

家 水 流 家

75 Stories of
the Hong Kong Housing Society

75 個房協小故事



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75個房協小故事

家園，家·緣。要成就房協75年的建屋信念，為香港人建築理想家園，
沿途固然少不得你、我、他、她、它與房協交織出「家的情緣」，
當中蘊藏著一個個故事，你又知道多少呢？
就讓我們一起細味房協的過去、見證充滿靈活創意的現在，
以及展望共建美好的未來。

75 Stories of the Hong Kong Housing Society

Home is where the heart is. For 75 years, HS has been committed to building quality homes for Hong Kong people, an endeavour that could not have been accomplished without the neighbourly bonds forged together by you, me, and every member of the wider community. Each home bears individual stories — how many of them do you know? This storybook lets us review the past of HS, witness its dynamic and innovative present, and look forward to building a brighter future together.



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讓我們一起創建宜居，推動永續共融。

Together we create homes for sustainable living.



行政長官獻辭

Message from the Chief Executive



獻辭

欣逢香港房屋協會（房協）七十五周年誌慶，謹此致賀。

房協是政府的重要伙伴，自一九四八年成立以來，彼此一直緊密合作，為香港市民提供優質居所。現時，房協正規劃和興建約二十五個項目，預計未來二十年可提供逾 40 000 個房屋單位，其中約 28 000 個將於十年內陸續落成。

房協以非牟利運作形式，充當香港的「房屋實驗室」，試行和推展嶄新計劃，例如為照顧持續老化人口所需而發展的長者住屋項目，便廣受大眾認同。房協亦致力推廣新技術，於轄下兩個房屋項目採用了組裝合成建築法，並擬積極安排更多項目以這方法建造。此外，我樂見房協為北部都會區的發展作出貢獻，積極建造區內三個專用安置屋邨。房協參與的項目定然不止於此，大家可拭目以待。

房協為公眾服務已達七十五年之久，今年以「創建宜居・永續共融」為主題，迎接新里程，實在適合不過。我深信，房協將來會一直以此為宗旨，運用創新意念和技術，建造物有所值的房屋，滿足社會對永續房屋發展的需要。我期望政府與房協繼續同心合力，解決香港的住屋問題，攜手在公營房屋的供應上，提量、提速、提效、提質，讓市民居有所安。

香港特別行政區
行政長官李家超





Message

It gives me great pleasure to congratulate the Hong Kong Housing Society on the occasion of its 75th anniversary.

A close partner of the Government, the Society has been providing quality homes for Hong Kong citizens since its establishment in 1948. Indeed, the Society now has some 25 projects under planning and construction. These will provide more than 40 000 housing units over the next 20 years, about 28 000 of them coming on stream over the next decade.

The not-for-profit organisation is Hong Kong's "housing laboratory", undertaking trials and pursuing innovative initiatives. The Society's development of housing to cater to the needs of our aging population has been well received throughout the community. The Society is also committed to promoting new technology, and has adopted Modular Integrated Construction (MiC) method in two of its housing projects, with plans to extend the use of MiC whenever feasible. I am also pleased to note that the Society is contributing to housing construction in the Northern Metropolis, with three dedicated rehousing estate projects underway. More, I am sure, will follow.

"Creating Homes for Sustainable Living" is the apt theme of the Society's 75th anniversary. I am confident it will do so long past this public service milestone, meeting the sustainable housing needs of the Hong Kong community with innovation and



value for money. I look forward to continuing our collaboration with the Society in the coming year, and the years to come. Working together, we will overcome our housing challenges, enhancing the quantity, speed, efficiency and quality of public housing throughout Hong Kong.



(John KC LEE)
Chief Executive
Hong Kong Special Administrative Region

財政司司長獻辭

Message from the Financial Secretary



香港房屋協會七十五周年誌慶

安
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財政司司長陳茂波



財政司副司長獻辭

Message from the Deputy Financial Secretary



中華人民共和國
香港特別行政區政府
財政司 副司長辦公室



Deputy Financial Secretary's Office
Government of the Hong Kong
Special Administrative Region
of the People's Republic of China

香港房屋協會七十五周年誌慶 財政司副司長賀辭

香港房屋協會成立七十五載，在香港的發展進程中留下深刻的足印。房協一直全力支持政府落實房屋政策，是政府的重要伙伴。

除了提供傳統的公營房屋外，房協不斷推出具前瞻性的房屋措施，例如夾心階層住屋計劃和「長者安居樂」住屋計劃，以滿足社會各階層的房屋需求。房協推動的屋邨重建和市區活化項目，不僅改變了香港的城市面貌，也改善了市民的居住環境。近年，房協亦為受政府清拆行動影響的人士興建專用安置屋邨，藉此協助政府釋放新發展區和寮屋區的發展潛力。

際此七十五周年之慶，衷心祝願房協宏猷續展，再創佳績。

香港特別行政區政府
財政司副司長黃偉綸



中華人民共和國
香港特別行政區政府
財政司 副司長辦公室



Deputy Financial Secretary's Office
Government of the Hong Kong
Special Administrative Region
of the People's Republic of China

**Congratulatory Message from the Deputy Financial Secretary
for the 75th Anniversary of the Hong Kong Housing Society**

Over the past 75 years since its establishment, the Hong Kong Housing Society has made an indelible mark on Hong Kong's progress and development. As an important partner of the Government, the Housing Society has consistently rendered us all-round support in our implementation of housing policies.

On top of offering conventional public housing, the Housing Society has launched various forward-looking initiatives, such as the Sandwich Class Housing Scheme and Senior Citizen Residences Scheme, to address the housing needs of different strata of society. Its estate redevelopment and urban revitalisation projects have transformed the cityscape and enhanced the living environment of Hong Kong people. In recent years, the Housing Society has also helped the Government unlock the development potential of the New Development Areas and squatter areas by constructing dedicated rehousing estates for those affected by the Government's clearance exercises.

May I convey my heartfelt congratulations to the Housing Society on its 75th Anniversary and wish it continued success in the days to come.

(Michael WONG)
Deputy Financial Secretary
Hong Kong Special Administrative Region Government

發展局局長獻辭

Message from the Secretary for Development



香港特別行政區政府

發展局局長



SECRETARY FOR DEVELOPMENT

Government of the Hong Kong Special
Administrative Region

香港房屋協會七十五週年誌慶

發展局局長賀辭

香港房屋協會是政府土地房屋發展工作中的重要合作夥伴。一直以來，房協的房屋服務不斷精益求精，備受社會肯定。近年，為配合政府加大力度增加土地供應，房協更協助政府興建專用安置屋邨，為受發展影響的合資格寮屋住戶及其他租戶提供免經濟審查安置，大大提高住戶的安置機會，並讓他們有適切的生活空間。此外，房協亦勇於創新，積極推廣和採用「組裝合成」建築法等高效建築以提高生產力、質量、可持續性和安全性，為社區創造優質家園，為香港創造可持續發展的未來。

欣逢這七十五週年誌慶，我衷心感謝房協的貢獻。祝願房協的業務穩步發展，並期盼繼續與房協並肩同行，為香港的發展努力。

香港特別行政區政府
發展局局長甯漢豪

甯漢豪

香港特別行政區政府
發展局局長



SECRETARY FOR DEVELOPMENT
Government of the Hong Kong Special
Administrative Region

**Congratulatory Message from the Secretary for Development
for the 75th Anniversary of the Hong Kong Housing Society**

The Hong Kong Housing Society is a treasured partner of the Government in land and housing development. The Housing Society strives for excellence in providing housing services. Its contributions have been well recognized by our community all these years. In support of the Government's stepped up efforts for increasing land supply in recent years, the Housing Society has rendered valuable assistance by constructing dedicated rehousing estates to provide non-means-tested rehousing for eligible squatter households and other tenants affected by development projects. This has significantly improved the rehousing prospect of the households, and provided them with decent living space. The Housing Society has also been a pioneer on the innovation front, and has been actively promoting and adopting high productivity construction method such as Modular Integration Construction (MiC) to improve productivity, quality, sustainability and safety in creating quality homes for the community and a sustainable future for Hong Kong.

On this special occasion, I would like to express my heartfelt gratitude to the Housing Society for its contributions. I wish the Housing Society every success in its future endeavours. The Development Bureau will continue to work in close partnership with the Housing Society for the betterment of Hong Kong.

(Bernadette Linn)

Secretary for Development
Hong Kong Special Administrative Region

房屋局局長獻辭

Message from the Secretary for Housing



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香港房屋協會75周年慶祝酒會 賀辭

香港房屋協會為解決香港住屋問題而生，成立至今已走過75個年頭。房協亦是政府在房屋政策上的密切夥伴，因應著市民不停轉變的住屋需要，適時推出各項房屋計劃及先導項目，貢獻良多，成績有目共睹。

同樣地，房屋局將於未來四年積極透過興建「簡約公屋」、大幅增加公屋供應、推出「公屋提前上樓計劃」等措施，為基層市民更快、更好地締造更多安樂窩。一如既往，希望房屋局能夠與房協繼續緊密合作，共同發揮創新思維，為市民「築可能、構未來」，讓每個家庭都能夠安居樂業，共享幸福。

適逢房協成立七十五周年，我謹衷心致賀，並祝房協繼往開來，惠澤社群。

A handwritten signature in Chinese characters, likely Dr. Ho Wing-yan's, enclosed in a rectangular border.

何永賢女士
房屋局局長

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Congratulatory Message for Hong Kong Housing Society 75th Anniversary Cocktail Reception

Since its establishment 75 years ago, the Hong Kong Housing Society has worked alongside with the Government in launching various housing schemes and pioneer projects for needy families in a changing society.

In like manner, the Housing Bureau will, in the next four years, increase the supply of homes through building “Light Public Housing”, implementing the “Public Rental Housing Advance Allocation Scheme” and other effective measures to meet the housing needs of grass-roots families. We will continue to work closely with the Society to create a happy and healthy environment for the community.

On this 75th Anniversary, may I offer my sincere and warm congratulations.

Ms. HO Wing-yin, Winnie
Secretary for Housing

民政及青年事務局局長獻辭

Message from the Secretary for Home and Youth Affairs



香港房屋協會成立七十五周年

民政及青年事務局局長獻辭

過去七十五年，香港房屋協會一直是政府的重要伙伴，
積極為市民建造合適房屋和提供相關服務。

房協堪稱本港的「房屋實驗室」，勇於創新，與時並進，
因應社會變遷推出嶄新的房屋計劃。自二零二零年起，房協
更舉辦「創科樂『者』中」樂齡科技設計比賽，讓青年實踐
創意，應用新科技於長者友善產品，提升生活質素。我相信
房協定會善用本身的豐富經驗，繼續致力提升香港的居住環
境。

衷心祝賀房協成立七十五周年，並祝願房協業務昌榮，
續創佳績。



民政及青年事務局局長麥美娟

Hong Kong Housing Society 75th Anniversary Message by Secretary for Home and Youth Affairs

Over the past 75 years, the Hong Kong Housing Society has been an important partner of the Government, actively providing suitable housing and related services for the community.

Playing a unique role as the city's "housing laboratory", the Society takes an innovative approach in launching various new housing schemes and is committed to keeping its services up to date with social changes. The HKHS Gerontech Competition organised since 2020 has provided invaluable opportunities for the younger generation to transform their creative ideas into elderly-friendly products with the application of new technology, enhancing the quality of life of the elderly. I am sure that the Society will capitalise on its rich experience and continue to promote better living environment in Hong Kong.

May I extend my sincere congratulations to the Society on its 75th Anniversary and best wishes for its endeavours to scale new heights in the years to come.



(Miss Alice Mak)
Secretary for Home and Youth Affairs

前任房協主席獻辭

Messages from Past Chairmen of HKHS



戴鎮濤先生
前任主席(1988–1991)

Mr Terence Tai Chun-to
Past Chairman (1988–1991)

75年前，房協回應時代的召喚而誕生，以協助市民改善居住環境為己任，一切都是始於服務香港的熱心，建設更好未來的祈盼。大半世紀過去，房協一直因時制宜，配合社會及經濟需要，推出不同的住屋計劃。置業安居是廣大市民的夢想，在我擔任主席的80年代末至90年代初期間，房協陸續開展資助出售房屋，以優惠價格將單位售予轄下的出租屋邨居民，其中於1989年便迎來第一個住宅發售計劃項目祈德尊新邨的落成。時至今日，我樂見房協繼續致力規劃和興建更多資助出售房屋，讓更多家庭擁有自己的安樂窩，更為長者興建合宜的房屋，並朝著跨代共融的目標發展新計劃。我深信房協會繼續以其前瞻性的發展方針，為市民創建優質居所。

75 years ago, the Housing Society (HS) was born to respond to mission call. Dedicated to improving the people's living environment, its establishment is the result of a passion to serve and an aspiration for a better future. For over half a century, HS has been adapting to the changes of the times, introducing various housing schemes to cope with societal and economic demands. The general public shares the aspiration of home ownership. During my term of office in the late 1980s and the early 1990s, HS successively introduced subsidised sale flats projects, offering homes to rental estate residents at a discount rate. These included the completion of the first Flat-for-Sale Scheme project, Clague Garden Estate, in 1989. Today, I am pleased to see that HS is continuing to plan and build subsidised sale housing so that more families can own a home, while creating housing projects suitable for the elderly and embarking on new plans toward intergenerational solidarity. I am confident the HS will continue its visionary leadership to create quality homes for the community.



鍾瑞明博士 GBS,JP
前任主席(1997-2003)
Dr Chung Shui-ming, GBS,JP
Past Chairman (1997-2003)

我和房協管理層當年因應社會需求，為協助夾心階層達成置業願望做了大量工作。1998年香港經歷亞洲金融風暴之際，不少夾心階層住屋計劃的置業者頓時面對負資產的問題，我們為免業主們要撻訂，首次自資推出貸款計劃，令業主、房協及物業市場達致三方共贏，這印證了房協作為非政府機構的靈活應變及勇於創新的精神。房協一直因應社會不同時代及需要推出多類型計劃及項目，並配合政府的房屋政策。在我就任期間，房協更推出了具前瞻概念的「長者安居樂」計劃，首個項目樂頤居亦順利落成，協助長者居家安老，令我感到非常安慰和滿足。房協是一個無可替代的「房屋實驗室」，我期望房協在未來為市民提供更多資助房屋，亦不妨探索在大灣區為香港人發展合適房屋的可能性。我在此祝願房協百尺竿頭，更進一步！

In response to the needs of the community, the senior management of HS and I did a lot of work to help the Sandwich Class realise their aspirations of home ownership. At the time when Hong Kong was hard hit by the Asian financial crisis in 1998, many homeowners of the Sandwich Class Housing Scheme suffered from negative equity. In order to help these owners who may have to forfeit their deposits, we launched our first self-financed loan scheme, creating a triple-win situation among the owners, HS and the property market. This is a testimony to the flexible, innovative nature of HS as a non-government organisation. All along, HS has launched diverse projects and schemes to cope with different needs of the society across changing times, and to act in concert with the Government's housing policies. During my time as the HS Chairman, the introduction of the pioneering Senior Citizen Residences Scheme and the successful completion of its first project Jolly Place for the elderly to age in place brought me greatest pleasure and satisfaction, I look forward to HS's future efforts in building more subsidised homes for the public, while it might as well explore the feasibility of developing suitable homes for Hong Kong people in the Greater Bay Area. I wish HS, an irreplaceable "housing laboratory", continued success in the important endeavours that lie ahead!



前任房協主席獻辭

Messages from Past Chairmen of HKHS



李頌熹先生 BBS,JP

前任主席 (2003–2006)

Mr David C Lee Tsung-hei, BBS,JP

Past Chairman (2003–2006)

擔任房協主席期間，我和同事們的座右銘是「用最少資源做出最大效果」，每項工作都希望惠及更多人。本著這個信念，房協推出嶄新的樓宇管理維修綜合計劃，幫助數十萬個舊樓業主改善其大廈管理及維修，協助解決因樓宇失修而造成的社會問題。我任內亦很高興見證著第二個「長者安居樂」項目彩頤居的落成，為居家安老作了很好的示範。房協用心洞悉社會需要和尋找解決方案，就是這個優良企業文化，讓房協走過豐盛的75年。面對未來挑戰，希望房協上下繼續不忘初心，勇擔使命，勇於創新，以社會需求為導向，以創新為動力，繼往開來。未來房協應抱有新思維和新方向，並要走出去，向香港以外地區包括內地及一帶一路國家分享我們寶貴的經驗。我祝願房協鯤鵬展翅、一飛沖天、再創偉業、再譜新篇，創造一個更加輝煌的新世紀！

During my time as the Chairman of HS, my colleagues and I shared the motto of "maximising business outcomes with minimal resources", in the hope of benefiting as many people as we could. Staying true to this belief, HS launched a pioneering Building Management and Maintenance Scheme, helping tens of thousands of homeowners improve the management and maintenance of their old buildings, thus resolving social problems resulted from buildings in disrepair. When I was in office, I was pleased to witness the completion of Cheerful Court, the second project under the Senior Citizen Residences Scheme, a gleaming example of "ageing-in-place" done right. HS has remained faithful to its outstanding corporate culture, dedicating itself to identify societal needs and devise proper solutions, which contributed to its 75 eventful years. In the face of future challenges, I hope that HS will continue to uphold its mission and values, to serve the needs of the community and to innovate for the better. Going forward, HS should embrace new ideas and new directions, and even go beyond Hong Kong to share our valuable experience in other regions including the Mainland and countries of the Belt and Road Initiative. Wishing that HS will continue to reach new heights and usher in a new era of housing excellence!



楊家聲先生 GBS,MBE,JP
前任主席 (2006–2012)

Mr Yeung Ka-sing, GBS, MBE, JP
Past Chairman (2006–2012)

房協從不墨守成規，其成功之道在於夠靈活和懂得善用資源。創新一定有風險，但如果不肯冒險就不會有進步，而房協在創新方面敢於在風險可控的情況下作先行者，亦是其能夠屹立75年原因之一。任內，我喜見房協成功跟政府達成協議，重建出租屋邨明華大廈，因而能夠增加住屋供應，回應市民所需，並加入長者房屋，配合人口老化帶來的需求。事實上，任何階層的長者都希望居家安老，當年我們成功爭取善用丹拿山一幅閒置土地，透過改變土地用途，以自負盈虧方式興建非資助優質長者房屋雋悅，是全港首創。而我任內房協另一項重大決定是購入英皇道1063號的商業大廈，以配合房協業務發展之需，讓同事有合適的工作環境，亦為房協帶來穩定的租金收入。在75周年之際，我祝願房協於未來繼續邁步前行，將寶貴經驗代代相傳，造福更多香港人！

HS is never a stick-in-a-mud. On the contrary, HS lives with agility and flexibility and makes good use of resources that all put it on the road to success. The pursuit of innovation is inherently risky, yet it offers us chances to grow. As a pioneer, HS's courage to innovate under controllable risks is pivotal to its continuous success over the past 75 years. During my tenure, I was glad to see HS reaching an agreement with the Government on the redevelopment of the rental estate Ming Wah Dai Ha, which increased housing supply to meet the needs of the public and introduced elderly housing for the ageing population. In fact, elderly of all socio-economic status share a desire to age in place. At the time, we made a successful attempt to change the land use of an idle lot at Tanner Hill and built Hong Kong's first non-subsidised quality elderly housing The Tanner Hill under a self-financing model. Another notable decision during my term was the purchase of the commercial property at 1063 King's Road in response to HS's business development needs, providing a suitable working environment for our staff while bringing steady rental income for HS. On this occasion to celebrate the 75th anniversary, I wish that HS will continue to thrive, pass on its valuable experiences to future generations and benefit more Hong Kong people in the years to come.



前任房協主席獻辭

Messages from Past Chairmen of HKHS



鄒滿海先生 GBS,SBS
前任主席 (2012–2018)

Mr Marco Wu Moon-hoi, GBS, SBS
Past Chairman (2012–2018)

建屋惠民是房協一直恪守的宗旨。時光飛逝，但市民的住屋和置業需求在不同年代都存在。任內數年，令我最難忘的是房協重新推出資助出售房屋項目，當中包括廣受大家歡迎的綠悠雅苑，讓合資格市民能以可負擔的售價，擁有自己的居所，達至安居樂業，增加對社會的歸屬感。房協勇於創新的精神更體現在2018年推出的過渡性房屋計劃，首個項目利用漁光村重建計劃騰出的短暫空置單位，協助正在輪候編配公屋的家庭改善居住環境，再一次證明房協樂於探索新嘗試，用心造福市民。另外，於2015年落成的雋悅，至今仍然非常受歡迎，成為備受推崇的長者房屋項目，而房協在社區推廣居家安老的措施，亦使不少長者家庭受惠。我期望房協在未來的日子繼續不斷創新、不斷進步，繼續為合資格的家庭提供優質的居所和服務。

HS has always been committed to its mission to build quality homes for the community. Times may have changed, but the housing needs of the general public remain strong as ever. During my time in office, the most unforgettable event was the relaunch of subsidised sale projects, including the tremendously well-received Greenview Villa, which enabled eligible members of the public to afford a secure home and thus instilling in them a sense of belonging to society. HS's innovative spirit was exemplified in its transitional housing scheme launched in 2018. Vacant domestic flats before redevelopment in Yue Kwong Chuen were made available as the first project, to help families queuing for public rental housing improve their living conditions promptly. This once again testifies HS's relentless efforts in making new attempts to benefit the public. The Tanner Hill is yet another great example. Completed in 2015, it has remained a popular and acclaimed elderly housing project of HS. At the same time, HS's initiatives in promoting the "ageing-in-place" concept in the community has also benefited a lot of elderly families. Looking ahead, I hope that HS will ceaselessly innovate and advance, to provide quality housing and services for the eligible households.

前任執行總幹事/行政總裁兼執行總幹事獻辭

Messages from Past Executive Director/Chief Executive Officer and Executive Director of HKHS



蘇慶和先生 SBS,JP
前任執行總幹事 (1990–2002)
Mr Victor So Hing-woh, SBS,JP
Past Executive Director
(1990–2002)

轉瞬間房協已服務香港75年，我與房協的連繫亦超過35年，始於1987年擔任房協委員，後來成為執行總幹事。一直以來，房協擔當著「房屋實驗室」的角色，先行先試提供嶄新的計劃，照顧市民的住屋需要。就如90年代初期，不少中產人士期望擁有自己的居所，卻未能負擔在私人市場置業，房協為協助市民實踐置業夢，推出夾心階層住屋計劃；後來我們又因應人口老化開創「長者安居樂」住屋計劃，推動居家安老，目標都是致力為市民大眾提供合時宜的優質居所。有緣在房協服務令我感到榮幸，我衷心祝賀房協成立75周年，業務再創高峰，並祝願房協同寅工作順利，繼續堅守使命為香港建設更好明天。

In the blink of an eye, the Housing Society (HS) has been serving Hong Kong for 75 years. Meanwhile, I joined HS more than 35 years ago, starting as a HS Member back in 1987, then assuming the role as the Executive Director. Acting as a "housing laboratory" at all times, HS has been experimenting with novel projects to cater to the housing needs of the people. Back in the early 1990s, the middle class aspired to own their own flats, however, were unable to afford those in the private market. HS thus rolled out the Sandwich Class Housing Scheme. Later the Senior Citizen Residences Scheme was launched in response to the ageing population, advocating the concept of "ageing-in-place". All these initiatives carried the same objective — providing quality homes attuned to the needs of the public. I feel privileged to have served in HS, and would love to extend my heartfelt congratulations to HS upon its 75th anniversary and new heights achieved. Wishing the best to all HS colleagues, who will continue upholding their missions to build a better future for Hong Kong.

獻辭

Messages



前任執行總幹事/行政總裁兼執行總幹事獻辭

Messages from Past Executive Director/Chief Executive Officer and Executive Director of HKHS



王麗珍小姐 BBS

前任行政總裁兼執行總幹事
(2002–2009)

Miss Wong Lai-chun, BBS

Past Chief Executive Officer and
Executive Director (2002–2009)

香港房屋協會成立於1948年，今年慶祝成立75周年，可喜可賀。我在房協工作了42年，由最前線的房屋助理至退休時成為行政總裁，見證着房協不同時代的發展，有充滿成功的日子，也有驚濤駭浪的年頭。

房協起初是一間簡單的非牟利機構，為香港基層家庭提供具備良好居住環境的住屋，如今已發展成一間頗具規模的社會企業，為有不同住屋需要的市民提供多元化的安樂窩，更獲得「房屋實驗室」的美譽，我為房協的成就感恩。80年代後期，房協明確制定出目標、宗旨和信念，使整個機構上下同心，朝著同一目標和策略，與時並進及持續優化更令房協順利穩固地向前邁進。

我祝願房協繼續秉持一貫實事求是和居安思危的精神，與各方持份者和工作夥伴攜手，建立一個美好的香港。

My heartiest congratulations to HS, which was founded in 1948, on its 75th anniversary. Having served in the organisation for 42 years, I embarked on my journey as a housing assistant in the frontline and became the Chief Executive Officer prior to retirement, witnessing the journey of HS's development across different times filled with successes and challenges.

Right from the start, HS was a simple non-profit organisation providing housing with quality living environment for low-income families in Hong Kong. Today, it has evolved into a well-established social enterprise, earning the reputation as a "housing laboratory", for its diverse housing solutions that meet the various needs of the public. It is gratifying to see HS's many achievements over the years. In the late 1980s, HS clearly set out its vision, mission and values, knitting all staff together to excel with the times for a robust development in future.

I hope HS will continue to pursue pragmatism and stay vigilant, and join hands with its various stakeholders and working partners to build a better Hong Kong.



黃傑龍先生
前任行政總裁兼執行總幹事
(2009–2020)

Mr Wong Kit-loong
Past Chief Executive Officer and
Executive Director (2009–2020)

在房協工作超過25個年頭，期間房協員工由500多人增長至逾1,300人，淨資產值也升了近六倍，達至400多億港元。我有幸參與不少獨特的項目及計劃，包括房協在政府支持下自資協助舊樓業主的樓宇管理維修綜合計劃；2010年收購英皇道1063號商廈，為房協未來業務增長所需的辦公空間作好準備；還有與政府合作的專用安置屋邨，及制訂舊邨重建的長遠模式和時間表等，見證著一個又一個家庭受惠，令我的工作生涯充滿絢麗色彩。房協一直將「以人為本」的理念貫徹於各項工作，房協同事對服務社會的熱心，以及眾志成城的團隊精神，是難得的機構文化。我深信房協會繼續與時並進，無忘初心，發揮「房屋實驗室」的獨特角色。

Having served in HS for more than 25 years and during my service years, our staff number grew from around 500 to over 1,300, and our net asset value has increased by almost sixfold to more than HK\$40 billion. I am glad to have taken part in a number of distinctive projects and schemes at HS. These include the self-financed Building Management and Maintenance Scheme to help owners of old residential buildings under the Government's support; purchasing the commercial property at 1063 King's Road in 2010 to pave the way for additional office space required for HS's expanding businesses; as well as our partnership with the Government on Dedicated Rehousing Estates, and formulating the long-term model and timeline for estate redevelopment. Witnessing the stories of each and every family benefitting from these initiatives, my journey here was full of colours. HS has always adopted a people-centric approach in its businesses, while team spirit of the staff and their passion in serving the community are all essential parts of its commendable corporate culture. I firmly believe that HS will continue to advance with the times and stay true to its values, making the most of its unique role as a "housing laboratory".



主席及執行總幹事/行政總裁兼執行總幹事

Chairman and Executive Director/Chief Executive Officer and Executive Director

主席

Chairman



羅拔臣教授
Professor Robert Robertson
4/1948 – 3/1951

律敦治先生 CBE,JP
Mr Jehangir Hormusjee Ruttonjee, CBE,JP
4/1948 – 3/1951

芬利先生
Mr John Finnie
3/1951 – 12/1952

祈德尊爵士 CBE, MC, QPM, CPM, TD, JP
Sir Douglas Clague, CBE, MC, QPM, CPM, TD, JP
12/1952 – 3/1981



龔樂年神父 SJ,OBE,JP
Rev Fergus Cronin, SJ, OBE, JP
4/1981 – 12/1981

鮑富達先生 OBE
Mr Trevor J Bedford, OBE
12/1981 – 8/1983

鍾逸傑爵士 KBE, CMG, GBM, JP
Sir David Akers-Jones, KBE, CMG, GBM, JP
9/1983 – 12/1983

梁紹榮先生 JP
Mr Sydney Leong Siu-wing, JP
12/1983 – 10/1988



戴鎮濤先生
Mr Terence Tai Chun-to
10/1988 – 10/1991

潘祖堯先生
Mr Ronald Poon Cho-jiu
11/1991 – 10/1994

陳文裘先生
Mr Tan Man-kou
10/1994 – 10/1997

鍾瑞明博士 GBS,JP
Dr Chung Shui-ming, GBS, JP
10/1997 – 9/2003



李頌熹先生 BBS,JP
Mr David C Lee Tsung-hei, BBS, JP
9/2003 – 9/2006

楊家聲先生 GBS,MBE,JP
Mr Yeung Ka-sing, GBS, MBE, JP
9/2006 – 9/2012

鄒滿海先生 GBS,SBS
Mr Marco Wu Moon-hoi, GBS, SBS
9/2012 – 9/2018

陳家樂先生 SBS,JP
Mr Walter Chan Kar-lok, SBS, JP
9/2018 – Present

執行總幹事/行政總裁兼執行總幹事

Executive Director/Chief Executive Officer and Executive Director



謝雪儀小姐*
Miss SM Sersale*
1/1974 – 1/1984
(執行總幹事 Executive Director)
6/1965 – 12/1973
(秘書長和房屋經理 Secretary & Housing Manager)



唐銘樹先生*
Mr George L Thomas*
1/1984 – 4/1990



蘇慶和先生* SBS,JP
Mr Victor So Hing-woh*,SBS,JP
10/1990 – 9/2002



王麗珍小姐 BBS
Miss Wong Lai-chun, BBS
11/2002 – 3/2009



黃傑龍先生
Mr Wong Kit-loong
4/2009 – 3/2020



陳欽勉先生
Mr James Chan Yum-min
4/2020 – Present

*任期內的職銜為執行總幹事
The title was "Executive Director" during his/her service period

前言

Foreword



家，不只是一處有瓦遮頭的地方，更是一個令人可以愉快地生活的安樂窩。走過75年，房協在這個建家的旅途上與居民和各界持份者織出了一份寶貴的情緣，為香港人築起夢想家園。

回望房協成立之初，戰後的香港百廢待興，不少市民欠缺安穩的居所，房協決心為香港普羅家庭提供價格

相宜及備有基本生活設施的獨立居所，香港首個出租屋邨上李屋因此誕生。這些年來，房協不斷構思和實踐各種房屋項目，從出租屋邨、市區改善計劃、住宅發售計劃、夾心階層住屋計劃、資助出售房屋項目，及至因人口老化趨勢而開創的「長者安居樂」住屋計劃和雋悅等，目的只有一個，就是幫助市民實現安居的願望。

過去幾年，我親身探訪過一些屋邨家庭，例如明華大廈一期重建落成時剛遷入無障礙單位的長者戶，以及居於漁光村暫租住屋的年輕家庭。看到他們每個人對居所的喜爱及臉上流露出幸福的笑容，令我深感房協工作的意義，亦為我們的工作帶來更大的動力。

房協自1948年成立至今一直秉持初心，緊貼時代步伐和脈搏，敢於推陳出新，應對不同的房屋需求。我在此衷心感謝房協歷屆主席、委員、管理層和員工的貢獻和付出，以及政府、各界持份者及市民對房協的信任及支持，成為房協穩步發展的基石。我們將繼續肩負社會使命，創新求進，建屋惠民，為市民創建宜居，為香港構建永續共融的未來。

A handwritten signature in black ink, appearing to read '陳家樂' (Chen Ka Lok).

