

## **Improvement in Living Environment for Public Rental Housing Residents**

### **公共租住房屋居民居住環境的改善**

As at March 1996, 661 000 public housing rental flats were provided by the Housing Authority. This figure represents about one third of the permanent living quarters in Hong Kong. The living environment of residents living in these flats is of general concern. This article presents how much the living environment of these residents has improved since 1984.

按一九九六年三月數字顯示，房屋委員會為本港居民提供了六十六萬一千個公共租住單位，約佔全港永久居住單位三份之一。這些單位的居住環境，惹人關注。本文載述自一九八四年以來，公共租住單位的居住環境有所改善的地方。

# Improvement in Living Environment for Public Rental Housing Residents

## 公共租住房屋居民居住環境的改善

### Introduction

The Housing Authority (HA) has made significant progress in improving the living environment of public rental housing (PRH) not only in building good-quality flats, but also in the provision of open space and community facilities. This paper aims to take stock of these improvements since 1984.

2. This article covers only the quantitative aspects of the living environment, including flat conditions, the provision of commercial, community and carpark facilities. It does not cover aspects that are unquantifiable, such as design features, soft landscaping, choice of material and finish, etc.

### Various improvements

3. **Site area.** A comprehensive measure of the space available to residents is the site area available per person<sup>(1)</sup>. Site area covers open space such as landscaped gardens, children's playground, etc., and residential, commercial, community and carpark facilities. The average site area per person was 3.9m<sup>2</sup> in 1984. It increased to 5.0m<sup>2</sup> in 1996, by 28% or 2% per year [Chart 1].

### 引言

房屋委員會(房委會)在改善公共租住房屋(公屋)的居住環境方面,已取得重大進展,不但在興建優質單位方面如是,在提供遊憩用地及社區設施方面亦如是。本文件旨在回顧自一九八四年以來,公屋有所改善的地方。

2. 本文只載述居住環境中可以量化的範疇,包括單位狀況及所提供的商業、社區及停車設施。不能量化的範疇如設計特色、美化環境的園林設計、選用的材料及粉飾等,均不包括在內。

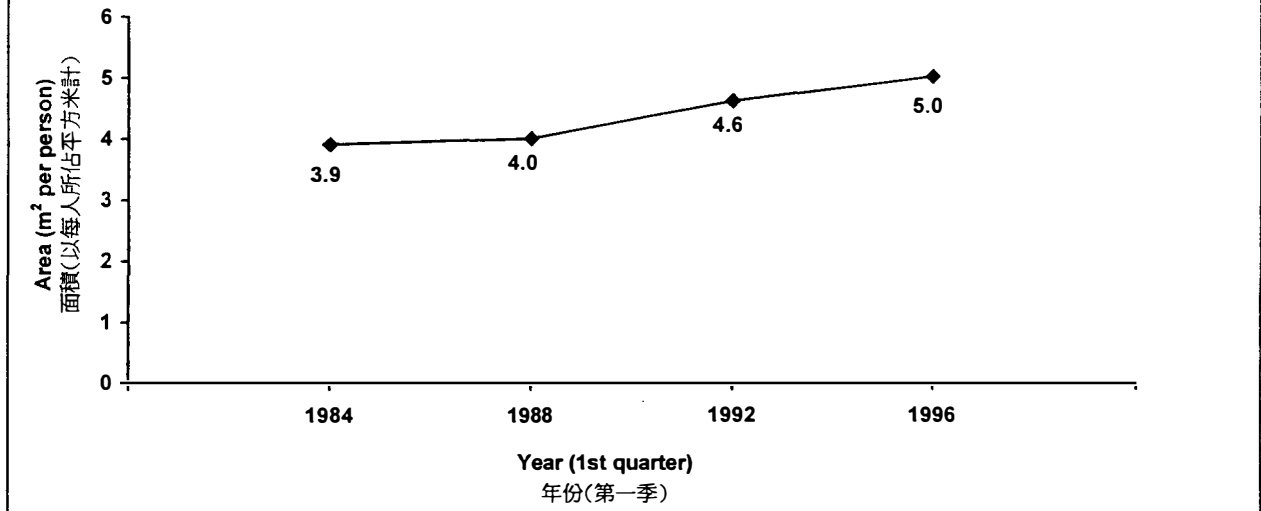
### 各項改善

3. **公屋用地總面積** 公屋住戶享有多少空間,可透過每人所佔的平均用地面積<sup>(1)</sup>作一綜合性的分析。用地總面積包括作為美化環境的園林、兒童遊樂場等遊憩用地,以及商住、社區和停車設施。一九八四年,平均每人用地面積為 3.9 平方米,一九九六年則增至 5.0 平方米,增幅為 28%,亦即每年 2% [圖一]。

