

Building Maintenance

Building Management and Maintenance Scheme

In 2005, the Housing Society launched the Building Management and Maintenance Scheme to tackle the problem of urban decay for the coming 10 years with an earmarked funding of \$3 billion. The scheme provides financial assistance to help private residential property owners form Owners' Corporations and carry out repairs for the common areas of buildings and environmental works. Interest-free loans are also in place to assist individual owners to improve the safety and hygiene conditions of their homes. The Housing Society has set up Property Management Advisory Centres in various old districts in the territory to offer free consultation and technical support to the owners.



Since April 2011, the Housing Society and URA have consolidated all building maintenance schemes into the Integrated Building Maintenance Assistance Scheme to provide "one-stop" financial assistance and technical support for owners of old buildings.

Building Maintenance Grant Scheme for Elderly Owners

In 2008, the Housing Society was entrusted by Government to implement the Building Maintenance Grant Scheme for Elderly Owners, providing assistance to self-occupied elderly owners to repair their homes and improve building safety.

Operation Building Bright

In 2009, the Housing Society jointly launched the "Operation Building Bright" campaign with the Development Bureau and URA to encourage owners of old buildings to speed up maintenance arrangements. Job opportunities were also created for the industry. A total funding of \$3.5 billion was allocated to the Operation with \$150 million each from the Housing Society and URA.



Mandatory Building Inspection Subsidy Scheme and Voluntary Building Assessment Scheme



To support the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) to be implemented by Government, the Housing

Society joined hands with URA to launch the Mandatory Building Inspection Subsidy Scheme in 2012 to subsidise eligible owners on the first building inspection. Meanwhile, the Housing Society rolled out the Voluntary Building Assessment Scheme to provide incentive for owners to take the initiative to properly manage and maintain their buildings. Under the voluntary scheme, certified buildings will be recognised by the Buildings Department to be exempted from MBIS and MWIS (windows in common areas only) within a specified period.

The Hong Kong Housing Society
is an independent and not-for-profit
organisation established in 1948.
It aims to serve the needs of
the Hong Kong community in housing
and related services.



Enquiry Hotline : 2882 1717

Website : www.hkhs.com

Address : 29/F World Trade Centre, 280 Gloucester Road,
Causeway Bay, Hong Kong

HONG
KONG
HOUSING
SOCIETY

Improving Housing for Society



Subsidised Housing

Rental Estates

The Housing Society built the first rental estate in Hong Kong in 1952, providing affordable housing for low-income families. Currently, there are 20 estates providing over 32,000 rental units at about 20%-55% of the market rent. In 2013, Government appointed the Housing Society to build another rental estate in the restricted area of Sha Tau Kok to meet the local housing needs. The project is expected to complete in 2016.



Lai Tak Tsuen

Flat-For-Sale Scheme

In the 80s, the Housing Society launched the Flat-For-Sale Scheme (FFSS) with a total of 10 projects, providing more than 10,000 housing units for sale at concessionary prices to low to middle-income families. In 2003, Government announced the moratorium on the building and sale of Home Ownership Scheme flats including FFSS.



Kai Tak Garden

Sandwich Class Housing Scheme

In view of the surging property prices in early 90s, the Housing Society was appointed by Government to develop properties for sale at concessionary prices with resale restrictions to middle-income families. The scheme, comprising 10 developments with nearly 9,000 units, was suspended in 1998 when the property market slowed down.



Highland Park

Housing Loan Schemes

The Housing Society was entrusted by Government to implement the Sandwich Class Housing Loan Scheme and Home Starter Loan Scheme from 1993 to 2002. Loans amounting to \$17.5 billion were granted to over 38,000 families and single persons.

Subsidised Sale Project

The first project Greenview Villa in Tsing Yi completed in 2015 provides 988 "practical but not extravagant" small and medium-sized flats for sale at discounted prices to middle-income families and persons. Another subsidised sale project in Sha Tin Area 36C will also offer some 1,000 flats. Subsequently, Government appointed the Housing Society to build 600 similar flats in Tseung Kwan O Area 73A and Tuen Mun Area 2. Both projects are expected to complete by 2019.



