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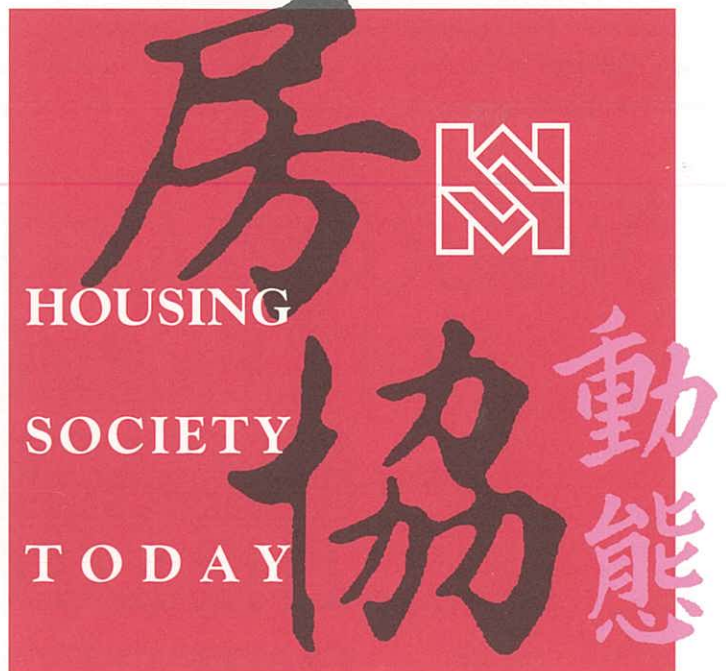
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## 主席獻辭 MESSAGE FROM THE CHAIRMAN

有效的溝通是每個機構取得成功的重要因素，  
房協最新出版了這份《房協動態》季刊，目的是加強與各合作部門及機構的溝通。  
Communication is the key to success for every organisation.  
The present quarterly newsletter "Housing Society Today" grows out of a wish to  
maintain an ongoing dialogue with all working parties.

**房**協自成立以來，一直致力為香港市民提供他們能夠負擔的優質房屋。在執行委員會及各小組委員會的指導下，加上政府、其他機構及香港市民的鼎力支持，房協多年來逐漸發展成為香港主要的房屋供應機構之一，為超過十四萬香港市民提供居所。

我們相信，有效的溝通是每個機構取得成功的重要因素，故此，為了讓各位進一步了解房協的運作及最新發展，房協最新出版了這份《房協動態》季刊，目的是加強與各合作部門及機構的經常性聯繫和溝通。

本人謹代表房協邀請社會人士給予意見，好讓我們在業務上更進一步，在推行現有房屋計劃的同時，繼續尋找途徑，拓展嶄新的房屋計劃。



**H**ong Kong Housing Society has, since its founding, been committed to providing quality, affordable housing to the people of Hong Kong. Under the guidance of members in our Executive Committee and various sub-committees, the support from Government, our working partners and the Hong Kong citizens, the Housing Society has gradually developed over the years into one of the major public housing providers in the territory, providing homes to over 140,000 Hong Kong citizens.

Communication, in our view, is the key to success for every organisation. "Housing Society Today" grows out of a wish to maintain an ongoing dialogue with

all working parties, and to keep those interested in our work informed of our latest developments.

On behalf of the Housing Society, I would like to invite

members of the community to share their thoughts with us through this new publication. For it is only through the broadening of perspective that we can maintain

our momentum as we strive to further develop our existing housing schemes, and to identify and meet new needs.

## 執行總幹事的話 MESSAGE FROM THE EXECUTIVE DIRECTOR



為加深各位對房協的了解，我們再接再勵，發行《房協動態》季刊，將對外溝通推展至另一個新的里程碑。

*By making our views and practices easily accessible to our working partners, this new quarterly publication "Housing Society Today" represents another step forward in fostering external communication.*

**為**配合不斷擴展的工作需要，房協近年在運作上出現了不少轉變，同時亦因應業務需要，在架構及運作上推行了一連串新措施。

這些措施包括邀請更多人士加入執行委員會及各小組委員會、成立審查委員會以加強內部監察、繼續委托廉政公署檢討運作程序，以及應申訴專員公署邀請納入其監察範圍內。同時，在內部制度方面亦作出相應改革，希望提高工作效率，加強員工的聯繫和溝通。

一九九三年底，房協開始發行《房協通訊》，而個別屋邨的簡訊亦於一九九六年初相繼推出。為加深各位對房協的了解，我們再接再勵，發行《房協動態》季刊，將對外溝通推展至另一個新的里程碑。

**T**rue to the spirit of our times, the Housing Society in recent years has undergone changes in its operations and a series of measures have been adopted to cope with expanding business needs.

These include the introduction of new members and new systems into the Executive Committee and various sub-committees, the establishment of an Audit Committee to strengthen the corporate governance structure and the continuing review of operating procedures by the Independent Commission Against Corruption, as well as the acceptance of jurisdiction under the Office of the Ombudsman.

Concurrent with these changes are new initiatives in corporate management policies that we undertake to enhance productivity and staff communication.

