

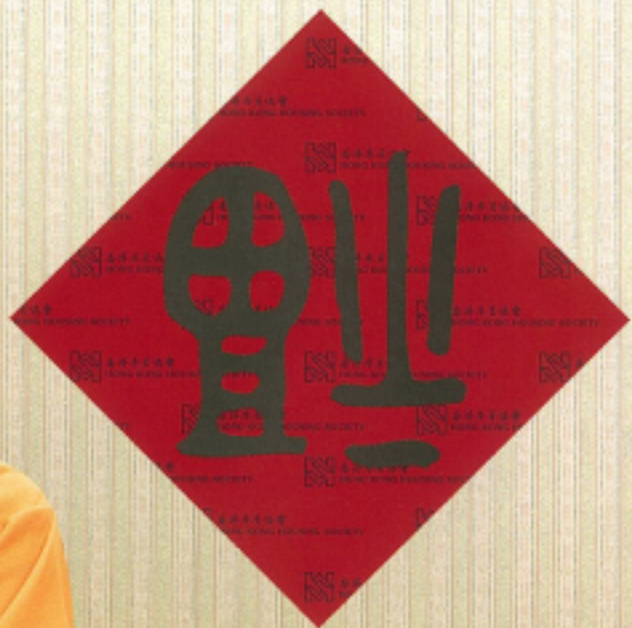
Housing for the Elderly

長者房屋



「搬入“長者安居樂”新居後，發覺這裏的家居及護理設施都很合用。現在我們可以安枕無憂，享受多姿多彩的晚年生活。」

- 樂頤居住戶



Creating a
New Lease of Life

享受豐盛晚年





In our efforts to provide housing for society, we continue to give special considerations to the elderly in our housing provisions. Some senior citizens, after a lifetime of contribution to the growth of Hong Kong, are in the later years of their life subject to financial, social and health constraints. Our aim is therefore to ease this burden with the provision of improved accommodation, meeting the needs and affordability of the elderly across the economic spectrum to provide them with a better quality of life.

Ensuring Safe Homes for the Elderly

We have thus taken a pioneering role in this direction with the launch of two purpose-designed projects under our Senior Citizen Residence (SEN) Scheme for the elderly. Both estates – Jolly Place in Tsung Kwan O and Cheerful Court in Jordan Valley – cater for retired middle-income couples and singles, with units within these developments being available on a lease-for-life basis.

在致力為社會供應房屋方面，我們一如以往，特別關注長者的住屋需要，為他們提供合適的居所。一些長者一生為香港的發展作出貢獻，屆年老之時，卻需要面對財政、社會及健康等方面的問題。因此，我們希望他們的居所得改善，以減輕他們的擔子。我們的目的是按不同經濟階層長者的需要，提供既合乎他們的需要，又可負擔的住屋，令他們的生活質素得以提高。

保障長者家居安全

為了達到這個目標，房協率先實行「長者安居樂」住屋計劃，推出兩個專為長者設計的住屋項目，包括位於將軍澳的樂頤居及佐敦谷的彩頤居。兩個屋苑均為已退休的中等收入夫婦或單身人士而設，透過「終生租用」的形式租住。

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The two projects are unique in that they have been built with the concept of “Universal Design” in mind, featuring special fittings, fixtures and care facilities that enable the elderly to enjoy on-going comfort, convenience and safety as they “age in place”. Supporting facilities such as restaurant, clinic, library and swimming pool as well as attractive sitting out areas not only improve the quality of life for residents, they also attract visitors to the developments. Reflecting the excellence of its design, Jolly Place is not only fully leased, but also won the Quality Building Award 2004. The award committee consisted of architects, surveyors, housing management and other building specialists, all representing their different areas of professional expertise.

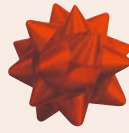
In addition to Jolly Place and Cheerful Court, we are also exploring the provision of purpose-designed homes for the elderly within our rental estates. With the rehabilitation work currently taking place at Moon Lok Dai Ha, as well as planned renovations in Ming Wah Dai Ha and Kwun Lung Lau Phase II, special features designed with the advice of occupational therapists and specialists dealing with geriatric solutions, will be incorporated into special flats for the elderly. We are also exploring a mixed scheme concept consisting of private housing

兩個屋苑的建造特點，是採用「通用設計」概念，設有特別配套、裝置和護理設施，讓長者隨著年齡增長，可以一直享用舒適、方便及安全的居所，體現「原居安老」的信念。屋苑內設有各類配套設施，包括餐廳、診所、圖書館及游泳池。屋苑內環境優美的休憩地方，除了提高住戶的生活質素，亦吸引訪客。樂頤居深受長者歡迎，不單全部租出，屋苑憑著完善的設計，更贏得「二零零四年優質建築大獎」。獎項的遴選委員會由各個建築界別的专业人士組成，成員包括建築師、測量師、屋宇管理及其他建造工程專家等。

除了樂頤居及彩頤居外，我們亦正研究在房協的出租屋邨內，供應專為長者而設的居所。我們現正於滿樂大廈進行的復修工程中，及擬於明華大廈及觀龍樓第二期進行的翻新工程內，增設長者單位，設計融合職業治療師及其他長者護理專業人士的意見，加進特別的設施。此外，我們亦正研究另一個結合私人住屋及長者單位的全新綜合概念。配合這個嶄新的概念，我們



Elderly tenants enjoying leisure and an independent life style
長者住戶享受獨立開適的生活



A wide range of facilities are available in the SEN estates for the elderly residents
「長者安居樂」屋苑設施齊備，長者各適其適

as well as elderly flats. In connection with this innovative development concept, a customer survey is being conducted to collect views on alternative development schemes, disposal arrangements and financial viabilities.

