



**HONG KONG
HOUSING SOCIETY**
香港房屋協會

1948



1960



1966



1976



1984



1998



2000



2015



2017



2020



2021



房協簡介

OUR STORY

Established in 1948, the Hong Kong Housing Society (HKHS) is an independent and not-for-profit organisation dedicated to providing quality housing for the people of Hong Kong. With the support of the Government, HKHS has implemented various housing schemes to meet the evolving needs of the community.

After World War II, Hong Kong was devastated and traumatised in the post-war aftermath. HKHS was founded by a group of conscientious social leaders against such background, with an aim to help solve the housing problems.

Being the first non-government public housing organisation in Hong Kong, HKHS has completed over 90 projects providing over 74,000 residential units. Being named the "housing laboratory" in Hong Kong, we keep progressing with the times to explore new solutions, on our own resources or in partnership with the Government, so as to help address different housing needs of the people. Such a spirit of innovation is the cornerstone for our business development.

HKHS is governed by Members with a Supervisory Board and an Executive Committee made up of professionals coming from all walks of life. The Supervisory Board is responsible for the formulation of the Housing Society's mission and guiding principles; whereas the Executive Committee establishes strategies and policies to achieve the corporate mission and objectives. The Management, led by the Chief Executive Officer and Executive Director, is accountable for the implementation of the strategies in the business operation.

香港房屋協會(房協)成立於1948年，是一個獨立的非牟利機構，致力為香港市民提供優質居所。在政府的支持下，房協發展不同類型的房屋計劃，配合社會不斷演變的需要。

二戰結束後，香港滿目瘡痍，百廢待興。在這個嚴峻的社會狀況下，一群熱心的社會賢達成立了房協，協助解決香港的住屋問題。

作為香港首個非政府的房屋機構，房協已發展了超過90個項目，提供的居住單位超過74,000個。與此同時，作為香港「房屋實驗室」，房協緊隨時代步伐，自行推出或與政府合作推行嶄新的提案，以解決不同的住屋需要。這個創新求進的理念是我們業務發展的基石。

房協由委員管治，其監事會及執行委員會的成員均是來自社會各界的專業人士。監事會負責制訂房協的宗旨及企業原則，執行委員會負責制訂策略及政策，確保公司策略與機構宗旨及既定方針相符，由行政總裁兼執行總幹事領導的管理層則負責執行日常業務上既定的策略。



Our **Vision, Mission** and **Core Values** guide us in building homes for Hong Kong people.
房協的**目標、宗旨及信念**引領我們為香港市民提供安居之所。



CORE VALUES

信念

- Customer 顧客為本
- Talent 人才為基
- Quality 優質為尚
- Prudence 資源為用



VISION

目標

To be a world-class housing solution provider and innovator with leadership in quality, value for money and management.

在解決住屋需求以及創新意念上，要達致世界水平，並在質素、物值及管理方面佔領導地位。



MISSION

宗旨

As a non-government organisation with a social conscience, we aim to serve the needs of the Hong Kong community in housing and related services.

作為一個具社會責任的非官方機構，為香港市民提供房屋及相關的服務。



可持續發展 SUSTAINABLE DEVELOPMENT



HKHS is committed to embracing its social responsibility on various fronts and is the first housing development organisation in Hong Kong awarded ISO 14001 Environmental Management System accreditation. We endeavour to build a close-knitted community that leads to a sustainable future of Hong Kong.