As a means to foster external communication, we launched our first Tenant Newsletter in December 1993, followed in January 1996 with estate newsletters for individual housing estates. This new quarterly publication "Housing Society Today" represents another step forward in that direction. We believe that by making our views and practices easily accessible to our working partners, we would further enhance our external communication.



## 夾屋申請部

## THE SANDWICH CLASS HOUSING APPLICATIONS SECTION

為確保評核過程公允且標準一致，房協內部亦嚴格遵從既定的評核指引，經多重上呈審核過程方才批出申請書及有關文件。

*The Housing Society has laid down clear eligibility criteria.*

*Internal vetting guidelines have been established and are strictly enforced through a multi-level approval process.*

夾

心階層住屋計劃於一九九三年正式推出，房協為了更有效處理有關的大量申請，遂於同年在申請組增設獨立小組，專責處理夾心階層住屋及夾心階層住屋貸款兩項計劃的申請，而原有的申請組則繼續專注處理出租屋邨的申請工作。

今天，夾心階層住屋計劃申請部的運作已經全部電腦化，由一位資深的房屋事務經理負責統籌，職員人數亦由十

協的業務佔一個非常重要的位置。

夾心階層住屋計劃申請部的工作範圍包括揀選及審核申請者資格、接見申請人、安排宣誓、解答公眾查詢及提供資料等。由於審核申請資格有賴充足資料並需要客觀判斷，故此，各項工作中以審核申請者資格及接見申請者的工作最為繁重，必須審慎處理以避免出現偏差或流於主觀。

為確保評核過程公允且標準一致，房

協清楚訂立各項評審準則，並列明在申請表格上。房協內部亦嚴格遵從既定的評核指引，經多重上呈審核過程方才批出申

後，房協採納了一套電腦系統為申請書編排接見申請人的優先次序。然而，不少申請人仍然對該系統存疑，因為若干獲得電腦號碼較大的申請家庭，卻較電腦號碼較小的家庭更早獲得約見。夾心階層住屋計劃申請部經理陳伍潔英女士對此情況解釋：「由於每份申請書的家庭組合優先類別亦是我們的重要考慮因素，故此，電腦編號較小的申請者的接見時間可能會被安排在電腦編號較大的申請者之後。」

陳太在夾心階層住屋計劃申請部已經服務三年多，並將會在短期內調職。陳太稱，累積了多年的經驗，該部門的運作已經漸上軌道，而房協正計劃進一步提高運作效率，加快申請審批的程序。她表示：「我們正考慮不同的精簡工作程序方法，例如減省審批的程序等，當然，這些方法的首要條件是不影響審核的質素及準確性。」

夾心階層住屋計劃的預先登記冊已於一九九六年十二月底取消，雖是如此，以往曾經表示希望取得有關夾心階層住屋計劃資料的人士日後仍可透

過《夾心階層住屋計劃通訊》獲得該計劃的最新消息，同時亦有機會獲邀參觀示範單位。

夾心階層住屋計劃的申請部位於香港大坑龍濤苑房協區域辦事處二樓，即夾心階層住屋計劃的銷售及展覽中心樓上。該計劃的目的是照顧中等入息家庭的住屋需要，該部門亦設立房協熱線 2882 1717，方便市民查詢。

To handle the voluminous work involved with the launch of the Sandwich Class Housing Scheme launched in 1993, a separate team for Sandwich Class Housing Scheme and Sandwich Class Housing Loan Scheme was set up in the Applications Section in the same year in addition to the existing team which focused on handling applications for rental housing of the Housing Society.

Today, the Sandwich Class Housing Applications Section is fully computerised, with some 30 staff members under the supervision of an experienced Housing Manager. The steady growth from an operation of



申請部員工提供專業服務  
Well-trained staff renders personalised service

五人逐漸增加至現在的三十多人。該部門迅速擴展，正好顯示申請夾心階層住屋及貸款計劃的人士越來越多，反映該計劃廣受市民歡迎之餘，亦在房

協更邀請廉政公署防止貪污處評檢整個審批過程，結果顯示審批程序非常公正嚴謹。

自夾心階層住屋計劃推出





申請部嚴謹地審批每個申請  
Each application has to go through strict screening processes

15 to its present establishment paralleled the increasing popularity of the Sandwich Class Housing scheme, reflecting their relative importance among the housing schemes operated by the Housing Society.

The scope of work of the Sandwich Class Housing Applications Section covers screening and vetting of applications, interviewing of applicants, declaration for applicants, handling of enquiries and dissemination of information.

By and large, the bulk of the everyday work belongs to vetting and interviewing. The determination of eligibility, like all other man-made assessments, is vulnerable to potential misjudgment, subjectivity and abuse.

To ensure that the vetting process is fair and consistent, the Housing Society has laid down clear eligibility criteria, which are clearly stated on the application forms. Internal vetting guidelines have been established and are strictly enforced through a multi-level approval

process whereby each application and accompanying supporting documents are examined individually by staff at successive levels of seniority.

In view of the critical importance of maintaining a fair and consistent vetting system, the Housing Society has invited the Corruption Prevention Department of the Independent Commission Against Corruption to carry out a review of the vetting and approval process. Each procedure was found to be fair and just.

