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## 房屋發展揭開新一頁 房協樂於迎接新挑戰

### RISING TO NEW CHALLENGES IN HOUSING

**安**居樂業是普羅大眾的期望，而政府的職責是照顧市民生活，制定妥善的民生政策，包括訂出配合社會發展的房屋政策解決市民的居住問題。今年，香港的房屋發展經歷重要時刻，繼《長遠房屋策略評議諮詢文件》後，特區政府亦決意增加房屋供應至每年八萬五千個，以及制訂與房屋建設及穩定樓價有關的新措施，特區政府堅決解決長遠房屋問題的決心實在值得支持。

近年，房屋問題主要圍繞在出租公屋單位供應及市民購買私人樓宇能力兩方面。要解決房屋問題，必須從整體的角度著眼，包括增加土地供應、善用現有樓宇或土地的發展潛

力、加快樓宇落成速度及增加公營房屋流通性，配合適當的措施，以多管齊下的方式解決。

#### 透過通力合作 加快房屋供應

充足的土地供應是增加房屋供應的根本辦法。土地來源可來自拓展新發展區域或更改現有的土地用途，前者必須配合基建，故此發展時間較長，而後者則能夠在短時間內達到增加土地的效果。

隨著社會轉變及經濟轉型，工業用地及廠房的需求相對減低，政府可檢討這些工業用地或一些空置的政府團體設施用地的用途，從而更有效地運用土地資源。事實證明，更

改土地用途的方法實際可行且能夠帶來即時效益，房協八幅可供興建七千二百多個夾屋單位的發展土地便是由此而來。

除土地供應外，減省物業策劃發展的審批時間亦有助加快樓宇落成速度。政府應擴闊現有房屋工程行動小組的職權範圍，賦予小組統籌審批增加大型房屋發展潛力申請的權力。同時，亦可仿效屋宇署審批建築圖則的做法，為審批租用文件及預售樓花同意書訂立進度表。

房屋發展機構亦可扮演更積極的角色，協助物色土地、進行可行性研究，以及參與房屋土地平整及基建工程，這樣相信可加快土地供應及樓宇興建速度，在更短時間提供更多居住單位。

一直以來，獨立房屋機構輔助政府進行房屋建設，而私人發展商則以運作靈活見稱，故此，兩者透過「混合發展」興建資助性質出售樓宇的做法，不但能夠加快樓宇供應，而且亦可增加市民的選擇。然而，這些樓宇除出售予居屋類

別人外，亦可考慮出售予夾屋買家。政府可考慮先行批出一幅「私人機構參建居屋計劃」土地作試驗用途，以確定這項計劃的效能。

## 制定不同方案 協助自置居所

近年，市民對自置居所需求日高，這個現象從公營或私人發展的出售樓宇的熱烈銷售反應可見一斑。以房協的經驗為例，一九九四年底正式推出的夾屋，每次接受申請均接獲三至四倍的申請數目。

為解決市民購買樓宇的問題，政府除尋求方法穩定私人物業價格外，亦可向市民提供更多出售房屋的選擇，其中一個可行的方法是針對收入穩定但欠缺首期的家庭，興建一些質素較高的出租單位，然後以「先租後買」的形式出售。這類型住戶所繳付租金，當中部分可積存起來，當他們日後行使權利購買該單位時，便可以運用積存款項抵銷部分首期，從而減輕他們的首期負擔。

至於專為中等收入家庭而設的夾屋，目前並不接受任何居住在資助房屋的人士申請，然而，根據房協過往的經驗，亦有不少居住在公共房屋的人士遞交申請表格。倘若能夠容許他們購買夾屋，並以交還公屋作為申請條件，騰出的公屋便可再行編配予其他人士。可是，讓公屋住戶申請的夾屋單位應限制在特定數目，以保障其他人士的機會。

事實上，若從宏觀角度出發，資助房屋計劃可在政策上互相貫通，從而提高流通性。公屋居民當中不乏具有經濟條件置業的家庭，而不少居屋業主亦希望繼續提升生活質素，故此，政府可考慮讓居屋業主

把單位出售予公屋居民或準公屋住戶後購買夾屋，進一步提升居住質素。

## 總結

香港可供發展的土地不多，然而，市民對房屋需求卻十分殷切，故此，政府必須制定妥善的房屋政策，再由不同的房屋發展機構互相配合，方可達到穩定房屋供應、確保房屋資源平均和合適分配的目標。

房屋策劃工作任重而道遠，相信特區政府已經就香港整體的房屋發展策略和取向定出一個新的路向。房協是香港最早成立的房屋機構，一直致力房屋建設，由現在至二零零六年，計劃興建共四萬七千個住宅單位，當中包括夾屋、住宅發售樓宇、出租單位、市區改善計劃及一項新的年長者住屋計劃。為配合增加房屋供應的目標，房協將會繼續將資金用在房屋發展，配合政府的十年房屋發展策略。

**F**or the public at large, to be able to live and work in peace and contentment is a common goal of life. Government has a responsibility to formulate appropriate policies to address the needs of the community, in particular a housing policy that ties in with the ever-changing demographic environment. The publication of the "Long Term Housing Strategy Review Consultative Document" sets the scene for a new era for the housing sector. The Government of the Special Administrative Region (the SAR administration) is even more determined in its

promise to increase the annual housing supply to 85,000 flats, and to draw up measures to stabilise property prices. The Housing Society applauds the commitment of the SAR administration to solving Hong Kong's long term housing problems.

In recent years, the limited supply of public rental housing and the public's ability to purchase a private-sector flat have become major concerns. Hong Kong's housing problem has to be tackled as a whole, and solved with a multi-faceted approach through supplying more land, optimising the development potential of existing buildings and lands, accelerating flat completion, raising public housing mobility and introducing other complementary measures.

