



From Shelter to Home

香港公屋四十五年

45 Years of Public Housing Development in Hong Kong





香港房屋委員會  
Hong Kong Housing Authority



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# 目錄 Contents

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7	獻辭	Messages
12	前言	Foreword
16	香港公屋發展年表	Chronology of Public Housing Development
20	第一章：流離失所	Chapter 1: The Destitute and Homeless
42	第二章：上樓新天地	Chapter 2: Ascending to a Mansion
74	第三章：廣廈千萬間	Chapter 3: Tens of Thousands of Tall Mansions
110	第四章：安居之道	Chapter 4: The Way to Stable Settlement
138	第五章：十年宏願換新天	Chapter 5: Ten-year Plan for a New Future
166	第六章：敢將滄海變桑田	Chapter 6: Creating New Communities
200	第七章：新挑戰新文化	Chapter 7: A Fresh Approach to Future Challenges
236	結語：邁向廿一世紀	Epilogue: Striding Towards the 21st Century
259	附錄	Appendices
263	鳴謝	Acknowledgements
264	作者跋	Postscript









獻辭

公共房屋發展四十五周年

# 廣蔭萬民

香港特別行政區行政長官

董建華





## 獻辭

香港公共房屋發展至今已有一百五十載，成為香港歷史中不可或缺的一部分，其間受惠的居民更數以百萬計，在促進社會穩定和諧方面，擔當着重要角色。

香港房屋委員會自成立以來，一直都竭盡所能，致力為市民服務；除了興建房屋，更着重為居民締造愜意舒適的生活。剛於去年在公共屋邨全面推行的「屋邨管理諮詢委員會」計劃，正好為住戶提供更多直接參與屋邨管理的機會，讓他們可以從使用者的角度，就屋邨改善工程及日常管理事務，提出建議及作出決定，進一步改善屋邨環境。

香港特別行政區政府決意為有需要的家庭提供住屋，以及鼓勵市民置業。過去一年，房委會除了繼續加快興建公屋，讓真正有需要的人士可以盡快入住公屋之外，還推出「租者置其屋」計劃，鼓勵市民自置居所，以及增加「自置居所貸款」計劃的名額，幫助有需要的市民達成置業夢想。

公元二千年即將臨近，我們會一同邁進新紀元，房委會一定悉力以赴，本着一貫「關懷為本、顧客為本、盡心為本」的信念，竭誠為居民服務。我們希望藉着不同的房屋發展計劃，為有需要的市民，提供舒適的住所；同時亦希望透過邨管諮委會計劃，與居民攜手合作，令屋邨的生活更添親切和歸屬感。

香港房屋委員會主席  
王葛鳴



## Messages

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It has been 45 years since the first public housing estate was built, and its development since then has become an integral part of Hong Kong history. During these years, hundreds of thousands of people in Hong Kong have benefited from the public housing programme, which has also played an important role in promoting stability and harmony of society.

The Hong Kong Housing Authority has been doing its utmost to serve the public since its establishment. In addition to building more flats, we aim to provide our tenants with a decent living environment. With the full implementation of the Estate Management Advisory Committee (EMAC) scheme last year, our tenants can now get directly involved in managing their own housing estates. As the end-users, they are invited to give their suggestions, or even make decisions on matters, from renovations to the routine management works for improving the environment of their estates.

The Hong Kong SAR Government is determined to provide housing for those people genuine in need and at the same time to encourage people who are financially able to purchase their own homes. In the past 12 months, apart from building new rental housing units for applicants on the waiting list, the Housing Authority has also launched the 'Tenants Purchase Scheme' and increased the quota for the 'Home Purchase Loan Scheme' in a bid to encourage and assist more people to own their own housing units.

We are now on the threshold of the year 2000 and we will be entering into a new era. The Housing Authority will strive for continuous improvement by clinging to our core values: Caring, Customer-focused and Committed. Through the provision of various public housing programmes, we hope we will be able to provide people in need with a comfortable home. We also hope that through the EMAC scheme, we can work hand in hand with our tenants to make the housing estates an even better place in which to live.