Since the inception of the Sandwich Class Housing Scheme, the sequence of interviews for applicants has been determined by a computer ballot system. Nevertheless, doubts may continue to arise every now and then concerning the priority order of interviews. Some may find it puzzling why a family with a lower priority number assigned by the computer would be interviewed before families assigned with a higher one. "That is simply because we also need to

consider the family composition of the applicant in addition to the computer-assigned priority number. So in some cases, applicants may find that they will be interviewed at a later stage although their priority numbers are small," says Mrs Josette Chan, Housing Manager of the Sandwich Class Housing Applications Section.

Mrs Chan, who has been with the Sandwich Class Housing Applications Section for more than three years and will take up new duties, further reveals that, given the years of experience and the well established procedures, the Housing Society is looking into the possibility of accelerating approval of applications by streamlining the operation procedures. "Different options are now under consideration, such as elimination of certain approval layers. Certainly, this will be accomplished without compromising the quality of vetting service equity and accuracy," affirms Mrs Chan.

According to Mrs Chan, the

Preliminary Registration Programme of the Sandwich Class Housing Scheme has expired on 31 December 1996. In order to facilitate applicants of the Sandwich Class Housing Scheme who have expressed their interest in receiving information on the Scheme, the Sandwich Class Housing Applications Section maintains a mailing list for these potential applicants and notifies them of the latest developments of the Sandwich Class Housing Scheme through a newsletter.

Conveniently located on the second floor of the Dragon Centre, right above the Sandwich Class Housing Sales and Exhibition Centre in Tai Hang, Hong Kong, the Sandwich Class Housing Applications Section is committed to serving the housing needs of middle-income families in the community. An enquiry hotline 2882 1717 has been set up to let the public find out more about the Sandwich Class Housing Scheme.



位於龍濟苑的夾屋示範單位  
SCH show flats at the Dragon Centre



## 葵涌、沙田及將軍澳夾屋新樓盤 NEW PROJECTS IN KWAI CHUNG, SHATIN AND TSEUNG KWAN O

**房** 夾夾心階層住屋計劃的三個新樓盤已在九七年四、五月期間接受申請，該三個樓盤分別為葵涌芊紅居、沙田晴碧花園及將軍澳疊翠軒。

芊紅居位於葵涌興盛路，包括兩幢樓高三十五層的住宅大廈，提供四百二十個住宅單位，面積由五百六十一平方呎至八百零一平方呎不等，預計可於一九九八年底竣工。芊紅居雖然位處葵涌區，但卻毗鄰露天廣場及低密度住宅大廈，故此無論景觀及空氣俱佳，而且交通方便。花園平台更附設多項休憩設施，包括多用途房間、兒童康樂室、羽毛球場、露天遊樂場及花園等。



葵涌芊紅居  
Hibiscus Park, Kwai Chung

晴碧花園位於沙田得怡街，預計於一九九八年底落成。兩幢樓高三十二層的住宅樓宇合共提供五百零八個單位。面積由六百零四平方呎至八百八十九平方呎不等，區內交通網絡完善，社區設施如沙田大會堂、運動場、社區中心以至市鎮公園等一應俱全。

屋苑內亦設有羽毛球場、乒乓球室、健身室及閱覽室等，更有樓高四層的停車場，為住戶提供二百五十四個車位。

疊翠軒位於發展迅速的將軍澳新市鎮，預計於一九九八年中落成。整個發展項目由四幢樓高四十四及四十五層的樓宇組成，提供一千四百二十四個住宅單位。面積由五百六十八平方呎至八百二十七平方呎不等，區內環境規劃完善，休憩設施充足，而屋苑平台花園設計則以中國園林景色為主題，擁有廣闊的綠化空間。此外，屋苑更設有能容納四百七十六輛汽車的停車場，以及兒童遊樂場、健身室、健美操室、遊戲室、閱覽室等住戶設施。

夾心階層住屋計劃自一九九三年推出以來，已經成功協助逾三千六百個中等入息家庭自置物業。葵涌芊紅居、沙田晴碧花園及將軍澳疊翠軒是房協第四批推出的夾屋單位，預計本年度內其他夾屋樓盤將會陸續推出。

**D**uring April and May 1997, the Housing Society has invited applications for three new Sandwich Class Housing projects, Hibiscus Park in Kwai Chung, Sunshine Grove in Shatin and The Pinnacle in Tseung Kwan O.

Located on Hing Shing Road, Kwai Chung, Hibiscus Park comprises two 35-storey residential towers, offering a total of 420 flats ranging in size from 561 square feet to 801 square



將軍澳疊翠軒  
The Pinnacle, Tseung Kwan O

feet. Completion is scheduled for the end of 1998. Although the development is located in an industrial area, it is surrounded by an open area and low-rise buildings. Residents can enjoy serenity and refreshing spaciousness as well as perfect ease of access. On the podium will be recreational facilities including function rooms, children's play room, badminton court, open play area and landscaped area.

Sunshine Grove, which sits on Tak Yi Street, Shatin, will reach completion in late 1998. It will provide 508 residential units within two blocks of 32 storeys each. Flat sizes range from 604 square feet to 889 square feet. What distinguishes this development is that it is located in a well-developed new town with excellent transport and such community facilities as Shatin Town Hall, sports stadium, community centre and country park. At the service of residents are badminton court, table-tennis room, fitness room and reading room. There is also a 4-storey car park of 254 spaces.

