香港房屋委員會
Hong Kong Housing Authority

2015/16 年度年報 Annual Report

用心關懷 力求改進

Caring for People Committed to Progress



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香港房屋委員會(房委會)訂立工作目標，基於「用心關懷」的信念。說得具體一點，就是照顧社會上眾多有住屋需要但無經濟能力負擔合適居所的家庭和市民。房委會在全港興建172個公共租住屋邨(公共屋邨)，為約200萬市民提供優質而可負擔的居所，體現「用心關懷」的信念。

然而，房委會認為「用心關懷」不僅限於確保有需要的市民有安居之所，還為居民締造舒適宜人的生活環境，建立生氣勃勃的社區，讓他們安居樂業。為實踐這個信念，我們不斷努力，確保公共屋邨安全，保養得宜，設備周全，暢通易達。同時，我們竭盡所能，為公共屋邨建設既整潔又健康的綠化居住環境。公屋社羣來自不同社會背景和種族，我們盡力確保社區友愛共融，促進睦鄰互助精神。房委會肩負社會和環保重任，努力不懈，為市民服務，不辱使命。

要全面照顧住戶的需要，我們須留意社會上不斷轉變的訴求和期望，與時並進。因此，本年度年報主題的第二部分是「力求改進」，意味着我們不可故步自封，必須邁步前進。我們不斷努力，物色新土地興建公共屋邨，提升建築作業的效率和可持續性，在建築及設計工作、管理及行政系統兩方面採用先進的科技和最佳作業模式，足見我們在各方面都「力求改進」，精益求精。我們每年均引入創新科技，並測試新技術，務求改善公屋居民的居住環境，使他們生活更舒適。「用心關懷」正是我們「力求改進」的動力。

At the heart of the mission of the Hong Kong Housing Authority (HA) is *caring for people*; specifically, for Hong Kong families and individuals whose needs for affordable housing in our city are not matched by their earning ability. The visible symbols of this care are the HA's 172 public rental housing (PRH) estates across Hong Kong, which between them provide high quality yet affordable homes for around two million of our local citizens.

Caring for people goes far beyond simply ensuring those in need are well housed, however. For the HA, caring also involves striving to create living environments and communities that are havens where residents can flourish. To do this, we are constantly working to ensure our PRH estates are safe, well maintained and equipped, and accessible for everyone. We are also doing our best to make our PRH estates green, clean, and healthy places for families to live. PRH communities may be socially and ethnically diverse, we strive to make sure they are friendly and well-integrated communities, imbued with a spirit of neighbourliness. Underpinning all our efforts, then, are deep principles of social and environmental responsibility.

To care fully for the people who are our tenants, we also need to be aware of the changing aspirations and expectations of our wider society. This brings us to the second part of our theme, being *committed to progress*. Progress involves never standing still, something that shows itself in our constantly expanding efforts to find new land for constructing PRH estates, and to improve the efficiency and sustainability of our construction practices. It also involves taking on board new technology and good practice in our building and design work, as well as in our systems of management and administration. Each year, we introduce new innovations and test new technologies that have the potential to enhance lives and make the experience of those living in PRH better than ever before – *a commitment to progress* that is motivated by *caring for people*.





機構理想
Corporate Vision

理想VISION

協助有住屋需要的低收入家庭入住能力可以負擔的居所。

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

工作目標MISSION

- 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。
- 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.

基本信念CORE VALUES

關懷為本、顧客為本、創新為本、盡心為本。

Caring, Customer-focused, Creative, Committed.

香港房屋委員會
The Hong Kong Housing Authority

香港房屋委員會(房委會)是於1973年4月根據《房屋條例》成立的法定機構，負責制定和推行公營房屋計劃，以期達致政府的政策目標，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；另負責興建和推售居者有其屋計劃單位。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。

截至2016年3月，房委會成員包括4名官方委員及27名非官方委員，全部由行政長官委任。

運輸及房屋局局長獲委任為房委會主席，房委會副主席則由房屋署署長擔任。

房委會轄下設有六個常務小組委員會，並按需要設立附屬小組委員會和專責小組委員會，負責制定和實施不同範疇的政策，並監督推行情況。房屋署是房委會的執行機構。運輸及房屋局常任秘書長(房屋)同時兼任房屋署署長一職，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. We also build and arrange sale of Home Ownership Scheme flats. In addition, we own and operate a number of flatted factories and ancillary commercial and other non-domestic facilities.

As at March 2016, the HA has 4 official members and 27 non-official members. Appointments are made by the Chief Executive.

The Secretary for Transport and Housing was appointed Chairman of the HA. The Director of Housing serves as the Vice-Chairman.

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

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2015/16 年度大事紀要 Major Developments

2015.05

香港房屋委員會(房委會)資助房屋小組委員會通過綠表置居先導計劃的執行細節。

The Subsidised Housing Committee (SHC) of the Hong Kong Housing Authority (HA) endorsed the implementation details of the Green Form Subsidised Home Ownership Pilot Scheme.

2015.05

房委會商業樓宇小組委員會通過房委會轄下零售和停車場設施的五年向前推展資產優化計劃。

The HA's Commercial Properties Committee (CPC) endorsed the five-year rolling programme for asset enhancement of the HA's retail and car parking facilities.

2015.07

鑑於啟晴邨的食水供應懷疑含鉛量超標，房委會隨即實施多項措施，包括抽樣驗水、更換部件、派發樽裝水、提供街喉，以及成立檢討委員會。

Following claims that the fresh water supply to Kai Ching Estate contained excessive lead, a series of response measures were taken that included conducting water sampling tests, replacing relevant plumbing parts, suppling bottled water, and providing standpipes for residents. A review committee was also formed to investigate the issue.

2015.08

政府為繳交一般租金的房委會租戶和暫准租用證持證人代繳8月份的租金，這是財政司司長在《二零一五至一六財政年度政府財政預算案》提出的其中一項紓緩措施。

The Government paid the rent for August for tenants and licencees of the HA who pay normal rent, as one of the relief measures proposed by the Financial Secretary in his 2015-16 Budget.



2015.10

資助房屋小組委員會主席黃遠輝主持新一輪擴展居屋第二市場至白表買家的臨時計劃攪珠儀式。

The SHC Chairman, Mr Stanley Wong, officiated at the ballot-drawing for the new round of the Interim Scheme to Extend the HOS Secondary Market to White Form Buyers.

2015.11

公共屋邨分批抽樣驗水的工作全部完成，最後一批樣本取自 2005 年之前落成的公共屋邨；結果顯示所有樣本均符合世界衞生組織的食水含鉛量標準。

Water screening tests for all PRH estates were completed in batches. All samples from the last batch of PRH estates built before 2005 were found to meet the World Health Organisation's guideline limit for lead content in drinking water.

2016.01

房委會公屋食水質量控制問題檢討委員會向房委會主席提交最終報告，就房委會過往品質檢驗不足之處提出改善建議。

The HA's Review Committee on Quality Assurance Issues Relating to Fresh Water Supply of Public Housing Estates submitted its Final Report to the HA Chairman, in which measures for dealing with inadequacies in the HA's quality control mechanism in the past were recommended.

2015.08

新一輪擴展居者有其屋計劃第二市場至白表買家的臨時計劃接受申請，名額 2 500 個，其中 2 250 個為家庭申請者配額，250 個為一人申請者配額，共接獲約 43 900 份申請書。

Applications were invited for the new round of the Interim Scheme to Extend the Home Ownership Scheme (HOS) Secondary Market to White Form Buyers. The quota for this round was 2 500, with 2 250 allocated to family applicants and 250 to one-person applicants. About 43 900 applications were received.

2015.09

房委會通過白田邨重建計劃第 10 期的執行安排，白田商場和毗鄰的社區會堂的目標清拆日期為 2018 年 4 月。

Implementation arrangements for the Redevelopment of Pak Tin Estate Phase 10 were approved. A target date of April 2018 was set for the clearance of Pak Tin Commercial Centre and its adjoining Community Hall.



2015.09

有份參與興建 11 個食水含鉛量超標的公共租住屋邨（公共屋邨）的六個承建商遭房委會規管處分。

Regulatory actions were taken against six building contractors involved in the construction of the 11 public rental housing (PRH) estates at which excessive lead was found in the fresh water supplies.

2016.02

房委會「出售居者有其屋計劃單位 2016」及香港房屋協會「資助出售房屋項目」接受聯合申請，合共接獲約 53 000 份申請。

The joint application exercise of HA's Sale of HOS Flats 2016 and the Hong Kong Housing Society's Subsidised Sale Flats Project commenced. About 53 000 applications were received.



2016.03

開始分階段在 11 個受鉛水影響的屋邨，更換屋邨公用地方及個別單位的不合規格喉管。

Rectification work to replace non-compliant water pipes in the common areas and individual units of the 11 PRH estates affected by excessive lead in drinking water began in phases.



2016.03

資助房屋小組委員會通過 2016/17 年度不同家庭人數住戶的公屋入息及資產限額，2016 年 4 月 1 日起生效。與 2015/16 年度比較，分別平均增加 8.9% 及 2.7%。

The SHC endorsed the income and asset limits for different PRH household sizes with effect from 1 April 2016. The PRH income and asset limits for 2016/17 will increase by an average of 8.9% and 2.7% respectively over those for 2015/16.

2016.03

資助房屋小組委員會和商業樓宇小組委員會通過把財政司司長在財政預算案提出的 2016/17 年度四季差餉寬免，轉歸轄下住宅及非住宅租戶。

The SHC and the CPC endorsed the passing on of the rates concession for the four quarters of 2016/17, as set out in the Financial Secretary's Budget, to domestic and non-domestic tenants of the HA.

主席的話



2015/16年度年報以「用心關懷 力求改進」作主題

香港房屋委員會(房委會)以「用心關懷　力求改進」作為2015/16年度年報的主題。這兩個工作目標看似互不相關，實際卻一脈相連。細閱年報的內容，便會了解箇中關係。簡而言之，我們關心居民，為他們提供更佳的居住環境，自然竭盡所能，力求改進。

目前全港約有200萬人住在公共租住房屋(公屋)。他們希望居住環境安全舒適，設施保養得宜，讓他們安居樂業，這也是政府公屋政策所追求的。對於無能力租住私人樓宇的人來說，最大的心願莫過於入住公屋，不單有助減輕租金負擔，更可改善居住環境。為照顧這些申請公屋的市民，房委會得竭盡全力多建公屋單位。

過去一年，新建公屋單位數目雖達14 300個，但我們明白，公屋依然求過於供。政府定下進取的長遠房屋供應目標，希望在2025/26年度或之前興建20萬個公屋單位和8萬個資助出售單位。為此，我們須繼續努力不懈，爭取地區支持，覓地建屋，以求達致目標。然而，現時「熟地」供應有限，多數地段均須改劃土地用途、清拆、進行土地平整和基建工程；部分項目更涉及地區上的異議及要求、政府出資工程的撥款進程、複雜的工地狀況或鄰近發展涉及的法律問題等。

近年，申請公屋的人數持續增加，一般申請(即家庭及長者一人申請)數目由2012年中的106 100宗，增加至2016年中的153 000宗，增幅達44.2%。2016年6月底一般申請者的平均輪候時間已達4.1年，偏離房委會以一般申請者平均約三年獲首次編配單位的目標。至於配額及計分制下的非長者一人申請數目，也由2012年中的93 500宗，增多44.7%至2016年中的135 300宗。

現時，無論興建新屋邨，或是保養和改善舊屋邨，首重可持續發展，即不僅着眼目前，還須顧及將來。因此，建屋發展必須盡量減低對環境和天然資源的影響，既要滿足現今世代的需求，又要保障後繼各代的福祉。可持續發展的建築模式，就是揉合先進科技、系統和物料，以求建設與環保並重。近年，我們在公屋項目的初步設計和規劃階段，已率先採取一系列可持續發展措施。例如在施工前，我們已進行碳排放估算、微氣候研究等工作，務求在建築設計的效益和可持續發展方面，收事半功倍之效。

此外，我們在各個建築階段均引入環保物料，並不斷擴大應用範圍。我們注重環保和健康的生活環境，綠化環境是整體公屋設計的重要一環。現時

一般新建屋邨的綠化率均達三成，面積較少的也達兩成，植樹率為每15戶1棵。我們努力求進，在加強綠化的同時，也須設法減少耗用天然水資源。年報內文附專題介紹，詳述我們研發的零灌溉系統在這方面取得的工作成果，令人鼓舞。

我們貫徹「用心關懷」的精神，在新建屋邨提供零售和社福等配套設施，又在現有公共租住屋邨(公共屋邨)持續進行改善工程，引入更持久耐用的環保物料和系統，改善屋邨設施，為居民提供更佳的居住環境和社區配套。去年，我們為舊插筒式晾衣裝置更換新式晾衣架，進展良好。為了盡量利用外牆可供曬晾的地方，我們按照樓宇的類型，在符合《建築物(小型工程)規例》的要求和居民安全使用原則下，安裝最合適且曬晾面積最大的晾衣架。同時，更換了兩萬扇舊式公屋單位大門摺閘，新閘更安全易用。

年內，無論在新建或現有屋邨，我們繼續致力締造無障礙環境，以便長幼傷健人士出入屋邨暢通無阻。新建公共屋邨均採用通用設計概念，設計上盡量做到適合長幼傷健不同人士的需要，同時令長者可以按自己的心意「原居安老」，即使年邁仍繼續安居家中 — 一個他們熟識的地方。

在提升內部運作效率方面，我們一直不遺餘力，務求績效俱佳。近年，我們致力推廣嶄新科技，優化資訊科技應用系統。以新的「發展及建築工地流動系統」為例，利用流動通訊科技，令建築隊伍監督工地的工作更為方便。此外，我們研發並推出「房委會樹木資訊系統」，運用無線射頻辨識系統(RFID)和地理信息系統(GIS)的電腦應用程式，以提升公共屋邨內為數十萬多棵樹木的管理工作效率。

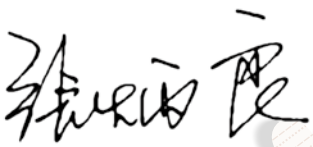
去年，個別屋邨食水含鉛量超標，我們面對許多挑戰。我們必須承認，鉛水事件絕對不應發生。房委會已即時採取嚴格措施，正本清源，積極進行善後工作，並找出問題的外在成因。在去年7月事件發生後，房委會隨即成立「公屋食水質量控制問題檢討委員會」，為房委會屋邨有關供水的各個環節來一次全面的自我「體檢」。我們檢討品質檢驗制度是否足夠，並落實建議，提高規格要求，加強視察程序。「食水含鉛超標調查委員會」對房委會所落實的改善措施予以肯定，認為我們所採取的措施全面、值得稱許。展望未來，我們定必繼續努力，確保房委會貫徹安全及品質控制至上的方針，並鼓勵各有關方面保持警覺，留意潛在風險。

我們也與水務署緊密合作，參與訂定規格要求、找出潛在風險和污染源頭、制定日後適用於公共屋邨的「水安全計劃」等。我們從事件汲取教訓，對症下藥，並提高風險意識，好讓居民倍感安心。

年報的內容詳述我們各個範疇的工作，以達致「用心關懷　力求改進」的目標。我們篤志力行，實踐工作目標，一方面關懷居民，協助他們共建和諧友愛、睦鄰互助的社區；去年我們透過屋邨管理諮詢委員會伙拍非政府機構，共舉辦了約450項社區建設活動，主題涵蓋關懷長者、促進睦鄰、提倡保護環境、健康生活等。另一方面我們體現力求進步、敢於創新的精神，例如計劃採用預製減音窗戶和減音露台，以減少噪音對居民的影響。

過去一年，房委會切實發揮功能，各委員功不可沒。委員用心竭力，出謀獻計推展房委會的工作，貢獻良多；我在此衷心致謝，特別感謝已離任的委員，包括蔡惠琴女士、譚小瑩女士、蔡涯棉先生、李振強先生、張仁康先生和簡松年先生；並歡迎新任委員麥萃才博士。同時，我向年內擔任房委會轄下各小組委員會及附屬小組委員會的委員道謝，並特別感謝各小組委員會的主席 — 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許美嫦女士、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張達棠先生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，他們務實幹練，克盡己職，與房委會並肩前進，協力應付重重挑戰，特別是去年屋邨食水含鉛超標事件後進行的各項善後和改革措施。我肯定同事的努力，也相信這些努力，有助市民信納房屋署勇於承擔，並從經驗中學習。我相信同事定當繼續悉力以赴，竭誠工作。房委會得到房屋署人員支持，來年定能繼往開來，持續進步。



主席

張炳良教授

Chairman's Message

This year, we have adopted "Caring for People Committed to Progress" as the theme for our Annual Report 2015/16.

The theme for this Hong Kong Housing Authority (HA) Annual Report for 2015-16 combines two goals which at first sight might not appear to have much in common: *caring for people* and *committed to progress*. In fact, as this report shows in detail, these two targets go hand in hand. In a nutshell, we are committed to progress because we care for our tenants, and want to provide them with a better living environment.

At present, around two million people in Hong Kong live in public rental housing (PRH) flats. All of them expect and deserve a safe, well-maintained living environment that they can call home. This is also the goal of the Government's public housing policy. For those who cannot afford the private rental market, gaining access to a PRH flat is a prime aspiration, as it not only helps reduce their high rent burden but also improves their living conditions. To care for the many people applying for PRH flats, we need to do our best to make more PRH homes available.

In the past year, another 14 300 PRH flats were constructed, but we acknowledge that many more are needed. We remain committed to meeting the Government's ambitious longer-term housing supply target of finding land for and constructing a further 200 000 PRH units and 80 000 subsidised sale flats by 2025/26. To achieve such targets, we need to continue working hard, while also soliciting essential support from the local communities for building new flats. However, we are facing a serious shortage of "spade-ready" sites. Most of our sites require rezoning and planning applications, followed by major clearance, site formation and infrastructural works. Some also involve first resolving different views of the local community, responding to diverse local demands, securing funding for government-financed works, and even addressing complex site conditions or legal issues involving other developments in the vicinity.

Indeed, the number of PRH applications has been steadily rising in recent years. The number of general applications (i.e. family and elderly one-person

applications) has increased substantially, by 44.2% from 106 100 in mid-2012 to 153 000 in mid-2016. The average waiting time for general applicants as at the end of June 2016 had reached 4.1 years, a departure from the HA's target of providing the first flat offer to general applicants at around three years on average. At the same time, the number of non-elderly one-person applications under the Quota and Points System has also increased significantly, by 44.7% from 93 500 in mid-2012 to 135 300 in mid-2016.

In both building new estates and maintaining and upgrading old ones these days, sustainability is an important priority for us. We care not just for our present generation but also for the generations to come, ensuring that the buildings we construct have a minimal impact on the environment and on our natural resources. Building sustainably involves embracing new technologies, systems and materials. In recent years we have adopted a whole range of sustainability initiatives that start at the very earliest design and planning stages: processes such as Carbon Emission Estimation and micro-climate studies, for instance, that are carried out before the first spadeful of soil is removed, assist us in maximising the efficiency and sustainability of our building designs.

We are also continuing to expand the range of "green" materials used at every stage of construction, and are more than ever making greening a major element in our overall PRH configuration. Most of the new PRH developments have achieved our green ratio target of 30%, while most smaller scale developments have reached 20%. We also plant one tree for every 15 flats. When going for further ways of extending greening features, we seek to reduce the natural water resources required to sustain them. Our pioneering Zero Irrigation System introduced in this report showcases one such exciting effort.

We continue to put into action our core value of caring for people. Our new PRH developments provide comprehensive retail and social welfare facilities as part of estate design. In existing PRH estates, continuous improvements are implemented – not only upgrading materials and systems so that they are more sustainable and environmentally friendly, but also enhancing facilities for a better living and community environment. Last year, for example, we made excellent progress in our scheme to replace old-fashioned pole-holders with new laundry racks and fully utilise the space available for drying laundry on the external walls with reference to different building types, while complying with all requirements under the Building (Minor Works) Regulation and the safe use of laundry facilities. We have also replaced 20 000 old collapsible PRH flat entrance gates with new ones that offer a number of advantages to users.

Our efforts to improve accessibility for tenants in both new and existing estates have continued steadily. We have adopted the universal design approach in all our new public housing developments, to address the needs of people of all ages and physical conditions. This enables our elderly residents to enjoy the full span of their lives within a familiar and fully-manageable environment.

Internally, we strive for operating as efficiently as possible, and over recent years our commitment to progress in this respect has focused on promoting the use of new technologies to streamline our systems. One example is our new Development and Construction Site Mobile System, which has put the benefits of mobile technology at the service of our construction teams in their daily site supervision work. We have also developed and implemented the Enterprise Tree Management System, which has considerably improved the efficiency of managing over 100 000 trees in PRH estates through the use of Radio Frequency Identification System (RFID) and Geographical Information System (GIS) technology.

We have faced some challenges in the past year in relation to the incident of excess lead in drinking water in some of our estates. Acknowledging such incident should never have occurred, the HA has taken expeditious and vigorous steps to remove the hazard, rectify the situation, and identify the external causes.

After the incident in July last year, the HA immediately established a Review Committee on Quality Assurance Issues Relating to Fresh Water Supply of Public Housing Estates and conducted a comprehensive "body check" on all aspects relating to water supply for HA estates. We also reviewed the adequacy of our quality assurance systems and implemented enhancements to our specification and inspection procedures. The Government's Commission of Inquiry into Excess Lead Found in Drinking Water has found our enhancement measures comprehensive and commendable. Looking ahead, we will continue to explore ways to ensure that the HA culture constantly and consistently emphasises safety and quality assurance, and encourages ready alertness to potential risks. We are also looking to collaborating closely with the Water Supplies Department in its work (especially in relation to specifications, identification of hazards and contamination), and to establishing a Water Safety Plan for PRH estates in the future. Our aim is to ensure that we learn from the lessons of this incident, enhance our alertness to risks, and make PRH living even safer than it already is.

The full report that follows shows in detail the many other ways in which we have worked towards our goals of *caring for people* and being *committed to progress*. Together, these twin aims have enabled us to instil a spirit of care, neighbourliness and community on the one hand, while at the same time retaining our reputation as a progressive and innovative institution constantly looking for ways to better the lives of our tenants, and of the Hong Kong community around us. Last year, to foster neighbourliness in PRH estates, our Estate Management Advisory Committees partnered with non-governmental organisations to arrange about 450 community-building functions on themes such as caring for the elderly, building a caring neighbourhood, promoting environmental protection and encouraging healthy living. As for innovation, we plan to adopt an innovative prefabricated acoustic window and acoustic balcony to mitigate noise nuisance for PRH residents.

The HA could not have pursued these goals so effectively over the past year without the enormous contributions made by its Members. I would like to thank them all for their efforts, and make special mention of those who have retired. They are Ms Virginia Choi Wai-kam, Ms Iris Tam Siu-ying, Mr Michael Choi Ngai-min, Mr Eddie Lee Chung-keung, Mr Cheung Yan-hong and Mr Tony Kan Chung-nin. I also warmly welcome our new member, Dr Billy Mak Sui-choi. Grateful acknowledgements are at the same time due to those who have served on the various HA Committees and Sub-Committees over the year, with special thanks to their Chairpersons, namely Prof Bernard Vincent Lim Wan-fung, Chairman of the Building Committee; Ms Tennessy Hui Mei-sheung, 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; Mr Cheung Tat-tong, Chairman of the Tender Committee; and Mr Winfield Wong Wing-cheung, Chairman of the Audit Sub-Committee.

As always, I cannot finish without expressing my heartfelt thanks to the management and staff of the Housing Department, the executive arm of the HA. Their essential support and on-the-ground responses have helped the HA overcome many challenges, particularly their follow-up actions on the various relief and review measures after the excess-lead-in-water incident in PRH estates. I commend their incessant efforts, which help to impress the public that the department is willing to take responsibility and learn from experience. With their continuing dedication, we are well prepared for another productive year ahead.



