

## 復修舊型屋邨

## Refurbishing Old Estates to

房協自六十年代開始興建出租屋邨，部分屋邨已有四十多年歷史。為提升住戶的生活質素，我們定期檢查轄下的屋邨，並按實際情況進行不同程度的改善工程，包括維修、翻新、復修、以至重建等等。房協剛於本年底完成滿樂大廈的全面復修工程，是次復修亦是房協在毋需搬遷住戶的情況下進行工程的第一個屋邨。

Since the Housing Society launched its rental estate development programme in the 1960's, some of the estates built are now over 40 years old. To improve the living standards of the residents, regular inspections on the estates have been carried out and, depending on the extent of work needed, followed by maintenance, renovation, rehabilitation or even redevelopment. With its rehabilitation work completed in year end, Moon Lok Dai Ha became the first rental estate that had undergone rehabilitation without relocating its residents.



主席楊家聲先生（左）及房屋及規劃地政局局長孫明揚先生主持揭幕儀式  
Chairman Mr Yeung Ka-sing (left) and the Hon Michael Suen, Secretary for Housing, Planning and Lands, unveiling the plaque

### 竣工儀式 迎接屋邨新貌

十二月一日，房協在荃灣滿樂大廈舉行了復修工程竣工儀式，由房協主席楊家聲先生及房屋及規劃地政局局長孫明揚先生主禮。當日，多個政府部門、區議員、居民代表、街坊，以及房協委員濟濟一堂，一同分享滿樂大廈復修的成果。出席嘉賓亦參觀了現場的相片展覽，一睹屋邨復修前後的面貌，以及欣賞多張由居民提供的珍貴相片，緬懷居民昔日在屋邨的生活片段。

房協委員在儀式開始前，特別抽空巡視屋邨復修後的情況，體會到復修工程不但改善住戶的居住環境，更提升他們的生活質素，並同時讓他們的社區網絡得以維繫，體現了房協對住戶關懷備致的服務精神。

### Unveiling New Look of Old Estate

To mark the completion of the Moon Lok Dai Ha rehabilitation programme, the Housing Society held a ceremony on 1 December officiated by Housing Society Chairman Mr Yeung Ka-sing and the Hon Michael Suen, Secretary for Housing, Planning and Lands. The event was attended by government officials, district councillors, MAC representatives, residents and Housing Society Members to share the success of the rehabilitation project together. A photo exhibition was also staged with pictures showing the different faces of the estate before and after the rehabilitation. By courtesy of the residents, some valuable photos depicting the life of the residents in the estate in the past were also displayed.

During a tour of the rehabilitated estate before the completion ceremony, Housing Society Members came to appreciate the value of the project in improving the living environment and quality of living of the residents, while maintaining their community network in fulfilment of the Housing Society's caring culture.

### 全面復修 提升居住質素

建於六十年代中期的滿樂大廈，設有四座大廈共九百六十八個單位。房協於二零零三年進行了一項詳細研究，確定屋邨四座大廈結構良好後，決定斥資一億三千萬元，進行全面的復修工程，範圍遍及美化外牆、走廊、大堂、改善兒童遊樂設施及電力供應；同時加設升降機和保安系統、更換喉管、電線和消防系統等，並綠化中央公園和周圍環境，以及為空置單位在重新出租前改善間格及翻新。

### Full-scale Facelifting to Improve Living Environment

Built in the mid-1960's, Moon Lok Dai Ha consists of four blocks with 968 units. A detailed study conducted in 2003 revealed that the estate structure was sound and a decision was made for a comprehensive rehabilitation programme at a cost of HK\$130 million. The project covered improvement works on the external walls, corridors, lobbies, children's playgrounds and power supply facilities. Additional lifts and security systems were installed while pipes, wiring and fire service systems were replaced. Besides, the courtyard and the neighbouring areas were landscaped to provide a greener environment. Vacant units were also renovated before re-letting.

