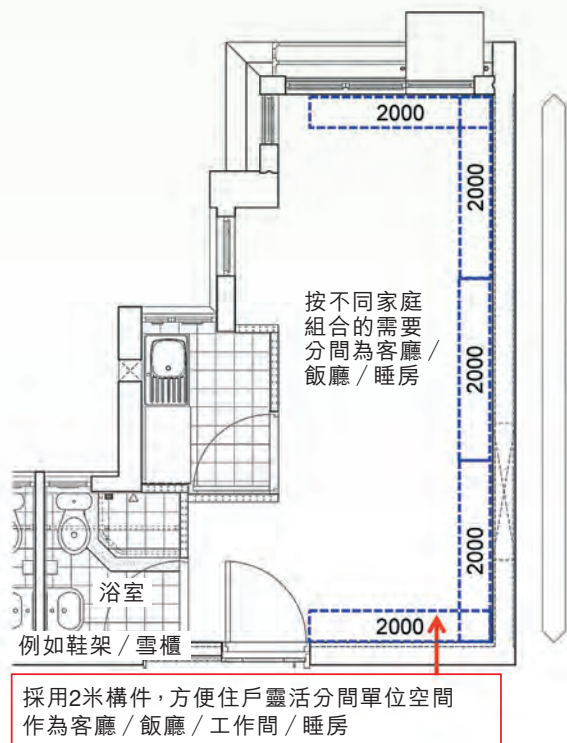


灶台可調校不同高度，切合住戶所需。
下方照片顯示入伙後廚房的擺設。

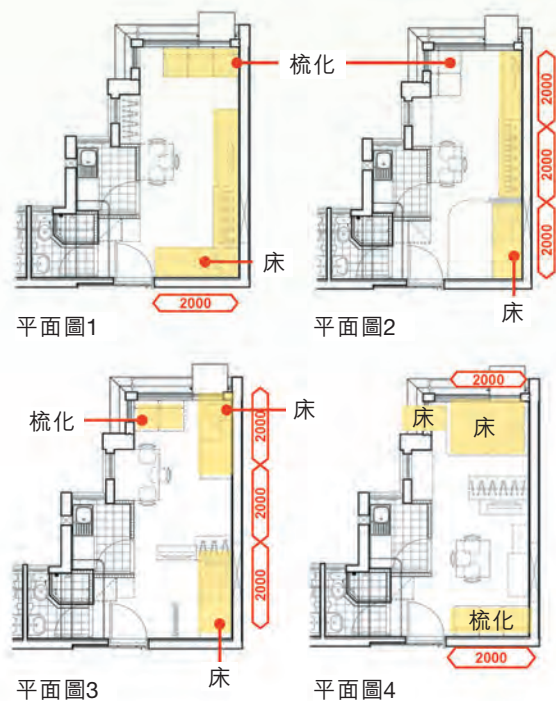


此外，構件式單位設計讓住戶在間隔室內空間和擺放家具時有較大彈性。以二人／三人、三人／四人或四人／五人單位為例，六米的牆壁可分間成三個部分，作為客飯廳／工作間／睡房。同時，單位大門和浴室門的位置讓居民可盡量利用室內空間。

採光方面，我們盡量擴大單位居室部分外牆的窗戶，有利天然採光和自然通風。同時利用微氣候研究的結果，得出最佳的環境設計方案，既增加空氣流動、自然通風和日照，又達到遮陽效果。目前，窗戶和露台均採用創新的隔音設計，不單減少噪音，而且自然通風良好。



註：某些項目或基於地盤限制而未能採用2米構件。



二人／三人單位的不同家具擺放方法。

屋宇裝備系統：節能又環保

房委會推動可持續發展的生活方式，把可持續發展和環保概念融入建築和社區生活，放眼未來，為下一代建設環保居所。下文概述房委會在多個主要範疇採取節能措施，並使用可再生能源。

改善照明系統

房委會轄下住宅大廈公用地方的設施中，照明系統的耗電量最高。我們根據按需要調節照明光度的原則，研發出「兩級光度照明控制系統」，在設計各個新公營房屋發展項目時，應用於大廈升降機大堂、走廊和樓梯，使照明系統的耗電量可平均減少三成多。

我們在啟晴邨一幢住宅大廈試用LED（發光二極管）凸面照明器，結果顯示耗電量較傳統照明器減少四成，效果理想。只要經認證的優質LED凸面照明器貨源充足，我們計劃引入新公營房屋發展項目，作為住宅大廈升降機大堂、走廊及樓梯的標準照明裝置。



兩級光度照明控制系統 —（左）全照明，（右）部分照明。



無齒輪升降機。

優化升降機系統

住宅大廈的設施中，耗電量排次位的是升降機系統。我們在大型升降機電動機使用升降機再生動力，又採用無齒輪升降機驅動系統，大大節省能源。啟晴邨試用升降機電力再生驅動裝置，結果顯示再生能源量一般可達升降機耗電量的兩、三成。而無齒輪升降機驅動系統加上變壓變頻式升降機電力系統，耗電量較傳統齒輪帶動的升降機驅動系統減少一成多。

使用可再生能源

近年，我們努力研究利用太陽能發電，在新建公共屋邨住宅大廈安裝連接電網的光伏發電系統，以期為住宅大廈提供最少1.5%的公用電量。當然，我們須確定大廈擁有無遮蔽的地方，並考慮會否對鄰近大廈造成眩光問題。啟晴邨的光伏發電系統啟用多時，研究結果顯示，該系統錄得的每千瓦峯值功率發電量，平均每年約1 090度，較估計發電量多逾半成。我們還試用其他類型的商用太陽能光伏板，例如多晶硅、非晶硅及CIGS（銅銦鎵硒化物）薄膜太陽能光伏板，以尋求適合香港使用的高效能系統。

服務對象 稱心滿足

要建設可持續發展的社區，房委會的建屋項目必須完全切合居民所需，讓他們稱心滿意。正因如此，在設計、施工，以至管理的整個過程中收集服務對象的意見，了解他們的滿意程度，是不可或缺的一環。這些意見有助我們精益求精，為下一代締造更好的生活。

我們自2004年起在所有新落成的公共屋邨進行住戶意見調查，所得資料納入房委會的意見和知識管理綜合系統。在屋邨落成約14個月後，獨立的服務供應商進行住戶意見調查，主要為評估居民對屋邨設計和設施的滿意程度，並根據調查結果，了解居民對我們有意探討的各個可行設計方案的意見。住戶意見調查至今進行了11年，共收集了76個已落成公共屋邨逾17萬個單位住戶的意見。調查主要涉及三個範疇，包括單位設計、住宅大廈設計和屋邨設計（外部地方）；每個範疇再細分為建築質素、環保設施和社區設施等。

近年的住戶意見調查結果令人鼓舞，足證我們的工作得到居民認同。以最近的調查為例，90%受訪住戶滿意單位的室內設備，近95%受訪住戶對大廈的設計和規劃，以至屋邨外部地方的環境布局均感滿意。住戶提出的口頭意見，正好印證上述調查結果：以下收錄部分居民對單位的意見：

房間寬敞，
而且陽光充足

喜歡窗外
景觀開揚

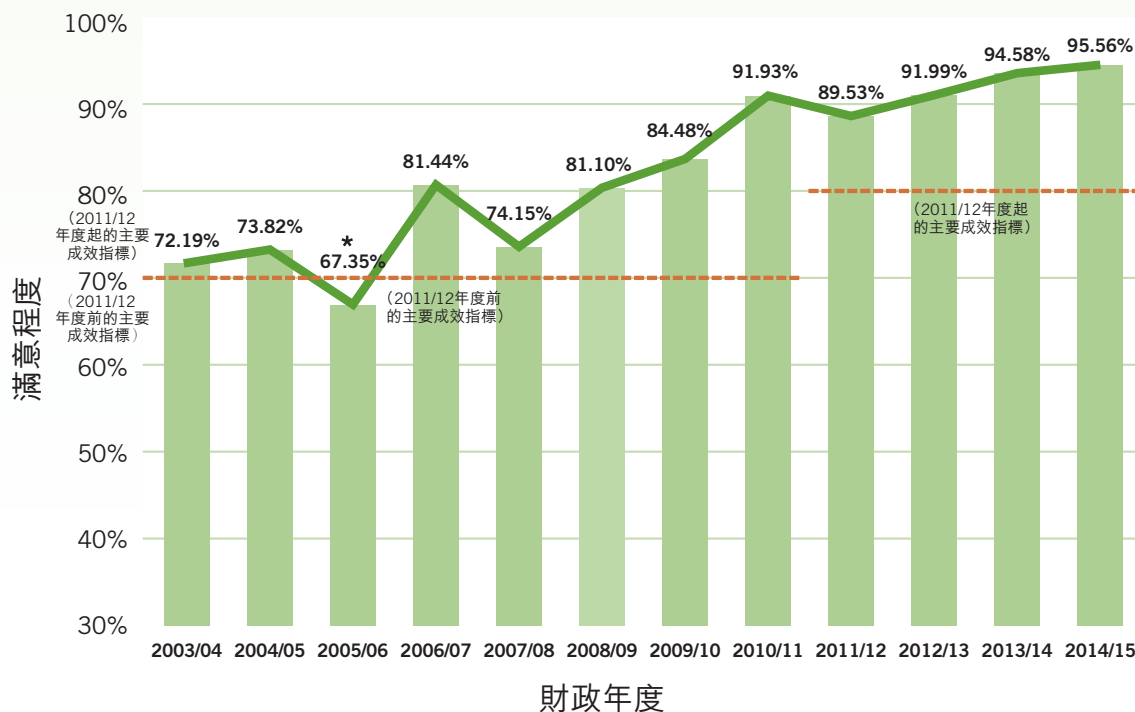
單位間隔
非常實用，
甚至較一些
私人屋苑優勝

對新居
十分滿意

我們根據調查結果，計算整個財政年度顧客滿意指數的百分率，以便對比預定的主要成效指標，衡量我們在滿足住戶所需方面的工作表現。結果顯示，住戶對我們的表現「非常滿意」。主要成效指標初期設定為70%，及後察覺這個指標偏低，遂於2011/12年度把指標提高至80%。然而，2014/15年度的調查涵蓋八個公共屋邨共20 898個單位，結果顯示住戶的滿意率平均高達95.56%！

顧客滿意指數和調查結果對我們掌握住戶的需要、期望和生活方式，至關重要。我們在制訂設計政策，以及改善設計綱要範本和設計指南時，尤其重視住戶對單位、大廈、屋邨外部地方的設計和設施等方面的意見。

2003/04至2014/15年度
根據住戶意見調查結果
計算得出的顧客滿意指數



* 註：我們曾進行焦點小組研究，探討顧客滿意程度下降的原因。結果顯示，除公屋的實際設計和設施外，當時的環境、社會及經濟情況等外在因素也大大影響住戶的意見和觀感，因而影響他們的滿意程度。



■ Part of Hung Fuk Estate was completed during the year.

To build for the community effectively, the needs of individuals, families, and the community as a whole must all be taken into account. The Hong Kong Housing Authority (HA) has adopted a people-centred approach to building for the community, which involves us in careful study and consultation with the people we are tasked to serve.

In 2014/15, we completed construction of around 9 900 PRH flats, in a total of six projects: Shui Chuen O Estate Phase 1 (Ching Chuen House, Long Chuen House, Yan Chuen House, Hei Chuen House and Lok Chuen House), Shui Chuen O Estate Phase 2 (Shing Chuen House and Ho Chuen House), Cheung Lung Wai Estate (Ching Cheung House and King Cheung House), Hung Fuk Estate Phase 1 (Hung Yan House and Hung Hei House), Hung Fuk Estate Phase 3 (Hung Yat House, Hung Yuet House, Hung Cheong House and Hung Shing House), and Mei Tung Estate (Mei Tak House). We also completed 4 800 square metres of retail facilities, and 300 parking spaces for private and commercial vehicles.

Listening to tenants

We hold community engagement workshops during the early stages of planning and design of our projects, at which we listen closely to views from the community and incorporate them where possible. We also conduct surveys of residents in newly completed estates; these are analysed and considered in our Post Completion Review Workshops. All this tenant feedback is taken into account when we come to design new estates, with our customers' expressed preferences being given weighting alongside other criteria such as safety and comfort, sustainability and environmental friendliness, and efficiency and cost-effectiveness.

We also use tenant feedback to regularly refine our Model Client Brief and Modular Flat Design. One such refinement made to our Modular Flat Design during the year was the addition of a window under the air-conditioning hood, a change that will improve the natural lighting in 2P/3P (2-person / 3-person), 3P/4P and 4P/5P flats. More details about our Modular Flat Design are given in the Feature Story at the end of this chapter.



Members of the HA's Building Committee visited Shui Chuen O Estate in August 2014. Part of the estate was completed during the year.

Designing for green and healthy living

With the aim of ensuring our young and old residents benefit from a green and healthy living environment, we implement a range of green design and systems in our buildings. Many of the key energy-saving initiatives we have introduced over the past few years are recounted in the feature story on Green Building at the end of this chapter.

Carbon Emission Estimation (CEE) is a tool for estimating the total carbon emissions from public housing estates over their entire expected life. We have been applying CEE at the planning and design stage for all domestic blocks in new public housing developments since 2011. By setting benchmarks for block and estate emissions (currently against New Harmony 1 Option 6 block and Kai Ching Estate respectively), we are able to gauge how effectively the blocks and estates we design are minimising carbon emissions throughout their life cycle. CEE covers a wide range of materials and activities. It includes materials used for major construction activities, building structures, communal building services installations and demolition on the one hand, and the use of renewable energy and tree planting on the other.

At the end of March 2015, we had endorsed CEE of 143 domestic blocks, and estimated that compared with the benchmark figures, they would achieve a reduction in carbon emission of around 796 000 tonnes for their whole life cycle, or a 12% reduction as against the baseline figure.

Other green initiatives include our use of micro-climate studies to help optimise the environmental performance of newly designed buildings. We also adopt the principle of “passive design”, by which we harness the unique characteristics of individual sites to optimise natural ventilation and daylight in our estates. Each of our new domestic blocks is also subject to ISO 50001 energy estimation at the design stage. This enables us to gauge the communal energy consumption associated with the building once it is in operation. Up to the end of March 2015, ISO 50001 energy estimation had been applied to 135 domestic blocks in new public housing developments.

We are continually looking for means of making our construction materials more environmentally friendly. Since 2013, for instance, we have incorporated the use of Ground Granular Blast Furnace Slag (GGBS) into our specifications for new building contracts, and now require that GGBS should replace 35% of the cement in concrete for the construction of pre-cast concrete façades. We are also studying the possibility of using GGBS in other precast concrete elements, such as precast staircases, precast refuse chutes and semi-precast slabs.

Greening is another key area in building sustainable communities. We require overall greening coverage of at least 20% of the total site area and at least 30% for sites of over two hectares, and plant at least one tree for every 15 flats built. This has been supplemented by the introduction of integrated water sensitive urban design features that slow down run-off and enhance the water retention capacity of sloping sites, introduced at our Shui Chuen O and Au Tau projects. The HA has also pioneered the application of the Zero Irrigation Planting System in Tuen Mun Area 18. This pilot system irrigates plants without using potable water. Instead, it makes use of capillary action to deliver storm water stored in underground water retention cells to the plants. In the Choi Yuen Road project, a prefabricated modular system is being developed to enable efficient tree planting on the podium and reduce the construction time.

Green Building Recognition

The HA is committed to creating and maintaining a sustainable and high-quality built environment. We ensure that all new HA projects are capable of achieving a “Gold” rating under the Hong Kong Green Building Council’s green building assessment scheme, namely the Building Environmental Assessment Method Plus (BEAM Plus), while selected projects are capable of even achieving the highest “Platinum” rating. Apart from BEAM Plus, we also submit some projects for assessment under the China Green Building (Hong Kong) Council’s Design Labelling system (CGBL). The accompanying table summarises our green building certification results for 2014/15.



■ Members of the HA's Building Committee, Tender Committee and Audit Sub-committee visited Kai Ching Estate and Kai Ching Commercial Centre in February 2015. The estate and the commercial centre achieved a Platinum Rating in the BEAM Version 4/04 Final Assessment.

Project	Scheme	Rating
Development & Construction Division		
Kai Ching Estate	BEAM Version 4/04	Platinum Rating, Final Assessment
Kai Ching Commercial Centre	BEAM Version 4/04	Platinum Rating, Final Assessment
PRH Development in San Po Kong	BEAM Plus Version 1.2 for New Buildings	Platinum Rating, Provisional Assessment
PRH Development at Anderson Road Site A and Site B Phases 1 and 2	BEAM Plus Version 1.2 for New Buildings	Platinum Rating, Provisional Assessment
HOS Development at Pik Tin Street, Sha Tin Area 4D	BEAM Plus Version 1.2 for New Buildings	Gold Rating, Provisional Assessment
HOS Development at Mei Mun Lane, Sha Tin Area 4C	BEAM Plus Version 1.2 for New Buildings	Gold Rating, Provisional Assessment
PRH Development at Tuen Mun Area 54, Site 2, Phase 1 & 2	BEAM Plus Version 1.2 for New Buildings	Gold Rating, Provisional Assessment
HOS Development at Sha Tsui Road	BEAM Plus Version 1.2 for New Buildings	Gold Rating, Provisional Assessment
HOS Development at Ching Hong Road Ching Chun Court	BEAM Plus Version 1.2 for New Buildings	Gold Rating, Provisional Assessment
PRH Development at Ex-Au Tau Departmental Quarters	CGBL	Three-star Rating
PRH Development at Tung Chung Area 56	CGBL	Three-star Rating
PRH Development at San Po Kong	CGBL	Three-star Rating
PRH Development at Anderson Road Sites A and B Phases 1 & 2	CGBL	Three-star Rating
Conversion of Chai Wan Factory Estate to PRH	CGBL	Three-star Rating
Estate Management Division		
Kwai Shing West Estate	BEAM Plus Version 1.2 for Existing Buildings	Platinum Rating, Provisional Assessment

Caring for workers

The HA's Site Safety Strategy 2014 is a set of stringent safety requirements that we implement at all our new works sites and maintenance works sites. We also require our property service agents, cleansing services contractors and security contractors to operate according to it. Our safety goal of no more than 12 accidents per 1 000 workers was achieved in 2014/15, with accident rates of 6.4 per 1 000 workers for new works contracts and 2.2 per 1 000 workers for maintenance works contracts. This is well below Hong Kong's average industry accident rate of 41.9 per 1 000 workers.

We continued our ongoing process of enhancing specification requirements to assure safety in various areas. Enhancements were made to specification requirements relating to the control of temporary works, the safe loading of vehicles and transport of materials, the safe use of tower cranes, static and mobile cranes, the safe operation of site vehicles and mobile plant, the safe use of platforms for working at height and the restrictions on the use of ladders.

We have refined the operation of the Surprise Safety Inspection Programme (SSIP) in new works contracts in two ways. Firstly, the performance of contractors as observed during surprise inspections now contributes to their scores under the Performance Assessment Scoring System (PASS), which affects the contractors' future tendering opportunities. Secondly, contractors' performance as observed during surprise inspections is now one of the criteria used in assessing the payment amount under the Integrated Pay for Safety, Environment and Hygiene Scheme. These refinements have served to strengthen the safety commitment of contractors and the resources they are putting in to safety, simply through day-to-day routine site inspections.

Our work in existing estates is also totally safety-oriented. This year we established a surprise safety inspection system. We also completed a study on making our Lift PASS and Maintenance Assessment Scoring System (MASS) scores as one of the assessment criteria in future tenders for lift addition works and lift modernisation works, a move which would see contractors' past performance affecting their chances to win new contracts.

To manage information relating to site safety more efficiently and effectively, we have begun to develop the Housing Authority Occupational Injury and Disease Surveillance System. This is a web-based information management system that facilitates easy recording of accidents and incidents by contractors, and also enables statistics to be conveniently generated for analysis.

Managing for effective delivery of services

Effective quality management is another important part of our building for the community. We have been adopting the European Foundation for Quality Management (EFQM) Excellence Model to help us make continuous improvements across our operations while achieving a number of quality management certifications over the years. Our contractors must be ISO 9001, ISO 14001 and OHSAS 18001 certified and, from January 2014 we have also required our building (new works) contractors and piling contractors to have a certified ISO 50001 energy management system. The standards to which we are certified and the management systems we adopt in our operations are shown in the tables overleaf:

Certified Standards

Certified Standard	Scope	Certified since
Development & Construction Division		
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 (to be developed as ISO 45001 in the near future)	Materials testing for the construction of public housing	2013
Estate Management Division		
ISO 9001: Quality Management	Planning, design, project management and contract administration for the planned maintenance and improvement of public housing	1993
ISO 14001: Environmental Management	Planning, design, project management and contract administration for the planned maintenance and improvement in 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 public rental housing domestic blocks	2013
OHSAS 18001: Occupational Health and Safety Management System (to be developed as ISO 45001 in the near future)	Planning, design, project management and contract administration for the planned maintenance and improvement of public housing	2014
Independent Checking Unit		
ISO 9001: Quality Management	Building Control for Public Housing	2014
ISO 14001: Environmental Management	Building Control for Public Housing	2014

Other Quality Schemes and Standards

Scheme / Standard	Scope	Adopted since	Remarks
Development & Construction Division (DCD)			
ISO 26000: Social Responsibility	Planning, design, project management and contract administration for the construction of public housing.	2010	A non-certifiable standard, but measured through HKQAA CSR Advocate Index. For the third 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.

Scheme / Standard	Scope	Adopted since	Remarks
Development & Construction Division			
European Foundation for Quality Management Excellence Model	Planning, design, project management and contract administration for the construction of public housing.	2010	Integrated with other management systems in DCD.
Estate Management Division (EMD)			
ISO 19011: Auditing Management System	Internal audit for planning, design, project management and contract administration for the planned maintenance and improvement of public housing.	2012	Incorporated in Quality Management System. 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 planned maintenance and improvement of public housing.	2012	Incorporated in Quality Management System. A non-certifiable standard, but measured through HKQAA CSR Advocate Index. EMD achieved the full score of 5.0 in 2014.
ISO 31000: Risk Management	Planning, design, project management and contract administration for the planned maintenance and improvement of public housing.	2012	Incorporated in Quality Management System. A non-certifiable standard, but verified through HKQAA with Verification Statement obtained in 2013.
HKQAA Sustainable Building Index (SBI) Scheme	Sustainability performance on environmental, social and economic aspects of domestic blocks in 10 estates with major block types.	2012	A non-certifiable standard, but verified through HKQAA SBI Scheme. HA became the first organisation obtained the HKQAA SBI Verified Mark in 2012.



For the third consecutive year, the HA's Development & Construction Division achieved the full score of 5.00 in the HKQAA CSR Advocate Index annual performance assessment. This year, the Estate Management Division also enrolled for verification under this index and achieved a full score of 5.0. These results show the maturity of our social responsibility practices.

■ This year, the Estate Management Division achieved a full score of 5.0 in the HKQAA CSR Advocate Index performance assessment.

Quality control

Product certification is one of the methods now used by the HA to implement upstream quality control. It is currently applied to ten building products – fire resistant timber doors, panel wall partitions, packed cement for architectural use, tile adhesives, ceramic tiles, repair mortars, aluminium windows, uPVC drainage pipes and fittings, close-coupled water closet suites, and mesh reinforcement. Multi-layer acrylic paint is the next building material targeted for product certification, along with LED bulkheads.

Quality through building control

The Independent Checking Unit (ICU) under Office of the Permanent Secretary for Transport and Housing (Housing) provides third-party checking of the building and structural plans submitted for HA's new development projects, as well as processes submissions for alterations and additions in the HA's existing buildings, in a process that parallels the Buildings Department's practices.

ICU obtained ISO 9001 and ISO 14001 certification in May 2014. In December 2014, the Housing Electronic Building Records Online System (HeBROS), which was developed by ICU, was launched to provide on-line inspection and copying services for HA's building records to the public. Meanwhile, the Housing Electronic Plan Submission System (HePlan) is currently being developed by ICU. This IT system will enable the HA to make submissions of HA's new development projects, as well as alterations and additions projects to ICU electronically without the need for hardcopy submission. The system also provides workflow functions for ICU officers to process submissions and manage records electronically. Trial use of HePlan would commence by the end of 2015.