Professor Anthony Cheung Bing-leung
Chairman

業務回顧
BUSINESS REVIEW



盡心竭力 · 建屋安民

New Homes for Hong Kong: Planning and Delivery

近年房委會其中一項大型公營房屋發展項目 — 安達臣道（左前及左中）
Anderson Road (left front and centre) – one of the recent largest public housing development projects in the HA portfolio

香港房屋委員會(房委會)本年度年報的主題分為兩部分。第一部分「用心關懷」是首要工作重點，顯示我們堅守信念，承諾為香港市民，特別是最有迫切需要的人士，提供可負擔的居所。截至2016年3月底，房委會轄下約有750 300個公共租住房屋(公屋)單位，為全港約206萬人(佔總人口約28%)提供安居之所。房委會還提供居者有其屋計劃(居屋)單位等資助出售單位。

十年及五年房屋目標

年報主題的第二部分「力求改進」反映我們透過覓地、規劃設計、定下建屋目標等工作，竭力增加本港公營房屋的建屋量，並提高公營房屋的質素。房委會根據政府在2014年12月公布的《長遠房屋策略》，致力為香港建造新公營房屋。《長遠房屋策略》採取以供應為主導的策略，務求扭轉房屋供求失衡的局面。基於最新的長遠房屋需求推算，政府把2016/17至2025/26年度為期十年的總房屋供應目標訂為46萬個單位，當中公營房屋佔六成，包括20萬個公屋單位和8萬個資助出售單位。就現階段而言，假設政府覓得的土地全部如期推出，在這個十年期內可興建約255 000個公營房屋單位。政府正在物色更多土地，以達到供應目標。我們推行逐年推展的五年公營房屋建設計劃，目標是在2014/15至2018/19年度的五年期內，建成約77 100個公屋單位和10 600個資助出售單位。

編配公屋單位

2015/16年度，我們編配約14 300個公屋單位給一般申請者(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。我們以一般申請者在申請登記後平均約三年獲首次配屋為目標；但公屋需求殷切，這個目標或會有所偏離。截至2016年3月底，一般申請者的平均輪候時間[1]為3.9年，當中長者一人申請者的平均輪候時間為2.3年。長遠而言，房委會致力達到一般申請者平均於三年左右獲首次配屋的目標；為此，我們現正與相關政府部門和市民共同努力，物色更多土地發展公屋，以期順利建設新的公營房屋。

在編配公屋單位時，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得到照顧。為此，房委會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，編配予配額及計分制申請者的公屋單位數目受每年配額所限，而申請者獲配屋的優先次序，取決於其累積的分數，視乎申請者的年齡、輪候時間和現時是否與家人居於公屋而定。平均輪候約三年獲首次配屋的目標並不適用於配額及計分制申請者。

自2015年2月1日起，年屆45歲的配額及計分制申請者可獲一次性額外60分，使他們的次序較其他較年輕的配額及計分制申請者優先。此外，申請時年齡每增添一歲可得分數由三分增至九分，以減低盡早申請的誘因。自2015/16年度起，配額及計分制的每年公屋配額佔擬編配予一般申請者和配額及計分制申請者的公屋單位總數百分比，由8%增至10%，單位數目上限則由2 000個增至2 200個。自2015年2月1日起，我們對已經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，進行定期資格查核。

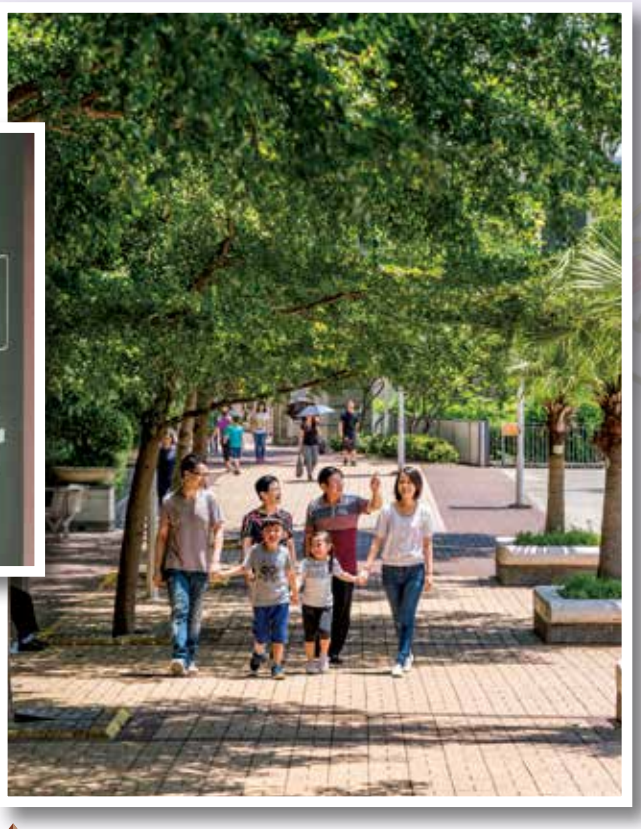


新近落成的元朗洪福邨

[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、正在等待家庭成員來港團聚而要求暫緩申請、在獄中服刑等）。一般申請者的平均輪候時間，是指在過去12個月獲編配入住公屋的一般申請者輪候時間的平均數。



設於房委會客務中心的長者服務櫃位



房委會推行多項計劃，鼓勵年青一代與年長父母或親屬同住

租金政策和租金援助

截至2016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，平均月租約為1,700元；暫時遇到經濟困難而受惠於租金援助計劃的租戶約15 300名。根據租金援助計劃，合資格租戶可獲減租25%或50%，視乎家庭入息水平而定。為使該計劃廣為租戶知悉，我們年內在房屋資訊台和電台廣播，在房委會／房屋署網站發放資料，印製海報、單張和《屋邨通訊》，定期宣傳；並呼籲非政府機構、各區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，向屋邨職員求助。

促進家庭和諧共融計劃

為促進家庭和諧共融，建立以家庭為核心的支援網絡，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、天倫樂合戶計劃等。這些計劃以不同方式鼓勵年青一代與年長父母或年長受供養親屬一起居住或遷至就近地方居住。2015/16年度，受惠於這些計劃的租戶共約4 450個，當中約1 350名公屋申請者選用優先配屋計劃、310個公屋戶受惠於調遷計劃、2 720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。

改善居住情況的調遷計劃

我們還有兩項調遷計劃，協助家庭狀況轉變的現有公屋租戶。目前，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。此外，人均室內樓面面積少於7平方米的公屋租戶，則可通過改善居住空間調遷計劃，申請調遷至較大的單位。2015/16年度，共約2 100戶透過參與這些計劃而獲得調遷，居住情況因而得以改善。

善用公屋資源

為確保寶貴的公屋資源得以合理分配，用得其所，幫助真正有需要的人士，房委會一直以來實施嚴格的審核政策。2015/16年度，公屋住戶根據公屋住戶資助政策、維護公屋資源合理分配政策及其他租約事務管理政策提交入息和資產申報的個案合共約211 500宗。我們核對申報資料是否屬實，從而為不同家庭租戶準確釐定合適的租金水平，同時確定他們仍然符合資格繼續在資助公屋單位居住。此外，2013年成立的特別小組任期延長兩年，以調查與住用情況相關的個案，包括租戶分租或丟空單位、讓非認可人士佔用單位、把單位用於非住宅用途和在單位內進行不法活動，以及虛報入息和資產。



打擊濫用公屋的宣傳海報



居屋第二市場購買未補價單位的臨時計劃協助白表申請者自置居所

打擊濫用公屋的工作重點，是要讓租戶明白問題所在，並向租戶和公眾灌輸善用公屋資源的重要性。2015/16年度，我們繼續廣泛宣傳，在公共交通工具張貼廣告，在電台頻道、巴士電視和房屋資訊台，播放宣傳信息和短片，以及在轄下所有屋邨張貼海報和展示相關宣傳物品。2015年10月舉辦「打擊濫用公屋大行動」雙周，作為重點活動，鼓勵租戶舉報濫用公屋個案。「房護俠」和「濫用戶」兩個主題人物首次在活動中出現，其後探訪40個公共屋邨，宣傳打擊濫用公屋的信息。我們還派員探訪12個屋邨的邨管諮委會，再次重點宣傳善用公屋資源，並鼓勵邨管諮委會委員舉報懷疑濫用公屋的個案。

年內，房委會協助安置約70個受地政總署清拆寮屋和屋宇署清拆天台違例構築物影響的住戶。

居屋業務

居屋是資助自置居所安排，為不少中低收入家庭提供首次置業的機會。當公屋租戶經濟條件改善，有能力購買居屋單位自住，他們騰出的公屋單位便可重新編配予其他有需要的人士，使更多人受惠。

首批2 160個新建居屋單位已於2015年8月悉數售出，預期於2016/17年度落成。第二批2 657個新建居屋單位於2016年2月底預售，接獲約53 000份申請書，預期於2018年落成。成功申請者將於2016年7月下旬開始選擇單位。我們預計於2017年初預售約2 000個新建居屋單位。

讓5 000名合資格白表申請者在居屋第二市場購買未繳付補價單位的首輪臨時計劃已於2015年4月結束，逾2 400名白表申請者透過這個計劃，自置居所。2015年8月，房委會推行新一輪臨時計劃，配額為2 500個，接獲約43 900份申請書。截至2016年3月底，逾400名申請者率先在最新一輪臨時計劃下自置居所。待這一輪臨時計劃於2017年上半年結束後，房委會將就計劃作全面檢討，以決定未來路向。

綠表置居先導計劃

2015年5月，資助房屋小組委員會通過「綠表置居先導計劃」(綠置居)的執行細節，選擇合適的興建中公屋項目，售予綠表申請者(主要為現有公屋租戶，以及已通過詳細資格審查的公屋申請者)；單位的定價較居屋低廉。我們已選定位於新蒲崗的公屋發展項目轉為綠置居；項目提供約共860個單位，預計於2016年下半年預售，2017年中入伙。

This year's theme for the Hong Kong Housing Authority (HA) Annual Report falls into two halves. Taking priority, the first part *Caring for People* asserts our unfailing commitment to helping the people of Hong Kong, and especially those in most need of affordable housing. As at the end of March 2016, around 750 300 public rental housing (PRH) units under the HA were providing accomodation to about 2.06 million people, or around 28% of the population of Hong Kong. This is supplemented by subsidised sale flats such as Home Ownership Scheme (HOS) flats, which are also provided by the HA.

Ten-year and five-year housing goals

The second part of our theme, *Committed to Progress*, has reference to our efforts to expand the amount and enhance the quality of public housing in Hong Kong, through activities such as land acquisition, planning and design, and setting construction goals. The HA's efforts to deliver new public housing for Hong Kong are based firmly on the Government's Long Term Housing Strategy (LTHS), promulgated in December 2014. LTHS adopts a supply-led strategy aimed at correcting the imbalance between housing supply and demand. Based on the latest projection of long-term housing demand, the Government has set a total housing supply target of 460 000 units for the 10-year period from 2016/17 to 2025/26. Public housing accounts for 60% of this amount, and consists of 200 000 PRH units and 80 000 subsidised sale flats. To date, about 255 000 public housing units will be built in this 10-year period, assuming that all the sites identified by the Government can be prepared in time. Additional land to meet the target is currently being sought. Our five-year rolling 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.

Allocating PRH units

In 2015/16, we allocated approximately 14 300 PRH units 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



A newly developed PRH project – Shui Chuen O Estate, Sha Tin

applicants at an average of around three years after registration, but high demand for PRH means this is not always possible. As at the end of March 2016, the average waiting time[1] for general applicants was 3.9 years, and for elderly one-person applicants, 2.3 years. In the long run, the HA is working towards providing the first flat offer to general applicants at around three years on average. To this end, we are working closely with relevant government departments and the public in efforts to identify more land for PRH developments and keep the production of new public housing moving ahead smoothly.

When allocating PRH units, it is the policy of the Government and the HA to give priority to general applicants over non-elderly one-person applicants. This policy is reflected in the HA's QPS for non-elderly one-person applicants. Unlike for general applicants, the allocation of PRH units to applicants under QPS is subject to an annual quota. The priority of QPS applicants is determined on the basis of the number of points they have accumulated, which are dependent on their age, waiting time, and whether they are currently living in PRH with family members. The target of providing the first flat offer at around three years on average does not apply to QPS applicants.

Since 1 February 2015, a one-off bonus of 60 points is awarded to applicants who have reached the age of 45, thus giving them higher priority than younger applicants. In addition, the scale of age points has been increased from three to nine points per year of age at the time of application in order to reduce the incentive for early registration. Starting from 2015/16, the annual allocation quota under QPS has also been increased. The quota has risen from 8% to 10% of the total number of PRH units to be allocated to general and QPS applicants, subject to a cap, which has been increased from 2 000 to 2 200 units. With effect from 1 February 2015, regular checking of eligibility has also been carried out on QPS applicants who have waited for five years but not yet due for detailed vetting within the following two years.

Rent policies and rent assistance

As at the end of March 2016, 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 about $1,700. At the same date, around 15 300 tenants experiencing temporary financial difficulties were benefiting from our Rent Assistance Scheme, which provides a rent reduction of 25% or 50% for eligible tenants depending on their household income levels. To ensure tenants remain widely aware of the scheme, we publicised it regularly during the year through broadcasts on the Housing Channel and the radio, information mounted on the HA/HD Website, and in print form in posters, leaflets and Estate Newsletters. Non-governmental organisations, local District Councils and Estate Management Advisory Committees (EMACs) were also encouraged to refer tenants in need to estate officers.

Schemes for fostering harmonious families

The HA runs several schemes designed to foster harmony among families and help establish strong family-based support networks on estates. These include the Harmonious Families Priority Scheme, the Harmonious Families Transfer Scheme, the Harmonious Families Addition Scheme, and the Harmonious Families Amalgamation Scheme. All these schemes encourage young people to live with or near their elderly parents or elderly dependent relatives, in different ways. The schemes benefited a total of about 4 450 households in 2015/16, with around 1 350 PRH applicants utilising the Priority Scheme, 310 PRH households through the Transfer Scheme, 2 720 PRH families through the Addition Scheme, and 70 PRH families through the Amalgamation Scheme.

[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. periods when an applicant has not yet fulfilled the residence requirement, has asked to place his/her application on hold pending arrival of family members for a family reunion, is imprisoned, and so forth). The average waiting time for general applicants refers to the average of the waiting time of those general applicants who were housed to PRH in the past 12 months.

Transfer schemes for improving living conditions

Two other transfer schemes are available to help existing PRH tenants whose family circumstances have changed. Currently, PRH households living in units with less than 5.5 square metres of Internal Floor Area (IFA) per person can apply for transfer to larger accommodation through the Territory-wide Overcrowding Relief Transfer Scheme. In addition, 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 unit. In 2015/16, a total of about 2 100 households were rehoused and had their living conditions improved through these schemes.

Optimising PRH resources

To safeguard the rational allocation of our precious PRH resources and ensure they benefit those who are in genuine need, the HA has longstanding stringent checking policies in place. In 2015/16 we checked all income and asset declarations received under the Housing Subsidy Policy, the Policy on Safeguarding Rational Allocation of Public Housing Resources and other tenancy management policies (amounting to some 211 500 individual cases) to verify their accuracy. This enabled us to determine accurately the appropriate rent levels for different household tenants, and also to confirm their eligibility to continue benefiting from a subsidised PRH flat. We also extended the deployment for a further two years of the Special Team established in 2013 to investigate occupancy-related cases, including instances of sub-letting, non-occupation, unauthorised occupation, the use of premises for non-domestic purposes and illegal activities, and false declaration of income and assets.

An important part of our commission to combat tenancy abuse is keeping tenants aware of the issue, and educating them and the public about the importance of cherishing our PRH resources. In 2015/16, we continued our extensive publicity activities through advertisements on public transport, broadcasts on radio channels, bus TV and the Housing Channel, and displays of posters and related publicity materials in all our estates. In October 2015 we ran a "Fight Tenancy Abuse Fortnight" as the campaign highlight, during which tenants were encouraged to report any abuses they noticed. This event saw the debut of two thematic characters, "Housing Protector" and "Housing Abuser"; the pair went on to visit 40 public housing estates where they passed on the message about combatting tenancy abuse. We also conducted outreach visits to the EMACs of 12 estates, when once again the importance of cherishing our public housing resources was a focus, and EMAC members were encouraged to report suspected cases of abuse.



Rental Housing Application Enquiry Counter located at the HA Customer Service Centre



We strive to help tenants improve their living conditions through various schemes

During the year, the HA offered rehousing assistance to around 70 households affected by clearances of squatter housing by the Lands Department and of illegal rooftop structures by the Buildings Department.

HOS activities

HOS is a subsidised home ownership arrangement that offers many low to middle-income families the chance to purchase their first home. When PRH tenants reach a point where they enjoy the financial strength to purchase a home under HOS, this also brings wider benefits because it frees up PRH units for others in need.

The first batch of 2 160 new HOS flats, scheduled for completion in 2016/17, were all sold in August 2015. The second batch of 2 657 new HOS flats, scheduled for completion in 2018, was put up for pre-sale at the end of February 2016, and some 53 000 applications were received. Flat selection by the successful applicants has been scheduled for late July 2016. We expect to put up about 2 000 new HOS flats for pre-sale in early 2017.

In April 2015, the first round of an interim scheme allowing 5 000 eligible White Form applicants to purchase flats in the HOS Secondary Market without payment of premium was completed. Over 2 400 White Form applicants were able to purchase their own homes under the scheme. In August 2015, the HA implemented a new round of the interim scheme with a quota of 2 500, for which about 43 900 applications were received. Up to the end of March 2016, over 400 applicants were among the first to have achieved home ownership through the latest round of the interim scheme. Once this round has been completed in the first half of 2017, the HA will conduct a comprehensive review of the scheme and decide on its future.

Green Form Subsidised Home Ownership Pilot Scheme

In May 2015, the SHC endorsed the details for implementing the Green Form Subsidised Home Ownership Pilot Scheme (GSH), under which suitable flats are to be identified among the PRH developments under construction for sale to Green Form applicants (i.e. mainly sitting PRH tenants and PRH applicants who have passed the detailed eligibility vetting). Under the scheme, prices are set at a level lower than those of HOS flats. The PRH development at San Po Kong, which will provide a total of about 860 flats, was selected for conversion to GSH. Pre-sale is planned for the second half of 2016, and the flats are expected to be ready for occupation in mid-2017.



HOS offers chance for low to middle-income families to purchase their first home



The PRH development (centre front) at San Po Kong was selected for conversion to GSH



優質房屋 · 舒適生活

Better Housing for Better Living

元朗洪福邨是房委會新近建成的公屋項目。
Hung Fuk Estate in Yuen Long becomes one of the estates in the HA portfolio.

多年來，香港房屋委員會(房委會)持續改良公共房屋，以滿足社會不斷轉變的需要和期望。首批公共房屋建於上世紀50年代，只為市民提供基本的棲身之所。隨着時代變遷，現今的公共租住屋邨結合先進科技和環保規劃，為居民提供齊備的配套設施。我們用心關懷，照顧在公共房屋安居的住戶，並力求改進，提升房屋質素。2015/16年度，房委會繼續秉持這個宗旨，興建新一批優質公共房屋，建設香港。

年內新落成的公共租住房屋(公屋)單位約14 300個，分布12 個發展項目，包括朗晴邨(日朗樓和青朗樓)、水泉澳邨第二期(明泉樓、月泉樓、映泉樓)及第四期(嶺泉樓)、蘇屋邨第一期(蘭花樓、壽菊樓、牡丹樓、金松樓、綠柳樓、櫻桃樓)、牛頭角下邨第二期(貴華樓)、安達邨(愛達樓、誠達樓、俊達樓、賢達樓、孝達樓、謙達樓)、洪福邨第一至第三期(洪歡樓、洪樂樓、洪塑樓)、寶鄉邨(寶興樓和寶順樓)，以及鯉魚門邨第三期(鯉旺樓)。此外，年內落成的零售設施總樓面面積約25 100平方米，私家車和貨車停車位約530個。

細心聆聽　用心關懷

我們以服務對象，即公共房屋所在的社區和日後的住戶，作為規劃和建造工作的出發點。展開各個發展項目的第一步，就是舉辦社區參與活動，旨在評估市民的意向，了解區內人士的意願和期望。這些活動包括在發展項目的初步規劃和設計階段舉辦社區參與工作坊，以及在新建屋邨落成後進行住戶意見調查；並在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，我們一併研究這些意見，並同時顧及安全和舒適程度、可持續性和環保、效率和成本效益等其他重要準則。我們還根據租戶的意見，定期修訂設計綱要範本，改良構件式單位設計。



房委會及轄下小組委員會委員於 2016 年 2 月參觀年內落成入伙的元朗洪福邨





部分於本年度落成的公共屋邨 —（左）觀塘牛頭角下邨第二期貴華樓及鯉魚門邨第二期（鯉旺樓）

建設發展　注重環保

我們致力推行環保設計，在公屋大廈引進多個環保系統。過去數年，我們推出多項節能措施，並在新建屋邨推行，成效顯著。

我們研發並採用碳排放量估算方法，估算新發展項目在整個預計生命周期的總碳排放量。我們首先設定碳排放基準（建基於新和諧一型第六款大廈和啟晴邨的排放量），然後評估所設計的新發展項目在整個生命周期的減碳效益。碳排放量估算應用於多個不同範疇，包括建造工序所用的材料、建築結構、公用屋宇裝備和拆卸工程，還有可再生能源和植樹。2015/16年度我們通過12個新項目的碳排放量估算。自實施碳排放量估算以來，與基準大廈的建築樓面面積的基線數字相比，我們的住宅大廈的估算碳排放量已平均減少約13%。

此外，我們也在新建住宅大廈的設計階段應用ISO 50001能源管理體系，以評估大廈啟用後的公用能源消耗量。2015/16年度，我們通過12個新項目的能耗估算。這些新項目住宅大廈的估計公用能源消耗量，較基線數字少約兩成。

在規劃和設計階段，我們採用標準環保措施，包括利用微氣候研究，優化屋邨布局，從而提高新設計屋邨的環保成效；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。

在選用建築材料方面，我們同樣以「環保」為原則。舉例來說，從2013年起，我們在新建築合約的規格訂明採用環保的礦渣微粉，現在更規定在建造預製混凝土外牆和預製樓梯時加入礦渣微粉，以取代三成半的水泥成分。我們正研究在製作半預製樓板等其他預製混凝土元件時，可否採用礦渣微粉。

另一體現房委會關懷公屋社群的範疇，便是綠化環境，為減低都市熱島效應，我們已制訂政策，規定整體綠化覆蓋率佔屋邨總面積最少兩成；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。最近，我們在屋邨設計中引入綜合水敏性城市設計裝置；以水泉澳和凹頭兩個項目為例，這些裝置有助減慢徑流速度，增加蓄水量。房委會在龍逸邨率先試用「零灌溉種植系統」（詳見專題故事），並改良系統的設計，在何文田一幅空置用地進行試驗，以觀察種植樹木的情況。與此同時，我們為彩園路項目設計一個預製組件系統，提升平台植樹的效率，縮短建築時間。



前葵涌已婚警察宿舍公屋發展計劃(前中)的電腦模擬圖，該項目取得綠建環評暫定鉑金級別



荔枝角道東京街第一及第二期公屋發展計劃的電腦模擬圖

環保建築　成績卓著

所有房委會新項目的設計，均以達到香港綠色建築議會綠色建築環評計劃(綠建環評)的「金」級別為標準，而個別選定項目更取得最高的「鉑金」級別。2015/16年度，房委會的新建項目在綠建環評1.2版本獲得認證，成績摘錄於下表。

項目	評級
前葵涌已婚警察宿舍公屋發展計劃	暫定鉑金級
長沙灣副食品批發市場第三號地盤公屋發展計劃	暫定金級
長沙灣副食品批發市場第五號地盤居屋發展計劃	暫定金級
橋昌路東居屋發展計劃	暫定金級
連城道公屋發展計劃	暫定金級
荔枝角道東京街第一及第二期公屋發展計劃	暫定金級

工人安全　加強保障

《房委會地盤安全策略2015》是一套安全規定，涵蓋所有新工程及維修保養工程工地，也適用於物業管理服務公司、潔淨服務承辦商和護衛服務承辦商的工作。2015年，我們實踐每千名工人不多於12宗意外的安全目標；錄得新工程合約的意外率為每千名工人9.2宗，維修保養工程則為每千名工人1.5宗，遠低於本港每千名工人39.1宗的平均意外率。2016年3月，房委會更再度榮獲明建會聯同建造業議會頒發Derek Smyth安全領導金獎(發展機構 — 發展商組別)。這個獎項肯定了我們在工作安全上所作的努力，能夠在發展項目每個階段均發揮主導作用，包括推動持份者共同參與改善安全管理系統、在設計過程顧及安全事宜，以及在施工時採用安全作業模式。

年內，我們持續提高對承建商的規格要求，並將其引進多個範疇。每項新的規格要求均為強制措施，以更有效地保障工人的工作安全。我們又繼續舉辦論壇、研討會、工作坊等安全推廣活動，加強業界持份者的安全意識。其中一項重點活動是「指差呼稱大賽」，向房委會承建商推廣這個良好作業方法，並印製海報，展示指差呼稱口令，分發給承建商。

我們在現有屋邨進行的工作，同樣以安全為重。年內我們繼續針對屋宇維修保養和改善工程，以及升降機維修保養和現代化工程，進行突擊安全巡查，務求加強工地安全。我們更檢討屋宇維修保養及改善工程的突擊安全巡查程序，研究可否再作改善，以提升工作成效。

為更有效管理有關工地安全的資料，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不單方便承建商記錄意外和事故，還讓我們易於整理意外數據，以作分析用途。

品質管理制度

我們致力取得多項品質管理認證，確保為市民提供有效服務，並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。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。以下各表列出我們已取得認證的標準和日常營運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四年獲得滿分5.0分。屋邨管理處也參與該項計劃，連續第二年取得滿分5.0分。

認證標準

認證標準	認證範疇	首次認證年份
發展及建築處		
ISO 9001：品質管理	公營房屋建造的規劃、設計、工程策劃和合約管理	1993
ISO 14001：環境管理	公營房屋建造的規劃、設計、工程策劃、合約管理和材料試驗	2009
ISO 50001：能源管理	公營房屋建造的規劃、設計、工程策劃和合約管理	2012
OHSAS 18001：職業安全健康管理體系	公營房屋建造的材料試驗	2013
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、園藝及辦公室管理)	2011
ISO 50001：能源管理	公屋住宅樓宇的設施管理和公用地方改善工程的規劃、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	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	首次採用年份	備註
發展及建築處			
ISO 26000：社會責任	公營房屋建造的規劃、設計、工程策劃和合約管理	2010	並非認證標準，但已採用香港品質保證局社會責任指數作為評分指標。自2012年起，發展及建築處已連續四年取得5.0分滿分。
ISO 31000：風險管理	公營房屋建造的規劃、設計、工程策劃和合約管理	2010	已納入發展及建築處其他管理體系內。
歐洲品質管理基金會卓越模式	公營房屋建造的規劃、設計、工程策劃和合約管理	2010	已納入發展及建築處其他管理體系內。
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規劃、設計、工程策劃和合約管理的內部稽核	2012	已納入屋邨管理處其他管理體系內。並非認證標準，但於2013年獲香港品質保證局加簽核實條款。
ISO 26000：社會責任	公營房屋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	已納入屋邨管理處其他管理體系內。並非認證標準，但已採用香港品質保證局社會責任指數作為評分指標。自2015年起，屋邨管理處已連續兩年獲得5.0分滿分。
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	已納入屋邨管理處其他管理體系內。並非認證標準，但於2013年獲香港品質保證局加簽核實條款。
香港品質保證局樓宇可持續發展指數計劃	十個涵蓋主要大廈設計類型的公共屋邨，其住宅樓宇在環境、社會和經濟範疇的可持續發展績效表現	2012	並非認證標準，但已獲香港品質保證局樓宇可持續發展指數計劃核實。房委會於2012年成為首個獲得香港品質保證局樓宇可持續發展指數驗證標誌的機構。



獨立審查組的電子入則系統「公營房屋入則易」3月底正式推出，由運輸及房屋局常任秘書長(房屋)應耀康(前排右五)為新系統主持開展禮



「公營房屋入則易」接受網上遞交圖則和文件

品質監控

為切實執行上游品質控制，房委會推行產品認證計劃。現時的計劃適用於11種建築材料，包括防火木門、板間牆、袋裝水泥、瓷磚黏合劑、瓷磚、修葺砂漿、鋁窗、uPVC排水管道和配件、連體座廁設備、鋼筋網，以及發光二極管凸面照明器。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。

獨立審查

獨立審查組隸屬運輸及房屋局常任秘書長(房屋)辦公室，擔任第三者監察角色，負責審批房委會就新發展項目提交的所有結構和建築圖則，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。此外，獨立審查組依據建築事務監督授予的權力，對居者有其屋計劃屋苑、租者置其屋計劃屋邨，以及公共屋邨內已拆售予領展的商業和停車場設施執行法定樓宇監管。同時，升降機巡查小組推行稽核巡查制度，以助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。

獨立審查組的「房屋署圖則查閱網」2014年推出新服務，讓市民可在網上查閱和訂購房委會的建築工程記錄。2015年12月，獨立審查組又試行「公營房屋入則易」系統，並於2016年首季全面推行，現時房委會的新發展項目和現有樓宇的改建和加建工程，可在網上遞交圖則和文件，由獨立審查組以電子方式處理。

善用資訊科技　發展優質建築

房委會在建築設計及工程上，廣泛應用資訊科技資源，當中以建築信息模擬技術、地理信息系統、房屋建設管理系統及無線射頻識別技術，尤為重要。

「發展及建築工地流動系統」第一階段已經推行。我們在施工期間實地視察建築工程和屋宇裝備工程時，可利用流動裝置和應用程式記錄資料；遇有意外或工地安全事故時，也可發出提示。工地人員可在流動裝置使用工地安全提示應用程式，即時向工程小組和管理層發送意外或事故提示，大大減省了涉及安全、品質和生產力的建築工地管理工作。此外，工地人員還可利用建築工程和屋宇裝備實地視察應用程式，拍攝現場情況，清楚記錄視察結果，並在有需要時，通知承建商糾正欠妥的地方。我們現正展開系統第二階段的研發工作，以期進一步擴大流動程式的應用範圍至其他範疇的視察工作，簡化與承建商的視察流程，並把「工傷及閃失事故和職業病監測系統」，與流動系統妥善整合。



「房委會樹木資訊系統」有助即場完成樹木評估



樹木風險評估應用程式 — 房委會樹木資訊系統在流動裝置上的介面

房委會負責管理和護養200多個公共屋邨及場地的樹木，總數約102 000棵。為保障市民的安全，我們每年在雨季前進行樹木風險評估。過往，這類風險評估資料均以紙張形式保存，檢索程序費時，而且難以按地區監察樹木管理工作的進度。為此，我們研發並推出了一套新的「房委會樹木資訊系統」。這套全新的應用系統結合互聯網、地理信息系統技術，以及無線射頻識別技術和全球衞星定位系統等其他新科技，提供一個有效平台，既可檢索和更新樹木資料，又可上載樹木資料至地理信息系統資料庫。這個系統方便房委會人員及其業務伙伴進入地理信息系統樹木資料庫，檢索樹木記錄。我們透過系統，可即場更新和完成樹木評估報告，能更有效完成每年樹木風險評估周期內要審核大量評估報告和核對樹木資料的工作。此外，記錄新樹木的資料快捷方便，縮短整理資料所需的準備時間。房委會樹木資訊系統可編製電子工作流程和管理報告，相信有助加強監察樹木風險評估、樹木補救工程的進度，以及承辦商的表現。

