

積極面對 克服挑戰

對香港房屋協會而言，一九九八至一九九九年度充滿考驗，而這些考驗都能夠迎刃而解。





For the Hong Kong Housing Society, 1998/1999 has been a year of

facing **challenges** and
finding **solutions**



“ 新屋裡面有自己的房間，
可以靜靜地溫習。
*In our new flat, we can have
our own rooms.* ”

一九九八至一九九九年度，香港經濟仍然波動，加上物業市道放緩，對房屋需求、政府政策、房協的建屋計劃和其他業務帶來一定程度的影響，令到房協面對不少挑戰。為應付這些挑戰，房協採取了多項特別措施，並就建屋計劃作出檢討，為未來作出更佳準備。

房屋發展計劃

房協透過出租屋邨、郊區公共房屋計劃、住宅發售計劃、夾心階層住屋計劃和市區改善計劃，為市民提供更多類型質素優良且價格合宜的住宅單位。本年度內，新落成的住宅項目共有十二個，單位數目更創歷史新高，達一萬二千零六個，其中包括九千四百二十二個夾屋單位和七百八十四個住宅發售單位。至於建築中的發展項目，則計有啟德花園第二期、屯門第四區丙、位於加惠民道和馬鞍山的夾屋發展項目，以及位於荷李活道的市區重建項目，共三千七百九十四個單位。

在新落成的單位當中，馬鞍山雅景臺、鴨脷洲悅海華庭、葵涌芊紅居、沙田晴碧花園和黃大仙啟德花園第一期的三千五百八十六個預售單位，經已在本年度內入伙。至於將軍澳旭輝臺、疊翠軒、怡沁園、何文田欣圖軒、葵涌浩景臺和鑽石山悅庭軒等六個夾屋發展項目，亦已經取得入伙紙，預計將會在一九九九年中陸續開始入伙。

房協的每個物業發展項目，在建築工程完成後，均會先由建築顧問進行仔細查驗，然後再聘請獨立屋宇測量師進行品質檢定，以確保樓宇質素達到一定的標準。在檢定的過程中，房協所聘請的專業建築顧問，亦會監督承建商修復需要跟進的癢漏。



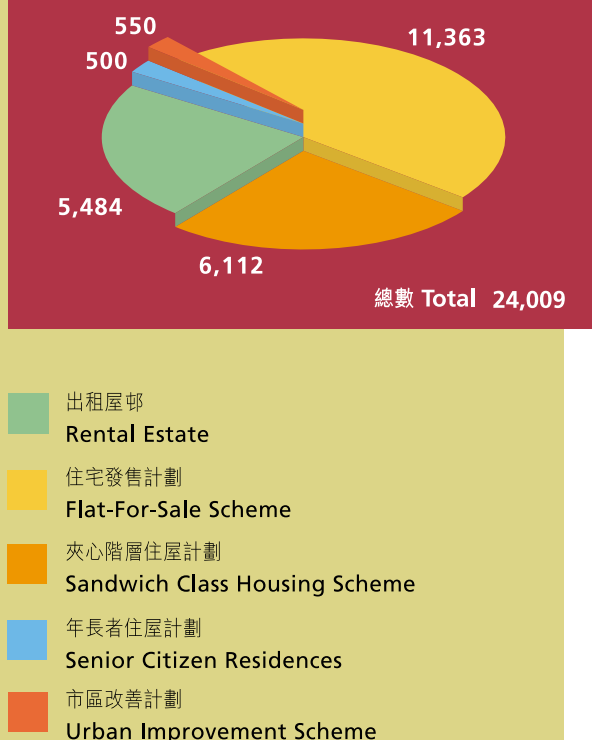
The year 1998/1999 was a year of challenges for the Hong Kong Housing Society. Economic turbulence continued to dampen the property market, and this in turn affected the demand for housing, government policies, our planning programme and other operations. To cope with these changes, the Society introduced a series of special measures and reviewed its housing programme, setting it on course for the future.