## Pooling Resources to Speed Up Housing Supply

A sufficient land supply is fundamental to raising flat supply. Exploring new development areas and modifying existing land use can increase land supply. The former way has to be supported by infrastructure and hence takes time to accomplish. The latter approach will achieve the goal within a relatively shorter time.

In the wake of social changes and structural transformation in the economy, the demand for industrial land and buildings has been comparatively reduced. The SAR administration may consider changing land currently zoned for industrial applications or certain idle GIC facilities to a more

efficient use. Experience proves that changing the land use is a viable strategy which can produce immediate results. Eight Housing Society sites capable of yielding some 7,200 sandwich-class flats are lands of modified use.

Minimising approval time for developments also helps speed up flat completion. The SAR administration should extend the terms of reference of the Housing Project Action Team by empowering it with the authority to coordinate and approve applications for increasing the development potential of large-scale projects. Meanwhile, the SAR administration may also draw up a time-table for approving conditions of lease and pre-sale consent for buildings under construction, modelling upon the Buildings Department's approval procedures for building plans.

Housing bodies can play a more active role in sourcing sites, conducting feasibility studies and taking part in site formation and infrastructural works. The Housing Society believes that such actions will speed up both land supply and building construction, resulting in more flats in less time.

All along, independent housing bodies have been performing functions complementary to government housing policy while private developers have been pursuing a more flexible approach in their operations. Pooling their resources together in mixed development of subsidised sale flats will speed up flat supply and

allow home buyers to have an extra choice. These flats may be sold to sandwich-class buyers as well as citizens qualifying for the Home Ownership Scheme (HOS). The SAR administration may consider setting up a pilot scheme on a Private Sector Participation Scheme site to ascertain the efficacy of mixed development.

### Drawing Up Plans to Promote Home Ownership

There has been a rising demand for home ownership in recent years. This is reflected in the popular response to property launches by developers, both private and public. The Housing Society has registered between three to four times subscription for each batch of flats launched under the Sandwich Class Housing Scheme (SCHS) since its inauguration in 1994.

To satisfy the demand for home ownership, Government needs to find ways of stabilising property prices. It can also provide more home buying opportunities. One of the feasible options is to build quality flats for sale to families with a stable income but unable to afford the down payment. Through a "lease and purchase" arrangement, flats will be rented to these families at the initial stage and eventually sold to them. Part of the rents paid by these families will be accumulated until they exercise the right to buy their rented flats. The accumulated rents may be used to offset the down payment, thereby easing their financial strain.

As for SCHS flats targeted at middle-income families, the current policy precludes applications from public housing tenants. Nevertheless, such applications are submitted to the Housing Society from time to time. If these applications were to be entertained on condition that the applicants surrender their current flats, more vacated subsidised rental units would have been available for reallocation to people in need. Restriction has to be imposed, however, on the quantity of sandwich-class flats open to application from tenants of public housing to safeguard equity for other applicants.

From a macro point of view, different schemes of subsidised housing can in fact be inter-linked on a policy level to enhance the mobility of public housing units. Many families living in public

rental estates do have the financial means to own a flat, while many owners of HOS flats would like to upgrade their quality of living. Government may consider allowing owners of HOS flats to buy SCHS units after they have sold their flats to tenants or eligible applicants of public housing. The quality of accommodation will in the process be enhanced for all.

### Conclusion

In Hong Kong, the supply of land viable for development is limited. Yet the demand for housing is huge and pressing. Government has to formulate a proper housing policy, to be complemented by various housing bodies, in order that the objectives of a stable housing supply and an equitable and appropriate distribution of housing resources can be met.

Planning for housing is a heavy responsibility, and the way ahead is strewn with challenges. The Housing Society believes that the SAR administration must have laid down new directions for its long term housing strategy. As the first housing body in Hong Kong, the Housing Society has been devoted to housing the people of Hong Kong with quality developments. Some 47,000 flats have been planned up to the year 2006, offered under our Sandwich Class Housing Scheme, Rental/Flat-For-Sale Scheme, Urban Improvement Scheme and a pilot scheme for Senior Citizen Residences. We will continue to deploy our resources to increase flat supply and develop housing programmes in coordination with Government's ten-year housing strategy.



房協的一貫目標是興建配合社會發展且符合市民負擔水平的優質房屋  
Providing quality affordable housing to meet Hong Kong's housing needs is the objective of the Housing Society

## 將軍澳「疊翠軒」、沙田「晴碧花園」、葵涌「芊紅居」—置業美夢實現

### HOME OWNERSHIP AN AFFORDABLE DREAM — THE PINNACLE, SUNSHINE GROVE AND HIBISCUS PARK

**房**協於本年四月二十五日推出三個夾屋樓盤，分別為將軍澳「疊翠軒」、沙田「晴碧花園」及葵涌「芊紅居」，共提供二千三百五十二個單位。該三個樓盤在四月二十五日至五月十二日申請期內，共接獲二萬六千六百五十六個電話查詢，示範單位參觀人數共八萬三千人次，而遞交申請表的家庭數目則達一萬一千三百二十八個，認購額為四點八倍。

是次推出的夾屋樓盤，地點優越，建築設計及屋苑設施盡善盡美，單位面積迎合一般家庭需求，加上售價適中，因

此吸引了大批市民前往參觀示範單位，實地了解樓宇設計、單位間格及裝修用料。不少參觀者對於三個樓盤均給予甚高評價，他們普遍認為屋苑的建築設計獨特、單位間格實用、交通方便且社區設施完善，是理想的居所選擇。更重要的是，參觀者認為單位售價符合負擔能力，因此可助他們實現置業美夢。

三個夾屋樓盤獲得市民熱烈反應，顯示房協「夾心階層住屋計劃」又一次達到為中等入息家庭提供他們能夠負擔的優質房屋的目標。

**O**n 25 April, the Housing Society launched 2,352 flats in the three Sandwich Class Housing Scheme (SCHS) developments of The Pinnacle (Tseung Kwan O), Sunshine Grove (Shatin) and Hibiscus Park (Kwai Chung). During the application period 25 April - 12 May 1997, they attracted a record number of 26,656 hotline enquiries as well as 83,000 visits to the show flats. A total of 11,328 applications were received, representing a 4.8-time subscription.