群策群力　推陳出新

我們一直與業界持份者緊密合作，善用內部和外界多方面專業技術，推陳出新。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。

洪福邨——城鄉互融　新舊共榮



元朗洪福邨



洪福商場一隅



設計別具心思的公共運輸交匯處

完善的配套包括零售、社區和交通設施是現代生活質素的重要元素，在缺乏這些設施的地區發展新公營房屋，房委會設法為新屋邨居民提供現代化的社區設施，好讓他們生活舒適便利。

位處元朗，於2015年落成的洪福邨正是一個例子。現時該邨四周是低密度的村落，翠綠環抱，屋邨所在地區預計可能發展為新市鎮。在新市鎮發展計劃落實前，洪福邨九幢住宅大廈合共4 905個單位，為這個沉睡的地區帶來大批新居民。房委會所面對的挑戰是必須為屋邨提供完善的配套設施及各式各樣的零售店舖，確保居民遷入鄉郊新環境而不覺孤立或與外界隔絕。同時，我們的構想是在屋邨提供社區配套設施，為日後區內新市鎮中心發展邁出重大的第一步。

屋邨規劃因地制宜，預留兩道分別闊30米和15米、貫通東西的景觀廊，讓居民盡享清風和陽光。

屋邨其中一項重要設施，就是設備齊全的公共運輸交匯處，方便居民前往鄰近市鎮和接駁其他交通工具。然而，公共運輸交匯處內的車輛會產生噪音，因此有必要建造一個隔音上蓋，以減低噪音。我們率先採用半露天的鋸齒形上蓋設計，使易受噪音影響的單位住戶不會直接看見巴士。此外，上蓋由多個不同部分組合而成，既有利空氣流通，更無須安裝消防灑水器及通風系統。除減低噪音外，上蓋可遮蔭擋雨。日後遷入附近私人樓宇的居民也可因而受惠。



洪福邨服務設施大樓





洪福邨綠茵處處

屋邨商場採用長廊式商店街設計，令人有如置身「購物大道」。店舖前面的有蓋行人道寬敞舒適，行人漫步其中，無懼日曬雨淋，悠然自得。行人道以中式紋飾作點綴，配合該區的傳統鄉村文化。

洪福商場另一特色是其全新的濕貨市場，位於屋邨超級市場旁。市場有檔位42個，設計整齊劃一，井然有序，方便顧客購物。市場照明充足，開放式和半開放式檔位以半身間隔板分隔，一律設有貨物掛架，寬敞開揚，顧客可輕鬆購物。整個濕貨市場予人現代化的感覺，設計簡約，整潔明亮，利商便民。

此外，洪福邨引入多種最新的環保設計和可持續發展元素，包括採用與周邊環境和諧協調的顏色配搭，積極綠化屋邨(包括廣泛綠化天台)，以及利用可再生能源和實施水資源管理等。新建的屋邨大廈與舊有鄉村的低矮村屋構成鮮明對比；隨着該區逐漸發展為香港另一個人口集中的地區，洪福邨及其現代化設施可望成為新城市社區生活的中心點。

龍逸邨 — 設計匠心　社區持續發展



大廈的座向讓居民可飽覽屯門河，遠眺青山



邨內種植攀爬植物



社區會堂入口旁的壁畫《聽著・看》，色彩繽紛

本港可供興建新公共租住屋邨的土地不足。房委會在設計新屋邨時，往往面對建屋用地本身的種種限制，困難重重，但我們堅持迎難而上，設法令新建屋邨配套得宜，為居民提供安居之所，務使屋邨社區可持續發展，與附近的市區環境相輔相成。

屯門龍逸邨公屋發展計劃正好闡明上述困難經驗。於2013年落成的龍逸邨規模不大，只有兩幢33層高住宅大廈，合共提供990個單位，還有一座兩層高社區會堂和其他設施。屋邨的選址是一幅空置平地，但緊貼交通繁忙的行車天橋和其他交通要道，建築設計費煞思量。如果設計未能因地制宜，忽略可持續發展和居民的需要，日後居民可能有居於孤島的感覺，周圍只有車來車往的道路，還可能終日面對交通噪音和污染。

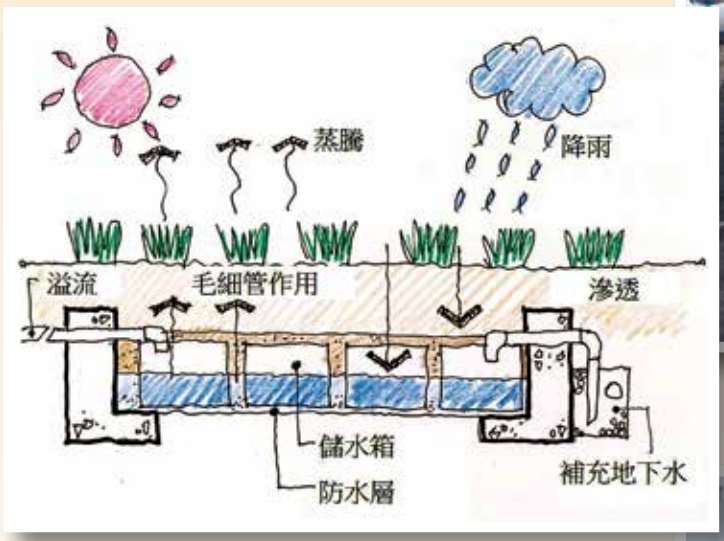
房委會的設計方案，重點在興建一個可持續發展、合乎成本效益、居住環境又健康怡人的屋邨。因此，大前提是要確保日後屋邨的住宅單位不受交通噪音和廢氣影響。龍逸邨兩幢住宅大廈均採用單向設計，所有單位座向相同，以盡量避免受交通幹道的噪音影響。兩幢大廈並排而立，形成天然隔音屏障，其設施管道和樓梯，則位於面向主要噪音來源的一方。精心安排的座向更讓居民可以安坐家中，飽覽屯門河的景色，遠眺青山的風光。

兩幢住宅大廈外牆的顏色別具心思，配合附近住宅樓宇和學校的色調，和諧協調。此外，大廈主體和構件（如走廊的垂直裝飾和防護屏），以及社區會堂和園景均採用垂直結構的設計，線條分明，互相呼應，融和一致。大廈設計精細，每三個樓層種植攀爬植物，以調和大廈硬實的質感，剛柔並蓄，同時增添可持續發展的元素。

除了在大廈設計加入可持續發展的元素，我們規劃時還着意建立可持續發展的社區。經地區諮詢後，政府決定在屋邨整體規劃中加入社區會堂。龍逸社區會堂設有可容納450人的多用途禮堂，以及會議室等其他設施，不但為區內居民提供可舉辦各類型社區活動和節目的多用途場地，更成為屯門河畔觸目的地標。

由民政事務總署管理的龍逸社區會堂開幕至今，舉辦了不少社區活動，豐富多采，凝聚街坊，促進鄰里關係，使龍逸邨逐漸成為屯門居民聚首的好地方。會堂入口旁邊的壁畫，或許就是會堂在屯門區的最佳寫照。壁畫色彩繽紛，展現屯門區生氣勃勃的風貌，也標誌着新建龍逸邨的發展朝氣洋溢。要仔細欣賞這幅名為《聽著・看》的壁畫，了解作者如何捕捉屯門區多姿多采的景物，可掃描以上快速回應碼(QR Code)，下載壁畫和聲音互動旅程。

零灌溉種植系統　綠化無難度



圖示零灌溉種植系統運作情況



龍逸邨零灌溉種植系統園圃早前安裝儲水箱的情況



龍逸邨零灌溉種植系統花圃設置 24 個月後，植物生長茂盛

淨水是有限的珍貴資源，為了提升發展的持續性，房委會近年着力研究節約用水措施，盡量減少用水，重用或循環再用棕水；園景灌溉用水一直是研究重點。樹木、灌木和花園的植物均需水分，才能生長茂盛。我們正研究一項創新的灌溉方法，稱為「零灌溉種植系統」，應用於新公營房屋項目，以免卻使用食水灌溉植物。

零灌溉種植系統是一種土層下的灌溉法，意即水分由土層自下而上，輸送到植物根區。這個被動式灌溉系統只需最天然而可持續的水源 — 雨水，而無需外來灌溉水源。

土壤吸收降雨後，過多的雨水被特設的地下儲水箱收集。當上層土壤不再濕潤時，儲水箱內的水通過毛細管作用，自下往上輸送去灌溉植物，形成一個循環自給的灌溉系統。零灌溉種植系統收集雨水所需的建設和管理費用，均較傳統雨水收集系統低廉，既可收集雨水重用，又可減少流入排水系統的雨水量。

2013年，我們在龍逸邨建造一個零灌溉種植系統試驗花圃，並監察24 個月的灌溉用水量。在整整兩年試驗期內，花圃的樹木和灌木無需額外食水灌溉也生長良好；據房委會專家觀察所得，植物並無缺水迹象。此外，花圃既無積水，也無異味。試驗結果顯示，與傳統灌溉系統相比，零灌溉種植系統每年可為該花圃節省用水約55 立方米。多個植物品種證實能夠完全適應零灌溉種植系統的環境，包括彩鐵、花葉假連翹、麒麟吐珠、波斯頓蕨和花葉八葉。

根據試驗計劃，零灌溉種植系統不但可節約用水，還可減少保養所需的人力資源，成效顯著，令人鼓舞。由此可見，零灌溉種植系統極具發展潛力，可在新屋邨更廣泛採用。我們現正進行更深入的研究，務求優化設計，採用構件式建造法，縮短施工時間，減低建造成本。

Over the years, the Hong Kong Housing Authority (HA) has made continuous improvements to its housing stock in order to meet the changing needs and aspirations of society. The simple shelters of the first public housing blocks of the 1950s have been transformed; and today's public rental housing (PRH) estates incorporate modern technology and green planning, and provide tenants with a comprehensive range of support facilities. This commitment to enhance our housing stock, driven by care for the people who make their homes there, has continued in 2015/16 in the latest batch of quality housing produced for Hong Kong.

During the year we completed construction of around 14 300 new PRH flats, in a total of 12 projects. These were made up of Long Ching Estate (Yat Long House and Ching Long House), Shui Chuen O Estate Phase 2 (Ming Chuen House, Yuet Chuen House and Ying Chuen House) and Phase 4 (Ling Chuen House), So Uk Estate Phase 1 (Orchid House, Marigold House, Peony House, Cedar House, Willow House and Cherry House), Lower Ngau Tau Kok Estate Phase 2 (Kwai Wah House), On Tat Estate (Oi Tat House, Shing Tat House, Chun Tat House, Yin Tat House, Hau Tat House and Him Tat House), Hung Fuk Estate Phases 1 to 3 (Hung Foon House, Hung Lok House and Hung Long House), Po Heung Estate (Po Hing House and Po Shun House), and Lei Yue Mun Estate Phase 3 (Lei Wong House). We also completed around 25 100 square metres (gross floor area) of retail facilities, and around 530 private car and lorry parking spaces.

Showing care through listening

A starting point for all our planning and construction work is the end-users – the community and our future tenants. Every project begins with community engagement initiatives that are designed to gauge community attitudes and take on board local preferences and expectations. These initiatives include, for example, community engagement workshops during the early stages of planning and design of our projects, and surveys of residents in newly completed estates; each of which is analysed and considered in our Post Completion Review Workshops. This feedback is taken into account when we design new estates, alongside other important criteria such as safety and comfort, sustainability and environmental friendliness, and efficiency and cost-effectiveness. We also use tenants' feedback to regularly refine our Model Client Brief and Modular Flat Design.

A green focus for development

We are committed to green design, coupled with the introduction of a range of environmentally-friendly systems in our buildings. The energy-saving initiatives



PRH development projects at Anderson Road, Kwun Tong

we have introduced over the past few years have been implemented in our new public housing estates with very positive results.

We have developed and applied Carbon Emission Estimation (CEE) as a tool for estimating the total carbon emissions from a new development project over its entire expected life. By setting benchmarks of carbon emissions (based on emissions from the New Harmony 1 Option 6 block and Kai Ching Estate), we are able to gauge how effectively the design of a new development project is able to minimise carbon emissions throughout its entire lifecycle. CEE is applied at many different levels, including materials used in major construction work, building structures, communal building services installations and demolition activities, as well as the use of renewable energy and the planting of trees. In 2015/16, we endorsed CEE for 12 new projects. Since implementation of CEE, we have achieved an average of about 13% reduction in estimated carbon emission for our domestic buildings as compared with the baseline figure of benchmark block in terms of construction floor areas.

In addition, we have implemented the ISO 50001 Energy Management System in the design of our new domestic blocks. This enables us to gauge the communal energy consumption associated with the building once it is in operation. In 2015/16, we endorsed energy estimations for 12 new projects and achieved a reduction of about 20% of estimated communal energy consumption for the domestic blocks, compared with the baseline figures.

During the planning and design stage, we have been adopting standard green procedures such as the use of micro-climate studies. These help optimise the estate layout and the disposition of buildings, which in turn enable new estates to achieve a better environmental performance. We also adopt the principle of "passive design", by which we are able to harness the unique characteristics of individual sites to make the most of natural ventilation and daylight in our estates.

"Go green" is a principle we are also applying to our selection of construction materials. Since 2013, for instance, we have incorporated the use of the





Two of the estates completed during the year – (left) Lei Yue Mun Estate Phase 3 (Lei Wong House) in Kwun Tong and Po Heung Estate in Tai Po

environmentally-friendly 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 used in the construction of pre-cast concrete facades and precast staircases. We are also studying the possibility of using GGBS in other precast concrete elements, such as semi-precast slabs.

Greening is another area in which the HA is showing its care for its PRH communities. To mitigate the Heat Island Effect, we require overall greening coverage of at least 20% of the total site area of our estates, and at least 30% for sites of over two hectares; and we plant at least one tree for every 15 flats built. More recently, we have introduced integrated water sensitive urban design features into our estate designs; these are helping slow down run-off and enhancing water retention capacity at our Shui Chuen O and Au Tau projects. The HA has also been pioneering the use of the Zero Irrigation System (ZIS) in Lung Yat Estate (see Feature Stories), and we are now using a vacant site in Homantin to monitor a trial of a revised ZIS design for tree planting. Meanwhile, in our Choi Yuen Road project, we are developing a prefabricated modular system that will make tree planting on the podium more efficient and reduce construction time.

Green building achievements

All new HA projects are designed to achieve a Gold rating under the Hong Kong Green Building Council's green building assessment scheme (the Building Environmental Assessment Method Plus (BEAM Plus)), while a selection of our projects are able to achieve the highest Platinum rating. The table below summarises our certification results under BEAM Plus Version 1.2 for New Buildings for 2015/16.

Project	Rating
PRH Development at Ex-Kwai Chung Police Married Quarters	Platinum Rating, Provisional Assessment
PRH Development at Cheung Sha Wan Wholesale Food Market (Site 3)	Gold Rating, Provisional Assessment
Home Ownership Scheme Development at Cheung Sha Wan Wholesale Food Market (Site 5)	Gold Rating, Provisional Assessment
Home Ownership Scheme Development at Kiu Cheong Road East	Gold Rating, Provisional Assessment
PRH Development at Lin Shing Road	Gold Rating, Provisional Assessment
PRH Development at Lai Chi Kok Road – Tonkin Street Phases 1 & 2	Gold Rating, Provisional Assessment



The Zero Irrigation System in Lung Yat Estate

Better protection for workers

The HA's Site Safety Strategy 2015 is a set of safety requirements implemented at all our new works and maintenance works sites, and is also applicable to the work of our property service agents, cleansing services contractors and security contractors. In 2015, we achieved our safety goal of no more than 12 accidents per 1 000 workers, recording accident rates of 9.2 per 1 000 workers for new works contracts and 1.5 per 1 000 workers for maintenance works contracts. These figures remain well below Hong Kong's average industry accident rate of 39.1 per 1 000 workers. In March 2016, we were delighted to receive again the Gold Award in the Client-Developer category of the Derek Smyth Safety Leadership Awards, organised by the Lighthouse Club with the support of the Construction Industry Council. The award recognises our exemplary efforts in safety leadership at every stage of our projects, which include engaging with stakeholders to improve the safety management system, addressing safety in the design process, and implementing safe working practices during construction.

During the year, we continued our process of enhancing our specification requirements for contractors, and introduced them in a wide range of areas. In each case, the new specification requirements introduce mandatory actions designed to protect workers on the job more effectively. We have also continued to foster safety awareness among our industry stakeholders by organising safety promotional events in the form of forums, seminars and workshops. One highlight was a Pointing and Calling Competition held to promote this good practice among HA contractors. Posters illustrating pointing and calling commands were prepared and distributed to contractors.

Our work in existing estates is also totally safety-oriented. This year we continued to arrange surprise safety inspections of building maintenance and improvement works, lift maintenance and lift modernisation works, all with the aim of enhancing site safety. We also conducted a review of our surprise safety inspections for building maintenance and improvement works, in which we explored possibilities for refining the inspections to make them more effective still.

The Housing Authority Occupational Injury and Disease Surveillance System has been developed to manage information relating to site safety more effectively. This web-based information management system makes it easier for contractors to record accidents and incidents, and can be used to generate accident statistics for analysis.



Workers are required to wear safety helmet and reflective vest on site



Suitable personal protective equipment is necessary when carrying out welding works

Quality management systems

We have achieved a number of quality management certifications as part of our efforts to ensure our services are delivered to the community effectively, and we have adopted the European Foundation for Quality Management (EFQM) Excellence Model to help us make continuous improvements across our operations.

Our contractors must be ISO 9001, ISO 14001 and OHSAS 18001 certified, and since January 2014 we have also required our building (new works) contractors and piling contractors to operate 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 following tables:

Certified Standards

Certified Standard	Scope	Certified since
Development & Construction Division (DCD)		
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 the communal areas of PRH domestic blocks	2012
OHSAS 18001 : Occupational Health and Safety Management System	Materials testing for the construction of public housing	2013
Estate Management Division (EMD)		
ISO 9001 : Quality Management	Planning, design, project management and contract administration for the maintenance and improvement of public housing	1993
ISO 14001 : Environmental Management	Planning, design, project management and contract administration for the maintenance and improvement of public housing estates. Provision of property management services (including cleansing, security, landscaping and office administration) in public housing estates.	2011
ISO 50001 : Energy Management	Planning, design, operation, project management and contract administration for facility management and improvement works of the communal areas of PRH domestic blocks	2013
OHSAS 18001 : Occupational Health and Safety Management System	Planning, design, project management and contract administration for the maintenance and improvement of public housing	2014
Independent Checking Unit (ICU)		
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
DCD			
ISO 26000 : Social Responsibility	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems of DCD. A non-certifiable standard, but measured through the HKQAA CSR Advocate Index. For the fourth consecutive year since 2012, DCD achieved the full score of 5.0.
ISO 31000 : Risk Management	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems of DCD.
European Foundation for Quality Management (EFQM) Excellence Model	Planning, design, project management and contract administration for the construction of public housing	2010	Integrated with other management systems in DCD.
EMD			
ISO 19011 : Auditing Management System	Internal audit for planning, design, project management and contract administration for the maintenance and improvement of public housing	2012	Integrated with other management systems of EMD. A non-certifiable standard, but verified through HKQAA with Verification Statement obtained in 2013.
ISO 26000 : Social Responsibility	Planning, design, project management and contract administration for the maintenance and improvement of public housing	2012	Integrated with other management systems of EMD. A non-certifiable standard, but measured through the HKQAA CSR Advocate Index. For the second consecutive year since 2015, EMD achieved the full score of 5.0.
ISO 31000 : Risk Management	Planning, design, project management and contract administration for the planned maintenance and improvement of public housing.	2012	Integrated with other management systems of EMD. A non-certifiable standard, but verified through HKQAA with Verification Statement obtained in 2013.
HKQAA Sustainable Building Index (SBI) Scheme	Sustainability performance (environmental, social and economic) of domestic blocks in 10 estates containing all major block types	2012	A non-certifiable standard, but verified through the HKQAA SBI Scheme. In 2012, the HA became the first organisation to obtain the HKQAA SBI Verified Mark.

For the fourth consecutive year, the HA's Development & Construction Division achieved the full score of 5.0 in the HKQAA CSR Advocate Index annual performance assessment. The Estate Management Division also enrolled for verification under this index, achieving a full score of 5.0 for the second consecutive year.

Quality control

To ensure upstream quality control, the HA currently applies product certification to 11 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, mesh reinforcement, and LED bulkheads. Multi-layer acrylic paint is the next building material targeted for product certification.

Independent checking

The Independent Checking Unit (ICU), operating under the Office of the Permanent Secretary for Transport and Housing (Housing), provides third-party checking of all structural and building plans submitted by the HA for its new development projects. It also processes submissions for alterations and additions to the HA's existing buildings. In addition, the ICU is responsible for exercising statutory building controls, under the powers delegated by the Building Authority, over buildings in Home Ownership Scheme courts, Tenant Purchase Scheme estates, and estates with commercial and car parking facilities divested to The Link REIT. Meanwhile, the Lift Inspection Focus Team (LIFT) operates an audit inspection system that helps enhance safety and reduce the risk of accidents in lifts and escalators managed by the HA.

The ICU's Housing Electronic Building Records Online System (HeBROS) introduced new services allowing for on-line inspection and purchase of HA building records in 2014. This was followed in December 2015 with the rolling out of the ICU's Housing Electronic Plan Submission System (HePlan) for pilot projects, with full implementation in the first quarter of 2016. HePlan enables the e-submission and e-processing of documentation regarding the HA's new development projects, as well as alterations and additions to existing buildings.

IT as a quality building tool

Information Technology (IT) resources are widely used by the HA in its design and construction activities. Some of the most important ones are Building Information Modelling (BIM), the Geographic Information System (GIS), the Housing Construction Management Enterprise System (HOMES), and Radio Frequency Identification (RFID).

We have now implemented Phase 1 of the Development and Construction Site Mobile System (DCSMS), which enables mobile devices and applications to be used to carry out site inspections of building works and building services works during construction, and to raise alerts about accidents or site safety incidents. The DCSMS SafetyAlert apps allow site staff to send instant alerts regarding accidents or incidents to the project team and management, through their mobile devices. This innovation streamlines the management of safety, quality and productivity at our building sites. The Building Works and Building Services site inspection apps facilitate site staff to take photographs to illustrate the results of inspections, and notify contractors if rectification is needed. We are now proceeding with the development of Phase 2 of DCSMS, in which we will develop wider applications of mobile apps to cover inspection work across other areas, streamline the inspection processes with contractors, and better integrate the Occupational Injury and Disease Surveillance System into DCSMS.

The HA is responsible for the management and maintenance of approximately 102 000 trees growing in some 200 public housing estates and venues. To keep the public safe, we conduct an annual Tree Risk Assessment (TRA) of all these trees before the onset of the rainy season. In the past, the data relating to this risk assessment was stored in paper form, making retrieval very time-consuming. It also made it difficult to monitor the progress of the tree management work geographically. We have therefore developed and implemented a new application system, the Enterprise Tree Management System (ETrMS), which integrates WEB (world-wide web) and GIS (Geographical Information System) technologies with other new technologies such as RFID (radio frequency identification) and GPS (global positioning system). ETrMS gives us an effective platform for retrieving and updating tree data, and allows us to upload the tree data to the GIS database. This enables both HA staff and our business partners to easily access the GIS tree database and retrieve tree records. ETrMS also facilitates the updating and completion of tree assessment reports on site, making the process of auditing of the huge number of assessment reports and checking the accuracy of the tree data before the end of the annual TRA cycle more efficient. Moreover, the system offers an efficient way of recording new tree data, and shortens the preparation time needed for compiling new tree information. We expect ETrMS to enhance the monitoring of the progress of TRA and Tree Remedial Works (TRW), and the performance of the contractors involved, through its ability to generate electronic workflows and management reports.

Innovation through collaboration

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.



Mobile devices and apps are being used to streamline the management of safety, quality and productivity at our building sites



ETrMS makes it much easier for HA staff and business partners to carry out tree assessments on site

Hung Fuk Estate – Integrating a New Community with the Countryside

Infrastructural provisions including retail, community and transport facilities are important to quality of modern living. For new public housing development in sites without these provisions in their vicinity, the HA is faced with the challenge to provide its residents with all the conveniences of modern community living on the spot.

One example of this is our development of Hung Fuk Estate in Yuen Long, completed in 2015. Currently surrounded by low-rise rural villages and green spaces, the estate sits in an area that has been earmarked for a possible New Town sometime in the future. In the meantime, its 4 905 flats in nine domestic blocks have brought a substantial new population to this once sleepy area. Our challenge was to ensure that residents did not feel isolated and cut off in their new rural environment, but had access to a comprehensive range of facilities and retail opportunities. In addition, we wanted the estate facilities to represent a big first step in the development of a future town centre for the district.

We planned the estate in careful harmony with the surrounding environment, developing two unobstructed east-west view corridors, of 30m and 15m respectively, that allow free permeation of sunlight and breezes for the enjoyment of residents.



Hung Fuk Estate is comprised of nine blocks

One important facility for new residents was a well-equipped public transport interchange (PTI) giving access to nearby towns and transport links. But vehicles in PTI generate noise, and one of our priorities was therefore to create an effective partial noise-reducing cover for the PTI. We piloted a zig-zag cover design that meant residents above it had no lines of sight to the bus lanes, and which divided up the roof cover into small sections to improve natural ventilation and save the need for installing sprinklers and ventilation system. Besides reducing noise, the cover acts as an efficient sunshade and keeps off some rain in wet weather. This design will benefit private housing residents too, when new blocks are built nearby.

Within the estate, we tried to create a "Main Street" effect for retail activities by delivering a verandah style shopping experience at the estate entrance. A covered walkway and canopy provide pleasant shading along the shop fronts, and there are plenty of well-defined spaces for walking and engaging in leisure activities too. Picking up the traditional rural culture of the area, the pedestrian walkways highlight Chinese decorative motifs along them.



Wide corridors offering spatial pleasure for residents



The smart-designed public transport interchange



The shopping centre

A highlight of the shopping centre at Hung Fuk Estate is a brand new wet market with 42 stalls, situated alongside the estate supermarket. It has been designed to welcome in customers and provide a concordant and user-friendly feel. Inside are well-lit open and semi-open stalls with low partitions. Essential hanging racks were provided to assimilate the market stalls design and to create a welcome and open environment for shoppers. The end result is a wet market with a very modern feel: light, bright, clean and efficient.

In addition, all the latest in environmental advances and sustainability initiatives have been incorporated into Hung Fuk Estate, including a sensitive colour scheme appropriate to the surroundings, a high level of greening within the estate (including extensive roof greening), and renewable energy and water management.
The new estate currently stands tall above the older village housing, but as the area transforms into a new population centre for Hong Kong, Hung Fuk Estate and its modern facilities will find itself at the centre of the life of a new urban community.





The greenery of the estate

Lung Yat Estate – Smart Design for a Sustainable Community

Given the shortage of land for building new PRH estates in Hong Kong, it is not uncommon for the HA to be required to work with constrained or challenging spaces when designing a new estate. In such cases, we go the extra mile to ensure the end result is a sustainable community, one that functions well both on its own terms and also in relation to the existing urban environment round about.

The PRH development of Lung Yat Estate in Tuen Mun demonstrates how we tackled the challenges. This small estate of two 33-storey blocks, with a total of 990 flats, was developed on a vacant flat site, and completed in 2013. Accompanying the domestic blocks is a two-storey standalone Community Hall and other facilities. The challenge here was that the site was immediately adjacent to a busy traffic flyover and other major roads. Without thought for sensitive and sustainable design, residents may have ended up feeling isolated in a traffic "island", battling traffic noise and pollution daily.



