

## 公共租住房屋居民居住環境的改善 **Improvement in Living Environment for Public Rental Housing Residents**

按一九九八年三月數字顯示，房屋委員會為本港居民提供了六十七萬個公共租住單位，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。本文載述自一九八八年以來，公共租住單位的居住環境有所改善的地方。

As at March 1998, 670 000 public rental housing 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 these tenants is often of public interest. This article presents how far the living environment of these residents has been improved since 1988.

如對本文有任何查詢，請致電香港房屋委員會統計分組(一) (電話：2762 4628)。

If you have any enquires on this article, please call Statistics Section (1) of the Hong Kong Housing Authority (Tel : 2762 4628).

# 公共租住房屋居民居住環境的改善

## Improvement in Living Environment for Public Rental Housing Residents

### 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。本文回顧自一九八八年以來，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。一九八八年，平均每人用地面積為4平方米，一九九八年則增至5.8平方米，增幅為45%，亦即每年4%。(圖一)

### Introduction

The Housing Authority (HA) has made significant progress in improving the living environment of public rental housing (PRH), not only through the provision of quality flats, but also through the provision of open space and community facilities. This article takes stock of the improvements achieved since 1988.

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 which are unquantifiable, such as design features, soft landscaping, choice of materials and finishes, etc.

### Various improvements

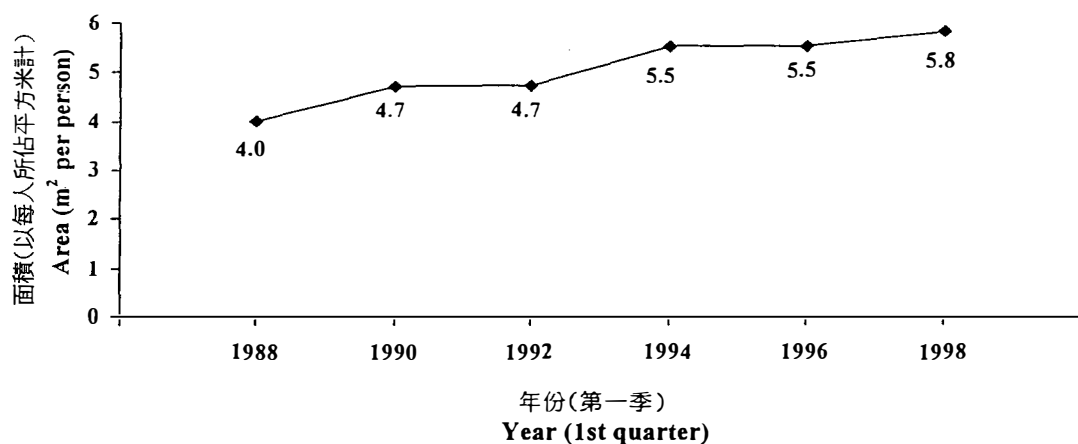
3. **Site area.** A comprehensive measure of the space available to residents is the site area available per person<sup>(1)</sup>. Site area covers open space such as landscaped gardens, children's playgrounds, residential / commercial / community and carpark facilities. The average site area per person was 4m<sup>2</sup> in 1988. It has increased by 45% to 5.8m<sup>2</sup> in 1998, or 4% per year. (Chart 1)

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註<sup>(1)</sup> 本文採用認可人口以衡量已進行的改善計劃的成效。

Note<sup>(1)</sup> To take stock of planned improvement, authorized population is used in this article.

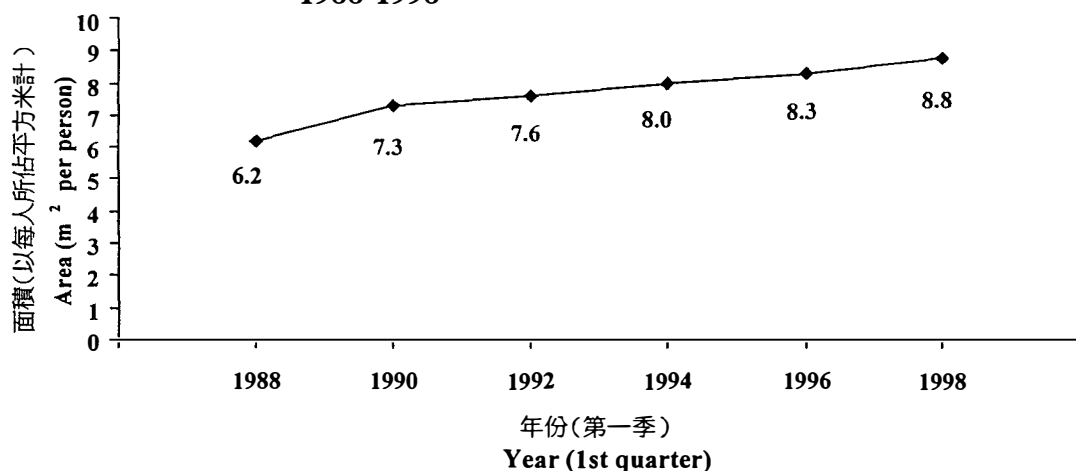
圖一 1988 至 1998 年公屋的平均每人用地面積  
**Chart 1 Average Site Area Per Person in PRH, 1988-1998**