The Pinnacle, situated in the fast developing Tseung Kwan O, will be completed in mid-1998. It is a 1,424-flat development in four blocks of either 44 or 45 storeys, with flat size ranging from 568 square feet to 827 square feet. Residents will benefit from comprehensive town planning and ample recreational provisions. The design will allow a maximum view of green area in a spacious landscaped podium garden, and will embody a Chinese cultural touch with respect to exterior styling. The development also entails a 476-space car park, covered children's play area, gymnasium, aerobic room, game room and reading room.

These three new developments will be the fourth batch of Sandwich Class Housing projects launched to the public. The Sandwich Class Housing Scheme has helped over 3,600 middle-income families purchase their own homes since its launch in 1993. Other new developments are expected to be launched later this year.



沙田晴碧花園  
Sunshine Grove, Shatin



## 第五期夾心階層住屋貸款計劃 PHASE V OF THE SANDWICH CLASS HOUSING LOAN SCHEME

第

五期夾心階層住屋貸款計劃已於一九九六年十二月三十日至一九九七年一月十三日期間接受申請，入息介乎二萬六千零一元至六萬元之合資格家庭均可申請，名額共五百個，申請期間共接獲四千七百八十九份有效申請書，打破歷次申請的紀錄。

房協物業管理小組委員會主席黃振韶先生已於一九九七年一月二十四日為所有有效申請書主持電腦抽籤儀式。二月開始，房協便陸續約見申請

人，首批成功的申請人已於三月底獲批「合格證明書」，並開始選擇合適單位。

「夾心階層住屋貸款計劃」於九三年正式推出，當年，政府注資港幣二十億元作為該計劃的貸款基金。經完成五期貸款後，房協預計貸款基金將會全部用罄，而政府有見及此，已經決定增撥港幣十三億八千萬貸款基金，令受惠家庭增加數千個，對於中等入息家庭來說，這實在是一個好消息。

Applications for Phase V of the Sandwich Class Housing Loan Scheme were accepted from 30 December 1996 to 13 January 1997. A total of 4,789 valid applications were received for a quota of 500 eligible families whose family income is between \$26,001 and \$60,000. The number of applications received for this phase has broken all records registered in previous phases.

Mr Wong Chun-shiu, Chairman of Estate Management

Sub-committee, officiated at the computer balloting ceremony held on 24 January 1997. The Housing Society started interviewing the applicants in mid-February this year and the first batch of Certificates of Eligibility were issued in late March, after which successful applicants would start to select for suitable flats.

The initial fund of \$2 billion put up by the Government since the launch of the loan scheme in 1993 will be used up after all the successful applicants have drawn down their loans. A further amount of \$1.38 billion will be injected by the Government into the loan fund so that thousands more families can benefit in the future. It is indeed good news for all the middle-income families.

## 悅海華庭及旭輝臺銷售情況熱烈 ENTHUSIASTIC SALE RESPONSE OF MARINA HABITAT AND RADIANT TOWERS



悅海華庭及旭輝臺銷售踴躍  
Overwhelming sales response for Marina Habitat & Radiant Towers

旭輝臺及悅海華庭為第三及第四個推出的夾心階層住屋計劃樓盤，合共提供一千六百九十六個住宅單位，預計可於九八年初落成。該兩個樓盤推出發售時，平均售價分別為每平方呎港幣二千七百二十二元及三千一百五十元。

旭輝臺位於政府銳意發展的新市鎮將軍澳，區內規劃完善、社區設施充足且交通方便。悅海華庭則毗鄰鴨脷洲海旁，坐擁優美海景並且設施齊備，既享市區之便亦擁郊區之寧靜。

On 26 July 1996, Hong Kong Housing Society launched Radiant

Towers in Tseung Kwan O and Marina Habitat in Ap Lei Chau. A total of 6,458 valid applications were received. After screening and interview, successful applicants were invited to select their flats starting from 9 December 1996. All 1,696 units on offer were sold out.

Radiant Towers and Marina Habitat are the third and fourth development of the Sandwich Class Housing scheme, putting a total of 1,696 units on sale. The two developments were expected to be completed in early 1998.

Radiant Towers was priced at an average of \$2,722 per square foot, while Marina Habitat was at an average

price of \$3,150 per square foot.

Located at fast developing Tseung Kwan O, Radiant Towers enjoys comprehensive community facilities and ease of public transport. Marina Habitat stands beside a promenade in Ap Lei Chau, offering residents a beautiful sea view and the self-sufficiency and serenity in a prospering suburban area of the Territory.



簽署臨時買賣合約  
Signing a Provisional Sale and Purchase Agreement

九九六年七月二十六日接受申請的夾心階層住屋計劃樓盤將軍澳旭輝臺及鴨脷洲悅海華庭，共接獲六千四百五十八份有效申請書，經約見並審查資格後，成功的申請人已於九六年十二月九日開始揀樓，兩個樓盤的單位亦已全部售罄。



# 住宅發售計劃買家可獲九成按揭

## 90% MORTGAGE SECURED FOR NEW FLAT-FOR-SALE DEVELOPMENTS

房協已於九七年初落實向參與該計劃的銀行及財務機構提供兩成按揭擔保  
 Negotiations are underway with banks and financial institutions to provide 90% mortgage for successful applicants of Flat-For-Sale units under construction.