The orientation of blocks enables residents to enjoy panoramic views of Tuen Mun River and Castle Peak.

The HA's design proposal aimed at creating a sustainable, cost-effective and healthy environment. Key to achieving this was to ensure that the residential development would be shielded from traffic noises and emissions. This was one of the major reasons for choosing a "single aspect" building design for the estate – that is, all the flats effectively face in one direction, to minimise the noise impact of major traffic arteries. The two domestic blocks were aligned so as to form a natural noise shield, with their service cores and staircases orientated towards the major noise source. In addition, the blocks' orientation is arranged so that residents are able to enjoy panoramic views of the Tuen Mun River and distant Castle Peak.

To further create a sense of connection with the surrounding community, the domestic blocks were given a distinctive colour scheme that blended in with the colours in adjacent residential buildings and a nearby school. Other features used to create a sense of harmony and to form links with the local landscape included the use of a strong series of vertical structural lines in the buildings and their components (such as external vertical fins and protective screens in the corridors), and the design of the Community Hall and the external landscape. Carefully planned climbing greenery on every three floors also softened the hard materials and added extra sustainability values.

Parallel to the sustainable design features of the buildings, our planning also aimed at achieving social sustainability. Following local community consultation, the government decided to incorporate a Community Hall in the overall estate design. Including a multi-purpose hall that can seat 450 people and a conference room, the Community Hall not only offers a multi-purpose space for local community events and activities, but also provides an attractive local landmark on the banks of the Tuen Mun River Channel.

Since its opening, the Lung Yat Community Hall managed by the Home Affairs Department has witnessed many vibrant community initiatives that have helped place Lung Yat Estate at the heart of local and neighbourhood connectivity. The value of the Hall to the community is perhaps best symbolised by the impressive wall mural next to its entrance – a fitting emblem of the colourful community spirit that is now a feature of the new estate. To get a closer look at the mural and see how it captures the diversity of the Tuen Mun area, use the QR code below to download an image of "Seeing Sound".



"Single aspect" building design minimises the noise impact of major traffic arteries



The Community Hall entrance and the wall mural "Seeing Sound"

ZIS – Vegetation without Potable Water

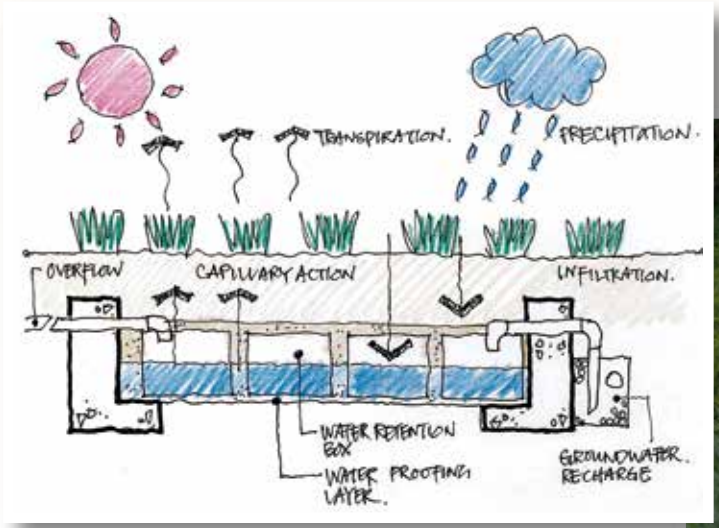
Fresh clean water is a limited and precious resource. To enhance the sustainability of its developments, in recent years the HA has launched initiatives for cutting down its water usage and reusing or recycling water where possible. One area focused on has been the use of water in landscape irrigation. Trees, shrubs and vegetation need water to flourish. We have been working on a pioneering method of irrigation known as the Zero Irrigation System (ZIS) for use in our new public housing projects, designed to avoid the need to use any potable water for irrigation.

ZIS is a sub-irrigation method, meaning that water is delivered to the plant root zone from below the soil surface and absorbed upwards. This passive design system removes the need for any external irrigation sources apart from the most natural and sustainable one – rain.

Rain falls, and is then absorbed into the soil. Any excess is collected in special retention boxes under the ground. When the soil above dries, capillary action draws up water from the retention boxes to irrigate the plants, in a self-sustaining cycle. ZIS harvests rainwater at lower capital and management costs than conventional systems, and is also able to collect and re-use storm water – thus reducing the amount of storm water entering the drainage system.

We constructed a ZIS trial planter at Lung Yat Estate in 2013, and monitored its consumption of irrigation water over a 24-month period. No manual watering using potable water was needed throughout the entire two-year trial period. Across the period, both trees and shrubs remained in good condition, with HA specialists observing no signs of suffering due to lack of water. Furthermore, there was no waterlogging, and no odour was generated. Compared with the conventional irrigation system, the ZIS trial resulted in a saving of about 55m^3/year in water consumption for that planter. Plant species that proved able to manage well under ZIS included *Cordyline teminalis Tricolor, Duranta erecta Variegata, Drejerella guttata, Nephrolepis exaltata Bostoniensis* and *Schefflera arboricola Variegata*.

We have been very encouraged by the result of the ZIS trial, which has proved effective both in saving water and reducing the manpower resources needed for maintenance. ZIS looks to have great potential for wider use in new estates, and we are now conducting further research with the aim of refining the design and reducing construction time and costs through modularisation.



The illustration shows how ZIS works



ZIS in Lung Yat Estate



關顧居民·惠澤社羣

Caring for and Benefiting our PRH Communities

油麗邨
Yau Lai Estate

本年度年報的主題「用心關懷　力求改進」，正是香港房屋委員會(房委會)屋邨管理工作的寫照。房委會轄下公共租住屋邨(公共屋邨)遍布全港，居民數以百萬計。房委會摯誠關心公共租住房屋(公屋)居民，以他們為出發點，推行管理工作。我們的工作重點，是確保公共屋邨環境舒適宜人，社區發展生氣勃勃。同時，我們積極推陳出新，無論在屋邨設計、保養、綠化和各項環境規劃方面都力求創新，精益求精，使屋邨面貌煥然一新，惠及下一代。

改善居住環境的計劃

公共屋邨保養得宜，設備良好合用，居住環境舒適，有助確保公屋居民的生活質素。2015/16年度，我們在37個屋邨展開「全方位維修計劃」，提供全面的室內勘察和維修保養服務。此外，我們繼續提供日常家居維修服務，迅速處理房委會轄下各屋邨住戶的維修要求。

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，以釐定保存這些屋邨至少15年所需的結構維修工程，並評估工程的成本效益。五個屋邨的全面結構勘察計劃已於2015/16年度完成。當決定保留較舊屋邨時，便在有關屋邨推行「屋邨改善計劃」，以改善屋邨設施和整體居住環境。

致力締造無障礙環境

我們致力在現有屋邨締造無障礙環境，便利長幼傷健出入無阻，裝設升降機是其中不可或缺的一環。通過第二期「加裝升降機計劃」，我們繼續加裝升降機連接屋邨外圍地方的高架平台，以及在公共屋邨現有行人天橋旁加裝升降機。年內，八個公共屋邨正加裝13部升降機。

此外，我們繼續在公共屋邨推行升降機現代化計劃，先評估使用超過25年升降機的狀況，再根據有關狀況和可用資源，訂出升降機現代化工程的優先次序。在不影響大廈結構的情況下，我們在現時無升降機直達的樓層加設升降機出入口。年內我們更換了101部舊升降機。

維修保養配合可持續發展

正如去年的年報所述，房委會為各屋邨安裝新式晾衣架，以取代傳統的插筒式晾衣裝置，回應居民對安全的關注，並提升屋邨的可持續性。我們現正為選擇更換晾衣裝置的住戶，免費安裝新式晾衣架。無論住戶安裝新式晾衣架與否，現有插筒式裝置將被移除並密封。2015/16年度，18個屋邨已完成移除插筒式裝置和安裝新晾衣架的工程，另有31個屋邨仍在進行工程。我們預計整個計劃可在2017年底竣工。



葵盛西邨加裝升降機，方便居民出入



室內電線重鋪計劃提升公屋單位的電力裝置安全標準

房委會於2014/15年度制訂改善計劃，更換轄下各屋邨單位大門的舊式摺閘。2015/16年度，我們已在98個屋邨展開工程，更換了約20 000扇摺閘。新閘改良保安裝置，更加安全易用。

所有1985年前落成的公屋大廈的室內電線重鋪工作已於2014年前完成。自2014/15年度起，我們展開第二輪「室內電線重鋪計劃」，以提升1986年至1992年期間落成公屋單位的電力裝置安全標準，並加強電力設備。截至2016年3月底為止，我們已根據計劃重鋪3 423個單位的電線。

房委會的長遠維修保養和改善策略要取得成果，關鍵在於評估轄下公屋大廈的可持續發展表現。為確保這方面的工作合乎成本效益，我們再次選定十個公共屋邨（其大廈設計涵蓋現有公屋大廈的主要設計類型），參與香港品質保證局「樓宇可持續發展指數」計劃。2016年首季，這些屋邨的公屋大廈全部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。

屋邨防火安全運動

防火安全

防火安全依然是屋邨管理的首要工作。我們繼續向居民灌輸火警逃生須知，並鼓勵他們參與定期火警演習。年內，我們特別製作消防喉轆使用方法的示範套件，教導居民消防喉轆的正確使用步驟，並再次舉辦防火安全問答遊戲，推廣防火安全信息，居民反應熱烈。

屋邨管理諮詢委員會（邨管諮委會）的合作和參與，令屋邨防火安全運動事半功倍。2015/16年度，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，在邨內協助推廣防火安全意識。

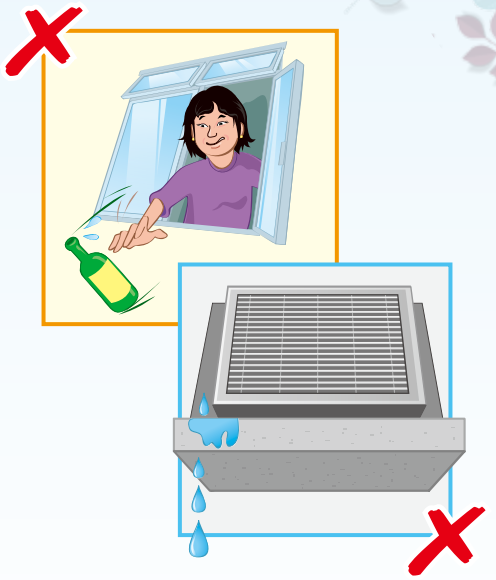
一直以來，我們跟消防處緊密合作。年內，消防處的流動宣傳車和消防安全教育巴士到訪全港公共屋邨超過90次，並為有志成為消防處認可的消防安全大使的居民提供培訓。為了提醒居民時刻保持警覺，我們在房屋資訊台和本地電台頻道定期播放防火安全短片和信息，並在屋邨張貼不同防火主題的海報和橫額。

升降機及扶手電梯安全

近年我們舉辦一系列升降機及扶手電梯安全運動，教導住戶如何正確使用升降機及扶手電梯，主要對象為小童和長者。統計數字顯示，小童和長者較易發生升降機及扶手電梯意外，其中最常見的意外是升降機門開啟或關上時，小童的手指夾在升降機門隙中，以及長者使用扶手電梯時跌倒。今年的升降機及扶手電梯安全運動特別針對這類意外，提醒住戶多加留意，以免意外發生。



安全運動的海報教導住戶如何正確使用升降機及扶手電梯，主要對象為小童和長者



不當行為如高空擲物、冷氣機滴水等會被扣分

安全運動的宣傳工作包括張貼安全教育海報、豎立扶手電梯安全告示板、在電台播放升降機及扶手電梯安全信息、在房屋資訊台播放安全使用升降機的短片，以及派發長者安全使用扶手電梯的須知。此外，我們製作升降機及扶手電梯安全教材套，派發給多所位於公共屋邨內或附近的幼稚園，又派員到這些幼稚園，專責向老師示範如何在學童的教學活動善用教材套。

扣分制

房委會在公共屋邨推行扣分制，鼓勵居民身體力行，以保持屋邨居住環境清潔、和諧。自扣分制推行以來，公共屋邨的環境衞生大為改善，扣分制得到公屋居民的大力支持。

扣分制針對28項不當行為。若住戶被扣分，在分數有效期內不得申請任何自願調遷計劃；在24個月內被扣分數累計達16分，可被終止租約，並在租約終止的日期起計兩年內，不得重新申請公屋。至於租約終止前已登記的公屋申請，在租約終止當日起凍結兩年，而凍結期將不會計算入等候時間內。此外，這類申請者日後獲編配的公屋單位，其地理位置、樓齡或樓層不會較其之前居住的單位為佳。

2015年，按扣分制被扣分的個案共2 453宗。這數字反映居民通力合作，舉報不當行為；也顯示房委會的廣泛宣傳和教育計劃，有效向居民宣揚公民責任。

可持續的綠色生活

房委會繼續推行多項措施，促進屋邨的可持續發展，加強環保，並培養居民的「綠色生活」態度。

年內，我們完成在全港960幢公屋大廈更換照明系統，把現有電磁鎮流器照明裝置，更換為節能電子鎮流器照明裝置；當中包括2015年為140幢公屋大廈更換照明裝置。同時，我們在啟晴邨其中一幢公屋大廈安裝耗能量較低的發光二極管照明器，並已完成照明效能監察工作。另在14類標準設計的公屋大廈進行碳排放審計工作，繼續監察碳排放的情況。



廣植樹木的愛民邨



邨管諮委會伙拍非政府機構舉辦「天恒綠色旅程」，推廣綠色生活

年內我們與三個環保團體合作，推行「綠樂無窮在屋邨」計劃，以減少都市廢物為題，制訂教育和推廣計劃。自2014年起在各屋邨推行的減廢比賽，在年內繼續舉行。我們持續推行家居廢物源頭分類計劃，除在每幢公屋大廈設置三色回收桶外，還在所有公共屋邨全面設置玻璃樽回收桶（少數離島屋邨以其他形式提供服務），以便回收玻璃樽，循環再造成環保地磚或其他合適的建築材料。

年內我們在20個公共屋邨加強綠化，引進新植物品種，以突顯個別屋邨的園藝特色。又與邨管諮委會合作，在20個屋邨舉辦綠化活動，培養公屋居民的綠化意識。

全港公共屋邨廣植樹木，為數約達十萬棵。為有效管理和評估樹木風險，我們研發並推出新的企業樹木管理系統；又在十個屋邨舉辦植樹日。我們繼續推行「屋邨樹木大使計劃」，現時約有義工690名；年內為這些樹木大使開辦了三個識別樹種及培訓課程。

試點屋邨於2013年取得ISO 50001能源管理體系認證後，ISO 50001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於2014年8月取得香港品質保證局的認證，其後所有屋邨於2015年4月均取得全面認證。至於屋邨的定期維修保養及物業管理服務方面，認證機構已於2015年5月完成ISO 14001環境管理體系的年度監察稽核，並確認現有的認證資格。

在現有樓宇試行綠色建築環評計劃

房委會致力締造可持續發展的居住環境，其中一個目標是提升轄下樓宇的環保成效。我們以香港綠色建築環評計劃（綠建環評）的標準作為準則，利用科學化的建築評估方法，評估轄下現有屋邨的環保成效。我們選定了1975年興建的葵盛西邨，作為推行綠建環評（既有建築）計劃的試點屋邨。綠建環評的改善項目與屋邨改善計劃的措施相互配合，其中包括採用可持續設計和環保裝置，引入環保管理和作業方式，以及結合創新的保養計劃，迅速和主動地找出並維修建築欠妥的地方；這些改善項目均符合綠建環評1.2版既有建築的規定。葵盛西邨2014年6月取得暫定「鉑金」級別後，2015年10月獲得最終「鉑金」級別，成為房委會首批樓宇取得「既有建築」類別的最終「鉑金」級別。



屋邨職員探望邨內獨居長者



長者健康推廣活動

與承辦商攜手合作

2015年，我們除如常舉辦工程和物業管理工地安全研討會外，也舉辦兩場特別研討會，讓房委會同事和房委會物業服務承辦商的前線人員分享知識，交流經驗，並向相關各方傳達屋邨管理和保養的最新指引。2016年初，我們舉行2015屋邨管理服務承辦商大獎頒獎典禮，表揚服務承辦商及其前線人員的卓越表現。

引入更妥善的外判安排

截至2015年底為止，房委會外判的屋邨管理和維修保養服務，涉及約487 000個公屋單位，佔房委會轄下公屋單位總數的62%。一直以來，我們不斷改善外判安排，以期為公屋居民提供更佳服務。為吸引優質服務供應商參與公屋管理工作，我們訂出多種不同的合約模式和規模，予服務供應商選擇競投。具體來說，外判合約模式分為兩種 — 物業服務模式和物業管理模式；前者的合約範疇涵蓋大型維修保養和改善工程的監督工作，後者則不包括這方面的監督工作。2015年，我們開始檢討採購安排，以進一步鼓勵供應商競投合約，促進競爭。檢討工作預計於2016年內完成，我們將根據結果制定更多改善措施。

邨管諮委會角色舉足輕重

邨管諮委會在加強公屋住戶與屋邨管理人員的溝通方面，發揮重大作用，除對屋邨的日常管理事宜和小型改善工程提供寶貴意見外，還積極參與服務承辦商表現的監察和評核工作。我們繼續與邨管諮委會和服務承辦商等保持伙伴關係，緊密合作，令屋邨管理工作達到最佳成效。

我們從邨管諮委會的中央儲備基金撥款中，撥出部分款項，供邨管諮委會伙拍非政府機構推行社區建設活動，主題涵蓋環保和促進睦鄰精神，並提供各項長者外展服務。2015/16年度，這類伙拍活動共逾450個，形式包括研討會、工作坊、表演、嘉年華會等。此外，部分邨管諮委會與伙伴機構合作，舉辦健康推廣計劃，內容包括推廣恆常體能活動和健康飲食，年內共有17個屋邨參與。

邨管諮委會研討會2016——提升公共屋邨的管理和服務水平



房屋署署長應耀康(右九)與一眾嘉賓及「打濫」和「減廢」的主題卡通人物合照

邨管諮委會計劃早於1995年開始推行，目的是鼓勵公屋住戶積極參與屋邨的事務和管理。時至今日，全港逾150個公共屋邨已成立邨管諮委會。邨管諮委會每兩年舉辦一次研討會，讓各邨管諮委會的代表聚首一堂，互相交流，同時為房屋署提供一個難能可貴的機會，廣泛地聆聽居民對屋邨管理事務的意見。

最近一次邨管諮委會研討會於2016年3月13日舉行，主題為「勤減廢、齊打濫、建和諧」，約800名來自全港各個屋邨的邨管諮委會代表參加。研討會的嘉賓包括房屋署署長應耀康和副署長（屋邨管理）李國榮，以及房委會資助房屋小組委員會代表陸勁光。

應耀康在研討會致辭時表示，過去一年，公共屋邨在「勤減廢、齊打濫、建和諧」三個範疇的工作均成效卓著，令人鼓舞。他期望邨管諮委會繼續與房屋署攜手合作，羣策羣力，為公屋居民建設更美好的家園。研討會上，來自六個管理區域約20個公共屋邨逾150名住戶代表和房屋署職員登場表演，精采的節目內容圍繞上述三個主題。

勤減廢

透過話劇表演和工作坊，生動活潑地向觀眾傳達減廢、循環再用和回收的信息。演出者扮演房屋署「公共屋邨減廢運動」兩個主題卡通人物 —「減廢先蜂」和「瘦身垃圾桶」，唯肖唯妙，生動活潑；邨管諮委會代表則介紹各項減廢和廚餘循環再用的小錦囊。工作坊延續減廢主題，示範如何把廚餘循環再造為天然清潔用品。



一系列表演活動推廣「減廢」(上)、「打濫」(左)及「建和諧」的信息

齊打濫

演出者以話劇形式(包括歌曲和太極表演),把三種常見的濫用公屋情況,即丟空單位、分租單位,以及將單位用作非住宅用途,一一呈現觀眾眼前。演出者演活房屋署「打擊濫用公屋大行動」兩個主題人物「房護俠」和「濫用戶」,更通過真實劇情傳遞教育信息,讓觀眾明白濫用公屋後果嚴重,不但單位被收回,而且更可能被檢控。

建和諧

這個主題的話劇節目,講述公共屋邨舊街坊重聚的故事;還有歌舞表演,一眾演出者不論年齡、種族,載歌載舞。輕鬆的節目烘托出敦親睦鄰、少數族裔與本地居民和諧共融的價值觀,鼓勵屋邨居民共建和諧友愛的社區,加強對社區的歸屬感。節目的亮點是兒童拉丁舞表演,舞姿美妙,贏得觀眾熱烈的掌聲。

「公共屋邨減廢運動」和「打擊濫用公屋大行動」的四個主題人物在演出後同台亮相,邨管諮委會委員和房屋署職員爭相和他們合照,氣氛熱鬧。

The estate management role of the Hong Kong Housing Authority (HA) is well captured by this year's Annual Report theme, *Caring for People, Committed to Progress*. At the heart of our management activities is a deep concern and care for the people who live at the HA's public rental housing (PRH) estates across Hong Kong, and the work we do is focused on ensuring that all our estate environments are ones where communities can flourish. At the same time, we are tireless in our pursuit of innovations and improvements in design, maintenance, greening, and other aspects of the physical environment of our estates, as we prepare or revitalise these sites for new generations of Hong Kong residents.

Schemes to foster quality living environments

Well-maintained buildings and facilities as well as a pleasant environment ensure tenants with quality living. In 2015/16 our Total Maintenance Scheme, a scheme that delivers comprehensive in-flat inspections and maintenance services, was carried out in 37 estates. In addition to this, our Responsive In-flat Maintenance Service continued to provide PRH tenants with a prompt response to maintenance requests in all estates under the management of the HA.

Our Comprehensive Structural Investigation Programme (CSIP) continued its task of checking older estates to ascertain their state of structural safety, determine the repair work needed for sustaining them for at least a further 15 years, and assess the cost-effectiveness of such work. CSIP was completed on five estates in 2015/16. Where we decide to sustain our older estates, we introduce our Estate Improvement Programme to improve their facilities and overall living conditions.

Committed to barrier-free environments

We are endeavouring to provide barrier-free environments in all our existing estates for people of every age and physical ability. Lifts are an important component in making estates barrier-free. Under our Stage 2 Lift Addition Programme, we have continued to add lifts to provide access to elevated platforms in external areas and alongside existing footbridges in PRH estates. During the year, progress was made on the construction of 13 new lifts in eight PRH estates.

In addition, we continued with our lift modernisation programme across PRH estates. This involves us in evaluating the condition of all lifts over 25 years of age, and prioritising lifts for modernisation based on their condition and on the availability of resources. Where structures permit, lift openings are also added for floors currently not served by lifts. During the year, 101 lifts were replaced under this programme.



Public housing developments in Kowloon East

Maintenance for sustainability

As reported in last year's Annual Report, the HA is proceeding with an initiative to replace traditional pole holders across its estates with new laundry racks, in a move to address safety issues and promote sustainability. We are now offering free installation of laundry racks to all tenants who opt for them; in all cases, the existing pole holders are being cut away and the fittings sealed. The removal of pole holders and installation of laundry racks were completed in 18 estates in 2015/16, with work in another 31 estates still in progress. We expect the entire programme to be completed by late 2017.

In 2014/15, the HA formulated an enhancement programme that involved replacing the old type collapsible gates of flat entrances in its estates. In 2015/16, site works began at 98 estates, and some 20 000 gates were replaced. Besides being easier and safer to use, the new gates provide tenants with enhanced security features.

All our pre-1985 PRH blocks were rewired prior to 2014. In 2014/15, we launched our second Rewiring Inside Domestic Flats Programme, aimed at upgrading the electrical safety standards and enhancing the electricity provisions for flats in PRH blocks built from 1986 to 1992. By the end of March 2016, 3 423 such flats had been rewired under this programme.

The effectiveness of the HA's long-term maintenance and improvement strategy depends on its ability to measure the sustainability performance of its PRH blocks. To do this cost-effectively, we once again enrolled 10 PRH estates (which included the majority of the block types of our existing housing stock) in the Hong Kong Quality Assurance Agency's (HKQAA) Sustainable Building Index (SBI). Each of these PRH blocks was awarded the HKQAA SBI Verified Mark in the first quarter of 2016. The assessments undertaken for this verification gave us a clear overview of the sustainability performance of our existing housing stock.

Fire safety

Fire prevention has remained a top priority in the management of our PRH estates. We continued to keep residents informed of fire evacuation procedures and encourage them to participate in regular fire drills. This year, we introduced a number of purpose-made fire hose reel demonstration kits designed to train tenants the proper steps for operating fire hose reels. Once again we ran a fire safety quiz to get fire safety messages across, which was well-received by our tenants.



Inspection Ambassadors provide comprehensive in-flat inspections and maintenance services



Replacing old type collapsible gates is part of the enhancement programme

Our collaboration with Estate Management Advisory Committees (EMACs) was crucial in ensuring the success of our fire prevention efforts during the year. In 2015/16, we granted awards to the 18 EMACs that were most effective in helping to promote fire safety awareness at their estates.

We have been working closely with the Fire Services Department (FSD). This year, the FSD arranged for its Mobile Publicity Unit and Fire Safety Education Bus to visit PRH estates across the territory on more than 90 occasions, and also provided training for PRH residents looking to become FSD-appointed Fire Safety Ambassadors. To keep fire safety awareness high among our tenants, we disseminated fire safety information through regular message broadcasts on the Housing Channel and on local radio channels, as well as by putting up posters and banners in PRH estates on various fire prevention topics.



A poster of fire prevention posted at estates

Lift and escalator safety

Over recent years we have been running a series of Lift and Escalator Safety Campaigns to educate tenants on the proper use of lifts and escalators, with a special focus on the very young and the elderly who (statistics show) are more prone to be involved in lift and escalator incidents. The most commonly occurring incident involving young children was about fingers being caught in the lift door gap on the side when lift doors were opening or closing. As for the elderly group, most incidents involved users falling over while travelling on escalators. This year's Lift and Escalator Safety Campaign was especially tailored to highlight these kinds of accidents and raise overall awareness of their prevalence and how to prevent them.

Promotion for the Campaign included the putting up of educational safety posters and escalator safety stand-boards, the broadcasting of lift and escalator safety messages on radio channels, the broadcasting of a safety video on the Housing Channel on the safe use of lifts, and the distribution of safety tips for escalator use by the elderly. We also produced and distributed educational kits on lift and escalator safety to a number of kindergartens situated on or near PRH estates. Dedicated trainers were also sent to these kindergartens, where they showed the teachers how to incorporate the educational kit materials in teaching activities for the children.



Kindergarten teachers teach children on the safe use of escalator

Marking Scheme

The HA runs a Marking Scheme designed to encourage tenants to play their parts in maintaining clean and harmonious living environments on estates. Since its first implementation, the Marking Scheme has been effective in substantially improving the environmental hygiene of PRH estates, and is well supported by PRH tenants.

The Marking Scheme allocates points for 28 separate misdeeds. Households with valid points records are debarred from applying for any of our voluntary transfer schemes, while families accumulating 16 points within 24 months may have their tenancies terminated. In such cases, the tenant becomes ineligible for making a fresh PRH application for two years, counting from the date of tenancy termination. If an application has registered before the tenancy termination date, the application is frozen for two years from the date of tenancy termination, and the frozen period is not counted as waiting time. Further, applicants in this category will not be offered a flat of better quality than their previous flat in respect of geographical locality, age of building or floor level.