The Lift Inspection Focus Team (LIFT) implements an audit inspection system to enhance safety and reduce the risk of accidents in lifts and escalators managed by the HA.

Harnessing IT for efficient building design and construction

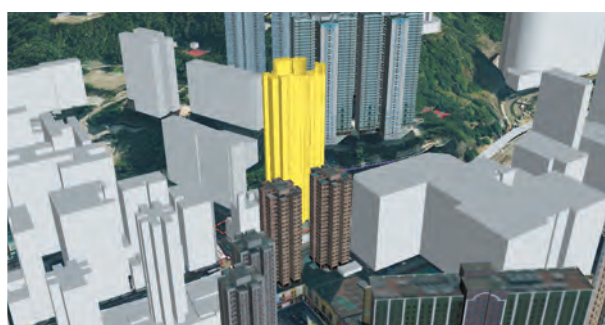
We use a number of important IT resources to enhance the quality and effectiveness of our design and construction activities. The key ones are Building Information Modelling (BIM), the Geographic Information System (GIS), the Housing Construction Management Enterprise System (HOMES) and Radio Frequency Identification (RFID). We are constantly looking to develop new systems that will enhance our operational efficiency.

We are currently developing the Development and Construction Site Mobile System (DCSMS), a system that will streamline the management of safety, quality and productivity at our building sites. DCSMS enables site staff to capture inspection data or records and send them to a centralised server via mobile phones. We completed the Pilot Phase of DCSMS during the year and are now proceeding to implement Phase 1, in which we will develop apps for building services works inspection and safety alerts, as well as enhance the apps developed in the Pilot Phase for building works inspection. With the pre-installation of RFID tags, site staff can easily identify flat numbers, machinery, plant, precast components and more, helping streamline their daily inspection work and boosting productivity.

We have been constantly extending the use of BIM in the planning, design and construction of new estates. We have also adopted new, innovative applications that integrate BIM and GIS. Notably this year, we developed the integrated approach of using Civil 3D, ArcGIS and Revit (the CAR Approach) to enhance and streamline our feasibility studies and scheme design work. The CAR approach provides a collaborative and holistic platform that enables us to design, review and evaluate public housing development proposals easily at the feasibility and scheme design stages.

For example, it enables us to build a 3D digital model of the proposed site development platform and the layout of the building blocks by integrating accurate data from various sources. With this integrated 3D digital model, various types of analysis and assessment can be performed with greater efficiency, helping eliminate mismatches of design details overlooked in the conventional 2D approach. This integrated approach also enhances sustainable design for site formation works in a number of ways. For instance, it streamlines traditional paper-based procedures, and enables balanced cut-and-fill in site formation works, reducing abortive design and construction works.

Another highly promising piece of new technology now being used by the HA in estate design and planning is our Unmanned Aerial System (UAS), popularly known as a “drone”. We conducted a pilot study on using UAS in the surveying process for potential housing sites in 2012, and in 2014 the technique was trialled for the planning of a public housing development in Queen’s Hill. UAS captures high-resolution digital images of terrain from above, which can be used to create an extremely precise digital photo map of a potential project site. Such digital maps greatly speed up our site feasibility studies. Furthermore, our project teams have reported that the digital maps are excellent tools for visualising the appearance of designed building blocks within the terrain. Not only do these visualisations enable planners to “see” what the development will look like when set in the landscape, but they can also be used to create highly realistic fly-through animations of the proposed development, a very effective tool during the public consultation process.



Innovating solutions collaboratively

We collaborate closely with industry stakeholders and draw on a wide range of internal and external expertise to encourage innovative solutions. One example is our use of the Integrated Procurement Approach (IPA), based on a three-envelope tendering system comprising price, technical and innovation submissions. IPA encourages stakeholders to collaborate to deliver innovative design and construction concepts, and is particularly suitable for complex and large-scale housing projects. It turns the tendering process into a learning process, in which tenderers can collaboratively explore new ideas and new options.

IPA and the “three-envelope” tendering system were first successfully implemented in Tak Long Estate (Kai Tak Site 1B). Under IPA, the tenderers submitted a number of innovative green proposals, including the central garden design concept, the improved pedestrian wind environment, and the high greening ratio. The estate was completed in 2013/14 and the survey of residents’ showed a very high customer satisfaction level. A total of 97.3% of households selected the top two satisfaction levels for the Estate as a whole; 98% expressed satisfaction with the adequacy of greenness; and 99% of the residents stated they had never experienced discomfort due to wind in the external areas in summer. Following a review of the procurement method used in this first IPA project, we developed an enhanced version and implemented it for our second IPA project, Anderson Road Site A and Site B Phases 1 & 2. This project is currently under construction, with an expected completion date of 2016/17, and involves reshaping the old quarry skyline.

■ BIM and GIS were used in combination for the feasibility studies and scheme design work relating to the Subsidised Sale Flats Development at Texaco Road.

Modular Flat Design: A People-centred Approach for Better Living

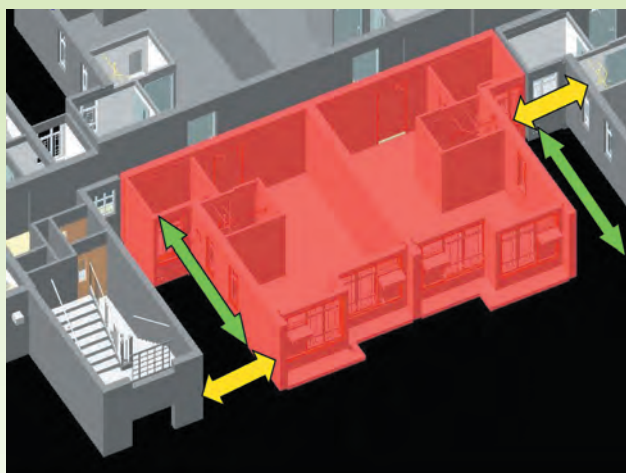
When we design flats, issues such as cost-effectiveness, health and safety, and environmental friendliness are all priorities. Fundamentally, though, our key design approach is “people-centred”, meaning that our priority is to develop designs that are highly liveable, and that enable residents to adapt their flats easily to their own personal needs and uses. In 2008, we introduced a standard Modular Flat Design (MFD) that was based on the twin goals of being “functional and cost-effective”. Since then, we have been constantly expanding and refining our range of Modular Flats by incorporating feedback from Residents Surveys and Post-completion Reviews on newly completed PRH estates, as well as views reflected at Estate Management Advisory Committee meetings. The first PRH estate to adopt MFD was Lower Ngau Tau Kok Estate, which was completed in 2012.



Under universal design for MFD, the sinktop inside the kitchen of a modular flat can be placed at a convenient height for wheelchair users.

Today, our library of Modular Flats includes a range of four flat types, all with internal floor areas based on the HA's policy of allocating 7m² of floor space per person. We consider these flats as having living areas and “service areas” (kitchen and bathroom). The optimum ratio of these two parts, developed based on residents' feedback, is one where the service areas take up no more than 35% of 1-person / 2-person (1P/2P) and 2P/3P flats, or 25% of 3P/4P and 4P/5P flats. All our domestic flats adopt the universal design concept throughout, meaning they are all self-contained and include basic provisions such as a flat entrance with a gateset wide enough for wheelchairs, window grilles, a sink and cooking bench of adjustable height, a wash basin, a sunken shower and a laundry facility. They are thus able to serve the needs of tenants of any physical condition.

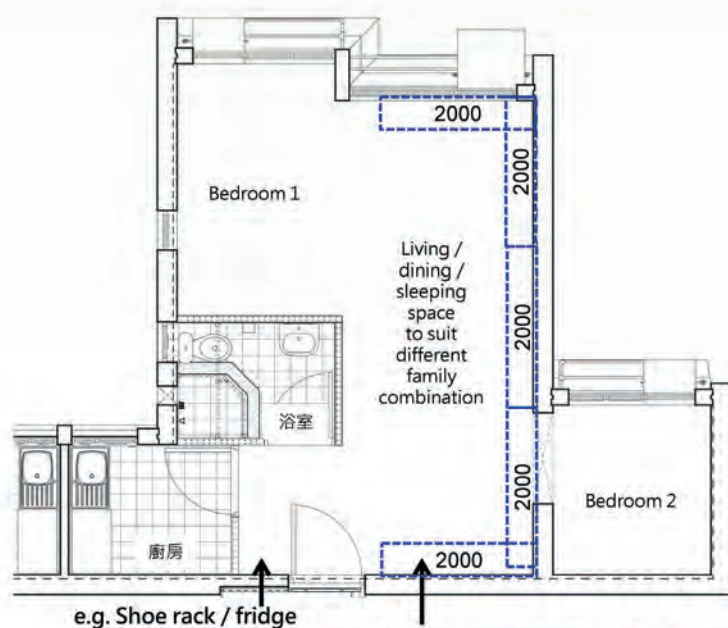
MFD also optimises flat layouts and dimensions. For instance, the width and depth of the re-entrants between flats are kept at a ratio of not less than 1:3, to reduce the chance of any build-up of stagnant air and ensure a healthy living environment.



- The width and depth of the re-entrants are maintained at a ratio of not less than 1:3 to avoid stagnant air build-up.

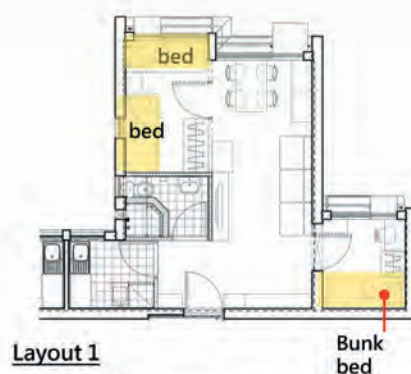
The MFD approach also gives tenants greater flexibility in arranging their furniture and partitioning rooms. In flats for 2 to 3 persons, 3 to 4 persons, or 4 to 5 persons, the 6-metre long wall area offers three potential “zones” for living and dining / working / sleeping space, while the position of the flat entrance door and bathroom door also enables residents to make the most effective use of their internal living space.

As for lighting, the window area in the front façade of the living area is maximised to enhance natural lighting and ventilation. At the same time, our micro-climate studies help us achieve optimal environmental design solutions so that wind flow, natural ventilation and daylight are all enhanced, while maintaining adequate sun-shading. We now also apply an innovative acoustic design to windows and balconies, which minimises noise nuisance while maintaining good natural ventilation.



Adopting a module of 2m to enable flexibility in planning the living, dining, working and sleeping space inside the flat

Note – Some projects may not be able to achieve the 2m module owing to site constraints.



Layout 1



Layout 2

- Furniture layout options for residents in 4P/5P flats.

Energy-efficient Building Services Systems: Clean and Green

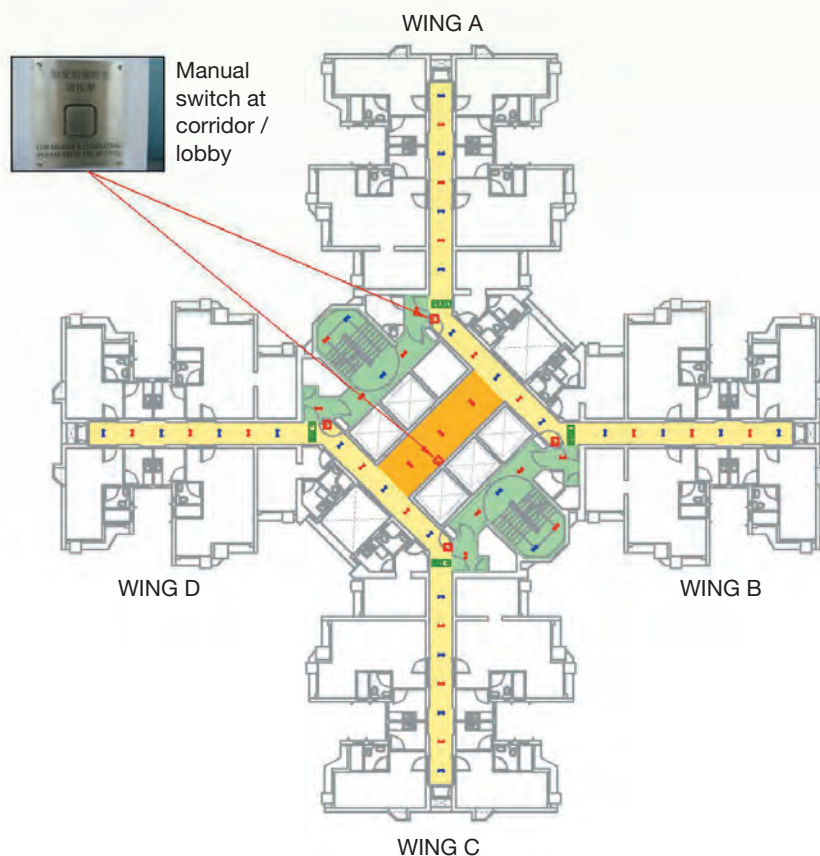
By building green we are building for the communities of the future, who will expect nothing less than sustainability and environmental friendliness in architecture and community living. Here is a brief overview of a few key areas in which the HA is driving sustainable living through energy-saving practices and the use of renewable energy.

Improved lighting systems

Lighting consumes the most energy of all systems operating in the communal areas of our domestic blocks. Embracing the lighting-on-demand principle,

we have developed a “two-level lighting control system” for lift lobbies, corridors and staircases in the design of all new public housing developments that can save lighting energy by more than 30% on average.

We have completed the trial of LED (light-emitting diode) bulkhead light fittings in a domestic block at Kai Ching Estate, with encouraging results showing that the newly installed light fittings use 40% less energy than conventional ones. We are planning to adopt LED light fittings as standard for lift lobbies, corridors and staircases of domestic blocks in new public housing developments once an adequate supply of quality certified products is available in the market.



Layout of manual switches for the two-level lighting control system.



■ A grid-connected PV system.

Better lift systems

Lift systems are the second most electricity consuming systems in domestic blocks. Our adoption of “gearless lift drives” and “lift regenerative power” for large lift motors has helped us achieve significant energy savings. The pilot installation in Kai Ching Estate indicates that lift regenerative power systems can generally regenerate up to 20-30% of the energy consumed by the lifts. Further, gearless lift drives coupled with Variable Voltage Variable Frequency power systems can reduce energy consumption by more than 10% over conventional geared lift drive systems.

Use of Renewable Energy

In recent years, we have been tapping into the power of sunlight by installing grid-connected photovoltaic (PV) systems in the domestic blocks of new PRH estates. With these systems, our target is to provide at least 1.5% of the communal electricity used by each block, with due consideration being given to the availability of un-shaded space and if the systems create possible glare to adjacent buildings. Studies undertaken at Kai Ching Estate, where PV systems have been operating for some time, have recorded an average annual electricity generation of about 1 090 kWh per kW peak capacity, surpassing the estimated amount by more than 5%. We have also tried out some other types of commercially available PV panels, such as poly-crystalline silicon, amorphous silicon and CIGS (Copper Indium Gallium Selenide) thin film PV panels, to explore which provide the most effective solutions for Hong Kong conditions.



Keeping our Customers Satisfied

To build for a sustainable community, it is essential that our end products genuinely serve the needs of our users and achieve high levels of community satisfaction. This is why feedback about customer satisfaction is built into our entire design, build and management cycle. It helps create a momentum of continuous improvement that makes life better for each succeeding generation.

As part of our integrated feedback and knowledge management system, we have conducted Residents Surveys for all newly completed PRH estates since 2004. Independent service providers conduct these surveys around 14 months after each project has been completed. Their main goal is to gauge residents' satisfaction with the design and provisions of the estates where they live. The survey results are also used to collect opinions on possible design scenarios we would like to explore. To date, eleven annual Residents Surveys have been conducted, covering 76 completed projects and over 170 000 flats. The surveys are organised into three key topics, namely flat design, domestic block design and estate design (external areas). Each of these is further elaborated to cover topics such as building quality, environmental and social features.

In recent years, responses from these surveys have been very encouraging in terms of assuring us that we are doing things right. For instance, our most recent surveys indicated that 90% of households were satisfied with the provisions inside their flats, and nearly 95% were satisfied with both the design and planning of their domestic blocks and the arrangement of the external areas. These results were backed up by verbal comments from tenants, some of which are excerpted below:

The layout is
very efficient,
better than those
in some private
residences

I love the
open views
from the windows

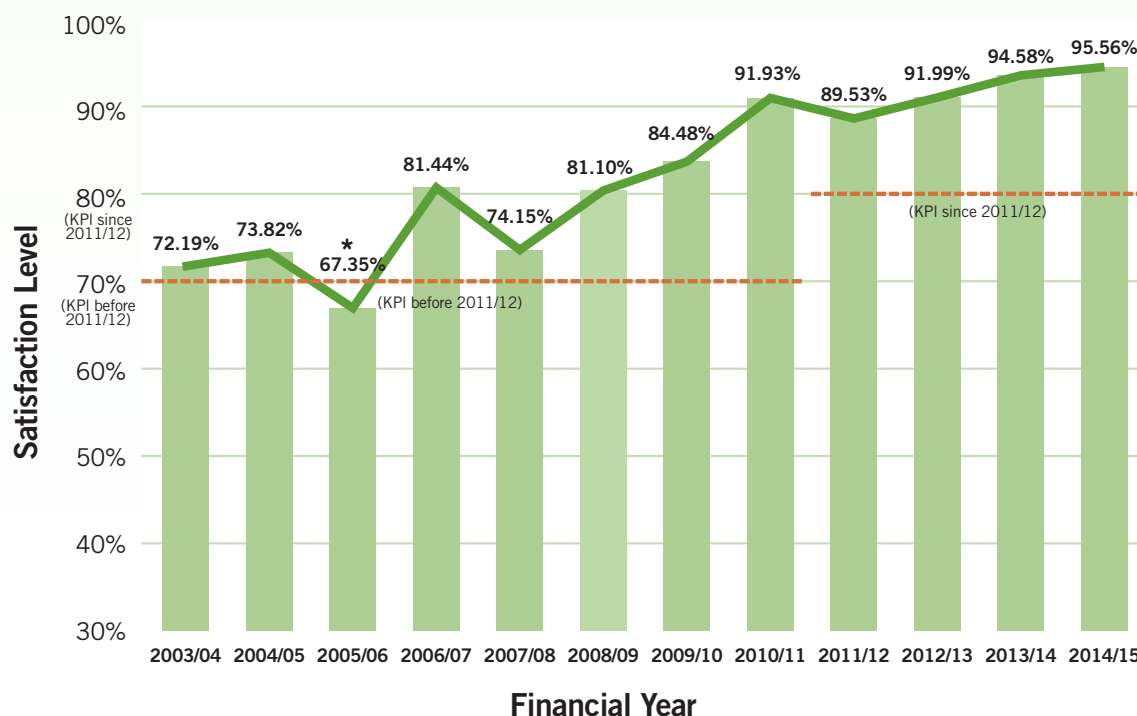
There is plenty
of **space** in
the room and
lots of sunlight

I'm **very**
satisfied
with my new flat

We use the survey results to calculate a Customer Satisfaction Index for the whole financial year, which is calculated as a percentage out of 100. The idea is to set this against our pre-set Key Performance Indicator (KPI) to gauge how well we are doing in terms of keeping our customers happy. The answer appears to be “very well”. Originally, we set our KPI at 70%, but it became clear that this was too low, so in 2011/12 we revised it upwards to 80%. However, our 2014/15 survey (which covered eight PRH estates and 20 898 flats) revealed an average satisfaction rate of 95.56%!

The Customer Satisfaction Indices and survey findings are vital tools for better understanding the needs, expectations and lifestyles of our tenants. In particular, their feedback on issues such as the design and provisions of flats, blocks, and external areas are given great weight when we formulate design policies and improve our Model Client Brief and design guides.

Customer Satisfaction Indices from 2003/2004 to 2014/2015 Based on Residents Survey Results



* Note: We have conducted a focus group study on the declining satisfaction level. The study revealed that satisfaction levels were affected not simply by the actual PRH design provisions, but that the external social, economic and environmental factors of the time also had a significant impact on tenants' views and perceptions.



優質社區 與民共建

Enriching Community
Life on Estates

建屋為民除了大興土木，建造房屋，還包括妥善管理屋邨，建設社區。香港房屋委員會（房委會）悉心管理轄下屋邨，為數以萬計的居民提供安居之所。屋邨居住環境舒適，整潔綠化，交通便利，居民安居樂業，自然對社區產生歸屬感。

致力提供優質居所

我們推行全方位維修計劃，主動定期勘察室內情況，並提供維修保養服務。2014/15年度，我們在24個屋邨展開全方位維修計劃，重點仍為樓宇安全。同時，我們在房委會轄下全數214個屋邨和屋苑提供日常家居維修服務，確保前線人員迅速處理住戶的維修要求，盡量減少對住戶造成不便和滋擾。



「全方位維修計劃」的家居維修大使定期為居民提供維修保養服務。

年內我們繼續推行全面結構勘察計劃，檢查較舊屋邨的結構狀況，並就以結構維修工程持續保存屋邨或清拆考慮作出建議。此外，經全面結構勘察計劃評為結構狀況良好的較舊屋邨，我們繼續推行屋邨改善計劃，以改善屋邨設施。

年內採取多項措施，為住戶改善生活設施。經檢討插筒式晾衣裝置後，資助房屋小組委員會於2014年2月通過建議，在所有公共租住房屋（公屋）及租者置其屋計劃（租置計劃）屋邨的租住單位安裝新式晾衣架，以取代插筒式晾衣裝置。我們把現有插筒式裝置全面移除並密封，住戶可選擇接受我們的安排，獲免費安裝新晾衣架。安裝計劃預計需時約三年完成，涉及約51萬個單位，預算開支5.2億元。

房委會於上世紀90年代引入和諧式公屋大廈前，所興建的公屋單位一般裝設無掩板舊式摺閘。現時仍有176 300個公屋單位和租置計劃未售單位裝設這類摺閘。摺閘日漸老化殘舊，開關困難，須經常維修保養，但市面上或難以找到維修零件。有見及此，建築小組委員會於2014年11月通過全數更換現有無掩板舊式摺閘，預算開支6.07億元。更換摺閘計劃於2015/16年度展開，需時五年完成。

2014/15年度，房委會開展第二輪¹住宅單位重鋪電線計劃，提升1986年至1992年期間落成公屋單位的電力裝置安全標準，並加強電力配備。截至2015年3月底，我們已為1 707個單位重鋪電線。

¹ 首輪為期十年的住宅單位重鋪電線計劃已經完成，涵蓋1986年前落成的公屋大廈。



■ 我們為多個公共屋邨加裝升降機，令居民出入更方便。
圖為荔景邨。

公屋無障礙

年內我們繼續推行恆常的升降機優化及更換工程。通過第二期加裝升降機計劃，我們加裝升降機連接屋邨外圍地方的高架平台，並在公共屋邨現有行人天橋旁加裝升降機。年內我們正在為8個公共屋邨安裝13部升降機。加裝升降機計劃已由每數年制定一次，改為每年推行的恆常計劃，以便盡快為居民提供升降機服務。與此同時，我們繼續推行升降機現代化計劃，於多個屋邨內檢查、評估和更換共105部舊升降機。

全面推行的無障礙通道及設施改善計劃於2014年6月底完成。我們耗資3.3億元，在轄下約240個現有屋邨及設施進行改善工程，以配合政府的無障礙通道政策。改善工程包括優化升降機控制按鈕的設計、升降機門加裝偵測裝置、升降機廂內加裝扶手、發光的視像顯示器和聲音訊號；又改善行人道，加設扶手和觸覺警示帶等。為盡量減少對住戶造成滋擾，部分需要增加升降機新出入口層站的工程將配合升降機現代化工程一併進行，預期2016/17年度竣工。

可持續發展措施

房委會着力評估轄下公屋大廈在可持續發展方面的成效，以制訂有效的長遠維修保養和改善策略。為確保這方面的工作合乎成本效益，我們參與香港品質保證局「樓宇可持續發展指數」計劃所特別選定的十個公共屋邨，其大廈設計涵蓋現有公屋大廈的主要設計類型。2015年首季，該十個公共屋邨每幢公屋大廈均獲頒有關計劃的驗證標誌。我們從驗證所需的評估，掌握現有公屋大廈在可持續發展方面的整體成效，以便更有效規劃未來，並以可持續發展為導向。