# 提高生活質素

## Enhance Quality of Living

### 照顧長者 協助原居安老

為配合屋邨的人口老化，房協採用「通用設計」的概念，將部分地下單位改裝為長者單位。單位內的設備專為長者而設，如裝置特大燈掣及在廁所加設扶手等，協助他們原居安老；並增設一個長者休閒室，讓長者消閒和相聚，擴闊社交網絡，增添生活情趣。



### Ageing in Place for the Elderly

In view of the ageing population in the estate, a number of units on the ground level have been designated as elderly flats based on the "Universal Design" concept. Designed to support "Ageing in Place", customized facilities for the elderly were provided, such as extra large



復修後的滿樂大廈，內外煥然一新  
Refurbished Moon Lok Dai Ha shows a brand new look

定期保養 提供優質生活

為不斷改善居民的居住環境，房協定期翻新轄下屋邨。從二零零三至二零零八年期間，房協撥備了七億元用作提升屋邨設施之用。除了剛完成復修的滿樂大廈外，多個屋邨亦展開了改善工程，包括觀龍樓分兩期進行重建及復修工程；第一期的重建工程將會興建兩座四十層高的大樓，並提供配套設施如商舖和停車場等，明年底將會完工。第二期復修工程亦將在年底前展開，於二零零九年完成。另外，明華大廈已開展前期復修工程，同樣將於二零零九年完成；而漁光邨亦將分兩期進行重建及復修工程。

### Regular Maintenance Ensures Living Quality

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Under an on-going renovation programme, the Housing Society has earmarked HK\$700 million to upgrade estate facilities between 2003 and 2008. While the rehabilitation of Moon Lok Dai Ha was completed, improvement work has started at a number of other estates, including the two-phased redevelopment cum rehabilitation project for Kwun Lung Lau. The first phase, slated for completion by the end of next year, involves the construction of two 40-storey blocks together with supporting facilities like shops and car parks. The second phase of rehabilitation work will begin towards the end of the year to be completed by 2009. Meanwhile, pre-rehabilitation work has already commenced at Ming Wah Dai Ha with completion due by 2009 and Yue Kwong Chuen will also undergo redevelopment and rehabilitation in two phases.



居民代表致送紀念品給房協主席以示感謝  
Resident representatives presenting a souvenir to Housing Society Chairman as a token of appreciation

light switches and handrails in toilets. An elderly lounge was also built to serve as a meeting place for the elderly residents to get together and expand their social network.



主席(右二)及孫明揚局長(右一)探訪居民，聽取他們的感受  
Chairman (2<sup>nd</sup> from right) and the Hon Michael Suen (far right) visit a resident to listen to her views



增設長者休閒室，供長者消閒和歡聚  
An elderly lounge is provided for the elderly residents to relax and get together

# 房協推售景新臺

## Kingston Terrace Up for Sale

配合房委會於明年初復售首批居屋的安排，房協亦於同時推出屯門景新臺第三及四座五百七十六個單位，面積由六百一十四至八百九十六平方呎，而售價則由八十一萬至一百四十萬元不等。

景新臺為房協「住宅發售計劃」項目，共有四座三十九層高的大廈，提供一千一百五十二個單位。屋苑環境清幽，並附設逾三千平方呎兩層式住客會所，設施包括健身室、乒乓球室、閱讀室、兒童遊樂場、平台花園及燒烤場等。房協將於一月二日起開放現樓示範單位，並安排旅遊車由荃灣地鐵站及屯門市中心接載市民到場參觀。



屋苑罕有地設置住客會所，為住戶提供優質生活  
To provide quality living for the residents, Kingston Terrace boasts a rare residents' clubhouse

In line with the Housing Authority's decision to resume the sale of Home Ownership Scheme flats early next year, the Housing Society will put on sale 576 units in Blocks 3 and 4 of Kingston Terrace in Tuen Mun. These units, with floor areas between 614 and 896 sq ft, are priced from HK\$810,000 to HK\$1.4 million.

A development under the Flat-For-Sale Scheme of the Housing Society, Kingston Terrace comprises four 39-storey blocks, providing a