4. **單位狀況** 由於放寬編配標準及興建比較多較大單位，公屋住戶的每人居住面積中位數<sup>(2)</sup>迅速增加，由一九八八年的每人6.2平方米增至一九九二年的每人7.6平方米，一九九八年更增至每人8.8平方米。(圖二)

4. **Flat conditions.** As a result of the relaxation in allocation standard and the provision of more larger flats, the median<sup>(2)</sup> living space of PRH residents has increased rapidly, from 6.2m<sup>2</sup> per person in 1988 to 7.6m<sup>2</sup> per person in 1992 and 8.8m<sup>2</sup> per person in 1998. (Chart 2)

圖二 1988 至 1998 年公屋的每人居住面積中位數  
**Chart 2 Median Living Space Per Person in PRH, 1988-1998**

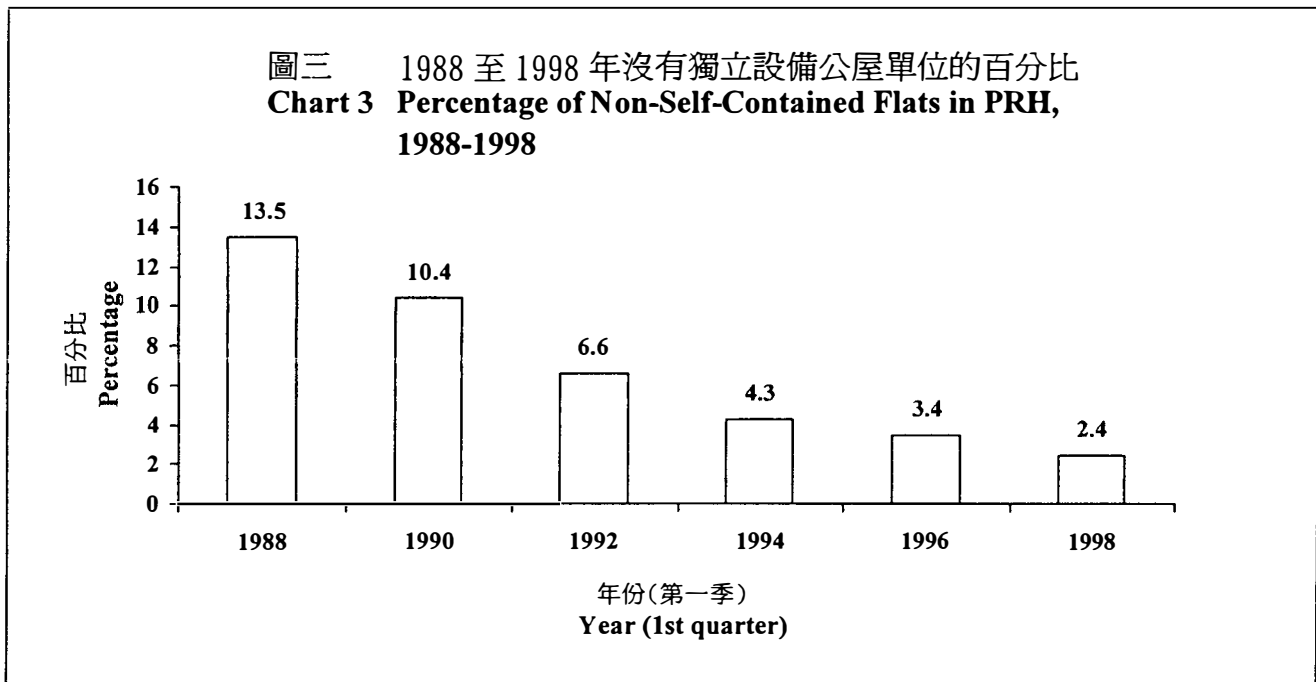


註<sup>(2)</sup> 每人居住面積中位數是指百分之五十住戶的每人居住面積是較該中位數為高，而另外百分之五十是較該中位數為低。

Note<sup>(2)</sup> Median living space per person is the one that 50% of the living space per person of the households are greater than that area and the other 50% are less than that.