房委會自2012年開始採用ISO 26000的企業社會責任準則，進行維修保養和改善工程，其後於2014年7月獲頒香港品質保證局的企業社會責任先導者標誌，表揚房委會在促進持份者和社會福祉方面所作的貢獻。



■ 房屋署署長應耀康（前排左四）代表房委會，接受香港品質保證局頒發的OHSAS證書。

安全、清潔、健康的工作環境

我們在公營房屋的維修保養和改善工程推行OHSAS 18001:2007職業健康安全管理體系，以提升職業健康和安全管理表現，體現關懷員工和持份者的精神。2014年7月，房委會獲頒香港品質保證局的OHSAS 18001證書。我們推行職業健康安全管理體系，可更有系統地迅速評估維修保養和改善工程的職業健康和安全管理風險，資源分配更具成本效益。該管理體系有助提高前線人員工作時的風險意識，加深他們對相關法例規定、作業守則、部門訓令和指引的了解，從而全面提升職業健康和安全管理表現，包括減少因工傷事故而損失的時間及所衍生的開支。

我們定期公布各類維修保養和改善工程的安全指引，而且多年來經常舉辦培訓班、論壇和研討會，以提高維修保養人員的工地安全意識，加強工序安全。此外，我們定期檢討職業健康和安全管理表現，不斷求進。

防火安全

消防安全和防火措施仍是年內的重要工作，我們在各屋邨全面推行防火安全運動，提醒居民時刻保持警覺。此外，在房屋資訊台定期播放防火安全短片，又在本地電台頻道播放信息，並張貼防火主題的海報和派發紀念品，宣傳防火安全信息。為確保居民清楚了解火警疏散程序，我們透過宣傳和獎勵計劃，鼓勵他們參與火警演習。房委會轄下屋邨的住宅大廈均每兩年舉行火警演習一次，模擬火警發生時的疏散情況。

我們繼續與屋邨管理諮詢委員會（邨管諮委會）和消防處合作，更有效地向居民傳達防火安全信息。年內我們頒發嘉許狀予18個邨管諮委會，表揚他們以最有效的方法提高居民的消防安全意識。消防處的流動宣傳車和消防安全教育巴士在年內到訪全港公共屋邨約百次。此外，消防處為有志取得消防安全大使資格的公屋居民提供適當培訓。



消防處派員向居民介紹滅火喉的正確使用方法。

鼓勵守法循規

房委會在公共屋邨推行「屋邨管理扣分制」（扣分制），鼓勵居民注重公德，維持屋邨居住環境清潔安全，和諧舒適。扣分制涵蓋28項「不當行為」，住戶如作出任何一項「不當行為」，將被扣分。相關的累積分數將影響住戶是否符合資格調遷往其他居所，最嚴重的情況更會被終止租約。扣分制推行多年，卓見成效，公共屋邨的環境衛生大為改善，公屋居民深表歡迎，大力支持。

實踐綠色生活

年內我們與三個環保團體合作，繼續推行「綠樂無窮在屋邨」計劃。一如以往，我們訂立環保主題，在全港各屋邨推行計劃，同時環保團體為選定的屋邨特別設計一些內容深入淺出的教育和推廣活動。為配合政府的廢物管理政策，今年的主題是「減少固體廢物」，相關推廣活動包括「『廢』事話你知」問答遊戲、同樂日、講座、工作坊和參觀活動。同時，我們舉辦「全港屋邨減廢比賽」，有關活動的資料載於本章末的專題介紹。

我們持續評估轄下公共屋邨的用電量，研究如何進一步節能。年內其中一項節能措施，是以節能電子鎮流器照明裝置，取代屋邨現有的電磁鎮流器照明裝置。至本年度末，全港960幢公屋大廈中，820幢已更換照明裝置，其餘140幢大廈按計劃將於2015年9月完成更換工程。此外，啟晴邨於2013年8月開始入伙，邨內一幢住宅大廈試行應用耗能量較低的發光二極管照明器；我們繼續監察試驗成效，評估工作需時數年完成。

年內我們在20個公共屋邨加強綠化，引進新植物品種，提升園景質素。又與邨管諮委會合作，為居民舉辦了10個植樹日和20項綠化活動。

全港公共屋邨廣植樹木，為數達十萬棵。為有效管理樹木，我們在地理信息系統全面儲存樹木數據，其中一個目的是加強每年進行的樹木風險評估工作，並優化樹木管理機制。我們繼續推行屋邨樹木大使計劃，現有義工650名，在社區推廣愛護樹木文化。年內我們為屋邨樹木大使開辦三個培訓課程。

自2013年6月試點屋邨葵盛西邨成功取得ISO 50001能源管理系統認證後，該認證計劃分兩期擴展至所有公共屋邨。列入第一期計劃的屋邨已於2014年8月取得香港品質保證局的認證，所有屋邨預計於2015年4月取得全面認證。



參與植樹日有助提升居民的綠化意識。

我們分別於2011年及2013年，就公營房屋的定期維修保養和改善工程及物業管理服務全面取得ISO 14001環境管理體系認證。認證範圍涵蓋環保管理措施和屋邨管理方面的工作，包括日常清潔、保安、園藝、辦公室管理、定期維修保養、改善工程等。年內，六個新落成公共屋邨的物業管理服務加入ISO 14001認證計劃。



■ 邨管諮委會積極為改善屋邨設施提出建議。

協力改善屋邨管理

邨管諮委會是具代表性的專責小組，讓當區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，以便推行政策時，能夠得到他們的理解和支持。通過邨管諮委會，租戶既可就日常屋邨管理事宜提出寶貴意見，又可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及對屋邨管理事務的共同責任承擔。

我們從邨管諮委會的中央儲備基金撥款中，撥出相當數額的款項，伙拍非政府機構推行有利地區的計劃，例如在公共屋邨舉辦社區建設活動，主題涵蓋推廣環保及長者外展服務、促進屋邨的睦鄰精神、建立支援網絡，以及鼓勵租戶善用公屋資源等。2014/15年度這類伙拍活動共有逾420個，形式包括研討會、工作坊、表演、嘉年華會等。另17個屋邨伙拍非政府機構，參與衛生署每年一度的社區健康推廣計劃，內容包括向租戶推廣恆常體能活動和健康飲食。

與承辦商攜手合作

鑑於市民關注埃博拉（又稱伊波拉）病毒病，我們於2014年10月為服務承辦商舉辦研討會，探討如何預防屋邨爆發埃博拉病毒病。研討會由衛生署代表講解，就控制感染的方法，以及為可能暴露於病毒的員工提供適當個人防護裝備等事宜，提供建議。

我們如常與職業安全健康局和各承辦商商會協力維持工地安全標準，並於2014年7月舉辦一年一度的工程和物業管理工地安全研討會。

年內我們突擊抽查各屋邨的承辦商，以確保承辦商所僱用的非技術工人不被剝削。另一方面，我們建立新的「工傷意外提示及警告系統」，以提升物業管理服務承辦商的安全表現，持續監察各承辦商涉及工傷個案的情況。我們根據承辦商在受評核的四個季度內累計的工傷率，發出適當提示或警告，指示承辦商採取適當的改善行動。我們現正收集2015年工傷率的資料，作為2016年1月全面推行新系統的數據。

屋邨是我家 減廢靠大家



「減廢先蜂」卡通造型。

房委會秉持可持續發展的重要原則，管理約74萬個公屋單位。然而，要實踐可持續發展的理念，不能只向公屋居民強推硬塞。我們努力不懈，推動居民共同參與，凝聚共識，從社區出發，實現可持續發展。房委會最近推行的可持續發展活動，其中一項是「屋邨是我家 減廢靠大家」運動，證明以社區為本的做法成效卓著，與現正推行的「廢物源頭分類計劃」相輔相成，加強公屋居民的環保意識，令他們明白屋邨減廢，居民有責。

2014/15年度，「屋邨是我家 減廢靠大家」運動取得理想成果，全賴公屋居民通力合作。公屋居民明白到，只要大家同心協力，便可達到持續減廢的目標。為鼓勵居民積極參與，房委會特別設計卡通造型的「減廢先蜂」和「瘦身垃圾桶」，加深居民對減廢的印象；又舉辦問答遊戲、口號創作及填色比賽、工作坊、嘉年華，以及屋邨減廢比賽等有趣活動，讓居民了解減廢的重要性。



其中一項推廣減廢活動 — 填色比賽，深得居民踴躍支持。



■ 年內我們收集五萬多個月餅盒。圖為坪石邨收集月餅盒的成果。



■ 房委會資助房屋小組委員會主席黃遠輝（右四）及房屋署署長應耀康（左一）與「年桔回收再植計劃」得獎屋邨代表合照。

屋邨垃圾收集量持續減少，可見上述減廢運動成績相當理想。2014年7月至12月，公共屋邨每月平均垃圾收集量約為29 000公噸，較2014年6月減少約7.5%，成績令人鼓舞。此外，單在2014年，我們收集逾76萬個玻璃瓶（共重約380公噸）及54 000多個月餅盒（共重約16公噸）。我們在2013年首次舉辦年桔回收活動，2014年回收了5 000盆年桔，創下新紀錄，其中4 000盆經修剪後循環再植，並送贈各屋邨。年桔回收活動大受居民歡迎，2015年將繼續舉辦。為表揚屋邨代表在減廢方面的努力，我們特別在2015年2月6日舉行嘉許禮，頒發70多個獎項。

房委會以減廢運動為主題，參與為期十天的2015年香港花卉展覽（花展），令花展增添色彩。房委會精心設計園圃，以多種花卉和灌木砌成「減廢先蜂」花壇，並把卡通造型的「減廢先蜂」和「瘦身垃圾桶」帶到花展會場，宣揚減廢的信息。同時，我們與環境保護署（環保署）合作，安排環保署的卡通人物「大咍鬼」到場探訪「減廢先蜂」和「瘦身垃圾桶」，吸引不少遊人注目，有助推廣減少家居廢物的信息。



■ 「減廢先蜂」和「瘦身垃圾桶」卡通人物到訪香港花展，廣受市民歡迎。

攜手締造可持續發展的屋邨

房委會一直秉持「可持續發展」理念。然而，何謂可持續發展？我們如何實踐承諾，確保公共屋邨為租戶提供可持續發展的居住環境？

可持續發展的核心原則是在滿足現今需要的同時，兼顧下一代的福祉。我們推行全面維修保養和改善策略，在經濟、環境和社會等多個層面，實踐可持續發展。這項前瞻性的策略，以人為本，符合成本效益，照顧社區的長遠需要，並減少對環境的影響，締造健康舒適的生活環境，讓租戶安居。

維修保養和改善策略主要包含三項計劃，分別是全方位維修計劃、全面結構勘察計劃和屋邨改善計劃，目的是使公屋樓宇可持續使用。從經濟角度來看，這些計劃務求以符合成本效益的方法，延續公屋樓宇的可用年期。以全方位維修計劃為例，我們採取積極主動的措施，以客為本。當發現輕微問題時，便迅速處理，對症下藥，防患未然，以免耗用大量資源維修高樓齡屋邨。至於全面結構勘察計劃，旨在評定近40年樓齡的屋邨結構是否安全，以及進行維修保養是否合乎經濟效益。如果樓宇結構良好，我們將因應情況制定維修方案，延長可用年期最少15年。這計劃旨在解決結構問題的根源，使樓宇可持續地供租戶使用。



家居維修大使主動為住戶檢查單位和安排修葺。



綠意盎然的藍田邨。

除此之外，按照維修保養和改善策略進行的工程也兼顧環保方面的可持續性。在進行全方位維修計劃中較複雜的維修工程時，我們提供充足的保護和清潔服務，並小心監察整個過程，盡量減低對租戶的滋擾和污染風險。同時，屋邨改善計劃特別制訂多項新措施，以改善屋邨的環境，達到更高的環保水平。近年積極推行的環保措施包括廣植花卉樹木和進行綠化；推出節能措施，例如更換升降機和使用電子鎮流器照明裝置；採用節約用水的物料和技術；以及推行嶄新的循環再用措施，確保屋邨可供持續使用。

我們推行維修保養和改善策略，重點在於實現可持續發展這個社會理念，尤以個別屋邨推行屋邨改善計劃為然。每個屋邨的改善計劃均經過協商和諮詢程序，從長計議而制定。我們針對當區租戶的需要和期望，並因應屋邨人口結構不斷改變和某些社群的特定需要等情況，進行多項改善工程。舉例來說，屋邨改善計劃使屋邨內外更加暢通易達，緊密連繫。有關工程包括加建升降機塔和有蓋行人道，方便租戶；加設斜路和扶手，讓長者和其他使用人士出入無阻；改善兒童及青少年遊樂場的設施；以及增設新活動室和供租戶聚會的地方。整體來說，這些工程不僅切合租戶現時日常生活所需，還顧及他們日後的需要。整項計劃既可活化社區，又能促進睦鄰關係，增加租戶對屋邨的歸屬感，有助屋邨的可持續發展。



坪石邨新加建的升降機塔。

要實現「可持續發展」，必須得到公屋租戶全力支持，不然只會淪為空談，遑論培養租戶可持續發展的生活態度。因此，我們大力提倡「社區齊參與的可持續發展生活方式」，鼓勵和推動租戶身體力行，共同實踐。

房委會在這方面肩負兩項重要工作，其一是致力推動教育，其二是安排活動和計劃，向公屋租戶推廣可持續發展的理念，活學活用；又凝聚各個社區，探討節能、循環再用、綠化等可持續發展課題。以過去一年為例，我們舉辦不少活動，鼓勵租戶積極參與，實踐循環再用和減廢；活動詳情已載於本章前一專題。另一個以社區為本的可持續發展重點項目，是屋邨樹木大使計劃。我們在全港各區招募約650位屋邨樹木大使，負責提高當區租戶的綠化屋邨意識，喚起對綠化環境的關注。參與屋邨樹木大使的工作，有助提升租戶對邨內的園圃及公用地方內種植的樹木的保育意識。過去一年，我們再接再厲，引入新品種的植物和樹木，美化屋邨環境，增添繽紛色彩。

房委會不斷致力改善轄下公共屋邨，提高在環保、社會和經濟方面的工作成效，以達到可持續發展的目標。對居民而言，屋邨設計盡善盡美，各項設施暢通易達，居住環境綠化優美，不單生活得到改善，而且惠及子女。對香港而言，善用寶貴的房屋資源，符合成本效益。現有公屋可持續使用，居民世代代樂安居。



葵盛西邨在推出「屋邨改善計劃」前諮詢居民意見。

Effective estate management is about building for the community as well as building communities. By managing and caring for the estates it has built, the Hong Kong Housing Authority (HA) helps create a sense of home and friendly community for thousands of residents; a place that is neat and green, and where they feel safe, comfortable and convenient.

Quality for better living

Our Total Maintenance Scheme (TMS) has long been known for its proactiveness in initiating in-flat inspections and maintenance services based on a regular cycle. In 2014/15, TMS was rolled out in 24 estates, once again with a special focus on building safety. Supplementing TMS is our Responsive In-flat Maintenance Service (RIMS), which now covers all 214 HA estates and courts. Under RIMS, front-line staff are able to handle maintenance requests from tenants responsively, minimising disturbance and nuisance.

During the year we also continued to run our Comprehensive Structural Investigation Programme (CSIP), which checks older estates for structural integrity and makes recommendations either for further sustaining the estates with structural repair works or for clearance consideration. Our Estate Improvement Programme, which applies to older estates given a good structural “bill of health” by CSIP, also continued with its role of improving estate facilities.



Replacing pole holders with modern laundry racks was an initiative to improve the lives of tenants by making facilities more user-friendly.

A number of initiatives were undertaken during the year to improve the facilities for tenants. After carrying out a review of the pole holder arrangement for drying laundry, in February 2014 the Subsidised Housing Committee endorsed a proposal to replace pole holders in all rental flats of public rental housing (PRH) estates and Tenant Purchase Scheme (TPS) estates with modern laundry racks. In all cases, the existing pole holders will be cut away and sealed up. Tenants will have the option to have the new laundry racks installed free of charge if they wish. The programme of installation is expected to take around three years to complete. It will cover some 510 000 flats and is estimated to cost HK\$520 million.

Before the introduction of the Harmony block type in the 1990s, earlier HA flats were generally equipped with see-through type collapsible gates. They are now still being used in a total of 176 300 flats in PRH estates and unsold flats in TPS estates. As the gates impair, they have become less easy to operate and require more frequent maintenance and repair, while spare parts for repairs are not easily available in the market. In the light of this, in November 2014 the Building Committee endorsed a budget of HK\$607 million to replace all remaining old see-through type collapsible gates. The replacement programme will commence in 2015/16 and last for five years.

In 2014/15, the HA launched the second round¹ of its Rewiring Inside Domestic Flats (RDF) Programmes, aimed at upgrading the electrical safety standards and enhancing the electrical provisions for flats in PRH blocks built between 1986 and 1992. Up until the end of March 2015, 1707 flats had been rewired under the programme.



■ A well-paved barrier-free walkway at Cheung Sha Wan Estate.

Making PRH barrier-free

Our rolling lift enhancement and replacement initiatives continued over the year. Under our Stage 2 Lift Addition Programme (LAP), we have been adding lifts to connect elevated platforms in external areas, and alongside existing footbridges in PRH estates. During the year we began constructing 13 lifts in eight PRH estates under this initiative. To provide tenants with lift services as soon as possible, LAP has been changed from a multi-year rolling programme to an ongoing annual one. Our Lift Modernisation Programme, meanwhile, saw us inspect, assess and replace 105 old lifts in different estates.

The comprehensive barrier-free access improvement programme was completed at the end of June 2014. We had spent HK\$330 million in bringing some 240 existing estates and facilities in line with the Government's barrier-free policy. The improvement programme included upgrading control buttons of lift panels, introducing detection devices for lift doors, adding handrails, illuminated visual indicators and audible signals in lift cars; improving pedestrian walkways, adding handrails and tactile warning strips, among other changes. A small number of the improvement works relating to addition of new lift landing openings under this programme have now been tied in with Lift Modernisation Programme and are due for completion in 2016/17, so as to minimise disruption to our tenants.

Sustainability initiatives

It is important for the HA to be able to gauge the sustainability performance of its PRH blocks in order to formulate an effective long-term maintenance and improvement (M&I) strategy. To do this cost-effectively, we selected 10 PRH estates among which included the majority of the block types of our existing housing stock for enrolment in the Hong Kong Quality Assurance Agency's (HKQAA) Sustainable Building Index (SBI). In the first quarter of 2015, each of the PRH blocks in the 10 estates was awarded the HKQAA SBI Verified Mark. The assessments undertaken for this verification gave us a clear overview of the sustainability performance of our existing housing stock, enabling us to plan effectively for a sustainability-driven future.

Following on from its adoption of ISO 26000 for corporate social responsibility for its M&I works in 2012, the HA was awarded in July 2014 the HKQAA Corporate Social Responsibility (CSR) Advocate Mark in recognition of its contribution to the social well-being of stakeholders and the community.

¹ This follows on from the completion of the first 10-year programme, which covered pre-1986 blocks.

A safe, clean and healthy environment

To enhance the HA's occupational health and safety performance and to demonstrate our commitment to caring for our staff and stakeholders, we have implemented the OHSAS 18001:2007 Occupational Health and Safety Management System (OHSMS) for M&I works for public housing. In July 2014, the HA was awarded the OHSAS 18001 Certificate by the HKQAA. OHSMS enables us to assess occupational health and safety risks in our M&I works more systematically and efficiently, and allocate our resources more cost-effectively. The system also boosts awareness among frontline staff of the risks, statutory requirements, codes of practice, instructions and guidelines associated with their works. The result is an overall enhancement of our occupational health and safety performance, including savings in time lost and costs incurred as a result of occupational injuries.



Workers who carry out inspection and maintenance work being given training on occupational safety and health issues.

We regularly published safety guides for different types of M&I works, and organised training sessions, forums and seminars over the year to enhance safety awareness and safety practices at maintenance sites. We also conducted regular reviews of our occupational health and safety performance as part of our goal of continual improvement.

Fire Safety

Fire safety and prevention measures continued to be of paramount importance this year. Comprehensive fire safety campaigns were carried out at all our estates, keeping tenants' awareness high. In addition, fire safety information was disseminated through regular video broadcasts on the Housing Channel, broadcasts on local radio channels, and by the display of posters and the distribution of souvenirs with fire prevention themes. We also kept residents well informed of the standard fire evacuation procedures, and encouraged them to participate in fire drills through publicity and incentives. Each domestic block across our estates is subject to a fire drill once every two years, in which a real-life fire emergency is simulated.

Collaborations with Estate Management Advisory Committees (EMACs) and with the Fire Services Department (FSD) continued, transmitting the fire safety message even more effectively. In 2014/15, we granted awards to the 18 EMACs that were most effective in their promotion of fire safety awareness at their estates. Also over the year, the FSD's Mobile Publicity Unit and Fire Safety Education Bus visited PRH estates across the territory on around 100 occasions. The FSD also provided proper training for PRH residents looking to be qualified as Fire Safety Ambassadors.



Two of the common misdeeds committed by tenants.

Encouraging good behaviour

The HA's Marking Scheme for Estate Management Enforcement (Marking Scheme) approaches the challenge of maintaining a clean, safe and harmonious living environment at PRH estates by incentivising residents to take personal responsibility for these matters. We do this by allotting points to households that perpetrate any of the 28 "misdeeds" covered in the scheme; relevant points accumulated have a negative impact on households' eligibility for transfer to alternative accommodation, and can even lead to tenancies being terminated in the most serious cases. Over the years, the Marking Scheme has contributed to a significant improvement in the environmental hygiene of PRH estates, and as a result the scheme has been welcomed and well supported by PRH tenants.



Our tenants actively participate in various green activities such as the moon-cake box collection for recycling held at Shun Tin Estate.

Going green

Our ongoing Green Delight in Estates programme ran smoothly across the year, benefiting from collaboration with three green groups. As in previous years, the programme included an estate-wide campaign on a main environmental theme together with in-depth educational and promotional programmes tailored by the green groups for selected estates. To tie in with the Government's waste management policy, this year's main theme was "Reduction of solid waste". Associated promotional activities included an "All About Waste" quiz, fun days, talks, workshops and visits. A waste reduction competition in PRH estates was also launched. Further information about this waste reduction campaign is given in the Feature Story at the end of this chapter.

We are constantly assessing the level of energy usage across our PRH estates and looking for ways to lower it even further. One way we did this during the year was by replacing the existing electromagnetic ballast with energy-saving electronic ballast for light fittings in existing estates. By the end of the year we had completed the replacements in 820 out of 960 blocks, with the remaining 140 blocks to be completed by September 2015. We also continued to monitor the performance of trial installation of lower-energy LED light fittings in one of the domestic blocks at Kai Ching Estate, where intake of tenants commenced in August 2013. The process of evaluation will take a couple of years to complete.

Greenery at 20 PRH estates was enhanced during the year by introducing new varieties of plants to accentuate the landscape quality. In collaboration with EMACs, we also organised 10 tree planting days and 20 greening activities for residents.

There are some 100 000 trees growing in and around PRH estates across Hong Kong. To manage this forest of trees effectively, we maintain a comprehensive tree database in the Geographic Information System that underpins our annual tree risk assessment and management mechanism. Our Estate Tree Ambassador Scheme, which now attracts 650 volunteers, continued to help build a caring culture for trees in our community. We organised three training courses for our ambassadors during the year.

Since certification for the pilot estate, Kwai Shing West Estate, in June 2013, the ISO 50001 Energy Management System (EnMS) has been extended to cover all PRH estates in two phases. Certification for Phase One was granted by the HKQAA in August 2014, and full certification was expected to cover all PRH estates by April 2015.

We achieved full ISO 14001 Environmental Management System certification for our planned M&I works and for property management services for public housing in 2011 and 2013 respectively. The certification covers green management initiatives and operations control in areas of estate management such as routine cleansing, security, landscaping, office administration and planned M&I works. In 2014/15, six more newly completed PRH estates implemented ISO 14001 in the aspect of property management services.