**為**鼓勵銀行及財務機構提高「住宅發售計劃」樓宇的按揭，房協已於九七年初落實向參與該計劃的銀行及財務機構提供兩成按揭擔保，令按揭成數可達九成，進一步減低「住宅發售計劃」樓宇買家的財務負擔。



啟德花園將於九七年底入伙  
 Kai Tak Garden will be ready for occupation by late 97

這項嶄新的安排適用於北角健康村第二期、將軍澳茵怡花園，以及最近透過居者有其屋第十八期丙接受申請的黃大仙啟德花園及西貢翠塘花園。

啟德花園原址為啟德村，於一九九二年起分兩期進行重建。第一期的七百八十四個單位已經公開接受申請，可於九七年底入伙，單位間格分明，部分單位更設有主人套房，住客可遠眺摩士公園及維港美景。屋苑車位充足，住客設施完善，更有面積達五萬呎的平台花園。

西貢翠塘花園為首個位於郊區的「住宅發售計劃」屋苑，可於九七年中入伙。整個屋苑共由十一座低密度樓宇組成，除第十一座的二百三十四個單位作出租用途外，其餘均為出售樓宇，共提供七百三十六個出售單位。屋苑內除設有商店及停車場外，更擁有面積廣達十七萬平方呎的花園，讓住客有如置身園林中。

住宅發售計劃於一九八七年開始推行，目的是配合居者有其屋計劃，以優惠價格為有意自置居所的合資格人士提供出售住宅單位。在推出啟德花園及翠塘花園之前，房協曾先後推出七個屋苑，分別為荃灣祈德尊新邨、青衣偉景花園、紅磡家維邨、北角健康村第一期、深水埗樂年花園、荃灣寶石大廈及將軍澳茵怡花園，合共提供逾六千四百個單位。

**T**he Housing Society offers to guarantee up to 20% of the property price in a bid to help home buyers. In early 1997, the Housing Society finalised arrangements encouraging banks and financial institutions to raise the mortgage ceiling for "Flat-For-Sale" units. By undertaking to guarantee up to 20% of the property price to participating banks and

financial institutions, the Housing Society has made it possible for "Flat-For-Sale" unit buyers to obtain up to 90% mortgage, further reducing their financial strain.

This new arrangement is applicable to Healthy Village Redevelopment Phase II (North Point), Verbena Heights (Tseung Kwan O) and the two "Flat-For-Sale"



西貢翠塘花園  
 Lakeside Garden, Sai Kung

projects recently launched through Phase 18C of the Home Ownership Scheme - Kai Tak Garden (Wong Tai Sin) and Lakeside Garden (Sai Kung).

Kai Tak Garden is a redevelopment, in two phases, of Kai Tak Estate. Phase I, that was put on sale and consisting of 784 units, will be ready for occupation by the end of 1997. Some of the units feature a master's suite with a balcony commanding beautiful views of Morse Park and Victoria Harbour. There are ample car parking spaces,

a 50,000-square foot podium garden and communal facilities.

As the first Flat-For-Sale project in rural area, Lakeside Garden will be ready for occupancy by mid-1997. Of the 11 low density blocks, the 234 units in Block 11 are for rental while the rest, totalling 736 units, are for sale. Apart from shops and car parks, an extensive plantation area of some 170,000 square feet affords residents of this low-density estate themed on "Estate in the Park" with a refreshing and exclusive feel as though they were lords of a luxurious manor-house within a spacious park.

In co-ordination with the Home Ownership Scheme, the Flat-For-Sale Scheme was launched in 1987 to provide quality flats at below market prices for eligible applicants who wish to own their flats. Prior to Kai Tak Garden and Lakeside Garden, seven other Flat-For-Sale projects have been launched to date, offering more than 6,400 units in Clague Garden Estate (Tsuen Wan), Broadview Garden (Tsing Yi), Ka Wai Chuen (Hung Hom), Healthy Village Phase I Redevelopment (North Point), Cronin Garden (Shamshuipo), Bo Shek Mansion (Tsuen Wan) and Verbena Heights (Tseung Kwan O).



# 房協批出兩份夾屋工程合約

## TWO BUILDING CONTRACTS SIGNED

**房**

協於本年一月二十七日舉行的簽約儀式上，批出兩份分別位於將軍澳及葵涌的夾心階層住屋計劃工程合約，分別由瑞安承建有限公司及協興建築有限公司興建該兩個地盤的上蓋及有關的屋宇設備裝置。兩項工程完成後，合共可提供二千九百八十二個住宅單位。

位於將軍澳市四十三地段第十三區的夾屋樓盤，佔地約一萬二千九百平方米，將會興建五幢住宅大廈、三層停車場、平台花園及住客會所，預計可於九八年竣工。

至於位於葵涌市地段四百五十八號荔崗街的夾屋樓盤，地盤面積約一萬八千九百平方米，將會興建六幢住宅大廈、

兩層停車場、園林花園及住客會所，預計可於九八年中竣工。

**A**t a Main Contract Signing Ceremony held on 27 January 1997, Hong Kong Housing Society awarded two building contracts for the Sandwich Class Housing Scheme projects located in Tseung Kwan O and Kwai Chung. Shui On Building Contractors Limited and Hip Hing Construction Company Limited were appointed to complete the superstructure and building services of the two developments, which will provide a total of 2,982 residential units.