Note<sup>(1)</sup> To take stock of planned improvement, authorized population and not actual population is used in this article.  
註<sup>(1)</sup> 為衡量已進行的改善計劃的成效,本文採用認可人口而非實際人口。

**Chart 1 : Average Site Area Per Person in Public Rental Housing, 1984-1996**

圖一：1984至1996年公屋的平均每人用地面積

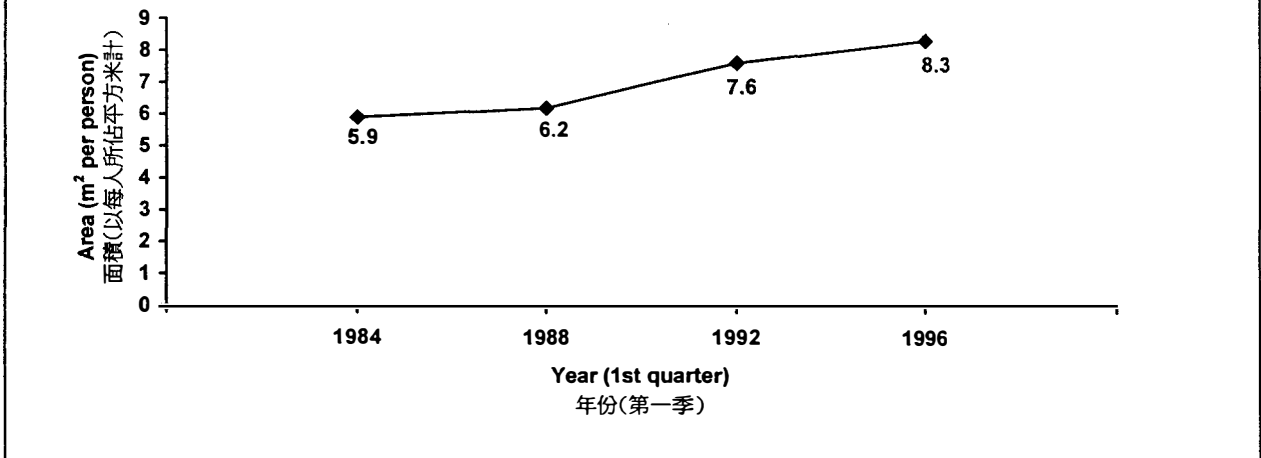


4. **Flat conditions.** As a result of the relaxation in allocation standard and the construction of larger flats, the median living space of public rental housing residents increased rapidly, from 5.9m<sup>2</sup> per person in 1984 to 7.6m<sup>2</sup> per person in 1992 and 8.3m<sup>2</sup> per person in 1996 [Chart 2].

4. **單位狀況** 由於放寬編配標準及興建較大單位，公屋住戶的居住面積迅速增加，由一九八四年的每人 5.9 平方米增至一九九二年的每人 7.6 平方米，一九九六年更增至每人 8.3 平方米〔圖二〕。