As a rich choice in location, flat size, design and facilities was on offer at very attractive prices, home buyers flocked to the show flats for a closer

look at the models, actual flat layout and finishes. Many visitors reflected that the flats had a highly efficient layout and were exquisitely designed. Located within developments well supported by public transport and community facilities, they would make ideal homes. Most important of all, they were within their financial means. Home ownership, a long-cherished dream, could now become a reality.

The good market response indicated that the Housing Society had again realised the objective of the Sandwich Class Housing Scheme - providing quality, affordable housing for middle-income families.

## 成立業主聯絡小組 增進溝通

### PURCHASERS LIAISON PANELS BRIDGE UNDERSTANDING

為更加了解用家的需要，房協不斷尋求嶄新的溝通渠道，首次成立業主聯絡小組。

*Ever looking for new channel to understand user needs, the Housing Society takes a new initiative with Purchasers Liaison Panels.*

九九七年二月，房協為「夾心階層住屋計劃」成立首個業主聯絡小組—馬鞍山雅景臺「業主聯絡小組」，希望促進準業主與房協之間的溝通。該聯絡小組的成立目的包括：

- 一、向準業主提供夾屋最新工程進度報告。

- 二、向準業主保證工程於符合規格的情況下如期完成。

- 三、搜集準業主對夾屋樓宇的裝置、間格及設施等方面的意見，以便進一步提升樓宇質素。

房協代表定期與「業主聯絡小組」舉行會議，商討準業

主所關注的事項，並搜集意見，為準業主籌建更佳居住環境。

「雅景臺業主聯絡小組」由八名準業主及六名房協不同部門代表組成，首次會議已於本年三月八日舉行。各準業主於會上提出多項有關樓盤的問

題，包括落成日期、按揭安排、泊車位數量、鄰近交通設施及管理工作等。房協在聽取意見後已逐一解答，並會就樓盤落成後的交通改善問題與政府商討。

房協相信「業主聯絡小組」擔當著重要的溝通角色，

故此，正考慮為其他夾屋樓盤成立同樣組織。各夾屋準業主如對樓盤有任何意見，亦可以書面形式寄往大坑統沙街房協區域辦事處轉交所屬業主聯絡小組。



雅景臺的準業主正細心聆聽物業管理助理總監黃太的講解  
Purchasers-designate of Park Belvedere and Mrs Julia Wong from Estate Management at a meeting of the Purchasers Liaison Panel

**I**n February 1997, the Housing Society set up the first Purchasers Liaison Panel for its Sandwich Class Housing Scheme

(SCHS) development - Park Belvedere. Conceived as a bridge of understanding between the purchasers and the Housing Society, the panel performs a three-fold function:

1. Updating purchasers designate of a SCHS project on construction progress;
2. Assuring purchasers that the project will be completed on time, according to specified standards;
3. Gathering purchasers' comments on project finishes, layout and facility provisions, with a view to improving future projects.

The panel will meet regularly to discuss matters of concern to the purchasers so that the Housing Society can act on suggestions to build up a better living environment.

The Park Belvedere Purchasers Liaison Panel was formed with eight owners and six representatives from various divisions of the Housing Society. At the first meeting on 8 March, the owners expressed concern over various aspects of the development including project completion date, mortgage arrangement, parking spaces, transport network and management responsibilities. The Housing Society addressed their concerns and would explore the feasibility of improving transport facilities with Government upon completion of the development.

Since the Purchasers Liaison Panel plays an important bridging



各準業主在房協代表帶領下參觀雅景臺地盤，從而了解工程進度  
Purchasers-designate gained first-hand information on the progress of construction in a visit to the Park Belvedere site

role, there are plans to set up similar panels for other SCHS developments in the future. Owners who have any comments on their development may also write to their respective Purchasers Liaison Panel in the care of the Hong Kong Housing Society Regional Office in Wun Sha Street, Tai Hang.

## 夾心階層住屋貸款計劃第五期 二百七十個家庭已經受惠

# 270 FAMILIES BENEFITED FROM SANDWICH CLASS HOUSING LOAN SCHEME PHASE V

**夾**心階層住屋貸款計劃已經推出至第五期，繼續為中等入息家庭實現自置居所的夢想。截至今年六月底，第五期貸款計劃已為二百七十個合資格家庭提供貸款，並協助他們成功購置居所。這些家庭選購的樓宇，近六成位於新界，其他則分佈港島及九龍。

夾心階層住屋貸款計劃第五期共有五百個名額，在一九九六年十二月三十日至一九九七年一月十三日公開接受申請期間，房協共接獲四千八百一十二份申請書。至今，房協已批出五百五十一份「合格證明

書」。獲發「合格證明書」的家庭可在三個月的限期內選購單位，亦可申請將選購限期延長三個月。

這項計劃的二十億港元貸款基金在合資格家庭提取貸款後便會全部用罄。政府為協助更多有需要的家庭，已經額外撥出十三億八千萬港元貸款基金，預期新增基金將可令到數以千計額外家庭受惠。

**T**he Sandwich Class Housing Loan Scheme, now in its fifth phase, continues to help

middle-income families realise their home ownership dream. By the end of June, Phase V of the scheme had provided essential loan facilities to enable 270 eligible families to purchase their own flats. Around 60 per cent of the flats purchased are located in the New Territories with the rest spread across Hong Kong Island and Kowloon.