Tseung Kwan O Area 13,

which is located at Tseung Kwan O Town Lot No. 43, occupies a site area of 12,900 square metres. The contract includes the construction of five residential blocks on top of a 3-storey car park. In addition, there will be a podium and a club house for residents. Completion is expected in 1998.

The development site in Lai Kong Street which is located at Kwai Chung Town Lot No. 458 measures 18,900 square metres. Scheduled for completion in mid-1998, six residential blocks will be constructed on top of a 2-storey car park. Residents of this development will also enjoy a landscaped garden and a club house.



將軍澳市夾屋樓盤地盤  
The SCH development site  
in Tseung Kwan O Area 13



位於葵涌荔崗街的夾屋樓盤地盤  
The SCH development site at Lai Kong Street, Kwai Chung



# 茵怡花園—綠色房屋典範

## VERBENA HEIGHTS: AN ENVIRONMENTALLY-FRIENDLY DEVELOPMENT



茵怡花園為房協目前最大型之住宅發售計劃項目  
Verbena Heights is the largest FFSS project of HKHS to date

**位**於將軍澳的茵怡花園，不僅是房協轄下最大型的「住宅發售計劃」屋苑，亦是首個採用環保設計概念興建的住宅樓盤。

屋苑的環保概念包括節約能源及食水，減減噪音及廢物處理等，有助提高能源效益，為住戶帶來舒適的家居生活，乃建築中引入環保設計的典範。

環顧全球，能源消耗所產生的問題正日趨嚴重。溫室效應、酸雨、空氣污染、生物化石燃料儲備之損耗及核能發電廠之輻射危機等，均令各關注環保意識的人士有所警覺。

作為一個關心社會的服務機構，房協在致力為居民締造舒適環境之餘，亦不忘環保之重要。

房協在籌建茵怡花園前，已就一系列環保項目進行研究，並擬就各種環保措施，包括減少能源消耗、利用天然氣流降溫、減減噪音、節約用水及妥善處理廢物。

### 減少能源消耗

茵怡花園之整體能源管理策略是在維持高度生活舒適及質素的前提下，盡量減低單位內及公共地方之能源使用量。因此引進了各種促進空氣對流、遮擋太陽及減少透過牆

壁、窗戶及天台的熱力傳遞的設施。

### 促進空氣對流

天然的空氣對流既可減少熱量積聚，又能令住戶感到清涼。茵怡花園的各幢大廈均採取了直線排列方式以提高與空

氣的接觸面。此外，高達數層的「空中花園」設計亦有利於氣流的流通。

沿著地盤的軸心設有三道入口，減少向下衝的氣流。下衝的氣流會被引入停車處，能改善通風。公共範圍內並設有各種遮陽蓬、屏帳及攀藤植物形成的天幕。

### 遮擋陽光

由於各幢樓宇互相貼近及交互連結，每幢樓宇均受到隔壁樓宇的遮蔭。

房協就住戶的起居模式及對空氣調節的需求，進行了研究。基於此項研究，決定於窗戶上安裝鋁質遮陽簷屏，以減低陽光直射入屋，並確保正常的日光及戶主的景觀不會被阻隔。

此外，房協還圍繞大廈建築了一道以鋼筋三合土攀爬植物做成的「綠色幕牆」，增強低層單位的私隱外，亦能美化屋苑的視覺效果。在樓宇天台上，更築有懸桁式蓋屏幫助隔熱，成為茵怡花園一大建築特色。

### 消滅噪音

由於茵怡花園所在地盤之交通噪音超出政府規劃指引，房協遂將樓層的單位佈列梯階形式逐步內

移，藉此將受噪音影響的單位數目減至最低。另外，亦在地盤邊緣設立一道高達十米的綠色隔音牆，以減少噪音。

### 其他環保設施

為節約用水，茵怡花園各單位均裝設高效率之潔具，以及可用海水及水量特低的沖廁設施。此外，為推動長遠的廢物循環再用，部分樓層更計劃設置廢紙收集箱及垃圾槽。

### 綠色房屋策劃典範

房協本著創新的精神，樹立環保房屋策劃的新典範。雖然部分遮蔭設施的費用較高，但房協深信節約能源能夠帶來長遠的效益。而茵怡花園將成為房協致力創新、優質服務、住戶舒適及環保建築的最佳見証。

**V**erbena Heights is the largest Flat-For-Sale Scheme project of the Housing Society to date. It also stands out among developments for its environmentally friendly features.

Pertaining to energy- and water-saving, noise mitigation and waste disposal, such features enhance energy efficiency and resident comfort and make Verbena Heights an exemplary development in the Territory.

On a world-wide scale, the consumption of non-renewable



茵怡花園是房協的首個環保屋苑  
Verbena Heights is the first environmentally friendly development of the Housing Society



energy is producing problems of increasing magnitude. These range from global warming, acid rain, air pollution, depletion of fossil fuel

for enhanced natural ventilation and fitted with solar shading devices which reduce heat transfer through walls, windows and the roof.