**Chart 2 : Median Living Space Per Person in Public Rental Housing, 1984-1996**

圖二：1984至1996年公屋的平均每人居住面積中位數

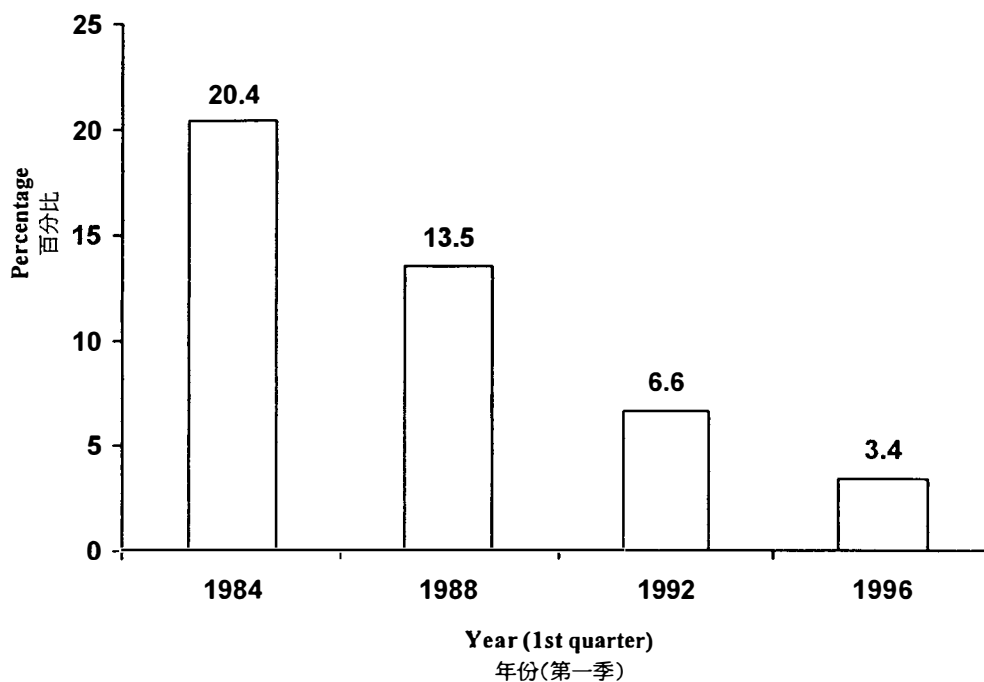


5. As obsolete blocks are pulled down under the HA's redevelopment programmes, there has been a marked reduction in the proportion of non-self-contained flats, i.e. flats with shared kitchen and toilet facilities. In 1984, non-self-contained flats accounted for 20.4% of the total stock, dropping to 3.4% in 1996 [Chart 3].

5. 在房委會的重建計劃下，很多舊型大廈已相繼清拆，因此，沒有獨立廚房或廁所設備的單位所佔的比率，一直顯著下降。一九八四年，沒有獨立設備的單位所佔比率為 20.4%，到一九九六年已降至 3.4% [圖三]。

