

共築幸福
Well · Being

幸福設計指引 Well · Being Design Guide



中華人民共和國香港特別行政區政府
房屋局
Housing Bureau
The Government of the Hong Kong Special Administrative Region
of the People's Republic of China



香港房屋委員會
Hong Kong Housing Authority

團隊調查框架 RESEARCH FRAMEWORK



中華人民共和國香港特別行政區政府
房屋局



聆聽

屋邨居民心聲

LISTEN

ESTATE RESIDENTS'
OPINIONS



問題定義

尋找痛點和機會

DEFINE

PAINTPOINTS &
OPPORTUNITIES



創意動腦

從切入點出發

IDEATE

AREAS OF
INTERVENTION



共同創造

幸福設計建議

CO-CREATE

WELL-BEING
DESIGN IDEAS



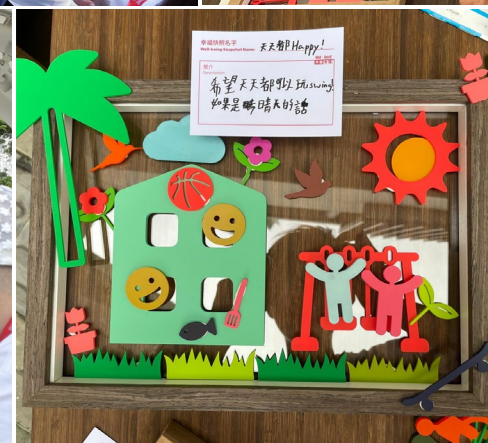
公屋居民意見研究 ESTATE RESIDENTS RESEARCH



中華人民共和國香港特別行政區政府
房屋局



17 區探訪
district visit
26 屋邨
housing estates
3000+ 居民意見
residents input



本地專業研討會

LOCAL PROFESSIONAL & STAKEHOLDERS WORKSHOP



中華人民共和國香港特別行政區政府
房屋局



200+

房屋署代表參與
HOUSING DEPT
REPRESENTATIVES

580+

跨政府部門及專業人士參與
ACROSS DIFFERENT
GOVERNMENT DEPT &
PROFESSIONALS



建築師，園景師，設計師，物業管理，復康治療，社工等專業
ARCHITECTS, LANDSCAPE ARCHITECTS, DESIGNERS, PROPERTY MANAGER,
PHYSICAL THERAPISTS, SOCIAL WORKER ETC.

Well - Being
共築幸福

HOUSING+ 本地和國際專家研討會

HOUSING+ WORKSHOPS WITH LOCAL & INTERNATIONAL EXPERTS

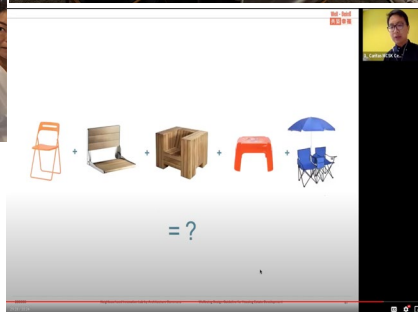


中華人民共和國香港特別行政區政府
房屋局



Habitat
for Humanity

Gehl



1/6
of every dane
lives in social
housing

560,000
dwellings
1,000,000
residents

本地和國際專家分享案例研究和經驗
SHARING OF CASE STUDIES & BEST PRACTICES FROM
LOCAL & INTERNATIONAL EXPERTS

[illegible]

幸福設計指引 WELL-BEING DESIGN GUIDE



中華人民共和國香港特別行政區政府
房屋局



設計改善
Design Improvements

幸福設計指引 WELL-BEING DESIGN GUIDE

8

幸福概念
CONCEPT

50+

策略
STRATEGY

170+

設計建議
DESIGN IDEA

細部建議
DESIGN SUGGESTION

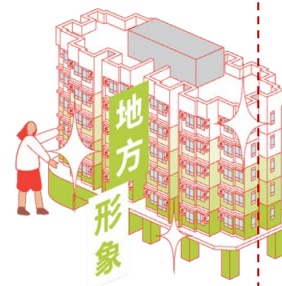
提升屋邨環境質素
INCREASE
QUALITY OF
ESTATE
ENVIRONMENT