With a quota of 500, the present phase attracted 4,812 applications between 30 December 1996 and 13 January 1997. So far, 551 Certificates of Eligibility have been issued. Holders of these

certificates are eligible to select a flat within three months of their first issue. They can also apply to extend the selection period for three more months.

After all the successful applicants have drawn down their loans, the initial scheme fund of \$2 billion will be used up. The Government has therefore injected another \$1.38 billion into the loan fund to carry on with the scheme. It is expected that thousands of middle-income families will benefit from the replenished fund.

## 欣榮花園洋溢欣欣向榮新景象 JUBILANT PLACE BRINGS A JUBILANT NOTE TO THE ENVIRONMENT

**位**於土瓜灣的欣榮花園乃「市區改善計劃」的最新發展項目，預計於九八年初竣工。房協自七四年起，應政府要求，協助改善舊區的居住環境，透過興建高質素的優質房屋，以及現代化的社會及休憩設施，取替戰前及戰後初期的破舊樓宇。

欣榮花園由七幢十四至十九層的住宅大廈組成，共提供九百個單位。單位建築面積由六百九十一平方呎至一千零四十二平方呎，其中約有一成的單位面積超過八百平方呎，是土瓜灣區內罕有的大型樓盤。

整個屋苑以「都市中的綠洲」為主題，設計十分著重空間感覺。平台花園的總面積達二萬四千平方呎，石山、流水

和花草締造優美的園林景致，讓居民得以在煩囂的都市中盡享寧靜舒泰。另有地下二萬平方呎的戶外休憩設施，供公眾人士使用。

欣榮花園座落於馬頭角道及炮仗街交界，交通網絡十分完善。欣榮花園從策劃至落實興建經歷多年時間，落成後將會為馬頭角區帶來煥然一新的面貌，為區內提供現代化的住屋、商業及社區設施，大大提升居民的生活質素和社區環境。

**S**cheduled for completion in early 1998, Jubilant Place in To Kwa Wan is the latest project under the Urban Improvement Scheme. Inaugurated in 1974 at the request

of the Government, the scheme aims to improve the living environment of old districts in the urban area. This has been done by replacing worn out pre-war or early post-war tenements with quality, modern flats complemented by social and leisure amenities.

Jubilant Place comprises 900 flats in seven residential blocks of 14 to 19 storeys. Flat size ranges from 691 to 1,042 square feet, with around 10 per cent of the flats measuring over 800 square feet. This makes Jubilant Place one of the largest properties in To Kwa Wan.

Themed on "An Oasis in the Heart of the City", the design of Jubilant Place emphasises open space. The 24,000 square feet garden podium offers residents a vast leisure area, enlivened by rock formations, water features and beautiful landscaping. Another 20,000 square feet of open space on the ground floor facilitates public leisure.



土瓜灣屬舊發展區，欣榮花園落成後區內將會面貌一新  
Jubilant Place will help to create a pleasant living environment in the rundown district of To Kwa Wan

Located at the intersection of Ma Tau Kok Road and Pau Chung Street, Jubilant Place enjoys an excellent transport network. The Housing Society has spent years planning and finalising the redevelopment. Upon completion, Jubilant Place will create a new look for the old urban area of Ma Tau Kok and enhance the quality of living for residents and the nearby community with the provision of modern residential, commercial and social facilities.

## 「住宅發售計劃」增設第二市場 — 市民置業又一新選擇 FLAT-FOR-SALE SCHEME SECONDARY MARKET — AN EXTRA HOME OWNERSHIP OPTION

據房協估計，約有三千五百個單位於九七年秋季可在「住宅發售計劃」第二市場中進行買賣。

The Housing Society estimates that 3,500 flats will be available in the FFSS secondary market in autumn 1997.

**為**應付社會不斷上升的房屋需求，政府已於今年六月五日為「居者有其屋計劃」/「私人機構參建居屋計劃」增設第二市場，讓這類型樓宇的業主可以於單位購入滿三年後，出售該單位予現居於公共房屋的合資格租戶或有資格獲配公屋的人士。

房協相信放寬轉讓限制可以更有效運用現有的房屋資源，加強公共房屋的流動性。故此，房協亦正計劃放寬「住宅發售計劃」單位的轉讓限制，為合資格的申請人士提供更多選擇。

房協自一九八七年發展「住宅發售計劃」，至今已

建成四千六百七十四個單位，分別位於荃灣祈德尊新邨、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，以及荃灣寶石大廈。房協估計在新政策下，將有三千五百個「住宅發售計劃」的業主，可以把他們的單位出售。

「住宅發售計劃」業主在

購入單位滿三年後，便可向房協申請「可供出售證明書」，至於有興趣而又符合資格的買家則可向所屬屋邨辦事處申請「購買資格證明書」，繼而雙方便可直接或經由地產代理協議樓價。

當買賣雙方簽訂臨時買賣合約後，買方的代表律師須向

房協申請「提名信」。若買家為公屋居民，則需於物業交吉兩個月之內退還現時公屋單位，退還的單位將另行編配予有需要的人士。

「住宅發售計劃」第二市場的目的，旨在鼓勵市民自置居所，房協很高興能為合資格的置業人士提供額外選擇。

**T**o accommodate the increasing public demand for home ownership, a secondary market for Home Ownership Scheme/Private Sector Participation Scheme (HOS/PSPS) flats was introduced on 5 June. Owners of these flats can sell such units three years from the date of first assignment to eligible public housing tenants and approved prospective public housing tenants.