Housing Development Programmes

The Housing Society provides a wide range of quality and affordable housing through schemes which include Rental Estate, Rural Public Housing, Flat-For-Sale, Sandwich Class Housing and the Urban Improvement Scheme. During the year, a total of 10,206 new flats in twelve separate developments were completed - a historical high. These included 9,422 Sandwich Class Housing flats and 784 units built under the Flat-For-Sale Scheme. At the same time, another 3,794 flats are under construction, including the second phase of Kai Tak Garden, Tuen Mun Area 4C, two Sandwich Class Housing developments in Ka Wai Man Road and Ma On Shan, and an urban renewal project in Hollywood Road.

A total of 3,586 pre-sold flats were handed over to purchasers during the year. These included flats in Park Belvedere in Ma On Shan, Marina Habitat in Ap Lei Chau, Hibiscus Park in Kwai Chung, Sunshine Grove in Shatin and Kai Tak Garden Phase I in Wong Tai Sin. Occupation permits for another six projects, namely Radiant Towers, The Pinnacle and Serenity Place in Tseung Kwan O, Cascades in Homantin, Highland Park in Kwai Chung and Bel Air Heights in Diamond Hill were obtained and they were scheduled to be progressively handed over to purchasers starting mid 1999.

一九九九/二零零零年度至
二零零八/零九年度之樓宇供應數量
Flat Production from 1999/2000 to 2008/09



然而，部分預售單位的買家，在本年度內就樓宇面積向房協表達不滿，若干人士更有意取消買賣，但是最終在獨立屋宇測量師計算後，確定單位面積計算方法無誤且資料正確。

為加強工程管理質素，房協在本年度內成立工程審核組，專責處理工程管理審查工作。同時，在每項建築工程動工前，均會舉行品質管理會議，力求找出工程的潛在風險因素，並確保樓宇的設計和質量符合物有所值的原則。另外，為培養建築人員的工地安全意識，房協特別制定一套工地安全指引，希望將工地意外的發生機會減至最低。當然，房協在樓宇設計和建造工程方面，仍然一如既往，應用現有的「綜合品質監控系統」，確保樓宇質素達到標準。

To reassure purchasers that the buildings were completed up to required standards, project architects conducted thorough checks on the finishing, and independent building surveyors were appointed to assess the quality of flats upon completion. In cases where rectification works were required, the main contractor carried out such works under the supervision of qualified consultants appointed by the Housing Society.

During the year, the Housing Society received complaints on the measurements of pre-sold units and, in some cases, purchasers attempted to withdraw from their sale and purchase agreements. To resolve these issues, independent building surveyors were appointed to carry out inspections and the findings were satisfactory.

An in-house Technical Audit Unit was formed during the year to provide a checks and balances system for project management. Value management sessions were organised to identify risk factors before the construction of new projects to ensure value for money designs. In addition, new safety policies aimed at instilling a safety culture on all sites with a view to minimising occurrence of site accidents was also introduced. We will continue to apply our own Integrated Quality System to the design and construction of all our projects.

Subsidised Sale Flats

With property prices in Hong Kong becoming more affordable to middle-income families over the past 18 months, the Government during the year suspended the Sandwich Class Housing Scheme launched for middle-income families in the early nineties. As a consequence, 10 potential sites were removed from our planning programme. We have reallocated our resources onto other housing projects while discussions with Government on the future use of these sites have been held.

資助出售房屋計劃

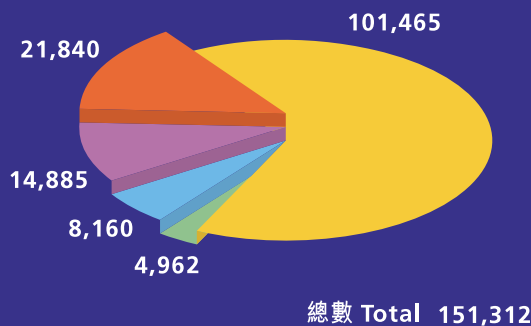
隨著樓價在過去十八個月的調整，中等收入家庭已經能夠透過私人物業市場自置物業，政府有見及此，在年內決定暫停於九十年代初推出的「夾心階層住屋計劃」。當房協獲悉此項安排後，已隨即在建築計劃內刪除十幅策劃中的用地，並將資源調撥發展其他房屋計劃。現時，房協正就該批土地的未來用途與政府進行商討。