陳家樂 SBS, JP
香港房屋協會主席



Home is more than just a shelter, but a cosy place for pleasurable living. Throughout its journey of building homes for Hong Kong people over the past 75 years, the Housing Society (HS) has also built a strong bonding with its residents and stakeholders and fulfilled the aspiration of many to have a sweet home.

Looking back at the very beginning when HS was founded, post-war Hong Kong was devastated and many people were confronted with the shortage of safe and secure accommodation. HS was determined to provide families from all walks of life with affordable and self-contained flats equipped with essential facilities. Hong Kong's first rental estate, Sheung Li Uk, was then born. Over the years, HS has initiated and implemented a wide range of housing projects to help the general public realise their dreams of having a liveable place: starting from the rental estates, Urban Improvement Scheme, Flat-for-Sale Scheme and Sandwich Class Housing Scheme, Subsidised Sale Flats, to the Senior Citizen Residences Scheme and The Tanner Hill that are pioneered to meet the needs of an ageing population.

In recent years, I personally visited several families living in rental estates, including an elderly household who moved into an accessible flat at the redeveloped Ming Wah Dai Ha Phase I, and a young family living in the "T-Home" unit at Yue Kwong Chuen. Their fondness for their homes and the smiles on their faces are testament to the true value behind the work of HS and have energised our team with stronger motivation to strive onward.

Since its inception in 1948, HS has been committed to its good cause of meeting the diverse housing needs of the community, keeping up with the times and staying innovative. Here, I must express my sincere gratitude to all the former HS Chairmen, former and current Members, the management and our staff for their dedication and contributions. I would also like to thank the Government, various stakeholders and the public for their trust and support, which constitutes the cornerstone for the steady growth of HS. We will continue to carry on our mission to innovate and create liveable homes for the people, and to contribute to a sustainable future for Hong Kong.



Walter Chan Kar-lok, SBS, JP
Chairman
Hong Kong Housing Society

前言

Foreword



房協踏入鑽禧之年，我們以「創建宜居・永續共融」為主題，道出房協的工作目標，以及我們矢志與時並進，堅守崗位，做好「房屋實驗室」的角色。

75年來，房協銳意創新，以靈活的發展方針、以人為本的理念，先後發展了100個房屋項目，照顧到不同住屋需要，合共興建超過74,000個住宅單位。時至今日，

住屋需求仍然是香港社會民生的重點，房協現正為香港市民規劃及興建25個項目，提供超過45,000個單位，是房協有史以來的建屋高峰。

房協為香港社會建家，一直以市民的安居需要為念，承擔服務社會的使命。從75年前發展香港首個廉租屋、20多年前預視到人口老化趨勢而發展長者房屋項目，以至近年探索嶄新的跨代住屋模式、推動長幼共融社區等，正正反映出房協的前瞻思維和樂於擔當先行先試的角色。

一步一腳印，房協過去數十載與香港一同發展。這本故事書的75個小故事，承載著房協這些年來的發展印記和人情味故事，希望讓讀者細味一磚一瓦的影像、一事一物的心思，從不同持份者和員工的視角，分享房協經歷的每個挑戰和機遇。

全賴居民和所有持份者一直以來對房協的信任和支持，讓我們能夠壯大發展。我們今年會舉辦連串75周年慶活動，報以感謝之餘，更希望與大家一同分享喜悅。未來，房協會繼續以創新思維探索更多新可能，為市民提供優質和可負擔的房屋及服務。

A handwritten signature in black ink, appearing to read "陳欽勉".

陳欽勉
香港房屋協會行政總裁兼執行總幹事



“Creating Homes for Sustainable Living” is the theme to celebrate the Diamond Jubilee of the Housing Society (HS), which sets out our commitment to progress with the times and remain steadfast in bringing our role as a “housing laboratory” into full play.

Over the past 75 years, HS has been striving to be innovative and flexible in the pursuit of business development with a people-centric approach. One hundred housing projects comprising more than 74,000 residential units have been successively developed under various schemes, attuned to the diverse housing needs of the community. Today, the demand for housing remains a priority for people’s livelihood in Hong Kong. HS is currently planning and building 25 projects, providing more than 45,000 units, setting its all-time record in housing production.

HS builds homes for Hong Kong. We have been taking on the mission to serve our society, with the community’s housing needs being our utmost concern. From developing Hong Kong’s first rental housing estate 75 years ago, to initiating the elderly housing projects in view of a growing ageing population over two decades ago, and exploring new intergenerational living models and promoting inclusive community in recent years — all these

show the prescience of HS and its courage in embracing and pioneering innovation.

Step by step and hand in hand, HS has been growing together with Hong Kong over the past decades. The 75 stories in this storybook carry the footsteps of HS and the touching stories that happened throughout the years. It is our hope that readers could ponder over the thoughts behind every structure in our buildings, and every opportunity and challenge that HS has experienced from the perspectives of our stakeholders and staff.

The robust development of HS is built upon the trust and support of its residents and all stakeholders. A series of events will be organised in celebration of our 75th anniversary this year, conveying our gratitude and sharing our joy with everyone. Looking ahead, HS will continue to explore more possibilities with an innovative mind, and to provide quality and affordable housing and services for the people.

James Chan Yum-min
Chief Executive Officer and Executive Director
Hong Kong Housing Society

75個寒暑 一步一腳印

A 75-Year Journey of Success

香港，從50年代戰後初癒，到60年代人口急增、70年代經濟起飛、80年代邁向小家庭社會……直至今天，房協陪伴香港人一同經歷時代變遷，一起走過75年。

未來，讓我們繼續創新，配合香港發展所需，為市民創建宜居，推動永續共融，成就他們最合意的這個家！

As Hong Kong evolves, from its post-war recovery in the 1950s, rapid population growth in the 1960s, economic bloom in the 1970s, the shift to nuclear families in the 1980s, until today... the Housing Society stands shoulder-to-shoulder with Hong Kong people across the changing times over 75 years.

In the years to come, we shall continue to stay innovative in support of Hong Kong's development when creating homes for sustainable living, making people's dreams of a liveable and lovable home come true!



1950s

1960s

1970s



1980s

1990s



2000s

2010s





20s.....





項目 Project	全港首個出租屋邨 The First Rental Estate in Hong Kong	出租屋邨 Rental Estate	出租屋邨 Rental Estate	出租屋邨 Rental Estate
名稱 Name	上李屋 (已拆卸) Sheung Li Uk (Demolished)	觀塘花園大廈 Kwun Tong Garden Estate	樂民新村 Lok Man Sun Chuen	勵德邨 Lai Tak Tsuen
落成年份 Completion Year	1952	1966/67	1970/71/73	1975/76



出租屋邨
Rental Estate

乙明邨
Jat Min Chuen

首個郊區公共房屋
The First Rural Public Housing

對面海邨
Tui Min Hoi Chuen

首個住宅發售計劃
The First Flat-For-Sale Scheme Project

祈德尊新邨
Clague Garden Estate

市區改善計劃
Urban Improvement Scheme

駿發花園
Prosperous Garden

首個夾心階層住屋
The First Sandwich Housing Scheme Pro

宏福花園
Tivoli Garden

1981/82

1984/85/86

1989

1991/95

1995



計劃
Class
Project

環保概念設計屋苑
The Housing Estate Designed with
Environmental Features

茵怡花園
Verbena Heights

1996/97

首個「長者安居樂」住屋計劃
The First Senior Citizen
Residences Scheme Project

樂頤居
Jolly Place

2003

「長者安居樂」住屋計劃
Senior Citizen Residences Scheme

彩頤居
Cheerful Court

2004

「市區重建項目」推動長幼共融
Urban Renewal Project that Promotes
Intergenerational Harmony

樂融軒
Harmony Place

2014



優質長者房屋
Quality Elderly Housing

雋悅
The Tanner Hill

首個資助出售房屋
The First Subsidised Sale Flats Project

綠悠雅苑
Greenview Villa

郊區公共房屋
Rural Public Housing

沙頭角邨迎海樓
Ying Hoi House, Sha Tau Kok Chuen

2015

2015

2017



屋邨重建
Estate Redevelopment

「長者安居樂」住屋計劃
Senior Citizen Residences Scheme

首個「組裝合成」長者房屋
The First Elderly Block Built with Modular Integrated

明華大廈第一期(重建)
Ming Wah Dai Ha Phase 1 (Redevelopment)

2021

豐頤居
Blissful Place

2022

乙明邨松悅樓
Chung Yuet Lau, Jat Min Chuen

2023



Construction

首個「組裝合成」資助出售房屋
The First Subsidised Sale Flats Project Built with
Modular Integrated Construction

洪水橋/廈村新發展區第一期甲
Hung Shui Kiu / Ha Tsuen New Development Area
Phase IA

2024

首個專用安置屋邨
The First Dedicated Rehousing Estate

粉嶺百和路
Pak Wo Road, Fanling

2024

1

房協 故事

Our Story



建屋惠民之誕生

The Birth of the Housing Provider



1948

戰後初癒的香港百廢待興，大量難民湧入，住屋嚴重不足。倫敦市長透過「空襲救災基金」向香港福利議會捐出14,000英鎊。香港聖公會何明華會督倡導將這筆捐款用作成立房協，以相宜價格，提供一般家庭生活所需、符合人道主義的獨立居所，協助解決當時刻不容緩的住屋問題。他與一群熱心的香港社區領袖成立了一個委員會，於4月17日舉行第一次會議。

Emerging from the ravages of World War II, Hong Kong was devastated. Facing a massive influx of refugees, the city's housing supply faced an acute housing shortage. The Lord Mayor of London donated £14,000 to the Hong Kong Social Welfare Council from the Air Raid Distress Fund. The Anglican Bishop of Hong Kong, the Reverend R.O. Hall, took the lead to establish the Housing Society (HS) with the funding to provide humanitarian and independent housing for families at affordable prices, so as to tackle the desperate housing needs. He, together with a group of conscientious social leaders, set up a committee which held its first meeting on 17 April.

1951

香港房屋協會根據香港條例第1059章註冊成為法定團體，是香港第一個非政府、獨立的房屋機構。

HS was formally established as a statutory body under Hong Kong Ordinance Chapter 1059, becoming Hong Kong's first non-government and independent housing organisation.

The following met at the Connaught Hotel, Hong Kong on Saturday April 17th, 1948:-

Bishop Hall, the Rev. T.V. Ryan S.J., Neasey, J.H. Tan, A. Cheung, G.T. Wong, G. McNeath, R. Sainsbury, J. Plaice, Miss Scott-Munroeff.

Agenda: - Professor Robertson expressed regret at his inability to attend.

Bishop Hall outlined the preliminary steps which had led up to this meeting and suggested that the Social Welfare Council should be approached to see if it would be helpful to go into the possibilities of forming a Housing Society and to invite other suitable persons to join them for this purpose. He proposed therefore that the meeting should proceed with the persons present as its first Board of Directors. This was carried.

Sub-Committee: - Provisional subcommittees were formed to deal with the following matters:

(i) **Constitution:** - A set of rules for the Society should be drawn up for consideration by the Board of Directors. This would deal with the respect the money held by them be made available. The rules would also be submitted to Government when asking for registration. Mr. McNeath (convener) Mr. Neasey, Mr. Sainsbury.

(ii) **Finance:** - To request payment of funds available, especially the method of holding the £14,000 available from the Social Welfare Council. A Second Mortgage was suggested or a "Certificates of Interest in the investment" (convener) Mr. Plaice, Mr. Tan.

Chairman: It was proposed by Bishop Hall, and seconded by Father Ryan that Professor Robertson be asked to be Chairman of the Society. This was carried.

Vice-Chairman: After some discussion it was agreed to call the Society "The Hong Kong Housing Society" with the possibility that this might have to be modified if necessary, e.g. if the Society had to be registered under the new Co-operative Ordinance.

Joint Secretaries: Mr. McNeath and Mr. Sainsbury agreed to act as joint Hon. Secretaries meetings, and Miss Scott-Munroeff an Minute Secretary.

Trustees: It was suggested that should it be found necessary to appoint trustees at a later date Mr. H.H. Chen and Mr. Rottemjee should be approached. A vote of thanks was passed to Mr. Cheung for his hospitality, and this concluded the business.



何明華會督出席

1948年4月17日第一次會議
The Reverend R.O. Hall attended the first meeting on 17 April 1948



1952

房協建成全港第一個出租屋邨上李屋，為低收入家庭提供廉租房屋。屋邨位於深水埗，提供五座共360個單位，容納1,900名居民，兼擁有獨立廚廁，開創出租屋邨的先河。75年來，房協先後興建多個出租屋邨，建屋惠民，部分屋邨亦因應時代步伐而進行重建，目前轄下共有20個出租屋邨。

The first rental estate Sheung Li Uk was completed by HS to provide low-cost rental housing for low-income families. Located in Sham Shui Po, the estate offered 360 units in five blocks, accommodating 1,900 residents. The self-contained flats included independent kitchens and toilets, setting a precedent for public rental housing. Over the past 75 years, HS has built a number of rental estates to meet the needs of the community. Some of them have been redeveloped to keep up with the times. Currently, HS has 20 rental estates.



房協故事

Our Story

先行先試 The Pioneer



1974

不少早年發展的社區已日漸老化，衛生環境惡劣，僭建物眾多，樓宇安全成為關注。房協獲政府提供貸款推出「市區改善計劃」，率先為社區拆卸及重建殘破舊區的樓宇，首個項目位於堅尼地城「美新樓」，其後陸續完成共30個大大小小的項目。房協在發展此計劃時，需向政府繳付市值地價，而在收購物業時，一方面需要以市價進行收購，另一方面亦需要安置合資格的受影響住戶。駿發花園是其中一個為人熟悉的項目，計劃的最後一個項目是1999年落成的荷李活華庭。

Communities developed in the early days had deteriorated over the course of time, with poor hygiene conditions and illegal building structure threatening safety. With loans provided by the Government, HS rolled out the first ever Urban Improvement Scheme and dilapidated buildings were pulled down and redeveloped. The first project was Mei Sun Lau in Kennedy Town, and 30 projects of different scales have been developed thereafter. While implementing this Scheme, HS was required to pay land premium to the Government at market prices. When acquiring properties, HS also had to pay market prices and rehouse the eligible residents affected. Prosperous Garden is one of the renowned developments, while the final project of this scheme is Hollywood Terrace completed in 1999.





1984

正當香港不斷開拓發展新界新市鎮，房協在西貢建成第一個「郊區公共房屋計劃」項目對面海邨。計劃由政府以豁免地價的方式批地，房協負責興建屋邨，安置受郊區發展重建影響的原居民，包括西貢漁民上樓，故租金亦低於市值。

As development of new towns in the New Territories was brought on the agenda, HS completed its first Rural Public Housing project — Tui Min Hoi Chuen which was developed to rehouse indigenous residents including Sai Kung fishermen affected by the rural redevelopment. Since land premium was waived by the Government, rental prices of the project were lower than the market average.



創新求進解決 房屋需要

*Innovating for
Housing Solutions*



1989

隨著社會經濟發展起飛，市民開始希望置業，擁有更佳居住環境，房協「住宅發售計劃」應運而生，首個落成的項目是祈德尊新邨。這項計劃所建成的單位以優惠價格出售予房協轄下出租屋邨的租戶，以及符合政府「居者有其屋計劃」(居屋)申請資格的人士，主要由房協直接出售或透過居屋中心發售。房協一共發展了10個同類型屋苑，提供超過10,000個單位。

As Hong Kong's economy development boomed, the people's home ownership aspirations and desire for better living environment also grew. Clague Garden Estate, HS' first Flat-for-Sale Scheme (FFSS) project was launched to address the market demand. Under the project, all flats were sold at discounted prices to HS tenants and those eligible for the Government's Home Ownership Scheme (HOS). Flats were either sold directly by HS or through the HOS Centre. A total of 10 FFSS projects were developed providing over 10,000 units.



1998

007

面對1997年金融風暴後的經濟不景，房地產泡沫爆破，房協受政府委託推出首次置業貸款計劃協助中下收入家庭自置居所，同時推出凍結租金或減租等措施，與居民共度時艱。

In the face of the economic downturn after the financial crisis in 1997, along with the bubble burst of the real estate market, HS was entrusted by the Government to launch the Home Starter Loan Scheme to help low-to middle-income families buy their own homes. At the same time, HS introduced rent freeze or concessions for residents during such difficult times.



1993

006

90年代初經濟進一步改善，家庭收入超出居屋入息限額但又無力負擔購買私人樓宇的「夾心階層」湧現，房協再發揮「房屋實驗室」精神，推出夾心階層住屋計劃（夾屋），協助政府興建出售單位，以優惠價售予中等入息家庭，實現置業夢。1995年建成的宏福花園是首個夾屋，先後一共有13個項目。但由於市場情況轉變，其中三個夾屋於2000年獲准改作私人樓宇，經補地價後以市值價格出售，成為市值發展項目。

In the early 1990s, the economy improved further and the so called "sandwich class" emerged. These were people with household income exceeding the HOS income threshold while private housing was beyond their affordability. The Sandwich Class Housing Scheme was rolled out by HS, building flats for middle-income families at concessionary prices to realise their dream of home ownership. The first Sandwich Class Housing project, Tivoli Garden, was completed in 1995. A total of 13 projects were planned under the Scheme. However, due to changes in market conditions, three of the projects, after paying the land premium, were converted into private properties for sale at market value under the Full Market Value Development in 2000.



圖片來源：星島新聞集團
Photo credit: Sing Tao News Corporation Limited

高瞻遠矚 A visionary



1999

房協預視到香港人口老化的住屋需求，開展全港嶄新概念—專為年滿60歲的中等收入長者而設的「長者安居樂」住屋計劃，提供集居住、康樂與醫療護理於一身的居所。首兩個項目—將軍澳「樂頤居」及牛頭角「彩頤居」分別於2003及2004年落成，入住率一直近乎全滿，反映社會對長者房屋的需求殷切。第三個項目，位於紅磡的「豐頤居」已於2022年12月落成，提供多312個長者單位。

In anticipation of the housing needs brought by Hong Kong's ageing population, HS kick-started the Senior Citizen Residences Scheme for middle-income elderly aged 60 or above, providing a one-stop housing solution integrating residential, recreational, medical and care services under one roof. The first two projects, Jolly Place at Tseung Kwan O and Cheerful Court at Ngau Tau Kok, were completed in 2003 and 2004 respectively. The occupancy rate of these two projects has stood at close to 100%, reflecting the strong demand for elderly housing. The third project, Blissful Place in Hung Hom, completed in December 2022, provides an additional 312 units for the eligible elderly.



2002



千禧年代起與市區重建局開展多個合作項目，於2002年簽訂合作備忘錄共同進行七個市區重建項目。2005年，房協預留30億港元推出「樓宇管理維修綜合計劃」，協助舊樓業主改善大廈管理及維修，提升安全及環境衛生。

The start of the millennium also meant the beginning of multiple collaborations between HS and the Urban Renewal Authority. This included the signing of a Memorandum of Understanding in 2002 to enact seven urban renewal projects. In 2005, HS set aside HK\$3 billion to launch the "Building Management and Maintenance Scheme" to facilitate owners to improve the management and maintenance of old private residential buildings, for enhancing building safety and environmental hygiene.





2005



開設全港第一個「長者安居資源中心」，選址油麻地駿發花園。2017年，中心更增設全港首創的「智友善」家居探知館，展示適合認知障礙症患者的家居設計。2020年翻新後，加設兩個長者友善模擬單位，以及更多樂齡科技示範，推廣「居家安老」的理念。

The first Elderly Resources Centre in Hong Kong was opened in Yau Ma Tei's Prosperous Garden. In 2017, the Centre was installed with Hong Kong's first MIND-Friendly Home Exploration Centre, exhibiting home designs suitable for elderly suffering from dementia. Renovated in 2020, the Centre has set up two elderly-friendly model units alongside exhibits of gerontechnology, promoting the concept of "ageing-in-place".



2009

舉行「丹拿山長者居所」奠基典禮，為經濟能力較佳的長者提供優質的一站式住屋及照護服務。項目於2015年落成並命名為「雋悅」，同年接受租住申請。

The groundbreaking ceremony of the Tanner Hill Senior Residences was held, providing quality one-stop housing and care services for the elderly who are more financially capable. The project was completed in 2015 and named The Tanner Hill, which was open for rental application in the same year.



與時並進 Keeping Pace with the Times

2011



房協宣布以「綜合重建模式」重建明華大廈，共分三期進行。第一期興建的兩幢新大樓已於2021年落成入伙，第二期重建工程亦已於2022年展開。預計整個重建項目將可提供合共3,919個單位，包括出租、資助出售和「長者安居樂」單位，總數較原本多700個單位。



HS announced the redevelopment of Ming Wah Dai Ha in three phases using the Integrated Redevelopment Model. Two new buildings of the first phase were completed and occupied in 2021, and works of the second phase commenced in 2022. The entire redevelopment project is expected to provide a total of 3,919 units that include public rental housing, Subsidised Sale Flats and Senior Citizen Residences Scheme units, 700 units more than the existing estate.



2013

於轄下出租屋邨開展「樂得耆所」居家安老計劃，引領不同政府部門、社福團體、醫療機構及學術組織一起協作，照顧長者在住屋、醫療護理及身心社交方面的需要。2021年將人力和服務資源重新整合，成立「房協友里」團隊，強化屋邨居民的支援服務。

The "Ageing-In-Place" Scheme was launched across HS rental estates, leading collaboration among different Government departments, welfare associations, healthcare service providers and academic organisations, to cater for the housing, health and social needs of the elderly. In 2021, human and service resources have been integrated to establish the CES (Caring, Engaging, Smart) Team, enhancing support for rental estate residents.

014

2014



引入「長幼共融」的嶄新住屋概念。新落成的筲箕灣混合住宅發展項目「樂融軒」率先成為試點，提供214個私人出售單位及60個長者出租單位，讓年輕家庭購買上層單位，長者親人則可租住低層單位。

Harmony Place at Shau Kei Wan, a mixed residential development project, was completed, introducing the concept of “intergenerational harmony” living model. The project offers 214 residential units for sale and 60 elderly units for lease. The younger generation could thus buy units on the upper floors while renting units for their elder parents to live downstairs.

房協故事

Our Story

015

2015



面對樓價上升以及市民對置業的迫切需求，政府於2012年8月宣布將原先以「先租後買」形式推出的「置安心資助房屋計劃」轉為資助出售房屋項目。首個位於青衣的資助出售房屋項目綠悠雅苑落成，提供988個「實而不華」的中小型單位，以折扣價出售予合資格的中等收入人士。另外三個資助出售房屋項目亦先後於2020年落成。

With the skyrocketing property prices and the pressing demand for home ownership, the Government announced a change of “My Home Purchase Plan”, which was operated under the “rent-and-buy” arrangement, to Subsidised Sale Flats (SSF) projects in August 2012. The first SSF project, Greenview Villa at Tsing Yi, provides 988 “practical but not extravagant” mid-to-small-sized flats which were sold at a discount rate to eligible middle-income families. Thereafter, three other SSF projects were completed in 2020.

016

2018



為了協助社會應對迫在眉睫的住屋問題，並向公屋輪候冊上急需改善生活環境的市民提供臨時居所，房協再一次發揮「房屋實驗室」的精神，推出「暫租住屋」計劃，包括在多個出租屋邨翻新有待重建的空置單位以提供過渡性房屋出租計劃。另外亦推出「未補價資助出售房屋—出租計劃」等。

To alleviate the pressing housing issue, and provide transitional housing to those on the waiting list for public rental housing with urgent needs to improve their living condition, HS, once again, demonstrates its innovative spirit as a “housing laboratory” by rolling out the “T-Home” projects. These include refurbishing vacant domestic units planned for redevelopment as transitional rental housing. The “Letting Scheme for Subsidised Sale Developments with Premium Unpaid” was also launched.

017

立法會房屋事務委員會主席盧偉國博士： 過去、現在與未來 房協佔香港房屋發展重要一席

DR Lo Wai-kwok, Chairman of LegCo's Panel on Housing:
HS plays a crucial role in the past, present and future of
local housing development



要談房協與香港房屋發展，立法會議員（工程界）、房屋事務委員會主席盧偉國博士是個很適合的人選——過去是房協居民的他，至今仍對屋邨生活難以忘懷；現在從議會角度看房協，更加肯定房協對香港房屋發展的貢獻；展望將來，他對房協作為「房屋實驗室」的角色亦寄予厚望。

盧博士早於年幼時便與房協結下不解緣。他的小學就在真善美村旁；1965年升上中學後不久，他由唐樓搬到觀塘花園大廈的畫眉樓，在那裏度過了中學、大學十多年的人生重要歲月，直至結婚才遷出。

人稱「立法會廚神」的他，疫情期間每周在社交平台教網友煮餸。原來那精湛的廚藝，全賴在觀塘花園大廈生活的日子磨練出來。「我是家中長子，爸媽不在家，我便煮飯給弟妹吃。當時鄰里關係好，爸媽有事外出便會請鄰居看顧我們，大家會互相幫忙照顧對方子女，煮了美味的東西又會一起分享，好開心。」盧博士坦言，房協屋邨建築優質、管理妥當、設計有特色，搬進花園大廈改善了他的生活。

When we talk about HS and the housing development in Hong Kong, Dr Lo Wai-kwok, Legislative Council Member (Engineering constituency) and the Chairman of the Panel on Housing, is the right person to turn to. A former HS resident, Dr Lo has fond memories of living in the HS estate. As a member of the Legislative Council, he recognises the contributions HS has made to Hong Kong's housing development, and has high hopes for the future initiatives of this "housing laboratory".

Dr Lo's childhood is closely connected to HS. He went to a primary school right next to HS's Chun Seen Mei Chuen. Then, he moved from a tenement building, also known as tong lau, to Wah Mei Lau of Kwun Tong Garden Estate shortly after he started secondary school in 1965. From secondary school to university, he spent more than 10 years in the estate, and moved out when he got married.

Known as the "masterchef of the Legislative Council", he ran a weekly cooking class online during the pandemic. His brilliant cooking skills were actually developed during his days in Kwun Tong Garden Estate. "I am the eldest son, so I would cook for my younger siblings when my parents were not home", said Dr Lo. "The neighbourhood was closely knit, and my parents would ask our neighbours to look





50多年前的花園大廈小伙子，今天搖身一變成為立法機關的重要一員，從另一個角度肯定房協對社會的建樹。盧博士說道：「房協在香港公共房屋發展方面的確佔了一個很重要的席位。」在他眼中，房協靈活創新，為不同能力的市民提供穩健的房屋階梯，除了出租屋邨，也有協助市民置業的資助出售房屋項目，對穩定社會也有果效。而房協的長者房屋設計就更令他印象特別難忘，尤其記得北角雋悅的長者友善設計，例如音樂室，讓長者可以以樂會友，還有洗手間的扶手、防滑裝置等，也經過周詳考慮，貼合長者需要。

放眼未來，盧博士十分支持房協繼續發展長者房屋，也認同房協積極建設跨代共融社區的重要。「長者和年青人有自己的空間，同時能互相照應。」對於未來要滿足龐大房屋供應，他認為房協積極採用「組裝合成」建築法，能縮短建築時間、提升品質監控等，值得推崇。在這個慶祝房協成立75周年的大日子，他期望房協日後能繼續扮演重要角色，貼地和靈活地回應市民需要，為大眾提供優質居所。

after us if they had to go out. The neighbours always helped out by looking after each other's kids, and there was a lot of great food we shared — those were truly great times." Dr Lo speaks fondly of the HS estate, noting its high-quality buildings, proper management and unique designs. He also expresses how moving into the estate had helped improve his quality of life.