Feasibility studies are also being conducted on different redevelopment and rehabilitation options in collaboration with local non-government organisations with a view to serving the housing needs of the elderly. We also continue to study new and constantly improving alternatives for the provision of housing for the elderly.

Meeting the Needs of the Elderly

Two major achievements during the year were the launch of our Elderly Resources Centre (ERC) at Prosperous Garden in Yau Ma Tei, as well as the publication of our Universal Design Guidebook in July 2005. The ERC is the first of its kind, not only in Hong Kong but also in Southeast Asia. It aims to raise awareness on home safety in ways that will enable the elderly and their families to better look after and help themselves. Realising that many elderly people have not modified their homes in parallel with their changing physical requirements, and that they have

特別進行顧客調查，以收集市民對各種發展計劃、配置安排及負擔能力的意見。

為滿足長者住屋的需要，我們致力與本港的非政府機構合作，就多個重建及復修方案進行可行性研究。我們亦將繼續研究嶄新和不斷改進的意念，為長者提供優質的居所。

配合長者的需要

我們在過去一年的兩項主要成就，是在二零零五年七月於油麻地駿發花園設立「房協長者安居資源中心」，以及出版「香港住宅通用設計指南」。「房協長者安居資源中心」不單是香港的新猷，也是東南亞首見的同類設施；目的是提醒長者注意家居安全，並協助長者自助和方便其家人照顧他們。我們明白不少長者未有按身體機能的轉變而改動家居設施，亦不懂得如何改裝居所，所以中心特別為長者提供改裝建議，以合乎他們身體轉變的需要；另外，中心亦為長者提供各種所需的協助。

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no idea what needs to be done, the Centre provides advice on what adjustments can be made in homes to better meet changing needs, together with help on the different types of services required.

The Centre comprises a library, research laboratory, seminar and consultations rooms; an Exhibition Section with clear displays showing how premises and fittings can be adapted to provide a safer and more comfortable home environment; as well as an Assessment Unit where interactive equipment assesses the physical abilities such as vision, memory, fitness, balance, etc of the elderly. Experienced occupational therapists and social workers are on hand to offer guidance, advice and support together with any necessary referrals on the assessment findings.

The Centre also serves as a resource on the elderly. Services are available for geriatric practitioners, care and safety professionals as well as families involved in elderly care to gain new ideas and find out all about the latest developments in geriatric care under a single roof. As at end of March 2006, the Centre has

「房協長者安居資源中心」內設圖書館、研究實驗室、研討及諮詢室等設施。此外，「展覽廳」亦展示各家居裝備及設計，示範如何透過改裝，締造安全而舒適的家居環境；而「測試區」則設有互動式儀器，讓長者測試身體的各種機能，例如視力、記憶力、健康狀況和身體平衡等。此外，中心亦駐有經驗豐富的職業治療師及社會工作者，可以隨時就評估結果提供意見和輔導，並將有需要的長者轉介至其他服務機構。

中心亦成為長者護理從業員的資源中心，為老年保健從業員、護理和安全服務人員，以及須要照顧長者的家庭，提供一站式的老年護理信息和業界的最新發展資訊。「房協長者安居資源中心」自二零零五年七月啟用至二零零六年三月底，接獲的查詢、預約及集體參觀活動超過一千二百五十宗，已接待的訪客包括約六千名長者及二千二百多名老年護理機構的從業員。



The opening of ERC attracted many visitors
「房協長者安居資源中心」開幕，場面熱鬧



The elderly are intrigued by the assessment facilities of the ERC
長者對中心的測試設施甚感興趣





received more than 1,250 enquiries, appointments and group visits since its opening in July 2005. It has also played host to some 6,000 senior citizens and 2,200 visitors from elderly service organisations.

Hand-in-hand with the opening of the Centre, we produced our “Universal Design” guidebook for residential developments, providing a comprehensive guide on the subject. In addition to sharing our own experiences in the development of housing for the elderly, the book also consolidates information and expertise from architects, building and design specialists, health care experts and occupational therapists. The guidebook aims to make buildings more accessible, safer and user-friendly for residents of all ages and the handicapped.

During the year, medium and long term strategies for elderly housing were reviewed in consultation with the University of Hong Kong and marketing research consultants. Studies were also carried out by a consultant on insurance schemes and saving plans that will meet our “housing with care” model. The findings will be taken into consideration in the evaluation of future elderly housing possibilities.

配合中心的啟用，我們同時出版了一本全面介紹住宅通用設計的指南，內容除了涵蓋房協在發展長者住屋方面的經驗外，亦結集了建築、工程及設計、護理，以及職業治療等各個範疇的資料及專業意見，以改善住宅樓宇的設計，讓不同年齡的住戶與有需要的人士，均可以享受更暢達、安全及便於使用的居住環境。

過去一年，房協與香港大學及市場研究顧問攜手，共同就長者住屋的中、長期策略進行了諮詢及檢討；另外，一項由保險及儲蓄計劃顧問進行的研究，內容亦配合我們所倡議的「關顧式住屋」模式。我們在檢討未來的長者住屋方案時，會將有關的研究結果加入考慮之列。

Age Distribution of SEN Tenants • 「長者安居樂」住客的年齡分佈