**Chart 3 : Percentage of Non-Self-Contained Flats in Public Rental Housing, 1984-1996**

圖三：1984至1996年沒有獨立設備公屋單位的百分比

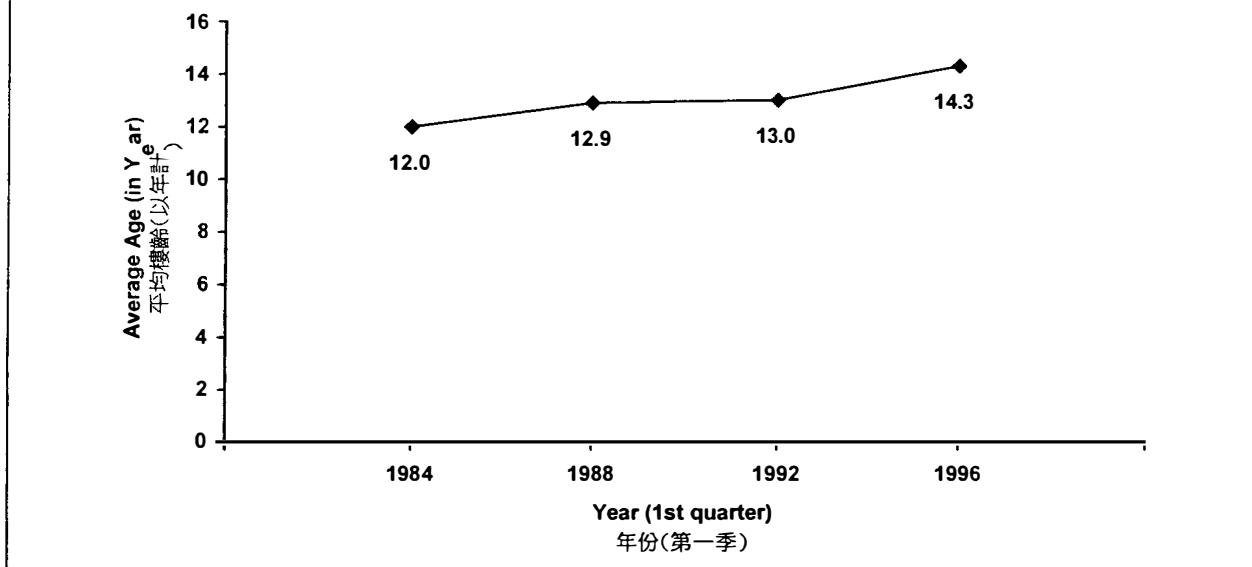


6. Another measure of the quality of flats is age of building. The average age of the public rental housing flats increased by only 2.3 years in a period of 12 years since 1984. This is achieved by extensive redevelopment of older flats and large-scale production of new ones. The average for 1996 is 14.3 years [Chart 4].

6. 另一個評估單位質素的標準為樓齡。由一九八四年起計的 12 年期間，公屋的平均樓齡只增加了 2.3 年。這是透過廣泛重建舊單位及大量興建新單位所達致。一九九六年的平均樓齡為 14.3 年 [圖四]。

**Chart 4 : Average Age of Public Rental Housing Flats, 1984-1996**

圖四：1984至1996年公屋單位的平均樓齡

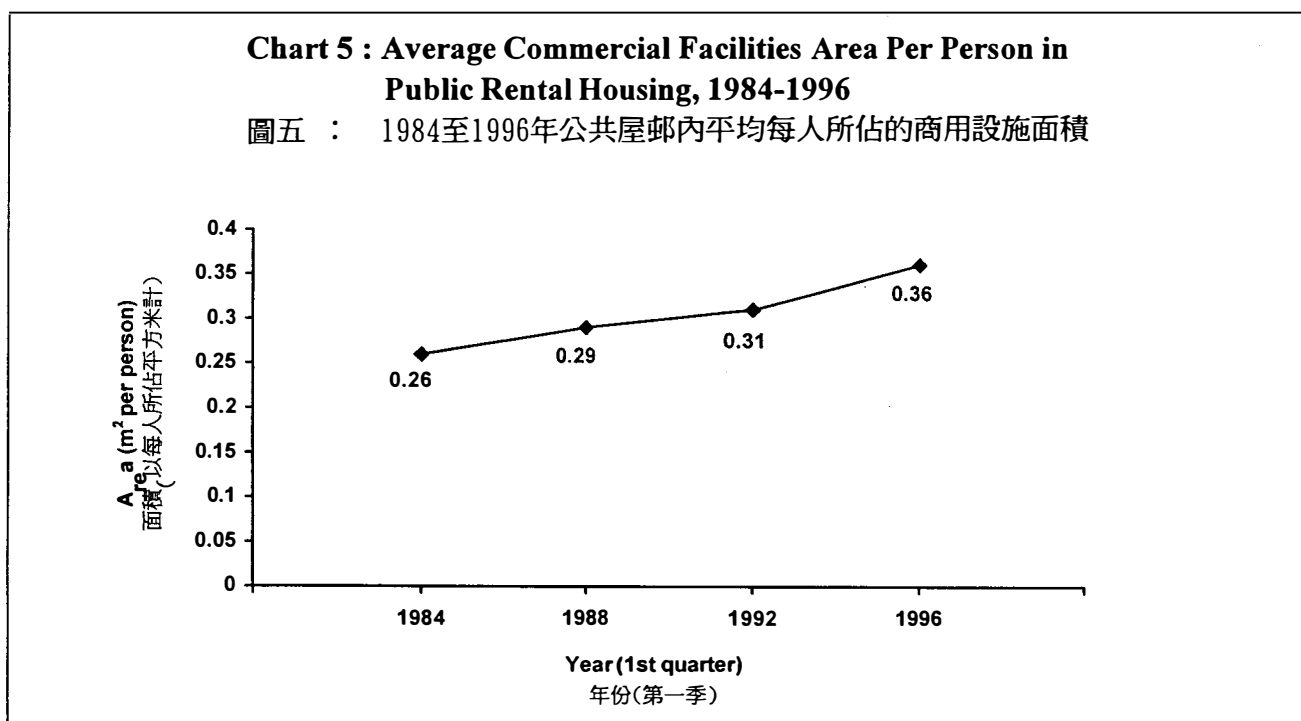


7. **Commercial facilities.** Commercial facilities include shops, banks, department stores, supermarkets, restaurants and cooked food stalls. The internal floor area of commercial facilities per person in public rental housing estates increased by 38% between 1984 and 1996, from 0.26m<sup>2</sup> per person, to 0.36m<sup>2</sup> per person [Chart 5].