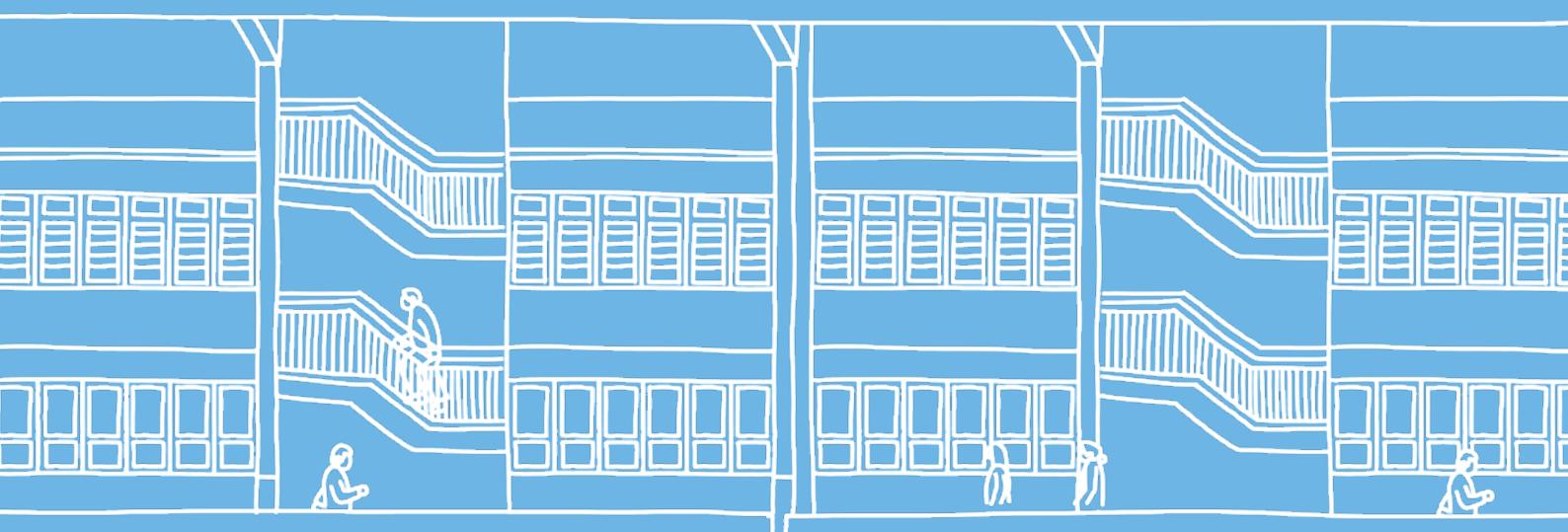
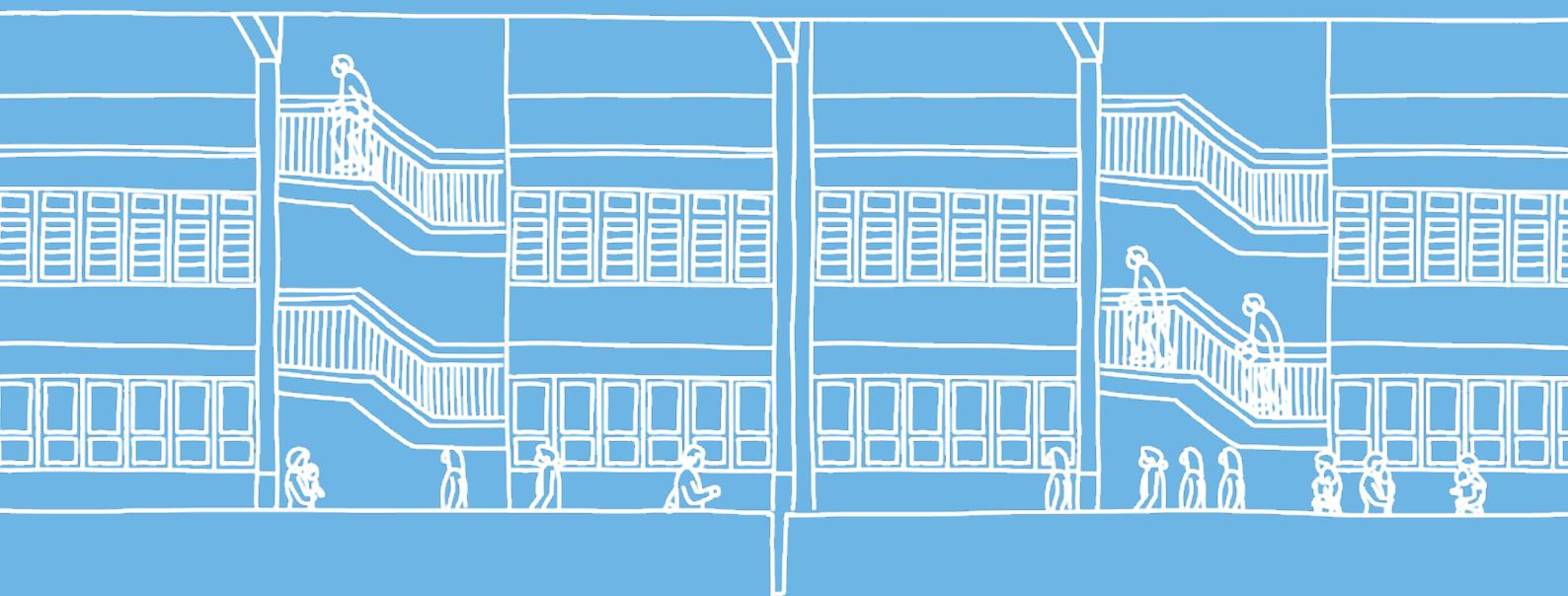
As a young kid living in the rental estate of HS more than 50 years ago and now a core member of Hong Kong's Legislative Council, Dr Lo recognises HS's social contributions from a different perspective. "HS plays a crucial role in Hong Kong's public housing development." He appreciates HS for its innovation and dedication to providing affordable housing for citizens of different abilities. By offering rental estates, as well as subsidised sale flats which aid citizens in achieving home ownership aspirations, HS also plays a part to Hong Kong's social stability. The designs of the elderly flats, such as those of The Tanner Hill in North Point, have also left a great impression on Dr Lo. One example is the music room, which provides a space for senior residents to meet fellow music lovers. Small details like handrails and anti-slip features in the toilets are all thoughtful and down to earth designs for the elderly.

Looking to the future, Dr Lo shares HS's vision to continue developing elderly housing and a community of intergenerational solidarity. "The elder and the younger generations should have their own space, while being able to look after each other at the same time", he said. Facing massive housing demands in the future, he believes that HS should promote wider adoption of the Modular Integrated Construction method due to its advantages such as shorter construction time and better quality control. On the 75th anniversary of HS, he hopes to see HS continue to be pragmatic, flexible and innovative in meeting the needs of the public for quality homes.

2

屋邨故事

About
Rental Estates



水上人陸上的家

A Home on the Shore for Boat Dwellers



時間回到60年代，政府計劃發展香港仔，為了解決香港仔沿岸和水上居民以及鴨脷洲一帶居民的住屋需要，漁光村因而誕生，從此成為了他們陸上的家。於1962至1965年之間落成的漁光村，依山而建、環境清幽，邨內五座大廈—白沙樓、順風樓、海港樓、靜海樓及海鷗樓，名字都與海有關，記錄著此處曾為傳統漁港的過去。

屋邨外觀平實，卻蘊含以人為本的好心思。由著名華人建築師阮達祖設計，漁光村的建築強調通風和採光，各座因應地勢由低至高興建，成階梯狀的結構，確保自然風的流通。單位採用大窗戶以增加日光，更巧妙的是每一層樓設有中央走廊，有助通風採光，走廊亦變成鄰居聯誼的實用空間，滿載人情味。

Let's rewind the clock back to the 1960s when the Government was planning to develop Aberdeen. Yue Kwong Chuen was built at that time to meet the housing needs of the fishing communities residing along the coast of Aberdeen and Ap Lei Chau, and therefore became their homes on the shore. Completed between 1962 to 1965, Yue Kwong Chuen enjoys secluded serenity on the hillside. There are five blocks in the estate — Pak Sha Lau, Shun Fung Lau, Hoy Kong Lau, Ching Hoy Lau, and Hoy Au Lau, representing sand, breeze, harbour, sea and seagull respectively that all resonate with its history of being a traditional fishing hub.

The modest outlook of the estate embodies the thoughtful nature of a human-centric design. The brain child of the famous Chinese architect Yuen Tat-cho, the architecture of Yue Kwong Chuen emphasises ventilation and light. The blocks are built along the slopes to form a stair-like structure, ensuring natural ventilation. The units are installed with large windows to increase the intake of natural sunlight. Furthermore, not only does the clever design of a central corridor on each floor better utilise daylight and channel natural ventilation, but it also became a space where neighbours socialise, fostering a sense of belonging in the community.



駿發花園 Prosperous Garden

重建戰後舊樓 改善市民居所

Better Homes Brought by Post-war Redevelopment

在發展已久的油麻地，歷史故事俯拾皆是：位於有百年歷史的油麻地警署旁邊的駿發花園，其位置以往被稱為「油麻地六街」，這六條街道當年臨近避風塘，岸上建有逾百幢統一發展的低密度樓宇。直至1975年，因為人口密度愈來愈高、街道建築雜亂迫狹，六街的112幢戰後早期樓宇收歸政府物業，最後由房協重建為駿發花園，旨在安置受馬頭角綜合重建計劃影響的居民，亦是房協最大型的「市區改善計劃」項目。

駿發花園分別於1991及1995年建成，現時仍然為人熟悉，主要因為邨內設有戲院、書店和咖啡室，受不少本地文青所喜愛。同時，這裏亦是房協實踐長者房屋及服務願景之地——設有154個長者單位、長者康樂及長者友善設施，以及全港首創的「長者安居資源中心」。



Yau Ma Tei is a district with a long history, where stories can be found on every corner. Adjacent to the century-old police station, Prosperous Garden is located at the original site of the Six Streets in Yau Ma Tei. Close to a former typhoon shelter for vessels, the Six Streets housed more than a hundred unified low-density buildings. As more people settled in the area, the streets and buildings were increasingly cramped and chaotic. The 112 early post-war buildings in the Six Streets were resumed to the Government in 1975 and redeveloped as Prosperous Garden by the Housing Society (HS). It was also the largest project of HS's Urban Improvement Scheme, with an objective to rehouse the residents affected by the Ma Tau Kok Redevelopment Project.

Prosperous Garden was completed by phases in 1991 and 1995. It is popular among local hipsters for its cinema, book shop and cafe. It is also one of the estates where HS realised its vision for elderly housing and services — comprising 154 elderly flats, an elderly lounge, a range of elderly-friendly facilities, as well as Hong Kong's first Elderly Resources Centre.



有你有我 與基建設施結伴成長

Standing by the Community —
Being Part of Infrastructure Development



同樣位於葵涌的祖堯邨與鄰近的香港貨櫃碼頭，一個位處山上，另一個則建於港口旁，兩者原來有「血濃於水」的關係？話說當年祖堯邨的開山工程於1975年5月開始，建邨時開山鑿石所得的沙石，部分用作毗鄰貨櫃碼頭的填海工程。這段往事正好反映出興建屋邨不單只關乎房屋及居住設施的供應，也為周邊社區發展默默作出貢獻。

祖堯邨命名是紀念房協始創委員關祖堯爵士。首座樓宇於1976年建成，其後數年，其他座數亦相繼落成，更為房協創出「世一」和香港「第一」！1981年落成的啟敬樓，憑38層的高度，成為當年全球最高的公共屋邨大廈。同年，房協更與各座互助委員會合辦「啟敬樓」比賽，由邨內的年青人鬥快跑上頂樓，年紀最小的參賽者只有10歲！祖堯邨亦是全港第一個設有泳池的公共屋邨，以人為本的公共設施成為社區美好生活的模範。

Both Cho Yiu Chuen and its neighbouring container terminals are located at Kwai Chung—the former situated on the hill while the latter by the harbour. In fact, there is a strong tie between them. It is said that the quarrying works for Cho Yiu Chuen commenced in May 1975 and sand and stones from the works were used for reclamation of the neighbouring harbour site that later became the terminals. This is a perfect example to highlight how the development of rental estates not only creates living space and facilities, but also contributes to the development of nearby communities.

Cho Yiu Chuen is named after one of the HS founding members — Sir Kwan Cho-jiu. The first building was completed in 1976, followed by the other blocks in the later years, which earned a “world’s first” and a “Hong Kong’s first” for HS! The 38-floor Kai King Lau was the tallest public housing building when it was completed in 1981. In the same year, HS joined hands with the mutual aids committees to organise a race for young runners living in the estate to run to the top floor of Kai King Lau, with the youngest runner being just 10 years old! Cho Yiu Chuen was also the first public housing estate in Hong Kong built with a swimming pool, being an exemplar of human-centric public facilities leading to a pleasant living environment.

偉景花園 Broadview Garden

021

開山闢地 萬丈高樓從地起

Lofty Towers Built
from the Ground Up

自70年代青衣大橋落成通車後，青衣一帶迅速發展。當時，政府為騰出更多土地規劃新發展區，展開了龐大的開山及填海工程，一些舊村落被新發展的高樓及社區設施取締。偉景花園所坐落的青綠街，正正是昔日青衣舊村落的位置。

偉景花園於80年代末開始興建，1991年落成，由七幢井字型的大廈組成，兩座為出租單位，五座屬出售項目，全都是梯八伙。偉景花園落成初期，居民主要來自因1992年拆卸重建荃灣寶石大廈而須遷走的原居民。偉景花園交通便利，民生設施齊備，除了休憩空間，更設有停車場和小型商場，包括超級市場、中西醫診所、牙醫、髮型屋等等，全面滿足住戶日常生活需要。



Since the opening of the Tsing Yi Bridge in the 1970s, the Tsing Yi area developed rapidly. To make more lands available for the planning of the new development area, massive excavation and land reclamation projects were launched by the Government. Some old villages were replaced by newly built high-rises and community facilities. Broadview Garden at Tsing Luk Street is situated on the site formerly occupied by the old villages in Tsing Yi.

Construction of Broadview Garden commenced in the late 1980s and was completed in 1991. Most of the residents were indigenous inhabitants rehoused from Bo Shek Mansion demolished in 1992 for redevelopment. The project is comprised of seven criss-crossing high-rises, two of them are designated for rental purpose while the other five are flats for sale. Each floor accommodates eight households. Broadview

Garden enjoys convenient access to public transportation and community facilities. In addition to recreational spaces, a car park and a small shopping mall, which houses a supermarket, Chinese and Western clinics, dentist, salon and more, is provided to cater for the daily needs of the residents.

全港唯一 圓筒形設計公共房屋

The Only Cylindrical Public Housing Estate
in Hong Kong

1976年落成的勵德邨，其獨特的設計成為香港屋邨打卡熱點之一，更曾出現在不同電影和電視場面。全邨共有八座樓宇，其中四座打破傳統，採用圓筒形設計，有助採光和通風，時至今日，外形依然非常前衛。站在樓宇中央的圓形天井，抬頭白天可見藍天白雲，晚上可見點點星空，一圈圈的圓形樓層看上去猶如時光隧道。

除了外形獨特，位處大坑半山的勵德邨亦有不少破格的設施。1979年，勵德邨天台建有兩個網球場，並設網球會，後來改建成綠化空間。現在每座都有休憩空間，其中第五至八座天台相連為逾2,000平方米的空間，居民可在此散步、運動，享盡絕美的山景及海景。至於屋內，部分單位設有浴缸，部分更可欣賞無敵的煙花景觀，絕對是70年代非一般的公屋設計。

勵德邨之名，源於對香港公屋設計貢獻良多、人稱公屋之父的鄧勵德(Michael Wright)，當年勵德邨開幕禮亦由他親自主持。



Built in 1976, Lai Tak Tsuen's unique design makes it one of the most popular social media check-in spots among Hong Kong's public housing estates, while many movie and television drama scenes were also taken there. The rental estate consists of eight blocks, four of them adopted unconventional designs with cylindrical-shaped buildings. Such contemporary and cutting-edge design allows daylight to shine through the buildings and improves ventilation. Looking up from the circular yards in the centre of the buildings, one can see white clouds drifting across the blue sky in the day, and stars glowing at night. These circular shafts appear to be passages bringing us through time travels.

Apart from its distinctive appearance, Lai Tak Tsuen, located in Tai Hang mid-levels, is installed with various norm-breaking facilities. In 1979, two tennis courts were built on the rooftop, later reconstructed into a green space, and a tennis club was formed. At present, each block has its own leisure space on the roof. The roof gardens of blocks five to eight are interconnected to form a 2,000

square-metre leisure space, on which residents can stroll and exercise, enjoying the stunning mountain and sea views. Looking at the interior, some units are equipped with bathtubs, while some offer breathtaking views overlooking harbour fireworks. The design of Lai Tak Tsuen is definitely one of a kind in the 1970s.

Lai Tak Tsuen was named after Michael Wright, dubbed "the father of public housing", who has made significant contributions to public housing designs. He himself officiated at the opening ceremony of the estate.



滿樂大廈 Moon Lok Dai Ha

三年復修 無礙生活

Lives as usual during Three-Year Renovation



復修前 Before rehabilitation



復修後 After rehabilitation

位於荃灣的滿樂大廈，名字寓意「充滿歡樂」，於1964至1965年間落成。隨年月洗禮，屋邨難免老化要復修，如何在住有超過900戶人家的邨內，避免勞師動眾的前提下進行工程呢？

2004年，房協在滿樂大廈第一次實踐在毋須住戶搬遷的情況下，展開全面復修，歷時三年。溝通成為整個項目順利進行的關鍵，復修工程團隊每日與承建商及屋邨辦事處職員開會，妥善編排工序，盡量減低對居民的影響。工程難免會產生聲響和灰塵，團隊於是特別在受影響的座數設置休息室，讓居民日間可暫時離開單位看電視及與鄰居聯誼。

復修過程充滿挑戰，但工程完成後換來居民的掌聲。復修後的滿樂大廈，外牆髹上更鮮明顏色；有見邨內的人口年齡漸長，更特設長者休閒室，供長者住戶消閒玩樂、拓闊社交圈子。

Completed between 1964 and 1965, Moon Lok Dai Ha in Tsuen Wan has a cheerful Chinese name which means “full of happiness”. With the erosion of time, rehabilitation of the aged buildings were necessary. Yet, with 900

occupied units, how would it be possible to carry out the works without disruption to the residents?

In 2004, HS started a three-year rehabilitation project at Moon Lok Dai Ha without relocating its residents, a first-of-its-kind operation by HS. Communication was crucial to the success of the project. Daily briefings about work procedures were held among the rehabilitation team, contractors and estate management office, aiming to minimise impact on residents. Nonetheless, noise and dust were inevitable during the works. Hence, the team set up rest corners for the residents in concerned blocks, enabling them to stay away from their flats in daytime to watch TV and socialise with neighbours.

The rehabilitation project was indeed full of challenges, and yet the results have earned widespread applause from the residents. The renovated Moon Lok Dai Ha has its exterior walls painted with bright colours. An elderly lounge was also built to address the needs of the estate's ageing population, providing a place for senior tenants to have fun and make new friends.



對面海邨 Tui Min Hoi Chuen

如詩如畫的鄉郊小村莊

A Picturesque Village in the Countryside



在西貢市中心漫步，穿越熱鬧的海鮮街，沿岸望向「對面海」，山腰會看到一組組依山而建、極具層次感的仿中式瓦頂建築群，這裡就是名為「對面海邨」的低密度屋邨。只是相隔一個小海灣，對面海邨那寧靜平和的氛圍與對岸西貢市中心的熙來攘往形成了強烈對比。

1983年，房協獲政府邀請於西貢興建第一個郊區公共房屋，用作安置受政府清拆影響的西貢原居民。為了向居民提供合宜的居住環境，屋邨的居住空間除了設計實用，建築師更採用了充滿中國鄉村式的設計風格，以白色牆身配上橙啡色瓦頂，外牆還有仿斗拱裝飾及圓形窗戶，每座大廈正門高懸書法寫成的名稱牌匾，更顯古意盎然。公共位置更設有中式涼亭，詩情畫意，風格與其他市區屋邨截然不同。

Strolling through Sai Kung city centre and the busy waterfront promenade (nicknamed “Seafood Street”), one can find on the opposite side a group of low-rise buildings with traditional Chinese tiled roofs, located along the slope of the mountain. The low-density estate is named Tui Min Hoi Chuen. Separated by a small bay, Tui Min Hoi Chuen’s tranquil and peaceful ambience exists in stark contrast to the bustling streets of the Sai Kung city centre on the opposite shore.

HS was invited by the Government to build the first rural public housing in Sai Kung back in 1983, with the primary mission of resettling the indigenous residents in the neighbourhood affected by the Government’s redevelopment projects. In the hopes of providing suitable and ample living space for the residents, a practical design was adopted. Drawing inspiration from traditional Chinese villages, the architects paired white walls with orange-brown roof tiles. There are faux Dougong decorations and round windows on the external walls, with the names of every building calligraphed on a plaque at the front door of each building. Picturesque Chinese pavilions are also built in the public areas of the estate, exuding a distinctive style in the urban setting.



翠塘花園 Lakeside Garden

背山面海的青綠飛簷

Green Green Grass of Home at Seaside

同樣位於西貢的翠塘花園，是另一個低密度設計建築，最高只有12層，背山面海，可遠眺西貢海，景觀開揚。11座大廈中，一幢是出租屋邨，其餘均為住宅發售計劃項目。大廈設計繼續走中國鄉村風格，而焦點就是每幢大廈的斜面屋頂，一律鋪上青綠燒磚瓦片，再配合傳統的飛簷設計，與西貢鄉郊特色融合為一體。屋苑內處處花草樹木，同時設休憩園林，由一條形似飛龍的有蓋行人通道貫穿，環境清幽，居民每日猶如置身庭園之中。

原來，翠塘花園建成初期主要安置附近的漁排漁戶，當時經過大規模發展及填海計劃後，這些原居民都已先後遷到陸上安居。走在屋邨裡，一陣陣海風吹來，教人泛起對昔日漁港的無邊思憶。

Also situated in Sai Kung is another low-rise architecture—Lakeside Garden. With a mountain range behind, the estate, up to 12-storey high, enjoys a spectacular view overlooking the sea of Sai Kung. The 11 blocks of the estate is made up of one rental block with the rest belongs to the Flat-For-Sale Scheme. Modelled on Chinese village-style buildings, the estate features sloping roofs with green-glazed tiles and traditional upward-curving eaves, blending seamlessly into the surrounding rural area. With rich greenery of grass and trees, the estate has a relaxing garden run through by a dragon-shaped cover pedestrian pathway, indulging the residents in the vibes of serenity at a grand courtyard.

Lakeside Garden was initially built to rehouse fishermen in the neighbourhood. Due to large-scale redevelopment and reclamation projects at the time, all the indigenous residents moved their homes on shore. Strolling in the estate, the bath of sea breeze always reminds us the fond memories of the good old fishing port.



禁區裡的法式小鎮

A "French Town" inside the Frontier Closed Area



沙頭角禁區聽似荒蕪，但一踏足都不難看見一幢幢髹上不同顏色的低密度洋房，每幢只有四至五層高，洋溢著淡淡異國鄉村風情——其實這裡是房協的第二個郊區公共房屋沙頭角邨，當年為安置鹽寮下村及菜園角村受清拆影響的原居民而興建，其中51座逾600個單位於1988至1991年間落成。

沙頭角邨除了有「沙頭角法式小鎮」的美譽，這裡亦是全港唯一位處禁區的公共屋邨，居民、商戶、員工均要持禁區紙出入。房協更受政府所委託協助興建區內警署及小學。2017年，「迎海樓」落成，建築採用歐陸式風格，同樣樓高五層，不過外牆色彩更繽紛，而且座落於海邊，四周綠樹成蔭。縱使邨內未必有法式麵飽，但超市、銀行、圖書館等各式商店齊備，足以滿足這個「法式小鎮」居民的日常生活所需。

You may think the Frontier Closed Area in Sha Tau Kok is a drab place. Yet, low-density and colourful houses easily catch your eyeballs when you set foot in this area. The houses are about four to five storeys high, emanating a subtle sense of exoticism. In fact, this is HS's second rural public housing project — Sha Tau Kok Chuen. It was initially built to resettle the aboriginal residents of Yim Liu Ha and Tsoi Yuen

Kok affected by redevelopment. The estate has a total of 51 blocks with more than 600 units and most of the blocks were completed between 1988 and 1991.

Apart from having the reputation of being a "French town in Sha Tau Kok", Sha Tau Kok Chuen is also the only public housing estate in the Frontier Closed Area of Hong Kong, where all residents, commercial tenants and staff have to present a closed area permit for entry. HS was also commissioned by the Government to build a police station and a primary school for the community. In 2017, the five-storey Ying Hoi House with an European architectural style and a colourful exterior was completed. The seaside building is surrounded by lush greenery and canopies. Although you may not find a baguette bakery in this "French town", it is well equipped with supermarkets, a bank, a library and various shops, meeting the daily needs of the residents.

#027

真善美村 Chun Seen Mei Chuen

那些年飛機迷集中的 三角形屋邨

The Triangular-Shaped Estate —
Once a Hotspot for Aviation Enthusiasts



至真、至善、至美，不是校訓，而是屹立在當年啟德機場附近的一個三角形屋邨——真善美村。屋邨三幢大廈的命名彷如三姊妹般優美，齊心組成一個三角形，中間有一座兩層高的社區中心、公園和健體設施，公共空間寬敞。

屋邨鄰近舊機場，因此樓高受限，介乎八至十二層，但獨特之處是抬頭便經常見到飛機跨越天空，正因如此，那些年的真善美村很受飛機迷歡迎，是拍攝機場跑道和飛機升降的好地方。自1998年啟德機場停用後，飛機聲不再，真善美村成為鬧市中的幽靜小社區。

1965年落成的真善美村，設計實用不花巧，所有單位皆設有露台。建築外觀上，設計師因地制宜，近富寧街一段的至真樓外牆採用弧形設計，外形優美。即使舊機場已經遷走，這裡仍然是一大打卡熱點！

Chun Seen Mei Chuen, a triangular-shaped rental estate, is situated near the old Kai Tak Airport. You may think the names of the three blocks, Chi Chun Lau, Chi Seen Lau and Chi Mei Lau (meaning truth, good and beauty) are school mottos. In fact, these elegant names represent three buildings which form three sides of the triangular-shaped estate, equipped with abundant communal space in the central area, including a two-storey community centre, a park and a range of fitness facilities.

Due to its proximity to the old airport, buildings heights were restricted to eight to twelve storeys. Chun Seen Mei Chuen was extremely popular among aviation enthusiasts back in the days, as it was a great spot to photograph aeroplanes taking off and landing on the runway. Since the closure of the Kai Tak Airport in 1998, you could no longer hear the aeroplane engines roar, and Chun Seen Mei Chuen has since become a serene community situated at the heart of the city.

Completed in 1965, Chun Seen Mei Chuen, on which every unit has its own balcony, was designed with practicality in mind. The exterior wall of Chi Chun Lau near Fu Ning Street was constructed with a beautiful curve, a feature of great aesthetic appeal. Nowadays, the estate remains a popular check-in spot on social media despite the retirement of the Kai Tak Airport.





茵怡花園 Verbena Heights

將自然融入建築的環保先驅

Pioneer in Biophilic Architecture

一幢建築物如何利用風、水和陽光實踐環保呢？茵怡花園設計的巧妙之處在於建築師調和了人與自然的生活平衡，建成了香港首個環保建築概念的屋邨，更於1999年獲香港建築師學會頒發周年年獎銀獎。

屋苑於1996至1997年落成。從整體布局而言，屋苑的住宅大樓高度不一，錯落有致，多個公共花園空間散落其中，就像留有一個通風口一樣，加上導風天幕，引入自然風和光線。屋頂亦加入遮擋太陽設施，減少西斜和陽光直接照射，有助樓宇降溫，讓居民可以少開冷氣。

屋苑其中一邊外圍設置了一排石屎通窿方格隔音牆，又種植大批樹木作為緩衝，兩個方法既可減低鄰近將軍澳隧道和馬路噪音，亦有助通風、綠化環境。移師大廈內，走廊和單位內均設有大面積的窗戶，令室內空間變得明亮，同時對流窗戶更添涼快；另一大特色是低流水量沖廁系統，節省用水。這些設計環保之餘，更幫住戶節省水電費，一舉兩得！



How can we make buildings greener through the use of natural sunlight, wind and water? The masterful design of Verbena Heights illustrates how the architect creates harmony between people and nature, by delivering the first Hong Kong housing estate that integrates green design concepts. This project was awarded the Silver Medal of the Hong Kong Institute of Architects Annual Awards in 1999.

The estate was completed between 1996 and 1997. In terms of the overall layout, the buildings are of different heights, forming a dispersed yet organised pattern. Multiple public gardens and spaces are scattered throughout the estate, leaving passages for ventilation. Wind-channelling canopies are added to introduce natural wind and light. Sun canopies on the roofs help reduce the impact of direct sunlight and lower the temperature of the building, thus allowing residents to cut down on their use of air-conditioning.

Noise-reducing concrete panels have been installed next to the motorway, and trees have been planted at the outer boundaries as noise barriers, which also bring better ventilation and richer greenery. Inside the buildings, large windows have been installed in the corridors and the flats, creating a bright interior while cooling the rooms with convection. Another major feature is the minimal-flush toilet systems that conserve water on a daily basis. Not only are these designs environmentally friendly, they also reduce utility bills for residents — killing two birds with one stone!



家維邨 Ka Wai Chuen

圍村設計 家的感覺

There is Nothing More Important Than a Secure Home



家維邨的前身，是於50年代建成的紅磡村。至1984年，紅磡村分四期重建，原址拆卸重建，而居民亦得到原址安置，成為今天的家維邨。重建後的家維邨設有出租和出售單位。屋邨的命名旨在紀念已故房協創辦人之一張家維。

回想起80年代罪案頻生，家維邨的設計為居民提供多一重保障。屋邨的中央公園被九座樓宇包圍著，其中數座布局更是一字排開，邨內的所有電梯、走火梯都連接著中央公園，所有居民出入的時候都必須經過這裡，設計就好像昔日新界圍村的建築，更有安全感和家的感覺。邨內更設有幼稚園、社區中心和多間方便居民日常購物的商店，照顧家家戶戶所需。

The site of Ka Wai Chuen was formerly known as Hung Hom Estate which was developed in the 1950s. In 1984, Hung Hom Estate was redeveloped to become Ka Wai Chuen in four phases to rehouse residents at the same site. Named after one of the founding members of HS, Andrew Cheung Ka-wai, Ka Wai Chuen has flats for both rental and sale.

As the area was riddled with crime in the 1980s, the design of Ka Wai Chuen forms a natural protection for its residents. The central garden

of the estate, the only place where residents must walk past going in and out of the estate, is encircled by nine buildings, and connected to all lifts and emergency exits of the estate. The design mimics the architecture of the walled villages in the New Territories, giving the residents a greater sense of security for a safe home. The estate is self-sustained with a kindergarten, a community centre and multiple shops that provide daily necessities for the residents.



健康村 Healthy Village

配套以人為本的先行者

Taking Great Pride in Human-Centric Facilities



健康村共有三期，先後於50至60年代建成，90年代重建後更成為集出租單位及住宅發售計劃單位於一身的綜合發展項目。當年屋邨的配置可算是走在時代尖端，除所有單位均有獨立廁廁，並且是沖廁，更設有升降機等設備，對早年香港的公共屋邨而言，實在是相當少見的「豪華」。

當年《工商日報》介紹新落成的健康村時，稱讚其為「可算是中等人家理想模範居住之所」。而至今坊間亦常以俗語「蔗渣價錢，燒鵝味道」來形容房協樓！

The three phases of Healthy Village were constructed and completed between the 1950s and the 1960s, and became an integrated housing development with rental units and flats under the Flat-for-Sale Scheme after redevelopment in the 1990s. Back in the days, design features of Healthy Village were considered pioneering.

The provision of independent kitchens, flushing toilets, lifts, and other facilities were dubbed rare “luxuries” among public housing estates in the early years.

With its quality design, Healthy Village was complimented by *Kung Sheung Daily News* as “the ideal homes for the middle class” when it reported the new estate upon its completion. To this day, people still regard HS rental housing as good value for money.

乙明邨 Jat Min Chuen

031

尊享城門河畔美景

Steps from the Shing Mun River with
Spectacular Views of the Town

乙明邨依城門河而建，傍晚時分的剪影格外流露幾分詩意；走近一點，更會發現房協以人為本的設計心意。它的非一般設計，把隱藏在大廈的樓梯改為外露，成為屋邨特色，同時採用高低座的佈局，令每幢大廈都更通風。另外，當時社會的家庭形態逐漸轉變，小家庭增多，房協為此增加適合二至四人家庭的小單位，佔項目總數一半以上，以回應市民的殷切需求。

要數乙明邨最吸引人之處，必定是繼祖堯邨後，另一個擁有泳池的公共屋邨，當中還有專為小孩而設的嬉水池。邨內當年亦曾設有滾軸溜冰場，不單追上潮流，亦為向來單一的遊樂設施帶來新元素。乙明邨以房協創會委員陳乙明先生命名，首幢大廈於1981年落成。1982年，邨內更種下第一棵清潔香港運動「美化計劃」的樹，彷彿象徵著房協把「家」植根在香港人心中。



知多一點點
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華僑日報（1982年4月19日）。《清潔運動不忘綠化市區 美化香港計劃 植樹五百萬株》。
Overseas Chinese Daily News (19 April 1982). *Keeping Urban Greening in Mind, Five Million Trees Planted for the Keep Hong Kong Clean Campaign.*

With its idyllic location on the bank of the Shing Mun River, Jat Min Chuen is a fine example of HS's human-centric design approach. With an unconventional design, the buildings' staircases are exposed to form part of buildings' outlook, making it an iconic visual feature of the estate. The varying heights of the buildings also ensure better ventilation. At Jat Min Chuen, HS also chose to build more small units suitable for families of two to four persons, accounting for more than half of the total number of flats, to meet the pressing needs of the community.