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。一九八八年，沒有獨立設備的單位所佔比率為13.5%，到一九九八年已降至2.4%。（圖三）

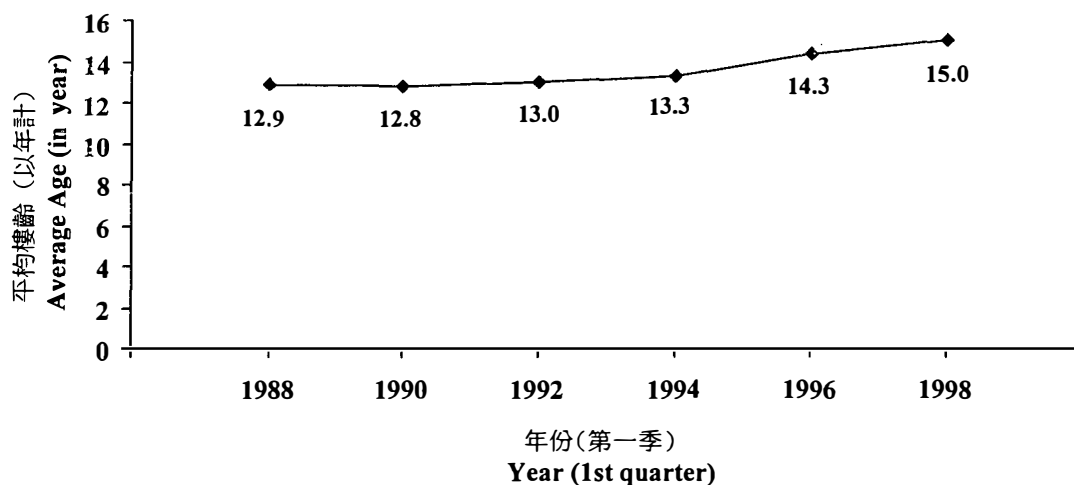
5. As obsolete blocks are pulled down under the HA's redevelopment programmes, there has been a marked reduction in the proportion of non-self-contained flats, i.e. flats with shared kitchen or toilet facilities. In 1988, non-self-contained flats accounted for 13.5% of the total stock. In 1998, it has dropped to 2.4%. (Chart 3)



6. 另一個評估單位質素的客觀標準為樓齡。由一九八八年起計的10年期間，公屋的平均樓齡只增加了2.1年。這是透過廣泛重建舊單位及大量興建新單位所達致。一九九八年的平均樓齡為15年。（圖四）

6. Another objective measurement of the quality of flats is age of buildings. The average age of the PRH flats increased by only 2.1 years in a period of 10 years since 1988. This is achieved by extensive redevelopment of older flats and large-scale production of new ones. The average age of flats in 1998 is 15 years. (Chart 4)

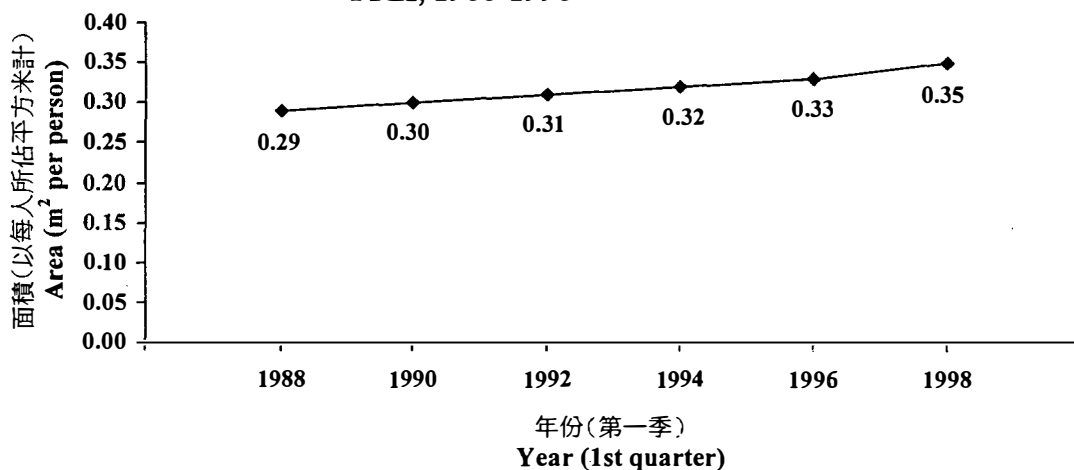
圖四 1988至1998年公屋單位的平均樓齡  
 Chart 4 Average Age of PRH Flats, 1988-1998



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。在一九八八至一九九八年間，公屋內每人所佔的商用設施，以室內樓面面積計增加了21%，由每人0.29平方米增至每人0.35平方米。(圖五)