- 1. Enhancing the living environment of aged estates through a two-pronged approach encompassing rehabilitation and redevelopment**
- 2. Community Building**
 - Enhance neighbourhood relations and social support
 - Serve the under-resourced groups through volunteer services
- 3. Nurturing Future Talents**
 - Scholarships and Bursaries Scheme to benefit HKHS tenants and students of tertiary institutions
 - Internship and job attachment opportunities for students
 - The HS Academy Alumni Club was set up to provide opportunities for the youth to learn and serve the community
- 4. Protecting the Environment**
 - Adopt Building Environmental Assessment Method (BEAM) in its design and construction to measure, improve and label the environmental performance of the building projects
 - The sustainability performance in property management is managed by the Integrated Management System, which incorporates ISO 9001, ISO 14001 and ISO 45001 management standards for efficient management and performance monitoring
- 5. Revitalising the City**
 - Rejuvenate old districts through revitalisation projects that improve the community facilities and beautify the overall cityscape

It is imperative, as a housing solution provider and as Hong Kong's "housing laboratory", that we embrace new ideas and adapt our approach as needed, to best meet the evolving needs of Hong Kong people.

作為全港首個房屋發展機構獲得ISO 14001環境管理系統認證，房協承諾在各個範疇實踐社會責任，致力構建關愛社區，為香港的未來帶來可持續發展。

- 1. 以雙軌模式，透過復修及重建改善舊邨的居住環境**
- 2. 社區建設**
 - 加強鄰里之間的連繫及社區上的支援
 - 透過義工服務幫助社會上資源匱乏的群體
- 3. 培育未來人才**
 - 向房協屋邨住戶子女及大學/大專生頒發獎助學金
 - 為學生提供實習及工作體驗機會
 - 「房協獎學金同學會」成立，為青年人提供學習交流及服務社會的機會
- 4. 保護環境**
 - 房協採納「建築環境評估法」進行設計和建築，以量度及改善建築項目的環保表現，並加以評級
 - 以「綜合管理系統」統籌物業管理方面的可持續發展表現，該系統按ISO 9001、ISO 14001和ISO 45001標準設立，可有效地管理和監管成效
- 5. 市區活化**
 - 在舊區推行活化項目，改善社區設施，美化整體城市面貌

作為房屋發展機構及香港的「房屋實驗室」，房協樂於接受新思維，並因應需要而不時作出調整，以配合香港市民不斷演變的需求。



大事回顧 MAJOR MILESTONES



1948

The Lord Mayor of London donated a sum of 14,000 pounds from its Air Raid Distress Fund to the Hong Kong Social Welfare Council. The Anglican Bishop of Hong Kong, the Reverend RO Hall took the lead to set up the Hong Kong Housing Society aiming to help solve the housing problems.

倫敦市長透過「空襲救災基金」向香港福利議會捐出14,000英鎊，由香港聖公會何明華會督倡導成立香港房屋協會，協助解決住屋問題。



1951

The Hong Kong Housing Society was formally established as a statutory body under Hong Kong Ordinance Chapter 1059.

香港房屋協會根據香港條例第1059章成為法定團體。

1952

The first rental housing estate in Hong Kong, Sheung Li Uk, was completed in Sham Shui Po to provide low-rental housing for low-income families. At present, there are 20 rental estates under the Housing Society, providing around 33,600 units.

於深水埗完成興建全港首個出租屋邨——上李屋，為低收入家庭提供廉租房屋。目前房協轄下共有20個出租屋邨約33,600個單位。



1974

The first Urban Improvement Scheme project was implemented in Kennedy Town where old buildings were pulled down and redeveloped into Mei Sun Lau. A total of 30 such projects have been developed thereafter.

於堅尼地城開展首個「市區改善計劃」項目，將舊樓拆掉重建，名為「美新樓」，其後總發展項目共30個。



1984

The first Rural Public Housing estate Tui Min Hoi Chuen was completed in Sai Kung mainly to rehouse the boat residents affected by reclamation.

「郊區公共房屋計劃」首個項目西貢對面海邨落成，主要安置受填海影響的水上居民。

1987

The Flat-For-Sale Scheme was launched, under which the first project Clague Garden Estate was completed in Tsuen Wan in 1989. A total of 10 projects were developed with over 10,000 flats.