The Housing Society believes that the relaxation on resale implies a more flexible utilisation of housing resources and improves the mobility of public rental housing. To widen the choice for eligible applicants, the Housing Society is planning to relax the resale restriction on its Flat-For-Sale Scheme (FFSS) units along the same direction.

Since 1987, the Housing Society has completed 4,674 FFSS flats. They are located at Clague Garden Estate (Tsuen Wan), Broadview Garden (Tsing Yi), Ka Wai Chuen (Hung Hom), Healthy Village Phase I (North Point), Cronin Garden (Shamshuipo) and Bo Shek Mansion (Tsuen Wan). It is expected that around 3,500 FFSS flat owners can sell their flats under the new policy.

Having met the three-year requirement, flat owners can apply to the Housing Society for a "Certificate of Availability to Sell". Interested and eligible buyers need to apply to their residing rental estate for a "Certificate of Eligibility to Purchase". Vendors and purchasers can agree on property prices either through private negotiations or estate agents.

After the signing of a Provisional Sale and Purchase Agreement, the solicitor representing the buyer

will be responsible for applying to the Housing Society for a "Letter of Nomination". Public housing tenants will be required to surrender their public housing units within two months of the handover of their purchased flats. Their vacated units will then be allocated to others in need.

The introduction of the FFSS secondary market aims at encouraging home ownership. The Housing Society is pleased to be able to offer eligible home buyers an extra choice.



住宅發售計劃第二市場簡介  
Pamphlet introducing the FFSS secondary market

## 荷里活道市區改善計劃項目動土儀式

### GROUND-BREAKING FOR UIS PROJECT IN HOLLYWOOD ROAD

**房**協位於上環荷李活道的「市區改善計劃」重建發展項目，於六月十九日舉行動土儀式，標誌著建築工程進入另一階段。整個地盤面積約四千一百四十平方米，將會興建一幢樓高六層商用樓宇及兩座樓高三十六層的住宅大廈，共提供五百三十六個住宅單位，單位面積由約七百至八百六十平方呎。此外，發展項目亦提供停車位及公眾休憩地方。預計

整個項目將會在一九九九年初落成。



房協總監(工程)吳世豪先生與工程顧問及總承建商代表主持動土儀式  
Mr Ng Sai-ho, Director (Projects) (second from right) and representatives from the architectural consultant and main contractor officiated at the ground-breaking ceremony

房協委聘金門建築有限公司為整個發展項目的總承建商，合約內容包括興建上蓋並完成所有屋宇設備裝置，如排水系統及樓宇外圍設施等。

**O**n 19 June, a ground-breaking ceremony was held for the Urban Improvement Scheme (UIS) project at Hollywood Road, Sheung Wan. The project covers a site area of 4,140 square metres and comprises a six-storey commercial complex and two

36-storey residential towers. They will provide 536 flats measuring from around 700 to 860 square feet. Upon completion in early 1999, the project will also offer car parks and public open space.

The Housing Society has appointed Gammon Construction Limited as the main contractor for the construction of superstructure and installation of all associated building services including underground drainage and external works.

## 年長者關懷熱線資助計劃

### ELDERLY CARELINE SERVICE

**年**長者的日常生活極需別人的加倍照顧，特別是一些獨居的老人家。房協的屋邨辦事處職員經常定期探訪獨居的年長者，但是，日常生活時會發生緊急事故，令到年長者需要即時協助。因此，房協為居住在轄下出租屋邨的年長者提供一項關懷熱線服務的津貼計劃，以便他們在家中安裝緊急救援熱線，遇有需要時可獲得適當的支援服務。

為了加倍照顧年長者的需要，房協在一年前開始研究長者關懷熱線服務，並在健康村及駿發花園第一期的年長者宿舍供年長者試用。房協根據使用過這項服務的年長者所提供的意見，作出不少改善措施。

一九九七年四月，物業管理小組委員會正式通過有關計劃，為年長者提供服務。年長

者關懷熱線資助計劃的申請辦法非常簡單，申請者經批核符合所定的申請資格後，便可獲免費安裝儀器，以後每月的服務費用由房協直接資助。此項服務自推出以來，已有超過六十名年長者申請使用。

為鼓勵供應商提供優質服務，房協以月租形式向供應商租用有關儀器，並會密切留意這項服務的成效，及聽取用戶的反應，以便跟進和改善。



長者在房協安排下參觀長者關懷熱線中心並細聽職員介紹  
A representative from the service provider briefed the elderly on how to make use of the new service during their visit to the service centre

**I**f the elderly need extra care in daily living, an old singleton needs it even more. Though estate staff of the Housing Society visit regularly, accidents may occur at odd hours, without advance notice. A careline can safeguard the well being of the elderly and bring appropriate help.

To provide extra care to elderly tenants, the Housing Society has spent one year exploring the best careline service, with pilot schemes running in the elderly hostels of Healthy Village and Prosperous Garden Phase I. In April 1997, the Estate Management Sub-committee passed a subsidised careline service scheme to enhance services to elderly singletons living in Housing Society estates. This enables the elderly to install at home an emergency careline — now much

improved from user feedback — for timely assistance.

Application for the service is simple and, once approved, the



長者關懷熱線服務津貼計劃單張  
Pamphlet detailing the new subsidised service to the elderly

elderly can have the careline installed free. The Housing Society will pay for all subsequent monthly fees. Over 60 elderly tenants have installed a careline since the launch of the service.

To encourage the provision of a more competitive and efficient service to the elderly, the Housing Society engages the service of careline service providers on a monthly basis. The Housing Society will also monitor the efficacy of the scheme and continue to collect feedback for future improvements.