Like Cho Yiu Chuen, one of the most attractive features of Jat Min Chuen is, undeniably, its swimming pool alongside a children's pool for kids to enjoy splashing fun. A roller-skating rink was another trendy feature back in the days. Jat Min Cheun was named after one of HS's founding members — Tan Jat-min.

Upon the completion of its first building in 1981, Jat Min Chuen was also a place where the first tree of the Keep Hong Kong Clean Campaign was planted in 1982, a symbol of rooting the "Home" in Hong Kong's communities by HS.



祈德尊新邨 Clague Garden Estate

建築設計上的巧思與共融

All-inclusive Architecture with Thoughtful Design

1989年落成的祈德尊新邨，是房協首個住宅發售計劃項目，它不單只是「有瓦遮頭」，更為廣大市民實現置業安居夢，為居民提供了一個設計實用、建築佈局充滿巧妙心思的安樂窩。

經過祈德尊新邨，很多人都會好奇大廈中間為甚麼會留有一個個大圓形。原來當年屋邨四周都是平地，風力較大，故建築設計上在部分樓層間做了需要拉樑穩固結構；但為了避免遮閉每層的景觀，設計師就在高樓的中間加了一個個大圓形，增加通透感。

走進這個屋邨，休憩園林首先映入眼簾，依傍走廊的大水池與營造飄浮感的石砌景觀，讓人從繁重的生活中放鬆下來，更成為現在大廈林立中的一片小綠洲。環境優美之餘，屋邨設施全方位照顧老、中、青的需要，十分周到，由幼稚園、兒童遊樂場、青年中心、運動場、長者康樂室，還有專為年長者而設的松明舍，應有盡有。憑著貼心且別樹一格的設計，這個項目更在1991年獲得香港建築師學會的「設計優異獎」。



Clague Garden Estate, HS's first Flat-for-Sale Scheme project built in 1989, is not simply a shelter for its residents, but a place where they could fulfill their aspirations of owning their own houses. In making a comfortable home for all, the estate pursues both practicality and ingenuity throughout its architectural design.

When passing the Clague Garden Estate, one may wonder why the buildings feature large circular openings in the outlook. In fact, when the estate was built, tension beams were required to the structures since the site was exposed to strong wind as surrounded by flat land. Hence circular openings are adopted in the architectural design to avoid obstructing the view overlooking the outside between the floors.

Entering the estate, you will be greeted by a leisure space. A large fountain along an outdoor corridor with stone features, shaping the area like a small oasis amid the concrete blocks. In addition to its exquisite environment, the estate also offers a comprehensive range of facilities to meet the needs of residents of all ages, including a kindergarten, children's playground, youth centre, sports ground, lounge for elderly, and the tailor-made elderly flats at Chung Ming Sheh. In recognition of its unique, thoughtful design, this project was awarded the Certificate of Merit by the Hong Kong Institute of Architects in 1991.



樂民新村 Lok Man Sun Chuen

預製組件砌出的家

A Home Built with Prefabricated Modules

早在半個世紀之前的70年代，樂民新村的建造方法已經走在時代的尖端。今時今日，「預製組件」和「組裝合成」建築法越趨盛行，但放在當年卻是極具創意的嶄新技術。屋邨位處山坡上，不可以用平地起樓的方式興建。為此，其中的樂智樓和樂愛樓採用了當時最新的「預製組件」建築方式興建，用混凝土預先製成牆身和地板，再在工地現場吊運裝嵌，節省人力和成本，更減少施工時間，令這兩座大樓比原定目標提早四個月完成。

樂民新村更是第一個安裝食水加壓系統的房協出租屋邨，令高低層的居民得到更穩定的食水供應，提升生活質素。此外，屋邨亦鼓勵居民將環保概念融入生活，曾經在邨內公共空間開闢「樂耕園」，與地區非牟利團體合作，開班教授邨民及長者街坊齊齊種植有機蔬菜。



知多一點點
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華僑日報（1974年4月21日）。《樂民村第三期工程完成 昨舉行簡單儀式 祈廉桐主持剪綵》。
Overseas Chinese Daily News (21 April 1974). Opening Ceremony Hosted by Mr MDA Clinton upon Completion of Lok Man Chuen Phase Three Project.

As early as half a century ago in the 1970s, Lok Man Sun Chuen was already a pioneer built with cutting-edge construction method. Prefabrication and Modular Integrated Construction (MiC) method are more widely used nowadays. Yet, these were considered novel, innovative technologies in the older days. As the estate is located along the hill, construction methods typically used on flat ground may not entirely work. That's why Lok Chi Lau and Lok Oi Lau were built with new technique of the era — prefabricated components. Walls and floors were prefabricated offsite with concrete, which were then hoisted onsite by crane for superstructure construction. This method helped save manpower, cost and construction time, allowing the two buildings to be completed four months ahead of schedule.

To enhance living quality, Lok Man Sun Chuen was the first HS rental estate fitted with pressurisation system for stable water supply, especially for residents on higher floors. Additionally, residents are encouraged to integrate environmentally friendly habits into their daily lives. A farming corner was set in the public area and organic gardening classes were held in collaboration with local non-profit organisations, in which residents and elderly neighbours enjoyed great fun for organic planting.

明華大廈 Ming Wah Dai Ha

034

記載房協歷史根源的名字

A Name Telling the History of the Housing Society

在筲箕灣，相信無人不識明華大廈，它位於阿公岩道，依山而建。自1962年入伙開始，陪伴街坊逾半個世紀，然而叫足幾十年的明華大廈，為什麼叫「明華」呢？

明華大廈以房協創辦人之一何明華會督命名。何明華會督於40年代牽頭成立房協，他的高瞻遠矚帶領著房協早期的發展以及明華大廈的成功，更成為日後政府建屋的參考。1966年整項工程完成，時任港督戴麟趾爵士於2月10日在邨內舉行牌匾揭幕典禮並探訪住戶。當日亦是何明華會督榮休之日。

明華大廈的設計正好反映房協對居民生活環境的重視，除了建築物的通風特色，大部分單位均有獨立廚廁，因此成為了當時不少市民夢寐以求的宜居之所。根據當年媒體報導，第一期申請人數超額逾10倍。時至今日，明華大廈正進行重建，為居民提供更佳完善的生活環境，當全部重建完成後，單位總數會比原有增加700多個，讓更多市民受惠。



圖片來源(下圖): 星島新聞集團
Photo credit (bottom): Sing Tao News Corporation Limited

Everyone who lives in Shau Kei Wan knows about Ming Wah Dai Ha, the estate built on the hill along A Kung Ngam Road. Since the residents moved in in 1962, Ming Wah has been rooted in the neighbourhood for half a century, but where did the name come from?

It was officially named after one of the founding members of HS — Bishop Hall. In the 1940s, Bishop Hall took the lead in establishing HS. With his visionary foresight, Bishop Hall steered HS in its early development and contributed to the success of Ming Wah Dai Ha, which became an architectural

reference of the Government for subsequent public housing projects. Upon the completion of the project in 1966, the late Governor Sir David Trench officiated at the plaque unveiling ceremony of the estate and visited a household on 10 February upon the retirement of Bishop Hall.

The design of Ming Wah Dai Ha kept the well-being of its residents in mind. From optimised ventilation to independent kitchens and toilets, the project offered many residents dream homes. According to media reports at the time, applications for its first phase far exceeded its capacity by 10 times. Ming Wah Dai Ha is currently being redeveloped to provide better living environment for its residents. When the whole redevelopment project completes, 700 more units will be added to the complex to benefit more citizens.

觀龍樓 Kwun Lung Lau

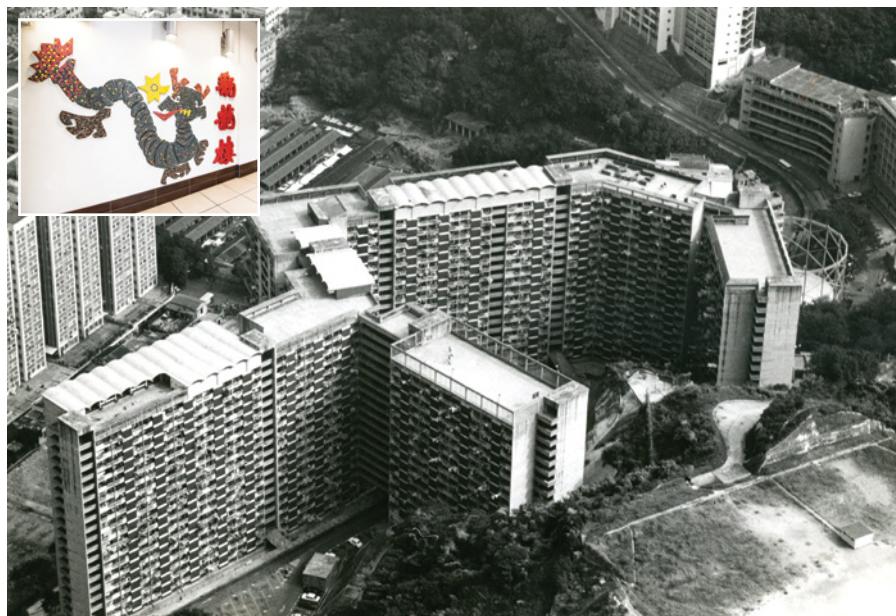
035

氣勢不凡的中國蟠龍

A Mighty Chinese Dragon

在堅尼地城的高處俯瞰，觀龍樓A至G座連在一起，形態儼如一條蟠龍靜躺於大地，因而得名。屋邨於1967至68年間落成，設計師Michael Payne先生當時更憑此項目獲奧克蘭建築協會頒發建築設計獎。電梯大堂入口牆壁上由馬賽克砌成的彩龍圖案則出自Michael Payne太太的手筆，圖案又稱為「孩子的龍」，成為了觀龍樓地標之一。

觀龍樓的天台是居民休閒生活的小天地。由於當年樓宇建於山坡之上，缺乏平坦土地，唯有將公共設施置於天台，除了遊樂設施，更有圖書館及幼稚園。2007年重建屋邨第一期後，天台繼續成為不同年齡居民的消閒好去處。相通的天台貫穿A至F座，並有兒童遊樂場、長者健體設施、禮堂等。另外，觀龍樓於2022年尾成為房協首個參與使用智能廚餘機的出租屋邨，居民可利用邨內三部廚餘機回收廚餘，亦能賺取積分換禮品，為環保出一分力。



Gazing down from the top in Kennedy Town, one can see the connected blocks A to G of Kwun Lung Lau, resembling a crouching dragon, hence the name. The estate was completed between 1967 to 1968 and designed by Michael Payne, who received an award by the Auckland Architecture Association for the project. The mosaic of a colourful dragon designed by Payne's wife is displayed on the wall at the entrance of the elevator lobby, until now. It is also named the "Children's Dragon", one of the landmarks of Kwun Lung Lau.

The rooftop of Kwun Lung Lau provides perfect recreational space for its residents as the lack of flat ground for this hillside estate. Apart from leisure facilities, a library and a kindergarten were also located on the rooftop in the old days. After the first phase redevelopment of the estate took place in 2007, the rooftop

continues to be a popular leisure hub for residents of all ages. The connected rooftops of blocks A to F house various facilities such as children's playground, elderly gymnastic facilities and a hall. In 2022, Kwun Lung Lau became the first HS rental estate taking part in smart food waste recycling. Residents could use the three recycling bins in the estate to dispose of food waste, contributing to environmental protection on one hand, and earning credit points in exchange for gifts on the other hand.



觀塘花園大廈 Kwun Tong Garden Estate

看得見的鳥語花香

Where Birds Sing and Flowers Bloom



畫眉樓



The names of the HS estates are renowned for their creative flair. At Kwun Tong Garden Estate, which was completed in the 1960s, the naming gives the ambience of the nature. The seven blocks of the first phase were named Peony, Rose, Lily, Jasmine, Violet, Narcissus and Orchid Houses, earning them the endearing nickname “flower blocks” from the residents. Meanwhile, residents refer to the five blocks of the second phase as the “bird blocks”, including Yin Chee Lau, Wah Mei Lau, Hay Cheuk Lau, Hung Cheuk Lau and Pak Ling Lau, which are Chinese names of different birds.

The estate was built along the hillside, in a scattered but orderly fashion with sufficient distances between the buildings. Every building and its floors were designed to allow optimal daylight and ventilation, making the interior of the building feel open and spacious. It is labelled by residents an urban oasis where the air is fresh, and the residents can enjoy peace and serenity.

As the decades passed, the first phase, also known as the “flower blocks”, was redeveloped in the 1980s. HS renamed the buildings in a similar fashion as the Lotus Tower. The existing second phase, otherwise known as the “bird blocks”, will undergo redevelopment which are expected to commence in 2026/27 at the earliest.

常說房協屋邨的名字皆滿有創意，處處心思，於60年代落成的觀塘花園大廈，每座大廈的名字一聽就感受到鳥語花香的溫馨。第一期誕生的七座大廈，是街坊口中的

「花花樓」，有牡丹、玫瑰、百合、茉莉、紫蘭、水仙和玉蘭樓。第二期的五座大廈，街坊稱為「雀仔樓」，分別為燕子、畫眉、喜鵲、孔雀和百靈樓。

各座大廈依山而建、散落有序，樓宇與樓宇之間留有適當距離、不會密如屏風。各座樓層採光和通風良好，建築物內部空間亦寬敞開揚，是邨民眼中空氣清新、旺中帶靜、仿如置身於城市綠洲的舒適安樂窩。

數十年過去，第一期的「花花樓」已於80年代改建，同樣以花卉命名為「玉蓮臺」，現存第二期的「雀仔樓」亦將重建，預計最快於2026/27年開展首階段工程。



寶石大廈 Bo Shek Mansion

037

那些年 珠光寶氣的美名

The Bedewelled Estate

不少房協屋邨的名字都別出心裁，那便不可不提重建前的寶石大廈，三幢大廈的名字均閃爍著珠光寶氣，究竟是哪來的心思？

1964年，由房協興建的出租屋邨「寶石大廈」落成，毗鄰石壁新村，故以「石」字為名。而全邨三座大廈就以不同寶石命名，分別是琥珀樓、鑽石樓及翡翠樓，上口易記又好意頭。

其後，屋邨於1992年拆卸重建成三座高層住宅，同時亦告別了原有三座大樓的寶石稱號，改稱為第一至三座。重建後寶石大廈增添了不少人性化設施，包括大樓內特設99個長者單位，連數目也帶好意頭，亦設有庇護工場和幼稚園，照顧不同人士需要。



When it comes to the colourful names of HS rental estates, the gleaming names of the three buildings at the Bo Shek Mansion should not be missed out.

Bo Shek Mansion is a rental estate developed by HS in 1964. Adjacent to Shek Pik San Tsuen ("Shek" means stone in Chinese), the three Bo Shek Mansion blocks were previously named after various precious stones —amber, diamond and emerald, which are auspicious and easy to remember.

The estate was redeveloped in 1992 and to become three high-rise residential blocks. Waving goodbye to the names of precious stones, the new buildings are simply numbered blocks one to three. The redeveloped estate is upgraded with a range of human-centric

facilities, including a lucky number of 99 elderly flats, a sheltered workshop and a kindergarten, catering for the diverse need of the community.

038

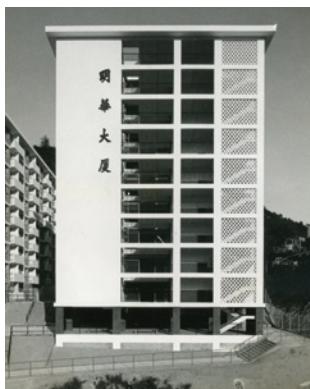
書法字體為屋邨名字添優雅

Building Names in Elegant Calligraphy

舊式屋邨的美感，除了來自實用優雅的建築設計，屋邨及大廈名字所使用的書法字體也有其獨特之處。就如已拆卸的四季大廈、明華大廈、勵德邨舊名牌，及現存的漁光村外牆上的村名等，所用的皆是帶北魏體的楷書，古雅之餘，亦帶一點活潑。

熱衷於研究本地字體設計多年的香港知專設計學院傳意設計學系主任譚智恒解釋，北魏楷書是本地50至60年代街道上、建築物上流行使用的字體。「當年香港用的北魏體源於清朝，特徵是起筆和收筆強烈，筆劃轉折明顯。其優勢在於當字體用於建築物上，不論距離多遠，路人都可以清晰辨認。」

他說，選用這款常用的書法字體另一主要因為技術限制，「用於印刷的活字，字體太細不合用，當時的年代亦未可以使用電腦放大字體，所以一般會找書法家，一比一寫在雞皮紙或其他物料上，交給師傅把字體鑄出、切割成大字招牌。」



The charm of old housing estates not only comes from the practical yet elegant architectural design, but also the unique calligraphy fonts used for the names of the estates and buildings. On the signboards of the dismantled Four Seasons Estate, Ming Wah Dai Ha, Lai Tak Tsuen, as well as the existing exterior wall of Yue Kwong Chuen, the names in Beiwei Kaishu calligraphy style exude classic elegance and whimsical creativity.

Keith Tam, Head of Department, Communication Design, Hong Kong Design Institute, is passionate about researching local font design. As he explains, Beiwei Kaishu was commonly found on streets and buildings in the 1950s and 1960s. “The style of Beiwei script adopted in Hong Kong back in the days originated from the Qing dynasty. Its defining features were a forceful start and end to each stroke, and clear turns of the brush. Its power is that when used on buildings, the script is clearly legible to pedestrians, no matter how far they are.”

Another reason for the popularity of this font type, said Tam, was technical constraint. “Movable type of printing was too small to be used on buildings, while computer-enlarged fonts did not exist in that era. Therefore, calligraphers were hired to write the large characters in true size on paper for craftsmen to cast and carve the calligraphy onto signboards.”

家園
Homes

令人很想按下快門捕捉的房協美景
Don't Forget to Check in and Capture
these Breathtaking Views at Housing Society's Rental Estates



勵德邨 Lai Tak Tsuen

#圓筒形屋邨 #全港首創 #香港特色建築
#大坑後花園 #TaiHang

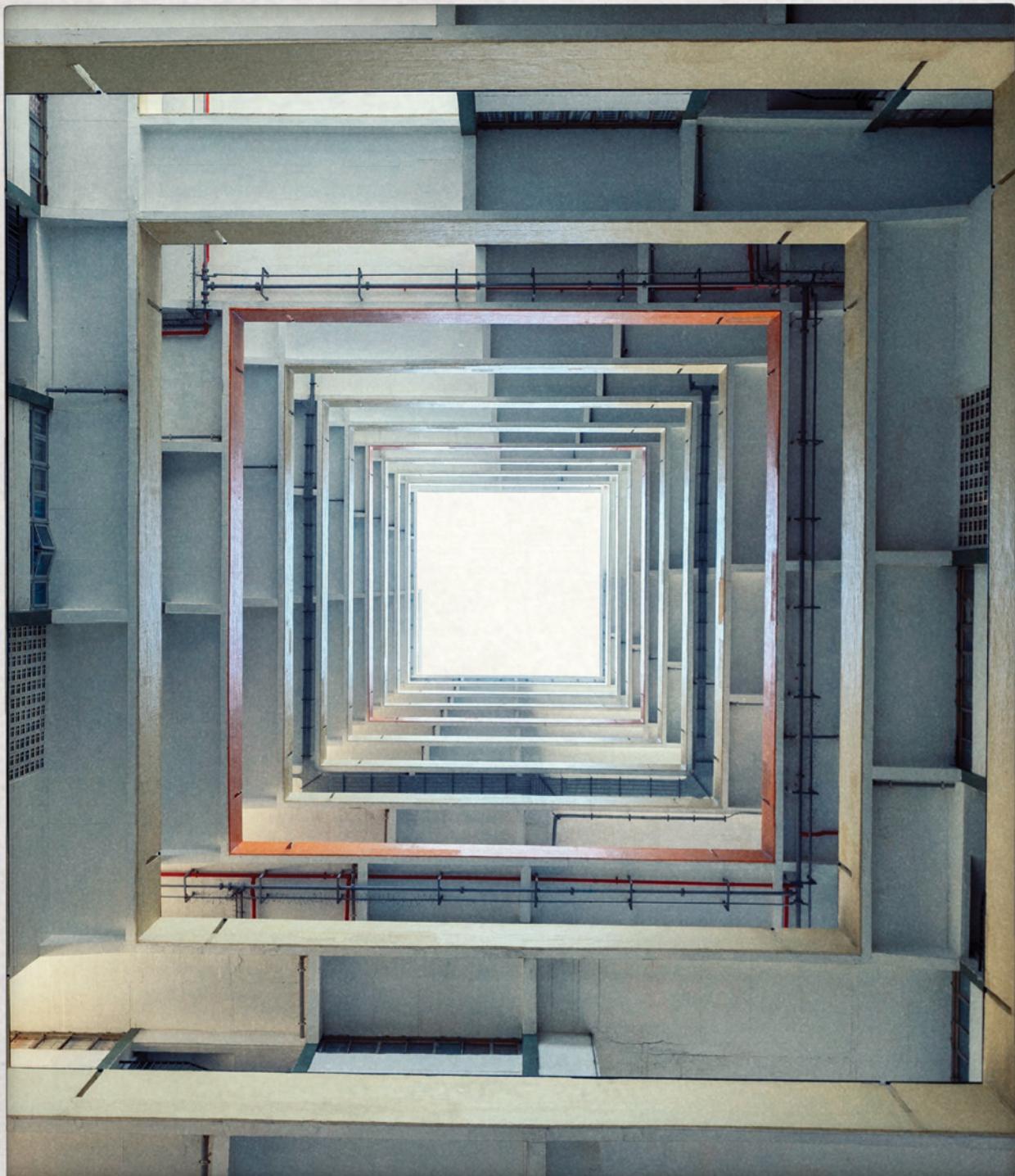


乙明邨 Jat Min Chuen

#河畔相映 #踩單車 #散步

#沙田城門河 #ShingMunRiver #ShaTin

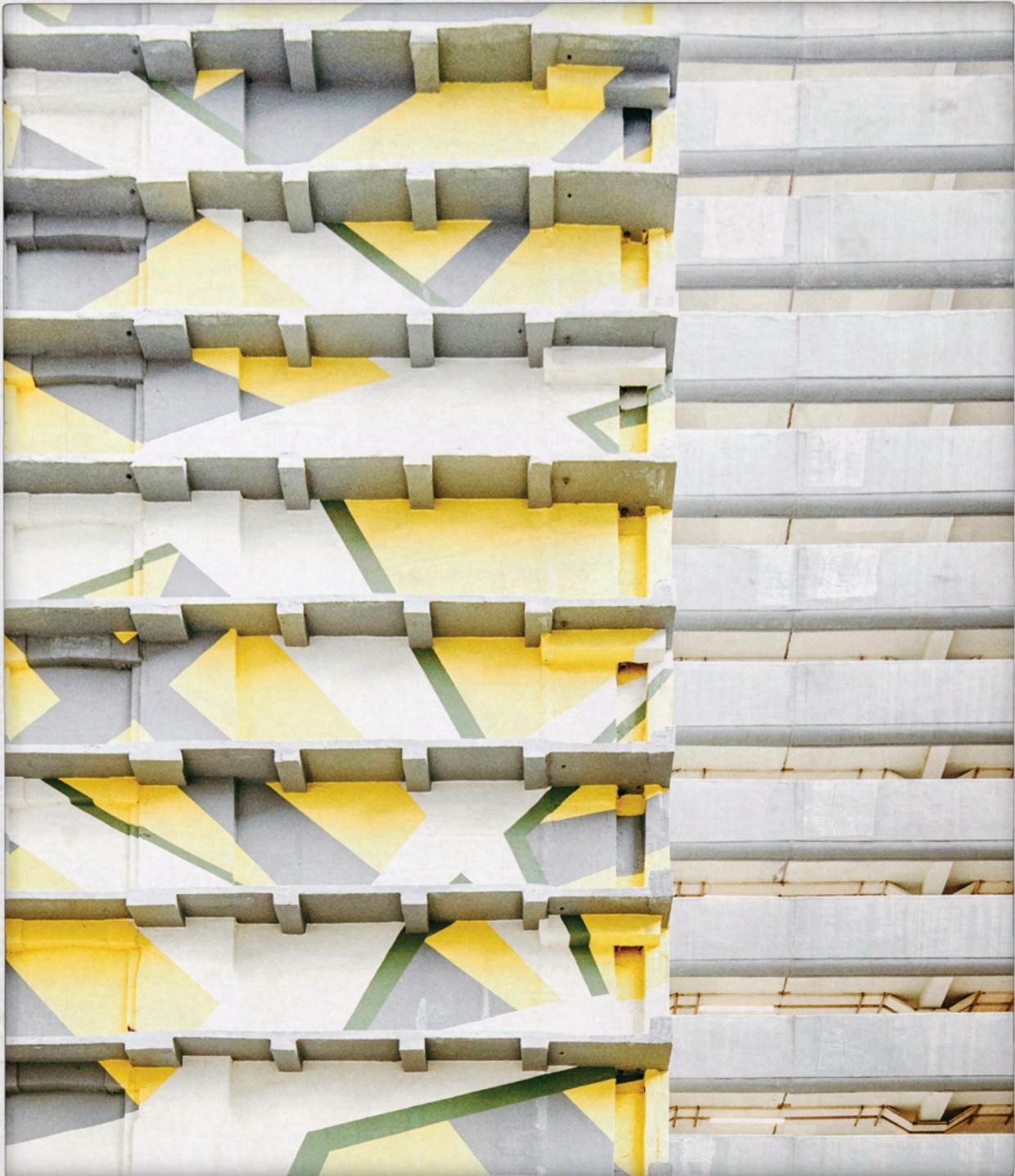




📍 祖堯邨 Cho Yiu Chuen

#樓梯屋邨 #時光隧道 #世一

#葵涌 #KwaiChung



📍觀龍樓 Kwun Lung Lau

#重新觀龍 #西環地標 #繽紛外牆 #幾何圖案
#堅尼地城 #KennedyTown



📍 **真善美村** Chun Seen Mei Chuen
#鳳凰木 #歲月靜好 #都市中的森林浴
#九龍城 #KowloonCity





茵怡花園 Verbena Heights

#日光穿透 #微風輕輕吹 #環保建築
#將軍澳 #TseungKwanO





📍明華大廈 Ming Wah Dai Ha

#重建 #傳承 #安樂窩 #延續集體回憶
#筲箕灣 #ShauKeiWan



樂民新村 Lok Man Sun Chuen

#招牌樓梯 #工整之療癒 #近攝之魅力
#土瓜灣 #ToKwaWan



📍 觀塘花園大廈 Kwun Tong Garden Estate
#動靜皆宜 #青蔭歲月 #鳥語花香
#牛頭角 #NgauTauKok





📍 沙頭角邨 Sha Tau Kok Chuen

#法式風情 #禁區生活 #神秘面紗背後 #七彩小屋
#沙頭角 #ShaTauKok



📍 滿樂大廈 Moon Lok Dai Ha

#陪伴 #共融生活 #看得見的快樂

#荃灣 #TsuenWan



📍對面海邨 Tui Min Hoi Chuen
#遠離煩囂 #中式園林 #古雅建築
#西貢 #SaiKung





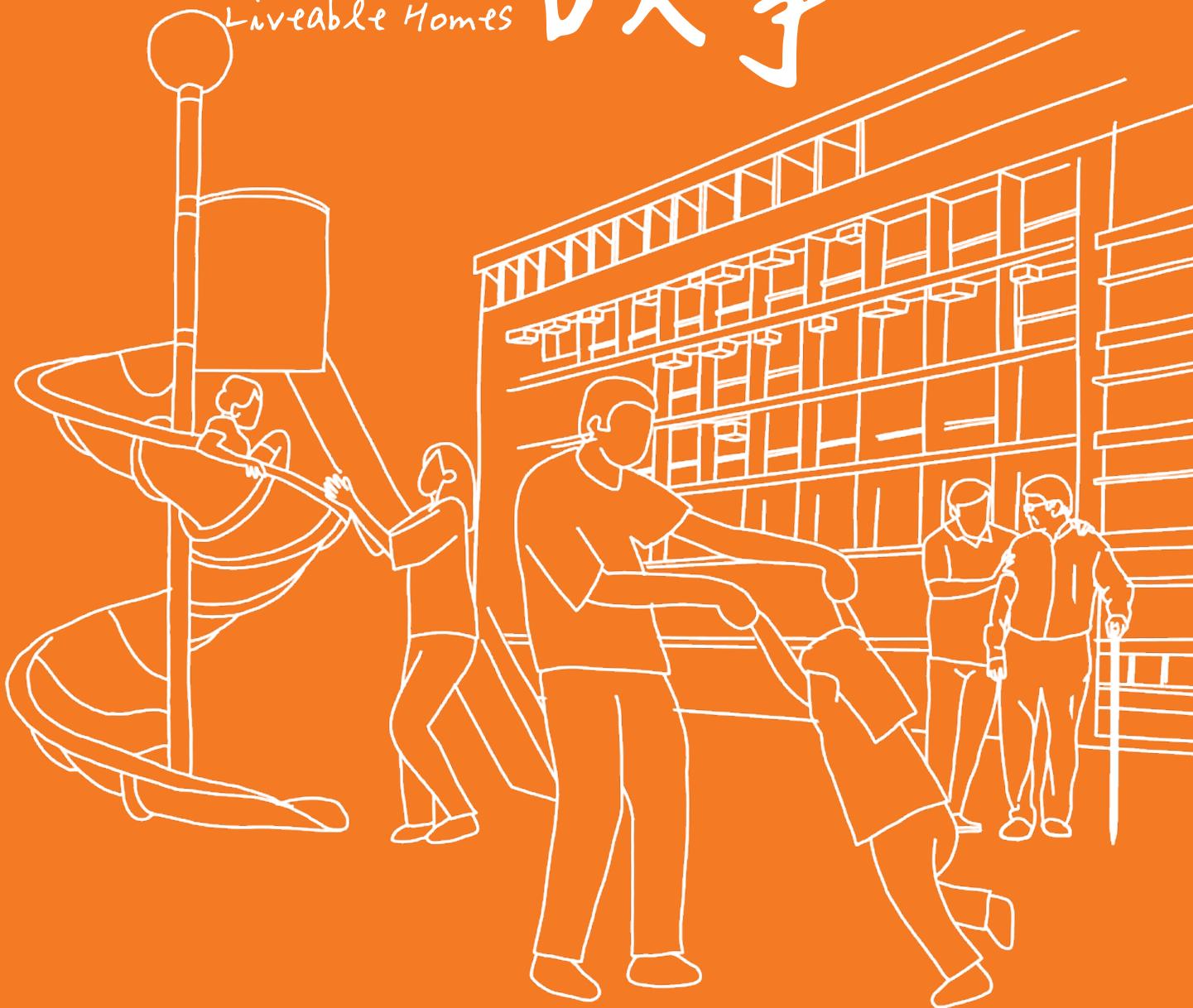
📍漁光村 Yue Kwong Chuen

#窿窿牆 #通花磚 #通風透光
#港式典雅 #香港仔 #Aberdeen

3

宜居故事

About
Liveable Homes



039

郭富城： 快樂童年 對明華「愛愛愛不完」

Aaron Kwok: Fondness for Ming Wah Dai Ha
from a Blissful Childhood



1. 你甚麼時候住在明華大廈？由幾歲開始居住？

答：我由出生開始，已經在明華大廈居住，大概住到20歲左右，因為工作關係，才搬出去外面居住！我和家人一家住在第21座四樓！在明華大廈生活的20年，生活上，物質上都絕對不富有，一家七口，父母和兩個哥哥、兩個姐姐及我，住在一個400呎單位，是有點擠，但卻是我成長歲月中，最開心的一段時光。

2. 可以形容一下你印象中的明華大廈是甚麼模樣嗎？例如居住單位、屋邨環境、設施、街坊鄰里等。

答：我印象中的明華大廈非常有趣，因為只有單數座數，而沒有雙數座數的，即是只有1、3、5、7、9到25座（即阿公岩道1、3、5、7、9到25號，順序等於明華大廈的M、L、K、J、I到A座）！大部分九層

1. When did you start living in Ming Wah Dai Ha and for how long? Which block did you live in?

Answer: I lived in Ming Wah Dai Ha since I was born, until around 20 years old. Then I moved out because of my job! My family lived on the fourth floor in Block 21. During the 20 years spent at Ming Wah Dai Ha, my family was not so well-off. As a family of seven — my parents, two elder brothers, two elder sisters and I were crammed into a 400-square-feet flat. Yet, it was the happiest time as I grew up there.