提升幸福感
INCREASE
SENSE OF
WELL-BEING

居民意見
Residents Feedback

8 個幸福概念 8 WELL-BEING CONCEPTS

地方形象
Perception &
Image



活力健康
Health &
Vitality

增值上流
Upward
Mobility



綠色生活
Green Living &
Sustainability

城市連結
Urban
Integration



樂齡安居
Age
Friendliness

家社互聯
Family &
Community
Connection



跨代共融
Intergenerational &
Inclusive Living

8 個
幸福
概念

幸福設計指引 WELL-BEING DESIGN GUIDE



中華人民共和國香港特別行政區政府
房屋局



「共築·幸福」概要 WELL-BEING Overview

目標受眾：公眾
Target Audience: Public

Well · Being
共築幸福



幸福設計指引 WELL-BEING Design Guide

目標受眾：專業人士，建築師
Target Audience: Professionals, Architects

認識幸福範例

UNDERSTANDING WELL-BEING DESIGN SAMPLE



「共築·幸福」概要
WELL-BEING Overview

10
Well-
Being
Design
Samples



1

Wellness Corner

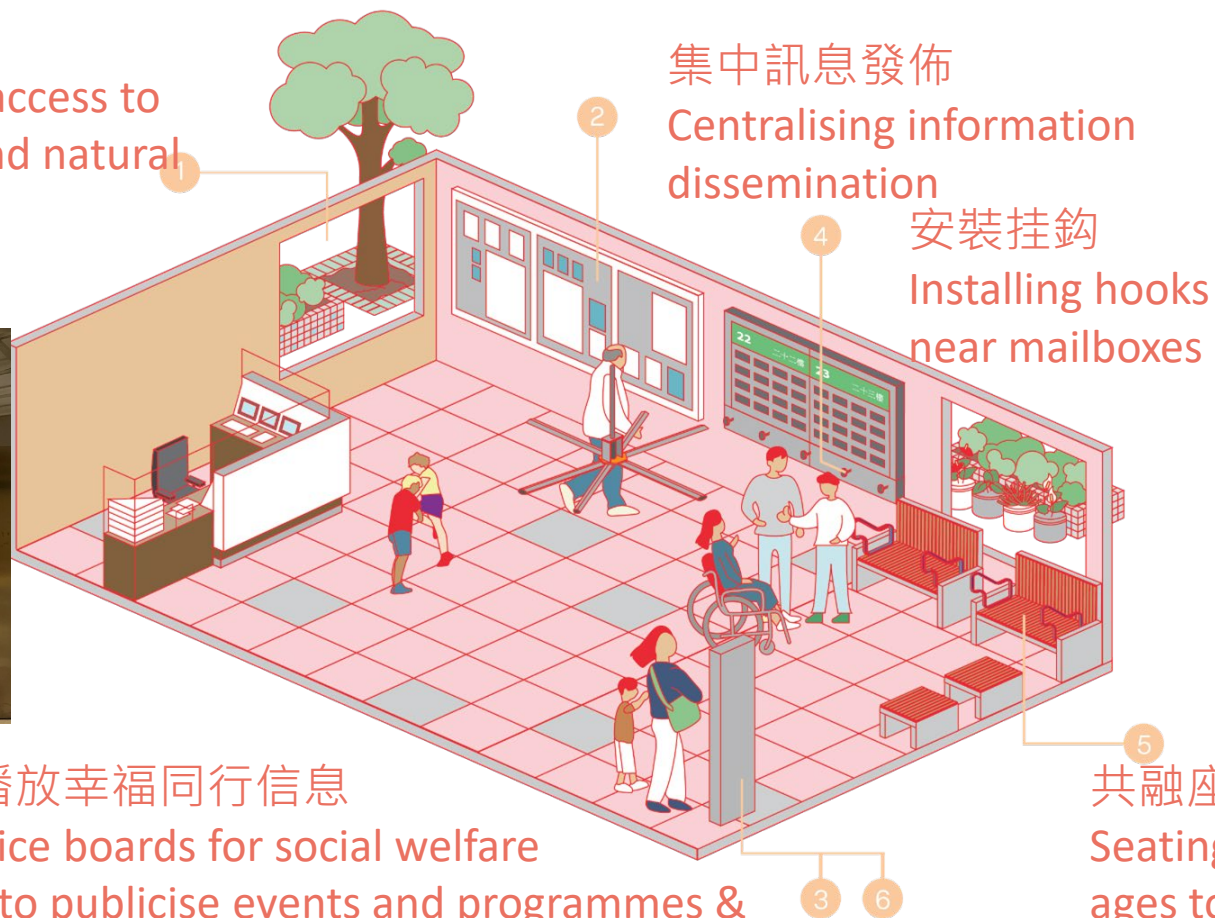
幸福小聚

通過設計小節和增強信息網絡，增強居民間的支持和互相合作，營造和諧社區氛圍。

To strengthen residents' mutual support and cooperation and create a harmonious community atmosphere through thoughtful details in design and an enhanced information circulation network.

窗戶

Windows for visual access to outdoor greenery and natural light



集中訊息發佈

Centralising information dissemination

安裝掛鉤

Installing hooks near mailboxes

電子告示板播放幸福同行信息

Electronic notice boards for social welfare organisations to publicise events and programmes & Well-being tips