在樓宇天台上，更築有懸挑式蓋屏幫助隔熱。  
At the roof levels, cantilevered canopies act as shading devices to create a thermal break

reserves to radioactive hazards from nuclear power plants.

As a socially aware and responsible organisation, the Housing Society is mindful of the need for environmental conservation in the pursuit of sustainable development. At the same time, the Housing Society is committed to keep on innovating and creating a pleasant living environment for residents and homeowners.

A number of environmental studies have been conducted in preparation for Verbena Heights. The planning, block layout and detailed design incorporate, as a result, a series of environmental control measures for energy minimisation, natural cooling, noise mitigation, water conservation and waste disposal.

### Minimising Energy Consumption

To minimise energy consumption in flats and communal areas, while maintaining a high level of living quality and comfort, Verbena Heights has been designed

### Maximising Natural Cooling Effect

Natural, wind-driven ventilation in flats removes heat gains while air movements cause a cooling effect on occupants. Besides the adoption of a linear blocking layout for better external exposure, Verbena Heights features multi-storey "sky gardens" on various levels to facilitate air movement through the buildings.

Three large portals are introduced along the site axis to reduce down-draughts, which are diverted to the car park to improve ventilation. Additional canopies, screens and planting are erected in pedestrian areas.

### Solar Shading

Due to the proximity of the buildings and their interlocking configuration, there is some degree of overshadowing of facades by adjacent blocks. Based on a detailed study, aluminium above-window shades are used to reduce the impact of direct sunlight streaming into

flats. Care has been taken to ensure that their installations will not obstruct the view from the flats or the daylighting available.

A reinforced concrete "green screen" with creeping plants to enliven the environment is constructed at the lower levels of Verbena Heights. It serves as a shading device, enhancing the privacy of residences and improving the perceived scale of the high-rise buildings.

At the roof levels, cantilevered canopies act as shading devices to create a thermal break to structure-borne heat gains. They also provide a strong architectural character to Verbena Heights as a whole.

### Reducing Noise

As traffic noise levels at the site of Verbena Heights exceed government planning guidelines, the Housing Society has adopted an inward looking courtyard arrangement with stepped block form to minimise the number of flats suffering from excessive noise. In addition, a 10-metre high acoustic barrier is erected at the

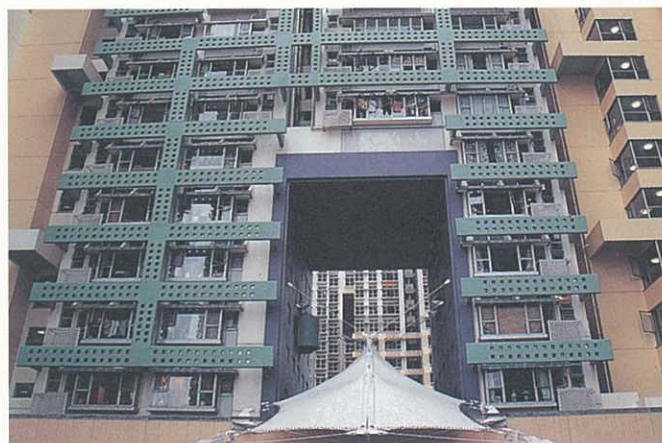
affected site edge to form a planted feature wall.

### More Environmental Conservation Measures

Efficient sanitary fittings and low flush toilets with the potential to use salt water supply form parts of a water conservation programme designed specially for Verbena Heights. To promote the recycling of waste in the long term, collection bins and refuse chutes have been incorporated into typical floors under a comprehensive waste management system.

### Monument of Green Planning

Though the relatively long payback period for some of the shading devices may seem discouraging, the Housing Society believes in the priority of environmental benefits over short-term economic considerations. Verbena Heights will stand in eloquent testimony to its dedication to innovation, quality, user comfort and environmentally conscious housing.



低層單位外牆均設有隔音裝置  
Acoustic barriers are erected to reduce noise level for lower floors



## 房協職員齊參與 團隊精神盡發揮

### TEAMWORK IS OUR NAME EVERYONE'S IN THE GAME

**人**力資源部於去年九月至十一月期間，分別在粉嶺香港浸會園及大嶼山女青年會首次為房協職員舉辦團隊訓練課程，安排了一連串活動，讓職員透過參與集體遊戲及各項活

動，培養團結精神，建立互助的關係。房協希望職員可藉著此機會發揮個人潛能，掌握解決問題的技巧，以應用於日常工作中。

房協的四大核心工作信念為「服務至上、品質優良、意念創新、群體合作精神」，這項訓練課程正好發揮群體合作精神，令職員竭盡所能，並把訓練精神融入工作中，從而引發職員提供優質和創新的服務。絕大部分員工均有參加這項培訓課程。



員工積極參與團隊訓練  
Getting full support from staff

**F**rom September to November 1996, the first Team Building Programme Exercise was organised for all staff by the Human Resources Division at Hong Kong Baptist Assembly in Fanling and YWCA on Lantau Island. Housing Society staff took part in group games and activities aimed at fostering team spirit and mutual support. They also had a chance to develop their potential and acquire problem-solving skills which could be applied to daily work.