7. **商用設施** 商用設施包括商舖、銀行、百貨公司、超級市場、酒樓及熟食檔位。在一九八四至一九九六年間，公共屋邨內每人所佔的商用設施，以室內樓面面積計增加了38%，由每人0.26平方米增至每人0.36平方米〔圖五〕。

**Chart 5 : Average Commercial Facilities Area Per Person in Public Rental Housing, 1984-1996**

圖五：1984至1996年公共屋邨內平均每人所佔的商用設施面積

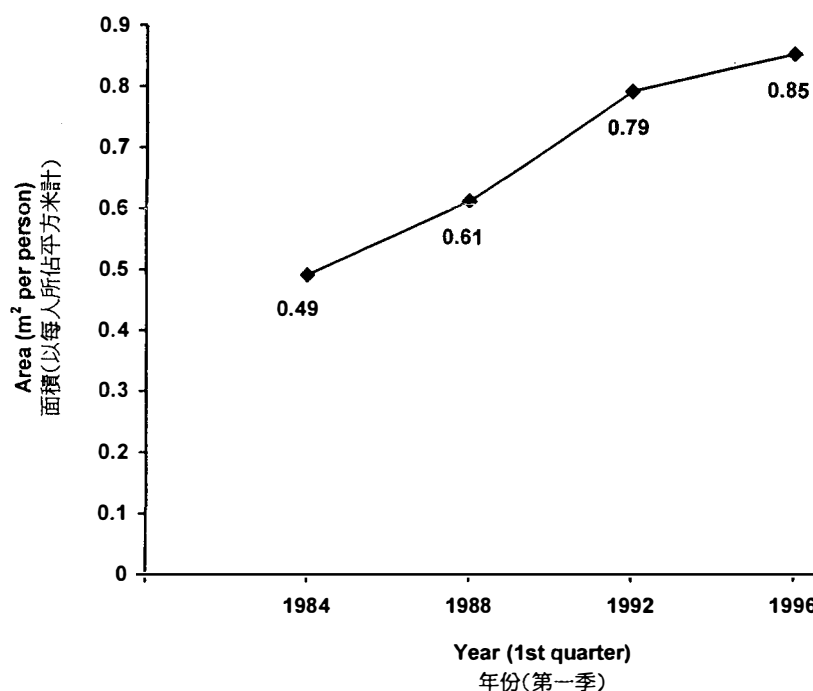


8. **Community service.** Regarding the area allocated for community service such as nurseries, children and youth centres, libraries/study rooms, hostels for the elderly, hostels for the handicapped, kindergartens/ schools, clinics, etc., it was 0.49m<sup>2</sup> per person in 1984, rising to 0.85m<sup>2</sup> per person in 1996, representing a significant increase of 73% or 5% per year [Chart 6].

8. **社區服務** 至於編配予社區服務(例如托兒所、兒童及青年中心、圖書館/自修室、老人宿舍、傷殘及弱能人士宿舍、幼稚園/學校、診所等)的面積，一九八四年為每人 0.49 平方米，到一九九六年則增至每人 0.85 平方米。增幅十分顯著，高達 73%，亦即每年 5% [圖六]。