During 2015, we recorded a total of 2 453 cases that attracted allotment of points under the Marking Scheme. This figure demonstrates the level of cooperation among residents in terms of reporting offences, and the success of the HA's wide-ranging publicity and educational programmes in promoting civic responsibility among residents.

Sustainable green living

The HA continued with initiatives on multiple fronts designed to enhance the sustainability and environmental friendliness of its estates and to foster a spirit of "green living" among residents.

During the year we completed our lighting retrofit campaign, which involved replacing existing electromagnetic ballast with energy-saving electronic ballast for light fittings in 960 domestic PRH blocks across Hong Kong. A total of 140 domestic blocks had their lighting retrofitted in 2015. Meanwhile, we completed our monitoring of the performance of the lower-energy LED light fittings installed in one of the domestic blocks of Kai Ching Estate. We continued carbon emission monitoring through the Carbon Audit exercise being applied to the 14 typical block types.



Collection of recycled mooncake boxes is one of the green activities well supported by residents of Lam Tin Estate

The HA continued its collaboration with three green groups under the Green Delight Programme to develop educational and promotional programmes on the theme of reducing municipal waste. Meanwhile, the Estate-wide Competition on Waste Reduction, which started in 2014, continued during the year. Our ongoing Source Separation of Domestic Waste Scheme saw the full supply of collection bins for glass bottles to be recycled into eco-paving blocks and other construction materials at all PRH estates, apart from a few on outlying islands which are served by other means. These are in addition to the three-coloured recycling bins provided in each PRH block.

We enhanced the existing greenery at 20 PRH estates during the year, for instance by introducing new varieties of plants to accentuate the landscape features of the individual estates. In collaboration with EMACs, we also organised greening activities for the community at 20 estates, to help encourage green attitudes among PRH residents.

The approximately 100 000 trees growing in and around PRH estates across Hong Kong require effective tree management and risk assessment and, to this end, we have developed and implemented a new enterprise tree management system. We also organised tree planting days in 10 estates during the year. We continued to operate our Estate Tree Ambassador Scheme, which currently has some 690 volunteers, and organised three tree identification and training courses for these ambassadors during the year.

After we attained ISO 50001 energy management system certification for a pilot estate in 2013, we proceeded with the implementation of ISO 50001 to cover all PRH estates in two phases. Certification for Phase One was granted by the HKQAA in August 2014, and extended certification covering all PRH estates was obtained in April 2015. To maintain our ISO 14001 Environmental Management System certification for all PRH estates, an annual surveillance audit was carried out by the certification body on planned maintenance and property management; this was successfully completed in May 2015.

Pilot implementation of BEAM Plus for existing buildings

One of our goals is to enhance the environmental performance of all our existing buildings, as part of our mission to promote sustainable living. Hong Kong's BEAM Plus assessment standard gives us a benchmark by which to assess the environmental performance of our existing estates using a scientific building assessment method. We selected Kwai Shing West Estate, built in 1975, for pilot implementation of BEAM Plus for Existing Buildings. The improvements we made for BEAM Plus were linked with initiatives under the estate improvement programme. They involved adopting sustainable designs and environmentally friendly installations, introducing green management and operational practices, and adding innovative maintenance schemes for identifying and repairing building defects promptly and proactively. All these improvements complied with the requirements of BEAM Plus for Existing Buildings Version 1.2. After achieving provisional Platinum rating in June 2014, Kwai Shing West Estate subsequently was awarded a Final Platinum rating in October 2015. It is the first of our buildings to receive this award under the "Existing Buildings" category.

Joining efforts with contractors

In 2015, in addition to organising our regular Site Safety Forum for Works Contracts and Property Services Contracts, we organised two special seminars at which HA colleagues and frontline staff of the HA's property services contractors were able to share their knowledge and experience. This also provided a good opportunity for disseminating updated guidelines on estate management and maintenance to all involved. In early 2016, we organised an award presentation ceremony for the Estate Management Services Contractors Awards 2015, at which outstanding performances by service contractors and their front-line staff were recognised.

Introducing better outsourcing arrangements

By the end of 2015, the HA had outsourced estate management and maintenance services for some 487 000 PRH units, or 62% of the HA's total PRH stock. All along, our aim has been to improve our outsourcing arrangements with a view to enhancing the quality of services that our tenants receive. To encourage high quality service providers to consider becoming involved in PRH management, we have developed a variety of outsourcing options in terms of contract mode and contract size. Specifically, we have introduced two outsourcing contract modes, a Property Services Agent Mode that includes the supervision of major maintenance and improvement works, and a Property Management Agent Mode that excludes such supervision. In 2015, we began a review of our procurement arrangements with the aim of further raising the quality of the tender competition. The review is expected to be completed in 2016, and will be used as a basis for developing further enhancement initiatives.

The valuable role of EMACs

EMACs play an important role in enhancing communication between PRH tenants and local estate management staff. They not only contribute valuable input regarding the daily management of estates and minor improvement work, but also actively participate in supervising and appraising the work of our service contractors. We rely on strong and sustained collaborations with partners such as EMACs and service contractors for optimum estate management.

A portion of the central reserve of the EMAC funds is allocated for EMACs to use in partnering with non-governmental organisations to arrange community building activities themed around environmental protection and a spirit of neighbourliness, and to deliver various outreach services to the elderly. In 2015/16, more than 450 such partnering functions were held, taking the form of seminars, workshops, performances and carnivals. In addition, some EMACs have been working with partners to deliver a health promotion programme based around regular physical activities and healthy eating; 17 estates participated in this programme over the year.



Estate Management Services Contractors Awards Presentation Ceremony



We ensure the high quality of services delivered by our agents

EMAC Seminar 2016 – Raising Management and Service Standards at PRH Estates

The EMAC Scheme was introduced back in 1995 as a way of getting PRH tenants more involved in the management of their estates. Today, there are EMACs in more than 150 PRH estates across Hong Kong. Every two years, an EMAC seminar is organised at which EMAC representatives come together to share their experiences and exchange views. The event also provides a valuable opportunity for the Housing Department (HD) to widely collect feedback on estate management issues.

The latest EMAC seminar was held on 13 March 2016, and took as its main themes – reducing waste, combating tenancy abuse, and building a harmonious community in PRH estates. The seminar was attended by about 800 EMAC representatives from different estates across the territory. Guests included the Director of Housing, Mr Stanley Ying; the Deputy Director of Housing (Estate Management), Mr Albert Lee; and a representative of the HA's Subsidised Housing Committee, Mr Luk King-kwong.

At the seminar, Mr Ying noted that great achievements had been made in PRH estates in the areas covered by the three main themes over the past year. He expressed his hope that EMACs would continue to join hands with the HD in creating better living environments for all PRH tenants. The seminar saw over 150 tenant representatives and HD staff from about 20 PRH estates in the six management regions gave lively stage performances in which they engaged with the key messages of the three themes.

Reducing waste

A dramatic performance and workshop relayed the messages of waste reduction, reuse and recycling. In a lively show, performers played the thematic characters – Waste Reduction Honey Bee and Slim Rubbish Bin from the HD's "Waste Reduction in Public Housing Estates" campaign, and EMAC representatives introduced various tips for reducing waste and re-using food leftovers. The workshop followed this up by showing how leftovers could be recycled into a natural cleaning product.



The Director of Housing, Mr Stanley Ying (sixth right), pictured with guests at the EMAC Seminar

Combating tenancy abuse

Under this theme, dramas (including songs and *tai chi* performances) were presented on three common types of tenancy abuses: subletting, non-occupation and non-domestic usage. Performers played the parts of Housing Protector and Housing Abuser, bringing to life the two thematic characters from the HD's "Fight Tenancy Abuse" campaign. The plays proved powerful ways of conveying from genuine cases the potential consequences of tenancy abuse, which can lead to tenants having their flats recovered and being prosecuted.

Building a harmonious community

These shows included a drama depicting a reunion between former neighbours in a PRH estate, as well as dances and songs by talented performers of different ages and races. Together, they communicated the value of showing care to family members and neighbours, and of fostering harmonious relationships between ethnic minority tenants and other local residents – virtues which in turn encourage harmonious living in PRH estates and give residents a sense of being part of the wider community. A special highlight was a Latin dance performed by children, which drew enthusiastic applause from the audience.

After the performances, the four theme characters from the HD's "Fight Tenancy Abuse" and "Waste Reduction in Public Housing Estates" campaigns staged a joint appearance. Both EMAC members and HD staff alike were keen to have their pictures taken alongside!



A performance on building a harmonious community



Participants pictured with the thematic characters of fighting tenancy abuse (top left) and waste reduction



社區所需 · 多元配套

Serving the Diverse Needs of the Community

居民在房委會轄下商場盡享購物樂趣
Tenants enjoying shopping fun at an HA's shopping centre

香港房屋委員會(房委會)肩負重責，為有需要的市民提供安居之所；同時提供各式各樣的零售和配套設施，遍及全港轄下屋邨，確保轄下屋邨的主要零售和社區設施齊備，配合居民日常所需。這些多元化的社區設施，涵蓋多方面的社會服務，對象包括長者、家庭及兒童，有些屋邨更設幼稚園等教育機構。房委會視乎屋邨人口和附近的設施，決定是否在屋邨提供零售、停車場及其他設施。

截至2016年3月底，這類設施包括約218 700平方米的商業及零售設施、約28 700個停車位、約202 100平方米的工廠大廈、約2 154 700平方米的社區、教育和福利設施，以及約405 700平方米用作其他用途的地方。

租賃策略　惠益居民

在籌備新屋邨入伙前，我們便着手部署邨內商業設施的租賃策略。舉例來說，2015/16年度，我們把焦點放在新落成的洪福商場和安達商場，仔細考量如何訂定最佳的行業組合，切合居民的需要。在這些屋邨入伙前，商場的租賃事宜早已開展；待居民入伙時，當邨的商業設施租戶已準備營業，提供服務，配合居民購物需要。

另一實例是分期落成的水泉澳邨，年內居民相繼入伙。我們早已訂定邨內零售設施不同行業的租賃優次，務求配合居民的最基本購物需要。隨着愈來愈多居民入伙，我們逐步擴大租戶的類別，促進不同行業的商戶在邨內營業。

安基商場的翻新工程現正分階段進行；一樓的工程在年內完成後，我們隨即引入新租戶，增加購物選擇，提升整體行業組合。地下的翻新工程預計快將完成，我們在短期內着手聯絡具名氣商戶，邀請他們考慮租用剛翻新的商舖。

對於商戶而言，不同舖位和檔位的吸引力各有不同。為盡量提升出租率，年內我們採取多元行業租賃策略，在租賃安排上給予有意租舖的商戶較多選擇。結果增加舖位和檔位的租出機會，兩者的空置率均保持在預算範圍之內。

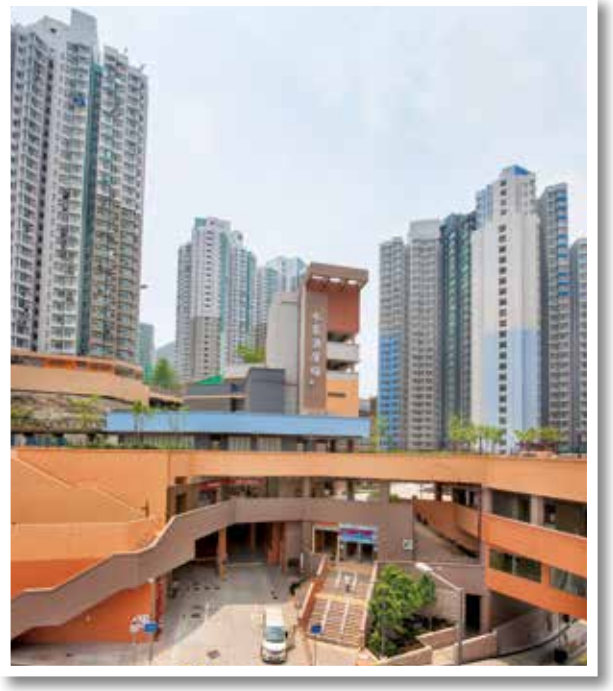
善用非住宅空間

為配合居民的需要，並善用空間，房委會自2011年起實施五年向前推展計劃，為商業設施的資產優化工程排列優次。首先，根據房委會商業樓宇組合，分析不同商業設施的優勢、弱勢、機遇及威脅，再找出經優化、改變用途或改建後可取得最大成效的商業設施。年內，我們選定多個零售設施和停車場作進一步研究。

龍蟠苑的零售設施翻新工程年內完成；居民購物不單選擇更多，而且環境更舒適。此外，安基商場和葵盛西邨商場的改善工程進展理想，業安工廠大廈也於近期展開改建空置停車位的工程。

增添購物新體驗

為吸引購物人士，並確保善用資源，房委會一直設法加強商場的吸引力。舉例來說，年內我們在房委會不同商場定期舉辦展銷會、路演及銷售推廣活動，為居民提供更多選擇，增添購物樂趣，也令商場洋溢歡樂氣氛。



新近落成的水泉澳廣場



坪石邨零售設施的活化計劃慶祝儀式



居民在商場內選購日常所需

要締造理想的營商環境，選定最佳商戶組合是另一關鍵。年內，我們完成房委會位於東九龍的大型區域商場「大本型」的首批商戶續租工作，並趁機擴闊商戶的組合及業務性質，使「大本型」增添活力。年內，進駐「大本型」的新商戶包括旅行社、珠寶店、日式麵店、韓式燒烤自助餐餐廳、銀行 iPoint 銷售服務中心等。這些新商戶深受購物人士歡迎，令商場的購物氣氛及競爭力也有所提升。

一如以往，「大本型」舉辦各項別出心裁的推廣活動及特備節目，吸引新顧客，刺激銷售，提高整體人流。我們與商戶合作無間，在全年重要節日及特備節目的推廣活動提供優惠，又送出禮券、抽獎禮品和紀念品，務求令顧客購物稱心愉快。為進一步提升顧客安全和方便，我們在停車場入口設置自動門。

我們也以中央統籌策劃方式，分別在房委會轄下的不同商場舉辦多項推廣活動，並在重要節日，以預先配套的節日裝飾布置商場，達致經濟效益。

坪石邨零售設施的活化計劃年內完成；為隆重其事，我們特別舉行慶祝儀式。

開拓新服務

我們一直探究新途徑，務求在現有的設施之外，為居民提供更多切合所需的服務及更多元化的選擇。

香港銀行的經營方式不斷轉變，近年更推出流動分行服務。為方便屋邨居民，我們在年內採取相應配合措施，把四個屋邨的指定地點租予銀行，以便停泊車輛，提供定期流動分行服務，方便屋邨住戶和鄰近居民。

近年，市民的購物習慣改變，網上購物和家居送貨服務愈趨普及。有見及此，我們把部分舖位出租予從事物流服務的商戶，並選定和出租商場部分公用地方，設置包裹儲存櫃。這些新措施不僅為居民提供更多元化的服務，還為商場帶來新客源。

年內，我們繼續支持政府推廣使用電動車輛，為電動車輛的駕駛人士提供優惠，在車輛充電期間可享最多兩小時免費泊車；優惠按年檢討。

截至目前為止，房委會轄下物業約有 280 個車位安裝了電動車輛充電設施，包括由兩家電力公司安裝的 22 個快速和中速充電設施，以及另外約 260 個標準充電設施。這些標準充電設施分別安裝在七個新落成的公共屋邨 — 長沙灣邨、洪福邨、啟晴邨、牛頭角下邨、美田邨、水泉澳邨及德朗邨，以及房委會轄下最大型的商場「大本型」。為貫徹有關電動車輛的政策，我們計劃在可行情況下，按需要在現有停車場的電動車輛月租車位安裝標準充電設施。

Apart from its core responsibilities with regard to providing housing for the needy, the Hong Kong Housing Authority (HA) also provides a variety of retail and ancillary facilities in its housing estates across Hong Kong. In this way, we are able to ensure that our housing estates are equipped with essential retail and community facilities that meet the needs of residents. These community facilities include many that provide a range of social services for the elderly, families and children. Educational facilities such as kindergartens are also provided in some estates. When deciding whether to provide estates with retail, car parking and other facilities, the HA takes into account their population and similar facilities available nearby.

At the end of March 2016, facilities of this type included about 218 700 square metres of commercial and retail space, about 28 700 car parking spaces; about 202 100 square metres of factory premises, about 2 154 700 square metres of community, education and welfare facilities, and about 405 700 square metres of other space used for miscellaneous purposes.

Letting strategies that benefit our tenants

Before we start preparing for the intake of residents in new housing estates, we begin to plan the leasing strategy for the shopping facilities therein. In 2015/16, for example, we focused our attention at the new Hung Fuk Shopping Centre and On Tat Shopping Centre, and considered the optimum trade mix for the residents of these new estates. The letting arrangements for these malls were arranged well in advance of the intake of residents, so that commercial tenants were ready for business on their arrival, and services were immediately available on their doorsteps.

A similar case was the phased development of Shui Chuen O Estate, which moved ahead during the year. Here, we set leasing priorities for different trades at a very early stage, with the aim of addressing the most basic shopping needs of residents. On the arrival of more and more residents, we will gradually expand the trade mix so that a wider range of businesses are available to serve their needs.

On Kay Commercial Centre is currently undergoing renovation in stages. During the year, renovations to the first floor of the Centre were completed. We introduced new tenants to increase shopping choices and enhance the overall trade mix. Renovation has currently moved on to the ground floor. In anticipation of its completion, we will soon begin to invite potential anchor tenants to consider leasing the renovated shops.



Hung Fuk Shopping Centre provides a wide range of trades for tenants

Different shops and stalls have different popularity among commercial tenants. With the aim of boosting the overall occupancy rate as far as possible, we adopted a "multiple trades" letting strategy in the year, which opened up a wider choice to prospective tenants. The chance of successful letting has thus been enhanced, enabling us to keep vacancy rates for both shops and stalls well within our pre-set forecasts.

Optimising the use of our non-domestic spaces

Since 2011, the HA has worked to meet the needs of residents and make the best use of its spaces through a five-year rolling programme that helps it prioritise the asset enhancement work for its commercial properties. The programme involves us first analysing the strengths, weaknesses, opportunities and threats relating to various properties within the HA's commercial portfolio, and then identifying those assets that would most benefit from being improved or having their usage re-designated or converted. During the year, a number of retail facilities and car parks were identified for further study.

Meanwhile, renovation works to enhance the retail facilities at Lung Poon Court was completed during the year. This has resulted in a wider range of retail options and a better shopping environment for local residents. Elsewhere, improvement works at both On Kay Commercial Centre and Kwai Shing West Shopping Centre progressed smoothly. Conversion works on the vacant parking spaces at Yip On Factory has also begun recently.

Providing pleasurable shopping experience

The HA is always looking for ways to enhance its retail environments, both to encourage shoppers and ensure its resources are being used optimally. For instance, during the year we organised regular trade fairs, roadshows and promotional sales activities at different HA shopping centres, bringing in more shopping choices for residents and helping create a more vibrant and joyful shopping atmosphere.

Getting the best tenant mix at shopping centres is another important aspect of creating better business environments. During the year, we completed the first batch of tenancy renewals for Domain, the HA's regional mega shopping centre in Kowloon East District, and took this opportunity to further diversify the tenant mix and the variety of businesses at this lively mall. New businesses introduced to Domain over the year included a travel agency, a jewellery shop, a Japanese noodle restaurant, a Korean style BBQ buffet restaurant, and Bank iPoint, among others. These have been welcomed by shoppers, and have enhanced the retail atmosphere and competitiveness of the mall.

Domain also continued to host various tailored promotional activities and special events, all of which helped attract new shoppers, boost retail sales, and increase overall footfall. Our close collaboration with shop tenants included providing discounts, coupons, lucky draw gifts and souvenirs for promotion



Replacement of floor tiles at Lung Poon Court

programmes during major festivals and special events across the year, all of which helped improve the shopping experience. To further enhance customer safety and convenience, we installed automatic doors at the entrance of the carpark.

Elsewhere, many promotional programmes were centrally planned and introduced across several HA shopping centres. Pre-packaged seasonal decorations were also made available to shopping malls at various festive times of the year. These practices are helping us achieve valuable economies of scale.

During the year the revitalisation programme for the retail facilities at Ping Shek Estate was completed, and a celebration ceremony was held to mark the achievement.

Exploring new services

Recently, we have been exploring new avenues that have the potential to supplement our existing facilities by expanding the variety of services we can provide. By doing this, we aim to better serve the needs of residents and provide them with a wider range of choices.

Hong Kong's banks are changing the ways they do business, and during the year we have been able to participate in new bank initiatives that are making banking easier for clients living in our estates. We did this by letting out specified sites in four estates so that the bank could park its vehicle and provide regular mobile branch services both to the residents of these estates and other members of the community.

Another change in recent years has been the increasing popularity of online shopping and home delivery of purchases. With this in mind, we arranged to let some of our shops to tenants engaged in logistics services, and also identified and let out some common areas in our shopping centres where parcel lockers could feasibly be introduced. These kinds of initiatives have not only enriched the services available for local residents, but also helped attract new visitors to our shopping centres.

Our policy of supporting the government in promoting the wider use of Electric Vehicles (EVs) continued through the year. To this end, we continued to offer users of EVs up to two hours of free parking during the charging process, a concession that is subject to annual review.

To date, some 280 parking spaces in HA properties across Hong Kong have had EV charging facilities installed. These include 22 quick and semi-quick EV charging facilities installed by the two power companies, as well as some 260 standard EV charging facilities, all located in the carparks of seven new public rental housing developments – Cheung Sha Wan, Hung Fuk, Kai Ching, Lower Ngau Tau Kok, Mei Tin, Shui Chuen O and Tak Long Estates, and in our largest commercial centre, Domain. To maintain a consistent policy in relation to EVs, we also aim to provide some standard charging facilities for monthly EV parking spaces in existing carparks as needed, wherever feasible.



Family enjoying food at our shopping centre



EV charging facilities at Domain



全心全意 · 服務社羣

Committed to Community

位於何文田的房委會總部
The HA Headquarters in Ho Man Tin

香港房屋委員會(房委會)的工作處處體現「用心關懷」和「力求改進」的精神。「用心關懷」除關顧公共租住房屋(公屋)的居民外，還內外兼顧，支援和培訓房委會的人員，以及與眾多持份者建立良好關係；本章論述房委會對內和對外的工作。至於「力求改進」方面，房委會年內推行多項發展和創新措施，提升運作效率，取得更佳成果。

與持份者保持聯繫

房委會／房屋署網站是我們公布房委會動向的最主要途徑，深受市民歡迎。年內，我們定期改善網站，加強功能，使之更方便易用。其中一項實用措施是推出非惰性建築廢料環保回收資訊平台，提供施工工地位置，附有連結Google Maps應用程式的電子地圖，以助回收業承辦商找到工地位置和預測廢料生產情況。

鑑於使用流動裝置瀏覽網頁愈趨普及，我們採用適應性網頁設計，以優化工地安全網站。網頁可自動偵測用戶的裝置，從而適當調整網頁顯示的內容。優化計劃於2016年4月完成後，工地人員使用平板電腦或手提電話瀏覽工地安全網站的資料，更方便快捷。



房委會 / 房屋署網站增設非惰性建築廢料環保回收資訊平台

一如以往，我們繼續出版電子月刊《互信》，讓市民了解房委會各方面的工作。此外，特別向公屋住戶每半年派送一份《屋邨通訊》，提供房委會消息和公屋生活的實用資訊。

與傳媒建立良好關係

為了讓公眾人士知悉房委會的最新動向和發展，我們與傳媒保持緊密工作關係。年內，我們發布89份新聞稿，安排32次新聞簡報會和訪問，解答傳媒查詢1 925宗，並處理494項由傳媒轉介的投訴。

禮待訪客

不少外地訪客專程來港，目的是了解香港獨特的公營房屋制度。年內，我們為這些團體和代表團安排共31次參觀活動，其中15次(48%)是接待外國訪客、16次(52%)是內地代表團；另外為本地關注團體安排5次參觀活動。



房屋署署長應耀康(右二)接待內地住房和城鄉建設部官員，參觀油麗邨



房委會主席張炳良教授(前排左四)與一眾義工在「長者希望日」到公共屋邨探訪長者住戶

建立友愛的公屋社區

2015/16年度，房委會繼續籌辦各類教育和社區建設活動和運動，讓公屋住戶聚首一堂，共建友愛的社區。活動的主題包括防火安全、家居安全、屋邨清潔及公眾衞生。

一年一度的「長者希望日」適逢香港自1957年以來最寒冷的一天。然而，近3 000名義工冒着嚴寒，如期到76個公共屋邨，探訪約1 100個長者住戶，並送上禮物。一如以往，房委會主席張炳良教授也參與其中。年內，我們進一步拓展關愛長者的工作，到訪80 個屋邨，向邨內長者傳達健康生活的信息。

協助員工盡展所長

年內，我們繼續把模範團隊的成功故事上載至房委會易學網，並鼓勵員工閱讀這些具啟發性的故事後，分享個人感受。易學網又不時更新，加入新的內容，與時並進。此外，我們舉辦「工作融樂、有賴關愛」工作坊，教授初級管理人員有關領導、激勵和協助員工發揮所長的基本技巧。

我們通過一系列精心設計的培訓活動，提升員工的技能，鞏固他們的專業知識，讓房委會所有員工均能發揮所長。房委會員工在2015/16年度平均接受25.2小時培訓。年內，我們舉辦各類專題培訓課程，以配合相關的業務措施，例如出售資助房屋的相關法律培訓、環保設計課程、團隊協作



各類專題培訓課程有助提升員工的技能

工作坊等。培訓課程形形色色，包括正規的教室授課、短期派任、導師計劃、實地參觀、考察團等。

關注員工身心健康

「員工身心樂健計劃」為員工提供生理、情緒、社交、職業健康及壓力管理的支援。年內新增的健康講題包括睡眠窒息症、乙型肝炎、膝痛、建立和諧的家庭關係等。我們繼續舉辦工作與生活平衡之道的講座，並定期更新樂健坊網頁；又舉辦食譜徵集活動，以鼓勵員工養成健康的飲食習慣。

年內，我們共舉辦229次職業安全和健康(職安健)培訓課程和講座，約有8 000名員工參加。主題包括建築工地安全、樹藝安全、安全意識、急救、壓力和危機管理、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。我們也推出多個有關工地安全的新網上課程，更新房委會內聯網的職安健網站，並進行一年一度的辦公室安全視察工作，以確保有一個令員工安心的工作間。

The tasks of *Caring for People* and being *Committed to Progress* are carried out in a wide range of ways by the Hong Kong Housing Authority (HA). *Caring for People* goes beyond caring for its public rental housing (PRH) tenants. This chapter describes the HA's efforts to support and develop its staff members and to build good rapport with its many other stakeholders. Under the *progress* heading, the chapter also lays out developments and innovations that enable the HA to operate more efficiently and effectively than ever before.

Keeping in touch with our stakeholders

The popular Housing Authority / Housing Department (HA/HD) Website, perhaps the most important means of keeping the public informed about our activities, has undergone regular improvements over the year that have enhanced its functionality and user-friendliness. One useful initiative has been the launch of an Information Platform on Recyclable Non-inert Construction and Demolition Waste. The Platform includes site locations that are linked with the Google Maps application, helping recycling industry contractors locate our construction sites and forecast waste generation more easily.

With more and more mobile devices being used for web browsing, we have adopted Responsive Web Design (RWD) as part of the revamping of our Site Safety website. RWD automatically detects a user's device and displays the web pages appropriately. Since the completion of the project in April 2016, site staff using hand-held tablets or mobile phones have been able to get the best out of the Site Safety website handily.