## 房委會代表到訪房協 VISIT BY MEMBERS OF HONG KONG HOUSING AUTHORITY

**多**名房屋委員會成員在主席王葛鳴女士的帶領下，於一九九七年七月九日到訪房協，在兩小時的訪問過程中，他們分別在房協主席陳文裘先生及執行總幹事蘇慶和先生的陪同下，參觀「夾心階層住屋計劃」展覽中心，並觀賞一套介紹房協工作的錄影帶。是次參觀活動有助增進兩大房屋機構的溝通和瞭解。

**M**embers of the Hong Kong Housing Authority, led by Chairman The Hon Rosanna Wong, JP, paid a visit to the Housing Society on 9 July 1997. They were accompanied by Mr M K Tan and Mr Victor So, Chairman and Executive Director, respectively, of the Housing Society in their tour around the Sales and Exhibition



兩大房屋機構代表聚首一堂互相交流經驗  
A sharing of experience between the Housing Society and the Housing Authority, the major public housing providers in Hong Kong

Centre of the Sandwich Class Housing Scheme. The corporate video of the Housing Society was also shown to the visitors. Understanding between the two major housing bodies has deepened as a result of the visit.



執行總幹事蘇慶和先生正向房委會主席王葛鳴女士及房委會代表介紹其中一個最新發展項目  
Mr Victor So, Executive Director, introduced one of the latest housing projects to Housing Authority visitors

## 因應鄰近環境限制 寶石大廈設計考心思

### BO SHEK MANSION: FITTING THE REDEVELOPMENT TO THE ENVIRONMENT

房協策劃重建寶石大廈須顧及區內不同類型樓宇夾雜的情況，  
從而設計出一個既能針對獨特社區環境，且能迎合用家需要的重建方案。

*In an area of mixed land use, how can one create a sustainable redevelopment, in tune with the surroundings, and answerable to user expectations? This is what the Housing Society has tried to accomplish in Bo Shek Mansion.*

#### 寶

石大廈位於荃灣心臟地帶，屬房協屋邨重建的項目之一，包括兩幢二十五層高的「住宅發售計劃」樓宇、一幢樓高二十層的出租樓宇，以及建於平台上的三層年長者宿舍，共提供四百個出售單位、一百六十八個出租單位，以及九十九個年長者居住單位。



簇新的寶石大廈屹立荃灣舊區，在四周環境襯托下更顯突出  
Like a diamond carved from the urban mass of Tsuen Wan, Bo Shek Mansion sparkles in the old surroundings

至於平台下的基座除設有停車場、商店、酒樓、診所及日間托兒所外，更有為弱智人士而設的庇護工場。除了設施齊備，平台的園林景致，更為大廈環境增添綠意。

#### 克服重建限制

在重建寶石大廈策劃初期，環保署恐怕居民受到鄰近工廠噴出的廢氣所影響，故此曾經考慮限制樓宇的高度。此外，房協更需要將重建地盤界線內移五米，以方便進行路面擴闊工程，及興建一道介乎古坑道及沙咀道的行人天橋。

房協曾進行可行性研究，結果顯示倘若符合這些條件，

將會大大減低寶石大廈的重建潛力。在荃灣規劃專員及寶石大廈重建項目建築師的協助下，房協成功說服委員會放寬對重建樓宇的高度限制，重建地盤的地積比率亦得以提高，能夠運用新市鎮的尺度，同時，房協將政府計劃興建的天橋納入寶石大廈的重建範圍內，令地盤面積由原本須減少一千一百三十平方米，改為只需減少四百五十五平方米。

#### 重建須考慮鄰近環境

寶石大廈位於土地用途夾雜的地區，鄰近建築包括住宅、商業及工業樓宇。因此，建築師為寶石大廈進行設計時，亦盡量因應鄰近環境而悉心安排樓宇及設施分佈，以方便用家。

屋苑內的三座住宅大樓均採用十字型設計，故此，單位的實用率較高。在樓宇分佈方面，建築師特別將樓宇呈品字型排列，並與鄰近的工業區保持最遠的距離。品字型分佈一方面可減低單位互相遮閉的機會，另一方面則可讓住戶享有更通爽和開揚的居住環境。

各商店、酒樓及其他商用舖位則面向較繁盛及交通繁忙的沙咀道；至於出租樓宇、年長者宿舍、日間托兒所及庇護工場等設施，則位於地盤較寧靜的一方，其他設施及機房等則位於面向工業區的位置。

#### 外型設計 優雅統一

寶石大廈各幢樓宇的外型設計優雅統一，樓宇外牆鋪以白色及紫色的磁磚，在鄰近一片擠擁的環境中帶來一點平靜舒泰的感覺。

平台外牆則以日本釉飾圖案磁磚鋪砌，色彩鮮艷奪目，為平台內的商業及社區設施增添生氣。此外，平台更設樓梯及供傷殘人士使用的升降機連接地面。

寶石大廈平台的園林採用了不規則的設計，每段拱道都採用了不同的顏色，令人賞心悅目，倍感自由。悠然漫步於優雅園林，使人舒懷暢意。

#### 獨有年長者宿舍 服務年長一代

位於平台上的年長者宿舍呈長形設計，中間部分的上蓋為出租樓宇。年長者宿舍是寶石大廈的特色之一，共佔地三層，提供九十九個一人或兩人居住單位。

每個單位的出口均由走廊連接，單邊設計保障私隱；至於庭院式的設計則可為老人家營造群體生活氣氛。此外，宿舍更設有年長者專用的休憩地方，讓長者日常聚會或是舉行各項節日慶祝活動。休憩場地上的金字塔式天幕，讓天然的



年長者可在設於宿舍地下的專用聚會地方舉行活動（圖左），亦可從宿舍另一端直達平台花園（圖右）  
The elderly can have fun in the exclusive activity lounge (left) or access the podium garden directly from the other side of the hostel (right)