開展「住宅發售計劃」，首個項目荃灣祈德尊新邨於1989年落成，其後共發展10個屋苑逾10,000個單位。



1993

The Housing Society was appointed by the Government to implement the Sandwich Class Housing Loan Scheme. A total of HK\$2.7 billion was given out. 10 estates under the Sandwich Class Housing Scheme were built providing 8,920 flats. The first project Tivoli Garden in Tsing Yi was completed in 1995.

獲政府委託推行「夾心階層置業貸款計劃」，貸款總額達27億港元。其後興建了10個「夾心階層住屋計劃」屋苑共8,920個單位，首個項目青衣宏福花園於1995年落成。

1998

The Housing Society was appointed by the Government to implement the Home Starter Loan Scheme. 33,437 loans have been granted within five years totaling HK\$14.8 billion.

獲政府委託執行「首次置業貸款計劃」，5年內共批出33,437宗貸款合共148億港元。



1999

With the support of the Government, the Housing Society launched the Senior Citizen Residences Scheme to provide a quality life style for the middle-income elderly. Two projects, namely Jolly Place and Cheerful Court, were completed in 2003 and 2004 respectively with a total of 576 flats.

在政府的支持下，開展「長者安居樂」住屋計劃，為中產長者提供優質生活模式。兩個項目「樂頌居」及「彩頌居」分別於2003及2004年落成，共提供576個單位。



2000

The Housing Society adopted a new 2-tier governance structure comprising the Supervisory Board and Executive Committee. A new corporate mission and core values were set out.

推行新的企業管治模式，採用監事會及執行委員會的雙層管治架構，重訂機構宗旨及企業信念。

2002

A Memorandum of Understanding was signed with the Urban Renewal Authority for the Housing Society to undertake seven redevelopment projects.

與市區重建局簽訂「合作備忘錄」，協助進行7個市區重建項目。



2005

A Memorandum of Understanding was signed with the Housing, Planning & Lands Bureau for the Housing Society to launch the Building Management and Maintenance Scheme with HK\$3 billion for over 10 years.

與房屋及規劃地政局簽署「合作備忘錄」，10年內動用30億港元，推行「樓宇管理維修綜合計劃」。



2008

Redevelopment of Kwun Lung Lau (Phase 1) was completed.

觀龍樓（第一期）重建落成。



2011

The Housing Society and the Urban Renewal Authority consolidated their building maintenance subsidy schemes into the unified and comprehensive Integrated Building Maintenance Assistance Scheme.



房協及市區重建局將轄下各項樓宇維修資助計劃整合，成為統一而全面的「樓宇維修綜合支援計劃」。

2005

The Housing Society Elderly Resources Centre, the first of its kind in Hong Kong, was set up to promote "ageing in place".

開設全港首個「長者安居資源中心」，推廣「原居安老」概念。



2008

A Memorandum of Understanding was signed between the Development Bureau and the Housing Society for the Building Maintenance Grant Scheme for Elderly Owners.

房協與發展局簽訂「合作備忘錄」，開展「長者維修自住物業津貼計劃」。



2011

The Housing Society announced the redevelopment of Ming Wah Dai Ha based on the Integrated Redevelopment Model.

房協宣布以「綜合重建模式」重建明華大廈。



2006

The first city revitalisation project was launched in Sham Shui Po to improve the living environment of old districts. Similar nine projects were carried out in Kwai Tsing, Tai Po, Tsuen Wan, Sai Kung, Cheung Chau, Tin Hau, Peng Chau, Yuen Long and Tuen Mun.

在深水埗區開展首個「市區活化計劃」，改善舊區居住環境，其後陸續於葵青、大埔、荃灣、西貢、長洲、天后、坪洲、元朗及屯門進行了9個同類計劃。



2008

Taking the opportunity of its 60th Anniversary, the Housing Society adopted the new corporate logo to reflect the unique characteristics of the organisation.