2. Could you describe how Ming Wah Dai Ha looks like from your memory, for example, your flat, the living environment, facilities and neighbourhood?

Answer: I always remember Ming Wah Dai Ha as a fascinating place. The blocks were all in odd numbers somehow, and there were no even

高，有啲有輒嘅，但係我哋班細路鍾意行樓梯，走上走落冇時停，總之就坐唔定。明華大廈的設計頗特別，座與座之間一定有片小空地，我們一班小朋友常常在空地踩單車，有時直接踩去後山的山坡玩。而樓下的空地設施也不錯，有乒乓波枴、滑梯、和氹氹轉！當時鄰舍之間關係非常融洽，所有小朋友一放學後，做完功課就聚在一起玩，最鍾意踢西瓜波，特登由四樓踢落樓下，比藉口自己走來走去，想落樓執波。至於我自己好鍾意響走廊踩雪屐，有一次唔小心跣倒，流晒血，仲縫咗好多針。而家都仲有個小疤痕在大脾附近！當時咁頑皮，一定有俾阿媽鬧咗幾日幾夜，但係講到底，媽媽都係好錫我。明華大廈仲有個特色，是15座打後的座數依山坡而建，咁如果我哋在山坡巴士站落車，行兩層樓就返到屋企！但係15座旁樓梯打落向下，就有電車，小巴坐，行返屋企就行四層樓，係好特別嘅屋邨。

3. 在明華大廈成長，你印象最深刻的畫面是甚麼？最記得的人是誰？你當年日常的生活路線，例如上學/放學是如何？最常去邨內甚麼地方？

答：明華大廈21座樓下有青年中心，有康樂棋可以玩，又可以報名學乒乓波，特別印象深刻係波枴石造的，所以特別彈，好好玩！仲有就係屋邨山坡路有好多車駛上駛落，其實都有少少危險，所以父母唔係太批准去斜坡路玩，但係，逢星期日，喺路邊就有雪糕車擺檔，我哋一班細路就拎住大隻的漱口盅去買雪糕，因為裝得多啲，而且仲一定排晒長龍，好受小朋友歡迎，而雪糕伯伯都特別比多啲雪糕我哋，其實用漱口盅裝雪糕，都幾有創意，亦係當時一個好難忘的回憶，而雪糕伯伯都係令我印象好深刻嘅一個人。此外，難忘回憶仲有我哋一班細路最鍾意打風，一來唔使返學，二來，最鍾意走上九樓，因為鍾意去頂樓，仲爬樓梯上去，感受下暴雨狂風迎面而來嘅感受，其實好危險，但係當時真係覺得好好玩，好刺激，不過，當玩到成身濕晒，梗係比阿媽教訓一頓，而我哋嗰頭鬧完，轉頭又找些刺激新玩意，係有些頑皮的。我在附近慈幼讀小學，所以



numbers. There were only Blocks 1, 3, 5, 7, 9 to 25 (corresponding to 1, 3, 5, 7, 9 to 25 A Kung Ngam Road, which are the street numbers of Blocks M, L, K, J, I to A respectively)! Most of the buildings were of nine-storey tall, and some of them had lifts. But as kids, we preferred the stairs, where we could run up and down all day long. The design of Ming Wah Dai Ha is quite interesting. Small open spaces could be found between the blocks. We used to ride our bikes there, or even go up the slopes of the hills. The facilities downstairs were also pretty nice — there were table tennis tables, slides and merry-go-rounds! The community was tight-knit — all the kids in the neighbourhood always played together after finishing our homework. We would spend hours kicking a “watermelon ball”. Just an excuse to run around, we would deliberately kick the ball from the fourth floor to the ground floor and go downstairs to fetch it. I also enjoyed roller-skating along the corridor, and even had a nasty injury once. I bled a lot and needed quite a few stitches and a small scar is still on my thigh to this day! I was a mischievous child, and had probably got yelled at by my mother for days and nights, but she loved me dearly! Another unique feature of Ming Wah Da Ha was that the buildings after Block 15 were constructed along a slope. So if you hopped off at the bus stop on the slope, we could be home after walking two storeys up! But if you walked down the stairs next to Block 15 — you could find trams or mini-buses, but would need to walk four storeys home. It's truly a unique rental estate.

3. Growing up in Ming Wah Dai Ha, what are your most memorable place and people? What was your daily routine such as routing to and from school and where did you usually hang about, etc?

Answer: There was a youth centre at Ming Wah Dai Ha Block 21, where you could play Novuss or sign up for table tennis lessons. I still remember the stone table tennis table vividly because the hard surface made the balls extra bouncy which added to the fun! The roads on the slopes had quite heavy traffic and were rather dangerous, so my parents did not really allow us to play near those roads. The only exception was every Sunday when the ice-cream vans came. The van was so popular that all the kids would bring out huge mugs in a bid to get as much ice-cream as they could and there was always a long queue! The ice-cream van driver was so friendly and would



童年時的郭富城
與母親合照
Aaron, in his childhood,
poses with his mother



係行路返學放學，特別開心，就係鍾意行路！最喜歡流連的地方係樓下空地同青年中心，仲有附近的士多，老闆有時會請我哋食雪條。

4. 你覺得在明華大廈成長的童年/少年生活為你成長奮鬥帶來甚麼啟發/影響？

答：我的成長在明華大廈，雖然不是在富裕的物質環境下生活，但是內心非常富足，一家人相親相愛，父母好錫我哋，努力工作令我哋溫飽！而鄰舍之間非常守望相助，有好濃厚的人情味，係好值得珍惜的。我爸爸在金舖工作，一星期工作六天，逢星期日休息！可能我係兄弟姊妹間排行最小，所以父母也是特別疼錫！爸爸很多時在周日放假，會在家煮飯，又會俾錢我去15座樓下士多買汽水、啤酒、香煙、零食、雪條等返屋企！當然小朋友只係吃零食，香煙、啤酒都係爸爸享用，但係作為小朋友可以拿錢去購物，好似好威水嘅一件事，所以特別鍾意星期日。而我記得15座樓下有兩家士多，好好生意，我就最鍾意買汽水，之後按樽，總之好鍾意行上行落，由細到大都坐唔定！至於媽媽都係好錫我，得閒會帶埋我去做義工，間接亦影響到我，長大之後，也有致力慈善工作！而媽媽在周六、周日，會帶我哋行落去明華大廈斜坡後面的海邊，跑下步，撻石仔，又係一個活動，純粹走來走去，吹下海風，有乜特別，但係好開心。在明華大廈生活和成長，令我學會珍惜，和待人接物要付出關心，做人要心寬和懂得知足。

always give us an extra scoop as a treat. Now that I think about it, it was so creative for us kids to use those large mugs! These Sunday trips to the ice-cream van is definitely one of my fondest memories and the driver left a strong impression on me. Apart from the ice-cream van, typhoons were the other memorable experiences. As kids, we loved typhoons because we could skip school — and we thought it was a big feat to be able to walk to the ninth floor in the storm. Indeed, it was very dangerous and I always got in trouble when I returned home soaked to the bone. But you know how kids can be, always looking for trouble and adventure which makes mothers angry! I studied at the Salesian School nearby, so it was a short distance to and from school and I always loved the walk. My favourite spots would be the public area downstairs, the youth centre and the nearby store, where the owner would sometimes give us ice lollies for free.

4. How did your childhood/teenage years in Ming Wah Dai Ha inspire/influence you?

Answer: Although we did not live in affluence, I always felt content when I was growing up in Ming Wah Dai Ha. I had a loving family and my parents worked hard to provide everything for us. The community was closely knit and neighbours looked out for each other — it was truly something we treasured a lot. My father worked at a jeweller six days a week, and only had Sundays off. I was the youngest in my family, and it might be why I earned so much love from them. On Sundays, my father would cook at home and give me money to buy groceries like soft drinks, beer, cigarettes, snacks and ice lollies from the store downstairs at Block 15. Snacks for the kids, and cigarettes and beer for my father of course! As kids, we thought it was a big deal to be allowed to go to the store and buy things on our own, so we always looked forward to Sundays. I can still recall the two



5. 回想起來，你會如何形容明華大廈的生活？

答：明華大廈係我成長的地方，所有的人和事及環境，我都印象好深刻，好記得！我覺得明華大廈係我人生之中一段美好嘅時光，遇上的都是好人好事！如果要形容明華大廈，我會用「簡單快樂」來形容這個屋邨！鄰舍們互助互愛，生活樸素、健康，大家都好儉儉，是踏實工作和生活的人！我非常感恩，在明華大廈成長，令我有一個健康、快樂和充滿活力的童年！完全有諗太多關於物質的事，所以在這個屋苑成長的小朋友都比較純樸同天真，所以我永遠都會記得「明華大廈」！

後記：Aaron談到明華大廈一切，眼神閃亮，笑意盎然，很多回憶既上心頭，看得出他很緬懷明華大廈生活和各種珍貴的童年回憶。



shops at Block 15 being really popular at the time, and I would buy soft drinks and return the glass bottles there, running up and down the building — we simply couldn't stay still! My mother took me everywhere, including the places where she volunteered. Under her influence, after all these years, I continue to contribute to charitable causes. On the weekends, my mother would sometimes take us for a jog, or even just to throw stones by the sea behind the slope of Ming Wah Dai Ha. Simple happiness — it was a lot of fun wandering around and bathing with the sea breeze. Living and growing up in Ming Wah Dai Ha taught me the importance of appreciating, cherishing what I have, caring about the people around me and being content and lenient with others.

5. Looking back, how would you describe the life in Ming Wah Dai Ha?

Answer: Ming Wah Dai Ha is where I was born and raised — the people, the experience and the environment all left a strong impression that I could never forget! It is one of the best chapters of my life, filled with good people and good deeds. I would say that Ming Wah Dai Ha is a “simple and joyful place”. Neighbours always looked out for each other and people there were thrifty and hardworking. So life was modest but healthy. I am very grateful to have had such a healthy, happy and lively childhood. Children who grew up in Ming Wah Dai Ha were raised to be down-to-earth and less materialistic. Undoubtedly, Ming Wah Dai Ha will always have a special place in my heart.

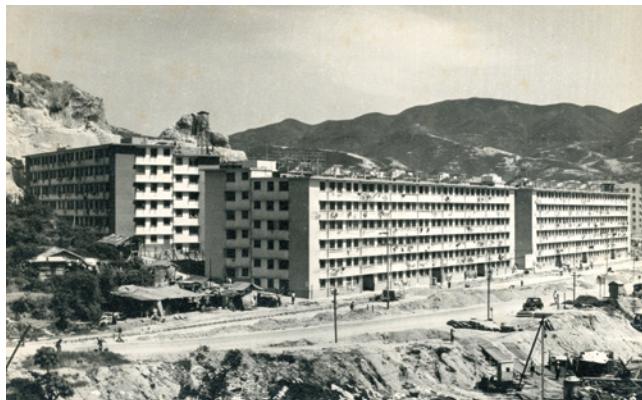
Epilogue: Aaron spoke of Ming Wah Dai Ha with a big smile and sparkles in his eyes, telling us how much he cherishes the years he spent in Ming Wah Dai Ha and his precious childhood memories.

040

中大醫學院院長陳家亮教授： 花園大廈鄰里情 成就醫者父母心！

Professor Francis Chan, Dean of Medicine at CUHK:
Neighbourhood kinship taught me to treat my patients
with parental heart!





60年代，香港有過百萬人住在公共房屋，雖然經濟匱乏，但屋邨為基層市民提供安居之所，還孕育出許多社會棟樑、人才輩出。當中，有現任中大醫學院院長陳家亮教授，「對我來說，觀塘花園大廈是我自小成長的地方，充滿寶貴回憶。」

1965年陳教授舉家遷進花園大廈的畫眉樓。就讀屋邨樓下的幼稚園，在附近上小學，直至中三左右才搬走，度過了十多年的屋邨生活。那年頭生活艱苦，但陳教授回想起昔日的快樂時光，卻很感恩，「我們住在九樓，有一個露台，因為住得高，可以飽覽全海景，從家裏看出去，會看到開源道一帶的工廠，再遠一點，還看到啟德機場跑道。」

花園大廈位處觀塘與牛頭角之間，落成之初，附近一帶區域才剛開發，他笑說，當年大家街坊都是「開荒牛」，附近店舖很少，只有屋邨樓下的文具舖、士多、診所，生活確實談不上方便，卻又反而讓花園大廈自成一角。「由於交通一點也不發達，往往只能靠雙腳。但有瓦遮頭已經好幸運，加上環境優美、幽靜，讓我學懂有感恩的心。」

花園大廈的童年點滴，陳教授至今記憶猶新，「我記得步出畫眉樓，走下樓梯，便看見幼稚園對出的小公園。上學時，屋邨會把它圍起來，成為我們一班幼稚園學生專屬的遊樂場，讓我們可以跑來跑去。那道鐵皮滑梯，夏天烈日下曬得熱燙，滑下去的時候就真的『知味道』了。」從公園沿斜坡往下走，當年還有幾座以花卉命名的大廈，對他來說，那裏才是真正「花園大廈」，「牡丹樓、玫瑰樓，真的好美好美！出入時，我喜歡穿過它們的內園，現在的屋邨已很難找到如此幽靜、寬闊的地方了。」



Back in the 1960s, more than a million people in Hong Kong lived in public housing estates. Despite being economically deprived, public housing provided a safe haven for the underprivileged and nurtured countless talents who have later made significant contributions to society. Among them is the current Dean of Medicine at The Chinese University of Hong Kong (CUHK) Professor Francis Chan, "Kwun Tong Garden Estate is where I grew up. I have so many treasured memories of the place."

Professor Chan and his family moved into Wah Mei Lau of the Garden Estate back in 1965. He spent over 10 years in the estate, from downstairs kindergarten, followed by primary school in the adjacent community, until he moved out when he was in secondary school form three. People found it tough in those days, but he is grateful for the happy times he spent there. "We lived on the ninth floor, and we had a balcony. As it was pretty high up, we could enjoy the panoramic sea view and see the factories along Hoi Yuen Road. Sometimes we could also see the runway of the Kai Tak Airport if we looked further", said Professor Chan.

Kwun Tong Garden Estate is located between Kwun Tong and Ngau Tau Kok. It was built when the area was first developed. He recalled how the residents used to jokingly say that they were the pathfinders of the area and everything started from scratch. There were very few shops nearby, just a stationery shop, a grocery store and a clinic, but forming its own community space. "As the transport network was yet developed back then, we had to rely on our own legs! However, we felt lucky to have a shelter during those tough years, and in fact the environment was truly lovely and peaceful. It taught me to feel blessed and stay humbled."

除了環境，最讓陳教授懷念的，就是鄰里之間有如親人的關係。「我爸爸是的士司機，通常黃昏才回家。爸爸上班時，如果媽媽要外出，會把家中鎖匙交給鄰居，以便幫忙看顧孩子。」一道長走廊，鄰里皆認識，他們一家偶爾到相鄰單位吃飯，新年便更熱鬧，家家戶戶互相拜年，「由年初一拜到年初十」，小朋友每次就在走廊玩個痛快。「即使只有鹹魚青菜，但窮得很開心，那是用錢買不到的人情味」。

回想在屋邨長大時捱過難日子，他從不覺得自己輸在起跑線，反而在花園大廈的小時候真切地感受過濃厚深刻的人情味，讓他當上醫生後更懂得為別人設想，成就今日他那份醫者父母心。「病人在診症室外面等了三小時，才能換來見到醫生三分鐘。這個現實我未必可以改變，但我所做的是否可以讓他們感受多一份溫暖呢？」



The childhood at the estate remains fresh in Professor Chan's memory, "I can still remember the small park opposite to the kindergarten that can be seen when walking down the stairs of Wah Mei Lau. During school time, the area was fenced off to become an exclusive playground for the kindergarten kids running around. The metal slide was scorching hot under the summer sun, and it did hurt to take a slide under the sun." Walking down the slope from the park, there were a few blocks named after flowers, the "real Garden Estate" as described by Professor Chan. "The Peony House and Rose House were really beautiful. I loved to walk through their atriums when going in and out of the estate. It is simply impossible to find such a quiet and spacious place now."

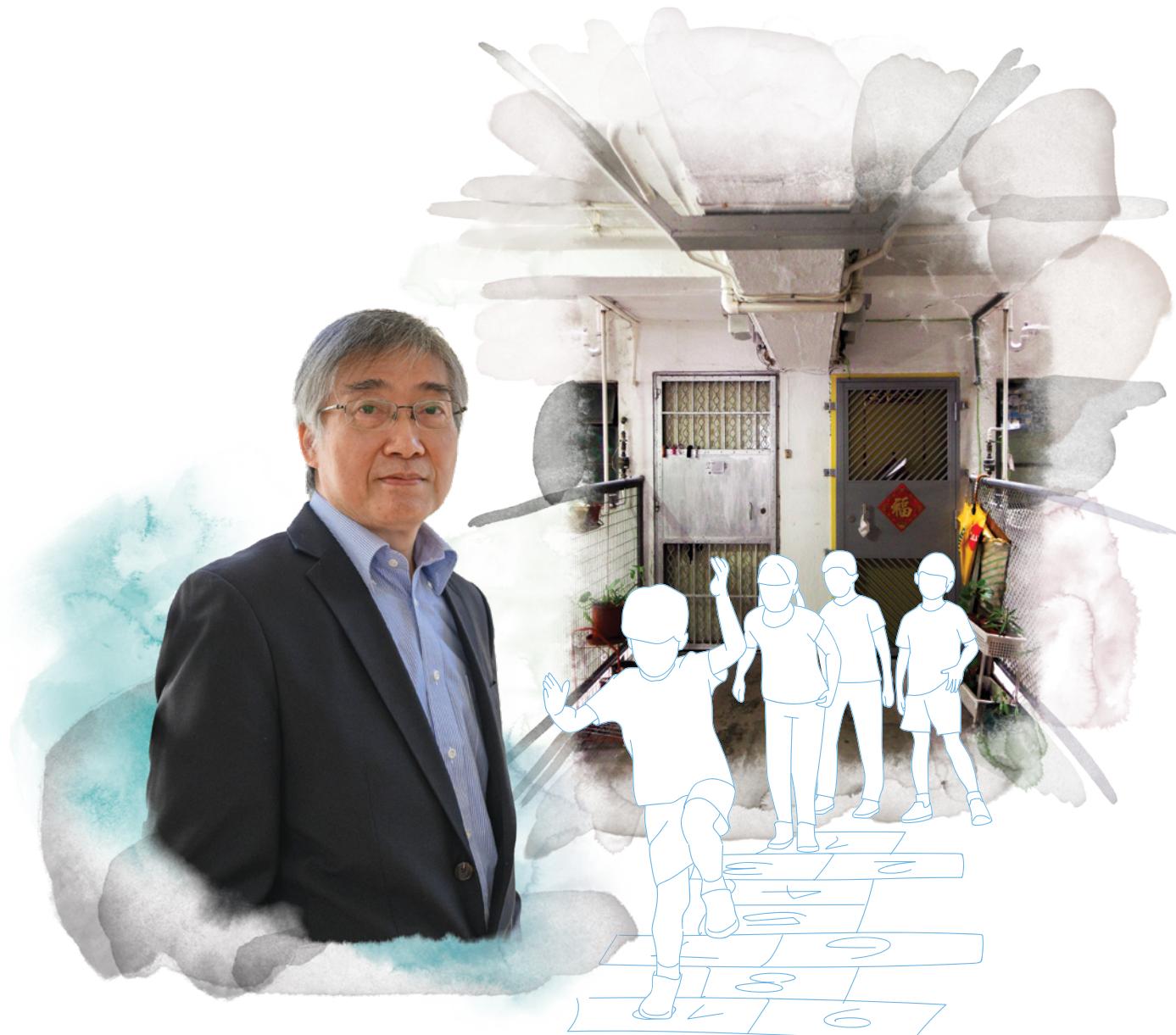
Apart from the environment, the family-like connection among neighbours is what he misses the most. "My father was a taxi driver, and he usually came home as the sun set. When my father was at work, my mother would give the keys to our neighbours when she had to leave the house, and the neighbours would help to take care of the kids", said Professor Chan. Everyone along the long corridors knew each other, and his family would visit their neighbours for dinner occasionally. The estate was particularly bustling during Lunar New Year, when neighbours would visit each other and exchange well-wishes. Children enjoyed themselves and had great fun in the corridors, "from the first day to the tenth day of the new year". "We couldn't afford fancy meals, but we were happy despite we were poor. The love and care in the neighbourhood was something money could never buy."

Recalling the years of a tough childhood in the estate, it never meant to Professor Chan that it was a disadvantaged start of his life. Instead, the loving neighbourhood experiences he encountered during his childhood at the estate taught him the important lesson of putting himself in someone else's shoes and made him the doctor he is today with a parental heart. "The patients might have waited in line for three hours, only for a three-minute consultation with the doctor. I may not be able to change that, but what if I could make them feel better by showing genuine care for them?"

041

香港建造學院前院長黃君華博士 閱覽建築無數 還是覺得明華好

Former Director of the Hong Kong Institute of Construction DR Francis Wong
Appreciation for Ming Wah Remains



宜居故事

About Liveable Homes



黃君華博士是明華大廈第一批住客，1962年入伙時他才五歲。一家五口原居於北角英皇道的板間房，是一間雜貨店的閣樓，要睡木板床，更要和鄰居共用廁所。黃博士至今仍然記得當年搬進明華大廈時雀躍的心情，感覺環境乾淨企理得多、有獨立廁所、隔音佳，還有很多年紀相近的小鄰居，各層走廊成為一眾小朋友的歡樂天地。

經歷數十年光景，黃博士在受訪當日重遊舊地。雖然小時候所住的H座正拆卸重建，他對明華大廈依然充滿感情，童年回憶歷歷在目，滔滔不絕：「我上下午班，如果功課不多，上學前和晚上都可以和其他小朋友玩。不用相約，只要有時間我們就會聚在走廊，一起玩捉迷藏、123紅綠燈……到夏天晚上，男生們會到走廊開起帆布床或尼龍床，吹著晚風入睡。」想當年區內還沒有很多高樓大廈，「我們還會在前梯放紙鳶，當年前梯位置風景非常開揚，沒有任何遮擋，甚至可以看到啟德機場。」

黃博士笑言，從小就學會要和朋友打好關係，事關當年電視機在一般家庭並不普遍，當時有鄰居添置了黑白電視，「好朋友就邀請你入屋一起看電視、關係一般的就在鐵閘外看，不是好朋友的話，甚至會關上木門，讓你看不到電視。」年紀輕輕的小鬼們看的竟然不是卡通片，黃博士難忘和一眾小鄰居追看由何守信評述的外國摔角節目，齊齊為「白面書生奧地」、「君子馬蘭奴」、「迷魂鎖李雲」等摔角手歡呼，又模仿「迷魂鎖」招式，互相切磋。

Dr Francis Wong was amongst one of the first batch of residents moving into Ming Wah Dai Ha in 1962, when he was only five years old. His family of five originally lived in a cubicle apartment over a grocery store on King's Road in North Point. They slept on plank beds and shared a toilet with neighbours. Dr Wong can still remember how excited he felt when moving into Ming Wah Dai Ha, where the environment was much more clean and tidy, especially with its own private bathroom and better sound insulation. There were also many children in his age in the neighbourhood, and the corridors on each floor had become their playground.

As time flies, this interview took Dr Wong straight back to those familiar places. Although his old flat in Block H has been demolished for redevelopment, Ming Wah Dai Ha still stirs up his emotions. As he reminisced his childhood, words poured out with abundant affection. "I attended afternoon classes in school, so if I did not have much homework, I could play with other children before school time and in the evenings. We did not have to schedule it; as long as we were free, we would gather in the corridors and play hide-and-seek or 'red-light, green-light' games... On summer nights, boys would set up camp beds or hammocks out there and fall asleep in the evening breeze." Back then, there were not many high-rise buildings in the area, "We would fly kites on the staircase. The view from there was bright and open with no obstructions — you could even see the Kai Tak Airport."

Dr Wong said jokingly that he learned from an early age the importance of keeping good relationships with friends. In those days, television was not affordable to most families, while some of his neighbours did own black-and-white TVs. "If you were treated as their good friend, they would invite you in and watch TV together. If you were a so-so friend, they might let you watch from outside the metal gate. But if you weren't a friend, they might even close the wooden front door, so you could watch nothing at all." In fact, TV cartoons were not the young kids' favourite. They were binge-watching local sports presenter Ivan Ho and his wrestling commentary, rooting for overseas wrestlers like Larry O'Dea, Mario Milano, and Mark Lewin. Dr Wong could never forget these favourite moments and how he mimicked Lewin's moves with his young fellows.

那些年，鄰居之間關係緊密，他幾乎認識同層的每一戶人，「有任何陌生人上樓，鄰居一定知道，不用擔心治安。」想借豉油鹽糖，只需敲敲隔壁大門便可，「大家會你幫我，我幫你。」黃博士在明華大廈居住至80年代初，童年和少年時代都在這裏快樂度過，這份鄰里間的和諧互助精神至今依然深刻。

從昔日的小孩子成長蛻變，成為建造業的資深學者，這些年來閱覽過無數優秀建築，在黃博士心目中，明華大廈有不少獨特之處，「明華頗為通風的，因為大廈有天面，而單位內的廚房、廁所和大門都朝向相同方向。如果在屋的另一面開窗，就會很『扯風』。單位亦十分實用，當年樓層有共用晾衫房，變成了大家的多功能用途房，既可以晾衫，又是鄰里相聚的好地方。」雖然當年的明華大廈沒有安裝冷氣，卻正好讓居民發揮民間大智慧。當年他住在最高的九樓，每逢夏天，鄰居就會向天面灑水，幫助單位散熱。

若以今天的標準來衡量，很多建築設計會比明華大廈更加突出，但在60年代的香港，明華大廈實而不華的設計，卻切實地改善了很多人的生活，包括黃博士一家。50至70年代，很多人的生活因為能住進房協屋邨而得到改善；房協又隨著人口老化推出為長者設計的居所。在黃博士眼中，這些都反映出房協能適切地看見市民需要，對改善香港人生活模式作出了重大貢獻。



In those days, neighbours kept close relationships and he knew almost everyone on his floor. "If any stranger came upstairs, he or she will definitely be identified. We did not have to worry about security." You only had to knock on the next door to borrow soy sauce, salt or sugar, "Everyone was very willing to help out." Dr Wong moved out of Ming Wah Dai Ha in the early 1980s, but the blissful childhood and the community spirit have left him with a deep impression.

Today, Dr Wong is a seasoned professional in the construction industry. He has studied many outstanding architectural structures over the years, and reckons that Ming Wah Dai Ha is so unique with a lot of distinguishing features. "Ming Wah Dai Ha had great ventilation due to the buildings' courtyard atriums. Since each unit's kitchen, toilet and entrance are facing the same direction, if you opened a window at one end of the flat, wind would flow freely to the other. The design of the flats were very practical. Not to mention, each floor had its own laundry corner, which became a multi-purpose room for everyone: you could hang your clothes out to dry or catch up with the neighbours." Although Ming Wah Dai Ha did not have air-conditioning in those days, residents shared some folk wisdom among themselves. As Dr Wong lived on the top (ninth) floor, his neighbours would spray water to the courtyard atriums to help cool down their flats during hot summers.

Judging by today's standards, there are many more outstanding architectural designs compared to Ming Wah Dai Ha. Yet, in the 1960s' Hong Kong, the modest design of Ming Wah Dai Ha brought tangible improvements to the livelihood of many people, including Dr Wong and his family. From the 1950s to the 1970s, many people enjoyed better lives by moving into one of the Housing Society's (HS) estates. Eventually, HS has launched elderly residences to house the ageing population. In Dr Wong's eyes, these demonstrated HS's ability to aptly identify the changing needs of the public, making significant contributions to the betterment of Hong Kong people's lives.

042

柯創盛：Wilson OR: HS is the Best Partner of
the Government and the Residents
房協是政府與居民的最佳拍檔





現任觀塘區議會主席、立法會房屋事務委員會前主席柯創盛猶記得與房協的情緣始於地區工作。第一次和房協交手是多年前觀塘花園大廈一宗單位起火事件，「當時房協總動員支援，為受影響住戶安排臨時住所，幫忙清理事發單位，當時的事主感激不已」。柯創盛亦因此對房協工作的效率、參與度和透明度留下了深刻印象。

近年，房協正著手計劃推出觀塘花園大廈重建計劃，柯創盛特別提到房協主動與社區溝通，「市民對於重建計劃有很多憂慮，當時我向房協管理層反映，他們迅速安排與不同持份者和市民會面溝通，清楚解釋重建計劃和安排，讓市民加深了解重建後的好處。透過坦誠對話，互相協作，令整件事水到渠成。」

綜觀香港的房屋發展，柯創盛認為，「房協總是敢於先行先試，實踐創新項目，從資助房屋、過渡性房屋、出租屋邨重建計劃等，積極改善居民生活質素。」他更形容，房協一直以來擔當著房屋試金石的角色，與政府「拍住上」，並寄語房協要繼續精益求精，為市民帶來更大的幸福感！



Wilson Or, current Chairman of the Kwun Tong District Council and former Chairman of the Legislative Council's Panel on Housing, fondly recalls his relationship with HS, which began with community work. Wilson first worked with HS when a flat at Kwun Tong Garden Estate caught fire. "It was all hands-on deck as the HS staff arranged temporary shelter for the affected residents and helped clear the flat where the fire started. The affected families were grateful for the work done by HS." Wilson was impressed by the efficiency, hands-on approach and transparency of HS.