陽光可透過玻璃直接照射進室內，使老人家每天都可與大自然更接近。

此外，宿舍更設升降機及樓梯接駁平台花園，方便年長者出入。宿舍最低層為舍監的辦公室，方便照顧居於宿舍內的年長人士。

#### 荃灣區內閃爍的寶石

寶石大廈的每個角落，均採用了精緻的菱形圖案設計，配合物業的名稱。年長者宿舍內的玻璃天窗，及平台園林行人道的上蓋，均採用了金字塔裝飾，儼如鑽石。至於年長者宿舍及各電梯大堂，牆壁及地面均以瓷磚鋪砌成菱形圖案，而停車場的欄杆及各指示牌，亦處處可見菱形圖案裝飾。

寶石大廈猶如荃灣區的一顆寶石，令人不得不為其細緻的設計及設施而讚嘆。它為這裡的住戶及商戶締造了舒適的居住及工作環境。寶石大廈的重建工作，體現了房協的建屋宗旨——合乎財務、因應環境並迎合用家需要。

**B**o Shek Mansion is a redevelopment of Bo Shek Dai Ha in Tsuen Wan. It consists of two 25-storey Flat-For-Sale blocks and one 20-storey rental block cum 3-storey Elderly Hostel on a two-level podium. Together they offer 400 flats for sale, 168 for rental and 99 for the elderly. The podium houses car parks, retail shops, a restaurant, a clinic, a day nursery and a workshop for the mentally handicapped. On top of the podium lies a landscaped garden.

### Overcoming Redevelopment Constraints

In the early planning stage, the Environmental Protection Department intended to impose restrictions on the building height to protect residents from air pollutants emitted from factories nearby. In addition, a 5-metre set-back of the lot boundary along three sides of the site was also required to facilitate a road widening scheme and a footbridge system at the junction of Kwu Hang Road and Sha Tsui Road.

Viability studies revealed that complying with such requirements would substantially reduce the redevelopment potential. With the assistance of the District Planning Officer of Tsuen Wan and the project architect for Bo Shek Mansion, the Housing Society succeeded in persuading the Development Progress Committee to lift the restriction on building height and in securing a maximum plot ratio and site coverage applicable to new towns. And by offering to integrate the landing of the proposed footbridge with the

redevelopment, the Housing Society minimised the reduction in site area from 1,130 square metres to 455 square metres.

### Matching the Redevelopment with the Surrounding

Bo Shek Mansion is located at a zone of mixed land use, adjoining diverse residential, commercial and industrial developments. The architect has taken great care to match different functional spaces with developments in the neighbourhood, guided always by a concern for user benefit. The residential blocks are set out in a cruciform design to achieve maximum efficiency. They are orientated parallel to Sha Tsui Road to stay farthest away from the industrial zone. Their triangular configuration maximises views and flow of air while minimising overlooking of flats. Shops, restaurants and other commercial premises will front Sha Tsui Road, where business activities and traffic are busy. The rental block, Elderly Hostel and such community amenities as the day nursery and sheltered workshop are placed along a quiet lane. The services and plant rooms are located opposite to the industrial zone.

### Outward Consistency

All residential blocks share the same look. Their façades, laid with white- and purple-coloured tiles, introduce a good measure of clean-cut tranquility to the haste and overcrowding of the surroundings. The outer walls of the podium feature Japanese glazed and mosaic tiles. Eye-catching and



平台花園空間廣闊且色彩繽紛，在人煙稠密的荃灣區內自成一隅，讓居民盡享優閒生活  
In overcrowded Tsuen Wan, Bo Shek Mansion residents can enjoy the luxury of leisure strolls in the spacious and colourful podium garden.

colourful, they enliven and add value to the commercial premises and community amenities inside the podium. Direct access from the street is convenient by means of a public staircase and a lift for the handicapped.

A free-form layout has been adopted for the landscaped podium garden. To enhance aesthetic pleasures, a different colour was chosen for different section of the archway.

### Unique Elderly Hostel

The Elderly Hostel is a unique component of Bo Shek Mansion, a linear structure housing 99 one-person or two-person flats on three levels. The balcony access to individual units gives a sense of privacy while the courtyard arrangement creates a community atmosphere. A 3-storey high lounge forms the social centre where the elderly may gather for daily activities and festive celebrations. The pyramid-shaped skylight over the lounge allows the penetration of sunlight and a view of the ever-changing sky. For the elderly, the lounge and the skylight provide a link to community and nature, which enrich life and ease off loneliness.

Lifts and stairways give convenient access to the open space of the podium garden. Two warden flats are centrally located on the lowest floor of the hostel, easily accessible whenever the elderly need help from their wardens.

### A Sparkling Diamond in Urban Tsuen Wan

"Bo Shek" in Chinese means "precious stone". A diamond motif subtly underscores the detailed design of the redevelopment. Skylights in the Elderly Hostel and covered walkways on the podium all share a pyramidal shape. The motif runs through the wall and floor tile



多個錐體組合而成的年長者宿舍玻璃天幕猶如顆顆美鑽，與寶石大廈的名字互相呼應  
Pyramid-shaped decorations in the skylight of the Elderly Hostel echo the "diamond" theme

patterning inside the Elderly Hostel and lift lobbies. It surfaces in the design for the security grille at the car park and, naturally, dominates signage designs of the development.

Like a precious jewel carved from the urban mass of Tsuen Wan, Bo Shek Mansion creates a pleasant living and working environment for residents and retail tenants. In a unique way, Bo Shek Mansion typifies the way the Housing Society plans for redevelopment — that each must be financially viable or sustainable, user-friendly, and in tune with the environment.