As always, we have continued to keep the public well informed about different aspects of our work through our monthly e-newsletter *Housing Dimensions*. In addition, our bi-annual *Estate Newsletters*, which contains HA news and useful information about PRH living, is distributed especially to our PRH tenants.

Fostering good relations with the media

We maintain a close working relationship with the media in order to keep the public fully up to date with our activities and any new development. During the year, we issued 89 press releases, arranged 32 press briefings and interviews, handled 1 925 media enquiries and 494 complaints referred by the media.



Visitors at the HA Exhibition Centre

Making our visitors welcome

Many visitors from overseas come because they are keen to learn more about the unique public housing system in Hong Kong. During the year, we organised a total of 31 separate site visits for such groups and delegations; 15 (48%) of these were from various overseas countries, another 16 (52%) were Mainland delegations. In addition, we organised five visits for local interest groups.

Fostering a spirit of PRH community

In 2015/16, the HA continued its efforts in arranging events and campaigns that not only were educational and socially beneficial, but also gave its PRH tenants the opportunity to join together in a spirit of community. These activities included events promoting fire safety, home safety, estate cleanliness and public hygiene.

This year, the annual Volunteer for Seniors Day took place on what turned out to be the coldest day in Hong Kong since 1957. Despite the cold weather, nearly 3 000 volunteers made warm visits bearing gifts to around 1 100 elderly tenants across 76 PRH estates. As in past years, the Chairman of the HA, Professor Anthony Cheung Bing-leung, also took part. Meanwhile, our care for the elderly initiative went up a further notch, with 80 estate-based roadshows being organised throughout the year at which healthy living messages were passed on to our senior tenants.

Helping staff grow and develop

During the year, we continued to publicise success stories about exemplary work teams on the HA e-Learning Portal, and encouraged staff to share their reactions to these inspiring stories. The Portal was also kept fresh and up to date, with new materials constantly being added. In addition, Care@Work workshops were organised for junior managers, at which essential skills in leading, engaging and developing staff were delivered.

All HA staff were given opportunities for personal development through training activities designed to enhance their skills and refresh their professional knowledge. On average, HA staff received a total of 25.2 hours of training in 2015/16. Specific training programmes in support of various business initiatives were delivered during the year, such as legal training relating to the sale of subsidised flats, courses on



Professor Cheung (second right), the HA Chairman, and other guests share happy moments with an elderly tenant on the Volunteer for Seniors Day



The Director of Housing, Mr Stanley Ying (third right), receives overseas delegates at Upper Ngau Tau Kok Estate

green design and team alignment. The learning opportunities on offer came in various formats, such as formal classroom training, attachment programmes, mentoring programmes, site visits and study tours.

Keeping staff safe and healthy

Our Employee Wellness Programme offers staff support on matters relating to physical, emotional, social and occupational health, as well as stress management. New health topics were added to the seminar programme over the year, which included subjects such as managing sleep apnea, hepatitis B, knee pain, and building harmonious family relationships. Seminars to help staff achieve good work/life balance continued to be run, while the Health Portal was updated regularly. In addition, the Collection of Healthy Recipes activity was held as a way of encouraging healthy eating habits.

Throughout the year we arranged a total of 229 occupational safety and health (OSH) training courses and seminars, which were attended by some 8 000 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. New web-based modules on site safety were launched as well. We also updated our dedicated OSH website on the HA intranet, and ran the annual Departmental Office Safety Inspection to help maintain a safe office environment for staff.



Staff attending a seminar on eye care



Staff pay a visit to a commercial property

2015/16 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	
香港綠色企業大獎 2015 元朗宏業西街居者有其屋計劃發展項目建造工程 優越環保管理獎(企業)項目管理 — 銀獎 Green Council – Hong Kong Green Awards 2015 Construction of Home Ownership Scheme at Wang Yip Street West, Yuen Long Green Management Award (Corporation) – Project Management – Silver	環保促進會 Green Council
第21屆公德地盤嘉許計劃 元朗宏業西街居者有其屋計劃發展項目建造工程 非工務工程(新建工程 - A組) — 銅獎 傑出環境管理獎 — 銅獎 21st Considerate Contractors Site Award Scheme Construction of Home Ownership Scheme at Wang Yip Street West, Yuen Long Non-Public Works (New Works) Group A – Bronze Outstanding Environmental Management & Performance Award – Bronze	發展局 Development Bureau
創意工程安全獎 2015 元朗宏業西街居者有其屋計劃發展項目建造工程 RFID 非接觸式出入控制及記錄器 安全管理制度，培訓與宣傳類別 — 銅獎 Innovative Safety Initiative Award 2015 Construction of Home Ownership Scheme at Wang Yip Street West, Yuen Long RFID Contactless Access Controlling and Recording System Safety Management System, Training and Promotion Category – Bronze	發展局、建造業議會及香港建造商會 Development Bureau, Construction Industry Council and Hong Kong Construction Association
2015年度世界綠色建築委員會全球大會 — 表揚「綠建環評」的建築項目 「綠建環評」鉑金級項目 有最多「綠建環評」鉑金級項目的工程項目小組 — 發展商 有最多「綠建環評」鉑金級項目的工程項目小組 — 項目經理 有最多「綠建環評」鉑金級項目的工程項目小組 — 建築師 World GBC Congress 2015 – Recognition to BEAM Plus Projects BEAM Plus Platinum Rated Projects Project Team Attaining the Most BEAM Plus Platinum Projects – Developer Project Team Attaining the Most BEAM Plus Platinum Projects – Project Manager Project Team Attaining the Most BEAM Plus Platinum Projects – Architect	香港綠色建築議會 Hong Kong Green Building Council Limited

獎項／得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
buildingSMART香港國際建築信息模擬獎 2015 開創在工料測量方面應用建築信息模擬(水泉澳第一期) — 團隊獎 最佳建築信息模擬應用獎 — 企業 (推動香港房屋委員會發展建築信息模擬、 加快居者有其屋計劃發展項目的工作流程、 在安全規劃中應用建築信息模擬 — 為牛頭角下邨重建項目模擬拆卸過程、 改變建造公營房屋的工作模式 — 東頭平房區東地盤、 彌合差距：Revit/DIALux的整合和照明的模擬 — 沙田第31區顯田街發展項目、 開創在工料測量方面應用建築信息模擬 — 水泉澳第一期、 建築信息模擬和地理信息系統的綜合應用) **buildingSMART Hong Kong International BIM Awards 2015** Pioneering BIM for Quantity Surveying (Shui Chuen O Phase 1) – Team's Award Best BIM Application Prize – Enterprise (Driving BIM Development in HA Fast-track Development of Home Ownership Scheme Projects BIM for Safety – Demolition for Redevelopment of Lower Ngau Tau Kok Estate Transforming Business Practice in the Delivery of Public Housing – Tung Tau Cottage Area East Successful Transformation of Revit Model to DIALux for Lighting Simulation and Rendering – Development of Hin Tin Street, Shatin Area 31 Pioneering BIM for Quantity Surveying – Shui Chuen O Phase 1 Integrated Use of BIM & GIS)	buildingSMART Hong Kong
2015年傑出結構獎 德朗邨 住宅(優異獎) **Structural Excellence Award 2015** Tak Long Estate Residential (Commendation Merit)	香港工程師學會結構分部暨 英國結構工程師學會香港分會 Hong Kong Institution of Engineers, and Joint Structural Division, Institution of Structural Engineers, UK

獎項／得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
歐特克建築信息模擬設計大獎2015 — 香港、澳門和台灣 BIM文化 — 採納嶄新範式　攜手改變未來 得獎機構 Autodesk BIM Awards 2015 – Hong Kong, Macau and Taiwan BIM Culture – A New Paradigm Towards Partnering for Change Winner	歐特克 Autodesk
明建會聯同建造業議會合辦的安全領導 2016 發展機構 – 發展商組別 — 金 Lighthouse Club – Construction Industry Council, The Derek Smyth Safety Leadership Awards 2016 Client-Developer Category – Gold Award	明建會、建造業議會 Lighthouse Club, Construction Industry Council
環保促進會香港綠色企業大獎2015 企業綠色管治獎 — 大獎 企業綠色管治獎 — 企業領導 優越環保管理獎(企業) — 白金獎 明智環保採購獎(企業) — 白金獎 傑出連續獲獎機構(6年或以上) Green Council, Hong Kong Green Awards 2015 Corporate Green Governance Award – Grand Award Corporate Green Governance Award – Corporate Leadership Award Green Management Award (Corporate) – Platinum Award Green Purchasewi$e Award (Large Corporation) – Platinum Award Outstanding Sustained Performance 6 Years	環保促進會 Green Council
香港環保卓越計劃 — 環保標誌 2015 累計完成最多減廢目標並獲頒證書的首三名機構之 — 減廢標誌 — 卓越級別 Hong Kong Awards for Environmental Excellence, Environmental Labels 2015 One of the top three organisations achieving cumulatively the most number of goals in Wastewi$e Certificate Wastewi$e Label – Class of Excellence	環境運動委員會 Environmental Campaign Committee

獎項／得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
屋邨管理 Estate Management	
2015 公務員優質服務獎 坪石邨(屋邨活化計劃) 一般公共服務隊伍獎優異獎 特別嘉許(積極回應) Civil Service Outstanding Service Award Scheme 2015 Ping Shek Estate (Estate Revitalisation Scheme) Meritorious Award of General Public Service Team Award Special Citation (Responsiveness to Customer Needs)	公務員事務局 Civil Service Bureau
2016 年香港花卉展覽 最具特色(園林景點)金獎 Hong Kong Flower Show 2016 Gold Award for Unique Feature (Landscape Display)	康樂及文化事務署 Leisure and Cultural Services Department
綠建環評鉑金級證書(既有建築 1.2 版) 葵盛西邨 Final Platinum Rating of BEAM Plus (Existing Buildings Version 1.2) Kwai Shing West Estate	香港綠色建築議會 Hong Kong Green Building Council
低碳關懷標籤 2015 香港房屋委員會總部第三座 CarbonCare Label 2015 Block 3 of The Hong Kong Housing Authority Headquarters	低碳亞洲有限公司 Carbon Care Asia Limited
2015 香港環境卓越大獎及香港綠色機構認證 2015 香港環境卓越大獎 — 物業管理(住宅)界別 優異獎 — 藍田邨 香港綠色機構 — 藍田邨、麗安邨 2015 Hong Kong Awards for Environmental Excellence and Hong Kong Green Organisation Certification Certificate of Merit in the Property Management (Residential) Sector of 2015 Hong Kong Awards for Environmental Excellence – Lam Tin Estate Hong Kong Green Organisation – Lam Tin Estate, Lai On Estate	環境運動委員會 Environmental Campaign Committee

獎項／得獎項目 Award / Winning Project	頒發機構 Awarding Organisation
機構 Corporate	
「同心展關懷」機構2015/16 「連續10年或以上同心展關懷」標誌 — 房屋署 Caring Organisation 2015/16 10 Years Plus Caring Organisation Logo – Housing Department	香港社會服務聯會 Hong Kong Council of Social Service
2015/16年度「ERB人才企業嘉許計劃」 「人才企業」（政府部門、公營機構及非政府機構） ERB Manpower Developer Award Scheme 2015/16 "Manpower Developer" (Government Department, Public Body and NGO)	僱員再培訓局 Employees Retraining Board
2015最佳 .hk 網站獎 榮譽嘉許（政府部門組別） Best .hk Website Awards 2015 Honourable Mention (Government Department stream)	香港互聯網註冊管理有限公司 Hong Kong Internet Registration Corporation Limited
ISO/IEC 20000-1:2011 資訊科技服務管理體系認證 ISO/IEC 20000-1:2011 Information Technology Service Management System Certification	香港品質保證局 Hong Kong Quality Assurance Agency
ISO/IEC 27001:2013資訊安全管理系統認證 ISO/IEC 27001:2013 Information Security Management System Certification	英國標準協會 British Standard Institute
「能力成熟度模式整合」成熟度第三級（1.3 版） Capability Maturity Model Integration for Software Development Maturity Level 3 (CMMI-DEV Version 1.3)	卡內基美隆大學軟件工程學院 Software Engineering Institute, Carnegie Mellon University, USA

財務回顧
FINANCIAL REVIEW

我們在2015/16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。

2015/16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。2015/16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	3,116
2. 資金管理帳目盈餘	1,022
3. 代管服務帳目盈餘	9
年內盈餘	**4,147**

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0.56億元的特別收入淨額後，2015/16年度的整體運作盈餘為31.16億元。

租住房屋業務在2015/16年度錄得0.11億元的赤字。有關業務涉及下列類型房屋：

運作盈餘 /(赤字)	百萬元
租住房屋(不包括中轉房屋)	51
中轉房屋	(59)
長者租金津貼	(3)
	(11)

商業樓宇業務在扣除0.66億元的特殊項目前，盈餘為11.52億元。有關業務涉及下列類型設施：

運作盈餘	百萬元
商場	589
停車場	253
工廠	60
福利用途樓宇	250
	1,152

特殊項目款額為0.66億元，此金額是拆卸及清拆成本，以及由房委會撥款進行的政府基建和社區設施的開支。

資助自置居所業務在計入200萬元的特殊項目前，盈餘為19.83億元。有關業務涉及下列自置居所計劃：

運作盈餘／（赤字）	百萬元
居者有其屋計劃（居屋計劃）	448
私人機構參建居屋計劃（私人參建計劃）	265
租者置其屋計劃（租置計劃）	1,306
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）	(36)
	1,983

特殊項目款額為200萬元，此金額是在本年度支付已售予香港按揭證券有限公司的自置貸款計劃貸款組合的利息700萬元後，就該貸款組合尚未償還餘額的未來利息負債所作的下調。

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，2015/16年度的盈餘為10.22億元。在2016年3月31日，房委會的投資資金為565.92億元。房委會資金在2015/16年度的整體總回報率為1.8%。

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。根據房委會的投資政策及目標文件，房委會每三年會進行一次全面的資產配置策略檢討，而其間每年會進行一次穩健程度的周年檢討。因應最新的金融市場情況和風險，房委會在2015/16年度就資產配置策略進行了全面檢討。經考慮過房委會獨立投資顧問就檢討所作的建議，財務小組委員會通過將2015年10月到期的200億元外匯基金保本投資再續存六年和修訂有關的資產配置策略。經修訂的資產配置策略概列如下：

外匯基金保本項目	約70.0%
港元／美元存款及債券	7.0%
人民幣存款及債券	4.5%
環球債券	1.0%
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 2015/16. 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 2015/16 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 2015/16 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	3,116
2. Funds Management Account Surplus	1,022
3. Agency Account Surplus	9
Surplus for the year	**4,147**

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 $3,116 million for 2015/16 after taking into account a net special income of $56 million.

Rental Housing Operations incurred a deficit of $11 million during 2015/16, analysed over the following types of housing:

Operating Surplus / (Deficit)	$M
Rental Housing (excluding Interim Housing)	51
Interim Housing	(59)
Rent Allowance for the Elderly	(3)
	(11)

Commercial Operations generated a surplus of $1,152 million before charging exceptional items of $66 million, analysed over the following types of facilities:

Operating Surplus	$M
Commercial Complexes	589
Car Parks	253
Factories	60
Welfare Premises	250
	1,152

The exceptional items of $66 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 $1,983 million before including an exceptional item of $2 million, analysed over the following home ownership schemes:

Operating Surplus / (Deficit)	$M
Home Ownership Scheme (HOS)	448
Private Sector Participation Scheme (PSPS)	265
Tenants Purchase Scheme (TPS)	1,306
Home Purchase Loan Scheme (HPLS) and Home Assistance Loan Scheme (HALS)	(36)
	1,983

The exceptional item of $2 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 $7 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 $1,022 million for 2015/16. As at 31 March 2016, the HA's funds available for investment stood at $56,592 million. For 2015/16, the overall return (gross) on the HA's funds was 1.8%.

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. Under the HA's Statement of Investment Policies and Objectives, an overall Strategic Asset Allocation review should be conducted every three years with annual risk budgeting health check in between. An overall review on the HA's Strategic Asset Allocation was conducted in 2015/16 taking into account the latest financial market situation and risks. Having considered the recommendations made by the HA's independent investment consultant under the review, the FC approved the extension of the principal protection placement with the Exchange Fund of $20 billion for 6 years from October 2015 and the related revisions to Strategic Asset Allocation. The revised Strategic Asset Allocation is highlighted below:

Principal protection placements with the Exchange Fund	around 70.0%
HKD / USD deposits and bonds	7.0%
RMB deposits and bonds	4.5%
Global bonds	1.0%
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.

香港房屋委員會及其小組委員會
THE HONG KONG HOUSING AUTHORITY AND ITS COMMITTEES

2015/16 香港房屋委員會委員 The Hong Kong Housing Authority Members

主席 Chairman

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)

委員 Members

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

區嘯翔先生, BBS
Mr Albert AU Siu-cheung, BBS

劉文君女士
Ms Julia LAU Man-kwan

黃成智先生
Mr WONG Sing-chi

陳漢雲教授
Professor Edwin CHAN Hon-wan

李炳權先生, JP
Mr LEE Ping-kuen, JP

王永祥先生
Mr Winfield WONG Wing-cheung

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

蔡惠琴女士, JP
Ms Virginia CHOI Wai-kam, JP

何周禮先生, MH
Mr Barrie HO Chow-lai, MH

許美嫦女士, JP
Ms Tennessy HUI Mei-sheung, JP

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

劉國裕博士, JP
Dr LAU Kwok-yu, JP

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

劉詩韻女士, JP
Ms Serena LAU Sze-wan, JP

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

蔡海偉先生
Mr CHUA Hoi-wai

蘇晴女士
Ms SO Ching

譚小瑩女士, JP
Ms Iris TAM Siu-ying, JP

張達棠先生
Mr CHEUNG Tat-tong

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

雷紹麟先生
Mr Alan LUI Siu-lun

張國鈞先生, JP
Mr Horace CHEUNG Kwok-kwan, JP

張宇人議員, GBS, JP
The Honourable Tommy CHEUNG Yu-yan, GBS, JP

郭偉强議員
The Honourable KWOK Wai-keung

郭榮鏗議員
The Honourable Dennis KWOK Wing-hang

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

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.



蘇偉文教授, JP

Professor Raymond SO Wai-man, JP

蘇偉文教授是恆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.



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34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 34 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.



劉文君女士
Ms Julia LAU Man-kwan

劉文君女士是香港註冊建築師，先後取得美國俄勒崗大學建築學士及香港大學文科碩士(運輸政策與規劃)學位。她在房地產業界擁有26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成員。

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 26 years of experience in 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 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 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.



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、醫院管理局轄下中央投標委員會、支援服務發展委員會和基本工程小組委員會增選成員，以及香港綠色建築議會轄下政策及研究委員會成員。

陳教授現為香港房屋委員會，以及其轄下資助房屋小組委員會委員。

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

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

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



李炳權先生, JP
Mr LEE Ping-kuen, JP

李炳權先生現職工程顧問公司技術總監。他是註冊專業工程師，專長為土木工程、環境工程、物流及運輸工程和結構工程。

李先生曾任香港特別行政區政府策略發展委員會委員和中央政策組顧問，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, logistics and transportation 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, JP
Miss Anita FUNG Yuen-mei, BBS, JP

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

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

馮女士於2013年獲頒授銅紫荊星章，以表揚她對香港銀行業發展的寶貴貢獻。她於2015年獲委任為太平紳士。

馮女士現為香港金融管理局外匯基金諮詢委員會轄下金融基建委員會委員，並曾擔任香港貿易發展局轄下金融服務業諮詢委員會和亞洲金融論壇策劃委員會主席。她亦是香港機場管理局董事會成員、香港房屋委員會非官方委員，以及香港科技大學校董會成員。她亦是香港交易所獨立非執行董事。

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

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

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

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

Miss Fung was awarded the Bronze Bauhinia Star in 2013 for her valuable contributions to the development of the banking industry in Hong Kong. She was appointed Justice of Peace in 2015.

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). She was the Chairperson of the Financial Services Advisory Committee and the Steering Committee of the Asian Financial Forum of the Hong Kong Trade Development Council. She is also a Board Member of the Airport Authority Hong Kong, a Non-official Member of the Hong Kong Housing Authority and a Council Member of the Hong Kong University of Science and Technology. She is also an Independent Non-Executive Director of Hong Kong Exchanges and Clearing Limited.

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

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



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、酒牌局委員，以及香港中醫藥管理委員會道德事務小組委員。許女士也是醫務委員會業外審裁顧問及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，以及軒尼詩道官立小學(銅鑼灣)及北角官立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, Liquor Licensing Board, Ethics Committee of Chinese Medicine Council of Hong Kong. Ms Hui is also a lay assessor of the Medical Council and a Chairman of the Fisherman Claims Appeal Board (Trawl Ban).

Ms Hui is an Honorary Legal Advisor of the Hong Kong Federation of Women and a member of the School Management Committee of Hennessy Road Government Primary School (Causeway Bay) and North Point Government Primary School.



林雲峯教授, JP

Professor Bernard Vincent LIM Wan-fung, JP

林雲峯教授現為香港中文大學建築學院榮譽兼任教授，AD+RG建築設計及研究所總監。多年來擔任香港建築師學會理事和前會長，致力促進社區發展及積極參與地區事務工作。他為香港城市設計學會創會會長。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、安置及補償委員會和覆核委員會成員。他亦曾出任葵青區議會房屋事務委員會增選委員，以及民政事務總署規管物業管理行業諮詢委員會轄下的物業管理從業員小組委員會增選委員。

劉博士現為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，他是公屋聯會名譽顧問、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，以及天主教香港教區建築及發展委員會研究及發展小組委員會委員。

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 and Review 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 Working Group on Private Premises and Urban Revitalisation of the Sham Shui Po District Council. In addition, he is an Honorary Advisor of the Federation of Public Housing Estates, 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. Dr Lau is also a member of the Research and Development Committee of the Diocesan Building and Development Commission.



黃遠輝先生, SBS, JP

Mr Stanley WONG Yuen-fai, SBS, JP

黃遠輝先生，生於香港，持有澳洲麥加里大學應用金融學碩士學位，是香港銀行學會資深會士和中央政策組特邀顧問。黃先生現為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，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37年經驗。他在1974年加入渣打銀行，於1991年成為香港渣打銀行司庫，1995年躍升為渣打銀行東北亞地區司庫，2001至2003年為渣打銀行中國區行政總裁。黃先生於2004年7月獲委任為中國工商銀行(亞洲)有限公司董事暨副總經理，至2011年8月退休。

Mr Stanley WONG Yuen-fai, was born in Hong Kong. Mr Wong holds a Master's Degree in Applied Finance from the Macquarie University, Australia, and is a fellow member of the Hong Kong Institute of Bankers and an associate member of the Central Policy Unit. Mr Wong is the 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 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 37 years, in 1974 with Standard Chartered Bank. He became the treasurer of Standard Chartered Bank in 1991 and was further promoted in 1995 to the position of Regional Treasurer of North East Asia and eventually the Chief Executive Officer of Standard Chartered Bank's China operations from 2001 to 2003. He joined Industrial and Commercial Bank of China (Asia) Limited as the Executive Director and the Deputy General Manager in July 2004 and retired in August 2011.



劉詩韻女士, JP

Ms Serena LAU Sze-wan, JP

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

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

劉女士目前是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-yee, 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-yee, 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、土地及建設諮詢委員會委員，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, a member of the Land and Development Advisory Committee 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月至2015年5月為該局行政總監。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，以及公共空間回收及垃圾收集設施改造督導委員會成員。

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 the Managing Director of the URA bewteen March 2013 and May 2015. 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 and Steering Group on the Modification of Recycling and Refuse Collection Facilities in Public Places.



張達棠先生

Mr CHEUNG Tat-tong

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

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



盧偉國議員, SBS, MH, JP

Dr the Honourable LO Wai-kwok, SBS, MH, JP

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

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



雷紹麟先生

Mr Alan LUI Siu-lun

雷紹麟先生現為國泰航空駐菲律賓經理，同時擔任通訊事務管理局和香港房屋委員會委員。

Mr Alan LUI Siu-lun is now Country Manager - Philippines with Cathay Pacific Airways. He is currently a member of Communications Authority and the Hong Kong Housing Authority.



張國鈞先生, JP

Mr Horace CHEUNG Kwok-kwan, JP

張國鈞先生是張國鈞楊煒凱律師事務所的合夥人。除出任中西區區議會民選議員外，也在香港房屋委員會、上訴審裁團（建築物）、地產代理監管局和紀律人員薪俸及服務條件常務委員會擔任公職。

Mr Horace CHEUNG Kwok-kwan is the partner of Messrs Cheung & Yeung, Solicitors. Mr Cheung is an elected member with Central & Western District Council. Apart from this, he is currently serving the Hong Kong Housing Authority, Appeal Tribunal Panel (Buildings), Estate Agents Authority and Standing Committee on Disciplined Services Salaries and Conditions of Service.



張宇人議員, GBS, JP

The Honourable Tommy CHEUNG Yu-yan, GBS, JP

張宇人先生為現任立法會議員及香港中文大學校董。2000 年參選立法會選舉，取得功能界別飲食界議席，並連任至今。自 1997 年起，他一直參與多項公職，曾任酒牌局成員、方便營商諮詢委員會成員，以及輸入優秀人才及專才諮詢委員會成員。現時身兼香港飲食業聯合總會會長及現代管理(飲食)專業協會創會會長，與業界保持緊密合作。

Mr Tommy CHEUNG Yu-yan is a Legislative Councillor and a Council Member of The Chinese University of Hong Kong. He won the seat of the catering constituency in the 2000 Legislative Council Elections and has been successfully re-elected up to the present time. He has been serving the public since 1997 and was a member of the Liquor Licensing Board, the Business Facilitation Advisory Committee and the Advisory Committee on Admission of Quality Migrants and Professionals. As the Chairman of the Hong Kong Catering Industry Association and Honorary Life President of the Association of Restaurant Managers, he continues working closely with the industry.



郭偉强議員

The Honourable KWOK Wai-keung

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

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



郭榮鏗議員

The Honourable Dennis KWOK Wing-hang

郭榮鏗先生是代表法律界的立法會議員，於2012年當選，任期四年。他獲選時34 歲，是當年其中一位最年輕的議員。2006年獲選為選舉委員會法律界別委員，並於2011 年連任。

郭先生是公民黨及公共專業聯盟(公共政策的智庫組織)的創辦成員，也是前政務司司長陳方安生女士為首的民間策略發展委員會的核心成員。現時為香港房屋委員會委員、市區重建局的獨立非執行董事，以及中國維權律師關注組的執行委員會委員。

他於1999年在倫敦國王學院取得法學士學位，2002 年獲香港高等法院認許為事務律師，2003 年獲得英格蘭及威爾斯事務律師資格，並於2006年在香港取得大律師資格。郭先生曾於跨國律師樓史密夫斐爾律師事務所實習及工作五年，而他現時的大律師業務則專門處理民事個案、國際仲裁及司法覆核。

Mr Dennis KWOK Wing-hang is a member of the Legislative Council. At the age of 34, he was elected in 2012 by the legal profession for a four-year term in the Legislative Council, making him one of the youngest persons elected that year. In 2006, he was elected as an Election Committee member from the legal subsector, and was re-elected in 2011.

Mr Kwok is a founding member of both the Civic Party and The Professional Commons (a think-tank on public policies). He was also a core member of the Citizens' Commission for Constitutional Development headed by the former Chief Secretary Mrs Anson Chan. Currently, he is a member of the Hong Kong Housing Authority, an independent non-executive director on the Board of the Urban Renewal Authority, and an executive committee member on the Board of the China Human Rights Lawyers Concern Group.