Partnering for better estate management

EMACs are committees that provide a dedicated and representative forum where local estate management staff can communicate with and consult tenants on estate management matters. In the process, they are able to help tenants understand and support their implementation of management policies. Besides contributing valuable input into the daily management of their estates, EMACs enable tenants to become actively involved in supervising and appraising service contractors. Overall, EMACs help strengthen tenants' sense of belonging and their collective responsibility in estate management matters.

A significant portion of the EMAC central reserve funds is allocated for purposes of partnering with non-governmental organisations (NGOs) in arranging socially beneficial initiatives, such as community-building activities promoting environmental protection, outreach services for the elderly, initiatives to strengthen neighbourliness and develop support networks in PRH estates, and activities encouraging tenants to cherish our public housing resources. In 2014/15, more than 420 of these partnering functions were held, in the form of seminars, workshops, shows and carnivals. In collaboration with the Department of Health and NGOs, 17 estates took part in a series of annual community health promotion programmes covering regular physical activities and healthy eating for tenants.



An activity to promote the physical health of elderly tenants, held at Wah Fu (II) Estate.



■ The Director of Housing, Mr Stanley Ying, speaks at the annual Site Safety Forum.

Collaborating with contractors

In the face of concerns about Ebola Virus Disease (EVD), in October 2014 we organised a seminar for service contractors on preventing an outbreak of EVD in housing estates. The seminar, presented by representatives from the Department of Health, offered recommendations on infection control methods and on appropriate Personal Protective Equipment for staff members who may be exposed to the risk of EVD.

As usual, we upheld site safety standards in collaboration with the Occupational Safety and Health Council and various contractors associations, and organised the annual Site Safety Forum for Works Contracts and Property Services Contracts in July 2014.

Random surprise checks on services contractors were carried out throughout the year at estates, as a way of preventing any exploitation of non-skilled workers employed by the contractors. We also developed a new system called the Occupational Injury Alert and Warning Triggering System (OIAWTS) to boost the safety performance of our property management services contractors. This system continuously monitors cases of injury occurring under different contractors. A contractor's injury rate over a rolling four-quarter period is used to trigger appropriate alerts and warnings instructing the contractor to take appropriate action for improvement. Currently we are gathering information about the injury rates for 2015 which will form the basis for the full implementation of the system from January 2016.

Joining Hands to Reduce Waste

Sustainability is a key watchword for the HA in its management of around 740 000 PRH units. But the sustainability concept is not something that can simply be imposed upon the PRH population. We have been working to make sustainability a collaborative and community-driven concept that is being embraced by tenants themselves. The success of this community-based approach can be seen in the HA's most recent sustainability drive, under the catchphrase "Let's join hands to reduce waste in our estates". It supplements our existing Source Separation of Domestic Waste Programme, which has helped raised residents' awareness of their own roles in reducing waste in PRH estates.



The waste reduction campaign's icon of a honeybee holding a "slimmed down" rubbish bin.



Tenants are encouraged to place their used bottles in our designated recycle bins in estates.

The idea of "joining hands" was a crucial one in making this campaign effective in 2014/15, since it drives home the attitude that waste reduction can only be sustainable if everyone is committed to it. To capture residents' imaginations and encourage local participation, we used a honeybee and a "slimmed-down" rubbish bin as campaign icons. The message of the importance of reducing waste was brought home through a wide range of fun activities, including quizzes, slogan and colouring competitions, workshops, carnivals and waste reduction competitions in PRH.



■ The HA's Subsidised Housing Committee Chairman, Mr Stanley Wong (centre left), and the Director of Housing, Mr Stanley Ying (centre right), officiate at the Appreciation Ceremony for Waste Reduction.

The campaign proved very successful, if the regular decrease in the amount of refuse collected from estates is any indicator. From July to December 2014, an average of around 29 000 tonnes of refuse was collected from PRH estates each month, representing an encouraging drop of some 7.5% from the amount collected in June 2014. We also collected over 0.76 million glass bottles (about 380 tonnes of glass), and over 54 000 mooncake boxes (approximately 16 tonnes) in 2014 alone. As for the collection of New Year citrus plants, a scheme first launched in 2013, the year 2014 saw a record of 5 000 pots collected, of which 4 000 pots were re-pruned, replanted and reused in various PRH estates. The event proved very popular among residents, and will be continued in 2015. To recognise the contributions of estate representatives to the waste reduction initiative, an Appreciation Ceremony was held on 6 February 2015 at which more than 70 prizes were awarded.

Our waste reduction campaign also brought added colour to the 10-day Hong Kong Flower Show 2015. We decorated a garden plot with a Waste Reduction Honey Bee made of various species of blossoms and bushes and, to spread the message of waste reduction at the flower show, we brought our Waste Reduction Honey Bee and Slim Rubbish Bin icons into the show. As a result of collaboration with the Environmental Protection Department (EPD), the EPD's Big Waster icon visited our Waste Reduction Honey Bee and Slim Rubbish Bin at the show, attracting many visitors and helping promote the theme of reducing domestic waste.



■ Cute "honeybees" perform at the Appreciation Ceremony.

Rallying to Sustainability at Existing PRH Estates

“Sustainability” is a key concept embraced by the HA. But what does it mean exactly, and how can we be sure our estates are fulfilling our commitment to sustainable living?

The core idea behind sustainability is being able to meet today’s needs without compromising those of the generations to come. This principle has to be worked out on many levels, economic, environmental and social, and we do this through our holistic Maintenance and Improvement (M&I) strategy. The forward-looking M&I strategy is designed to meet the needs of the community over time by utilising a people-oriented and cost-effective approach, while also reducing our impact on the environment and fostering healthy and pleasant communities.

The M&I strategy for building and estate sustainability is made up of three key programmes: the Total Maintenance Scheme (TMS), the Comprehensive Structural Investigation Programme (CSIP) and the Estate Improvement Programme (EIP). From an economic perspective, these programmes find cost-effective ways of sustaining the service lives of our PRH buildings. Our highly proactive and customer-focused TMS, for example, reduces the need to pour enormous resources into our aging estates by tracking down minor issues at the outset and putting them right efficiently. CSIP determines whether those of our estates approaching 40 years of age are structurally safe and economically viable to maintain. If they are, we tailor-design repair solutions that will extend the buildings’ service life for at least another 15 years. By addressing the root causes of structural problems, the programme helps create lasting, sustainable buildings that will continue to serve the community well over many years.

At the same time, all the work carried out under our M&I strategy is environmentally sustainable. For instance, when we need to undertake complex repairs under TMS, we accompany these with enhanced environmental protection and cleansing services, while carefully monitoring the entire project to minimise the risk of pollution and any nuisance to tenants. Further, many of our new initiatives under EIP are specifically designed to raise the environmental sustainability levels of our estates. In recent years, the widely introduced sustainability features under EIP have included extensive planting and greening projects, energy-saving initiatives such as lift modernisation and energy-saving electronic ballast for light fittings, water-saving materials and technologies, and bold new recycling initiatives.



■ Inspection Ambassadors conduct home visits in estates undergoing TMS.



■ The playground at Kwai Shing West Estate was improved under EIP.

Sustainability as a community concept also lies at the heart of our M&I strategy, and can especially be seen in our implementation of EIP at individual estates, where it is very much a collaborative and consultative process. Changes and improvements are inextricably linked with the needs and expectations of the local population, and address issues like the changing demographics of the estate and the specific needs of particular community sectors. For example, under EIP we have been raising levels of accessibility and connectivity by adding lift towers and covered walkways for tenants, adding ramps and handrails for the elderly and other users to create barrier-free access, enhancing our playground facilities for the young, building new function rooms and community gathering areas, and generally serving not only the existing daily needs of tenants, but the needs of tenants for decades to come. The entire programme contributes to sustainability by rejuvenating the community, forging stronger ties in the neighbourhood, generating a sense of belonging, and building commitment to the estate.

Without the wholehearted support of our PRH tenants, “sustainability” would remain a word rather than a lifestyle philosophy. This is why we are also extremely active in fostering, encouraging and facilitating what we call a “community-engaged sustainable living approach”.

To do this, the HA’s key roles are twofold: to drive educational initiatives on the one hand, and to provide activities and schemes enabling our PRH tenants to put their sustainability knowledge into concrete practice on the other. Exploratory initiatives on sustainability topics such as energy saving, recycling, and greening bring our communities together. For example, over the past year we have organised many activities enabling tenants to get actively involved in recycling and waste reduction initiatives, details of which has been covered in the previous feature story in this chapter. Another important community-led sustainability initiative is our Estate Tree Ambassador (ETA) Scheme, under which around 650 ETAs from across Hong Kong have been recruited to drive awareness of and care for estate greening in their local PRH communities. Participating in the ETA Scheme has enhanced their sense of ownership of the gardens and communal planted areas in their estates. We have built on this over the year by introducing new species of plants and trees to add variety, colour and beauty to the environment.

The HA is committed to achieving sustainability through continual improvements in the environmental, social and economic performance of our PRH estates. For tenants, this means better-designed, more accessible, greener living conditions that are improving their lives. For Hong Kong, it means an efficient and cost-effective use of our precious housing resources that will see our existing public housing stock continue to benefit our tenants in a sustainable manner, well into the future.



■ Tenants taking part in farming activities at the Community Farm of Lam Tin Estate.



民生所需 一應俱全

Meeting Daily
Community Needs

油塘「大本型」。
Domain, Yau Tong.

香港房屋委員會（房委會）發展和提供各式各樣的零售商舖和社區設施，遍及全港，照顧公屋住戶和鄰近地區居民的日常生活所需。截至2015年3月底，房委會轄下共有211 800平方米的商業和零售設施；28 300個停車位；202 100平方米的工廠大廈；2 149 100平方米的社區、教育和福利設施；以及408 400平方米用作其他用途的地方。

推動市場多元化

年內，我們繼續重點引進靈活而多元化的租戶組合，務求租戶銷售的貨品和服務，切合區內居民需要。在制定新商場如水泉澳廣場、祥龍薈和洪福商場的租賃策略方面，我們採取審慎和策略性的計劃，以建立最佳的行業組合，並且訂定清晰的租賃優先次序，既配合居民的需要，又顧及租戶的營運效益。

2014年初落成的晴朗商場，其租賃計劃便是最佳例子。商場的行業和租戶組合得宜，為區內居民提供各式各樣的商品和服務。2014年5月，我們舉辦了多采多姿的大型開幕典禮，並推出連串的節慶推廣活動，進一步增添商場的購物氣氛。

舊商場和舊屋邨的空置零售商舖租賃政策方面，我們鼓勵更多元化的行業組合，使商場更添活力。年內我們為海麗商場、漁灣邨、葵盛西邨和兆康商場引進新商戶。同時，我們把坪石邨的剩餘停車位和麗瑤邨的空置街市檔位改建為商舖，並引進新食肆。

年內，安基商場的翻新和改善工程進展順利。我們配合商場翻新工程的進度，並按商場一樓的行業分區出租商舖，而當中服務行業分區商舖的租賃工作已完成。至於其他屋邨商場，如鯉安苑的大型舖位已拆細，並分別租予三個不同行業的商戶，為區內居民增添購物選擇。我們在象山邨採取優化的租賃策略，迅速為邨內熟食檔覓得合適租戶，令區內居民外出用膳享有更多選擇。



■ 晴朗商場隆重開幕，區內居民購物更方便。



■ 新近落成的洪福商場。

優化產業 與時並進

我們繼續推行五年向前推展計劃，為轄下產業定期進行優化工程，妥善維修保養商業設施，維持高水平的營運成效。過去一年，我們按計劃完成坪石邨零售和停車場設施的改善及改建工程，為區內居民提供更多零售及社區設施。同時，安基商場、龍蟠苑和葵盛西邨的零售設施改善工程，也進展良好。

為響應政府推廣更廣泛使用電動車的 policy，房委會與電力公司合作，在轄下六個停車場，包括彩德邨、葵涌邨、水邊圍邨、德朗邨、漁灣邨及油麗商場的停車場，裝設電動車充電設施。現時已有22個時租車位裝置了充電設施。為鼓勵駕車人士使用電動車，房委會現正提供電動車充電期間最多兩小時免費泊車優惠，並按年檢討優惠安排。

此外，房委會在五個新建的公屋發展項目，包括長沙灣邨、啟晴邨、牛頭角下邨、美田邨及德朗邨的停車場，連同轄下最大的商場「大本型」內的停車場，提供約200個已裝設標準電動車充電設施的車位。



■ 坪石邨的零售和停車場設施改建後，為居民增添購物選擇。

改善商場購物環境

年內，我們在「大本型」進行多項優化項目，包括重新整合小型零售地帶的展銷亭區域，以締造較大的鋪面面積，讓一家受歡迎的商戶擴充業務。至於其餘較具經營潛力的展銷亭，則遷往更顯眼的位置。這些變動廣受購物人士歡迎；展銷亭區域重新整合後，商業潛力大幅提升，顧客量顯著增加。

為保持「大本型」的知名度，我們在重要節日推出配合商場特色的推廣活動，並經常與商戶合辦活動，增添商場整體的購物氣氛，協助商戶提升銷售量。至於房委會轄下的其他商場，我們以中央統籌的方式，訂定全年計劃，按時推出各種推廣和節慶活動，使商場在重要節日及特別日子，充滿嘉年華的歡樂氣氛。過去一年，我們定期在各商場的大堂開設展銷場地，展銷林林總總的貨品，為居民提供更多購物選擇。

The Hong Kong Housing Authority (HA) develops and maintains a variety of retail premises and community facilities across the territory that serve the day-to-day needs of public rental housing (PRH) residents and those in the neighbourhood. As at the end of March 2015, facilities of this type run by the HA included 211 800 square metres of commercial and retail space, 28 300 car parking spaces, 202 100 square metres of factory premises, 2 149 100 square metres of community, education and welfare facilities, and 408 400 square metres of other space, used for miscellaneous purposes.

Encouraging market diversity

Throughout the year, our focus continued to be on maintaining a flexible and diversified tenant mix that facilitates the sales of goods and services most appropriate to the needs of the local community. In devising the letting strategies for new shopping centres such as Shui Chuen O Plaza, Cheung Lung Lane and Hung Fuk Shopping Centre, we took great care in strategically planning the optimum trade mix and setting up a clear leasing priority. Our aim was always to maintain a good balance between the needs of residents and the necessity of ensuring business viability for shop tenants.



Ancillary Facilities Block, Cheung Sha Wan Estate.



Ching Long Shopping Centre is leased under a viable trade and tenant mix.

This strategy is well exemplified in our letting programme for Ching Long Shopping Centre, which was completed in early 2014. The trade and tenant mix for the shopping centre was developed to ensure that a wide range of commodities and services would be available for the local community. The vibrant shopping atmosphere was enhanced with our organisation of a lively grand opening ceremony in May 2014, which was followed by a series of festive promotional activities.

To tackle the vacancies in our older shopping centres and retail outlets located in older estates, we enhanced our letting policies to encourage a more diverse and dynamic trade mix in these facilities. As a result, some brand new businesses were brought to Hoi Lai Shopping Centre, Yue Wan Estate, Kwai Shing West Estate and Siu Hong Shopping Centre during the year. Meanwhile, new eatery options were introduced to Ping Shek Estate (in premises converted from surplus car parking spaces) and to Lai Yiu Estate (in premises converted from vacant market stalls).

Renovation and improvement works at On Kay Commercial Centre proceeded smoothly during the year. We matched the letting of premises there with the renovation schedule and in accordance with the trade zoning of the first floor. Letting for the service zone was completed satisfactorily. Elsewhere, the mega-shop at Lei On Court was subdivided and three different businesses were introduced to the new premises, giving local residents even more shopping choices. In Cheung Shan Estate, our enhanced letting strategies enabled us to quickly locate suitable tenants for the cooked food stalls, bringing local residents a wider range of dining options.

Keeping our properties up to date

We operate a five-year rolling programme under which we carry out regular asset improvement works to keep our commercial properties in excellent condition and ensure their business performance is maintained at a high level. This year under the programme, we completed improvement and conversion works to the retail and carparking facilities in Ping Shek Estate, bringing local residents more retail and community facilities. Meanwhile, in addition to the works at On Kay Commercial Centre, renovation of the retail facilities in Lung Poon Court and Kwai Shing West Estate progressed steadily.



■ An EV charging facility in the Cheung Sha Wan Estate carpark.

To support the Government's promotion of the wider use of electric vehicles (EVs), the HA is collaborating with power companies to install EV charging facilities in six of its carparks at Choi Tak, Kwai Chung, Shui Pin Wai, Tak Long and Yue Wan Estates, and Yau Lai Shopping Centre. The EV charging facilities have been installed in 22 hourly parking spaces. To encourage the use of EVs, the HA currently offers a maximum of two hours free parking for EVs during charging. This concession is subject to an annual review.

In addition, we have provided standard EV charging facilities in the carparks of five new PRH developments – Cheung Sha Wan, Kai Ching, Lower Ngau Tau Kok, Mei Tin and Tak Long Estates – as well as in our largest commercial centre, Domain. About 200 parking spaces have been installed with EV charging facilities.

Enhancing shopping environments

We undertook various enhancements at Domain during the year. These included revamping the open kiosk area in the Small Retail Zone to create a larger shop space, enabling a popular trader to expand. The remaining kiosks, with greater business potential, were relocated to an area where they enjoy greater prominence. As a result of these adjustments, the commercial potential of the area was optimised and patronage rose substantially, with shoppers giving positive feedback about the changes.

Also at Domain, we continued to link tailor-made promotion activities with significant events to sustain the venue's popularity. We frequently partnered with shop tenants in ways that improved the overall shopping ambience and helped them boost sales. Meanwhile, at other HA shopping centres, we carried out a good calendar of centrally-planned promotional activities and seasonal celebrations, which brought a carnival atmosphere to their environments during major festivals and special days. Throughout the year, we also periodically made the atriums of our shopping centres available for promoters selling various kinds of commodities, further expanding the choices available for shoppers.



■ A festive Chinese New Year atmosphere at Domain.



竭誠用心 為民服務

Serving our Community
from the Heart

房委會員工的「同樂農圃」。
“Delightful Farm” for HA staff.

香港房屋委員會（房委會）「建屋為民」所指的工作遠不止於興建房屋予有需要人士；我們致力建設社區，凝聚居民，締造和諧的環境。本章載述房委會年內在這方面的工作，包括如何加強社區聯繫、與內地及海外相關機構溝通交流，還有更重要的是如何建立一支同心協力、積極主動的工作團隊。

與民聯繫 溝通無間

一如以往，房委會／房屋署網站繼續成為溝通的重要平台。2014/15年度，網站的平均點擊率按月達500萬次。網站提供既方便又快捷的途徑，讓市民查閱有關公營房屋的資料。年內我們把出售居者有其屋計劃（居屋）單位的一系列資料上載至網站，令網站內容更為充實。除了申請指引及銷售小冊子可供下載外，更增設虛擬示範單位短片。有意購買居屋的市民，到房委會／房屋署網站瀏覽，所需資料一應俱全。我們又利用這個網站，鼓勵市民關注環保，並在公共屋邨推動綠色生活，例如在網上平台發放一些公共屋邨常見樹木品種的資料，供市民瀏覽。

為了讓市民大眾及公屋租戶對房委會各方面的工作更加了解，我們繼續定期出版刊物，如電子月刊〈互信〉及每半年出版一次的〈屋邨通訊〉。



■ 專為公屋租戶而印製的〈屋邨通訊〉簡介房委會的措施和屋邨的最新動向。

與傳媒保持聯繫

另一與公眾交流互動的途徑是透過傳媒發布房委會的新政策和新措施。2014/15年度，我們發布37份新聞稿，安排22次新聞簡報會和採訪，解答傳媒查詢達1 257項，處理由傳媒轉介的投訴共524宗。

接待機構來賓

我們定期安排參觀活動，讓訪客到房委會轄下屋邨和工地參觀，了解香港獨特的公營房屋系統。年內我們為不同團體及代表團舉辦探訪活動共33次，其中17次（52%）的對象為海外訪客、11次（33%）為國內代表團，餘下5次（15%）為本地團體。



房委會展覽中心接待小學等不同團體參觀。

凝聚鄰里

關愛共融的社區有賴周全的策劃和組織。2014/15年度，房委會投放不少資源籌辦各類型活動，讓公屋居民聚首一堂，建立和諧友愛的社區。年內又定期舉辦防火安全、家居安全、屋邨清潔及公眾衛生的宣傳活動和運動。一年一度的「長者希望日」在2月舉行，參加人數為歷屆之冠。2 900多名義工到73個公共屋邨探訪約1 100位長者住戶，並送上禮物。一如往年，房委會主席張炳良教授也參與其中。關愛長者的工作，年內更上一層樓；我們到訪60個屋邨，向邨內長者傳達健康生活的信息。而被識別為容易跌倒的高危長者戶，更獲安排職業治療師及義工上門跟進探訪。

激勵員工提供優質服務

年內我們繼續把模範團隊的成功故事上載於房委會易學網，以宣揚房委會的基本信念。同時，在易學網內增設平台，讓員工閱畢這些發人深省的故事後抒發個人感受。一如往年，我們舉辦「工作融樂、有賴關愛」工作坊，向初級經理傳授有關領導、激勵和協助員工發揮所長的基本技巧。

培訓員工以提升他們的技能，激勵他們精益求精，實是維持一支敬業樂業、積極進取的工作團隊不可或缺的一環。房委會員工在2014/15年度平均接受25.2小時培訓。年內我們舉辦的培訓包括與業務措施相關的專題課程，例如公共屋邨減廢、綠色設計、全新資訊科技系統等。培訓形式多元化，包括正規的教室授課、短期派任、導師計劃、實地參觀和考察團。我們繼續加強房委會易學網的內容，並改善網頁設計，提升吸引力，方便同事使用。



房委會主席張炳良教授（左三）與眾嘉賓主持「長者希望日」啟動儀式。



我們定期舉辦職安健講座，加強員工對辦公室安全的意識。

關注員工身心健康

「員工身心樂健計劃」舉辦多年，為員工提供生理、情緒、社交及職業健康的資訊與支援。年內新增有關認知障礙症、處理逆境方法、高血壓、大腸癌等主題的健康講座；又舉辦全新的壓力管理研討會，以助員工處理壓力。樂健坊網頁優化版於2014年5月推出，方便員工瀏覽各類健康資訊。

年內我們繼續舉辦職業安全和健康（職安健）培訓課程和講座，提高員工的安全意識，鞏固房委會重視安全的文化；另更新房委會內聯網的職安健網站，並上載職業安全健康局和勞工處編製的最新職安健指引、健康錦囊和其他刊物。

2014年我們舉辦的職安健培訓課程和講座合共290個，內容包括建築工地安全、樹藝安全、安全意識、急救、壓力和危機管理、在密閉空間工作、適當使用顯示屏幕設備、處理有暴力傾向客戶的技巧等，參加員工超過8 800名。我們繼續一年一度的辦公室安全視察工作，以找出並消除辦公室環境的潛在危險。

資訊科技新措施

年內我們繼續推行2012年完成的資訊科技策略研究提出的建議。2014年12月推出的新居屋系統，專為支援居屋單位的預售和销售工作而設計。系統利用文件掃描和規則式處理程式，簡化操作程序；掃描的影像和按審批申請準則而設的資料庫，令前線人員在銷售期內處理申請，效率更勝從前。

房屋署圖則查閱網的新系統年內推出，成為房屋署首個「網上店」，為市民及其他政府部門使用人士提供一站式服務，可供查閱樓宇圖則和文件，並提供列印副本的服務。查閱網增設數碼地圖、購物車功能、電子繳費連接器等項目；從以往的櫃台交易變為電子銷售模式，方便快捷。查閱網操作簡便，用戶可通過地圖導覽檢索樓宇記錄，還可在特設的搜尋器輸入屋邨名稱、樓宇名稱及街名，方便搜尋。這些閱覽和列印服務，令查閱樓宇記錄更便捷。

While “building for the community” embraces the construction of homes for those in need, there is much more other work undertaken by the Hong Kong Housing Authority (HA) that helps build communities, making them stronger and more harmonious. This chapter describes the work undertaken during the year by the HA in building closer ties with the wider community, in building links with Mainland and overseas partners, and especially in building a tight-knit, highly motivated body of staff.



The HA/HD Website provides much useful information on public housing.