截至一九九九年三月，在原定計劃興建的一萬二千零六十六個夾屋單位當中，一萬零四百四十六個已經竣工。至於在年內發售的葵涌浩景臺和何文田欣圖軒，則合共售出一千一百九十三個單位。房協為減輕買家的置業負擔，在本年五月推出三年按揭利息資助，以及樓價八成的按揭擔保等資助方案，並在八月提供五年免息免供第二按揭，逾百分之八十的買家曾經採用這些安排。



葵涌浩景臺
Highland Park, Kwai Chung

房協住戶人口總數
Population of the Housing Society

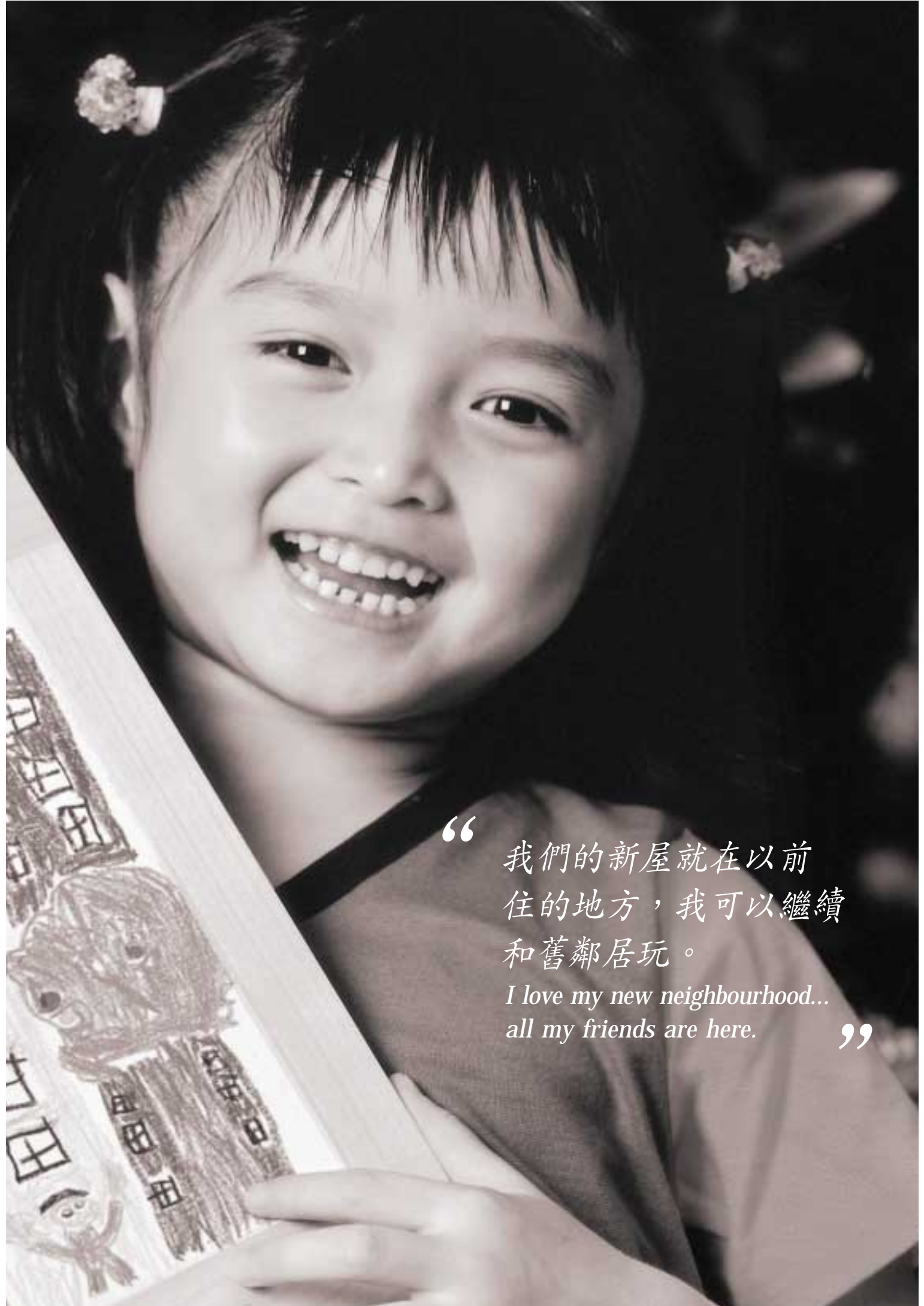


- 出租單位
Rental Flats
- 郊區公共房屋
Rural Public Housing
- 住宅發售計劃
Flat-For-Sale Scheme
- 夾心階層住屋計劃
Sandwich Class Housing Scheme
- 市區改善計劃
Urban Improvement Scheme

As of March 1999, 10,446 Sandwich Class Housing flats were completed among the 12,066 planned and 1,193 Sandwich Class Housing flats at Highland Park in Kwai Chung and Cascades in Homantin were pre-sold. To assist purchasers, the Society offered 80% mortgage guarantee and a 3-year Mortgage Interest Subsidy in May 1998. This was followed three months later by an alternative package offering a 5-year, 20% interest free top-up loan. Through these measures, we achieved a take-up rate of more than 80% of those projects handed over during that period.

Redeveloping Old Estates and Rehousing

The Housing Society has identified and prioritised rental estates which can be redeveloped to offer an improved living environment for both sitting and potential tenants. As of March 1999, 90% of the domestic rental units in Tanner Hill in North Point and Kwun Lung Lau Redevelopment Phase 1 in Kennedy Town were confirmed to be vacated. Architects and consultants were appointed to work on the preliminary designs. At Tanner Hill, the design and coordination of the Mass Transit Railway Corporation's entrusted works were agreed.



“ 我們的新屋就在以前住的地方，我可以繼續和舊鄰居玩。

I love my new neighbourhood... all my friends are here.

”

舊屋邨重建和安置進展

房協經常留意轄下出租屋邨的狀況，並在適當時間進行重建，以改善居民的生活環境，其中北角丹拿山邨和堅尼地城觀龍樓第一期的重建工程便是一例。截至一九九九年三月，該兩個屋邨內約百分之九十的重建戶已經答允遷出，而房協亦已委任建築師和顧問公司進行初步的工程設計。同時，房協亦已經就丹拿山邨的設計圖則和協調安排與地下鐵路公司達成共識。

在市區重建方面，房協繼續在安置受市區重建影響人士的安排方面，與政府和土地發展公司緊密合作，共同策劃出租屋邨的發展工作，其中將軍澳和馬鞍山的兩項工程，現時正處於初步策劃階段，至於西九龍填海區的項目則暫需押後。與此同時，房協繼續向土發公司提供出租單位，讓其編配予受到荃灣和堅尼地城重建計劃影響的人士。