Mr Kwok obtained the LLB from King's College London in 1999, and was admitted as a solicitor in the High Court of Hong Kong in 2002, and to the Roll of Solicitors of England and Wales in 2003. He was called to the Hong Kong Bar in 2006. He was trained and worked as a solicitor at an international law firm Herbert Smith for five years. His current practice as a barrister focuses on civil cases, international arbitration and judicial review.



李國麟議員, SBS, JP

Professor the Honourable Joseph LEE Kok-long, SBS, JP

李國麟教授現任香港公開大學護理及健康學部教授及主任，身兼立法會議員。此外，他是廉政公署轄下審查貪污舉報諮詢委員會委員和保護證人覆核委員會小組委員、平等機會委員會委員、中央政策組策略發展委員會委員，以及葵涌醫院及瑪嘉烈醫院管治委員會成員。

Professor Joseph LEE Kok-long, a member of the Legislative Council, is Professor and Head of the Division of Nursing and Health Studies of the Open University of Hong Kong. He is also a member of the Operations Review Committee and the Panel of the Witness Protection Review Board under the Independent Commission Against Corruption, the Equal Opportunities Commission, the Commission on Strategic Development of the Central Policy Unit, and the Hospital Governing Committee of Kwai Chung Hospital and Princess Margaret Hospital.



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-yee, 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-yee 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.

2015/16 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)

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

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

* 張達棠先生
Mr CHEUNG Tat-tong

* 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

* 張國鈞先生, JP
Mr Horace CHEUNG Kwok-kwan, JP

* 張達棠先生
Mr CHEUNG Tat-tong

* 李炳權先生, JP
Mr LEE Ping-kuen, JP

黎永昌先生
Mr Raymond LAI Wing-chueng

建築小組委員會
Building Committee

* 林雲峯教授, JP（主席）
Professor Bernard Vincent LIM Wan-fung, JP (Chairman)

* 李炳權先生, JP
Mr LEE Ping-kuen, JP

* 劉國裕博士, JP
Dr LAU Kwok-yu, JP

* 劉詩韻女士, JP
Ms Serena LAU Sze-wan, JP

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

* 蔡海偉先生
Mr CHUA Hoi-wai

* 蘇晴女士
Ms SO Ching

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

* 張達棠先生
Mr CHEUNG Tat-tong

林翠蓮女士, MH
Ms LAM Chui-lin, MH

張仁康先生
Mr CHEUNG Yan-hong

簡松年先生, BBS, JP
Mr Tony KAN Chung-nin, BBS, JP

李振強先生, BBS, JP
Mr Eddie LEE Chung-keung, BBS, JP

康榮江先生
Mr Wallace HONG Wing-kwong

伍美琴教授
Professor NG Mee-kam

彭長緯先生, SBS, JP
Mr Thomas PANG Cheung-wai, SBS, JP

黃碧如女士
Ms Cleresa WONG Pie-yue

鄺君尚教授
Professor KUANG Jun-shang

陳志球博士, BBS, JP
Dr Johnnie Casire CHAN Chi-kau, BBS, JP

何培斌教授, JP
Professor HO Puay-peng, JP

關寶珍女士
Ms Helen KWAN Po-jen

文海亮先生
Mr Alan MAN Hoi-leung

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

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

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

商業樓宇小組委員會
Commercial Properties Committee

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

* 劉文君女士
Ms Julia LAU Man-kwan

* 黃成智先生
Mr WONG Sing-chi

* 何周禮先生, MH
（至2015年8月24日止）
Mr Barrie HO Chow-lai, MH
(up to 24 August 2015)

* 雷紹麟先生
Mr Alan LUI Siu-lun

* 張國鈞先生, JP
Mr Horace CHEUNG Kwok-kwan, JP

方剛議員, SBS, JP
The Honourable Vincent FANG Kang, SBS, JP

梁家傑議員, SC
The Honourable Alan LEONG Kah-kit, SC

楊倩紅女士, MH
Ms YEUNG Sin-hung, MH

黃靄雲博士
Dr Evia WONG Oi-wan

陳旭明先生
Mr Raymond CHAN Yuk-ming

黃碧如女士
Ms Cleresa WONG Pie-yue

陸勁光先生
Mr LUK King-kwong

何志豪先生, BBS
Mr David HO Chi-hoo, BBS

龐愛蘭女士, JP
Ms Scarlett PONG Oi-lan, JP

柯創盛先生, MH
Mr Wilson OR Chong-shing, MH

陳正思女士
Ms Cissy CHAN Ching-sze

鄭錦鐘博士, BBS, MH, JP
Dr Eric CHENG Kam-chung, BBS, MH, JP

潘國山先生, MH
Mr PUN Kwok-shan, MH

黃山先生
Mr Samson WONG San

葉毅明教授
Professor YIP Ngai-ming

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

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

財務小組委員會
Finance Committee

* 蘇偉文教授, JP（主席）
Professor Raymond SO Wai-man, JP (Chairman)

* 區嘯翔先生, BBS
Mr Albert AU Siu-cheung, BBS

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

* 蔡惠琴女士, JP
Ms Virginia CHOI Wai-kam, JP

* 王永祥先生
Mr Winfield WONG Wing-cheung

* 張宇人議員, GBS, JP
The Honourable Tommy CHEUNG Yu-yan, GBS, JP

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

莫家麟先生
Mr Francis MOK Gar-lon

孫淑貞女士
Ms Susanna SHEN Shuk-ching

程騰歡博士
Dr Stephen CHING Tang-foon

熊璐珊女士
Ms Lusan HUNG Lo-shan

吳韻宜女士
Ms Wendy NG Wan-yee

康榮江先生
Mr Wallace HONG Wing-kwong

陳家樂教授
Professor CHAN Ka-lok

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

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

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

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

* 蘇偉文教授, JP（主席）
Professor Raymond SO Wai-man, JP (Chairman)

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

* 區嘯翔先生, BBS
Mr Albert AU Siu-cheung, BBS

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

姚尚敏女士
Ms Stella YIU Sheung-mun

吳韻宜女士
Ms Wendy NG Wan-yee

何聞達先生
Mr Edward HO Man-tat

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

資助房屋小組委員會
Subsidised Housing Committee

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

* 黃成智先生
Mr WONG Sing-chi

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

* 陳漢雲教授
Professor Edwin CHAN Hon-wan

* 蔡海偉先生
Mr CHUA Hoi-wai

* 譚小瑩女士, JP
Ms Iris TAM Siu-ying, JP

* 雷紹麟先生
Mr Alan LUI Siu-lun

* 郭偉强議員
The Honourable KWOK Wai-keung

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

葉國謙議員, GBS, JP
The Honourable IP Kwok-him, GBS, JP

黃國健議員, SBS
The Honourable WONG Kwok-kin, SBS

蔡涯棉先生, BBS, JP
Mr Michael CHOI Ngai-min, BBS, JP

陸勁光先生
Mr LUK King-kwong

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

柯創盛先生, MH
Mr Wilson OR Chong-shing, MH

方志恒博士
Dr Brian FONG Chi-hang

熊璐珊女士
Ms Lusan HUNG Lo-shan

招國偉先生
Mr Anthony CHIU Kwok-wai

劉哲寧先生
Mr LIU Che-ning

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

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

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

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

投標小組委員會
Tender Committee

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

* 劉文君女士
Ms Julia LAU Man-kwan

* 何周禮先生, MH
Mr Barrie HO Chow-lai, MH

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

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

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

李振強先生, BBS, JP
Mr Eddie LEE Chung-keung, BBS, JP

康榮江先生
Mr Wallace HONG Wing-kwong

陳旭明先生
Mr Raymond CHAN Yuk-ming

陳家樂教授
Professor CHAN Ka-lok

梁慶豐先生
Mr LEUNG Hing-fung

羅健熙先生
Mr LO Kin-hei

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

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

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

各委員的簡歷及稱謂是根據截至2016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 2016.

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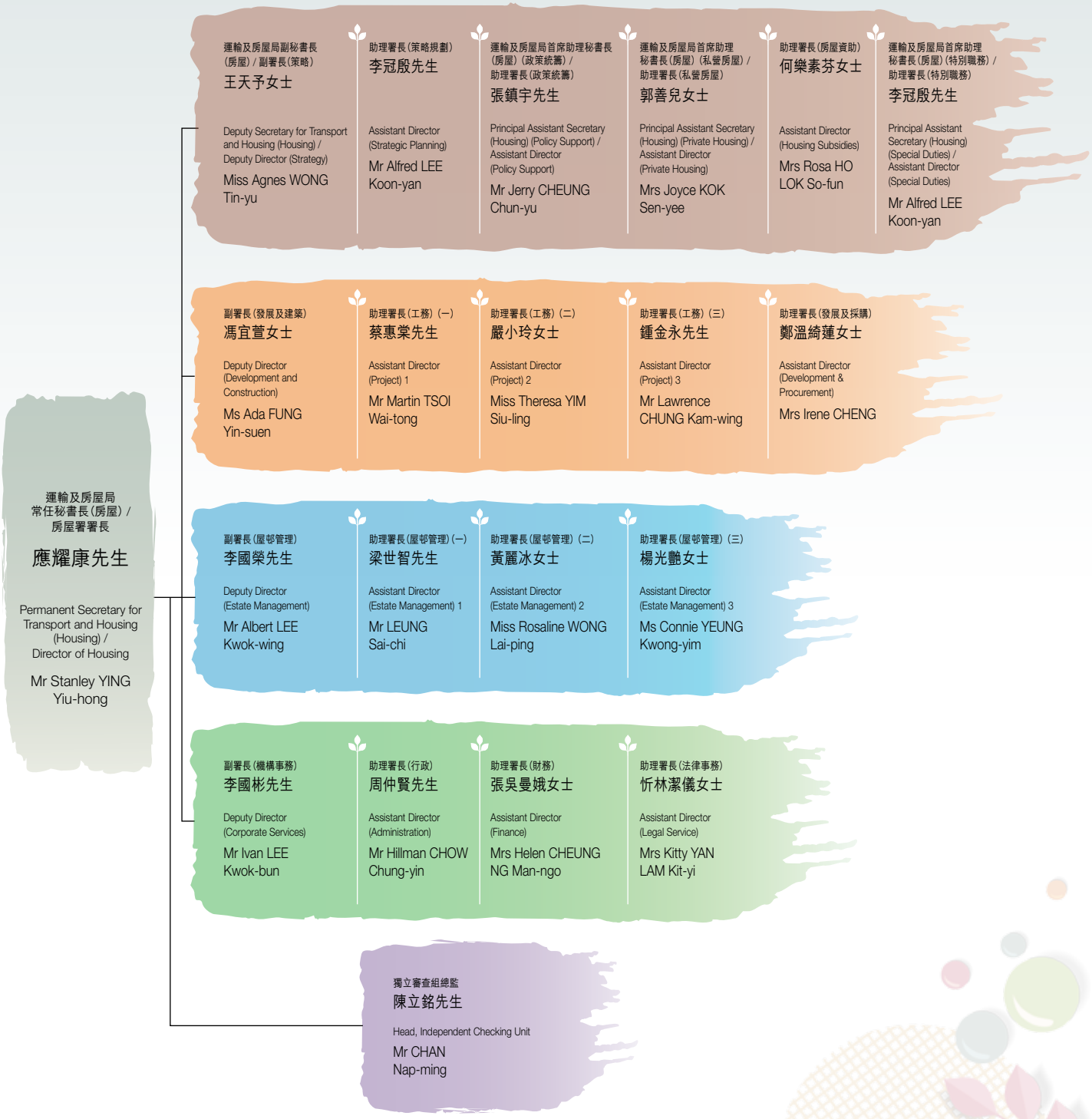
01 香港房屋委員會組織及職能
The Hong Kong Housing Authority Organisation and Functions

截至 As at 31.3.2016



02 房屋署首長級人員 (1)
Housing Department Directorate(1)

截至 As at 31.3.2016



註 Notes:

(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 31.3.2016		截至 As at 31.3.2015	
		單位 Flats	人數 People	單位 Flats	人數 People
公屋申請	Public Rental Housing Applications	14 282	33 612	13 391	31 732
屋邨清拆及大型維修	Estate Clearance and Major Repairs	7	15	4	6
清拆	Clearance				
政府清拆項目 / 市區重建局	Government Clearance Projects / Urban Renewal Authority	227	523	308	6.45
緊急安置	Emergency	0	0	1	4
初級公務員及退休公務員	Junior Civil Servants and Pensioners	779	2 265	869	2 450
體恤安置	Compassionate Rehousing	1 458	3 495	1 664	3 876
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	5 643	15 770	5 491	14 001
合計	Total	22 396 (1)	55 680	21 728 (2)	52 714

註 Notes:

(1) 不包括 10 387 個編配中的單位。
Excluding 10 387 flats under offer.

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

04 租住房屋數目 Rental Housing Stock

租住公屋 (1)	Public Rental Housing (1)	截至 As at 31.3.2016		截至 As at 31.3.2015	
		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	2 094	636	2 105
東區	Eastern	35 040	99 259	35 111	99 813
南區	Southern	26 155	73 708	26 281	74 454
油尖旺	Yau Tsim Mong	2 820	8 169	2 820	8 180
深水埗	Sham Shui Po	53 853	137 501	53 982	138 499
九龍城	Kowloon City	29 609	75 808	29 609	75 397
黃大仙	Wong Tai Sin	76 331	209 768	76 640	210 873
觀塘	Kwun Tong	128 328	338 477	128 044	338 638
葵青	Kwai Tsing	101 259	282 627	101 510	284 121
荃灣	Tsuen Wan	21 729	58 906	21 730	59 166
屯門	Tuen Mun	55 622	141 156	56 409	143 780
元朗	Yuen Long	67 291	200 049	62 699	191 870
北區	North	23 278	65 059	23 645	63 116
大埔	Tai Po	17 203	47 225	17 657	49 002
沙田	Sha Tin	65 670	177 954	61 646	169 549
西貢	Sai Kung	29 772	86 776	30 035	87 262
離島	Islands	15 684	52 577	15 683	52 671
合計	Total	750 280	2 057 113	744 137	2 048 496

中轉房屋	Interim Housing	截至 As at 31.3.2016		截至 As at 31.3.2015	
		單位數目 (2) No. of Flats (2)	認可居民人數 (3) Authorised (3) Population	單位數目 (2) No. of Flats (2)	認可居民人數 (3) Authorised (3) Population
區議會分區	**District Council District**				
屯門	Tuen Mun	3 224	3 454	2 769	3 005
葵青	Kwai Tsing	1 928	1 139	1 928	1 178
元朗	Yuen Long	840	4	840	425
合計	Total	5 992	4 597	5 537	4 608

註 Notes:

(1) 數字不包括在租者置其屋計劃下所出售的租住單位。
The figures do not cover the rental flats sold under the Tenants Purchase Scheme.

(2) 數字包括位於石籬（二）中轉房屋大廈中用作臨時居所的單位。
Figures include those flats used as temporary accommodation in Shek Lei (II) Interim Housing (IH) blocks.

(3) 數字不包括居於石籬（二）中轉房屋大廈中用作臨時居所單位的人口。
Figures exclude persons living in those flats used as temporary accommodation in Shek Lei (II) IH blocks.

05 出售房屋 Sale Flats

截至 As at 31.3.2016

	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
	黃大仙	Wong Tai Sin	3 908
	觀塘	Kwun Tong	11 364
	葵青	Kwai Tsing	6 410
	屯門	Tuen Mun	840
	元朗	Yuen Long	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	2 727
	南區	Southern	7 852
	深水埗	Sham Shui Po	4 897
	黃大仙	Wong Tai Sin	17 351
	觀塘	Kwun Tong	10 735
	葵青	Kwai Tsing	11 397
	屯門	Tuen Mun	11 743
	元朗	Yuen Long	5 042
	北區	North	13 258
	大埔	Tai Po	14 878
	沙田	Sha Tin	21 969
	西貢	Sai Kung	10 921
	合計	Total	132 770
	合計	Grand Total	456 979

註 Notes:

(1) 居屋 / 私人參建計劃 / 中等入息家庭房屋計劃 / 可租可買計劃 / 重建置業計劃單位包括可在公開市場買賣的單位(居屋第三期乙之前出售的單位或已繳交補價的單位)，但不包括未售出的單位。
HOS / PSPS / MIHS / BRO / MSS flats include flats that are tradable in the open market (flats sold prior to HOS Phase 3B or flats with premium paid), but exclude unsold flats.

(2) 已出售的租置計劃單位包括可在公開市場買賣的單位(已繳交補價的單位)，但不包括售回給香港房屋委員會的單位。
TPS sold flats include flats that are tradable in the open market (flats with premium paid), but exclude cases in which buyers had sold back their flats to the Hong Kong Housing Authority.

06A 資格準則
Eligibility Criteria

公共租住房屋的申請資格準則 Eligibility Criteria for Public Rental Housing Applications

資格準則 Eligibility Criteria	申請類別 Type of Applications 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]
申請者年齡 Applicant's Age	年滿18歲。 At least 18 years of age.	申請者必須年滿58歲，而在配屋時必須年滿60歲。 The Applicant must be 58 years of age or above, and must have attained the age of 60 at the time of flat allocation.	申請表內的所有人士必須年滿58歲，而在配屋時全部人士必須年滿60歲。 All of them must be 58 years of age or above at the time of filing in their application and must have attained the age of 60 at the time of flat allocation.	年滿18歲(有關的高齡人士必須年滿60歲或以上)。 At least 18 years old (the elderly persons must have attained the age of 60 or above).
住戶人數 Household Size	最少兩名有親屬關係[2]的人士合伙共住。非長者一人申請者會納入「配額及計分制」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 flat allocation.	申請的家庭必須為不少於兩人的家庭，其中包括最少一名年長受供養的親屬。 The applicant's family must be composed of at least two persons with at least one elderly dependent 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	申請者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，申請者及其家庭成員在香港並無： (a) 擁有或與他人共同擁有香港任何住宅物業或該類物業的任何權益(例如：擁有香港任何住宅物業權益的產業受託人、遺囑執行人、管理人或受益人均不合資格提出申請)；或 (b) 簽訂任何協議(包括臨時協議)購買香港的住宅物業；或 (c) 持有任何直接或透過附屬公司擁有香港住宅物業的公司50%以上的股權。住宅物業包括在香港的任何住宅樓宇、未落成的私人住宅樓宇、經建築事務監督認可的天台構築物、用作居住用途的屋地及由地政總署批出的小型屋宇批地(包括丁屋批地)。 From the date of completing the Public Rental Housing (PRH) application form to the date of signing the tenancy agreement of the PRH unit allocated in consequence of the application, the Applicant and his / her family members must not: (a) own or co-own or have an interest in any domestic property in Hong Kong (for example, trustee, executor, administrator or beneficiary having an interest in any domestic property in Hong Kong shall not be eligible to submit the application); or (b) have entered into any agreement (including provisional agreement) to purchase any domestic property in Hong Kong; or (c) hold more than 50% of shares in a company which owns, directly or through its subsidiaries, any domestic property in Hong Kong. Domestic property includes any domestic property, uncompleted private domestic property, rooftop structure approved by the Building Authority, domestic building lots and Small House Grants approved by the Lands Department in Hong Kong.			
居港年期 Length of Residence	配屋時，申請內必須有至少一半成員在香港住滿七年及所有成員仍在香港居住。18歲以下子女在以下情況一律視作已符合七年居港年期規定： (a) 不論在何處出生，只要父母其中一人居港滿七年；或 (b) 在香港出生並已確立香港永久居民身份。 At the time of allocation, at least half of the family members included in the application must have lived in Hong Kong for seven years and all family members must be still living in Hong Kong. Under the following circumstances, all children under the age of 18 are deemed to have fulfilled the seven-year residence rule: (a) one of the parents, regardless of the children's place of birth, has lived in Hong Kong for seven years; or (b) the children were born in Hong Kong with established permanent resident status.			

註 Notes:

(1) 凡根據此項計劃申請公屋的家庭，只要符合申請資格，會比一般家庭申請提早六個月獲得處理。
Eligible 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 / 母或受供養的年長親屬及最少一名年滿 18 歲的非年長家庭成員，申請者可以選擇任何地區作為編配公屋單位。
   - 不論申請者是由年長親屬還是另一名成年的家庭成員擔任，雙方均須於接受詳細資格審查面晤時簽署一份意願書，聲明較年青的一方成員會照顧年長父 / 母或受供養的年長親屬，並一同居住。

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

   (b) 選擇分別入住兩個就近的單位：
   - 申請家庭必須為核心家庭，連同最少一名年長父 / 母或受供養的年長親屬，分別以兩份申請表，選擇位於市區以外同一地區內兩個就近的公屋單位。
   - 雙方均須於詳細資格審查面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長父 / 母或受供養的年長親屬適當的照顧。

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

(2) 申請者與家庭成員的關係，及家庭成員之間的關係，必須為夫婦、父母、子女、祖父母、孫。申請者的單身兄弟姊妹亦可以獲得接納一同申請(單身兄弟姊妹即從來沒有辦妥任何正式結婚手續或舊式婚禮、已離婚或喪偶的兄弟姊妹。單身兄弟姊妹若於公屋申請登記後結婚，不論其配偶是否已獲香港入境權，亦必須即時在公屋申請內除名)。
The relationship between the Applicant and family members 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 as soon as possible 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 (2016年4月1日起生效) Income and Total Net Asset Limits (Effective from 1 April 2016)	家庭人數	Family Size	每月最高息限額 (1) (1.4.2016生效) Maximum Income Limit (per Month) (1) (Effective from 1.4.2016)	總資產淨值限額 (2) (1.4.2016生效) Total Net Asset Limit (2) (Effective from 1.4.2016)
	1人	1 person	$10,970	$242,000
	2人	2 persons	$16,870	$329,000
	3人	3 persons	$22,390	$428,000
	4人	4 persons	$26,690	$500,000
	5人	5 persons	$30,900	$556,000
	6人	6 persons	$34,690	$601,000
	7人	7 persons	$39,560	$643,000
	8人	8 persons	$43,980	$674,000
	9人	9 persons	$48,270	$744,000
	10人及以上	10 or more persons	$52,440	$801,000

非親屬關係之長者住戶入息及總資產淨值限額 (2016年4月1日起生效) Income and Total Net Asset Limits for Non-related Elderly Households (Effective from 1 April 2016)	家庭人數	Family Size	每月最高息限額 (1) (1.4.2016生效) Maximum Income Limit (per Month) (1) (Effective from 1.4.2016)	總資產淨值限額 (2) (1.4.2016生效) Total Net Asset Limit (2) (Effective from 1.4.2016)
	2人	2 persons	$20,240	$658,000
	3人	3 persons	$26,870	$856,000
	4人	4 persons	$32,030	$1,000,000
	5人	5 persons	$37,080	$1,112,000
	6人	6 persons	$41,630	$1,202,000
	7人	7 persons	$47,470	$1,286,000
	8人	8 persons	$52,780	$1,348,000
	9人	9 persons	$57,920	$1,488,000
	10人及以上	10 or more persons	$62,930	$1,602,000

註 Notes:

(1) 強制性公積金或公積金計劃下的法定供款可於申報入息時獲得扣除。
The amount of statutory contribution to the Mandatory Provident Fund or Provident Fund Scheme can be deducted when making income declaration.

(2) 若全部家庭成員均為年滿 60 歲或以上的長者，其總資產淨值限額為上表所示限額的兩倍（即 1 人至 10 人及以上長者家庭的總資產淨值限額分別為 484,000 元、658,000 元、856,000 元、1,000,000 元、1,112,000 元、1,202,000 元、1,286,000 元、1,348,000 元、1,488,000 元和 1,602,000 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 $484,000, $658,000, $856,000, $1,000,000, $1,112,000, $1,202,000, $1,286,000, $1,348,000, $1,488,000 and $1,602,000).

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

購買居者有其屋計劃單位的資格準則
Eligibility Criteria for Purchase of a Flat under the Home Ownership Scheme

申請者類別 Categories of Applicants	綠表 Green Form	白表 White Form
	1. 香港房屋委員會(房委會)或香港房屋協會(房協)轄下公共租住房屋(公屋)的住戶(「有條件租約」住戶除外)； Households of public rental housing (PRH) units under the Housing Authority (HA) (with the exception of tenants under conditional tenancies) or the Housing Society (HS);	1. 私營房屋的住戶； Households living in private housing;
	2. 持有由房屋署或市區重建局發出有效《綠表資格證明書》的人士； Holders of a valid Green Form Certificate issued by the Housing Department (HD)/ Urban Renewal Authority;	2. 房委會及房協轄下的公屋或任何資助房屋計劃單位住戶的家庭成員；及 Family members of households living in PRH or any subsidised housing scheme units under the HA or the HS; and
	3. 持有由房屋署簽發有效《保證書》的房屋署屋宇事務助理職系人員；及 Staff of the Estate Assistant grade of the HD who is holding a valid Letter of Assurance issued by the HD; and	3. 根據房委會「租者置其屋計劃」(「租置計劃」)與房委會簽訂轉讓契據日期起計十年內的「租置計劃」單位業主及其認可家庭成員。 Flats 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.
	4. 房委會「長者租金津貼計劃」的受惠者。 Recipients of Rent Allowance for the Elderly Scheme administered by the HA.	
家庭收入及資產限額 Household Income and Asset Limits	公屋住戶/持證人不受入息及資產限額的規定。 Tenants/Licensees of PRH are not subject to the requirement on household income and asset limits.	申請者及其家庭成員須符合房委會就每期銷售計劃訂定的入息及資產限額的規定。(1) The total monthly household income and the total net value of their assets should meet the limits set by the HA for each sale exercise.(1)
住宅物業擁有權 Domestic Property Ownership	公屋住戶/持證人不受住宅物業擁有權限制。 Tenants/Licensees of PRH are not subject to the restriction of ownership of domestic property.	申請者及其家庭成員須符合本計劃有關住宅物業擁有權限制的規定。(2) The applicant and his/her family members are subject to the domestic property ownership restriction of the scheme.(2)
居港年期 Length of Residence	不適用。 Not applicable.	申請者須符合本計劃的居港年期的規定。(3) The applicants are subject to the requirement on length of residence of the scheme.(3)
申請者年齡 Applicant's Age	年滿18歲。 At least 18 years old.	年滿18歲。 At least 18 years old.
申請類別 Application Category	1. 受房委會公屋清拆計劃影響的家庭申請者； Family applicants living in PRH estates affected by the HA's clearance programmes;	1. 參加「家有長者優先選樓計劃」的核心家庭申請者； Nuclear family applicants applying under the Priority Scheme for Families with Elderly Members;
	2. 參加「家有長者優先選樓計劃」的家庭申請者； Family applicants applying under the Priority Scheme for Families with Elderly Members;	2. 其他核心家庭申請者； Other nuclear family applicants;
	3. 其他家庭申請者； Other Family applicants;	3. 非核心家庭申請者；及 Non-nuclear family applicants；and
	4. 受房委會公屋清拆計劃影響的一人申請者；及 One-person applicants living in PRH estates affected by the HA's clearance programmes；and	4. 一人申請者。 One-person applicants.
	5. 其他一人申請者。 Other One-person applicants.	

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

註 Notes:

(1) 「出售居者有其屋計劃單位2016」下白表申請者的每月家庭總入息限額及家庭總資產淨值限額。
Total Monthly Household Income and Total Net Household Asset Limits for White Form applicants under the Sale of HOS Flats 2016.