適逢60周年，房協採用新的企業標誌，反映機構的獨特性質。



2012

The Housing Society launched its first urban redevelopment project in Sham Shui Po, Heya Green, for sale. Four more similar projects were later completed in the district namely Heya Delight, Heya Star, Heya Crystal and Heya Aqua.

房協發售首個位於深水埗的市區重建項目，名為「喜雅」。其後4個重建項目在該區相繼落成，分別為「喜盈」、「喜韻」、「喜薈」及「喜漾」。



2009

The Foundation Stone Laying Ceremony of the Tanner Hill Senior Residences was held to signify a new milestone of quality living for the elderly.

舉行「丹拿山長者居所」奠基典禮，為優質長者房屋展開新里程。



2009

A Memorandum of Understanding was signed with the Development Bureau and the Urban Renewal Authority to jointly launch the Operation Building Bright.

與發展局及市區重建局簽訂「合作備忘錄」，合力推行「樓宇更新大行動」。



2012

To tie in with the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme to be implemented by the Government, the Housing Society rolled out the Voluntary Building Assessment Scheme to encourage owners to take the initiative to properly manage their buildings.

為配合政府實施的「強制驗樓計劃」及「強制驗窗計劃」，房協推出「自願樓宇評審計劃」，鼓勵業主主動做好大廈管理及維修。





2013

The "Ageing-in-Place" Scheme was launched in the rental estates to address the housing, healthcare and social needs of the elderly tenants, followed by a pilot project in 2012.

自2012年於祖堯邨試行後，房協於轄下所有出租屋邨開展「樂得耆所」居家安老計劃，照顧長者在住屋、醫療護理及身心社交方面的需要。



2013

Greenview Villa, a Subsidised Sale Flats project at Tsing Luk Street, Tsing Yi, was launched to assist middle-income families in home purchase. Market response was enthusiastic.

為協助中等收入家庭置業，推售位於青衣青綠街的首個資助出售房屋項目「綠悠雅苑」，市場反應熱烈。

2014

Harmony Place in Shau Kei Wan was completed with 216 private sale flats and 60 elderly rental flats, promoting "cross-generational harmony".

位於筲箕灣的「樂融軒」落成，提供216個私人出售單位及60個長者出租單位，推動「長幼共融」。



2014

The Elderly Safe Living Scheme was launched jointly with The Building Surveying Division of the Hong Kong Institute of Surveyors to enhance home safety for the elderly owners of private buildings.

房協與香港測量師學會建築測量組合力推行「長者住安心」計劃，為私樓的長者業主提升家居安全。



2015

The quality elderly housing project in North Point, The Tanner Hill, was completed and available for lease application.

位於北角丹拿山的優質長者房屋項目「雋悅」落成，以現樓形式公開接受租住申請。

2017

Set up the first Home Exploration Centre to promote the concept of dementia-friendly home.

開設全港首個「智友善」家居探知館，推廣認知障礙友善家居。



2018

70th Anniversary of the Housing Society.

香港房屋協會慶祝成立70周年。



2018

"T-Home" schemes were launched to help increase the supply of transitional housing.

推出不同的「暫租住屋」計劃，協助增加過渡性房屋供應。



2018

Set up HKHS Exhibition Centre to enhance public understanding of the Housing Society and housing development in Hong Kong.

開設房協展覽中心，加強公眾對房協及香港房屋發展的認識。



2019

Set up "HS Academy Alumni Club".

「房協獎學金同學會」成立。



2019

Launched the "Flat for Flat Pilot Scheme for Elderly Owners".

推出「長者業主樓換樓先導計劃」。

2020

The first elderly housing constructed in Hong Kong adopting "Modular Integrated Construction" (MiC) method was commenced in Jat Min Chuen.

全港首個以鋼製「組裝合成」建築法興建的長者房屋於乙明邨動工。



2020

Renovated the "Elderly Resources Centre" and introduced more than a hundred of gerontech products and facilities.