Building links with the public

The Housing Authority / Housing Department (HA/HD) Website continued to be an important communication platform throughout the year, recording an average hit rate of 5 million a month in 2014/15. The website is one of the easiest and most convenient ways of accessing information for anyone who needs to know more about public housing. During the year, we expanded the website’s usefulness by uploading an array of information about the sale of Home Ownership Scheme (HOS) flats.

This information included application guides and sales brochures for downloading, along with virtual show flat videos. Potential home-buyers could visit this convenient one-stop location for all the HOS information they needed. We also use the website to spark interest in the environment and promote green living in PRH estates. For instance, we have developed an online platform on which the general public can search for information about some of the common species of trees to be found in our PRH estates.

We keep both our tenants and the general public well informed about various aspects of our work through our monthly e-newsletter *Housing Dimensions*, and our bi-annual *Estate Newsletter*, specifically for our PRH tenants.

Keeping in touch with the media

Another way by which we interact with the public, especially in announcing new policies and initiatives, is through communications with the media. During 2014/15, we issued 37 press releases, arranged 22 press briefings and interviews, handled 1 257 media enquiries and dealt with 524 complaints referred to us by the media.



Over 2 900 volunteers joined the Volunteer for Seniors Day to visit elderly tenants of PRH estates.

Welcoming corporate visitors

To cater for visitors who wish to learn more about Hong Kong's unique public housing system, we regularly organise visits to some of our estates and related sites. During the year, we organised a total of 33 separate visits for groups and delegations; 17 of these (52%) were from a range of overseas countries, another 11 (33%) were Mainland delegations, and the other 5 (15%) were made up of local groups.



A Mainland delegation visiting Upper Ngau Tau Kok Estate.

Bringing PRH communities together

Good community care requires meticulous planning and organisation. In 2014/15, the HA devoted a good deal of resources to arranging events that brought residents of its estates together in a spirit of harmony and community. Regular activities and campaigns organised during the year included events promoting fire safety, home safety, estate cleanliness and public hygiene. The annual Volunteer for Seniors Day took place in February with more participants than ever. Over 2 900 volunteers made personal visits and took gifts to around 1 100 elderly tenants across 73 PRH estates. As in last year, the Chairman of the HA, Professor Anthony Cheung Bing-leung, also took part. Meanwhile, our care for the elderly initiative went up a notch, with 60 estate-based roadshows organised throughout the year to disseminate healthy living messages among senior tenants. Occupational therapists and volunteers followed up with home visits to those tenants identified as having a high risk of falls.

Quality service through staff empowerment

During the year, we continued to publicise success stories about exemplary work teams to help promote the HA's core values, and followed this up by launching a new platform (available via the HA e-learning Portal) on which staff could share their thoughts after reading these inspiring stories. As last year, Care@Work workshops were organised for junior managers that delivered essential skills in leading, engaging and developing staff.

Providing staff with training opportunities that enhance their skills and motivate them to raise their performance is one key to maintaining a happy, highly motivated workforce. On average, HA staff received a total of 25.2 hours of training in 2014/15. Some of the training programmes we organised during the year were in support of specific business initiatives, such as the programmes relating to waste reduction in public housing estates, green design, and new IT systems. In addition, we offered a diverse range of learning opportunities that included formal classroom training, attachment programmes, mentoring programmes, site visits and study tours. We also continued enhancing the content of the HA e-Learning Portal, while also making it more attractive and user-friendly.



 A seminar on first aid for staff.

Keeping staff safe and healthy

Our ongoing Employee Wellness Programme continued to provide staff with information and support on matters relating to their physical, emotional, social and occupational health. The programme included seminars on new health topics, such as dementia, handling adversity, hypertension, and colorectal cancer; while a new series of stress management seminars was designed and held to help staff deal with pressure. The Health Portal was revamped in May 2014 to facilitate staff access to a full spectrum of health information.

We continued running occupational safety and health (OSH) training courses and seminars during the year, to keep staff safety awareness high and reinforce our valued safety culture. We also updated our dedicated OSH website on the HA intranet by adding the latest OSH guidelines, health tips and publications from the Occupational Safety and Health Council and the Labour Department.

In 2014, we ran a total of 290 OSH training courses and seminars, attended by over 8 800 staff members. Topics included construction site safety, arboriculture safety, safety awareness, first aid, stress and crisis management, working in confined spaces, using display screen equipment, and handling potentially violent customers. We also ran an annual Departmental Office Safety Inspection Exercise to identify and remove potential hazards in the office environment.



■ The Director of Housing, Mr Stanley Ying (centre), with the HeBROS project team at the launching ceremony.

New IT initiatives

Over the year, we continued to implement the recommendations in the IT Strategy Study completed in 2012. In December 2014, we successfully rolled out the New HOS system, designed to support the pre-sales and sales operations relating to HOS flats. This system streamlines the operations that users perform by leveraging document imaging and a rule-based process engine. The system uses scanned images and a database matching the application vetting rules in a way that enables frontline users to process HOS applications throughout the sales cycle more effectively and efficiently than in the past.

A new system called Housing Electronic Building Records Online System (HeBROS) was launched during the year. This system represents the HA's first internet "shop", providing one-stop inspection and copying services for building plans and documents to the public and other Government users. HeBROS has transformed the existing business mode of over-the-counter sales of building records into an effective e-channel. The implementation involved the adoption of digital maps and the addition of a shopping cart function and an electronic payment gateway, among other enhancements. The user-friendly HeBROS website enables building records to be retrieved efficiently by using map navigation and a tailored search engine into which estate names, block names and street names can be entered. Its efficient viewing and copying services make retrieval of building records simpler and easier than ever.

2014/15 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
發展及建築 Development and Construction	
亞太項目管理學會聯盟大獎2014 年度項目大獎 — 葵盛圍公共租住房屋發展項目 建造 / 工程組別大獎 — 葵盛圍公共租住房屋發展項目 嘉許 (科研) — 綜合採購新方法 — 三軌投標制度 Asia Pacific Federation of Project Management, Project Management Achievement Awards 2014 Winner (Project of the Year) – Public Rental Housing Development at Kwai Shing Circuit Winner (Construction / Engineering) – Public Rental Housing Development at Kwai Shing Circuit Commendation (Research) – Procuring for Innovations with a “Three-envelope System”	亞太項目管理學會聯盟 Asia Pacific Federation of Project Management
FuturArc環保先鋒大獎2014 嘉許狀 — 啟晴邨 FuturArc Green Leadership Award 2014 Certificate of Recognition – Kai Ching Estate	BCI Asia Construction Information Pte Ltd
英國特許建造學會國際傑出成就獎2014 高度嘉許 — 採購及供應鏈 Chartered Institute of Building, International Outstanding Achievement Awards 2014 Highly Commended – Procurement and Supply Chain	英國特許建造學會 Chartered Institute of Building
亞太區工料測量師協會第18屆國際會議2014 最佳建築信息模擬論文獎 — 為何及怎樣應用建築信息模擬於工料測量 18th Pacific Association of Quantity Surveyors Congress 2014 Best BIM Paper Award – “BIM for QS – Why and How?”	亞太區工料測量師協會 Pacific Association of Quantity Surveyors
優質建築大獎2014 優質建築大獎得主 (香港住宅項目 (多幢)) — 油麗邨第五期 Quality Building Award 2014 Grand Award Winner (Hong Kong Residential (Multiple Buildings)) – Yau Lai Estate Phase 5	香港工程師學會、香港建造商會、香港建築師學會、香港營造師學會、香港房屋經理學會、香港測量師學會、香港品質保證局、國際物業設施管理協會 (香港分會)、香港地產建設商會 Hong Kong Institution of Engineers, Hong Kong Construction Association, Hong Kong Institute of Architects, Hong Kong Institute of Construction Managers, Hong Kong Institute of Housing, Hong Kong Institute of Surveyors, Hong Kong Quality Assurance Agency, Hong Kong Chapter of International Facility Management Association, Real Estate Developers Association of Hong Kong

獎項 / 得獎項目 Award / Winning Project

頒發機構 Awarding Organisation

香港綠色建築議會環保建築大獎2014

香港綠色建築議會

優異獎 (新建建築 (已落成建築)) — 啟晴邨

Hong Kong Green Building Council

大獎 (新建建築 (興建中建築)) — 前元朗邨重建計劃

優異獎 (新建建築 (興建中建築)) — 東涌第56區公共租住房屋發展項目

優異獎 (既有建築 (規劃 / 設計中建築)) — 改建柴灣工廠大廈為公共租住房屋

優異獎 (研究及規劃) — 創建綠色基結構件

優異獎 (研究及規劃) — 榮昌邨減音露台的研發工作

Hong Kong Green Building Council, Green Building Award 2014

Merit Award (New Buildings (Completed Buildings)) —
Kai Ching Estate

Grand Award (New Buildings (Buildings under Construction)) —
Redevelopment of Ex-Yuen Long Estate

Merit Award (New Buildings (Buildings under Construction)) —
Public Rental Housing Development at Tung Chung Area 56

Merit Award (Existing Buildings — Buildings Projects under Planning / Design) —
Conversion of Chai Wan Factory Estate to Public Rental Housing

Merit Award (Research & Planning) —
Driving Innovations for Green Infrastructure Components

Merit Award (Research & Planning) —
Research and Development of Acoustic Balcony for Wing Cheong Estate

香港工程師學會卓越結構嘉許獎2014

香港工程師學會

優異獎 — 牛頭角下邨重建計劃第1期

Hong Kong Institution of Engineers

優異獎 — 油塘邨第4期 (大本型)

Hong Kong Institution of Engineers, Structural Excellence Award 2014

Merit — Redevelopment of Lower Ngau Tau Kok Estate Phase 1

Merit — Yau Tong Estate Phase 4 (Domain)

香港項目管理學會大獎2014

香港項目管理學會

年度項目大獎 — 葵盛圍公共租住房屋發展項目

Hong Kong Institute of Project
Management

建造 / 工程組別大獎 — 葵盛圍公共租住房屋發展項目

Hong Kong Institute of Project Management, Project Management Achievement Award 2014

Winner (Project of the Year) —
Public Rental Housing Development at Kwai Shing Circuit

Winner (Construction / Engineering) —
Public Rental Housing Development at Kwai Shing Circuit

發展局公德地盤嘉許計劃

發展局

優異獎 — 葵盛圍公共租住房屋發展項目

Development Bureau

Development Bureau, Considerate Contractors Site Awards

Merit — Public Rental Housing Development at Kwai Shing Circuit

獎項 / 得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
香港園境師學會2014年設計大獎 優異獎(科研) — 零灌溉種植系統 Hong Kong Institute of Landscape Architects Design Awards 2014 Merit (Landscape Research) – Zero Irrigation Planting System	香港園境師學會 Hong Kong Institute of Landscape Architects
歐特克香港建築信息模擬設計大獎2014 得獎者(彌合差距) — Civil 3D / GIS / Revit的整合和照明的模擬 Autodesk Hong Kong BIM Awards 2014 Winner (Bridging the Gaps with our Core Values) – Successful Transformation of Revit Model to Enable Civil 3D / GIS / Revit Integration and Lighting Simulation & Rendering	歐特克 Autodesk
香港建造業議會2014卓越建築信息模擬獎 年度BIMer 年度青年BIMer BIM創新建造獎 BBIM服務小組 / 資訊科技 / 土地測量團隊 DDiaLUX團隊 工料測量團隊 Hong Kong Construction Industry Council, BIM Excellence Awards 2014 BIMer of the Year Young BIMer of the Year Construction Innovator by BIM BBIMST / ITsD / LSU team DDiaLUX team QQS team	香港建造業議會 Hong Kong Construction Industry Council

獎項 / 得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
屋邨管理 Estate Management	
卓越設施管理獎2014 卓越設施管理獎(公營租住房屋) — 新翠邨 卓越設施管理獎(商場) — 大本型 優秀獎(公營租住房屋) — 慈正邨 Excellence in Facility Management Award (EFMA) 2014 Excellence in Facility Management Award (Public Rental Housing) – Sun Chui Estate Excellence in Facility Management Award (Retail) – Domain Certificate of Merit (Public Rental Housing) – Tsz Ching Estate	香港設施管理學會 Hong Kong Institute of Facility Management
2014香港環境卓越大獎 — 物業管理界別：銅獎 香港房屋委員會藍田邨 2014 Hong Kong Awards for Environmental Excellence – Property Management Sector: Bronze Award Hong Kong Housing Authority Lam Tin Estate	環境運動委員會、環境保護署、 香港主要商會 Environmental Campaign Committee, Environmental Protection Department, Main Chambers of Commerce in Hong Kong
2015年香港花卉展覽 最佳設計(園林景點)大獎 Hong Kong Flower Show 2015 Grand 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「減碳標籤」 富山邨升降機現代化工程計劃 Hong Kong Quality Assurance Agency Carbon Reduction Label The Lift Modernisation Programme of Fu Shan Estate	香港品質保證局 Hong Kong Quality Assurance Agency
「多元體系管理機構」獎 Outstanding Organisation with Comprehensive Management Systems Award	香港品質保證局 Hong Kong Quality Assurance Agency
優質物業設施大獎2014 住宅類別 — 租者置其屋計劃及公共租住房屋 優異獎 — 新翠邨 Quality Property & Facility Management Award (QPFMA) 2014 Residential Category – Tenants Purchase Scheme and Public Rental Housing Merit Winner – Sun Chui Estate	香港測量師學會 Hong Kong Institute of Surveyors
香港綠色建築議會環保建築大獎2014 入圍項目 — 既有建築類別(規劃/設計中建築) 以人為本·延續環境 — 葵盛西屋邨改善計劃 Hong Kong Green Building Council, Green Building Award 2014 Finalist (Existing Buildings – Building Projects under Planning / Design) Caring for People, Caring for Environment – A Sustainable Approach for Kwai Shing West Estate Improvement	香港綠色建築議會 Hong Kong Green Building Council

獎項 標籤 / 得獎項目 Award, Label / Winning Project	頒發機構 Awarding Organisation
機構 Corporate	
2015 ARC Awards Silver Award (Non-profit Organisation: Housing) – The Hong Kong Housing Authority Annual Report 2013/14	MerComm, Inc
2015 Astrid Awards Honors (Excellent in Design) – The Hong Kong Housing Authority Annual Report 2013/14	MerComm, Inc
「同心展關懷」機構2014/15 「連續超過5年同心展關懷」標誌 — 房屋署 Caring Organisation 2014/15 5 Plus Consecutive Years Caring Organisation Logo – Housing Department	香港社會服務聯會 Hong Kong Council of Social Service
香港環保卓越計劃 「卓越級別」減廢標誌 累計完成最多減廢目標的首三名機構 Hong Kong Awards for Environmental Excellence “Class of Excellence” Wastewi\$e Label Top 3 Organisations Achieving Cumulatively the Most Number of Goals in Wastewi\$e Label	環境保護運動委員會 Environmental Campaign Committee
香港綠色企業大獎 2014 企業綠色管治獎 — 最高榮譽大獎 企業綠色管治獎 — 企業領導類別最高榮譽獎 優越環保管理獎(企業) — 白金獎 明智環保採購獎(企業) — 白金獎 Hong Kong Green Awards 2014 Corporate Green Governance Award – Grand Award Corporate Green Governance Award – Corporate Leadership Green Management Award (Corporate) – Platinum Green Purchasewi\$e Award (Corporation) – Platinum	環保促進會 Green Council

財務回顧
FINANCIAL REVIEW

我們在2014/15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。

2014/15年度財務報表

房委會根據與政府於1988年達成的財政安排（已按1994年的增補協議修訂），以及房委會所通過的會計政策編製財務報表。2014/15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	3,339
2. 資金管理帳目盈餘	3,512
3. 代管服務帳目盈餘	15
年內盈餘	6,866

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0.26億元的特別收入淨額後，2014/15年度整體運作盈餘為33.39億元。

租住房屋業務在2014/15年度錄得0.28億元的赤字。這項業務包括下列項目：

運作盈餘 / (赤字)	百萬元
租住房屋（不包括中轉房屋）	36
中轉房屋	(60)
長者租金津貼	(4)
	(28)

商業樓宇業務未扣除0.43億元的特殊項目前，盈餘為10.43億元。這項業務包括下列項目：

運作盈餘	百萬元
商場	537
停車場	202
工廠	55
福利設施	249
	1,043

特殊項目的款額為0.43億元，是拆卸及清拆成本，以及由房委會撥款興建的政府基礎設施和社區設施所需的開支。

資助自置居所業務未計入0.11億元的特殊項目前，盈餘為23.30億元。這項業務包括下列項目：

運作盈餘 / (赤字)	百萬元
居者有其屋計劃(居屋計劃)	677
私人機構參建居屋計劃 (私人參建計劃)	313
租者置其屋計劃(租置計劃)	1,375
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)	(35)
	2,330

特殊項目的款額為0.11億元，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0.10億元後，就該貸款組合尚未償還餘額的未來利息負債所作的下調。

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，2014/15年度的盈餘為35.12億元。在2015年3月31日，房委會的投資資金為663.49億元。房委會資金在2014/15年度的整體總回報率為5.3%。

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。房委會在獨立投資顧問協助下，因應最新的金融市場情況和風險，於2014/15年度進行了資產配置策略穩健程度的周年檢討，並決定維持當時的資產配置策略，概列如下：

外匯基金保本項目	約55.0%
港元 / 美元存款及債券	5.0%
人民幣存款及債券	10.0%
環球債券	12.5%
股票	17.5%
	100.0%

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 2014/15. 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 2014/15 Financial Statements

The HA's Financial Statements have been prepared in accordance with accounting policies approved by the HA and the 1988 Financial Arrangements with the Government, as amended by the 1994 Supplemental Agreement. A full set of the Financial Statements for 2014/15 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:

	\$M
1. Consolidated Operating Account Surplus	3,339
2. Funds Management Account Surplus	3,512
3. Agency Account Surplus	15
Surplus for the year	6,866

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 \$3,339 million for 2014/15 after taking into account a net special income of \$26 million.

Rental Housing Operations incurred a deficit of \$28 million during 2014/15, analysed over the following types of housing:

Operating Surplus / (Deficit)	\$M
Rental Housing (excluding Interim Housing)	36
Interim Housing	(60)
Rent Allowance for the Elderly	(4)
	(28)

Commercial Operations generated a surplus of \$1,043 million before charging exceptional items of \$43 million, analysed over the following types of facilities:

Operating Surplus	\$M
Commercial Complexes	537
Car Parks	202
Factories	55
Welfare Premises	249
	1,043

The exceptional items of \$43 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 \$2,330 million before including an exceptional item of \$11 million, analysed over the following ownership schemes:

Operating Surplus / (Deficit)	\$M
Home Ownership Scheme (HOS)	677
Private Sector Participation Scheme (PSPS)	313
Tenants Purchase Scheme (TPS)	1,375
Home Purchase Loan Scheme (HPLS) and Home Assistance Loan Scheme (HALS)	(35)
	2,330

The exceptional item of \$11 million represents downward 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 \$10 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 \$3,512 million for 2014/15. As at 31 March 2015, the HA's funds available for investment stood at \$66,349 million. For 2014/15, the overall return (gross) on the HA's funds was 5.3%.

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, taking into account the latest financial market situation and risks, was conducted in 2014/15 with the assistance of an independent investment consultant and the prevailing Strategic Asset Allocation was maintained as summarised below:

Principal protection placements	
with the Exchange Fund	around 55.0%
HKD / USD deposits and bonds	5.0%
RMB deposits and bonds	10.0%
Global bonds	12.5%
Equities	17.5%
	100.0%

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.

2014/15

香港房屋委員會委員

The Hong Kong Housing Authority Members

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張炳良教授, GBS, JP
(運輸及房屋局局長)
Professor the Honourable Anthony CHEUNG Bing-leung, GBS, 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)

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Ms Angela LEE Wai-yin, BBS, JP

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SO Wai-man, JP

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Hon-wan

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Ms Tennesy HUI Mei-sheung, JP

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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-ye, BBS, JP

蔡海偉先生
Mr CHUA Hoi-wai

蘇晴女士
Ms SO Ching

譚小瑩女士, JP
Ms Iris TAM Siu-ying, JP

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)候補)
Director of Lands
(with Deputy Director of Lands (General) as
her alternate)



張炳良教授, GBS, JP (主席)(運輸及房屋局局長)

Professor the Honourable Anthony CHEUNG Bing-leung, GBS, JP
(Chairman) (Secretary for Transport and Housing)

張炳良教授於2012年7月1日獲委任為運輸及房屋局局長，在此之前在香港教育學院擔任校長。

作為運輸及房屋局局長，張炳良教授分別是香港房屋委員會、香港航運發展局、香港港口發展局、香港物流發展局及航空發展諮詢委員會的主席。他也是香港鐵路有限公司、九廣鐵路公司、香港機場管理局、香港按揭證券有限公司的董事，以及可持續發展委員會和經濟發展委員會的成員。

張教授於香港大學取得社會科學學士學位後，再於英國亞斯頓大學取得公共管理科學碩士學位，以及於英國倫敦大學倫敦經濟及政治學院取得政府研究哲學博士學位。

張教授加入政府前擔任不少公職，包括行政會議非官守議員及消費者委員會主席。

Professor Anthony CHEUNG Bing-leung was appointed Secretary for Transport and Housing on 1 July 2012. Before assuming this post, Professor Cheung was the President of The Hong Kong Institute of Education.

As the Secretary for Transport and Housing, Professor Cheung is the Chairman of the Hong Kong Housing Authority, Hong Kong Maritime Industry Council, Hong Kong Port Development Council, Hong Kong Logistics Development Council and Aviation Development Advisory Committee. He is also board member of MTR Corporation Limited; Kowloon-Canton Railway Corporation; Airport Authority Hong Kong and Hong Kong Mortgage Corporation, as well as member of the Council for Sustainable Development and Economic Development Commission.

Professor Cheung received his Bachelor's degree in Social Sciences from The University of Hong Kong, a Master's degree in Public Sector Management from the University of Aston, UK, and PhD in Government from the London School of Economics and Political Science, the University of London, UK.

Before joining the Government, Professor Cheung held a number of public service positions including non-official member of the Executive Council and the Chairman of the Consumer Council.



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.



李慧賢女士, BBS, JP
Ms Angela LEE Wai-yin, BBS, JP

李慧賢律師是貝克·麥堅時律師事務所香港辦事處首位女性國際合夥人。李律師曾擔任該律師行環球房地產部門的主席，多年來擔任該行香港及中國辦事處地產部門的主管。李律師也是中國委託公證人及香港律師會理事會成員。

李律師曾多次榮獲多份國際刊物評選為香港最知名的地產律師之一，這些刊物包括 *Who's Who of the Law*、*The Asia Pacific Legal 500* 和 *AsiaLaw Leading Lawyers Survey*。

李律師在2012年初退任律師行合夥人，現仍為該行顧問，李律師現專注其家族業務生意珍卡兒集團的營運。

在社會服務及公職方面，李律師積極參與多個慈善機構的工作，並為香港房屋委員會委員、法律改革委員會委員及香港公教婚姻輔導會的執行委員會成員。李律師於2003年獲行政長官委任為太平紳士，並於2007年獲香港特區政府頒發銅紫荊星章。

Ms Angela LEE Wai-yin is the first female international partner of the Hong Kong office of Baker & McKenzie. She was the Chairman of the firm's global real estate business and has headed the Property Practice Group of the firm's Hong Kong and China offices for many years. She is also a China Appointed Attesting Officer and a Council Member of the Hong Kong Law Society.

Ms Lee has been repeatedly named as a leading property lawyer of Hong Kong by many international publications, including *Who's Who of the Law*, *The Asia Pacific Legal 500* and *AsiaLaw Leading Lawyers Survey*.

Since the beginning of 2012, Ms Lee has stepped down from the partnership of the law firm while keeping the consultant's title. She now devotes her time in running JaneClare Group, a family business.

In terms of community service and public office, in addition to her participation in various charitable organisations, Ms Lee is a member of the Hong Kong Housing Authority, the Law Reform Commission and the Executive Committee of the Hong Kong Catholic Marriage Advisory Council. She was appointed as a Justice of the Peace by the Chief Executive in 2003 and awarded a Bronze Bauhinia Star by the HKSAR Government in 2007.