共融座椅

Seating designed for all ages to encourage social interaction



2

Communal Space

共享空間

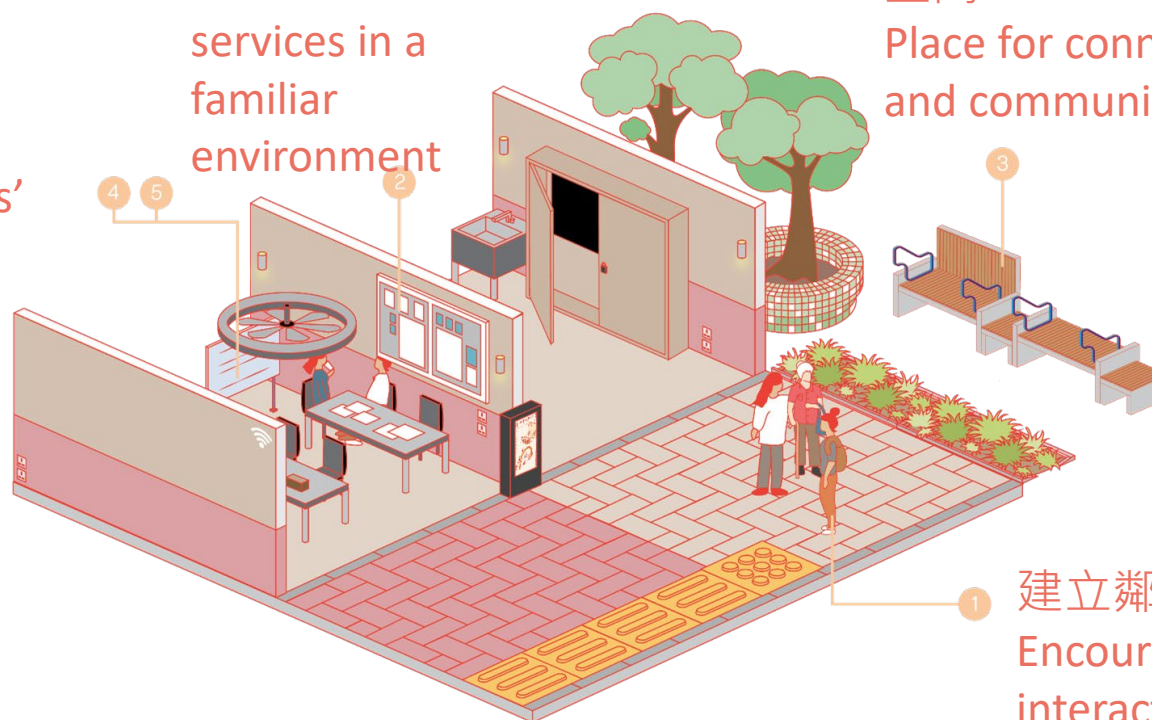
讓不同政府部門和議員辦事處、社福機構在此多功能空間內安排活動，同時讓居民隨時擁有一個連繫和交流的地方。

To enable different government departments, district offices and social welfare organisations to organise activities in this multifunctional space, and to provide residents with a place for connection and communication at any time.

多功能
舉辦屋邨活動
Hosting activities
catering to residents'
needs

環境熟悉度
Receive social
services in a
familiar
environment

社交座椅和小型休憩
空間
Place for connection
and communication



建立鄰里關係
Encourages social
interaction





3

Universal Service Bay

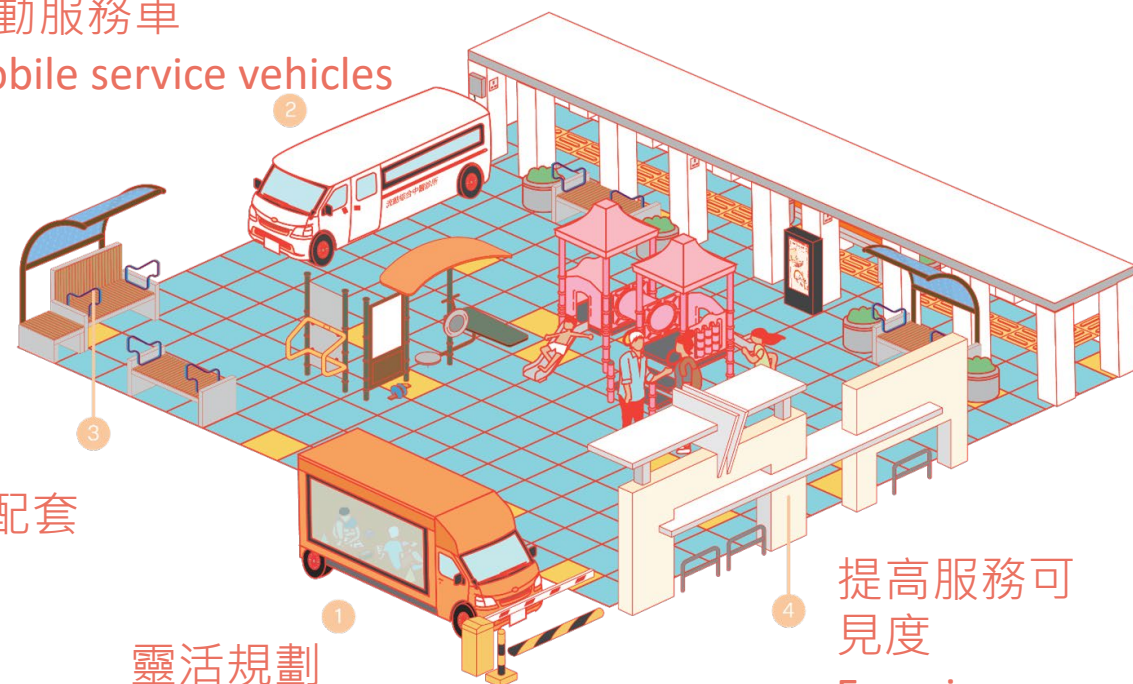
流動服務區



提供便利流動服務的健康和社會服務空間，促進社區發展，支援居民不同服務需求。

To provide a convenient mobile service space for health and social services, foster community development, and support residents' needs for diverse services.