Service, Quality, Innovation



房協員工充份發揮團隊精神  
Everyone's in the game

and Teamwork are the core corporate values of the Housing Society. The programme reinforced one of the four corporate values-Teamwork-which underpinned efforts to deliver quality and innovative service. The programme was attended by almost all staff members.

## 機構運動齊參與 房協健兒奪佳績

### CORPORATE GAMES

**市**政局及區域市政局於去年十一月十日聯合舉辦周年工商機構運動會，當日，房協派出一隊共二十人的代表隊參加。房協已經是第二次參與這項大型的工商機構運動比賽，在隊員的努力及啦啦隊的鼓勵下，房協代表隊擊敗多個其他機構，榮獲全場總季軍，成績驕人。



房協隊伍勇奪全場總季軍  
The HKHS team was the Overall 2nd Runner-up in the 1996 Corporate Games

**A** team of 20 represented Hong Kong Housing Society in the annual Corporate Games organised by the Urban Council and the Regional Council on 10 November 1996. This was the second time that the Housing Society participated in this large-scale inter-corporation competition. Housing Society put up an impressive performance and came out as the Overall 2nd Runner-up.



## 乙明落成十五年 祖堯年華雙十 房協居民齊慶賀 HAPPY BIRTHDAY JAT MIN CHUEN & CHO YIU CHUEN

一直以來，房協除了為居民提供舒適的居住環境外，亦經常鼓勵並資助屋邨互委會舉辦各項活動，促進居民之間的溝通及建立良好的睦鄰關係。乙明邨及祖堯邨亦舉辦了多項周年紀念活動，與居民同歡共樂。

為慶祝沙田乙明邨十五周年紀念，屋邨辦事處及互助委員會於去年聖誕節聯合舉辦居民同樂日，場面非常熱鬧。

當日，房協及互委會籌備了多項活動，參與的居民十分踴躍，精采節目包括卡拉OK、粵曲及音樂表演等免費娛樂節目、自助晚餐免費款待乙明邨十五歲青少年及居民聯歡蛇宴等。

而為慶祝落成入伙二十周年，葵涌祖堯邨辦事處及各



乙明邨卡拉OK比賽得獎者  
Congratulations to winners of Jat Min Chuen Karaoke competition

座互助委員會亦於去年十二月十五日會聯合舉辦卡拉OK比賽，並邀請多個不同機構在祖堯廣場擺設攤位遊戲。當日的攤位活動獲得多個團體支持，包括祖堯邨各座互委會、廉政公署、皇家香港警察、祖堯青年中心、祖堯兒童中心、陳南昌紀念中學、扶康會及地下鐵路有限公司，場面好不熱鬧，參與的居民達二千人。

In addition to maintaining a pleasant living environment, it is established practice of the Housing Society to encourage estate-run activities which foster communication and closer relationships among residents.

Residents of Jat Min Chuen, Shatin, woke up to a day of fun on Christmas Day last year as the estate celebrated its 15th anniversary with a Fun Day for all tenants. The event was co-organised by Mutual Aid Committees and Jat Min Chuen Estate Office.

Tenants enjoyed free entertainment like karaoke, Chinese opera and musical performance. In the evening, a snake feast banquet was held. Youngsters aged 15 residing in Jat Min Chuen have been

entitled to a free buffet dinner.

Cho Yiu Chuen, Kwai Chung, also celebrated its 20th anniversary on 15 December 1996 with a Karaoke Gala comprising a singing contest and a series of counter games held on Cho Yiu Square. The Gala attracted 2,000 participants and was co-organised by Cho Yiu Chuen Estate Office and Mutual Aid Committees, with support from various organisations including the Independent Commission Against Corruption, Royal Hong Kong Police Force, Cho Yiu Youth Centre, Cho Yiu Child Centre, Chan Nam Cheong Memorial Secondary School, Fu Hong Club and Mass Transit Railway Corporation.



祖堯邨居民參加攤位遊戲，同歡共樂  
Cho Yiu Chuen residents queuing up for favourite games

## 房協暨屋邨互委會新春團拜 SPRING GATHERING WITH MUTUAL AID COMMITTEE MEMBERS

房協與屋邨互委會於三月一日舉行了新春團拜，除了互委會會員外，出席當日聚會的還有房協執行總幹事蘇慶和先生，物業管理小組委員會主席及副主席黃振韶先生和陳炳煥先生，以及該委員會其中二位成員陳廣才先生及吳艷梅女士，而房協各部門總監及區域經理亦有參加此聚會，藉此讓大家加強溝通聯繫。

Mr. Victor So, Executive Director, joined Chairman and Deputy Chairman of Estate Management Sub-committee Mr. C S Wong and Mr. B W Chan, and two other members of the Sub-committee Mr. K C Chan and



房協與屋邨互委會代表舉杯同賀新春  
Annual celebration: Wishing for a prosperous 1997



屋邨互委會代表向房協致送紀念品  
Mutual Aid Committee members presenting souvenirs to the Housing Society

Ms. Ina Stumpf in a Spring Gathering with Mutual Aid Committee members held on 1 March 1997. Other Housing Society staff including divisional directors and area managers had also attended the function as it presented a valuable chance to strengthen ties and foster mutual understanding in a relaxed atmosphere.