蘇偉文教授, JP
Professor Raymond SO Wai-man, JP

蘇偉文教授是恒生管理學院商學院院長和金融學教授。除了大學教學和進行研究工作外，蘇教授也參與公職，服務社會。他現時為能源諮詢委員會主席、律師紀律審裁團業外委員和中小型企業委員會委員，並為香港房屋委員會財務小組委員會及資金管理附屬小組委員會主席，以及香港房屋委員會及策劃小組委員會委員。

Professor Raymond SO Wai-man is the Dean of School of Business and a professor of Finance at the Hang Seng Management College. Besides teaching and conducting research in the university, Professor So contributes to the society through serving in the public service. He is currently the Chairman of the Energy Advisory Committee, and a member of the Solicitors Disciplinary Tribunal Panel, and the Small and Medium Enterprises Committee. He is now the Chairman of Finance Committee and Funds Management Sub-committee of the Hong Kong Housing Authority, and a member of the Hong Kong Housing Authority and its Strategic Planning Committee.



蔡涯棉先生, JP

Mr Michael CHOI Ngai-min, JP

蔡涯棉先生於香港出生及接受教育，畢業於香港浸會學院工商管理系，其後於澳門東亞大學取得工商管理碩士學位。蔡先生現為恒基（中國）投資有限公司董事。蔡先生從事房地產業務35年，擁有香港及中國內地房地產市場的豐富經驗和知識。他現為香港房地產協會副會長、香港地產行政師學會副會長、香港浸會大學工商管理學院諮詢委員會委員、嶺南大學商學院諮詢委員會委員及香港浸會大學工商管理學會顧問。蔡先生曾任長遠房屋策略督導委員會委員（2012-2014）、香港地產代理專業協會會長（1992-1996）、香港地產代理監管局成員（1997-2002）、中華全國青年聯合會第八屆委員會委員（1995-2000）、香港貿易發展局基建服務諮詢委員會委員（2003-2006）、香港房屋委員會委員（1999-2007）、香港房屋委員會資助房屋小組委員會主席（2006-2007），以及公益金入會、預算及分配委員會委員（1997-2002）。

Mr Michael CHOI Ngai-min was born and educated in Hong Kong. He graduated from the Business Management Department of the Hong Kong Baptist College and later obtained a Master's Degree in Business Administration from the University of East Asia, Macau. Mr Choi is the Director of Henderson (China) Investment Company Limited. He has been in the real estate industry for 35 years with extensive knowledge and experience in the real estate markets in Hong Kong and mainland China. Currently, he is the Vice-president of the Hong Kong Real Property Federation, Vice-president of the Hong Kong Institute of Real Estate Administrators, a member of the Advisory Committee of the School of Business of the Hong Kong Baptist University, a member of the Advisory Board on Business Studies at the Lingnan University and an Advisor to the Business Management Society of the Hong Kong Baptist University. Mr Choi was a member of the Long Term Housing Strategy Steering Committee (2012-2014), the former President of the Society of Hong Kong Real Estate Agents (1992-1996), a member of the Estate Agents Authority (1997-2002), a member of the 8th Committee of the ALL-China Youth Federation (1995-2000), a member of the Infrastructure Development Advisory Committee of the Hong Kong Trade Development Council (2003-2006), a member of the Hong Kong Housing Authority (1999-2007), the Chairman of the Subsidised Housing Committee of the Hong Kong Housing Authority (2006-2007) and a member of the Admission, Budgets and Allocations Committee of the Community Chest (1997-2002).



方剛議員, SBS, JP

The Honourable Vincent FANG Kang, SBS, JP

方剛先生為現任香港特別行政區立法會議員，代表批發及零售界功能界別，除擔任香港房屋委員會委員外，他同時是特區政府策略發展委員會委員。

方先生畢業於美國北卡羅來納州州立大學，取得紡織工程碩士，其後一直從事紡織品及服裝的生產和零售業務，並積極參與提升香港零售行業和時裝行業的水平。

Mr Vincent FANG Kang is a Legislative Councillor representing the wholesale and retail functional constituency of the HKSAR. He is a member of the Hong Kong Housing Authority and the Commission on Strategic Development.

Graduated from the North Carolina State University, USA, with a Master of Science degree in Textiles Engineering, Mr Fang has been engaging in the manufacturing and retail business of textile products and clothing, and taking an active part in lifting the levels of the local retail and fashion industries.



葉國謙議員, GBS, JP

The Honourable IP Kwok-him, GBS, JP

葉國謙先生現任中華人民共和國香港特別行政區第十二屆全國人民代表大會代表、立法會議員（區議會功能界別）、中西區區議員（觀龍區）、立法會保安事務委員會主席、市區重建局董事會非執行董事、立法會議員個人利益監察委員會主席及強制性公積金計劃管理局董事會的非執行董事。

葉先生也擔任漢華教育機構副主席、民建聯立法會黨團召集人、香港島各界聯合會榮譽顧問和通善壇理事會顧問。

Mr IP Kwok-him is a deputy of the HKSAR to the 12th National People's Congress of the People's Republic of China, Legislative Councillor (Functional Constituency of District Council), District Councillor (Kwun Lung) of the Central and Western District Council and Chairman of the Legislative Council Panel on Security. He is a Non-executive Director of the Urban Renewal Authority Board, Chairman of Committee on Members' Interest, Legislative Council, and a Non-executive Director of the Mandatory Provident Fund Schemes Authority Board.

Mr Ip is also the Deputy Chairman of Hon Wah Educational Organisation, the Convener of the Legislative Council Caucus of the Democratic Alliance for the Betterment and Progress of Hong Kong, the Honourable Advisor of the Association of Hong Kong Island Limited, and an Advisor to Tun Sin Tan Limited.



梁家傑議員, sc

The Honourable Alan LEONG Kah-kit, sc

梁家傑先生於1982年在香港大學取得法律學士學位，1984年在英國劍橋大學取得法律碩士學位。1983年，他獲得香港大律師執業資格，並於1998年獲委任為資深大律師，是香港特區成立後首位獲委任的資深大律師。梁先生曾任香港大律師公會主席，現為立法會議員（九龍東地方選區）。

Mr Alan LEONG Kah-kit obtained his LLB from The University of Hong Kong in 1982 and LLM from the University of Cambridge in 1984. He was admitted as a barrister in Hong Kong in 1983. In 1998, he was called to the Inner Bar, which was the first appointment of Senior Counsel after the establishment of the HKSAR. Mr Leong was the former Chairman of the Hong Kong Bar Association. He is currently Legislative Councillor (Kowloon East Geographical Constituency).



黃國健議員, SBS

The Honourable WONG Kwok-kin, SBS

黃國健先生為現任立法會議員（九龍東），也是香港工會聯合會副會長、工聯會物流及交通行業委員會召集人。黃先生亦為保安及護衛業管理委員會委員。

黃先生曾任勞工顧問委員會勞方代表、「『十一五』與香港發展」經濟高峰會專家成員、中央政策組社會凝聚力小組成員，以及職業訓練局海事服務業訓練委員會委員。

Mr WONG Kwok-kin is a member of the Legislative Council (Kowloon East), the Vice-president of the Hong Kong Federation of Trade Unions, and the Convenor of Logistics and Transport Industry Committee of the Hong Kong Federation of Trade Unions. He is also a member of the Security and Guarding Services Industry Authority.

Mr Wong was an employee representative of the Labour Advisory Board, a panelist of the Economic Summit on “China’s 11th Five-Year Plan and the Development of Hong Kong”, a member of the Central Policy Unit Panel on Social Cohesion and the Maritime Services Training Board of the Vocational Training Council.



區嘯翔先生, BBS

Mr Albert AU Siu-cheung, BBS

區嘯翔先生現任香港立信德豪會計師事務所有限公司主席，在會計界擁有超過33年經驗，是香港會計師公會資深會計師、加拿大特許會計師公會會員，以及香港華人會計師公會會員。

區先生目前擔任多個公職，包括廉政公署防止貪污諮詢委員會主席及廉政公署貪污問題諮詢委員會委員，以及香港生產力促進局理事會委員。

Mr Albert AU Siu-cheung is the Chairman of BDO Limited. He has over 33 years of experience in the accountancy profession, and is a Fellow of the Hong Kong Institute of Certified Public Accountants, a member of the Canadian Institute of Chartered Accountants and the Society of Chinese Accountants and Auditors.

Mr Au is the Chairman of the Corruption Prevention Advisory Committee and a member of the Advisory Committee on Corruption of the Independent Commission Against Corruption. He also serves as a member of the Hong Kong Productivity Council.



孔令成先生, BBS, JP

Mr Leo KUNG Lin-cheng, BBS, JP

孔令成先生為盤谷銀行副總裁，現任香港海洋公園董事局副主席、比利時—盧森堡香港商會副主席，以及西九文化區管理局董事局成員。

Mr Leo KUNG Lin-cheng is the Executive Vice-president of Bangkok Bank Public Co. Ltd. Currently, Mr Kung is the Deputy Chairman of the Board of the Ocean Park Corporation, Vice-chairman of the Belgium-Luxembourg Chamber of Commerce in Hong Kong and a board member of West Kowloon Cultural District Authority.



劉文君女士 Ms Julia LAU Man-kwan

劉文君女士是香港註冊建築師，先後取得美國俄勒岡大學建築學士及香港大學文學碩士（運輸政策與規劃）學位。她在房地產業界擁有25年經驗。她於2009年創立自己的公司。

除擔任香港房屋委員會及其轄下的投標小組委員會和商業樓宇小組委員會委員外，劉女士亦為城市規劃委員會成員、上訴審裁團（建築物）成員、香港房屋協會委員，以及廉政公署防止貪污諮詢委員會委員。此外，她是香港演藝學校董會成員及香港聖約翰救護機構理事會理事。在專業層面上，劉女士為香港建築中心副主席，以及香港建築師學會理事會及環保建築專業議會理事會理事。

Ms Julia LAU Man-kwan is a registered architect in Hong Kong, and holds a Bachelor of Architecture degree from the University of Oregon, USA and a Master of Arts degree in Transportation Policy and Planning from the University of Hong Kong. She has 25 years of experience in the real estate business. She founded her own practice in 2009.

Apart from being a member of the Hong Kong Housing Authority and its Tender Committee and Commercial Properties Committee, Ms Lau also serves on the Town Planning Board, the Appeal Tribunal Panel (Building), the Hong Kong Housing Society, and the Corruption Prevention Advisory Committee of the Independent Commission Against Corruption. She is currently a Council member of the Academy for Performing Arts and Hong Kong St. John Ambulance. On the professional front, Ms Lau is the Vice Chair of Hong Kong Architecture Centre and a Council member of the Hong Kong Institute of Architects and the Professional Green Building Council.



黃成智先生 Mr WONG Sing-chi

黃成智先生曾任立法會議員（新界東）、北區區議員、區域市政局議員、復和綜合服務中心生命教育總監，以及不同社會服務機構的督導主任和總幹事。黃先生現時為國際復和實踐機構的認可復和會議主持訓練師、家庭網絡發展中心總幹事，以及AWTC (LO & LAM) Consultancies Ltd的高級顧問，對社會現況深具識見。

Mr WONG Sing-chi was a Legislative Councillor (New Territories East), North District Councillor, Regional Council Member, the Life Education Superintendent of the Centre for Restoration of Human Relationships and supervisor or executive director of many social service organisations. Mr Wong is currently a certified trainer of the International Institute for Restorative Practice, a Service Director of the Family Network Development Centre and a Senior Consultant of the AWTC (LO & LAM) Consultancies Ltd. Mr Wong has a profound understanding of the current social situation.



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、醫院管理局轄下支援服務發展委員會和基本工程小組委員會增選成員。

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 Supporting Services Development Committee and the Capital Works Sub-committee of the Hospital Authority.

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技術總監。他是註冊專業工程師，專長為土木工程、環境工程和結構工程。

李先生曾任香港特別行政區政府策略發展委員會委員和中央政策組顧問，現為香港房屋委員會以及其轄下建築小組委員會的委員。

Mr LEE Ping-kuen is the Technical Director of an engineering consultancy firm. He is a registered professional engineer specialising in civil, environmental and structural engineering.

Mr Lee was a member of the Commission on Strategic Development and a member of the Central Policy Unit of the HKSAR Government. Currently he is a member of the Hong Kong Housing Authority and its Building 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, the Chairman of the Audit Sub-committee, and a member of the Finance Committee and the Strategic Planning Committee under the Hong Kong Housing Authority.



馮婉眉女士, BBS

Miss Anita FUNG Yuen-mei, BBS

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。

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.

Miss Fung is a Member of the Financial Infrastructure Sub-Committee of the Exchange Fund Advisory Committee (EFAC) of the Hong Kong Monetary Authority (HKMA), 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.

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.



蔡惠琴女士, JP

Ms Virginia CHOI Wai-kam, JP

蔡惠琴女士現職國際人力資源顧問公司主任顧問兼總經理，在管理諮詢及培訓方面具30多年經驗。蔡女士一向熱心於社會服務，現為香港公開大學校董會成員及人力資源委員會主席、公務員敍用委員會委員和法律援助服務局成員。

蔡女士也是香港房屋委員會委員，以及其轄下財務小組委員會和審計附屬小組委員會委員。

Ms Virginia CHOI Wai-kam is the Managing Consultant and Country Manager of an international HR consultancy firm, with experience in management consultancy and training for over 30 years. Ms Choi has been actively participating in social services. She is currently a member of the Council and the Chairman of the Human Resources Committee of the Open University of Hong Kong, a member of the Public Service Commission and the Legal Aid Services Council.

Ms Choi is also a member of the Hong Kong Housing Authority and its Finance Committee and Audit Sub-committee.



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2015和2013，亞太區房地產建築組別大獎2015、2014和2013，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120個來自杜拜、美國、英國、上海、北京、台灣、日本、韓國、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：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（2000-2012）。

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 practising in Asia today. Mr Ho is one of the winners of the prestigious HKIA Cross-Strait Architectural Award 2015 & 2013, Asia Pacific Property Awards (Architectural Category) 2015, 2014 & 2013, the HKSAR Quality Building Awards 2012 (Finalist) and 2010 (Merit Award), and Dubai Cityscape Architectural Awards 2008. He has received over 120 significant international design awards from Dubai, USA, United Kingdom, Shanghai, Beijing, Taiwan, Japan, Korea, 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: 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 (2000-2012).



許美嫦女士, JP

Ms Tennessy HUI Mei-sheung, JP

許美嫦女士是香港執業律師，現為香港房屋委員會委員、郊野公園及海岸公園委員會委員，以及香港中醫藥管理委員會道德事務小組委員。許女士也是漁民特惠津貼上訴委員會（禁拖）主席。

許女士是香港各界婦女聯合協進會的義務法律顧問，以及軒尼詩道官立下午小學的學校管理委員會委員。

Ms Tennessy HUI Mei-sheung is a solicitor practising in Hong Kong, a member of the Hong Kong Housing Authority, Country and Marine Parks Board and Ethics Committee of Chinese Medicine Council of Hong Kong. Ms Hui is also the Chairman of the Fisherman Claims Appeal Board (Trawl Ban).

Ms Hui is an Honorary Legal Consultant of the Hong Kong Federation of Women and a member of the School Management Committee of Hennessy Road Government Primary PM 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。中國人民政治協商會議全國委員會委員。

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、資助房屋小組委員會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. National Member of 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 Subsidised Housing Committee and Strategic Planning Committee.



劉國裕博士, JP

Dr LAU Kwok-yu, JP

劉國裕博士是香港城市大學公共政策學系副教授，他的教學和研究範疇為房屋政策、房屋管理、社會政策及行政。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經理學會專業實務委員會增選委員、市區重建局覆核委員會增選委員，以及深水埗區議會私人樓宇及市區更新工作小組增選委員。此外，他是香港房屋協會監事會委員、香港房屋委員會及轄下建築小組委員會委員、樂華天主教小學法團校董會獨立校董，以及多個居民組織的顧問。

Dr LAU Kwok-yu is an associate professor in the Department of Public Policy at the City University of Hong Kong. The areas of his teaching and research are housing policy, housing management, social policy and administration. 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. He was also a co-opted member of the Housing Affairs Committee of the Kwai Tsing District Council, and the Sub-committee on Property Management Practitioners under the Advisory Committee on the Regulation of the Property Management Industry of the Home Affairs Department.

Dr Lau is currently a co-opted member of the Hong Kong Institute of Housing's Professional Practice Committee, the Urban Renewal Authority's Review Committee, and the Working Group on Private Premises and Urban Revitalisation of the Sham Shui Po District Council. In addition, he is a member of the Supervisory Board of the Hong Kong Housing Society, the Hong Kong Housing Authority and its Building Committee, an Independent Manager of the Incorporated Management Committee of Lok Wah Catholic Primary School, and an advisor to a number of housing residents' organisations.



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

黃遠輝先生，58歲，生於香港。黃先生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。黃先生現為城市規劃委員會副主席、市區重建局非執行董事、香港房屋協會成員、香港舞蹈團主席、首長級薪俸及服務條件常務委員會委員，以及歷史博物館諮詢委員會主席。在環保方面，黃先生是能源諮詢委員會和環境諮詢委員會成員。

黃先生在銀行界累積逾40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年至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, aged 58, 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 Vice-chairman of the Hong Kong Town Planning Board, Non-executive Director of Urban Renewal Authority, a member of the Hong Kong Housing Society, the Chairman of the Hong Kong Dance Company, a member of the Standing Committee on Directorate Salaries and Conditions of Service and the Chairman of the History Museum Advisory Panel. On the environmental aspect, Mr Wong is an appointed member of the Energy Advisory Committee and the Advisory Council on the Environment.

Mr Wong started his banking career, which spans over 40 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。

劉女士目前是輸入優秀人才及專才諮詢委員會委員、土地及建設諮詢委員會委員、香港房屋委員會及其轄下建築小組委員會委員，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，以及香港特別行政區政府選舉委員會委員（建築、測量及都市規劃界別分組）。

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 Advisory Committee on Admission of Quality Migrants and Professionals, the Land and Development Advisory Committee, the Hong Kong Housing Authority and its Building 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, and the Architectural, Surveying and Planning Subsector of the Election Committee of the HKSAR Government.



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。

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，以及佛教志蓮中學和香港兆基創意書院的校董會成員。

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 2012 to 2014. He was appointed as a member of the West Kowloon Cultural District Authority since October 2014.

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, member of the School Boards of Chi Lin Buddhist Secondary School and HKICC Lee Shau Kee School of Creativity.



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，以及中央政策組特邀顧問。

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, and an Associate Member of the Central Policy Unit.



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項目董事。她於2013年加入為香港房屋委員會轄下建築小組委員會，並於2014年成為香港房屋委員會委員。

Ms SO Ching is a registered architect and Director of Project of an architectural consultant company. She joined the Building Committee of the Hong Kong Housing Authority in 2013 and has become a member of the Hong Kong Housing Authority since 2014.



譚小瑩女士, JP
Ms Iris TAM Siu-ying, JP

譚小瑩女士從事城市規劃專業工作，初期曾在政府服務七年，於1990年離任成立規劃顧問公司。隨後16年間，譚女士積極參與多項由香港和內地公私營機構委託的規劃項目和研究。譚女士於2006年9月至2013年2月出任市區重建局執行董事，繼而於2013年3月1日獲委任為該局行政總監，並兼任董事會副主席。譚女士熱心公共服務，曾任香港規劃師學會會長（1995至1997年），並曾出任多個法定組織、審裁小組和諮詢委員會的主席或成員。譚女士現時為香港房屋委員會委員，以及市區更新基金有限公司董事會成員。

Ms Iris TAM Siu-ying is a town planning professional. She started her career in the government and, after working in the civil service for seven years, left in 1990. She then set up a planning consultancy firm and was actively involved in many planning projects and studies commissioned by private and public organisations in Hong Kong and mainland China for 16 years. Ms Tam served as the Executive Director of the Urban Renewal Authority (URA) from September 2006 to February 2013. She was later appointed as the Managing Director of the URA on 1 March 2013 while holding the position of Deputy Chairman of the Board at the same time. Ms Tam is enthusiastic about public services. She is the former President of the Hong Kong Institute of Planners (1995-1997) and has served on a number of statutory bodies, tribunals and advisory committees as the chairperson or a member. Ms Tam is currently a member of the Hong Kong Housing Authority, as well as a director of the Board of the Urban Renewal Fund Limited.



謝曼怡女士, JP (財經事務及庫務局常任秘書長(庫務))
Ms Elizabeth TSE Man-ye, JP
 (Permanent Secretary for Financial Services and the Treasury (Treasury))

謝曼怡女士於1984年加入香港政府，任職政務主任。謝女士曾在多個決策局和部門服務，包括前保安科、前政務總署、前經濟科、前財政科、前新機場工程統籌署及前工商科。

謝女士於1999年7月至2006年4月出任庫務局副局長（後改稱財經事務及庫務局副秘書長（庫務）），2006年4月至2007年10月出任行政署長，2007年10月至2010年4月出任行政長官辦公室常任秘書長，並於2010年4月至2012年7月出任商務及經濟發展局常任秘書長（通訊及科技）。謝女士由2012年7月起出任財經事務及庫務局常任秘書長（庫務）。

Ms Elizabeth TSE Man-ye joined the Government of Hong Kong in 1984 as an Administrative Officer. She has since served in various bureaux and departments, including the former Security Branch, the former City and New Territories Administration, the former Economic Services Branch, the former Finance Branch, the former New Airport Projects Co-ordination Office and the former Trade and Industry Branch.

Ms Tse was Deputy Secretary for the Treasury (later renamed Deputy Secretary for Financial Services and the Treasury (Treasury)) from July 1999 to April 2006, Director of Administration from April 2006 to October 2007, Permanent Secretary, Chief Executive's Office from October 2007 to April 2010 and Permanent Secretary for Commerce and Economic Development (Communications and Technology) from April 2010 to July 2012. She has taken up the appointment of Permanent Secretary for Financial Services and the Treasury (Treasury) since July 2012.



甯漢豪女士, JP (地政總署署長)

Ms Bernadette LINN, JP (Director of Lands)

甯漢豪女士於1989年加入香港政府，任職政務主任。她於2005年至2008年出任教育局副秘書長，於2008年至2010年出任財經事務及庫務局副秘書長，並於2010年至2012年出任行政長官私人秘書。甯女士由2012年7月31日起出任地政總署署長。

甯女士持有香港大學文學士學位和密歇根大學（安娜堡市）傳理學碩士學位。

Ms Bernadette LINN joined the government of Hong Kong as an Administrative Officer in 1989. She was Deputy Secretary for Education from 2005 to 2008, Deputy Secretary for Financial Services and the Treasury from 2008 to 2010, and Private Secretary to the Chief Executive from 2010 to 2012. She has been the Director of Lands since 31 July 2012.

Ms Linn holds a Bachelor of Arts degree from The University of Hong Kong and a Master's degree in Communication Studies from the University of Michigan, Ann Arbor.

2014/15 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

- * 張炳良教授, GBS, JP (主席)
Professor the Honourable Anthony CHEUNG Bing-leung, GBS, JP (Chairman)
- * 李慧賢女士, BBS, JP
Ms Angela LEE Wai-yin, BBS, JP
- * 蘇偉文教授, JP
Professor Raymond SO Wai-man, JP
- * 蔡涯棉先生, JP
Mr Michael CHOI Ngai-min, JP
- * 王永祥先生
Mr Winfield 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
- * 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 Winfield WONG Wing-cheung (Chairman)
- * 蔡惠琴女士, JP
Ms Virginia CHOI Wai-kam, JP
- * 蘇晴女士
Ms SO Ching
- 陳兆根博士
Dr Alex CHAN Siu-kun
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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
2015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 2015.