流動服務車 Mobile service vehicles



提供良好設施配套
Providing
supporting
amenities for
service providers

靈活規劃
Flexible
design

提高服務可
見度
Ensuring a
good service
visibility



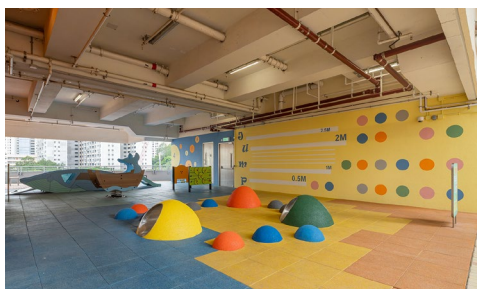
4

Communal Fitness Playscape

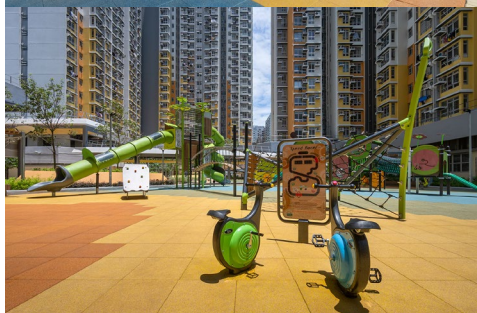
康體共樂空間

適合不同年齡層和能力的運動遊樂場所，鼓勵居民養成健康的生活習慣，多做運動、強身健體、釋放壓力。

To create a recreational space suitable for different age groups and abilities, and that encourages residents to develop healthy lifestyle habits, exercise more, strengthen their bodies, and release stress.