In recent years, HS has been planning to launch the redevelopment of Kwun Tong Garden Estate. Wilson highlighted HS's efforts to engage the community, "Residents are concerned about the redevelopment plan. After I spoke to HS management, they promptly organised meetings with different stakeholders, laying out clear plans and explaining the advantages of the redevelopment. Through candid conversations and cooperation, a smooth communication was resulted."

Looking back at the course of housing development in Hong Kong, Wilson believes that, "HS is always taking bold steps to try out innovative projects. From its subsidised housing and T-Home projects to rental estate redevelopment plans, HS has been actively improving the quality of the lives of its residents." Furthermore, he described HS as a touchstone of quality housing all these years and a good partner of the Government. Wilson hopes that HS will continue to strive for excellence and contentment for the people of Hong Kong.

043

文裕明：投放資源改善居住環境， 令人感動！

Man Yu-ming: Thrilled to See Resources
Dedicated to Creating Better Homes!





現任荃灣區議員、香港公屋聯會主席文裕明，擁有20多年服務公營房屋居民的資深經驗。文裕明憶述對房協最深刻的記憶，2003年他當選荃灣區議員，同年正遇上荃灣滿樂大廈開展全面復修工程，「那一次復修歷時三年，不僅加裝電梯、維修外牆，更加設長者休閒室及改善長者單位內設施，例如安裝大電掣、在廁所增加扶手等，現在可能相對普遍，放在當年卻是十分創新的做法。」當年的復修共耗資一億三千萬港元，文裕明指這絕對是一個大數目，他欣見房協作為自負盈虧的機構，願意斥資巨額翻新舊邨，提升居民的生活質素，展現承擔。

「公屋聯會好欣賞房協在屋邨發展上所花的心思。」文裕明認為，無論是單位、公共空間、休憩處，抑或是停車場，房協屋邨都比較寬敞；環境整潔企理，社區設施亦做得好。公屋聯會經常就本港房屋政策發表意見，並與房協保持緊密聯繫。

談到房協的價值，文裕明認為房協作為自負盈虧的非政府組織，擔上「房屋實驗室」角色殊不容易，並認同透過先行先試開創各種類型住屋項目，有助政府開發新的建屋目標。他亦特別提到，面對香港人口老化，房協投放大量資源改善長者居住環境，值得嘉許。



Man Yu-ming, Tsuen Wan District Council Member and Chairman of the Federation of Public Housing Estates, has over 20 years of experience serving public housing residents. Man recalled an incident that left him with a strong impression of HS — that was the rehabilitation works at Moon Lok Dai Ha which commenced as he was elected Tsuen Wan District Council Member in 2003. “The rehabilitation project took three years. Other than installing lifts and repairing the exterior walls, an elderly lounge was built and elderly flats were installed with larger switches and handrails in the bathrooms and more. Today, these designs may be commonplace, but they were very innovative back then.” The project costed HK\$130 million. Man is glad to see a self-financing organisation like HS being willing to spend a committed sum of expenses to renovate old estates and improve the quality of life of their residents.

“The Federation of Public Housing Estates appreciates HS’s efforts in rental estate development.” Man noted that the rental estates of HS have more spacious flats, common spaces, leisure areas and car parks, while the estate environment is also clean and tidy, and the amenities on offer are excellent. The Federation of Public Housing Estates constantly opines on local housing policy and maintains close contact with HS.

Speaking of the value of HS’s work, Man believes that while the role of “housing laboratory” is not easy to fulfil, especially for a self-financing non-government organisation, experimenting with different types of housing projects helps the Government set new housing goals. Man also commended HS for devoting ample resources to improve housing conditions for the elderly, given the ageing population of Hong Kong.

044

精靈老友記： The Nimble Elderly – Intergenerational Activities Bring So Much Fun! 長幼共融活動好好玩！





73歲的林超洪說話時總是笑瞇瞇，72歲的太太雷麗珍對答明快又精警，這對夫婦自30多歲搬到沙田乙明邨居住至今，越大越精靈活潑！單單是2022年，他們已參加了36項由房協舉辦的屋邨活動，忙得連女兒想跟二人去街也要預約。為什麼如此熱愛參加房協不同活動？林太爽直說，「因為好玩！閒時做義工，學到新知識，生活過得多姿多采又充實。」

夫婦二人參與除了做義工探訪邨內長者戶，現在亦是「玩具銀行」大使，除了維修和清潔舊玩具，也會跟小朋友分享不同玩具玩法。他們的活躍程度為他們帶來一張又一張的嘉許狀，但真正推動他們的是參與活動的滿足感。近年林先生更開始夾band，「我和兩位20出頭的後生仔街坊表演《舊歡如夢》，他們彈結他和電子琴，我唱歌，開心又合拍。」即使這位主音和兩位樂手年齡相差50載，也毫無代溝。

2021年設立的「房協友里」團隊於轄下出租屋邨為居民提供專業支援，並以藝術、鄰里等不同主題舉辦活動，凝聚社區。此外，乙明邨亦於2022年成為「齊樂同行」跨代共融計劃的首個試點，引入「北歐式健步行」及「芬蘭木棋」等新興運動，加上由長者主理的「玩具銀行」，實踐長幼共融。

Lam Chiu-hung, 73 years “young”, always wears a smile as he speaks. His wife Lui Lai-chun, aged 72, is remarkably articulate and lively. The couple has been living in Jat Min Chuen since their 30s, and become happier and more active as they age. In 2022, they joined a total of 36 activities organised by HS—their schedules were so packed that her daughter needed to make advanced appointments for family gathering! Why are they so passionate about HS’s activities? “Because they are so much fun! By volunteering during our free time, we are enlightened with new knowledge, filling our lives with joy and contentment”, said Lui.

They have volunteered to visit elderly households in the estate, and have become ambassadors of the “Toy Bank”. Not only do they fix and clean old toys, but they also tell children various ways of playing with those toys. Their enthusiasm has won them certificates of appreciation, and yet the most important motivation behind such passion remains the sense of satisfaction. Lam has recently joined a band and recounted the experience, “I partnered with two youngsters in their early 20s to perform Chinese song *Those Were The Days*, singing over their guitar and piano accompaniment. That was really enjoyable.” The bandmates see no generation gap in their perfect partnership, despite an age difference of 50 years.

Established in 2021, the CES (Caring, Engaging, Smart) Team provides professional support for residents of HS rental estates, and organises activities with different themes such as art and neighbourhood, to achieve social cohesion. In 2022, an intergenerational solidarity programme was piloted at Jat Min Chuen, introducing novel activities such as Nordic Walking and Mölkky, alongside the elderly-led “Toy Bank”, fostering cross-generation harmony in the community.



045

世外桃源裏的鯉鱸

The Lovers in Arcadia

75 個房協小故事

75 Stories of the Hong Kong Housing Society





觀塘花園大廈住着一對恩愛夫婦——杜文龍（杜生）和黃雁玲（杜太）結婚近40年，從年輕走到白頭，一直住在花園大廈裏。

杜生於70年代入住畫眉樓，1984年迎娶杜太後搬到百靈樓。隨著女兒及孖仔出世，一家人再遷往燕子樓的較大單位居住至今。作為上班一族，夫婦養育三個小孩殊不簡單。慶幸鄰里關係要好，杜生杜太難忘屋邨濃厚的人情味，「昔日家家戶戶都會打開門，鄰居互相幫忙，我們更把鎖匙交予他們，下雨時可以幫忙入屋收衫。」杜太最愛花園大廈的環境，「外面是繁囂街道，內裏環境卻恬靜舒適。」就在這個杜太口中的「世外桃源」，他們築起安穩的家，編織著細水長流的故事。

早前二人為非牟利機構擔任觀塘花園大廈重建前的導賞員並接受傳媒訪問，輾轉被歌手看中成為MV主角，將他們在花園大廈的甜蜜時光，由幕後搬到幕前。不說不知，房協屋邨過去亦曾出現於大銀幕，例如2002年電影《囉咗囉咗新年財》，古天樂飾演的男主角被騙到屋邨打麻雀一幕，就是在祖堯邨拍攝。2017年，外國攝製隊亦為電影《攻殼機動隊》到勵德邨取景。



A loving couple in Kwun Tong Garden Estate, To Man-loong and Wong Ngan-ling have been married for over 40 years. The estate has borne witness to their happy journey as they grew old together.

To moved into Wah Mei Lau in the 1970s, and he later moved into Pak Ling Lau in 1984 after marrying Wong. After the birth of their daughter and twin boys, they moved into a larger flat in Yin Chee Lau, where they have lived ever since. As the couple had their own careers, raising three children was far from easy. Yet, they were blessed with loving neighbours and a close-knit community in the estate that they would never forget. "In the past, every family would open their doors, and everyone would help each other. We would give them our door keys so they would bring the washing inside when it rained." Wong loved the environment surrounding the building the most. "The roads outside are hectic, but the interior space is always quiet and comfortable." The couple have been building an enduring "love nest" in the estate, where is described as "Arcadia" by Wong.

While volunteering for a non-profit organisation, the couple served as docents for Kwun Tong Garden Estate before its redevelopment. After being interviewed by the media, they were discovered and invited by a local singer to act as the main characters in a music video, which depicted their captivating love story set in the estate. As a side bar, HS rental estates are not unusual on the silver screen. For instance, *Fat Choi Spirit* (2002), starring Louis Koo, had a scene of him being tricked into playing mahjong in Cho Yiu Chuen. The international blockbuster *Ghost in the Shell* was also filmed by a foreign film crew in Lai Tak Tsuen back in 2017.

046

明華三代同堂石姑娘： 舊樓到新樓 街坊情未變

CROSS-Generation Household at Ming Wah Dai Ha
Madam Shek: Unvarying Neighbourhood from Old to New Blocks





住在明華大廈逾30年的石連英（石姑娘）一家，因為屋邨重建，成為首批搬到明華大廈一座新單位的居民。大兒子一家四口住明華大廈二座。三代同堂同住一邨，她說，「兒孫經常上來吃飯，一家人樂也融融。」

回憶90年代搬入明華大廈H座，她仍難掩興奮心情，「當年能夠抽到這裏（公屋），開心到好像中了六合彩！這裏環境好、位處半山，人人都說這裏是高尚住宅，而且旺中帶靜，交通又方便。」2021年5月遷入重建後的明華大廈一座新單位，雖然沒有舊居的露台，但石姑娘覺得單位比以前寬敞，尤其是客廳，乖孫有足夠空間走動玩耍；而樓與樓之間的距離更寬闊，通風較好，連帶空氣都更清新。

石姑娘說，最喜歡明華大廈那份鄰里守望相助的情誼。當年舊樓每一層有一位「層長」，她自己就是其中一員，負責關顧該層的長者戶，「如果層長留意到長者一段時間未有外出，便會敲門了解情況。」舊街坊大部分都無人不識石姑娘。搬到新樓，石姑娘又有新目標——認識同座一班新街坊，與他們建立守望相助的新情緣。



Shek Lin-ying and her family have been living at Ming Wah Dai Ha for more than 30 years. As a result of estate redevelopment, she was among the first batch of residents being relocated to the redeveloped new flat at Ming Wah Dai Ha Block One. Meanwhile, her eldest son's family of four is living in Block Two. As a family of three generations residing in the same estate, "They come over often for meals. It's joyful and harmonious as the whole family gets together", she said.

Looking back to the 1990s when she moved into Block H of Ming Wah Dai Ha, Madam Shek still cannot hide her excitement, "When I got allocated to live here, I was as thrilled as if I had won the lottery! The surroundings here are nice; it's halfway up the hill, and everyone says these are classy homes. Not to mention you can find peace and quiet in the centre of this busy city, and the transport is convenient". In May 2021, she moved into the newly-redeveloped flat at Ming Wah Dai Ha Block One. Although it does not have a balcony like the old one, Shek finds it more spacious, especially a larger living room where the grandchildren get more room to play. In addition, the distance between buildings is further, meaning better ventilation and fresher air.

For Shek, her favourite bit about Ming Wah Dai Ha is its neighbourly bonding of mutual support. Back in the days, in the old building, there used to be a "floor captain" on each floor responsible for supporting elderly residents on the same floor. Shek was among one of them, "If a 'floor captain' noticed that an elderly person had not been out for a while, they would knock on the door to check whether everything's alright." And therefore, Shek is well known among most of her old neighbours. Now that she has moved into the new building, Shek has set her sights on getting to know her new neighbours and forming close bonds.



047

景新臺業主Leo： 年輕上車族 成家立室夢成真

Kingston Terrace's Leo:
Dream of Family-Building Comes True for a Young Homeowner

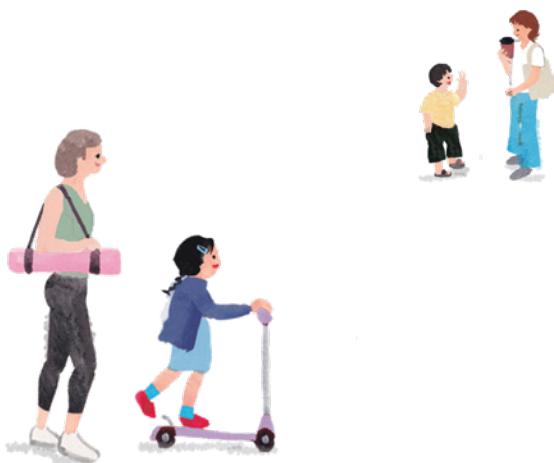




一般人23歲時，可能仍忙於為剛起步的事業奮鬥，甚或努力儲錢買樓；23歲那年，羅威明（Leo）已當上業主，他笑言一切都是緣份，「當年政府因應市場情況曾一度停售居屋，後來恢復重售。2007年，在家人鼓勵下，我嘗試以100港元抽居屋，真的抽中了。」當時屬住宅發售計劃的景新臺與香港房屋委員會居屋一併發售，Leo結果選擇了景新臺一個細單位，開始獨立生活。

Leo回想獨立生活的幾年，雖然要努力賺錢供樓，但最開心的是邀請朋友到家中打機或打麻雀，整體來看，總算樂多於苦，尤其是房協管理不錯，環境寧靜，住得舒適，讓他可以盡情享受自由自在的獨居生活。

擁有屬於自己的安樂窩，大概令人更有動力組織家庭。數年前，Leo結婚，現育有一名四歲兒子，從前對單身族的他來說不常使用的屋苑平台、兒童公園、會所中的兒童遊樂設施等，如今卻大派用場，成為他一家三口共享天倫樂的好去處。



At the age of 23, most people may be working hard at the start of a career, or hoping to save up to buy a home. But by the time Leo Law was 23, he was already a homeowner. He smilingly said that it was destiny, "At the time, the Government relaunched the Home Ownership Scheme after a hiatus due to market conditions. In 2007, encouraged by my family, I applied for the Scheme with only HK\$100 and struck gold!" Kingston Terrace, which belonged to the Flat-for-Sale Scheme, was sold along with the Hong Kong Housing Authority's Home Ownership Scheme flats. Leo chose a modest unit at Kingston Terrace and began living a life of independence.

Looking back on the first few years living on his own, Leo remembers more good times than bad even though he had to work hard to pay the mortgage. His happiest memory was inviting friends coming over to his own flat to play video games or mahjong. The property was well managed by HS and the environment was tranquil and comfortable, where he could enjoy care-free, solitary leisure lifestyle.

Possessing a cosy home possibly motivates one to start his own family. Several years ago, Leo got married and now has a four-year-old son. Back when he was living a single life, Leo rarely used the rooftop space, children's park or the play equipment in the clubhouse. Today, he's making full use of these facilities while enjoying domestic bliss with his family of three.

048

漁民「上岸」置業 延續鄰里情

Extending Neighbourhood
from the Boats to the Shore





石耀華（華哥）與何十五仔（十五哥）雖不是親兄弟，但相識半個世紀，多年來真正是「兩兄弟拍住上」。兩人自小是西貢漁民，年紀輕輕已跟隨父親出海捕魚、乘風破浪。其後政府於80至90年代發展西貢，許多漁村居民和艇戶因為填海而要遷至陸上居住。當時兩人同獲政府安置，成為第一批優先購買入住翠塘花園的居民，正式「上岸」。居住環境轉變，華哥和十五哥以及他們的家人雖然要重新適應，但他們覺得這裡治安好、交通好，故一直安居於此。

他們後來更一同加入業主委員會服務街坊。踏入兩人日常駐足的業委會辦公室，原來腳下這片土地正是填海而來，當年曾經是兩兄弟停泊艇仔的漁排。四面牆壁貼滿數十年來的活動合照，還有各式錦旗、獎盃、獎狀，都是他們的珍貴回憶。兩兄弟異口同聲憶述，「這裡的出售單位住戶很多都是漁村原居民，鄰里關係由海上延續到陸上。以前我們經常舉辦不同活動，例如中秋、聖誕節晚會、龍舟隊等等，農曆新年又會在屋苑中央空地一同吃團年飯，居民都一呼百應，場面十分熱鬧！」



Shek Yiu-wah (Wah Gor) and Ho Sap-ng-tsai (Sap-ng Gor) are not brothers by blood, but they have known each other for half a century and would not hesitate to call each other "bro". Growing up in the fishing community in Sai Kung, they followed their fathers and fished in the turbulent seas. In the 1980s to the 1990s, the Government started to develop Sai Kung, and occupants of fishing villages and "boat people" had to move their homes onshore due to the reclamation works. Under the Government's rehousing arrangements, both were entitled for priority to purchase HS flats, and "landed" on Lakeside Garden as the first batch of residents. Although Wah Gor, Sap-ng Gor and their families had to adapt to the new way of living, they found Lakeside Garden a safe area with an excellent transport network and have resided there ever since.

They later joined the Owners' Committee to serve their neighbours. Stepping into their Committee office, it is indeed the reclaimed land from the fishing rafts where the "brothers" used to moor their boats. The walls are filled with activity photos of past decades, banners, trophies, award certificates — everything is replete with precious memories. "Many residents of the Flat-For-Sale Scheme here are the indigenous occupants of the fishing village", the brothers recall. "The community is really close-knit. We have organised different activities in the past, such as Mid-Autumn festival celebrations, Christmas parties, and dragon boat races. We would even hold Lunar New Year reunion dinners at the central space of the estate. All of the activities were so well-received by the residents and the scenes were always bustling with joy!"



049

代代相傳 人情味藥房 屹立樂民新村半世紀

Family-Run Pharmacy
Serving Lok Man Sun Chuen for Half a Century





香港的老字號買少見少，不是敵不過租金，就是被時代的巨輪淘汰。一間代代相傳的藥材舖便悄悄地在樂民新村開業超過半個世紀，周邊的商店多次轉手，唯有它依然屹立不倒。

回春園於1971年開業，六年前創辦人方先生本因年事已高打算結業，兩個女兒（姐姐方淑妹及妹妹方美英）不捨，便決定接手打理，現時弟弟亦加入幫忙。姐姐笑說，現在感覺像回到小時候一樣，「以前我們放學就來舖頭幫手。在樂民新村居住多年，見證這裏兩、三代人的生活，對這裏充滿感情。」有街坊天天都來藥房聊天，間中也有老友記「薑失路」，由他們領路回家。

接手藥行後，一家人繼承爸爸的經營理念，貨真價實，深得街坊支持。就像疫情爆發之初，口罩供不應求，他們選擇以良心價賣口罩，還託家中的傭人找來菲律賓口罩應急，又安排街坊登記購買，不用公公婆婆辛苦排隊。

時代在變，人情味不變。不過，為配合顧客需求的轉變，藥行以前多賣中藥材，現在則多賣日用品。三姐弟希望可以繼續原址經營，皆因樂民新村環境好、空氣好，更難捨的是與街坊一份跨越半世紀的情。



Traditional family-run businesses could rarely be found in Hong Kong nowadays, either struggling to meet the high rent or being rendered obsolete over time. Wui Chun Yuen Medicine Co. at Lok Man Sun Chuen has been operating for over half a century, standing against the turnover of the nearby shops.

Wui Chun Yuen was opened in 1971. Six years ago, its aged founder Mr Fong planned to shut down the business. However, his two daughters (Fong Suk-mui and her younger sister Fong Mei-ying) could not let go of it and decided to take over instead. Now their younger brother has joined in to help as well. Fong Suk-mui feel like they have travelled back in times to their childhood, "We used to help at the shop after school. We are very attached to Lok Man Sun Chuen. After all, we've been living here for so long and have witnessed the lives of two to three generations of people." Some residents would drop by for a small chat every day, while sometimes the Fongs would be the guide for the elderly who forgot their way home.

After taking over the pharmacy, the brother and sisters stayed true to their father's business philosophy of "good value for money", which was well received by the residents. When the pandemic first broke out, masks were in short supply. While many raised their prices to make profits, the Fongs refused to do so. They even asked their family's domestic helper to help purchase masks from the Philippines, and make pre-order arrangements so that the elderly would not have to stand in queues.

Times have changed, but the affection in the neighbourhood remains. Yet, to cater to the evolving needs of customers, the pharmacy focuses on selling daily necessities rather than stock piling Chinese medicines. With Lok Man Sun Chuen's pleasant environment, great air quality, and residents with whom they have known for over half a century, the siblings wish to continue serving at the same place ever after.



050

工程項目經理Eric： 38年來見證房協多個創新第一次

Project Manager Eric:
Witnessing the Firsts of HS
Innovations through >8-Year Career





項目經理（建築管理）龐劍文（Eric）入職房協時才25歲。他笑說，其中一個吸引他加入房協的原因，是當年新同事做滿一年便可以申請出租屋邨單位，正好適合那時踏入成家立室人生階段的他。想不到一做便是38年，Eric經歷了許多個職業生涯上的「第一次」，恰巧亦是房協發展上一個又一個里程碑。

初期團隊規模較細，Eric獲派到觀塘花園大廈，作為工程監督的他需同時兼顧屋邨維修保養和第一期重建工作。後來業務擴展，部門分拆，Eric專責工程管理，隨即投入參與房協第一個夾心階層住屋計劃項目—青衣宏福花園。但要數到他最難忘的，又是另一個房協的「第一次」，即首個「長者安居樂」住屋計劃樂頤居。Eric回想起整個項目的布局和空間都仔細照顧長者的需要，設計和用料都與其他工程大有不同，「香港之前無人做過類似的項目，這裡不是老人院，而是讓長者住得有尊嚴和獨立自主的居所。」

Eric與房協一同經歷的還有第一個資助出售房屋綠悠雅苑、第一個毋須住戶搬遷而順利完成全面復修的屋邨滿樂大廈……每個「第一次」都充滿挑戰，但正正兩者都堅守著為市民大眾建設安樂窩的信念，讓他們並肩共創新里程。



Project Manager (Construction Management) Eric Pong was just 25 years old when he joined HS. He laughed while recalling one of the reasons behind applying for the job—it was the fact that newcomers would be eligible to apply for a rental unit after a year in the job. As he was planning to start a family then, he reckoned it was just the right job, at the right time for him. Eric has experienced many “firsts” in his career of 38 years, which also coincided with the many developmental milestones of HS.

At the beginning of his career, as a project supervisor in a small team, Eric was assigned to Kwun Tong Garden Estate to manage the estate's daily maintenance and the first phase redevelopment. As business expanded and job functions split in the later part of his career, Eric was tasked to be responsible for construction management, in which he was involved in the first project of the Sandwich Class Housing Scheme — Tivoli Garden at Tsing Yi. However, he would consider another “first” of his to be the most memorable project of his career — Jolly Place — the first Senior Citizen Residences Scheme developed by HS, it is another major milestone. Eric still remembers the details of the project vividly, from how the project was configured to meet the needs of the elderly, to the designs and materials that are different from other housing projects. “This is an unprecedented project in Hong Kong”, he said; “This is not an elderly home, but a home where its elderly residents live with dignity”.

Eric has shared many more experiences of his “first times” with HS, such as the first Subsidised Sale Flats project Greenview Villa, and the rehabilitation of Moon Lok Dai Ha without relocating the residents. His every “first” has always been full of challenges. Yet it is their unwavering belief in creating comfortable homes for the community that allows them to embark on the journeys of innovation again and again.

051

禁區裡的一家人

One Big Family in the Restricted Area

75 個房協小故事

75 Stories of the Hong Kong Housing Society





2016年申請沙頭角邨大廈主管一職的時候，葉榮揮（阿揮）沒想到這竟然為他們一家迎來了新生活。

阿揮是沙頭角邨四位大廈主管之一，日常工作包括邨內巡邏、設施維修、上門派發租單、張貼通告……總而言之，屋邨的事即是阿揮的事。常說屋邨人情味濃，沙頭角邨似乎是最佳例子，他說，「這裏鄰里關係很好，消息傳得很快，第一天上班，尚未正式介紹，邨民已經知道我姓葉。」阿揮笑言，雖然家住邨內的宿舍，上班路程只是幾步之遙，但他和其他住在邨內的同事都會提早十多分鐘出門，全因路上總會遇到相熟的居民，大家便能互相問候、寒暄一番。

對阿揮來說，最難忘是當初與妻兒一家四口搬進邨內宿舍時，因為位處禁區，難以安排搬屋公司，唯有自己搬，卻突然下雨，附近的邨民紛紛來幫手將行李搬至有蓋地方。這種人情味，多年沒變。在阿揮口中，整個屋邨就是一家人了。



When applying for the position as a building supervisor of Sha Tau Kok Chuen in 2016, Yip Wing-fai (Ah Fai) never imagined that this brings a new beginning for his family.

Ah Fai is one of the four building supervisors of Sha Tau Kok Chuen. His daily duties include patrolling, facility maintenance, door-to-door distribution of rental bills, posting notices, and more. In other words, whatever happens in Sha Tau Kok Chuen is under his watch. There is a common saying that housing estates nurture sincere and close-knit relationships within the community, and Sha Tau Kok Chuen appears to be the best example. “Neighbours here are close to each other, and news spread fast. On my first day of work, people already knew what my last name was before I introduced myself”, he said. Ah Fai is amused about the fact that although his dormitory at Sha Tau Kok Chuen is just a few steps away from his workplace, he and other colleagues living here would leave home 10 minutes earlier just to greet the residents on the way.

For Ah Fai, the most unforgettable memory about Sha Tau Kok Chuen was the day on which his family of four moved into the dormitory. It was almost impossible to find a moving services company that could access the restricted area, and Ah Fai and his family had to move in by themselves. Unfortunately, the heavens opened. Just as they were feeling desperate, many residents came to help move their luggage indoors. The love and care within the community have never changed throughout the years, and to Ah Fai, Sha Tau Kok Chuen is one big family.



052

管理員退休後不忘街坊鄰里 成成：漁光村，我的第二個故鄉

Neighbours Still Always on His Mind

Building Supervisor Sing-sing: Yue Kwong Chuen is My Second Home





「成成正在教班，有幾個粉絲會在落堂後再練習一會！」屋邨職員說這話時，幾乎讓人誤以為陳志成（成成）是位明星——事實上，成成在漁光村的知名度極高，邨裡不論是居住多年的公公婆婆、抑或是揹著書包上學的小學生，都知道事無大小，只要找成成幫忙就對了。

1990年，40出頭的成成來到漁光村擔任駐邨管理員，並居於邨內的職員單位。當大部分人都未必願意在同一個環境既工作又居住時，成成沒有計較太多，反而很享受與居民打成一片，返工在漁光村，收工回家又是漁光村，服務對象也是街坊鄰里，成成反而覺得親切感大於一切。上任後他考了電工牌、水喉匠牌，除了做屋邨管理，也做維修。半夜大廈停電，他落樓幫手搶修；屋邨有盜竊案，成成更試過與警察裡應外合捉賊。「在這裡，每一寸地方我都認識。」

10年前，成成正式退休，搬離漁光村，但他依然每星期返回屋邨開班義務教公公婆婆認字。他早就把漁光村看成第二個故鄉，相識的居民也早視為家人。成成說，有生之年，他都會一直在這裏，漁光村。



“Sing-sing is teaching. I bet some of his fans will stay after class to practise a bit more as usual!” Judging by the description of the staff at the estate, people might mistake Chan Chi-sing (Sing-sing) for a celebrity. The fact is, Sing-sing is incredibly well-known in Yue Kwong Chuen. Whether it is the elderly who have lived in the estate for decades, or primary school children with their backpacks — they all know that Sing-sing is someone they can always turn to for help.

In 1990, Sing-sing, who was in his early 40s, became a building supervisor at Yue Kwong Chuen and lived in the staff quarter. Calling the workplace “home”, and the residents he served “neighbours” may not be everyone’s cup of tea, but Sing-sing never minded and sincerely enjoyed mingling with the residents. Soon after starting his job as the building supervisor, he attained electrician’s and plumber’s licences, and took up management as well as maintenance works in the estate, helping fix power cuts at midnights, and even assisting police in burglary cases. “I know every inch of this place”, he said.

Ten years ago, Sing-sing retired from his job officially. Although he had moved away from Yue Kwong Chuen, he volunteers and returns to the estate to teach the elderly how to read and write. He has long considered Yue Kwong Chuen his second home, and the residents have also considered him as part of their families. “I will always be here at Yue Kwong Chuen”, said Sing-sing.

053

雋悅住戶黎瓊： 在這裏安享晚年，我覺得好幸福

Lai-King: I Feel very Blessed to Enjoy My Golden Years at
The Tanner Hill





精靈活潑、朝氣十足的何關麗琼（麗琼），看上去完全不像90歲。她在2017年搬進房協專為經濟能力較佳長者而設的雋悅。一談到現在的生活，她就不期然流露出滿足和快樂的表情，「能夠在這裡安享晚年，我覺得好幸福。這裏每一個員工都很有愛心，十分關心我。而且環境相當好，鄰居又會互相關懷。」

麗琼憶述兩年前，她在家中洗碗時不慎跌倒、弄傷腰骨，「當時根本無法走路，於是立刻按緊急召喚按鈕找職員上門幫忙。」麗琼當時需入院治療，出院時職員知道她需要照護支援，隨即安排她入住雋悅內的護理安老院舍「雋康頤庭」。如此一來，她可住在充滿熟悉感的同一屋簷下，而且享有24小時護士照料、物理治療師復康療程、社工心理支援等一站式服務。麗琼在兩個月間逐漸康復，性格樂觀的她仍堅持要逛街，「現在只需要助行架輔助，自己亦能走到屋苑附近食肆買外賣。」

麗琼經常參加屋苑活動和興趣班，還認識很多鄰居朋友。一個屋苑，滿足了住客在居住、康樂、醫療護理等

方面的需求，讓麗琼可以好好享受精彩的人生下半場。



Quick-witted, lively and vivacious, Ho Kwan Lai-king (Lai-king) certainly doesn't look like in her 90s. In 2017, she moved into The Tanner Hill designed for senior citizens with better affordability. As she speaks about her life today, she could not conceal the joy and happiness, "I feel very blessed to enjoy my golden years here. Every staff member here is so compassionate and caring. The environment is good, and the neighbours look out for each other."