家庭人數	Family Size	每月家庭總入息限額 Total Monthly Household Income Limit		家庭總資產淨值限額 Total Net Household Asset Limit
一人	1 person	$24,500	($25,800)	$850,000
二人或以上	2 persons or above	$49,000	($51,600)	$1,700,000

按強制性公積金(強積金)計劃所作的法定供款會從申請者/家庭成員收入中扣除以計算入息。計入法定強積金供款後的相等入息限額，載於列表括弧內。
Statutory contributions under the Mandatory Provident Fund (MPF) Scheme are deductible from a household's income for the purpose of vetting the applicant's eligibility. 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，直至簽訂居屋買賣協議當日，申請者及其家庭成員不得(i)擁有或與他人共同擁有香港任何住宅樓宇；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)為本港任何住宅樓宇(包括土地)的受益人；或(v)轉售任何住宅樓宇或出讓與住宅樓宇有關的任何權益(轉售或出讓的日期，以簽訂轉讓契據當日為準)，或退出任何持有一半以上股權而擁有住宅樓宇的公司。住宅樓宇包括在香港的任何住宅樓宇、未落成的私人住宅樓宇、經建築事務監督認可的天台構築物、用作居住用途的土地及由地政總署批出的小型屋宇批地(包括丁屋批地)。
Neither the applicant nor any member of the family has, during the period from 24 months preceding the closing date for submitting the application and up to the date of signing the Agreement for Sale and Purchase for the purchase of HOS flat, (i) owned or co-owned any domestic property in Hong Kong; or (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) been a beneficiary of any domestic property (including land) in Hong Kong; or (v) assigned any domestic properties in Hong Kong or any interest in such properties (the date of assignment means the date of execution of the Deed of Assignment), or withdrawn from any company which owned any domestic property in which the applicant/ family member owned more than 50% of the shares. Domestic properties include any domestic property, uncompleted private domestic property, rooftop structures approved by the Buildings Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.

(3) 申請者須在申請截止日期當日已在香港居住滿七年，其在香港的居留不受附帶逗留條件所限制(與逗留期限有關的條件除外)。
The applicant must have lived in Hong Kong for at least seven years on the closing date of application, and his/her stay in Hong Kong is not subject to any conditions of stay (except the condition on the limit of stay).

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

申請擴展居屋第二市場至白表買家的臨時計劃的資格準則 Eligibility Criteria for applying the Interim Scheme to Extend the HOS Secondary Market to White Form Buyers	
申請者類別 **Categories of Applicants**	1. 私營房屋的住戶； Households living in private housing; 2. 香港房屋委員會(房委會)或香港房屋協會轄下的公屋或任何資助房屋計劃單位住戶的家庭成員；及 Family members of households living in public rental housing (PRH) or any subsidised housing scheme units under the Hong Kong Housing Authority (HA) or the Hong Kong Housing Society; and 3. 根據房委會「租者置其屋計劃」(租置計劃)與房委會簽訂轉讓契據日期起計十年內的「租置計劃」單位業主及其認可家庭成員。 Flat owners and their authorised family member(s) under the Tenants Purchase Scheme (TPS) within 10 years from the date of Assignment of their TPS flats with the HA.
家庭收入及資產限額 **Household Income and Asset Limits**	申請者及其家庭成員須符合房委會就本計劃訂定的入息及資產限額。(1) The total monthly household income and the total net 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**	申請者及其家庭成員須符合本計劃所列住宅物業擁有權的限制。(2) The applicant and his / her family members have to fulfil the domestic property ownership restriction of the scheme. (2)
居港年期 **Length of Residence**	申請者須符合本計劃所列的居港年期限制。(3) The applicant has to fulfil the length of residence restriction of the scheme.(3)
申請者年齡 **Applicant's Age**	年滿18歲。 At least 18 years old.
申請類別 **Application Category**	一人或最少兩名成員的家庭組合。 One-person or at least two persons household composition.

註 Notes:

(1) 新一輪「擴展居者有其屋計劃第二市場至白表買家的臨時計劃」的入息及資產限額。
Income and Asset Limits for the new round of the Interim Scheme to Extend the HOS Secondary Market to White Form Buyers.

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

* 按強制性公積金(強積金)計劃所作的法定供款會從申請者/家庭成員收入中扣除以計算入息。計入法定強積金供款後的相等入息限額，載於括弧內。
Statutory contributions under the Mandatory Provident Fund (MPF) Scheme are deductible from applicant's / family member'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，申請者及其家庭成員不得(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)為本港任何住宅物業(包括土地)的受益人；或(v)轉售任何住宅樓宇或出讓與住宅樓宇有關的任何權益(轉售或出讓的日期，以簽訂轉讓契據當日為準)，或退出任何持有一半以上股權而擁有住宅物業的公司。住宅樓宇包括在香港的任何住宅樓宇、未落成的私人住宅樓宇、經建築事務監督認可的天台構築物、用作居住用途的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) been a beneficiary of any domestic property (including land) in Hong Kong; or (v) assigned any of the domestic properties or any interest in such properties (the date of assignment means the date of execution of the Deed of Assignment), or withdrawn from any company which owned any domestic property in which the applicant / family members owned more than 50% of the shares. Domestic properties include any domestic property, uncompleted private domestic property, rooftop structures approved by the Buildings Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.

(3) 申請者須在申請截止日期當日已在香港居住滿七年，其在香港的居留不受附帶逗留條件所限制(與逗留期限有關的條件除外)。
The applicant must have lived in Hong Kong for at least seven years on the closing date of application and his / her stay in Hong Kong is not subject to any 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 31.3.2016

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	3 768	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	328 396（市區）(1) (Urban) (1)	16.3	6 973	1,163	71.2
			23.5	4 891	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
		222 562（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	5 317	2,361	68.6
			43.3	5 734	2,965	68.5
			51.8	2 240	2,853	55.1
		171 817（新界）(3) (N.T.) (3)	17.1	2 393	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 31.3.2016

		數目 Number
屋邨 / 屋苑	**Estates / Courts**	**409**
租住公屋 (1)	Public Rental Housing (PRH) (1)	172
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**	2 061 710
租住公屋	PRH	2 057 113
中轉房屋 (5)	IH (5)	4 597
資助出售房屋居住人口(估計數字)(6)	**Resident Population in Subsidised Sale Flats (estimated population) (6)**	**1 161 700**
居住單位數目	**Stock of Flats**	**1 213 251**
租住公屋	PRH	750 280
中轉房屋 (7)	IH (7)	5 992
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)	132 770
未售出的單位	Unsold flats	0
興建中的單位數目	**Number of Flats under Construction**	**73 456**
租住屋邨/資助出售單位 (10)	Rental / Subsidised Sale Flats (10)	73 456
臨時收容中心 (11)	**Transit Centres (11)**	**3**
租住認可人口	Authorised Rental Population	137
托兒所 (12)	**Nurseries (12)**	**355**
幼兒園 (12)	**Kindergartens (12)**	**233**
學校 (12)	**Schools (12)**	**263**
圖書館及溫習室 (12)	**Libraries and Study Rooms (12)**	**232**
福利及康樂用途單位 (12) (13)	**Welfare and Amenity Premises (12) (13)**	**6 851**
舖位	**Shops**	**1 819**
街市檔位（包括熟食檔位）	**Market Stalls (including cooked food stalls)**	**1 130**
工廠單位 (14)	**Factory Units (14)**	**8 540**

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) 資助出售房屋居住人數包括居住於居屋、私人參建計劃 / 中等入息家庭房屋計劃、可租可買計劃 / 重建置業計劃及租置計劃單位的居民，但不包括居於可在公開市場買賣單位 (已繳交補價的單位)的居民。居住人口數字是根據政府統計處進行的綜合住戶統計調查結果計算。
Subsidised sale flats population include those residing in HOS, PSPS / MIHS, BRO / MSS and TPS flats but exclude those residing in flats that are tradable in the open market (flats with premium paid). Figure for resident population is based on the General Household Survey conducted by the Census and Statistics Department.

(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(居屋第三期乙之前出售的單位或已繳交補價的單位)，但不包括未售出的單位。
HOS / PSPS / MIHS / BRO / MSS flats include flats that are tradable in the open market (flats sold prior to HOS Phase 3B or flats with premium paid), but exclude unsold flats.

(9) 已出售的租置計劃單位包括可在公開市場買賣的單位(已繳交補價的單位)，但不包括售回給香港房屋委員會的單位。
TPS sold flats include flats that are tradable in the open market (flats with premium paid), but exclude cases in which buyers had sold back their flats to the Hong Kong Housing Authority.

(10) 包括居屋計劃和綠表置居先導計劃。
Including HOS and Green Form Subsidised Home Ownership Pilot Scheme (GSH).

(11) 包括石梨臨時居所。
Including Shek Lei temporary accommodation.

(12) 數字為單位總數目。
Figures refer to total number of stock units.

(13) 包括托兒所、圖書館和溫習室。
Including nurseries, libraries and study rooms.

(14) 包括位於工廠大廈的非製造業用途舖位。
Including non-manufacturing shops in factory buildings.

09 2011/12至2015/16財政年度運作結果的撮要
Summary of Operating Results for Financial Years 2011/12 to 2015/16

		2011/12 百萬元 $M	2012/13 百萬元 $M	2013/14 百萬元 $M	2014/15 百萬元 $M	2015/16 百萬元 $M
租住房屋	Rental Housing					
收入	Income	10,609	10,413	11,899	13,761	14,365
開支	Expenditure	(11,210)	(11,647)	(12,078)	(13,789)	(14,376)
運作赤字	Operating deficit	(601)	(1,234)	(179)	(28)	(11)
商業樓宇	Commercial					
收入	Income	1,616	1,858	2,095	2,303	2,469
開支	Expenditure	(1,018)	(1,120)	(1,181)	(1,303)	(1,383)
運作盈餘	Operating surplus	598	738	914	1,000	1,086
資助自置居所	Home Ownership Assistance					
收入	Income	1,920	2,641	3,707	3,066	2,569
開支	Expenditure	(443)	(542)	(1,555)	(725)	(611)
運作盈餘	Operating surplus	1,477	2,099	2,152	2,341	1,985
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	14,145	14,912	17,701	19,130	19,430
開支	Expenditure	(12,671)	(13,309)	(14,814)	(15,817)	(16,370)
未計入非運作項目的綜合運作盈餘	Consolidated operating surplus before non-operating items	1,474	1,603	2,887	3,313	3,060
非運作項目的特別收入/(開支)淨額	Net special income / (expenditure) on non-operating items	(137)	(98)	(80)	26	56
包括非運作項目的綜合運作盈餘	Consolidated Operating Surplus including non-operating items	1,337	1,505	2,807	3,339	3,116

10 2011/12至2015/16財政年度資本開支的撮要
Summary of Capital Expenditure for Financial Years 2011/12 to 2015/16

		2011/12 百萬元 $M	2012/13 百萬元 $M	2013/14 百萬元 $M	2014/15 百萬元 $M	2015/16 百萬元 $M
建築工程	Construction	7,291	8,639	8,911	11,945	17,411
改善工程	Improvement works	666	682	657	646	812
電腦器材/汽車	Computer equipment / motor vehicles	192	189	153	134	129
資本開支總額	**Total Capital Expenditure**	**8,149**	**9,510**	**9,721**	**12,725**	**18,352**

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

年份	Year	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
出租單位	Rental Flats										
香港房屋委員會(房委會)[1]	The Hong Kong Housing Authority (HA)[1]	7 192	13 726	19 050	15 389	13 672	11 186	13 114	14 057	9 938	14 264
房屋協會(房協)[2]	Housing Society (HS)[2]	0	872	0	0	0	0	0	0	0	0
合計	Total	7 192	14 598	19 050	15 389	13 672	11 186	13 114	14 057	9 938	14 264
出售單位[3][4]	Sale Flats[3][4]										
房委會[5]	HA[5]	1 200	1 386	1 624	370	1 110	0	0	0	0	0
房協[6]	HS[6]	576	576	0	0	0	0	0	0	0	988
合計	Total	1 776	1 962	1 624	370	1 110	0	0	0	0	988
總計	Grand Total	8 968	16 560	20 674	15 759	14 782	11 186	13 114	14 057	9 938	15 252

註 Notes:

(1) 房委會租住房屋建屋落成量包括公共租住房屋(公屋)、中轉房屋單位的落成量，和那些由居者有其屋計劃(居屋)轉作公屋項目的單位。那些由公屋轉作出售用途的可租可買計劃／重建置業計劃的單位則不包括在內。
Production of HA rental flats includes production of public rental housing (PRH), interim housing flats and flats of projects transferred from the Home Ownership Scheme (HOS) to PRH. Flats under projects built as rental housing but subsequently transferred to the Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) housing are not included.

(2) 房協租住房屋建屋落成量包括租住房屋和長者安居樂計劃的單位落成量。長者安居樂計劃的單位是以長期租約推出，並需申請人繳付一筆租住權費。
Production of HS rental flats includes production of rental flats and the Senior Citizen Residences Scheme (SEN) flats. The SEN flats are offered on a long term lease basis and a lump sum consideration is payable for each SEN flat by the applicant.

(3) 在統計那些於2002年至2004年期間落成，並於2007年起分批發售的居屋／私人參建居屋計劃(私人參建居屋)／住宅發售計劃的單位時，以其首次推售時間作為「落成時間」。
For those HOS / Private Sector Participation Scheme (PSPS) / Flat-For-Sale Scheme (FFSS) flats completed during the 2002 to 2004 and subsequently put up for sale by phase as from 2007, the first time when they were put up for sale was taken as the time of production.

(4) 數字不包括市區重建局於2015/16年度一次性提供的323個資助出售單位。
Figures do not include the 323 subsidised sale flats provided by the Urban Renewal Authority (URA) on a one-off basis in 2015/16.

(5) 房委會的資助出售單位建屋落成量包括居屋、私人參建居屋和可租可買計劃／重建置業計劃的單位落成量。
Production of HA subsidised sale flats includes the production of flats under the HOS, PSPS and BRO / MSS.

(6) 房協資助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資助出售房屋項目的單位落成量。
Production of HS subsidised sale flats includes the production of flats under FFSS, Sandwich Class Housing Scheme (SCHS) and Subsidised Sale Flats Projects (SSFP).

12 建造業意外統計(2015年)
Construction Accidents Statistics (2015)

意外數字	Accidents	2015
總數(全港)	Total number (Hong Kong)	3 723
新建工程(房屋委員會)	New construction works (Housing Authority)	102
維修及保養(房屋委員會)	Repair and Maintenance works (Housing Authority)	5
總數(房屋委員會)	Total number (Housing Authority)	107
房屋委員會佔全港總數百分比	Housing Authority as % total	2.9%
每千名工人(全港)	Number per 1 000 workers (Hong Kong)	39.1
每千名工人 (房屋委員會新建工程)	Number per 1 000 workers (Housing Authority new construction works)	9.2
每千名工人 (房屋委員會維修及保養工程)	Number per 1 000 workers (Housing Authority Repair and Maintenance works)	1.5
死亡數字	**Deaths**	
總數(全港)	Total number (Hong Kong)	19
總數(房屋委員會新建工程)	Total number (Housing Authority new construction works)	2
總數(房屋委員會維修及保養工程)	Total number (Housing Authority Repair and Maintenance works)	0
房屋委員會新建工程佔總數百分比	Housing Authority new construction works as % total	10.5%
房屋委員會維修及保養工程 佔總數百分比	Housing Authority Repair and Maintenance works as % total	0.0%
每千名工人(全港)	Number per 1000 workers (Hong Kong)	0.20
每千名工人(房屋委員會新建工程)	Number per 1000 workers (Housing Authority new construction works)	0.18
每千名工人 (房屋委員會維修及保養工程)	Number per 1000 workers (Housing Authority Repair and Maintenance works)	0.00
建造業工人受聘數字	**Construction Workers Employed**	
總數(全港)	Total number (Hong Kong)	95 103
總數(房屋委員會新建工程)	Total number (Housing Authority new construction works)	11 062
房屋委員會新建工程佔總數百分比	Housing Authority new construction works as % total	11.6%
總數(房屋委員會維修及保養工程)	Total number (Housing Authority Repair and Maintenance works)	3432
房屋委員會維修及保養工程 佔總數百分比	Housing Authority Repair and Maintenance works as % total	3.6%

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）訂立了一套服務承諾。這套服務承諾涵蓋我們與市民大眾及主要服務對象有所接觸的部門運作。我們將因應服務對象的需求而就有關服務承諾作出適時的檢討。

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

	服務承諾 Performance Pledge	服務目標 Performance Target	2015年實際成績* Achievement* in 2015
	公共租住房屋申請者 Public Rental Housing Applicants		
1	我們會在確認收到申請表格後的3個月內，以書面通知申請者是否成功獲公屋登記。 We will within 3 months from the confirmed receipt of their applications notify the applicants in writing as to whether they are successful in public rental housing registration.	90%	99.99%
2	在申請到達詳細資格審查階段時，我們會預先1星期前通知申請者詳細資格審查面晤的時間。 When an application reaches the detailed vetting stage, we will give the applicant 1 week's advance notice of the detailed vetting interview.	99%	100%
3	我們會在30分鐘內接見準時出席詳細資格審查面晤的申請者。 We will conduct the detailed vetting interview within 30 minutes of the appointed time if the applicants arrive on time.	99%	100%
4	申請者在詳細資格審查階段的相關面晤中提供齊備的資料後，我們會進行審查及核實，於2個月內通知申請者是否符合編配資格。 Upon submission of full information by the applicants during the detailed vetting interview at detailed vetting stage, we will conduct checking and verification and advise the applicants on whether they are eligible for allocation within 2 months.	99%	100%
5	在接獲社會福利署體恤安置個案推薦後，我們會於3星期內與申請者面晤核實配屋資格。 We will conduct a vetting interview with the applicant within 3 weeks upon receipt of referral from the Social Welfare Department recommending "compassionate rehousing".	99%	100%
6	房屋署設有網上電子服務及房委會熱線2712 2712供申請者查詢申請進度。我們會更新系統內有關之申請進度資料至上一個工作天完結的情況。 We have set up the e-service on the web and the HA Hotline 2712 2712 enabling applicants to enquire on the progress of their applications. We will update the status of the relevant application progress data in the system as at the end of the preceding working day.	99%	100%
	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%	99.91%
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%	99.92%

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

	服務承諾 Performance Pledge	服務目標 Performance Target	2015年實際成績* Achievement* in 2015
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%	97.27%
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.	100%	100%
	就上述的申請，我們會在18天內給公屋住戶確實答覆。如我們未能在18天內作出確實答覆，會在作出確實答覆限期前及其後每月告知公屋住戶申請進展。 We will provide substantive replies for these applications within 18 days. If we cannot provide a substantive reply within 18 days, we will keep tenants informed of the progress on or before the substantive reply due date and on a monthly basis.	95%	100%
11	屋邨辦事處在收到有關屋邨的護衛和清潔服務的投訴後12小時內處理。 We will attend to complaints about security and cleansing services in the estate within 12 hours of report to the estate office.	95%	99.96%
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%	98.17%
13	如申請人提供的資料齊備，我們在收到申請購買「租者置其屋計劃」屋邨單位的申請書後，會在60天內通知申請結果。 We will notify PRH tenants of the outcome within 60 days upon receipt of their applications for purchase of their flats in Tenants Purchase Scheme (TPS) estate, subject to the availability of required information.	95%	99.94%
14	升降機發生故障時： Maintenance personnel will arrive at the scene for report of lift breakdown:		
	– 如無人被困，維修人員會在接報後45分鐘內到場； within 45 minutes where no trapping of passengers is involved;	95%	99.71%
	– 如有乘客被困，維修人員會在25分鐘內到場； within 25 minutes if trapping of passengers is involved;	95%	99.14%
	– 並於到場後30分鐘內救出被困的乘客。 have them rescued within 30 minutes of arrival.	90%	99.36%

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

	服務承諾 Performance Pledge	服務目標 Performance Target	2015年實際成績* Achievement* in 2015
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;	99%	100%
	– 在辦公時間內，維修人員會在1小時內到場維修； Maintenance personnel will arrive within 1 hour for maintenance during office hours;	99%	100%
	– 在非辦公時間內，維修人員會在2小時內到場維修； Maintenance personnel will arrive within 2 hours for maintenance after office hours;	99%	100%
	– 如住宅大廈停電涉及超過一個住宅單位和/或公用地方，供電會在檢查後8小時內恢復。 Supply will be resumed within 8 hours after inspection for interruption that affects more than one domestic flat and / or the common areas of the domestic block.	95%	100%
16	遇有食水供應突然中斷： For sudden interruption of fresh water supply:		
	– 屋邨管理人員會在屋邨辦事處接報後15分鐘內到場處理； Estate management personnel will arrive at the scene to attend to the sudden interruption of fresh water supply within 15 minutes upon receipt of report to the estate office;	99%	100%
	– 維修人員會在1小時內到場維修； Maintenance personnel will arrive within 1 hour for maintenance;	95%	97.94%
	– 若不涉及地底輸水管的維修，供水會在檢查後9小時內恢復。 Supply will be resumed within 9 hours after inspection where no repairs to underground water mains are required.	95%	100%
17	遇有沖廁水供應突然中斷： For sudden interruption of flush water supply:		
	– 屋邨管理人員會在屋邨辦事處接報後15分鐘內到場處理； Estate management personnel will arrive at the scene to attend to the sudden interruption of flush water supply within 15 minutes upon receipt of report to the estate office;	99%	100%
	– 維修人員會在2小時內到場維修； Maintenance personnel will arrive within 2 hours for maintenance;	95%	100%
	– 若不涉及地底輸水管的維修，供水會在檢查後20小時內恢復。 Supply will be resumed within 20 hours after inspection where no repairs to underground water mains are required.	95%	98.88%

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

	服務承諾 Performance Pledge	服務目標 Performance Target	2015年實際成績* Achievement* in 2015
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%	99.97%
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)	90%	99.06%
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;	95%	100%
	– 我們會在到場後90分鐘內圍封現場有危險的地方； We will cordon off the hazardous zone within 90 minutes of arrival;	95%	100%
	– 如果有倒下的枝條，我們會在到場後4小時內清理； We will arrange clearing of fallen branches, if any, within 4 hours of arrival;	85%	100%
	– 我們會在3天內檢查有關樹木的狀況。 We will conduct an inspection to the condition of the tree in question within 3 days.	85%	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%	98.82%
	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%	98.27%
	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	2015年實際成績* Achievement* in 2015
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.	95%	99.74%
	一般個案： 相當大量建築工程、內部間隔移位、在樓板或牆壁闢設開口，於20天內完成。 Normal case : Considerable amount of building works, relocation of internal partitions, forming of openings in floor or wall. To be completed within 20 days.	90%	100%
	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.)*	90%	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%	100%
	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.	100%	97.94%
	– 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%	98.66%

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

	服務承諾 Performance Pledge	服務目標 Performance Target	2015年實際成績* Achievement* in 2015
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%	97.96%
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%	98.8%
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;	100%	100%
	– 新界新市鎮個案於2小時內； within 2 hours for cases in new towns in New Territories;	100%	100%
	– 其他地區個案於3小時內。 within 3 hours for cases in other areas.	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;	100%	100%
	– 其他地區個案於3小時內。 within 3 hours for cases in other areas.	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%	100%
	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	2015年實際成績* Achievement* in 2015
	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%	100%
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%	99.99%
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%	98.08%
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%

* 2015實際成績由1.1.2015起計算至31.12.2015。
The achievement in 2015 covers the period from 1.1.2015 to 31.12.2015.

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
Hong Kong Housing Authority

截至 As at 31.3.2016

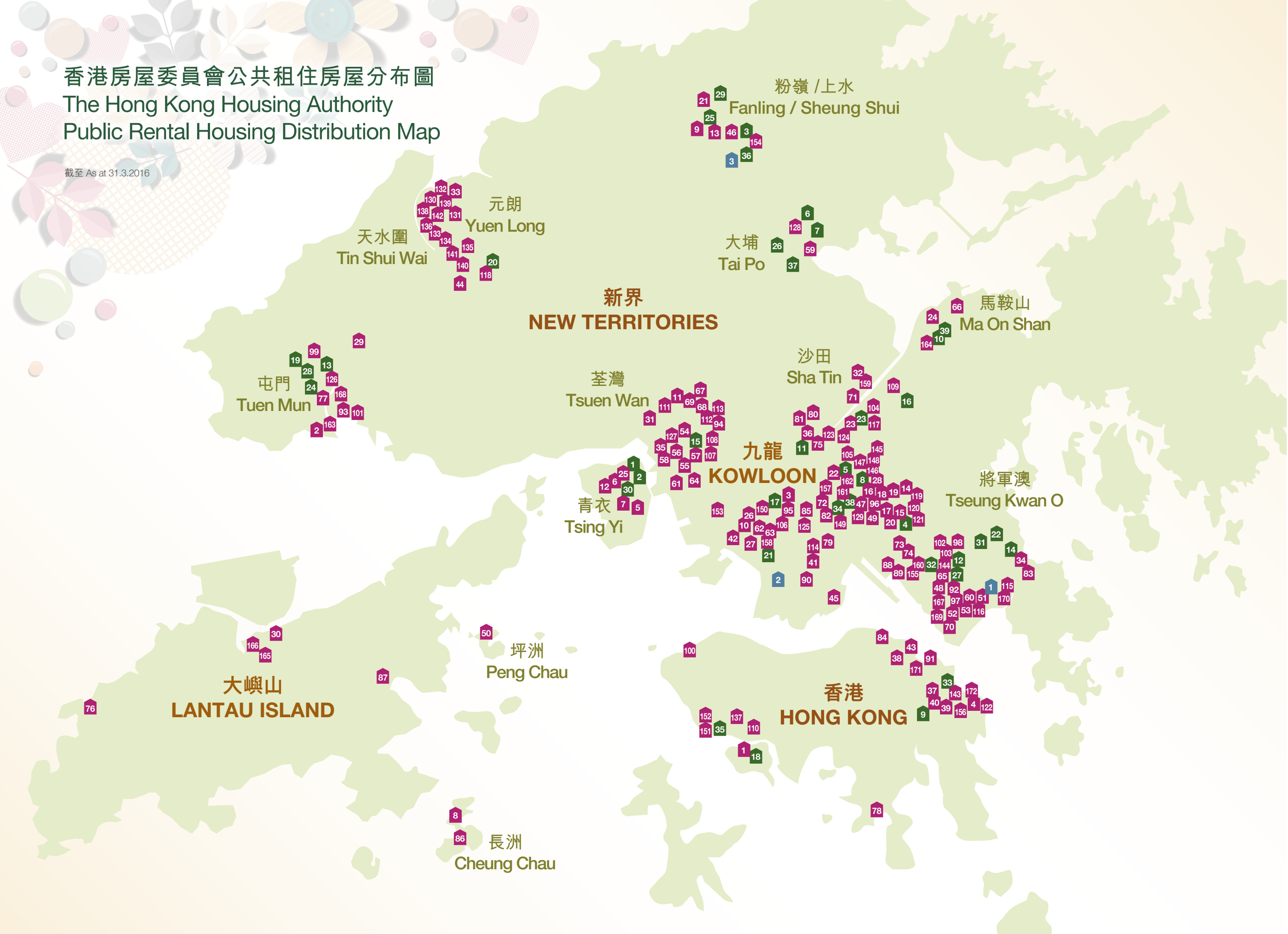
香港房屋委員會公共租住房屋概覽

The Hong Kong Housing Authority Public Rental Housing Portfolio



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 31.3.2016



公共租住屋邨
Public Rental Housing Estates

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

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

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

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**	**750 280**
• 位於公共租住屋邨的公屋單位 PRH Flats in PRH Estates	688 441
• 位於租者置其屋計劃屋邨的公屋單位 PRH Flats in Tenants Purchase Scheme Estates	54 493
• 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**	**737 416**
認可居民人數 **Authorised Population**	**2 057 113**
平均住戶人數 **Average Household Size**	**2.79**
平均每人屋住空間 (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 Courts, Buy or Rent Option and Mortgage Subsidy Scheme Courts with mixed tenure.

截至 As at 31.3.2016



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