Greenview Villa

Elderly Housing

Elderly Rental Flats

The Housing Society has been addressing the housing needs of the elderly since early 70s. Over 900 Elderly Persons' Flats are provided in nine of its rental estates at half of the normal rents. Recreational facilities and warden services are also available to cater to the physical and psychological needs of the elderly residents.



Chung Ling Sheh at
Cho Yiu Chuen

Senior Citizen Residences Scheme



長者安居樂

With the support of Government, the Housing Society embarked on the Senior Citizen Residences Scheme in the late 90s to provide middle-income elderly with residence integrating housing, medical and healthcare services under one roof. The scheme adopts the "lease-for-life" concept along with "one-stop" support services to enable the elderly residents to enjoy "ageing in place". The two pilot projects, namely Jolly place in Tseung Kwan O and Cheerful Court in Jordan Valley, were completed in 2003 and 2004 respectively with a total of 576 units.

Joyous Living Project

Taking reference of foreign models, the Housing Society introduced the concept of quality retirement living under the brand "Joyous Living". The pilot project at Tanner Hill in North Point will be completed in 2015, offering 588 elderly flats in the form of "long-term lease". Comprehensive elderly care services will also be provided.



JOYOUS LIVING

Elderly Resources Centre

The Housing Society set up the Elderly Resources Centre, the first of its kind in Hong Kong, at Prosperous Garden in Yau Ma Tei in 2005. Through education, assessment of physical abilities and home risks, consultation and referral services, the centre aims to help the elderly "age in place".



"Ageing-in-Place" Scheme

In light of the ageing population in the rental estates, the Housing Society launched the "Ageing-in-Place" Scheme in 2013 to improve the living environment of the elderly tenants and leverage on community resources to address their healthcare and social needs.



樂得耆所

Elderly Safe Living Scheme

The Housing Society joined hands with The Hong Kong Institute of Surveyors Building Surveying Division to launch the Elderly Safe Living Scheme in 2014 to help elderly owners in a number of districts to carry out free home assessment. Home modification advice will also be offered to enhance home safety.



長者
住安心
計劃

Environment Improvement

Urban Improvement Scheme

The Housing Society launched the Urban Improvement Scheme as early as 1974 to improve the urban environment and the living quality of the residents by redeveloping dilapidated buildings in the old districts. Over the years, more than 30 projects have been completed, providing over 5,000 flats.



Jubilant Place

Urban Renewal

The Housing Society and the Urban Renewal Authority (URA) jointly launched six redevelopment projects in Sham Shui Po and Shau Kei Wan to build over 1,500 private residential units. Intake by owners of the first project in Sham Shui Po, Heya Green, was arranged in 2014, followed by Harmony Place in Shau Kei Wan in early-2015. The remaining four projects in Sham Shui Po are expected to complete in 2015 and 2016.



愛港式生活·愛回家

Estate Redevelopment and Rehabilitation

Some of the rental estates built by the Housing Society in early years have undergone redevelopment, rehabilitation and major improvement works. In 2013, the Housing Society embarked on the redevelopment of Ming Wah Dai Ha in Shau Kei Wan. Ming Wah Dai Ha in Shau Kei Wan by three phases under the Integrated Redevelopment Model. Rental units of higher quality and elderly housing with supporting services will be available. To prepare for the redevelopment of Yue Kwong Chuen, a site has been identified in Aberdeen for building a reception estate.



Ming Wah Dai Ha in Shau Kei Wan

To save the need of re-housing due to redevelopment, the Housing Society has tried to carry out rehabilitation and improvement works in those old estates with sound building structures. Works included installation or addition of lifts, upgrading of security, power and fire systems etc.

City Revitalisation

City revitalisation projects have commenced in various districts since 2006 to enhance the living environment. Subsequently, the Housing Society completed a number of revitalisation works in Sham Shui Po, Kwai Tsing, Tai Po, Tsuen Wan, Sai Kung, Islands, Eastern District and Yuen Long, highlighting the local characteristics and injecting vitality to the old areas. The Tuen Mun River Beautification Project is now underway.



Tin Hau Revitalisation
Project