Lai-king recalls the story that took place two years ago, when she slipped while washing dishes and hurt her lower back. "When it happened, I couldn't walk at all, so I immediately pressed the emergency call button to ask the staff to come and help." After being discharged from hospital, Lai-king, with the help of The Tanner Hill staff, was arranged to stay in Joyous Home, the residential care home for the elderly located within The Tanner Hill where she enjoyed access to 24-hour nursing care, rehabilitation therapies with physiotherapists and mental support from social workers in a familiar environment. While gradually recovering in two months' time, Lai-king, being her positive self, insisted on shopping around, "Now I only need the aid of a walker, and I can walk by myself to nearby restaurants and order takeaways."

Lai-king often participates in activities and interest groups at The Tanner Hill, and has made many friends in the neighbourhood. With housing, recreational, medical and care services integrated under the same roof, Lai-king can sit back and enjoy her vibrant golden years.

054

「長者安居樂」住戶 群姐姐：終身租住樂無憂

Senior Citizen Residences Scheme's Tenant
Kwong Oi-Kwan: "Lease-for-Life" for Care-free Living





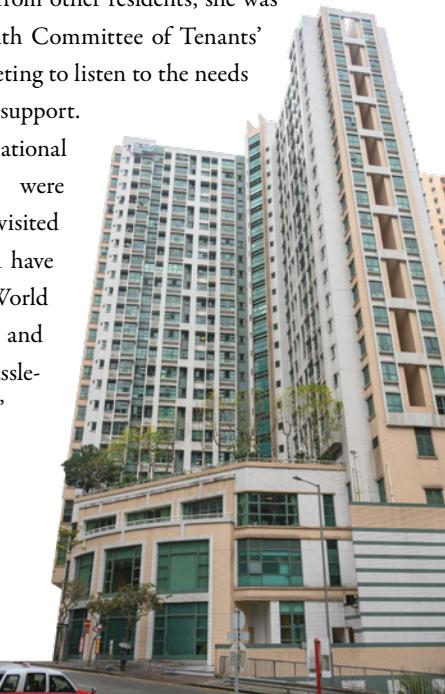
作為「長者安居樂」住屋計劃——牛頭角彩頤居首批住客之一的酈愛群（群姐姐），由2004起，一住便18年，至今仍對屋苑讚不絕口，「屋苑背山、風景好，當年丈夫參觀後已經很喜歡這裡。」回想當時子女已長大，兩夫婦高高興興搬進這個新居，並以終身租住模式，一筆過支付全部租金，便可以在這裡安享晚年。「現在只有水電煤等雜費或飲食等日常開支需要自付，生活無憂。」群姐姐最愛流連於屋苑的閱讀室，除了讀報和看書外，更重要的是與一班老友記街坊見面聊天，足不出戶便可充實享受每一天。

群姐姐在彩頤居相識滿天下，與職員和居民相當熟絡，今年更獲其他住戶支持，當選第九屆居民協會委員會主席，每月主持例會，了解不同租戶需要，互相幫助。除各式康樂活動外，屋苑於疫情前亦常辦旅行團，從參觀本地文化藝術設施，到遠赴上海參與世界博覽會，都有她和老友記街坊們的蹤影。群姐姐滿足地笑言，「這裏住得很『安樂』」，真正樂活銀齡歲月！



Kwong Oi-kwan was among the first group of residents to move into Ngau Tau Kok's Cheerful Court in 2004, under the Senior Citizen Residences Scheme. Living at the estate for 18 years, she heaps praises on the residence, "With a nice scenery and a location in front of the hill, we fell in love with the place as soon as my husband came to have his first look here." With their children already grown at that time, the couple was overjoyed to move into this new development. The couple settled the lump sum payable for the "lease-for-life" flat to spend their twilight years there happily. She added, "Now I only need to pay for water, electricity and gas bills or daily expenses like food and drink. I live stress free." You can usually find Kwong in reading room, reading books and newspapers, and most importantly, catching up with her friends and neighbours. These make her days eventful without setting foot outside the premises.

Kwong is acquainted with most staff and residents at Cheerful Court. This year, with the support from other residents, she was elected the Chairperson of the Ninth Committee of Tenants' Association. She chairs monthly meeting to listen to the needs of the tenants and facilitate mutual support. Before the pandemic, different recreational activities such as group tours, were organised regularly. Residents have visited local art and cultural facilities, and have even gone as far as the Shanghai World Expo. Kwong smiled contently and happily proclaimed, "Here, I live hassle-free, truly relishing my golden years!"



055

長者住屋主廚阿中： 最希望老友記食得更多！

Ah Chung, Master Chef in an Elderly Residence:
Bon Appetit to Our Senior Residents!





剛踏進牛頭角彩頤居的餐廳，已經見到伙頭大將軍張登中（阿中）滿臉笑容端出四款拿手好菜，逐一介紹。阿中自2020年7月當上主廚，最大心願是「希望老友記食得更多、更幸福」。

彩頤居是房協其中一個「長者安居樂」住屋計劃項目，同時設有長者單位及護理安老院舍。阿中要同時兼顧一般長者住戶和院友的餐膳，但兩者的膳食需要截然不同，相當有挑戰性，亦啟發這位伙頭大將軍不停鑽研！

疫情期间，长者住客减少外出，难免影响心情，吃得愈来愈少，阿中不忍看见他们日渐减磅，于是与团队花尽心思，增加老友记的食慾。除了假日时增加蒸笼点心和西式早餐等选择，为吞嚥困难的长者而煮的软餐，则从外形着手，专程跑到外区搜寻食物模具，炮製出「食得又睇得」、与原本食物外貌极为相似的软餐（见下图），例如以整条鱼形状上枱的鱼肉软餐，便绝非一般有如爛饭的软餐可比。

阿中刚接手大厨的工作时，餐厅每天菜单只有四款小菜，现在已增至15款，更全是低盐、低糖、少油，絕對是一班长者健康生活的最强后盾！



Stepping into the restaurant of Cheerful Court at Ngau Tau Kok, we could see the “master chef” Cheung Tang-chung (Ah Chung) carrying out four signature dishes with a big smile on his face. Ah Chung has been the Chief Cook here since July 2020. What is his greatest wish? “Bon Appetit to our senior residents!”

Cheerful Court is one of HS’s Senior Citizen Residences Scheme projects, comprising elderly units and a residential care home for the elderly. Therefore, Ah Chung takes care of the meals of average residents as well as those living in the care home. The entirely different dietary requirements for the two poses quite a challenge to Ah Chung, but also inspired the “master chef” to delve into his recipes!

During the pandemic, the mood and appetite of elderly residents were inevitably affected as they could not go out as often. Ah Chung could not bear seeing the residents losing weight day by day, and so started brainstorming solutions with his team. On holidays, he added steamed dim sum and Western-style breakfast options to the menu. Apart from that, for residents encountering swallowing difficulties, he made the “soft meals” more appealing from their appearances. The master chef prepared delicious and appetising dishes that look like the original food (as shown in the left picture), by using food moulds found outside Ngau Tau Kok. Just like the fish-like “soft meal”, these palatable dishes are incomparable with the traditional soft meal sludge.

When Ah Chung first joined HS as the Chief Cook, there were only four options on the restaurant’s menu every day. Today, the choices are up to 15, all of which are low in sodium, sugar and fat, supporting senior citizens’ healthy lifestyles!

056

房協獎學金 鼓勵文憑試優異生

CES Scholarship Recognises HKDSE High-Flyers

古有孟母三遷，今有居於紅磡家維邨多年的陳梓源（Kelvin）一家，在他2022年備戰香港中學文憑考試（DSE）期間「各有各搬」！Kelvin一家六口在「三代同堂長幼共聚居住計劃」下，分別居於家維邨兩個單位。原來在考試最後衝刺前，Kelvin媽媽搬到姐姐房間睡，爸爸則較多留在爺爺嫲嫲家，為的只是讓Kelvin可以獨享寧靜的空間，安心溫習。

結果Kelvin不負眾望，在去年DSE中考獲6科35分的高分，成功考入香港大學牙醫學院。自小成長於人情味濃的屋邨，Kelvin的志願是從事醫療相關行業，工作有意義外，更重視當中人與人之間的接觸和聯繫，如今總算夢想成真！

憑著優秀的DSE成績，Kelvin獲頒「房協友里獎學金」，他形容，「獎學金很有鼓勵性，令我覺得讀書多年，自己的表現和努力獲得認同，更感受到自己居住和長大的這個地方也一直在背後支持我。」

「房協友里獎學金」於2014年成立，得獎者為居於房協轄下出租屋邨並在DSE取得佳績的學生，鼓勵青年人勤奮向學。



As the old saying goes, Mencius's mother moved thrice before finding a suitable home for her son's upbringing. The family of Kelvin Chan living at Ka Wai Chuen in Hung Hom followed suit when he was preparing for the Hong Kong Diploma of Secondary Education Examination (HKDSE) in 2022. Kelvin's family of six live in two flats at Ka Wai Chuen under the Cross Generation Living Scheme. Two months before the exam, Kelvin's mother moved to his sister's room, while his father spent most of the time in his grandparents' flat, just so he could prepare for the exams in a quiet environment.

In the end, Kelvin lived up to everyone's expectations, scoring 35 points in six DSE subjects and was admitted into the Faculty of Dentistry at The University of Hong Kong. Being raised in a close-knit community in the rental estate, Kelvin has always wanted to work as a healthcare professional, a rewarding line of work that focuses on making connections with others. Now, his dream is finally coming true!

Kelvin was awarded the CES (Caring, Engaging, Smart) Scholarship for his outstanding DSE results. "It was very encouraging to receive the award. I feel that my efforts have been recognised, and that this place I call home has always supported me", he said.

Established in 2014, CES Scholarship is granted to students residing in HS rental estates with outstanding results in HKDSE. The Scholarship aims at encouraging students to pursue academic excellence.

4

倉新故事

About
Innovations



057

房屋實驗室 靈活創新

The Housing Laboratory
Adapting and Advancing with the Times
for a Sustainable Future

與時並進 永續共融

常說房協是一個「房屋實驗室」，一直推陳出新，自1948年成立以來，推出不同類型房屋計劃及創新意念，目的至今不變—與時並進，靈活應變解決市民的住屋需求。

「入實驗室揀緊急掣」。事實上，房協這個「實驗室」，75年來隨著香港社會及經濟轉變，不斷啟動大腦的「緊急掣」，推出不同的「實驗品」，解決市民迫切的住屋需求。例如50、60年代以興建大量出租單位為主，解決低收入家庭的住屋問題；70年代致力改善市區舊樓，解決結構安全隱憂；80年代開始發展出售單位，由當時的住宅發售計劃，再隨市場變化，推出夾心階層住屋，以及近年的資助出售房屋項目，協助市民實踐置業夢。

解決眼前的問題之餘，房協亦放遠目光。早於90年代預視到香港人口老化的挑戰，房協先行先試、開展嶄新的長者住屋計劃，為老友記提供一站式的居住、康樂及醫療護理的居所及長者樂齡服務，更提出新穎的終身租住模式，讓老友記安心居家安老。

房協的創新意念永不止步，秉持著以人為本和具前瞻性的發展方針，建設合乎市民實際需要、實而不華的居所，配以適宜的社區空間。放眼未來，房協致力推動可持續發展，除了綠色建築及管理，房協更訂下推動跨代共融的指導方向，在新發展項目會營造一個包含「老、中、青、幼」不同年齡組別的「綜合發展模式」活力社區。

The Housing Society (HS) is commonly known as the “housing laboratory” for its innovative projects. Since its inception in 1948, HS has persistently launched numerous housing projects and explored pioneering approaches to address Hong Kong people’s changing housing needs across times.

There is a famous quote of David Cronenberg, a Canadian film director, that “Everyone’s a mad scientist, and life is their lab.” HS, as the “laboratory”, has repeatedly risen to the challenges of delivering various experimental projects in response to the housing needs of the public over 75 years while Hong Kong saw lots of societal and economic changes. In the 1950s and the 1960s, many rental units were built by HS to address the housing problems of low-income families. In the 1970s, old buildings in urban areas were rebuilt to combat potential safety structural hazards. Since the 1980s, to help citizens realise their home ownership aspirations, subsidised sale housing, from Flat-for-Sale Scheme, to Sandwich Class Housing Scheme and now Subsidised Sale Flats projects have been developed in face of changing market needs.

In addition to resolving immediate problems, HS is a visionary keen on forward planning. Foreseeing the challenges brought about by an ageing population as early as the 1990s, it launched a brand-new elderly housing scheme integrating housing, recreation, medical and elderly care services under one roof. The pioneering “lease-for-life” arrangement allows elderly to age in place.

HS will never cease to innovate. Committed to a people-centric and forward-thinking strategic approach, HS builds practical but not extravagant homes with adequate community spaces. Looking ahead, HS will strive to promote sustainable development. In addition to green buildings and management, HS has set the direction to champion intergenerational harmony and will build a vibrant community for all ages based on an integrated development model.



雙軸並行 現代化企業管治

A Two-tier Structure: Contemporary Corporate Governance

房協成立75年，一直由來自社會不同專業界別的委員管治，秉持建屋惠民的使命。

從成立之初至90年代末，房協皆由執行委員會成員管治。香港回歸祖國後，房協繼續與時並進，於2000年重整內部架構組織，組成兩層的管治架構。新架構由新設的25人監事會，以及由22人減少至12人的執行委員會組成，監事會專責制訂機構宗旨和指導方針，執行委員會則負責制定策略和監察管理層等工作。參照現代企業的最佳管治模式，同時保留房協作為非牟利機構的傳統獨特性，成為了房協重整架構後的管治特色。

房協同時藉此契機重新檢視機構的願景目標、工作原則和方針，四大核心信念—「顧客為本」、「優質為尚」、「人才為基」及「資源為用」由此而生，成為房協上下的座右銘。此後，房協於2004年榮獲香港董事學會頒發「法定/非分配利潤組織董事會」之「傑出董事團」。2021年房協更奪得極負盛名的香港管理專業協會「優質管理－卓越獎」，在管理及企業管治方面的卓越表現獲得表揚。房協在2020年再進行了企業管治檢討，確認管治架構恰當合宜，並落實進一步加強監事會與執行委員會協調的安排。



Since its inception 75 years ago, governed by Members from different sectors of the community, HS has been adhering to the mission of building quality homes for the people.

From its founding to the late 1990s, HS was governed solely by an Executive Committee. In 2000, to change with the times following Hong Kong's return to the Motherland, HS underwent an internal reorganisation and adopted a new two-tier governance structure, comprising a new 25-person Supervisory Board and an Executive Committee reduced from 22 to 12 members. The Supervisory Board determines the organisation's mission and guiding principles, while the Executive Committee is responsible for formulating strategies and supervising the performance of the management. This new structure is referenced upon the best practices of contemporary corporate governance while retaining the HS's uniqueness as an independent, not-for-profit organisation and it has become the defining characteristic of corporate governance of HS.

HS also leveraged that pivotal moment to re-examine the organisation's vision, principles and strategies. Based on this, four new core values, namely Customer, Quality, Talent and Prudence were born, becoming the working motto of HS staff. In 2004, the Hong Kong Institute of Directors awarded HS the Directors of the Year Awards for Statutory/Non-profit-distributing Organisation Boards. In 2021, its excellence in management and corporate governance earned HS the Excellence Award of the prestigious HKMA Quality Award by the Hong Kong Management Association. In 2020, HS conducted another corporate governance review. The review has confirmed that the existing governance structure is appropriate, and introduced further arrangements to better align the Supervisory Board and the Executive Committee.



059

鄧勵德原則 The Wright's Principle 獨立廚廁造福基層 Private Kitchens and Bathrooms for Grassroots Families

50年代，戰後的香港百廢待興，住屋嚴重不足，同時迎來數以萬計從內地來港的難民，房屋問題更見嚴重。除了簡陋的大小寮屋，舊式住屋的廚房及廁所都建於單位外，由多戶共用，生活環境欠佳。

當時房協剛成立不久，決心與市民共度艱苦歲月，提供價格連普羅家庭都負擔得起，並且符合人道主義的獨立居所。1952年房協第一個試驗項目－上李屋，即以「公屋之父」鄧勵德的建屋標準建成的出租屋邨。他提倡公共房屋要配備獨立廚房和配有花灑的衛生間，以及一些基本的休憩空間，讓基層市民同樣享有私隱和尊嚴。這一套標準就是「鄧勵德原則」。

上李屋於當年實在是一個破天荒的嘗試，質素甚至較當年不少房屋優勝，改善基層生活，更為日後本地公共房屋設計奠定雛型。

In the 1950s, Hong Kong was just at the start of recovering from the turmoils of war. A critical shortage of liveable space, coupled with an influx of refugees from the Mainland, both exacerbated the housing problem. At the time, kitchens and bathrooms in squatters and older residences alike were located outside the flats and shared among multiple families; living conditions were poor.

The newly established HS was determined to ride out the hardship with Hong Kong people and strived to provide families with affordable, humane and independent homes. In 1952, as HS's first experimental rental housing project, Sheung Li Uk was completed. It was built in accordance with construction standards set by Michael Wright, who was known as the "father of public housing". Wright advocated for the inclusion of private kitchens and bathrooms with showers, as well as basic leisure spaces for public housing, to protect the privacy and dignity of grassroots families. These standards later became known as the Wright's Principle.

Sheung Li Uk was an unprecedented experiment, surpassing the quality of many other housings of same kind at the time and the living condition of many grassroots families was greatly improved. The project itself also provided a template for local public housing designs thereafter.



060

屋邨商舖始於70年前

Shops Found at Rental Estates Since 70 Years Ago

所謂住屋，不只是一個個居住單位，更需要相應配套解決居民日常生活所需。原來早在1950年代房協第一個落成的出租屋邨上李屋，不單有獨立廁廁，屋邨地下亦嶄新地設有商舖和社區用途舖位，居民近在咫尺已能採購簡單日用品，構成自給自足的小社區。

想當年，房協轄下商舖包括不少報紙檔、士多、辦館、濕貨攤檔、補衫和補鞋店等。隨着時代變遷，這些傳統商店已經買少見少。現時在部分房協屋邨仍然可以找到一些碩果僅存的老字號，例如觀塘花園大廈的辦館、賣金魚的水族館；欣榮花園的沖曬店；祖堯邨、祈德尊新邨的報紙檔等等。時至今日，房協轄下商場租戶種類亦變得五花八門多元化，大家只要逛一圈，不難找到24小時健身室、單剪理髮店、夾公仔機店、甚至網購貨物自提點等等，這些商舖組合正好反映時代變遷的縮影，印證市民生活習慣和需求的改變。

一直以來，房協在出租商舖的時候首要考慮居民所需，讓商舖收入相對較穩定，疫情期間甚至獲得租金寬減，因此出租率長期處於高水平。



Housing service does not only refer to the unit you live in; it should also come along with the necessary facilities to meet residents' daily needs. As early as the 1950s, in HS's first rental estate Sheung Li Uk, not only did residents enjoy private kitchens and toilets in their flats, shops and community facilities for the convenience of residents can also be found on the ground floor of the buildings, creating a self-sufficient community.

For many years, shops running under the properties of HS included newsstands, stores and shops for sundries, wet goods, clothing and shoe repairs. Over time, traditional stores have become increasingly rare. But you can still find some of the last-surviving old names at HS estates nowadays, such as the sundries and aquatic shops at Kwun Tong Garden Estate, the photo shop at Jubilant Place, and the newsstands at Cho Yiu Chuen and Clague Garden Estate. When you wander around HS's premises today, it is not surprised to find a 24-hour gym, barbershop, claw machine arcade for toys or e-commerce pick-up point — a shop mix that reflects the changing needs and lifestyles of the residents.

When putting up shops for lease, HS always considers residents' needs as the top priority. Shop income is kept relatively stable. During the pandemic, commercial tenants were even offered rent concessions. Because of this, the occupancy rate has always remained high.

首推「組裝合成」資助出售房屋

Introducing "Modular Integrated Construction"
Subsidised Sale Housing

政府近年積極鼓勵業界採用「組裝合成」建築法(MiC)，房協工程團隊亦發揮創新精神全力響應支持。房協首個採用混凝土MiC興建的項目—洪水橋/廈村新發展區第一期甲項目，是全港首個「組裝合成」資助出售房屋項目，2022年12月已開始順利吊裝，300個單位將於2024年落成。

MiC的特點是「先裝後嵌」，團隊先製作精確的圖則，再由廠房直接製作一個個俗稱「盒仔」的獨立組件。這些組件包括可以簡單如樓梯、露台、機房，更可以是一個個內籠裝修和設備已經做好的廚房和大廳。盒仔運送到工地後，便可進行上蓋結構吊裝工程，一層一層裝嵌成大廈。

以洪水橋/廈村新發展區第一期甲項目為例，預計上蓋結構工程時間比傳統方法節省大約百分之10至15，由28個月縮短至24個月。MiC既可縮短地盤施工時間，減少建築廢料、增加環保效益，同時幫助提升工程質量和工地安全。

另外，房協現正興建的沙田乙明邨長者房屋「松悅樓」，亦採用創新的鋼結構MiC建築技術；古洞北專用安置屋邨大樓亦將會採用MiC興建，累積更豐富的應用經驗。



In recent years, the Government actively promotes the adoption of Modular Integrated Construction (MiC) method in the industry. HS's project team embraces an innovative spirit to support such initiative, with its first MiC project in concrete at Hung Shui Kiu/ Ha Tsuen New Development Area Phase IA being the first local MiC Subsidised Sale Flats project. The hoisting of MiC modules kicked off smoothly in December 2022, and the 300-unit project is expected to complete in 2024.

The distinguishing feature of MiC is that its modules are fitted first and installed later. First, the team produces precise drawings. Independent modules are then produced offsite at the factory. They can be as simple as staircases, balconies or engine rooms, or as complex as well-equipped kitchens and living rooms fitted with basic decor. After the modules are transported to the construction site, superstructure works will commence by hoisting the modules in place, eventually assembling the building structure level by level.

Taking Hung Shui Kiu/Ha Tsuen New Development Area Phase IA project as an example, the adoption of MiC can save about 10% to 15% of the superstructure construction time compared with the traditional method, shortening the superstructure work period from 28 months to 24 months. MiC helps reduce site construction time and waste, enhance environmental efficiency, while improving project quality and site safety.

Furthermore, HS is developing another MiC in steel project at the elderly block Chung Yuet Lau in Jat Min Chuen, Sha Tin. The Dedicated Rehousing Estate in Kwu Tung North will also deploy MiC technique and HS will gain and accumulate more valuable experience in using this technology.

物業管理屬於以人為本的工作，而近年創新科技在這方面的角色亦愈趨重要。房協與時並進，積極引入物管新科技，力求提升日常管理效率，讓前線人員能分配更多時間處理與人相關的範疇。

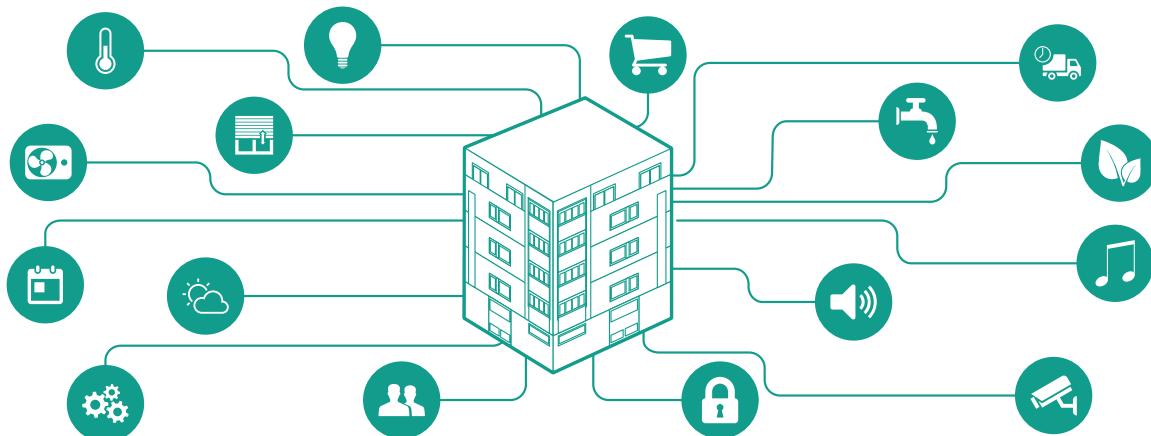
物聯網就是其中一種創新科技。房協自2021年開始，於轄下屋邨及長者房屋項目安裝協助偵測漏水的濕地感應器，可偵測出不尋常的電流，自動識別漏水狀況，並會發出通知讓相關人員盡快妥善處理，從而減低漏水帶來的影響。隨著5G網絡普及，房協更順應業界應用房地產科技的趨勢，採用雲端綜合設施管理平台。當系統內任何設備表現異常，平台便會發出提示；物業管理人員亦可透過應用程式，實時監控物業設施的情況。

與此同時，房協在興建新項目時正逐步加強「建築信息模擬」技術的應用，當項目落成後，這技術亦同樣適用，例如利用「建築信息模擬」技術的立體模型，更準確掌握項目的供水、電力、空調等屋宇設備的佈局，方便長遠的保養維修。

Property management is a people-centric business, while new technology has been growing in importance in recent years. Keeping up with the times, HS has actively introduced new property management technologies in an attempt to improve work efficiency, so that frontline staff could spend more time on people-focused matters.

The Internet of Things (IoT) is one such novel technology. Since 2021, HS has been installing wet floor sensors in its estates and elderly housing projects which help detect water leakage. The sensors detect unusual electricity flow which indicates water leakage, and issue alerts to staff to take prompt and appropriate actions, thus minimising potential damage caused by leaks. As the use of the 5G network becomes more popular, HS embraces the trend of PropTech application in the industry and adopts a cloud-based, integrated facility management platform. The platform issues an alert when an anomaly is observed in any of the facilities, allowing property management staff to monitor estate facilities in real time through apps.

Meanwhile, while Building Information Modelling (BIM) is gradually adopted in new projects, the technology will also be useful after project completion. For example, the three-dimensional model of BIM facilitates more accurate understanding of the layout of the amenities within the estate, including water supply, electricity and air-conditioning, thus facilitating repair and maintenance works in the long term.



063

跳出框框 地盡其用

Thinking Outside of the Box to Optimise Land Use





過去75年，房協推出了不少創先河的房屋項目，參與其中的物業發展及市場事務部同事，多年來規劃了眾多沒有先例可循的項目，親身演繹「房屋實驗室」的角色。

其中一個創新的規劃，是在重建舊屋邨時，既興建新的出租屋邨單位，還加入資助出售房屋、長者單位。已在房協服務逾三十年的總經理（物業策劃及發展）勞連發（Oliver）說，這種「綜合重建模式」是希望實踐「老、中、青、幼」跨代共融的理念，將人口老化、設施不合時宜的舊屋邨，改建成同時容納年長居民和年輕家庭居住的活力社區。由於要同時考慮多種用家的需求，這個嶄新規劃過程毫不簡單，但團隊毋懼挑戰，堅持創新。

團隊另一邊廂繼續花盡心思，在重建過程中發掘規劃上的無限可能。加入房協八年的總經理（物業策劃及發展）李志昌（Markus）提到，房協在2019年著手研究如何為明華大廈興建更多住屋單位：「當時，團隊找到一幅位於阿公岩道山坡附近、曾經是市區農地的私人土地，毗鄰另一幅政府閒置用地。經過深入研究和內部討論後，房協決定申請改變土地用途，連同該政府用地，一起發展出租房屋。」這也成為了房協發展史上首次購入私人土地發展公營房屋，全賴團隊發揮「小宇宙」的成果。

HS has launched many ground-breaking housing projects in the past 75 years. As valuable members of this “housing laboratory”, colleagues of the Development and Marketing Division have been the mastermind behind these revolutionary projects.

One of the state-of-the-art initiatives is to incorporate new public rental housing units, subsidised sale flats, and elderly units into the redevelopment of some old rental estates. According to General Manager (Planning and Development) Oliver Law, who has been with HS for over 30 years, the Integrated Redevelopment Model is designed to promote intergenerational harmony among the silver hair, adults, youth and children. The goal is to turn aged and dated rental estates into vibrant communities where elderly residents and young families coexist happily. Although the complex needs of diverse target users made the planning processes extremely challenging, the team was determined to turn innovations into solutions.

On the other hand, the team endeavoured to explore the endless possibilities during redevelopment. Having worked for HS for eight years, General Manager (Planning and Development) Markus Li mentioned how HS found ways to build more housing units for Ming Wah Dai Ha back in 2019. “The team found a private plot along the slope on A Kung Ngam Road, which was formerly a private farmland in the urban next to a vacant Government plot. After in-depth research and internal deliberations, HS decided to apply for change in use of land and develop rental flats on the two plots.” This became the first instance in the history of HS where private land was bought for the development of public housing, thanks to the creativity and perseverance of the united team.

工程新女將 善用科技助推智慧建築

Young Ladies of Projects Division
Support Smart Construction

房協用人唯才，當中包括五位工程女將—林殷汝、謝瑞娟、張曉琳、鍾毓淘及蔡美敏，她們先後加入房協工程策劃部，現正參與多項重要建屋項目。作為工程界年青生力軍，她們運用創新建築科技得心應手，協助房協應付未來建屋挑戰。

講到建屋時用到的建築繪圖，「以往常用的平面建築繪圖，如今都改以最新的建築信息模擬技術、即是用3D數碼模型展示，令設計更加立體和清晰」。她們解釋，這項技術可以方便測量師、工程師、建築師等在同一平台上互相溝通，提高項目管理的效率。

地盤工作安全至上，女將們介紹物聯網技術出場，最常見的法寶是裝有感應器的安全帽，當地盤人員靠近運作中的重型機器，感應器就會發出提示，保障工人。身處地底的挖泥機機手亦會配戴智能手錶，實時監測健康狀況，遇有異常情況時，安全督導人員會即時接到通知。

五位女將在工程、建築、測量等範疇上各自發揮專長，她們均認同女性細心和善於溝通的一面，在一些「硬橋硬馬」的日常工程工作上，有助協調項目，真正巾幘不讓鬚眉。



HS adheres to the principle of meritocracy when hiring employees. The five young female talents, Ian Lam, Samantha Tse, Linda Chang, Kayla Chung and Natalie Choi at the Projects Division of HS are currently part of the teams for several major housing projects. As young talents in the field, they are proficient in using innovative technologies to help HS meet the challenges of upcoming housing development.

When it comes to architectural drawings, they said, "The 2D plans we used to work with have been replaced by 3D models generated by the newest Building Information Modelling technology, which gives a stereoscopic and clearer display of the designs." This technology enables surveyors, engineers and architects to communicate via the same platform and improves project management efficiency.

Safety always comes first in site works. The young team then introduced the Internet of Things technologies. The most common gadget is a safety helmet installed with sensors that will give ring alerts when the wearer approaches a heavy machine in operation, thus protecting the safety of the workers. Another example is underground excavator operators, who are equipped with a smart watch that monitors their health in real time and notifies safety supervisors if there is an anomaly.