Rosanna Wong Yick-ming

*Chairman*

*Hong Kong Housing Authority*





## 獻辭

### 再接再礪 助民安居

香港的房屋發展，成績驕人。特別是我們的公營房屋計劃，是許多地區和城市爭相仿效的對象。早期的公營房屋建設，只是給有緊急需要的市民一個棲身之所。時至今日，我們的租住公屋和資助自置居所屋苑配套齊全和舒適，而且租金和價格相宜，為香港超過一半的市民提供了理想的「安樂窩」。

如此佳績，實在有賴香港房屋委員會的貢獻。香港房屋委員會於一九七三年成立，負責根據政府的整體房屋政策興建和管理公營房屋。多年以來，由於房屋委員會和房屋署全人悉力以赴，我們的公營房屋發展屢創新績，成果豐碩。

香港特區政府於一九九八年二月發表了長遠房屋策略白皮書，為未來的房屋發展制定具體目標和新方向，進一步推動本港的房屋建設。我們將會繼續幫助市民獲得合適和能力可以負擔的住屋，以及鼓勵市民自置居所。

我們有信心和決心，從社會的長遠利益出發，迎接未來的挑戰。

黃星華

房屋局局長  
黃星華



## Messages

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### Housing in Hong Kong: Achievement and Vision

Housing is one of Hong Kong's great success stories. Our public housing programme is, in particular, a model for other cities and territories. Evolved as an emergency housing programme where only basic shelter was offered, public rental housing and assisted home ownership flats now provide comfortable accommodation, with modern amenities, at affordable rents or prices for over half of our population.

Much of the credit for this astonishing achievement goes to the Hong Kong Housing Authority, established in 1973, which has built and managed a massive public housing programme within the policy framework laid down by the Government. Thanks to the commitment and intense efforts of Housing Authority Members and staff of the Housing Department, many new accomplishments have been brought to fruition.

Following the publication of the White Paper on Long Term Housing Strategy in February 1998, the Government of the Hong Kong Special Administrative Region has set a new direction and given new impetus to Hong Kong's housing strategy. We will continue to help all households gain access to adequate and affordable housing, and encourage wider home ownership in the community.

We have the confidence and ability to meet the challenges ahead with vision and determination.



Dominic S.W. Wong  
*Secretary for Housing*





## 前言

英諺說：「溫暖是我家」，但對許多生活於四、五十年代的香港人來說，當時的家豈是如此溫馨浪漫。一如本書所描述，「家」對於那時數以萬計的市民而言，只是一些由薄薄的木板及鐵皮蓋搭而成的棲身之所，簡陋的程度令人咋舌，既不能抵禦颱風及水患的侵襲，居民更經常受疾病及罪行困擾，污穢及擠迫的情況令人難以想像。

更甚是無情大火威脅，祝融的光顧，往往摧毀無數家園，奪去不少性命。結果，在一九五三年聖誕夜，石硤尾寮屋區一場大火，令政府採取了果斷行動，開始建造起基本但堅固的房子，安置這許多許多在大火慘劇中痛失家園的災民；同時，展開了日後發展成為本港規模龐大及高瞻遠矚的房屋計劃，確保每一個香港人擁有安居之所。

本書除了引用統計資料和記述過去四十五年不斷演變的房屋策略外，更重點訪問了一些屋邨居民，細說當年今日，與此同時，亦記載了不少公屋管理及專業人員過去所作出的努力，他們的見證印證了過去多年房屋計劃的進展和成就。這些故事實在值得一記下和流傳下去。

人需要有一個安居之所，才可作出建樹和盡市民的责任，正如本書鮮明的描述，不同類型的公共房屋對本港民生及經濟發展均有莫大貢獻。公共房屋讓一代又一代的香港人得以生息，繼而發奮向上，共創繁榮。

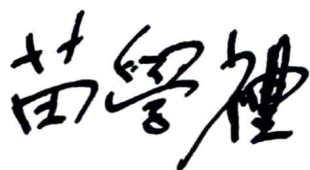
當然社會的成功亦不斷帶來新挑戰，特別是房屋問題。由於經濟富裕，市民對住屋的期望亦不斷提高。今日公共房屋的目標已不再是單為市民提供片瓦遮頭的地方，而是提供



有各項設施，可讓他們享受愉快生活的居所。除出租公屋之外，我們亦致力提供一般市民都能負擔得起的居住單位，讓他們購買。

前瞻未來，任務仍不勝數。我們一方面幫助市民實現置業的夢想，以及確保有需要的人士獲得安置，與此同時又要不斷改良及改進我們的產品及服務。透過「提高管理質素」計劃，我們將三本精神，即「關懷為本、顧客為本及盡心為本」，體現於日常工作中，以期達致資源更合理分配、工作更有效率及進一步提高成本效益。

我們過去的努力已為數百萬人提供安穩的家，令他們無後顧之憂。今後我們會秉持這個使命，繼續為市民服務。



房屋署署長

苗學禮