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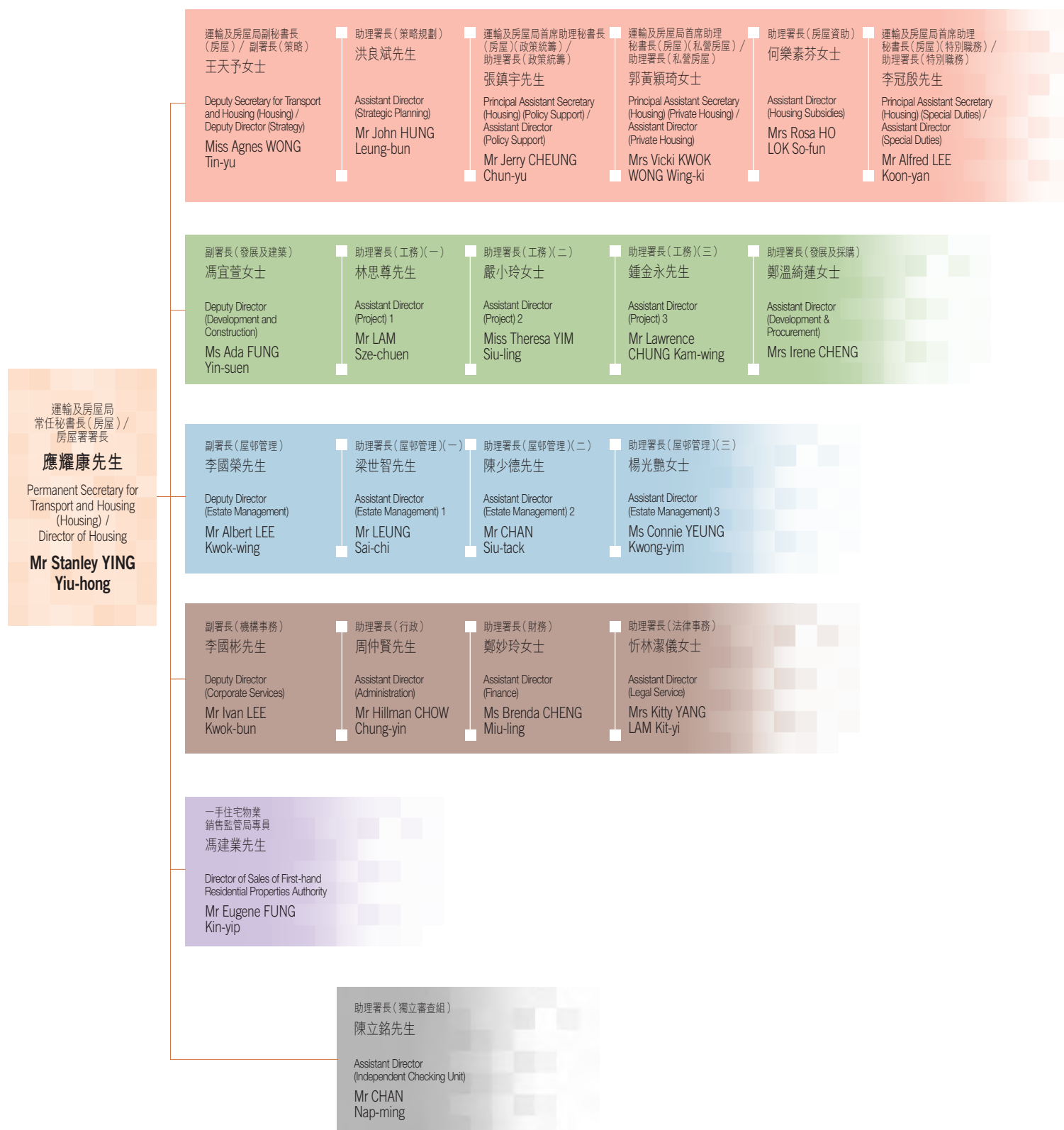
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02 房屋署首長級人員⁽¹⁾

Housing Department Directorate⁽¹⁾

截至 As at 31.3.2015



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 31.3.2015		截至 As at 31.3.2014	
		單位 Flats	人數 People	單位 Flats	人數 People
公屋申請	Public Rental Housing Applications	13 391	31 732	23 307	52 564
屋邨清拆及大型維修	Estate Clearance and Major Repairs	4	6	85	203
清拆	Clearance				
政府清拆項目 / 市區重建局	Government Clearance Projects / Urban Renewal Authority	308	645	211	433
緊急安置	Emergency	1	4	1	1
初級公務員及退休公務員	Junior Civil Servants and Pensioners	869	2 450	906	2 539
體恤安置	Compassionate Rehousing	1 664	3 876	2 093	4 792
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	5 491	14 001	6 645	18 017
合計	Total	21 728 ⁽¹⁾	52 714	33 248 ⁽²⁾	78 549

註 Note:

(1) 不包括7 535個編配中的單位。
Excluding 7 535 flats under offer.

(2) 不包括5 808個編配中的單位。
Excluding 5 808 flats under offer.

04 租住房屋數目 Rental Housing Stock

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租住公屋 ⁽¹⁾	Public Rental Housing ⁽¹⁾	截至 As at 31.3.2015		截至 As at 31.3.2014	
		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
區議會分區	District Council District				
中西區	Central and Western	636	2 105	636	2 121
東區	Eastern	35 111	99 813	35 160	100 537
南區	Southern	26 281	74 454	26 588	75 568
油尖旺	Yau Tsim Mong	2 820	8 180	2 820	8 242
深水埗	Sham Shui Po	53 982	138 499	55 020	138 969
九龍城	Kowloon City	29 609	75 397	29 608	70 933
黃大仙	Wong Tai Sin	76 640	210 873	76 001	210 457
觀塘	Kwun Tong	128 044	338 638	128 319	340 324
葵青	Kwai Tsing	101 510	284 121	100 258	281 243
荃灣	Tsuen Wan	21 730	59 166	21 733	59 522
屯門	Tuen Mun	56 409	143 780	57 594	146 254
元朗	Yuen Long	62 699	191 870	63 083	193 800
北區	North	23 645	63 116	22 688	64 723
大埔	Tai Po	17 657	49 002	17 978	50 152
沙田	Sha Tin	61 646	169 549	62 007	170 945
西貢	Sai Kung	30 035	87 262	28 415	84 306
離島	Islands	15 683	52 671	15 769	52 784
合計	Total	744 137	2 048 496	743 677	2 050 880

中轉房屋	Interim Housing	截至 As at 31.3.2015		截至 As at 31.3.2014	
		單位數目 ⁽²⁾ No. of Flats ⁽²⁾	認可居民人數 ⁽³⁾ Authorised Population ⁽³⁾	單位數目 ⁽²⁾ No. of Flats ⁽²⁾	認可居民人數 ⁽³⁾ Authorised Population ⁽³⁾
區議會分區	District Council District				
屯門	Tuen Mun	2 769	3 005	2 160	2 389
葵青	Kwai Tsing	1 928	1 178	1 928	1 316
元朗	Yuen Long	840	425	840	795
合計	Total	5 537	4 608	4 928	4 500

註 Note:

- (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入口。
Figures exclude persons living in those flats used as temporary accommodation in Shek Lei (II) IH blocks.

截至 As at 31.3.2015

	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 ⁽¹⁾ Home Ownership Scheme (HOS) Flats ⁽¹⁾	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	12 819
	屯門	Tuen Mun	20 835
	元朗	Yuen Long	19 328
	北區	North	12 566
	大埔	Tai Po	13 037
	沙田	Sha Tin	39 101
	西貢	Sai Kung	22 127
	離島	Islands	3 052
	合計	Total	216 730
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 ⁽¹⁾ Private Sector Participation Scheme (PSPS) and Middle Income Housing Scheme (MIHS) Flats ⁽¹⁾	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
	合計	Total	99 834
可租可買計劃及重建置業計劃單位 ⁽¹⁾ Buy or Rent Option Scheme (BRO) and Mortgage Subsidy Scheme (MSS) Flats ⁽¹⁾	油尖旺	Yau Tsim Mong	629
	九龍城	Kowloon City	1 096
	黃大仙	Wong Tai Sin	640
	葵青	Kwai Tsing	1 920
	元朗	Yuen Long	2 560
	北區	North	800
	合計	Total	7 645
已出售的租者置其屋計劃 (租置計劃) 單位 ⁽²⁾ Tenants Purchase Scheme (TPS) Sold Flats ⁽²⁾	東區	Eastern	2 679
	南區	Southern	7 731
	深水埗	Sham Shui Po	4 772
	黃大仙	Wong Tai Sin	17 048
	觀塘	Kwun Tong	10 493
	葵青	Kwai Tsing	11 188
	屯門	Tuen Mun	11 410
	元朗	Yuen Long	4 728
	北區	North	12 917
	大埔	Tai Po	14 443
	沙田	Sha Tin	21 633
	西貢	Sai Kung	10 674
	合計	Total	129 716
	總計	Grand Total	453 925

註 Note:

- (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 / 重建置業計劃單位包括可在公開市場買賣的單位 (第三期乙之前出售的居屋單位及已繳補價單位) , 但不包括未售出的單位。
HOS / PSPS / MIHS / BRO / MSS flats include flats that are tradable in the open market (flats sold prior to HOS Phase 3B or flats having paid off premiums), 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 (已繳補價單位) , 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 having paid off premiums), 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			
	一般家庭 Ordinary Families	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 ⁽¹⁾ Harmonious Families Priority Scheme ⁽¹⁾
申請人年齡 Applicant's Age	年滿18歲。 At least 18 years of age.	申請人必須年滿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 by 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 over).
住戶人數 Household Size	最少兩名有親屬關係 ⁽²⁾ 的人士合伙共住。非長者一人申請者會納入「配額及分制」辦理。 At least two related ⁽²⁾ 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 ⁽²⁾ 與否，獲配單位後須合伙共住。 Two or more elderly persons, either related ⁽²⁾ or unrelated, who undertake to live together upon 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老親屬。 The applicant's family must be composed of at least two persons with at least one elderly relative.
每月住戶收入 Monthly Household Income	住戶收入不得超逾入息限額，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	申請人及家庭成員所擁有的總資產淨值不得超逾總資產淨值限額，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，申請人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 Note:

- (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 families 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／母或受供養的年老親屬及最少一名年滿18歲的家庭成員，申請人可以選擇任何地區作為編配公屋單位。
 - 不論申請人是由年老親屬還是另一名成年的家庭成員擔任，雙方均須於接受核實配屋資格面晤時簽署一份意願書，聲明較年輕的一方成員會照顧年老親屬，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 eligibility 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／母或受供養的年老親屬，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晤時簽署一份意願書，聲明在獲得編配有關單位後，年青家庭會給予其年老親屬適當的照顧。
- 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) 申請人與家庭成員的關係，及家庭成員之間的關係，必須為夫婦、父母、子女、祖父母、孫。申請人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，亦必須在公屋申請內除名）。
The relationship between the Applicant and family members and between family members must be either husband and wife, parent and child, 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 despite his or her spouse has not been granted the right to land Hong Kong).

06A 資格準則 (續) Eligibility Criteria (continued)

入息及總資產淨值限額 (2015年4月1日起生效) Income and Total Net Asset Limits (Effective from 1 April 2015)			每月最高息限額 ⁽¹⁾ (1.4.2015生效) Maximum Income Limit (per Month) ⁽¹⁾ (Effective from 1.4.2015)	總資產淨值限額 ⁽²⁾ (1.4.2015生效) Total Net Asset Limit ⁽²⁾ (Effective from 1.4.2015)
	家庭人數	Family Size		
	1人	1 Person	\$10,100	\$236,000
	2人	2 Persons	\$16,140	\$320,000
	3人	3 Persons	\$21,050	\$417,000
	4人	4 Persons	\$25,250	\$487,000
	5人	5 Persons	\$29,050	\$541,000
	6人	6 Persons	\$32,540	\$585,000
	7人	7 Persons	\$36,130	\$626,000
	8人	8 Persons	\$38,580	\$656,000
	9人	9 Persons	\$43,330	\$724,000
	10人及以上	10 or more Persons	\$45,450	\$780,000

非親屬關係之長者住戶入息及 總資產淨值限額 (2015年4月1日起生效) Income and Total Net Asset Limits for Non-related Elderly Households (Effective from 1 April 2015)			每月最高入息限額 ⁽¹⁾ (1.4.2015生效) Maximum Income Limit (per Month) ⁽¹⁾ (Effective from 1.4.2015)	總資產淨值限額 (1.4.2015生效) Total Net Asset Limit (Effective from 1.4.2015)
	住戶人數	Household Size		
	2人	2 Persons	\$19,370	\$640,000
	3人	3 Persons	\$25,260	\$834,000
	4人	4 Persons	\$30,300	\$974,000
	5人	5 Persons	\$34,860	\$1,082,000
	6人	6 Persons	\$39,050	\$1,170,000
	7人	7 Persons	\$43,360	\$1,252,000
	8人	8 Persons	\$46,300	\$1,312,000
	9人	9 Persons	\$52,000	\$1,448,000
	10人及以上	10 or more Persons	\$54,540	\$1,560,000

註 Note:

- (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人及以上長者家庭的總資產淨值限額分別為472,000元、640,000元、834,000元、974,000元、1,082,000元、1,170,000元、1,252,000元、1,312,000元、1,448,000元和1,560,000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 or more persons are \$472,000, \$640,000, \$834,000, \$974,000, \$1,082,000, \$1,170,000, \$1,252,000, \$1,312,000, \$1,448,000 and \$1,560,000).

06B 資格準則 (續)

Eligibility Criteria (continued)

擴展居屋第二市場至白表買家資格準則 Eligibility Criteria for Extending the HOS Secondary Market to White Form Buyers	
申請人類別 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）或房屋協會轄下的公屋或任何資助房屋計劃單位的家庭成員；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 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 of their TPS flats with the HA.
家庭收入及資產限額 Household Income and Asset Limits	申請人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 value of their assets should meet the limits set by the HA for the scheme. ⁽¹⁾
住宅物業擁有權 Domestic Property Ownership	申請人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	申請人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⁾
申請人年齡 Applicant's Age	年滿18歲。 At least 18 years of age.
家庭組合 Household Composition	單身人士或最少兩名成員的家庭組合。 Single person or at least two persons household composition.

註 Note :

(1)		每月家庭總入息限額*		家庭總資產淨值限額
家庭人數	Family Size	Total Monthly Household Income Limit*		Total Net Household Asset Limit
一人	1 person	\$24,000	(\$25,250)	\$800,000
二人或以上	2 or more persons	\$48,000	(\$50,500)	\$1,600,000

* 按強制性公積金計劃所作的法定供款會從住戶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，載於括弧內。

Statutory contributions under the Mandatory Provident Fund (MPF) Scheme are deductible from a household's income for the purpose of calculating the income. The equivalent income limits with the statutory MPF contribution included are shown in brackets.

- (2) 由申請截止日期之前的24個月起，直至簽訂臨時買賣合約當日，申請人及其家庭成員不得(i)擁有或與人共同擁有任何住宅樓宇；或(ii)簽訂任何協議購買任何住宅樓宇；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)不得為本港任何住宅物業（包括土地）的受益人。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、用作居住用途的屋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 of 24 months preceding the closing date for submitting the application and up to the date of signing the Provisional Agreement for Sale and Purchase, (i) owned or co-owned any domestic property in Hong Kong; or (ii) entered into any 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) beneficiary of any domestic property (including land) in Hong Kong. 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) 申請人須在申請截止日期當日或之前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 or before the closing date of application and his / her stay in Hong Kong is not subject to any condition of stay (except that on the limit of stay).

07 單位面積及租金 Size and Rent of Flats

截至 As at 31.3.2015

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 ²)	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 ² per month
前屋宇建設委員會屋邨 Former Housing Authority Estates	1958-1965	14 765	24.1	2 381	1,164	48.3
			30.6	3 733	1,477	48.3
			41.2	1 298	1,989	48.3
	1966-1973	12 740	28.3	2 698	1,265	44.7
			30.6	3 767	1,483	48.5
			33.1	2 058	1,602	48.4
			36.5	1 256	1,654	45.4
香港房屋委員會屋邨 The Hong Kong Housing Authority Estates	1973年以後 Post 1973	328 747 (市區) ⁽¹⁾ (Urban) ⁽¹⁾	16.3	6 973	1,163	71.2
			23.5	4 889	1,119	47.6
			34.4	14 997	2,439	70.8
			43.3	12 101	3,066	70.9
			53.6	1 238	4,175	77.9
		219 053 (擴展市區) ⁽²⁾ (Extended Urban) ⁽²⁾	17.8	2 440	1,218	68.4
			22.0	3 295	1,498	68.2
			34.4	5 315	2,361	68.6
			43.3	5 729	2,965	68.5
			51.8	2 240	2,853	55.1
		168 832 (新界) ⁽³⁾ (N.T.) ⁽³⁾	17.1	2 472	770	45.0
			24.9	3 537	927	37.2
			34.4	4 202	1,621	47.1
			43.3	3 764	2,047	47.3
			51.8	3 200	2,686	51.9

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, Sha Tin, 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 31.3.2015

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		數目 Number
屋邨 / 屋苑	Estates / Courts	407
租住公屋 ⁽¹⁾	Public Rental Housing (PRH) ⁽¹⁾	170
中轉房屋 ⁽²⁾	Interim Housing (IH) ⁽²⁾	1
居者有其屋計劃 (居屋) ⁽³⁾	Home Ownership Scheme (HOS) ⁽³⁾	143
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 ⁽³⁾	Private Sector Participation Scheme (PSPS) / Middle Income Housing Scheme (MIHS) ⁽³⁾	48
可租可買計劃 / 重建置業計劃 ⁽⁴⁾	Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) ⁽⁴⁾	6
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	2 053 104
租住公屋	PRH	2 048 496
中轉房屋 ⁽⁵⁾	IH ⁽⁵⁾	4 608
資助出售房屋居住人口 (估計數字)⁽⁶⁾	Resident Population in Subsidised Sale Flats (estimated population)⁽⁶⁾	1 174 500
居住單位數目	Stock of Flats	1 203 599
租住公屋	PRH	744 137
中轉房屋 ⁽⁷⁾	IH ⁽⁷⁾	5 537
居屋 ⁽⁸⁾	HOS ⁽⁸⁾	216 730
私人參建計劃 / 中等入息家庭房屋計劃 ⁽⁸⁾	PSPS / MIHS ⁽⁸⁾	99 834
可租可買計劃 / 重建置業計劃 ⁽⁸⁾	BRO / MSS ⁽⁸⁾	7 645
租置計劃 (已出售單位) ⁽⁹⁾	TPS (sold flats) ⁽⁹⁾	129 716
未售出的單位	Unsold flats	0
興建中的單位數目	Number of Flats under Construction	80 389
租住屋邨 / 居者有其屋計劃	Rental / HOS	80 389
臨時收容中心⁽¹⁰⁾	Transit Centres⁽¹⁰⁾	3
租住認可人口	Authorised Rental Population	160
托兒所⁽¹¹⁾	Nurseries⁽¹¹⁾	360
幼兒園⁽¹¹⁾	Kindergartens⁽¹¹⁾	230
學校⁽¹¹⁾	Schools⁽¹¹⁾	263
圖書館及溫習室⁽¹¹⁾	Libraries and Study Rooms⁽¹¹⁾	231
福利及康樂用途單位⁽¹¹⁾⁽¹²⁾	Welfare and Amenity Premises⁽¹¹⁾⁽¹²⁾	6 849
舖位	Shops	1 731
街市檔位 (包括熟食檔位)	Market Stalls (including cooked food stalls)	1 121
工廠單位⁽¹³⁾	Factory Units⁽¹³⁾	8 541

註 Notes:

- (1) 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 (居屋計劃) 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.
- (2) 中轉房屋不包括兩個有中轉房屋大廈 / 單位的公共租住屋邨 (寶田及石梨 (二))。
Interim Housing (IH) excludes 2 PRH estates (Po Tin and Shek Lei (II)) with IH blocks / units.
- (3) 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.
- (4) 可租可買計劃 / 重建置業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 courts exclude 1 HOS court (Tin Chung Court) with BRO / MSS units.
- (5) 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.
- (6) 資助出售房屋居民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 (已繳補價單位) 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 and TPS flats but exclude those residing in flats that are tradable in the open market (flats having paid off premiums). Figure for resident population is based on the General Household Survey conducted by the Census and Statistics Department.
- (7) 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.
- (8) 居屋 / 私人參建計劃 / 中等入息家庭房屋計劃 / 可租可買計劃 / 重建置業計劃單位包括可在公開市場買賣的單位 (第三期乙之前出售的居屋單位及已繳補價單位)，但不包括未售出的單位。
HOS / PSPS / MIHS / BRO / MSS flats include flats that are tradable in the open market (flats sold prior to HOS Phase 3B or flats having paid off premiums), but exclude unsold flats.
- (9) 已出售的租置計劃單位包括可在公開市場買賣的單位 (已繳補價單位)，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 having paid off premiums), but exclude cases in which buyers had sold back their flats to the Hong Kong Housing Authority.
- (10) 包括石梨臨時居所。
Including Shek Lei temporary accommodation.
- (11) 數字為單位總數目。
Figures refer to total number of stock units.
- (12) 包括托兒所、圖書館及溫習室。
Including nurseries, libraries and study rooms.
- (13) 包括位於工廠大廈的非製造業用途舖位。
Including non-manufacturing shops in factory buildings.

		2010/11	2011/12	2012/13	2013/14	2014/15
		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	9,517	10,609	10,413	11,899	13,761
開支	Expenditure	(10,441)	(11,210)	(11,647)	(12,078)	(13,789)
運作赤字	Operating deficit	(924)	(601)	(1,234)	(179)	(28)
商業樓宇	Commercial					
收入	Income	1,428	1,616	1,858	2,095	2,303
開支	Expenditure	(863)	(1,018)	(1,120)	(1,181)	(1,303)
運作盈餘	Operating surplus	565	598	738	914	1,000
資助自置居所	Home Ownership Assistance					
收入	Income	7,519	1,920	2,641	3,707	3,066
開支	Expenditure	(3,172)	(443)	(542)	(1,555)	(725)
運作盈餘	Operating surplus	4,347	1,477	2,099	2,152	2,341
未計入非運作項目的 綜合運作盈餘	Consolidated Operating Surplus before non-operating items					
收入	Income	18,464	14,145	14,912	17,701	19,130
開支	Expenditure	(14,476)	(12,671)	(13,309)	(14,814)	(15,817)
未計入非運作項目的 綜合運作盈餘	Consolidated operating surplus before non-operating items	3,988	1,474	1,603	2,887	3,313
非運作項目的特別收入 / (開支)淨額	Net special income / (expenditure) on non-operating items	72	(137)	(98)	(80)	26
包括非運作項目的 綜合運作盈餘	Consolidated Operating Surplus including non-operating items	4,060	1,337	1,505	2,807	3,339

10 2010/11至2014/15財政年度資本開支的撮要

Summary of Capital Expenditure for Financial Years 2010/11 to 2014/15

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		2010/11	2011/12	2012/13	2013/14	2014/15
		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	6,138	7,291	8,639	8,911	11,945
改善工程	Improvement works	471	666	682	657	646
電腦器材 / 汽車	Computer equipment / motor vehicles	177	192	189	153	134
資本開支總額	Total Capital Expenditure	6,786	8,149	9,510	9,721	12,725

11 過去十年公營房屋建屋量 Public Housing Production in the Past 10 Years

年份	Year	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
出租單位	Rental Flats										
香港房屋委員會 (房委會) ⁽¹⁾	The Hong Kong Housing Authority (HA) ⁽¹⁾	17 153	7 192	13 726	19 050	15 389	13 672	11 186	13 114	14 057	9 938
房屋協會 (房協) ⁽²⁾	Housing Society (HS) ⁽²⁾	0	0	872	0	0	0	0	0	0	0
合計	Total	17 153	7 192	14 598	19 050	15 389	13 672	11 186	13 114	14 057	9 938
出售單位⁽³⁾	Sale Flats⁽³⁾										
房委會 ⁽⁴⁾	HA ⁽⁴⁾	0	1 200	1 386	1 624	370	1 110	0	0	0	0
房協 ⁽⁵⁾	HS ⁽⁵⁾	0	576	576	0	0	0	0	0	0	0
合計	Total	0	1 776	1 962	1 624	370	1 110	0	0	0	0
總計	Grand Total	17 153	8 968	16 560	20 674	15 759	14 782	11 186	13 114	14 057	9 938

註 Note:

- (1) 房委會的租住房屋建屋落成量包括公共租住房屋(公屋)、中轉房屋和那些由居者有其屋(居屋)計劃轉作公屋的項目單位。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。
HA's rental housing flat production figures include the production of public rental housing (PRH), interim housing and projects transferred from Home Ownership Scheme (HOS) to PRH. Projects built as rental housing but subsequently transferred to Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) housing are excluded.
- (2) 房協的租住房屋建屋落成量包括租住房屋和長者安居樂計劃下的出租單位。長者安居樂計劃出租單位是以長期租約推出，並需申請人繳付一筆租住權費。
HS's rental housing production figures include the production of rental flats and 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.
- (3) 由於宏觀經濟環境轉變，政府於2002年為房屋政策重新定位，決定停建及停售居屋/私人參建計劃/住宅發售計劃單位。當時正在興建而其後於2002年至2004年期間落成的居屋/私人參建計劃/住宅發售計劃單位，於2007年起才分批發售，統計這些單位時以其首次推售時間作為「落成時間」。為回應中低收入人士自置居所的訴求，政府於2011年決定恢復興建居屋。首批2 160個新建居屋單位，預計於2016/17年度落成，並已於2014年12月預售。
In the light of the changes in the macro-economic environment, the Government repositioned the housing policy and decided to cease the production and sale of HOS / PSPS / FFSS flats in 2002. The HOS / PSPS / FFSS flats being constructed and subsequently completed during the period from 2002 to 2004 were then put up for sale by phase as from 2007. The first time when these HOS / PSPS / FFSS flats were put up for sale was taken as the time of production. To help address the home ownership aspirations of lower and middle-income families, the Government decided to resume the production of HOS flats in 2011. Pre-sale of the first batch of some 2 160 HOS flats was launched in December 2014. These HOS flats are expected to be completed in 2016/17.
- (4) 房委會的資助出售單位建屋落成量包括居屋計劃、私人機構參建居屋計劃(私人參建計劃)和可租可買計劃/重建置業計劃。
HA's subsidised sales flat production figures include the production of HOS, Private Sector Participation Scheme (PSPS) and BRO / MSS.
- (5) 房協出售房屋單位的建屋落成量包括住宅發售計劃、夾心階層住屋計劃和市區改善計劃。
HS's sales flat production figures include the production of Flat-For-Sale Scheme (FFSS), Sandwich Class Housing Scheme and Urban Improvement Scheme flats.