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 PRH estates increased by 21% between 1988 and 1998, from 0.29m<sup>2</sup> per person to 0.35m<sup>2</sup> per person. (Chart 5)

圖五 1988至1998年公屋內平均每人所佔的商用設施面積  
 Chart 5 Average Commercial Facilities Area Per Person in PRH, 1988-1998



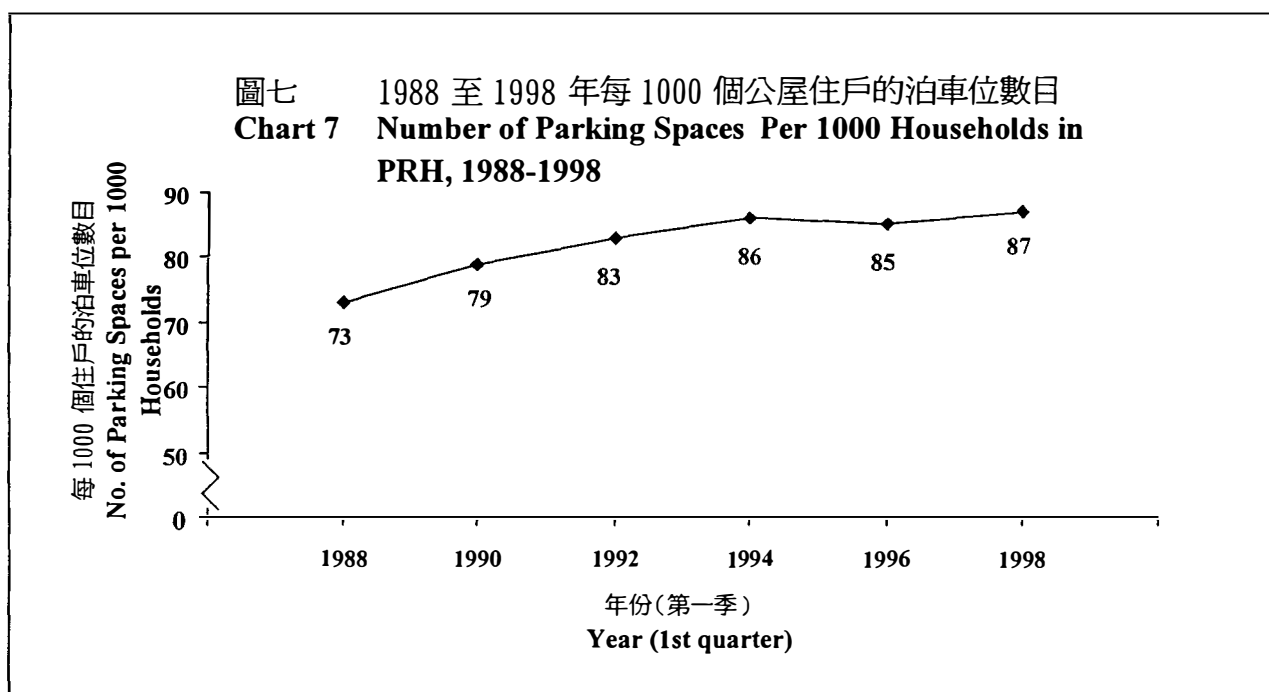
8. **社區設施** 至於編配予社區服務(例如托兒所、兒童及青年中心、圖書館/自修室、老人/傷殘及弱能人士宿舍、幼稚園/學校、診所等)的面積,一九八八年為每人0.61平方米,到一九九八年則增至每人0.95平方米。增幅十分顯著,高達56%,亦即每年5%。(圖六)

8. **Community facilities.** Regarding the area allocated for community services such as nurseries, children and youth centres, libraries/study rooms, hostels for elderly / handicapped, kindergartens/schools, clinics, etc., it was 0.61m<sup>2</sup> per person in 1988, but has risen to 0.95m<sup>2</sup> per person in 1998, representing a significant increase of 56% or 5% per year. (Chart 6)



9. 停車場<sup>(3)</sup> 一九八八年，每1 000個住戶有泊車位73個，到一九九八年增至87個。增幅約為19%，亦即每年2%。(圖七)

9. *Carparks.*<sup>(3)</sup> The number of parking spaces per 1 000 households was 73 in 1988, rising to 87 in 1998, representing an increase of some 19% or 2% per year. (Chart 7)



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

10. The above information shows the efforts made by HA over the years to improve the living environment of public rental housing.

註<sup>(3)</sup> 泊車位包括私家車位，輕型貨車位及電單車車位。

Note<sup>(3)</sup> Including parking spaces for private cars, lorries and motorcycles.