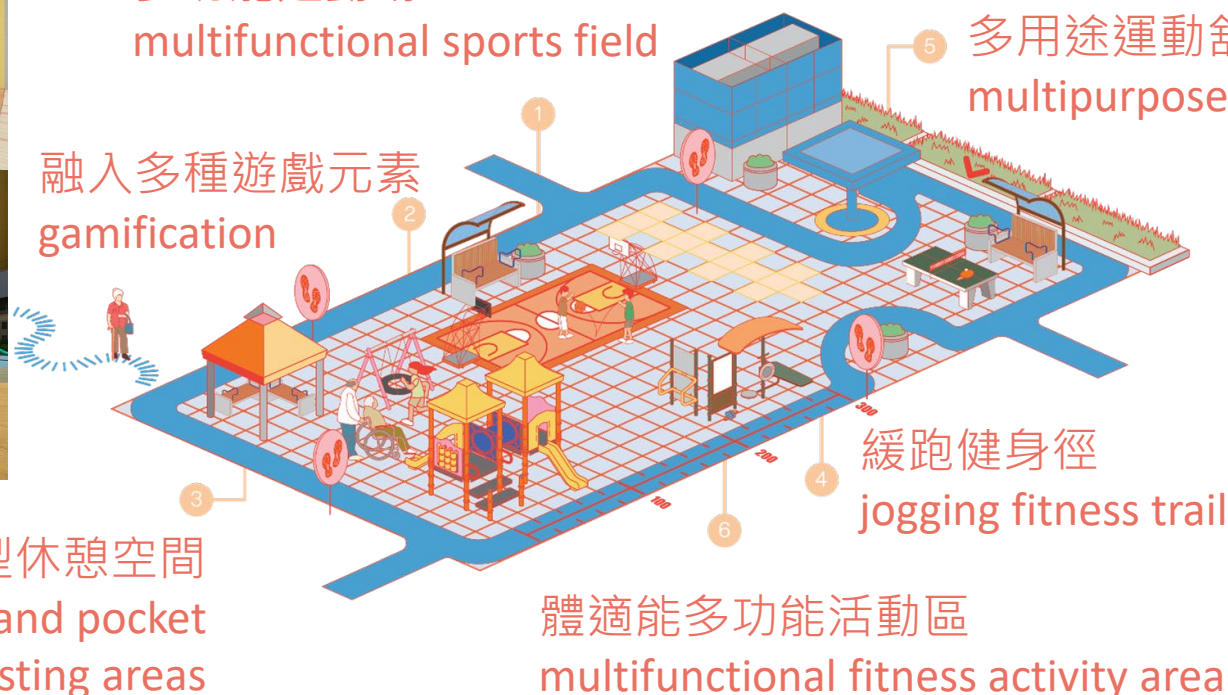


多功能運動場
multifunctional sports field



社交座椅和小型休憩空間
social seating and pocket
resting areas

融入多種遊戲元素
gamification



緩跑健身徑
jogging fitness trail

體適能多功能活動區
multifunctional fitness activity area



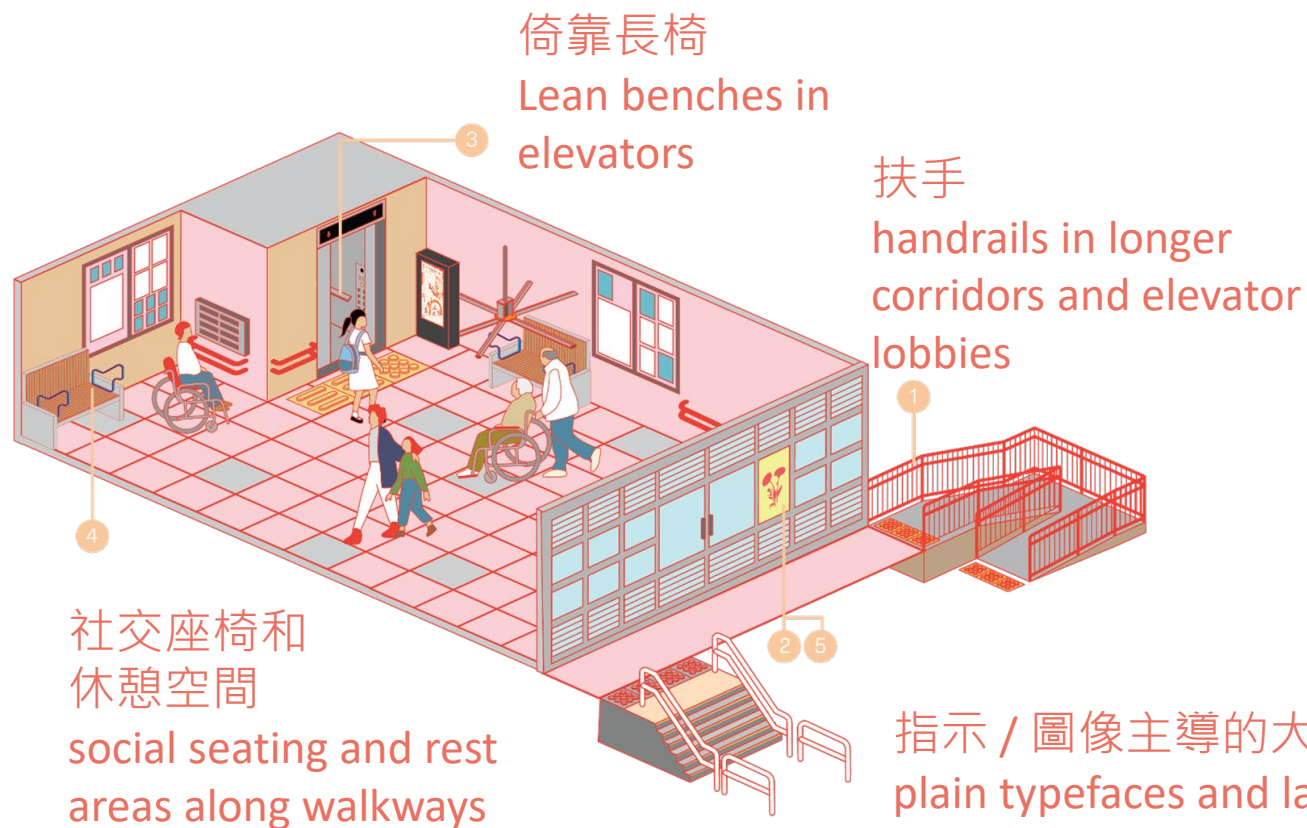
5

Age-Friendly Amenities

樂齡設施

讓長者有自信地踏出家門，增加社交機會，健康安心地生活在屋邨社區。

To help elderly residents step out of their homes with more confidence, increase socialising opportunities, and live healthily and comfortably in the public housing community.



6

Caregiver Friendly Amenities

照顧者友善設施

令照顧者感受到社區的支援，摒除在照顧的過程中的孤獨感。

To help caregivers feel supported by the community and reduce loneliness.



多樣化的座椅
Diverse seating
arrangements

綠化景觀
Green
landscaping

商場設施

Nursing rooms, baby care facilities and family-friendly restrooms in shopping malls

資訊發放

Providing information on social
resources and support



社交座椅 Social
seating



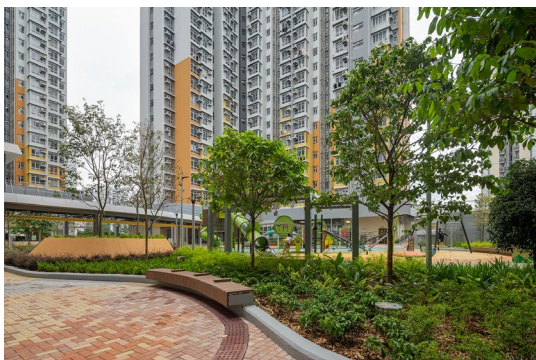
7

Integrate Nature into Daily Life

自然融合

將自然融合生活，綠化有助於居民的心理健康，幫助他們釋放壓力。

To create a green living environment that helps residents release stress and improve mental health.