The five lady achievers are doing an impressive job in engineering, construction, surveying and their respective professional fields. Being detail-minded and communicative, they are adept at project coordination amid the tough daily tasks, proving once and for all that women are not left behind in this traditionally male-dominated profession.

探索打造無障礙住屋 引領創造居家安老

Exploring Accessible Homes and
Advocating Ageing-In-Place



試想像，當居民逐漸年老，可能需要使用步行器或輪椅代步，原本安居幾十年的單位會否忽然變得障礙重重？房協一直將無障礙居住環境視作設計和施工階段的主要考慮因素。早在2005年，房協已出版《香港住宅通用設計指南》，透過研究世界各地的例子，提出適合香港情況的通用設計標準，成為探索這個議題的起步點。

2020年，房協啟動「通用設計與無障礙設計住宅單位」可行性研究，探討在不同類型單位加入無障礙及可改動設計。為了以實體展示設計理念，並推動與政府、業界及學者一起探索和交流意見，房協特意搭建示範單位，當中特色包括留有充足輪椅操作空間、可調校高度的洗手盆、以趟門取代掩門等，方便不同能力的住戶靈活改動單位設計，推動居家安老。下一階段，房協根據收集得來的意見建造改良版的模擬單位，加入更多適合長者及輪椅使用者的家居設施，再次邀請不同持份者參觀，共同為未來無障礙居所提供的更多貼地實用點子。

1. 可調較高度的洗手盆

Height-adjustable basin

2. 充足的輪椅操作空間

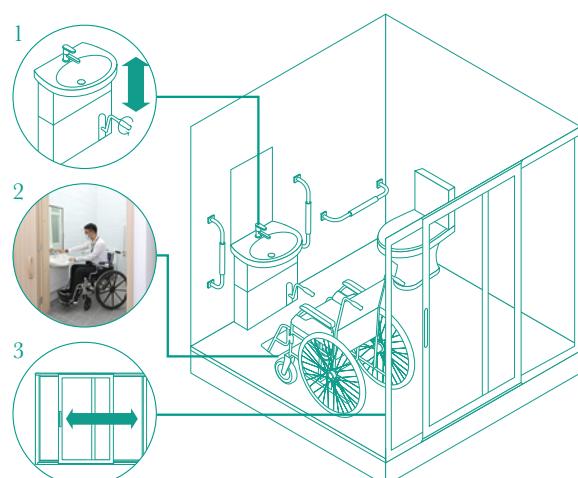
Adequate manoeuvring space for wheelchair users

3. 趟門取代掩門

Sliding doors instead of swing doors

Imagine as residents gradually age, some may need a walker or wheelchair to aid mobility. Would the home they've been living in for decades suddenly become full of obstacles? HS has consistently regarded accessibility as a major consideration in the design and construction process. As early as 2005, HS published the Universal Design Guidebook for Residential Development in Hong Kong, recommending universal design standards for Hong Kong on the basis of research into accessible examples worldwide, which served as the starting point of exploring this topic.

In 2020, HS launched the feasibility study of accessible and adaptable units to investigate such design additions to various unit types. HS built a mock-up flat to illustrate those concepts and invite representatives from the Government, industry partners and academia to exchange views. The mock-up flats included special features allowing flexibility for residents of all abilities to alter the interior design upon their needs, such as manoeuvring space for wheelchair users, height-adjustable basin, and sliding doors instead of swing doors, all of which help residents age in place. In the next phase, HS will construct an enhanced model that integrates suggestions collected in the first phase and incorporates more suitable household facilities for the elderly and wheelchair users. Different stakeholders will then be invited to review the model, working together to provide more useful ideas for future accessible homes.



066

駐邨社工「計仔多」

Social workers at Rental Estates Have
Tricks Up their Sleeves





住在房協屋邨的生活可以相當精彩，除了逛公園、相約鄰居聊天、打麻雀打發時間外，更可以成為勁歌熱舞組合的成員，不論任何年紀都可以一展所長。

專責滿樂大廈及寶石大廈的社區服務經理蔡翠佳 (Cherry)，既是社工，亦像「經理人」一樣，努力發掘居民的潛能，協助統籌的「明星組合」包括「滿樂勁舞團」，勁舞成員由長者和年青居民組成，節日時到不同屋邨表演，讓生活更充實；又成立「芬蘭四少」——男街坊小隊熱衷新引入的芬蘭木棋運動，成為導師後更帶領街坊參與運動強身健體。寶石大廈還有一眾街坊DJ，聯同香港大學臨床心理學家，透過「寶石101網台」，拍攝短片分享情緒健康小貼士。Cherry表示：「有些居民本來受情緒困擾，或患有痛症、失眠等問題，但透過這些活動擴闊生活圈子，變得更開朗，病痛都不藥而癒。」難怪有街坊說，住在房協屋邨好幸福！Cherry對服務的熱誠，更為她帶來香港社會工作人員協會第32屆「優秀社工」的殊榮。

原來屋邨生活都可以如此新穎精彩！房協於2003年成立「房協之友」凝聚鄰里關係，自2010年起於轄下各個出租屋邨引入註冊社工服務，至2012年起逐步推行「樂得耆所」居家安老計劃，為長者居民提供適切支援。2021年整合資源成立「房協友里」團隊，集合社工、職業治療師和服務主任跨專業團隊之力，在個人、鄰里和社區層面，為居民提供更全面及貼心的服務，凝聚居民，讓他們享受非一般的屋邨生活！



Life is never short of fun at HS estates. Take a leisurely stroll in the park, chit-chat and play mahjong with your neighbours, or better yet, sing and dance in a hip-hop group in which people of all ages are welcome to showcase their talents.

Cherry Cai, Community Services Manager at Moon Lok Dai Ha and Bo Shek Mansion is a social worker, and moonlights as a talent agent who manages “star clients”. “Idol groups” under her wing include the Moon Lok Dai Ha mixed-age dance group, who often performs at different estates during the holidays, and the “Mölkky Four”, a group of enthusiastic players who become trainers and occupy themselves with promoting the newly introduced Mölkky to their neighbours. In collaboration with clinical psychologists of The University of Hong Kong, amateur DJs at Bo Shek Mansion started their own internet radio station called “Bo Shek 101”, in which they produce video clips sharing tips on mental wellness. Cherry explained, “Some of the residents have been plagued by emotional problems, physical pain or insomnia. Through these activities, they expand their social circle, and feel better and happier!” It is no wonder that some of the residents consider themselves blessed to be living in an HS estate. The passion and dedication of Cherry have earned her the “Outstanding Social Worker Award”, organised by the Hong Kong Social Workers Association for 32 years.

Life at rental estates could be so much fun and interesting! HS set up the "HS Community" in 2003 to strengthen neighbourhood relations, introduced services by registered social workers in its rental estates since 2010, and gradually launched the "Ageing-in-Place" Scheme in 2012 to provide adequate support to its elderly residents. In 2021, HS combined relevant resources to establish the CES (Caring, Engaging, Smart) Team. The cross-professional team, comprising social workers, occupational therapists and service coordinators, provides residents with comprehensive and tailor-made support to individual, neighbourhood and community, bringing residents together and helping them enjoy life in the estate like never before!

靈活變通 克服疫境挑戰

Riding Out the Pandemic with Flexibility and Adaptability

一場疫症，為全球的生活和工作模式帶來翻天覆地的轉變。對房協來說，維持業務如常運作之餘，更重要的是守護員工與居民的健康。過去三年，房協與居民成功跨過疫境，種種挑戰和經驗，均為未來合力共建更美好家園帶來了新啓發。

回望疫情肆虐期間，年幼老弱居民首當其衝。在護理安老院舍，前線職員迅速應變，即使人手緊絀仍堅守崗位，改動院舍的間隔以兼顧照料確診及健康院友。另一方面，房協除加強出租屋邨的日常衛生消毒措施保障居民健康，更引入「免觸式」技術，在28部屋邨升降機安裝雷射或紅外線升降機控制板，讓住客可以「隔空」按鍵，大大降低傳播風險。

房協上下憑著靈活應變的精神，啟動了「企業營運持續計劃」，克服挑戰，讓同事可輪流在家工作，保障健康，同時確保業務運作暢順，維持服務居民。另外亦加緊數碼轉型的步伐，包括提升資訊科技基礎設施和通訊軟件，以配合彈性工作安排及方便員工在家工作無礙有效協作。所謂經一「疫」，長一智；面對抗疫路上的挑戰，房協加快創新的步伐，建構了日後可持續發展的新常態。



The pandemic brought upside down changes to life and work around the world. For HS, the priority was to protect the health of our staff and residents, in addition to maintaining business operations as usual. Over the past three years, HS and its residents navigated the pandemic, in which the challenges and experiences enlightened the community on the future pathways in creating better homes.

At the forefront of our concerns were the vulnerable young and elderly residents. Frontline workers at residential care homes for the elderly rapidly responded to this emergency. They stood fast at their posts despite manpower shortage, creating isolation zones to separate infected and healthy residents. Furthermore, HS stepped up daily disinfection measures at rental estates to safeguard the health of the residents, and introduced “touchless” solutions by installing laser or infrared lift panels at 28 elevators of rental estates, allowing residents to “press” the buttons without actual contacts, vastly reducing the risk of virus transmission.

Adopting a flexible, responsive attitude, HS put the business continuity plan into action. Work-from-home arrangements were adopted to safeguard the health of staff while ensuring smooth business operations and continued services for the residents. Moreover, we speed up digital transformation by improving information technology infrastructure and communication softwares to cope with flexible work arrangements and facilitate effective collaboration when working from home. The pandemic has made us, so to speak, older and wiser. In the course of tackling anti-epidemic challenges, HS accelerated the pace of innovation, paving way for a new normal in future sustainable development.

5

未來故事

Weaving
Our Future



房協與香港人同行75年，竭力協助各階層的市民安居、置業、安老，並隨著時代變化推出不同房屋計劃，自成立以來已合共發展100個項目，超過74,000個單位，發展足跡遍佈香港、九龍、新界，惠及無數香港市民。展望未來，房協會全速前進，繼續為市民大眾創建更多符合不同需要的優質居所。

For the last 75 years, the Housing Society (HS) has been standing hand-in-hand with Hong Kong people from all walks of life, helping them to build homes, achieve home-ownership dreams, and age in place. Amidst the changing times, HS has launched a variety of housing schemes, with 100 projects and over 74,000 flats developed since establishment. Its development footprint stretches across Hong Kong Island, Kowloon and the New Territories, benefiting tens of thousands of Hong Kong residents. Looking ahead, HS is moving forward at full speed, and will continue to create more quality housing attuned to the diverse needs of Hong Kong people.

未來10年增加約
35,000 個單位

About 35,000 units to be provided in the coming 10 years



現正規劃及興建 Currently under planning or construction:

6



個資助
出售房屋
Subsidised Sale Flats projects

6



個屋邨重建
及安置項目
Estate redevelopment and rehousing projects

5

個專用安置屋邨
Dedicated Rehousing Estates



1

個「組裝合成」
長者房屋
Elderly housing built with
Modular Integrated
Construction method

3



個市區寮屋區
Urban Squatter Area projects

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洞悉先機 融入北部都會區

Seizing Development Opportunity at the Northern Metropolis

房協一直配合社會步伐和政府的房屋發展政策，靈活調整發展方向，房屋發展足跡遍布港九新界。面對未來人口增長，北部都會區將成為香港一個宜居、宜業、宜遊的重要新市鎮，容納約250萬人。房協亦抓緊機遇，目前正在該區規劃或興建多個大型房屋項目，以回應市民大眾的房屋需要。

房協目前在北部都會區的發展包括粉嶺和元朗的資助出售房屋，以及位於粉嶺、洪水橋及古洞北的專用安置屋邨，將合共提供8,000多個單位。其中粉嶺百和路項目更是房協首個專用安置屋邨，集合出租單位、資助出售房屋和「長者安居樂」住屋計劃的單位；還有兩間護理安老院、一個購物中心及公眾停車場等，成為不同收入階層居民的安樂窩。

北部都會區同時亦是創新產業的發展新引擎，房協在粉嶺新成立的區域辦事處其中兩層，設立全港首個房地產科技(PropTech)共享工作室。房協會提供開發資助，讓本地初創企業進行與房地產相關的科技概念驗證及開發方案工作，並安排專業人員與初創企業分享房屋發展及管理的知識和經驗，初創企業可於房協轄下的出租屋邨及商業大樓作實地測試，實踐概念。

HS has adopted a flexible development strategy accommodating changes in societal growth and the housing policy of the Government. Today, its housing projects can be found across Hong Kong. As future population continues to grow, the Northern Metropolis is projected to house over 2.5 million people and will provide opportunities for residential, commercial and tourism developments. Staying true to its forward-looking approach, HS is currently planning and developing multiple large-scale projects in the area to meet local housing needs.

HS's current projects in the Northern Metropolis include Subsidised Sale Flats in Fanling and Yuen Long, as well as Dedicated Rehousing Estates in Fanling, Hung Shui Kiu and Kwun Tong North, offering more than 8,000 flats in total. The Pak Wo Road project in Fanling is HS's first Dedicated Rehousing Estate, which integrates rental flats, subsidised sale flats, as well as flats of Senior Citizen Residences Scheme. Equipped with two residential care homes for the elderly, a shopping centre and a public carpark, the project is designed to create liveable homes for residents of all incomes.

The Northern Metropolis is also expected to support local innovative industries. In response, HS has set up Hong Kong's first PropTech co-working space across two dedicated floors in its brand-new Fanling regional office. In addition to granting funding for local start-ups to conduct PropTech-related Proof-of-Concept solution development and validation, HS also provides mentorship support by inviting professional staff to share their knowledge and experience on housing development and management. HS also offers these start-ups the use of its rental estates and commercial buildings as venues for field trials.





推動ESG建設永續共融家園

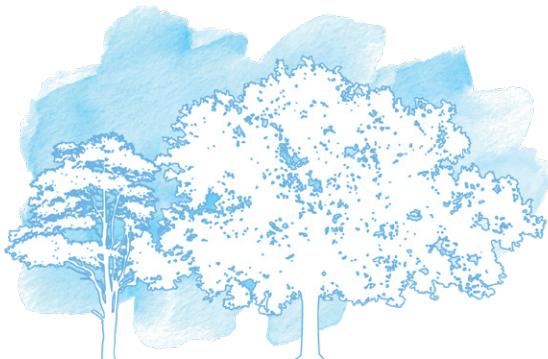
Promoting ESG to Create Sustainable Homes

房協75周年的主題是「創建宜居・永續共融」。要建設可持續家園，做到綠色建築，環保減碳，並非換個LED光管便足夠。對房協而言，實踐可持續發展不只是口號，而是致力將其融入業務和日常營運之中，透過承諾、目標、實踐，逐步建立可持續家園。

從承諾開始，房協根據商界環保協會的「低碳約章」訂立具體目標，以2012/13年度作為基準年，在2029/30年度前整體營運減少百分之15能源消耗；另外更成為環境局的碳中和夥伴，支持2050年前實現碳中和。

建築方面，為實踐目標，房協在規劃、設計及建造房屋項目時，將採取「生命周期評估」(Life Cycle Assessment)，將建築物生命周期、環境因素及日後管理模式一併考慮，合力減少碳排放，以符合綠色建築所包含的各項元素。這包括要求顧問及承辦商確保能源、物料、水、室內環境及園景設計等符合綠色建築中的主要指標、建築合約招標時規定承建商選用經認證的綠色建材，以及物業管理及日常營運等，均達致ISO 14001環境管理系統要求。

除了一直於辦公室推行減廢節能，亦鼓勵捐贈舊電腦給慈善團體。2023年下半年，房協將推出環境、社會、管治(ESG)社區計劃，希望透過遊戲平台鼓勵出租屋邨的居民開展健康和可持續的生活方式。有關計劃會將參與者的日常綠色生活行動數碼化，提供獎賞、現金券和來自不同商戶的折扣等獎品，鼓勵參與住戶實踐家居減碳。



The theme of HS's 75th anniversary is "Creating Homes for Sustainable Living". To build sustainable homes in the journey of green construction, environmental protection and decarbonisation, it's much more than switching to LED lighting. At HS, sustainable development is not just a slogan, but practices woven into business and daily operations through commitment, goal-setting, and execution that drive HS to create homes for sustainable living.

HS has pledged to set carbon reduction targets under the Business Environmental Council's Low Carbon Charter. By 2029/30, with 2012/13 as the baseline year, HS aims to reduce energy consumption by 15% across its operations. In addition, HS also participated as a Carbon Neutrality Partner, initiated by the Environment Bureau, to support Hong Kong's goal of achieving carbon neutrality before 2050.

To achieve these goals in our construction projects, HS will adopt Life Cycle Assessment throughout the planning, design, and construction processes. The Assessment takes into account the overall life cycles of buildings, environmental factors, and future building management models, so as to reduce carbon emissions in compliance with the required principles of green construction. To achieve this, consultants and contractors are required to ensure that key green building parameters are met in terms of energy, materials used, water, indoor environment and landscape design. In our building contracts, contractors are required to procure prescribed certified green building materials as tender requirements, and the provisions of the ISO 14001 Environmental Management System are also met in property management and its daily operations.

In addition to reducing waste and conserving energy across all offices at HS, it also encourages the donation of used computers to charitable organisations. In the second half of 2023, HS will launch a community ESG programme to engage rental estate residents and promote healthy and sustainable living through gamification. With participants' green living activities digitalised, the programme encourages individuals to reduce household carbon emissions by rewarding them with free gifts, cash coupons and discounts from various merchants.

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連繫社區 承傳屋邨歷史文化

Together we preserve the Heritage of Estates

房協轄下20個出租屋邨，不少已落成超過40載，甚至半個世紀。每個屋邨的一磚一瓦、一草一木皆盛載著街坊的珍貴回憶，還有守望相助、親如家人的鄰里關係。屋邨經過歲月洗禮，大多日漸老化，為了讓居民享受更舒適方便的居住環境，同時地盡其用為更多有需要的市民提供住屋，房協已陸續啟動屋邨的重建工作。

重建絕非無情的拆卸，而是更好連繫社區的契機。為了保留跟屋邨並存的鄰里集體回憶，房協於2021年著手進行一項「歷史文化傳承計劃」。從明華大廈和觀塘花園大廈開始，透過資料搜集、訪問、繪圖和拍攝，記錄屋邨的歷史、建築特色、環境及人物故事，把這些資料建成「細說明華」和「細遊花園」網站，讓大眾認識這些故事。除了視聽紀錄，房協亦會保留明華大廈一些標誌性的歷史文化物件，例如何明華會督紀念碑、通花牆、麻石護土牆、單位鐵閘和信箱等，並在重建後屋邨的不同角落展示。

另外，房協亦持續舉辦不同活動，例如在觀塘花園大廈舉辦社區攝影比賽和懷舊同樂日、探訪明華大廈長者住戶並為他們製作立體相浮雕等，與居民一起重溫屋邨特色文化和鄰里情懷，促進社區和諧及可持續發展。



Of the 20 housing estates managed by HS, many are more than 40 years old, or even half a century. Every brick and tile, every grass and tree... they all carry the precious memories and the close ties with the neighbourhood. Having previously withstood the test of time, many of these estates are gradually ageing. HS is progressively undertaking redevelopment works at these estates to provide a more comfortable, convenient living environment for residents, and by maximising land use, offering housing to those in needs.

Redevelopment does not simply mean dismantling existing structures, but indeed an opportunity to connect the community. In 2021, HS embarked on a cultural heritage preservation programme to conserve the neighbourhoods' collective memories. Beginning with Ming Wah Dai Ha and Kwun Tong Garden Estate, HS has been recording the histories, architectural features, environment and stories of people through data collection, interviews, sketching and photography. To allow the public to become more acquainted with these stories, the materials are used to build two websites — "Story of Ming Wah Dai Ha" and another one for Kwun Tong Garden Estate. In addition to the audio and visual recordings, some of Ming Wah's iconic objects — such as the stone plaque of Bishop Hall, exterior lattice walls, granite retaining walls, as well as metal gates and post boxes of the flats — will be preserved and displayed in different corners of the redeveloped estate.

On the other hand, HS has organised various engagement activities, such as a community photo competition and a community fun day for Kwun Tong Garden Estate, visits to elderly households of Ming Wah Dai Ha and production of a three-dimensional fotomo (photo model) based on the residents' stories. These activities are good chances of recollecting fond memories of the past with the residents, fostering community harmony and sustainable development.



凝聚年青力量 培育業界生力軍

Nurturing Young Talents for the Industry

青年人是未來的主人翁，為推動房屋相關業界的生力軍培訓，房協於2019年成立房協獎學金同學會（同學會），凝聚各項獎助學金計劃的得獎年青人，提供學習交流和服務社會的機會，協助他們的個人和專業發展。

同學會工作籌備委員會主席倪頌皿（Adrian），本身修讀測量及物業管理，於2020年獲得房協獎助學金，之後積極參與同學會活動，從中加深對房協和物業管理相關專業的認識，裝備自己。憑著優秀表現，Adrian畢業後成功獲房協聘用，成為見習主任（物業管理），現時服務明華大廈居民。透過處理恆常屋邨事務和居民的需求，Adrian將書本上學到的知識和同學會活動所得的技能付諸實踐，同時亦加強了與人的溝通技巧。

同學會另外兩位熱心成員——分別從事安老和物業管理專業的胡伊晶（Jennie）和徐智傑（Chris），齊齊參加同學會安排的長者探訪活動，認為除了令他們學懂與老友記溝通的竅門，更從老友記的人生智慧寶庫中學習到處世之道，對他們的個人和事業發展也有幫助。



Young people are the future of our society. To nurture young talents in housing-related industries, HS established the HKHS Academy Alumni Club (Alumni Club) in 2019, to further engage the awardees of its bursaries and scholarship schemes. Through the provision of learning and community service opportunities, HS has been actively supporting their personal and professional development.

Adrian Ngai, Chairperson of the Alumni Club Organising Committee, majored in surveying and property management. After receiving the HKHS Award in 2020, he actively took part in various activities of the Alumni Club, deepening his knowledge about HS and the property management profession for his future career. With his outstanding performance, Adrian was hired by HS after graduation, where he is now serving Ming Wah Dai Ha residents as Officer Trainee (Property Management). Not only his interpersonal skills were greatly enhanced when handling daily tasks and attending to the needs of the residents, Adrian is also able to put his academic learning and Alumni Club experiences into practice.

Two other enthusiastic Alumni, Jennie Wu and Chris Tsui, are working in elderly care and property management professions respectively. Both attended visits to elderly households arranged by the Alumni Club. Besides developing a knack for communicating with the elderly, they were also able to learn from the elderly's pearls of wisdom, which provide an enormous help for their personal and professional growth.

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齊建嶄新跨代共融社區

Joining Hands in Promoting Intergenerational Solidarity

要讓長者在熟悉的社區安享晚年，除了為他們提供一個老有所依的家，建立鄰里網絡和相關支援同樣重要。

秉承創新精神，2021年4月，房協政策研究及業務創新組與香港中文大學合作展開跨代住屋研究，探討香港不同年齡階層所需要的嶄新住屋模式，當中特別關注樂齡人口的需要。為期18個月的研究參考了其他地方的經驗，加上本地居民的意見，建議適合香港的跨代共融居住模式，同時促進不同年齡層居民之間的交流和互動，打破世代隔閡，創造專屬跨代之間的鄰里情誼。這項創新模式日後將會於房協轄下的出租屋邨或物業率先試行。

在長遠的研究計劃之外，房協更加快腳步透過不同細節，把「家」由一個個單位延伸到社區，其中包括引入北歐式健步行、芬蘭木棋等新興活動，以及玩具銀行，為跨代居民創造一個定期共聚的機會，拓展跨世代的互助網絡。未來，我們生活的地方不再只以單位圖則劃分，而是更重視不同年紀的居民如何有尊嚴地在整個社區生活，居家安老。



For elderly who wish to age in a place they are familiar with, they need more than just a home — a neighbourhood support network is equally vital.

Upholding the spirit of invitation, HS's Policy Research and Business Innovation Unit launched an intergenerational living study with The Chinese University of Hong Kong in April 2021. The study explores new housing prototypes that meet the needs of people of all ages, with special attention to the needs of the elderly. The 18-month study referenced upon other regions' experiences and feedback from local residents to recommend a model for intergenerational living suitable for Hong Kong. The model will also be designed to facilitate interactions between residents of different ages, bridging the generation gap and fostering unique bonding in the neighbourhood. In the future, this innovative model will be tested in rental estates or properties managed by HS.

In addition to this long-term study, HS is accelerating its pace in extending the sense of homes from individual units into the community. These include newly introduced activities Nordic Walking and Mölkky as well as a Toy Bank, which create opportunities of regular gathering for residents of all ages, expanding the mutual support network across generations. In the future, our living spaces will not be demarcated by individual floor plans; we will also value how residents of all generations can age in the community peacefully and with dignity.

未來
故事

Weaving Our Future



074

我手寫未來 期許樂安居

Scripting the Future for Comfortable Homes

從出生、成家、到白頭

沿途上你我一起成長

成就最合意的這個家

From being born, starting a family, to getting old

Together, you and I grow along the way

Creating our most desirable homes



和諧一爐暖
和互相關心。

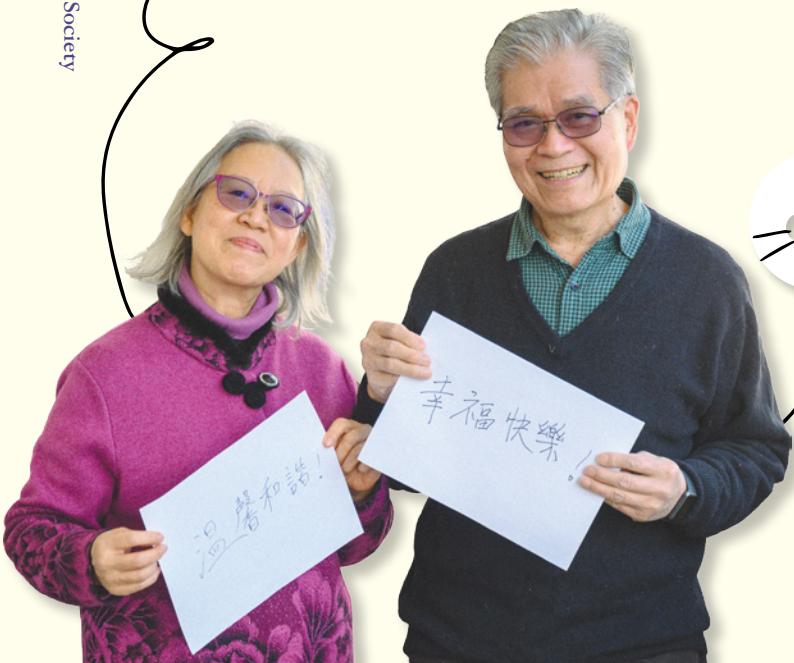


= 望彩頤居日後活動多姿多彩！

溫馨和諧！

我美麗的家有文具和...

= 幸福快樂！



我美麗的家有
文具和...



我最開心的事是和漁光村的街坊一起唱歌
同學做義工漁光村是我的第二故鄉。



希望有多些綠化環境
多啲社區服務，方便市民。



我未來的家想有一部遊戲機



我想本邨會有一個大型的活動空間。
能讓各位老友記歡聚一堂。

可購買多元化的民生
食品，又管理完善的地方



編撰此故事書期間，房協邀請不同年齡的受訪者用我手寫我心，分享他們對未來居所的憧憬。透過了解他們的想法和生活所需，讓我們共建永續共融的家園。

While compiling this story book, HS invited interviewees of different ages to write down their thoughts and share the future homes they envisage. Through learning about their thoughts and needs, let's join hands to build our sustainable and harmonious homes.

075

童心童畫 未來繽紛的家

Inside a Child's Mind:
the Vibrant Homes of the Future

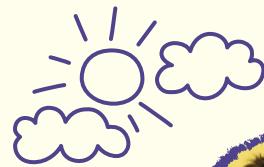
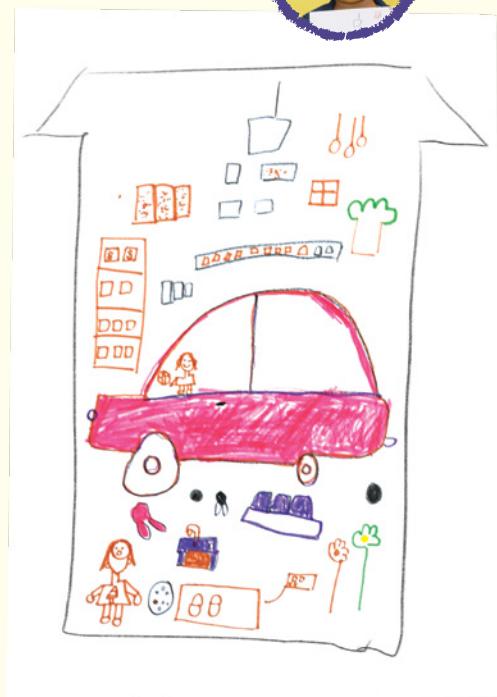


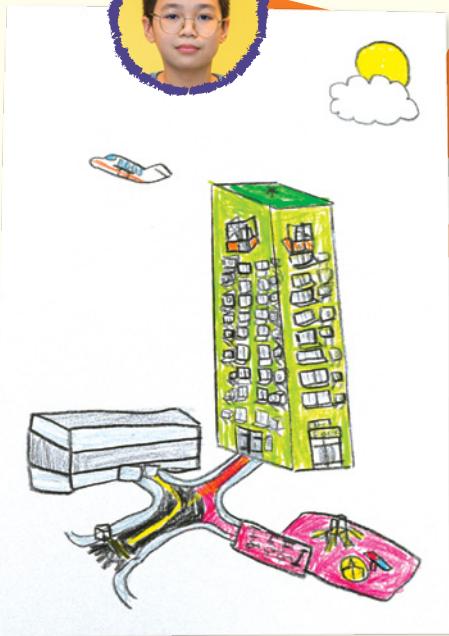
一二三，閉上眼，許個願

這就是我想像中的家

Count to three, close my eyes, and make a wish

This is the imagined home in my mind





未來屬於孩子。一班住在明華大廈的小朋友在「房協友里」安排的繪畫班上，畫出心目中未來的居所——五彩繽紛的大廈、像城堡一樣的家、家裏還有汽車行駛……滿是天馬行空的想像！今天，我們應當如何準備，助下一代建立理想家園？

The future belongs to the children. When a group of children living at Ming Wah Dai Ha were asked to draw their future homes at a workshop organised by the CES (Caring, Engaging and Smart) Team, they unleashed their out-of-the-world imagination — the bright and colourful buildings, castle-like houses, and even cars running indoors... Now, how should we get ready to help the next generation build their dream homes?

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房協故事 Our Story

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To Man-loong and Wong Ngan-ling, Kwun Tong Garden Estate residents

明華大廈居民石連英

Shek Lin-ying, Ming Wah Dai Ha resident

景新臺居民羅威明

Leo Law, Kingston Terrace resident

翠塘花園居民石耀華

Shek Yiu-wah, Lakeside Garden resident

翠塘花園居民何十五仔

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未來故事 Weaving Our Future

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