翻新「長者安居資源中心」，引入過百項樂齡科技產品及設備。



2021

Ming Wah Dai Ha Redevelopment (Phase 1) was completed to provide 966 rental units.

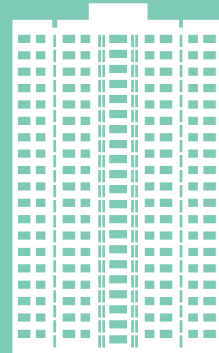
明華大廈第1期（重建）竣工，提供966個出租單位。



Subsequent to the first rental estate in Hong Kong, Sheung Li Uk, built in 1952, HKHS has developed over 20 rental estates and implemented different housing schemes over the years, including the Flat-For-Sale Scheme, Urban Improvement Scheme, Sandwich Class Housing Scheme, Home Starter Loan Scheme, Urban Renewal Project, Subsidised Sale Flats Project and elderly housing projects. With regard to property management, the portfolio of HKHS covers its 20 existing rental estates, accommodating around 82,000 residents in some 33,600 units. We are also providing property management services for over 20,000 private flats.

繼1952年興建香港首個出租屋邨「上李屋」，房協先後發展了超過20個出租屋邨及推行不同的房屋項目，包括住宅發售計劃、市區改善計劃、夾心階層住屋計劃、首次置業貸款計劃、市區重建項目、資助出售房屋項目及長者房屋項目。另外，房協管理轄下20個出租屋邨，服務33,600多個單位內約82,000名居民。我們亦為超過20,000個私人住宅物業單位提供物業管理服務。

業務概覽 BUSINESS OVERVIEW



20 個
Rental Estates
出租屋邨

29 個

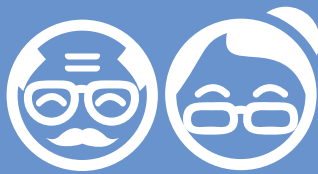


Subsidised Developments for Sale
資助出售房屋項目

Flat-For-Sale Scheme, Sandwich Class Housing Scheme,
Subsidised Sale Flats Project

住宅發售計劃，夾心階層住屋計劃，資助出售房屋項目

* Including projects under construction and planning
包括建築中及規劃中的項目



Elderly Housing and Services
長者房屋及相關服務

Senior Citizen Residences Scheme, The Tanner Hill,
Ageing-In-Place Scheme, Elderly Resources Centre

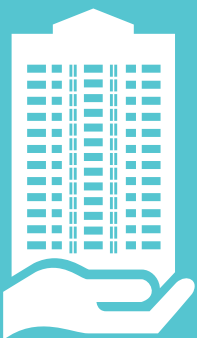
「長者安居樂」住屋計劃，雋悅·

「樂得耆所」居家安老計劃，長者安居資源中心

Estate and Property Management
serving a population of about
屋邨及物業管理服務



服務約 **200,000** people
名居民



39 個
Non-Subsidised
Projects
非資助項目

Full Market Value Development,
Urban Improvement Scheme,
Urban Renewal Project

市值發展項目，

市區改善計劃，

市區重建項目

Commercial Premises of about

約 **130,000** m²
平方米

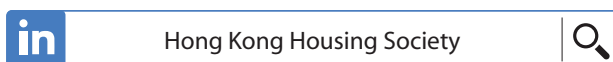
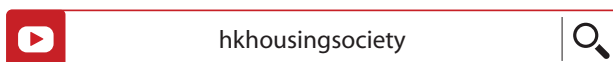
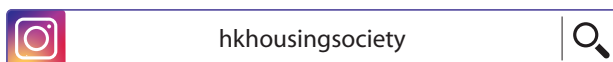
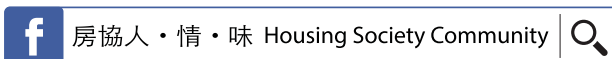
and over **9,600** car parking spaces

商用物業及逾**9,600**個泊車位





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