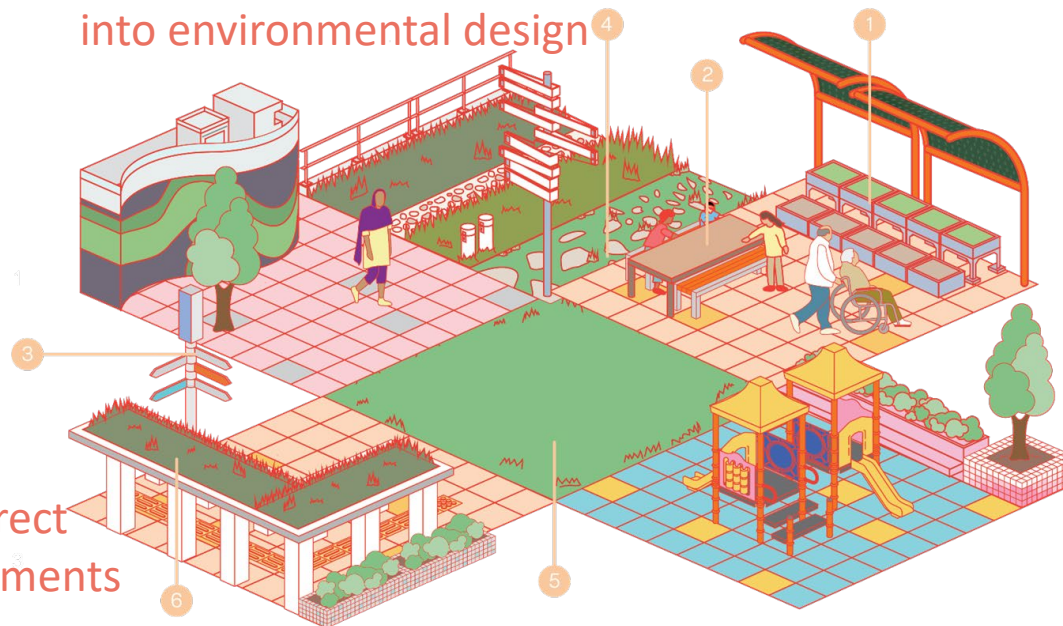


介紹周邊自然環境
的指示牌

Directional signages to direct
people to natural environments

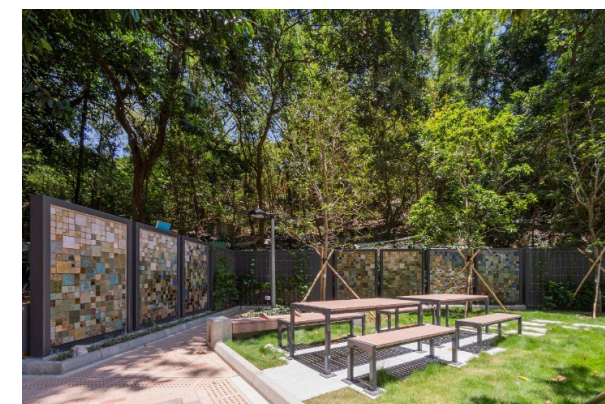
自然元素融入環境設計
Incorporating natural elements
into environmental design

社區園圃
Community garden



氣候韌性設計
Climate-resilient
design

草地綠化
Expanding lawns and greenery to merge into
Communal Fitness Playscape



8

Pedestrian-Centric Experiences

友善出行

完善通道、樓梯、扶手和座椅的規劃，讓居民更安心地走在社區。

To enhance the planning of walkways, staircases, handrails, seating and wayfinding systems to make it more easeful for residents to walk and move around the community.

單車停放設施
Bicycle parking facilities



有蓋和綠化的行人通道

Green, covered walkways connecting to estate entrance



座椅 Seating at 50-metre intervals



導向系統
Clear signages

樓梯 Reducing staircases' riser height and increasing tread depth

9

Enhanced Estate Identity

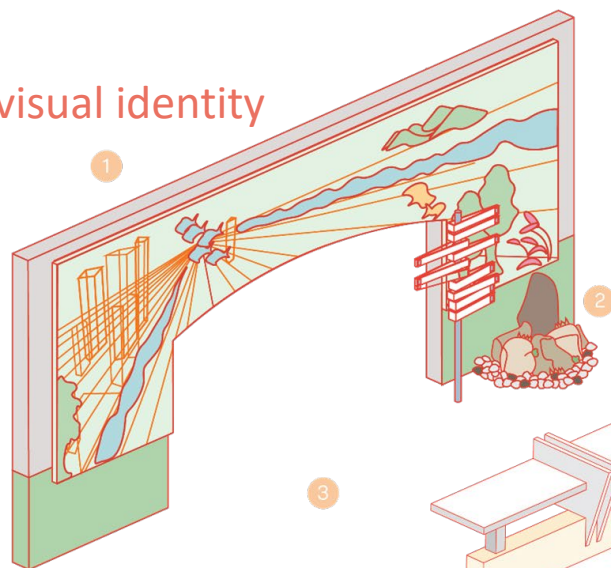
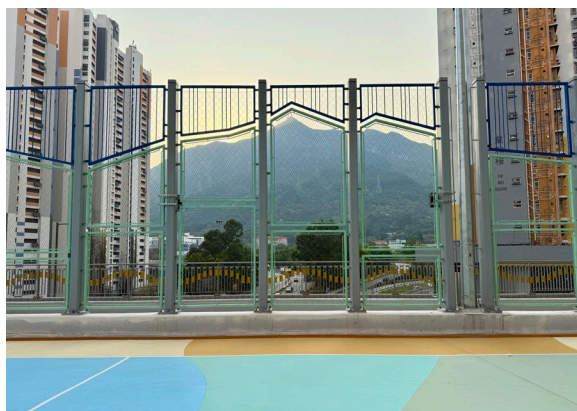
社區形象

鞏固獨特地區屋邨文化特色，增強居民對社區的認同和歸屬感。

To strengthen the unique place-based cultural characteristics of housing estates to enhance residents' sense of community identity and belonging.