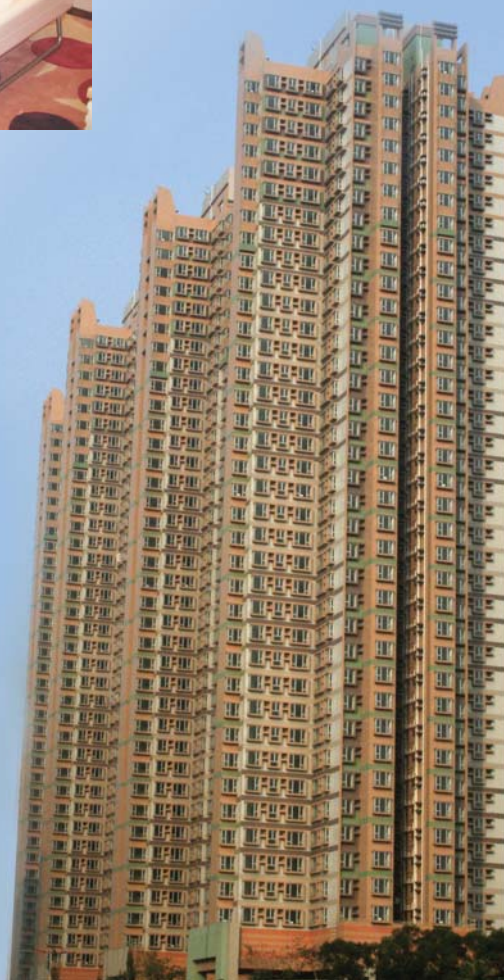
total of 1,152 units in a quiet and tranquil setting. It also features a 3,000-sq ft two-level residents' clubhouse with facilities including a gym, a table tennis room, a reading room, children's playground, a landscaped podium and barbecue pits. Furnished show flats will be open from 2 January and coaches will be arranged to take visitors from the Tsuen Wan MTR Station and Tuen Mun Town Plaza to the site.



兩房示範單位  
A two-bedroom show flat



三房示範單位  
A three-bedroom show flat



# 擴闊樓宇管理維修服務範圍

## Building Management and Maintenance to Extend Reach

自「樓宇管理維修綜合計劃」於去年初推出以來，已成功協助籌組近四百個立案法團，並接獲約千宗「樓宇維修資助計劃」及「家居維修貸款計劃」的申請。今年四月發生煤氣爆炸的偉景樓亦得到房協資助八十萬元進行大廈維修，工程已於十二月中完成，居民均感謝房協的熱心幫助，得以重修家園。

為配合民政事務總署在年底關閉四個大廈管理資源中心，房協將擴充物業管理諮詢中心的服務，為市民安插約見專業團體，包括香港律師會及香港會計師公會等。房協亦已在梁顯利油麻地社區中心設立第八個物業管理諮詢中心，並已於十二月十八日起提供諮詢及約見專業團體的服務。

另外，為同事作好裝備面對大廈管理維修的工作，房協於今年八月至十一月期間，邀請了多位民政事務總署代表、專業導師、律師及醫護人員等，為三百多名同事安排了二十多個課堂，教授有關政府政策、商業實務、顧客服務及危機處理等知識，為市民提供更好的服務。

The Housing Society has helped with the formation of about 400 Owners' Corporations since the Building Management and Maintenance Scheme (BMMS) was launched early last year. Some 1,000 applications under the Building Maintenance Incentive Scheme and Home Renovation Loan Scheme have also been received. Wai King Building, which was damaged by a gas explosion in April this year, had also benefited from a subsidy of HK\$800,000 for the repair work that was



總經理（物業管理）余珍女士（左）代表房協接受偉景樓業主立案法團主席頒發紀念品  
General Manager (Property Management) Ms Yu Chun (left) receiving a souvenir from the Chairlady of the Owners' Corporation of Wai King Building on behalf of Housing Society

completed in mid-December. The residents of the building were grateful to the Housing Society for helping them rebuild their homes.

With the closure of four Building Management Resource Centres of the Home Affairs Department (HAD) at the end of the year, the Housing Society will expand the services of its Property Management Advisory Centres (PMAC) to include referral appointments for residents with professional bodies such as the Law Society of Hong Kong and the Hong Kong Institute of Certified Public Accountants. The eighth PMAC at the Henry G. Leong Yau Ma Tei Community Centre has started to provide consultation and referral services on 18 December.

To better equip staff to work on building management and maintenance, the Housing Society arranged more than 20 classes for over 300 staff between August and November this year. HAD representatives, professional instructors, lawyers and medical practitioners were invited to give lectures on government policies, business practices, customer service and crisis management, which would enable them to serve the public better.



同事留心上課，裝備自己，服務市民  
Housing Society staff listening attentively at a class to prepare them to serve the community better

