

## 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