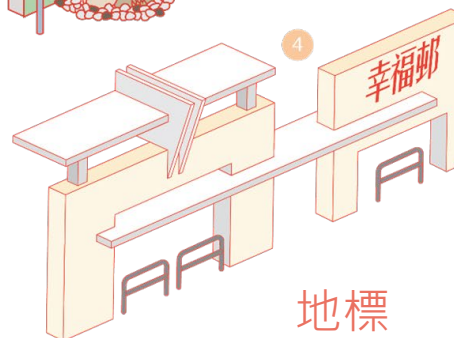
屋邨形象

Enhancing the estate's visual identity



地方特色

Integrating local historical background and cultural characteristics



共享空間及
文化活動舉辦

Creating shared spaces and
hosting cultural events

地標

Setting up signature art installations or
distinctive landscapes as landmarks



10

Community Co-Creation

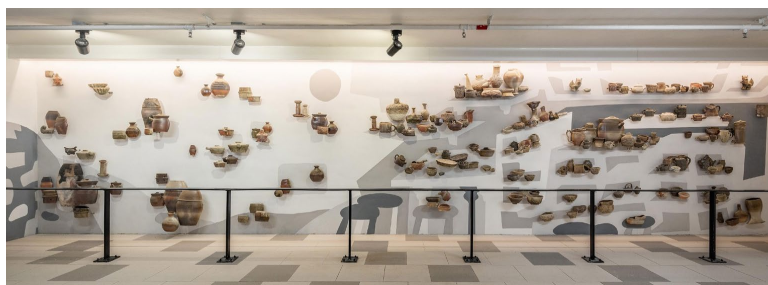
社區共創

透過參與式設計，增強居民對社區的認同和歸屬感。

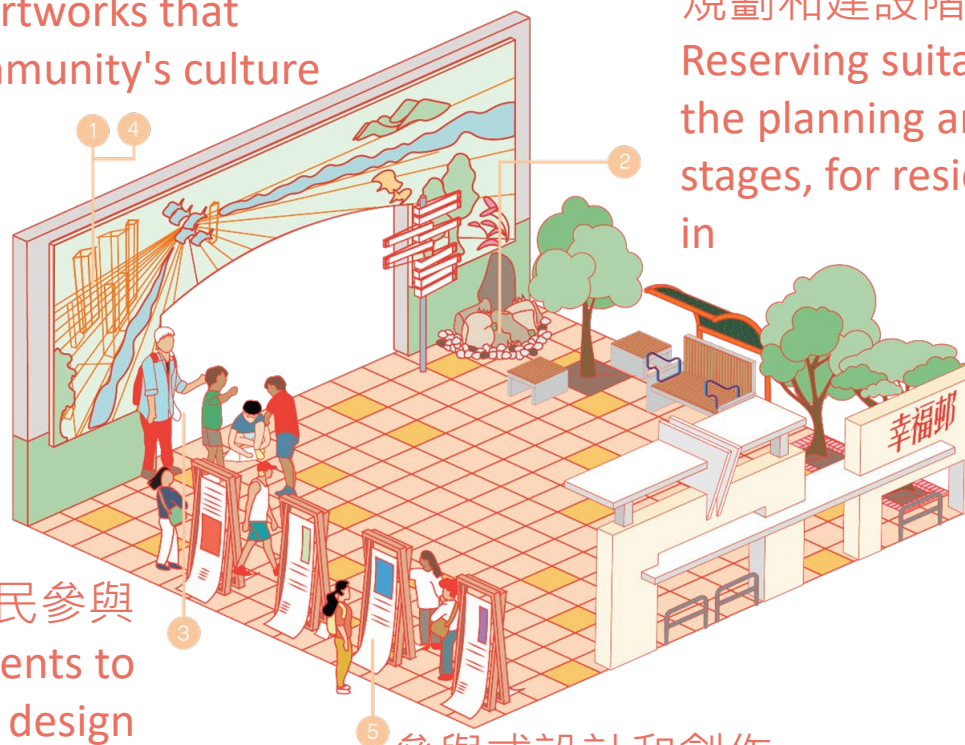
To enhance residents' sense of community identity and belonging through participatory design.