## 青嶼幹線慈善百萬行

### A "RARITY" WALK FOR CHARITY

**房**協一群熱心公益的職工，於五月十一日星期日一起參加青嶼幹線慈善百萬行。他們於早上十時在大嶼山收費站出發，全程歷時超過三小時。大家對於能夠參與是次善舉，感到很興奮，因為除了能夠籌募善款外，這次更是大家踏上香港新標記——青馬大橋的唯一機會。房協為表示對各人的支持，特別為每位參加者送上背囊一個以示鼓勵。

**A** team of enthusiastic Housing Society staff members participated in the charitable Lantau Link Walk held on Sunday, 11 May. It took many over three hours to finish the walk, which



酷熱的天氣並無阻房協隊伍一闖青嶼幹線的決心。  
The weather was warm, but not as warm as the charitable hearts of Housing Society staff who took part in the Lantau Link walk.

started at ten from Lantau Toll Plaza. Yet all were eager to contribute to a worthy cause. And excited about the chance, probably for this one and only time, to literally set foot on the Tsing Ma Bridge — Hong Kong's new landmark. The Housing Society sponsored each participant with a knapsack.

## 赤柱龍舟比賽 勇奪更佳成績

### A HIGHER PLACE IN THE DRAGON BOAT RACE

**本**年六月九日假赤柱海灘舉行的龍舟比賽，房協派出二十二名選手參加其中華籍外籍男子混合碟賽賽事，並勇奪第五名。當天出席為參賽者吶喊打氣的人士，除了不少房協的員工及家屬之外，更包括主持點睛儀式的房協主席陳文裘先生、副主席伊信先生及多位高級行政人員包括王麗珍小姐、蔡陳佩珍女士、吳世豪先生及

蔡秀煜先生等。  
今年房協隊伍能夠勇奪佳績，全賴教練石八仔先生的指導以及隊長和各位隊員的共同努力，犧牲整整十個周末的時間參加艱苦集訓的成果。今年能夠在六十多隊參賽隊伍中出線並取得較去年更佳的成績，可謂是對他們的最佳鼓勵及回報，更再一次證明群體合作的重要。

**C**heers and excitement filled the air as the 22-strong Housing Society Team rowed home as the 4th runner-up, winning a cup in the Chinese and Expatriate Men's Plate in the Dragon Boat Race at Stanley Main Beach on 9 June. Sharing their joys were Housing Society Chairman

Thanks were due to trainer Mr Shek Pak Chai, team leader and team members who sacrificed 10



比賽開始在即，健兒蓄勢待發。  
Spirit soars as the Housing Society team gets ready for the race.

Mr M K Tan (who performed the eye dotting) and Vice-chairman Mr Tony Eason, with senior staff Miss L C Wong, Mrs Amy Choy, Mr Ng Sai-ho and Mr S Y Choi. Their presence, together with many staff family members, was a great boost to team morale.

weekends practising for the race. Finishing one place higher than last year was the reward for their commitment and excellent teamwork in a tough race that attracted over 60 teams.



群體合作是力量，龍舟競渡盡發揮。  
The Dragon boat race brings out the best team spirit among staff members.

# 環保活動喚關注 房協屋邨齊參與

## FOUR ESTATES HELP SAVE 510 LIVES

**保**護環境有賴珍貴的林木資源。四個房協屋邨熱心參加由房協、環境保護委員會及房屋委員會聯合於六月一日舉辦的「廢紙回收比賽」。是次比賽乃香港響應一九九七年「世界環保日」的活動之一，旨在提倡減少浪費資源。

明華大廈、祖堯邨、觀塘花園大廈及樂民新村各住戶合力收集了一萬八千四百三十二公斤廢紙，並交到設於各屋邨內的收集中心。

今次比賽共有八個房協及房委會的屋邨，共六千多個住戶積極參與，總共收集超過三十噸廢紙可作循環再造。其中觀塘花園大廈以收集了一萬零一百三十八公斤廢紙奪得總冠軍。假設生產每噸紙需要十七棵樹木的話，今次比賽所收集的廢紙便可救回五百一十棵樹木。

頒獎典禮已於六月五日假科學館演講廳舉行，當日各參與屋邨的互助委員會代表及房協代表亦有出席，場面好不熱鬧。

**L**ives that are dear to the environment — those of trees. Four estates of the Housing Society supported the Waste Paper Collection Competition co-organised by the Housing Society, Environmental Campaign Committee and Hong Kong Housing Authority. Themed on waste reduction, the daylong contest on 1 June was one of the activities organised in Hong Kong to mark the 1997 World Environment Day.

Residents of Ming Wah Dai Ha, Cho Yiu Chuen, Kwun Tong Garden Estate and Lok Man Sun Chuen brought a total of 18,432 kg of waste paper to collection centres set up within the estates.

With 10,138 kg of waste

paper collected, Kwun Tong Garden Estate was easily the Overall Champion amongst the eight participating estates of Housing Authority and Housing Society.

Some 6,000 households joined in the fun, collecting a total of 30 tons of waste paper, which could be recycled. Assuming that it takes 17 trees to produce one ton of paper, that means 510 trees saved.

A prize presentation ceremony was held on 5 June at the Lecture Theatre of the Science Museum, attended by Mutual Aid Committee members of the participating estates and representatives of the Housing Society.



參賽屋邨住戶踴躍將廢紙交往設於屋邨內的收集站  
Tenants of participating estates carrying waste paper to collection centres within their estates



明華大廈、觀塘花園大廈、樂民新村及祖堯邨代表聯袂出席頒獎儀式  
Representatives of Ming Wah Dai Ha, Kwun Tong Garden Estate, Lok Man Sun Chuen and Cho Yiu Chuen at the prize presentation ceremony