12 建造業意外統計 (2014年) Construction Accidents Statistics (2014)

意外數字	Accidents	
總數 (全港)	Total number (Hong Kong)	3 467
新建工程 (香港房屋委員會 (房委會))	New construction works (the Hong Kong Housing Authority (HA))	53
維修及保養 (房委會)	Repair and maintenance works (HA)	8
總數 (房委會)	Total number (HA)	61
房委會佔全港總數百分比	HA as % total	1.8%
每千名工人 (全港)	Number per 1 000 workers (Hong Kong)	41.9
每千名工人 (房委會新建工程)	Number per 1 000 workers (HA's new construction works)	6.4
每千名工人 (房委會維修及保養工程)	Number per 1 000 workers (HA's repair and maintenance works)	2.2
死亡數字	Deaths	
總數 (全港)	Total number (Hong Kong)	20
總數 (房委會新建工程)	Total number (HA's new construction works)	0
總數 (房委會維修及保養工程)	Total number (HA's repair and maintenance works)	0
房委會新建工程佔總數百分比	HA's new construction works as % total	0.0%
房委會維修及保養工程 佔總數百分比	HA's repair and maintenance works as % total	0.0%
每千名工人 (全港)	Number per 1 000 workers (Hong Kong)	0.24
每千名工人 (房委會新建工程)	Number per 1 000 workers (HA's new construction works)	0.00
每千名工人 (房委會維修及保養工程)	Number per 1 000 workers (HA's 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)	82 795
總數 (房委會新建工程)	Total number (HA's new construction works)	8 322
房委會新建工程佔總數百分比	HA's new construction works as % total	10.1%
總數 (房委會維修及保養工程)	Total number (HA's repair and maintenance works)	3 581
房委會維修及保養工程 佔總數百分比	HA's repair and maintenance works as % total	4.3%

13 服務承諾 Performance Pledge

為確保服務更能符合公眾期望及與時並進，香港房屋委員會（房委會）訂立了一套38項的服務承諾。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的檢討。

To ensure our services can better meet public expectation and move with time, the Hong Kong Housing Authority (HA) has formulated a set of performance pledge containing 38 items. The pledge covers our operations that have an interface with the general public and our major client groups. We will conduct reviews on the performance pledge according to the needs of the clients.

服務承諾 Performance Pledge	服務目標 Performance Target	2014年實際成績* Achievement* in 2014
公共租住房屋申請人 Public Rental Housing Applicants		
1 我們會在確認收到申請表格後的3個月內，以書面通知申請人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%	99.97%
2 在申請到達詳細資格審查階段時，我們會預先1星期前通知申請人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人。 We will conduct the detailed vetting interview within 30 minutes of the appointed time if the applicants arrive on time.	99%	100%
4 申請人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個月內通知申請人是否符合編配資格。 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星期內與申請人面晤核實配屋資格。 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供申請人查詢申請進度。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%
公屋住戶 Public Rental Housing Tenants		
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%	99.90%
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%	99.93%

13 服務承諾 (續)

Performance Pledge (continued)

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服務承諾 Performance Pledge	服務目標 Performance Target	2014年實際成績* Achievement* in 2014
9 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%	96.73%
10 關於更換戶主、特別調遷、租金援助、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 assistance, rent reversion and subsidy for the installation of an emergency alarm within 10 days if required documents are provided. 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.	100%	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%	99.95%
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%	97.21%
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%	99.86%
14 升降機發生故障時： Maintenance personnel will arrive at the scene for report of lift breakdown: - 如無人被困，維修人員會在接報後45分鐘內到場； - 如有乘客被困，維修人員會在25分鐘內到場； - 並於到場後30分鐘內救出被困的乘客。 within 45 minutes where no trapping of passengers is involved; within 25 minutes if trapping of passengers is involved; have them rescued within 30 minutes of arrival.	95%	99.79%
	95%	99.51%
	90%	99.59%

13 服務承諾 (續)

Performance Pledge (continued)

服務承諾 Performance Pledge	服務目標 Performance Target	2014年實際成績* Achievement* in 2014
15 遇有突然停電： For sudden interruption of electricity supply: - 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; - 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; - 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; - 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.	99% 99% 99% 95%	100% 100% 100% 100%
16 遇有食水供應突然中斷： For sudden interruption of fresh water supply: - 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; - 維修人員會在1小時內到場維修； Maintenance personnel will arrive within 1 hour for maintenance; - 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.	99% 95% 95%	100% 100% 100%
17 遇有沖廁水供應突然中斷： For sudden interruption of flush water supply: - 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; - 維修人員會在2小時內到場維修； Maintenance personnel will arrive within 2 hours for maintenance; - 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.	99% 95% 95%	100% 100% 100%

13 服務承諾 (續)

Performance Pledge (continued)

服務承諾 Performance Pledge	服務目標 Performance Target	2014年實際成績* Achievement* in 2014
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報後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)	85%	98.79%
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: – 我們會在30分鐘內到場； We will arrive at the scene within 30 minutes; – 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; – 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; – 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.	90% 90% 85% 85%	100% 100% 97.58% 100%
居者有其屋（居屋）計劃單位業主 Home Ownership Scheme (HOS) Flat Owners		
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%	98.72%
租者置其屋（租置）計劃單位業主 Tenants Purchase Scheme (TPS) Flat Owners		
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%	97.44%
商業單位申請人 Commercial Premises Applicants		
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 於招標期限屆滿後18天內，我們會依照標書次序編排小組審批的結果，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。 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	2014年實際成績* Achievement* in 2014
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%
商業單位 / 非住宅單位租戶 Commercial Premises / Non-domestic Premises Tenants		
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 3 classes, subject to the availability of requisite information: 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. 一般個案： 相當大量建築工程、內部間隔移位、在樓板或牆壁開設開口，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. 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本署獨立審查組處理涉及改建和加建裝修工程所需的時間。有關詳情，請參閱服務承諾第28-33項。) (The above time frames exclude the time required for processing by the Department's Independent Checking Unit for fitting-out works which involve alteration and addition. For details, please refer to the pledges no. 28-33.)	95% 85% 85%	100% 100% 100%
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%	99.97%
居屋 / 租置計劃單位業主、非住宅單位申請人 / 租戶 (有關樓宇監管事宜) HOS / TPS Flat Owners, Non-domestic Premises Applicants / Tenants (about building control matters)		
28 我們將於： We will process and advise on plans: 60天內審理及通知有關改建和加建工程計劃。 for alteration and addition (A&A) works within 60 days. 30天內審理及通知有關重新遞交的改建和加建工程計劃。 for re-submissions for A&A works within 30 days.	100% 100%	100% 100%

13 服務承諾 (續)

Performance Pledge (continued)

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服務承諾 Performance Pledge	服務目標 Performance Target	2014年實際成績* Achievement* in 2014
29 我們將於28天內審理及通知有關改建和加建工程動工同意書的申請。 We will process and advise on applications for consent to commence alteration and addition works within 28 days.	100%	100%
30 我們將在申請評審小組制度下，於12個工作天內就食肆牌照的申請提供意見。 We will advise on restaurant license applications under the Application Vetting Panel system within 12 working days.	98%	99.14%
31 在辦公時間內，我們將處理有關建築物和建築工程的緊急事故： We will respond to emergencies relating to buildings and building works during office hours: – 市區個案於1.5小時內； within 1.5 hours for cases in urban areas; – 新界新市鎮個案於2小時內； within 2 hours for cases in new towns in New Territories; – 其他地區個案於3小時內。 within 3 hours for cases in other areas.	100% 100% 100%	未有個案 No Case 100% 未有個案 No Case
32 在辦公時間外，我們將處理有關建築物和建築工程的緊急事故： We will respond to emergencies relating to buildings and building works outside office hours: – 市區、新界以及大嶼山個案於2小時內； within 2 hours for cases in urban areas, New Territories and Lantau Island; – 其他地區個案於3小時內。 within 3 hours for cases in other areas.	100% 100%	100% 未有個案 No Case
33 我們將於接報正在建造的違例建築工程舉報的48小時內，提供非緊急服務。 (備註：本署獨立審查組作出以上第28至第33項的服務承諾，該組一直獲屋宇署授權，對居者有其屋計劃／租者置其屋計劃的樓宇執行屋宇監管工作，同時亦監管2005年房委會分拆出售商業樓宇所涉及的零售商舖和停車場及有關的公共租住屋邨。) We will provide non-emergency services for reports on unauthorised building works under construction within 48 hours. (The above pledges no. 28-33 are provided by the Department's Independent Checking Unit responsible for building control duties under delegated authority by Buildings Department in Home Ownership / Tenants Purchase Scheme buildings as well as retail and car parking premises and some public rental housing estates after the divestment of the HA's commercial premises in 2005.)	100%	未有個案 No Case
工程承建商及服務承辦商 Works and Services Contractors		
34 我們在收到關於申請列入香港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	2014年實際成績* Achievement* in 2014
一般市民 General Public			
35	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%
36	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%
37	房委會熱線的留言均會於24小時內回覆。 Voice mails left to Housing Authority Hotline will be replied within 24 hours.	100%	88.90%
38	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%

* 2014實際成績由1.1.2014起計算至31.12.2014。
The achievement in 2014 covers the period from 1.1.2014 to 31.12.2014.

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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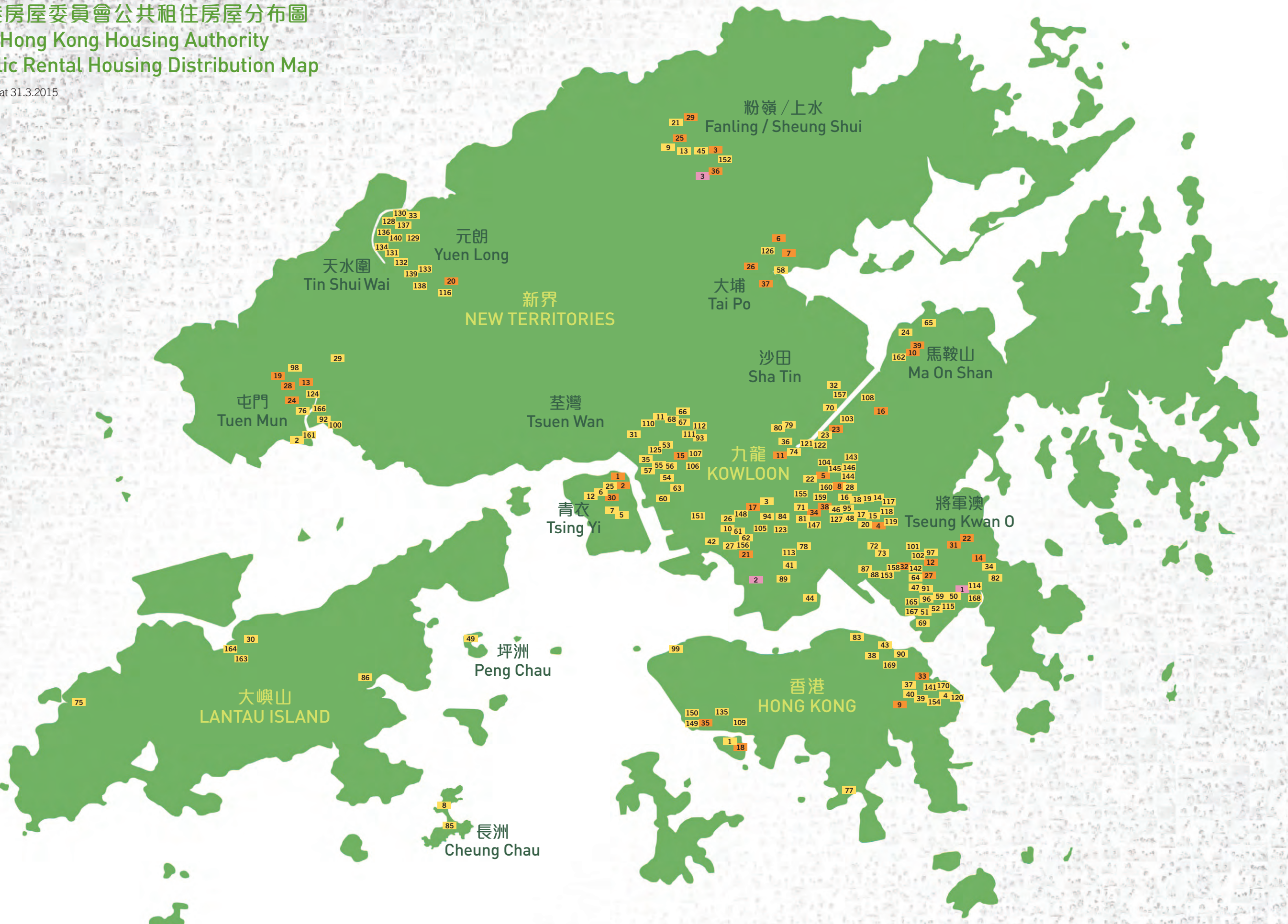
香港房屋委員會公共租住房屋概覽

The Hong Kong Housing Authority Public Rental Housing Portfolio

截至 As at 31.3.2015

香港房屋委員會公共租住房屋分布圖
The Hong Kong Housing Authority
Public Rental Housing Distribution Map

截至 As at 31.3.2015



公共租住屋邨 Public Rental Housing Estates

1 鴨脷洲 Ap Lei Chau	44 紅磡 Hung Hom	87 牛頭角下 Ngau Tau Kok Lower	130 天恆 Tin Heng
2 蝴蝶 Butterfly	45 嘉福 Ka Fuk	88 牛頭角上 Ngau Tau Kok Upper	131 天瑞（一）Tin Shui (I)
3 澤安 Chak On	46 啟晴 Kai Ching	89 愛民 Oi Man	132 天瑞（二）Tin Shui (II)
4 柴灣 Chai Wan	47 啟田 Kai Tin	90 愛東 Oi Tung	133 天慈 Tin Tsz
5 長青 Cheung Ching	48 啟業 Kai Yip	91 安田 On Tin	134 天華 Tin Wah
6 長亨 Cheung Hang	49 金坪 Kam Peng	92 安定 On Ting	135 田灣 Tin Wan
7 長康 Cheung Hong	50 健明 Kin Ming	93 安蔭 On Yam	136 天恩 Tin Yan
8 長貴 Cheung Kwai	51 高翔苑 Ko Cheung Court	94 白田 Pak Tin	137 天逸 Tin Yat
9 祥龍圍 Cheung Lung Wai	52 高怡 Ko Yee	95 坪石 Ping Shek	138 天耀（一）Tin Yiu (I)
10 長沙灣 Cheung Sha Wan	53 葵涌 Kwai Chung	96 平田 Ping Tin	139 天耀（二）Tin Yiu (II)
11 象山 Cheung Shan	54 葵芳 Kwai Fong	97 寶達 Po Tat	140 天悅 Tin Yuet
12 長宏 Cheung Wang	55 葵聯 Kwai Luen	98 寶田 Po Tin	141 翠樂 Tsui Lok
13 清河 Ching Ho	56 葵盛東 Kwai Shing East	99 西環 Sai Wan	142 翠屏（南）Tsui Ping (South)
14 彩輝 Choi Fai	57 葵盛西 Kwai Shing West	100 三聖 Sam Shing	143 慈正 Tsz Ching
15 彩福 Choi Fook	58 廣福 Kwong Fuk	101 秀茂坪 Sau Mau Ping	144 慈康 Tsz Hong
16 彩虹 Choi Hung	59 廣田 Kwong Tin	102 秀茂坪南 Sau Mau Ping South	145 慈樂 Tsz Lok
17 彩德 Choi Tak	60 荔景 Lai King	103 沙角 Sha Kok	146 慈民 Tsz Man
18 彩雲（一）Choi Wan (I)	61 麗閣 Lai Kok	104 沙田坳 Shatin Pass	147 東匯 Tung Wui
19 彩雲（二）Choi Wan (II)	62 麗安 Lai On	105 石硤尾 Shek Kip Mei	148 元州 Un Chau
20 彩盈 Choi Ying	63 麗瑤 Lai Yiu	106 石籬（一）Shek Lei (I)	149 華富（一）Wah Fu (I)
21 彩園 Choi Yuen	64 藍田 Lam Tin	107 石籬（二）Shek Lei (II)	150 華富（二）Wah Fu (II)
22 竹園（南）Chuk Yuen (South)	65 利安 Lee On	108 碩門 Shek Mun	151 華荔 Wah Lai
23 秦石 Chun Shek	66 梨木樹 Lei Muk Shue	109 石排灣 Shek Pai Wan	152 華心 Wah Sum
24 頌安 Chung On	67 梨木樹（一）Lei Muk Shue (I)	110 石圍角 Shek Wai Kok	153 雲漢 Wan Hon
25 青逸軒 Easeful Court	68 梨木樹（二）Lei Muk Shue (II)	111 石蔭 Shek Yam	154 環翠 Wan Tsui
26 幸福 Fortune	69 鯉魚門 Lei Yue Mun	112 石蔭東 Shek Yam East	155 橫頭磡 Wang Tau Hom
27 富昌 Fu Cheong	70 瀝源 Lek Yuen	113 常樂 Sheung Lok	156 榮昌 Wing Cheong
28 富山 Fu Shan	71 樂富 Lok Fu	114 尚德 Sheung Tak	157 禾輦 Wo Che
29 富泰 Fu Tai	72 樂華（北）Lok Wah (North)	115 善明 Shin Ming	158 和樂 Wo Lok
30 富東 Fu Tung	73 樂華（南）Lok Wah (South)	116 水邊圍 Shui Pin Wai	159 黃大仙下（二）Wong Tai Sin Lower (II)
31 福來 Fuk Loi	74 隆亨 Lung Hang	117 順利 Shun Lee	160 黃大仙上 Wong Tai Sin Upper
32 豐和 Fung Wo	75 龍田 Lung Tin	118 順安 Shun On	161 湖景 Wu King
33 俊宏軒 Grandeur Terrace	76 龍逸 Lung Yat	119 順天 Shun Tin	162 欣安 Yan On
34 厚德 Hau Tak	77 馬坑 Ma Hang	120 小西灣 Siu Sai Wan	163 逸東（一）Yat Tung (I)
35 高盛臺 High Prosperity Terrace	78 馬頭圍 Ma Tau Wai	121 新翠 Sun Chui	164 逸東（二）Yat Tung (II)
36 顯耀 Hin Yiu	79 美林 Mei Lam	122 新田圍 Sun Tin Wai	165 油麗 Yau Lai
37 興民 Hing Man	80 美田 Mei Tin	123 大坑東 Tai Hang Tung	166 友愛 Yau Oi
38 興東 Hing Tung	81 美東 Mei Tung	124 大興 Tai Hing	167 油塘 Yau Tong
39 興華（一）Hing Wah (I)	82 明德 Ming Tak	125 大窩口 Tai Wo Hau	168 怡明 Yee Ming
40 興華（二）Hing Wah (II)	83 模範 Model Housing	126 大元 Tai Yuen	169 耀東 Yiu Tung
41 何文田 Ho Man Tin	84 南山 Nam Shan	127 德朗 Tak Long	170 漁灣 Yue Wan
42 海麗 Hoi Lai	85 雅寧苑 Nga Ning Court	128 天澤 Tin Chak	
43 康東 Hong Tung	86 銀灣 Ngan Wan	129 天晴 Tin Ching	

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*

1 長發 Cheung Fat	11 顯徑 Hin Keng	21 南昌 Nam Cheong	31 翠林 Tsui Lam
2 長安 Cheung On	12 興田 Hing Tin	22 寶林 Po Lam	32 翠屏（北）Tsui Ping (North)
3 祥華 Cheung Wah	13 建生 Kin Sang	23 博康 Pok Hong	33 翠灣 Tsui Wan
4 彩霞 Choi Ha	14 景林 King Lam	24 山景 Shan King	34 東頭（二）Tung Tau (II)
5 竹園（北）Chuk Yuen (North)	15 葵興 Kwai Hing	25 太平 Tai Ping	35 華貴 Wah Kwai
6 富亨 Fu Heng	16 廣源 Kwong Yuen	26 太和 Tai Wo	36 華明 Wah Ming
7 富善 Fu Shin	17 李鄭屋 Lei Cheng Uk	27 德田 Tak Tin	37 運頭塘 Wan Tau Tong
8 鳳德 Fung Tak	18 利東 Lei Tung	28 田景 Tin King	38 黃大仙下（一）Wong Tai Sin Lower (I)
9 峰華 Fung Wah	19 良景 Leung King	29 天平 Tin Ping	39 耀安 Yiu On
10 恆安 Heng On	20 朗屏 Long Ping	30 青衣 Tsing Yi	

有公共租住房屋單位的居者有其屋計劃屋苑／可租可買計劃／重建置業計劃屋苑*

Home Ownership Scheme Court / Buy or Rent Option / Mortgage Subsidy Scheme Courts with Public Rental Housing Flats*

1 彩明苑 Choi Ming Court	2 海富苑 Hoi Fu Court	3 雍盛苑 Yung Shing Court
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香港房屋委員會公共租住房屋主要數字

The Hong Kong Housing Authority Public Rental Housing – Key Figures

租住公屋單位數目 Number of Public Rental Housing (PRH) Flats	744 137
• 位於公共租住屋邨的公屋單位 PRH Flats in PRH Estates	679 158
• 位於租者置其屋計劃屋邨的公屋單位 PRH Flats in Tenants Purchase Scheme Estates	57 633
• 位於居者有其屋計劃屋苑／可租可買計劃／重建置業計劃屋苑的公屋單位 PRH Flats in Home Ownership Scheme Court / Buy or Rent Option / Mortgage Subsidy Scheme Courts	7 346
住戶數目 Number of Households	730 599
認可居民人數 Authorised Population	2 048 496
平均住戶人數 Average Household Size	2.8
平均每人居住空間（平方米）（室內樓面面積） Average Living Space per Person (square metre) (internal floor area)	13.1

* 有混合業權的租者置其屋計劃屋邨、居者有其屋計劃屋苑、可租可買計劃和重建置業計劃屋苑。
Tenants Purchase Scheme Estates, Home Ownership Scheme Court, Buy or Rent Option and Mortgage Subsidy Scheme Courts with mixed tenure.

截至 As at 31.3.2015