美化屋邨環境 / 社區共創
Create public artworks that
reflect the community's culture
and history



鼓勵居民參與
Encouraging residents to
share opinions on the design
and planning of
neighborhood spaces



規劃和建設階段預留適宜空間
Reserving suitable spaces, during
the planning and construction
stages, for residents to participate
in



參與式設計和創作
Making use of participatory design and co-creation
processes to strengthen connections between residents

People Matters



Their Smiles



Write Our Story





【共築・幸福】幸福公屋之旅 WELL-BEING JOURNEY

2023

2024

2025

2026

2027

幸福設計指引 Well-being Design Guide

已使用幸福設計指引的新建公營房屋

New public housing estates adopting the Well-being Design Guide

制定研究策略，
聆聽居民和各界持份者意見
Develop research
strategies, gather opinions
of residents and cross-
disciplinary shareholders

「共築・幸福
屋邨節」

Estate
Festival

幸福設計指引
Well-Being
Design Guide

顯發邨
Hin Fat Estate

業旺邨 II
Yip Wong
(II) Estate

朗天苑
Long Tin
Court

安楹苑
On Ying
Court

華景街
Wah King
Street
宏照道 I
Wang Chiu
Road I

華樂徑
Wah Lok
Path
宏照道 II
Wang Chiu
Road II

新葵街
San
Kwai
Street

共築
幸福
Well - Beings

幸福設計概念先導項目

Pilot Projects for Well-being Design Concepts

幸福家族・繽紛FUN屋邨計劃

Happy Family • Colourful and Fun Estate Project

每年約10條屋邨進行外牆粉飾及小型屋邨改善工程

About 10 existing public housing estates were selected every year to carry out facade beautification and minor improvement projects.

綠綠家園

HAPPY GREEN FAMILY

每年約20條屋邨進行園景改善工程

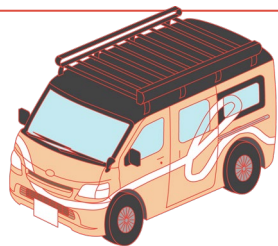
About 20 existing public housing estates were selected every year for landscape improvement works.

幸福先行・預試計劃

Let's Go Well-being • Well-being Design Pretest

定立5條屋邨進行預試：1. 啟業邨 (觀塘區) 2. 富山邨 (黃大仙區) 3. 澤安邨 (深水埗區) 4. 水邊圍邨 (元朗區) 5. 美林邨 (沙田區)

Selected 5 estates to undergo the Well-being Design Pretest.



未來十年 共築・幸福社區 將遍佈全港

In the next ten years, Well-being Public Housing Estates will spread across Hong Kong

古洞北／粉嶺北新發展區
Kwu Tung North/ Fanling North New
Development Area

洪水橋／廈村新發展區
Hung Shui Kiu / Ha Tsuen New
Development Area



東涌新市鎮擴展區
Tung Chung New Town Extension



中華人民共和國香港特別行政區政府
房屋局

En 簡 其他語言 ▾ 字型大小

輸入查詢字串



關於我們 最新消息 新聞公報 政策焦點 立法會事務 摘要 委員會 刊物 服務台 聯絡我們

香港便覽 (房屋)

私人住宅一手市場供應

房屋統計數字2025
(PDF 格式)

公營房屋預測建屋量

公屋綜合候候時間

公營房屋預測建屋量

2025/26年度及2026/27至2030/31年度香港房屋委員會及香港房屋協會的公營房屋預測建屋量^(註1)

香港房屋委員會(房委會)及香港房屋協會(房協)五年期的預測建屋量已延展至2026/27至2030/31年度。該五年期的公營房屋總建屋量預計合共約為169 500個單位，當中包括約110 600個公共租住房屋/綠表置居計劃(公屋/「綠置居」)單位和約58 900個其他資助出售單位。與《長遠房屋策略》2024年周年進度報告比較(即2024年9月的預測)，五年期的總建屋量增加約10 900個單位。

2025/26年度及2026/27至2030/31年度的公營房屋項目資料，[請見附件](#)。

公營房屋的每年建屋量基本取決於政府每年提供作公營房屋發展的土地供應量及個別項目的進度。項目的最終落成日期受各種因素影響，例如地盤限制、惡劣天氣、承建商進度、勞工及物資供應情況、外圍因素以及新建築要求等，因此每年建屋量會因應情況而有所調整。我們會持續監察各項進度，使項目盡快落成。

2025/26年度香港房屋委員會及香港房屋協會的公營房屋預測建屋量

年度 ^(註2)	房委會		房協		總計
	公共租住房屋/ 綠表置居計劃 (註3)	其他資助 出售單位	出租單位 ^(註4)	資助出售單位	
2025/26	15 500	6 200	1 100	700	23 500

數字計至最近的百位整數。由於進位原因，數字相加結果可能不等於所列總數。

區域	負責人員	聯絡電話
九龍市區、西貢及將軍澳、葵青、 荃灣、屯門	戴凱茵女士	2794 5361
	何潤宇先生	2794 5358
港島、離島、沙田、大埔、上水、 粉嶺、天水圍、元朗、馬鞍山	崔敏玲女士 溫兆基先生	2794 5371 2794 5360





中華人民共和國香港特別行政區政府
房屋局

Housing Bureau
The Government of the Hong Kong Special Administrative Region
of the People's Republic of China