

60 Years of Public Housing Development in Hong Kong

VO:

I live in Tin Ching Estate

I live in Yan On Estate

I live in Un Chau Estate

We live in...

We live in Sau Mau Ping South Estate

Logo

Description:

60 Years of Public Housing – Cornerstone of Hong Kong's Development

VO:

Around 2 million people currently reside in some

160 public rental housing (or PRH) estates managed by

the Hong Kong Housing Authority

These estates offer tenants a pleasant living environment

with a wide range of facilities

Public housing has come a long way over the last 60 years

Section Title:

The Origin of Public Housing and Establishment of the Housing Authority

VO:

After the Second World War, Hong Kong's population rose sharply

causing a serious housing shortage

Super:

Shek Kip Mei squatter huts in 1950s

VO:

VO:

Many people took shelter in rough squatter huts built on hillsides

On Christmas night 1953

a fire broke out in the Shek Kip Mei squatter area

leaving over 50 000 people homeless

Super:

Over 53 000 fire victims

Bowring Bungalows

VO:

The Government responded by building two-storey bungalows

as temporary shelters for immediate relief

At the same time

it began building multi-storey resettlement blocks

to house both the fire victims and squatter dwellers

In 1954

eight six-storey resettlement blocks were built in Shek Kip Mei

Super:

Completion of the first Resettlement Estate in 1954

VO:

Managed by the Resettlement Department

they marked the beginning of Hong Kong's public housing programme

Also at this time

the Government set up the then Hong Kong Housing Authority

a semi-independent organisation

which began to build low-cost housing

VO:

for lower- and middle-income families

The Government's long-term low-cost housing programme
was officially launched in 1961

By 1965, the PRH population reached one million

but demand for housing continued to grow

As the economy took off

people aspired to better living conditions

In 1972

the Government announced a Ten-year Housing Programme
the biggest ever at that time

Under the programme

72 PRH estates were to be built within a decade

and some older estates were to be redeveloped

The Government established

the new Hong Kong Housing Authority in 1973

Super:

Establishment of the Hong Kong Housing Authority in 1973

VO:

and putting management of all the resettlement blocks

and low-cost housing estates under one roof

It also took charge of the planning, design, building, maintenance

and management of all public housing estates in Hong Kong

Section Title

The Evolution of Domestic Block and Flat Designs

VO:

VO:

The Housing Authority has constantly improved estate design

to meet the changing needs of its tenants

Blocks built in different eras display unique features

which were characteristic of their time

Super:

Evolution of Domestic Block Designs

Super:

H Blocks from the 1950s

VO:

The resettlement blocks of the 1950s

were six or seven storeys high and had no lifts

They were shaped like the letter “H”

Residents had to share toilets, bathrooms and water taps

all located in the middle section of each floor

Super:

Shek Kip Mei Estate (now demolished)

Super:

Slab Blocks from the 1960s

VO:

In the 1960s

public housing blocks were taller

usually up to 16 storeys

with lift access to every third floor

VO:

They were designed as Slab Blocks

Super:

Choi Hung Estate

Super:

Twin Tower Blocks from the 1970s

VO:

Typical Twin Tower Blocks built in the 1970s

were over 20 storeys high and had lift access to all floors

A central light well enabled cross ventilation in the corridors

Super:

Wah Fu (II) Estate

Super:

Trident Blocks from the 1980s

VO:

In the 1980s

housing blocks were generally 35 storeys in height

and had a distinctive 'Y' shape

with three separate wings connected by a lift lobby in the centre

Super:

Chuk Yuen North Estate

Super:

Harmony Blocks from the 1990s

VO:

The Harmony Blocks of the 1990s

VO:

were mainly in the shape of a cross
and were 40 storeys high
This design provided more flexibility for
configuring units into different sizes

Super:

Tin Shui Estate

Super:

Evolution of Unit Designs

VO:

Over the decades, ongoing improvements have also been made
to unit interiors and layouts

Super:

Resettlement Blocks (1950s)

VO:

In the early resettlement blocks, toilets, bathrooms
and water taps were communal
and residents had to cook in the corridors
The units were tiny
without partitions or any facilities

Super:

Slab (1960s) and Twin Tower (1970s) Blocks

VO:

Units in the Slab and Twin Tower Blocks were equipped
with self-contained washrooms

VO:

and kitchens or balconies for cooking

Super:

Trident Blocks (1980s)

VO:

The Y-shaped Trident Blocks gradually provided a multi-room design allowing tenants to partition their units

There were windows in both the living room and bedrooms and window ledges for air-conditioners

Super:

Harmony Blocks (1990s)

VO:

The Harmony Blocks also adopted a multi-room design but with bigger windows for better lighting and ventilation

Super:

Non-standard Design

Mei Tung Estate

Tung Wui Estate

Shek Kip Mei Estate

Super:

Kwai Luen Estate

VO:

At present, public housing adopts “non-standard”

site-specific designs to maximise the potential of individual sites

Super:

VO:

Eco-lighting

Green environment

VO:

They also harmonise with the surrounding landscape

local community features and reflect the needs of tenants

Super:

Natural ventilation

VO:

A series of environmentally-friendly designs

have also been introduced

based on findings from micro-climate studies

Super:

Universal Design

VO:

‘Universal Design’ has been implemented

in common areas and inside units

This makes PRH estates accessible by all

and makes it easier for the elderly to “Age in Place”

Section Title

Planning Evolution and Enhanced Facilities in Public Housing

Super:

Overall Planning of Public Housing

VO:

Much importance has also been placed

VO:

on the overall planning of estates

and the ancillary facilities provided

In the 1950s and 60s

PRH estates were concentrated in the urban areas of Kowloon

and Hong Kong Island

As the population grew

from the mid-1960s the estates expanded further afield

Community facilities and transportation networks were built

to support the population there

These new estates housing a large workforce

led to the development of the new towns

Super:

New town development-Tsuen Wan

New town development-Tuen Mun

New town development-Sha Tin

New town development-Tai Po

New town development- Tin Shui Wai

VO:

VO:

Community facilities and transportation networks were built to support the population there

These new estates housing a large workforce led to the development of the new towns

Completed in 1971

Wah Fu Estate was the first PRH estate to adopt the concept of comprehensive development

The estate came with its own shopping arcade, market, schools library, community hall and public transport interchange

The Wah Fu development model set a precedent for future public housing planning in new towns

Super:

Past and Present Facilities in Estates

VO:

In the early days

PRH estates were built to meet the basic housing needs of low-income families

and they provided few facilities

Decades on, however

marked improvements have been made in the environment facilities and community services at PRH estates

Now, when planning and designing a new estate

we proactively solicit the views of local residents

and the community to ensure that the environment

VO:

and facilities meet their needs

Section Title

Gradual Evolution of Estate Management and Residents Organisations

Super:

Estate Management

VO:

Estate management services have also

improved immensely over time

Management and security services in the early PRH estates
were minimal compared with those of today

Some residents formed their own security teams
to protect people coming home late at night

Today's PRH estates are equipped with advanced security
and management systems

Contractors provide professional property management
security, cleansing, maintenance and gardening services
all of which make for a safe and pleasant
living environment for tenants

Super:

Tenants' Organisations

VO:

Since the early 1970s

we have encouraged tenants to form Mutual Aid Committees
to organise activities and promote stronger community ties

VO:

Starting from 1996

Estate Management Advisory Committees (or EMACs)

have been set up to allow tenant representatives

Super:

Ping Shek Estate Revitalisation Scheme

VO:

to get involved in matters relating to estate management

maintenance and improvement works

Super:

Estate Activities

VO:

Estate activities in the early years focused mainly on hygiene

and fire prevention with some festive gatherings initiated by tenants

In recent years

estate activities have become much more diverse

We often partner with NGOs and EMACs

to organise events on green living

estate beautification, healthy living

and caring for neighbours and the elderly

to foster a healthy and harmonious living environment

Section Title

Subsidising Home Ownership

VO:

As people's financial situation improves

VO:

many aspire to owning homes of their own

Super:

Home Ownership Scheme, 1978-2003

VO:

Between 1978 and 2003

we ran the Home Ownership Scheme (or HOS)

under which PRH residents and low- and middle-income families
could purchase subsidised flats

Other subsidised home purchase schemes have been launched
at different times in response to demand

Super:

Tenants Purchase Scheme, 1998-2005

Home Purchase Loan Scheme, 1988-2002

Home Assistance Loan Scheme, 2003-2004

VO:

Up to the present

the Housing Authority has helped around half a million
low- and middle-income families purchase their own homes

In 2011

the government announced the resumption of the HOS

to keep pace with people's aspirations for home ownership

Section Title

Promoting Sustainability in Public Housing

VO:

VO:

As public housing has evolved over the last six decades
it has become an integral part of Hong Kong society
In the years ahead, providing sustainable public housing
will remain a key mission of the Housing Authority

Super:

Build around 79 000 PRH units for the 5 years from 2012/13
Build around 100 000 PRH units for the 5 years from 2018

VO:

We will work to ensure that our precious PRH resources
are used to help those in genuine need
We will also strive to meet our production targets
so that applicants on the waiting list will have a flat
allocated to them in the shortest period of time

Super:

Total Maintenance Scheme

VO:

We proactively provide in-flat inspections and repairs

Super:

Estate improvement and revitalisation

VO:

and we also carry out improvement works in aging estates
to extend their life span

Super:

Barrier-free facilities

VO:

VO:

Barrier-free facilities are being added to cater to the needs
of tenants of different ages and abilities

Super:

Promote green lifestyle

VO:

We have also launched energy-saving
and waste reduction programmes to encourage
a greener lifestyle among our tenants

Super:

Electric vehicles

VO:

We are adopting low carbon construction methods
and energy saving measures in our new public housing projects

Super:

Fabric reinforcement

Precast concrete components

VO:

Besides making massive use of pre-cast components
to reduce material wastage

Super:

Green treatment of marine mud

VO:

we also use recycled materials

VO:

Super:

Solar hot water heaters

VO:

and renewable energy whenever possible

VO:

Over the years, the PRH lifestyle has gradually
become a unique cultural feature of Hong Kong

We will do our best to retain the community's unique characteristics
and preserve artifacts of historical value

when redeveloping old estates

Super:

So Uk Estate being redeveloped

- Preserving estate landmarks

The redeveloped Shek Kip Mei Estate

- Conserving the trees

The redeveloped Upper Ngau Tau Kok Estate

- Preserving historical artifacts

VO:

Over the past six decades

the public housing programme has been providing pleasant
and affordable accommodation for lower-income families

Continuous improvements have been made in the design
and management of PRH estates

in response to the changing needs of tenants

As a statutory body

VO:

the Housing Authority is committed to continuing
its “people-oriented” approach, dedication and innovation
when it comes to providing quality public housing for those in need
and promoting the sustainable development of Hong Kong