In order to contribute towards the redevelopment of decaying urban areas, the Housing Society continues to work with the Government and the Land Development Corporation in the planning of decanting estates for clearerees affected by urban redevelopment programmes. Preliminary planning for two projects at Tseung Kwan O and Ma On Shan are in progress but the pilot project on West Kowloon Reclamation has been deferred. As an interim measure, the Housing Society continues to reserve casual vacancies in its rental estates so the Land Development Corporation can allocate these flats to clearerees affected by the redevelopment projects in Tsuen Wan and Kennedy Town.

Meeting New Demands

In addition to the planning of decanting estates, the Housing Society continues to work closely with the Government in the formulation of two pilot schemes - the Mixed Development and Senior Citizen Residences programmes.

The Mixed Development concept aims to involve the private sector in providing quality, subsidised housing for sale to a defined target group. During the year, the Housing Society was requested to consider holding the ownership of these flats on behalf of the Government, instead of acting as an implementation agent, to take care of the planning and sale matters. Discussions on this new approach are still underway.

Creating quality homes for the elderly is one of the objectives of the Housing Society and a specialist housing programme for elderly people from middle-income families is under detailed planning. Our aging-in-place scheme enables the elderly, who were retired, to stay in an integrated housing development which offers health, welfare and recreational facilities. A focus group study with potential end-users received a positive response and two pilot projects, covering a total of 500 flats, are under detailed planning at Jordan Valley and Tseung Kwan O.