**Chart 6 : Average Community Service Area Per Person in Public Rental Housing, 1984-1996**

圖六： 1984至1996年公共屋邨內平均每人所佔的社區服務用地面積



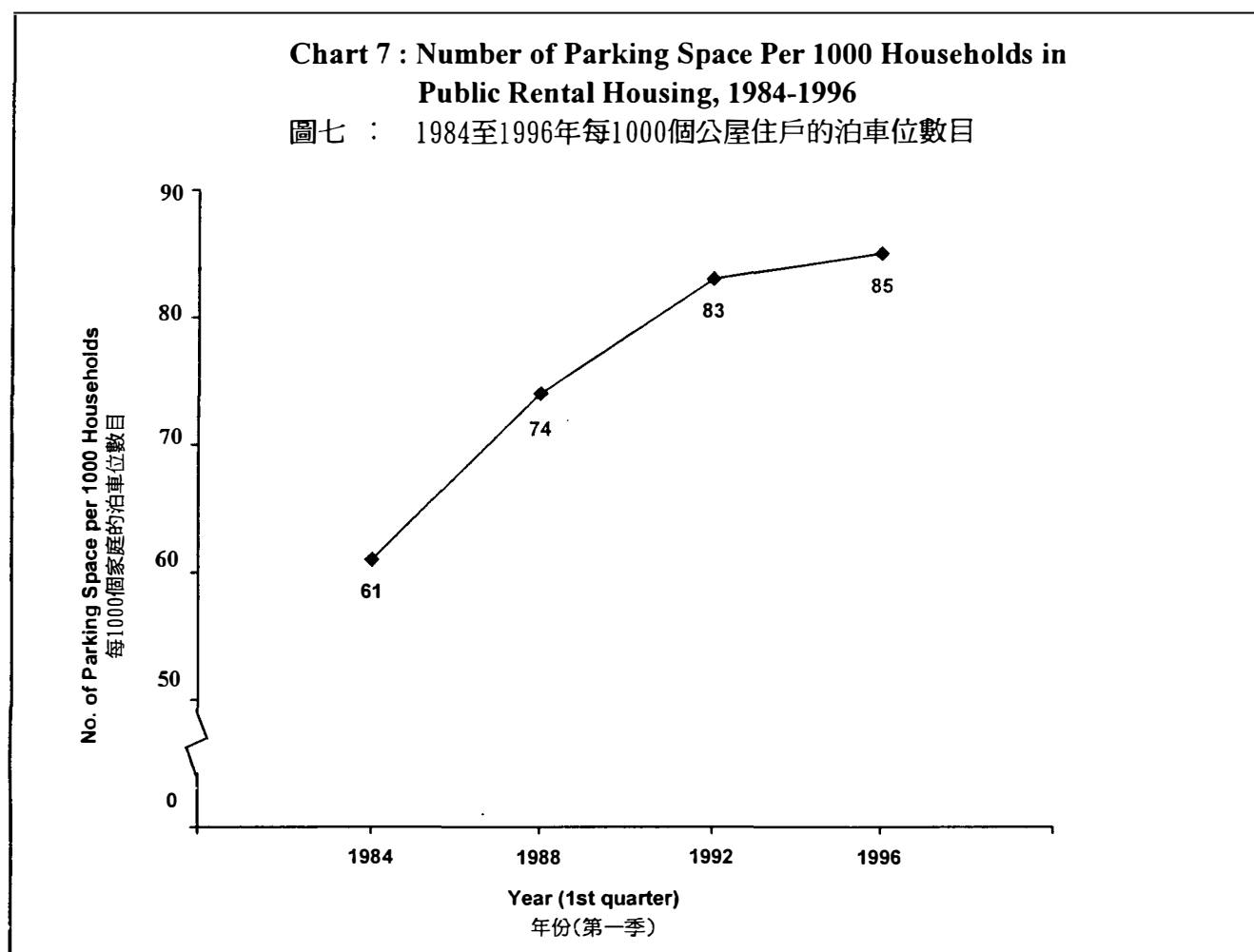
9. **Carparks.**<sup>(2)</sup> The number of parking spaces per 1 000 households was 61 in 1984, rising to 85 in 1996, representing an increase of some 39% or 3% per year [Chart 7].

9. **停車場**<sup>(2)</sup> 一九八四年，每 1 000 個住戶有泊車位 61 個，到一九九六年增至 85 個。增幅約為 39%，亦即每年 3% [圖七]。

Note <sup>(2)</sup> Including parking spaces for private car, lorry and motorcycles.  
註 <sup>(2)</sup> 泊車位包括私家車位，輕型貨車位及電單車車位。

**Chart 7 : Number of Parking Space Per 1000 Households in Public Rental Housing, 1984-1996**

圖七： 1984至1996年每1000個公屋住戶的泊車位數目



10. The above show the results and efforts made by HA over the years to improve the living environment of public rental housing.

10. 以上所述各項數據均顯示出房委會於年來為改善公屋住戶居住環境作出的努力及成果。