

附錄一 歷史及發展

APPENDIX I HISTORY AND DEVELOPMENT

一九四七年

倫敦市長的「空襲救災基金」向香港福利議會捐贈一萬四千英鎊，該會同意成立一個委員會，以該筆款項拓展房屋計劃，為工人及其家屬提供住屋。其後，該會所成立之有關委員會成為香港房屋協會的前身。

一九四八年

房協正式成立，旨在以相宜價格提供一般家庭生活所需的獨立居住單位。同年四月十七日，房協舉行第一次正式會議，社會福利議會會員連同當時香港主教何明華會督和一班熱心社會人士一起出席，當中包括關祖堯爵士、陳乙明會計師、張有權先生、萬茂夫先生、山士巴利先生、芬利先生、賴恩神父、羅拔臣教授及史葛孟嘉芙女士。

一九五一年

房協正式成為法定團體，並具有本身的組織章程。

一九五二年

首個出租屋邨上李屋在深水埗落成，屋邨使用之土地由政府以低於市值的價格批出，並提供一項四十年還款期的低息貸款。該屋邨已於一九九五年重建竣工並重新命名為樂年花園。

一九六八年

政府終止為房協提供低息貸款，但卻繼續以市值三分之一的價格批地予房協興建出租屋邨。踏入七十年代，為配合政府在加強公共房屋供應方面的角色，房協率先為市民提供更多不同類型的房屋，以滿足市民不斷改變的住屋需求。

1947

A gift of £ 14,000 from the Lord Mayor of London's Air Raid Distress Fund was donated to the Hong Kong Social Welfare Council. The Council then agreed to use the donation to establish a sub-committee and to initiate a housing scheme for workers and their families. The sub-committee later became the Hong Kong Housing Society.

1948

The Housing Society was formally established with the aim of providing self-contained homes for families in need at non-prohibitive rates. On 17 April, its first official meeting was held, attended by members of the Social Welfare Council, Bishop Hall and concerned citizens, Sir C Y Kwan, Messrs I M Tan, A Cheung, C G Melmoth, E Sainsbury and I Finnie, Reverend T F Ryan, Professor Robinson and Ms Scott-Moncrieff.

1951

The Housing Society was incorporated by Ordinance with its own Constitution.

1952

The first rental estate Sheung Li Uk, Shamshuipo was completed on a site granted by Government at a concessionary price. The Housing Society was provided with a low interest loan repayable over 40 years. The estate was redeveloped and renamed in 1995 as Cronin Garden.

1968

The provision of low interest loans ceased, though Government continued to grant land for rental estates at one-third of the full market value. Moving into the 70's, to complement Government's greater role in the provision of public housing, the Housing Society took the lead to create other housing options to meet the changing needs of the community.

一九七四年

房協運用一筆須於一九九四年前償還的一億港元創辦貸款，發展「市區改善計劃」，重建日久失修的市區舊樓，並於同年推行專業房屋管理。

一九七六年

「市區改善計劃」首個項目堅尼地城美新樓 A 座竣工。

一九八六年

「郊區公共房屋計劃」首個項目西貢對面海邨竣工。

一九八七年

房協開始發展「住宅發售計劃」，以低於市值的價格為中下入息家庭提供優質房屋。

一九九二年

「住宅發售計劃」首個項目荃灣祈德尊新邨獲香港建築師學會頒發建築設計優異獎。

一九九三年

房協獲香港政府委託推行「夾心階層住屋計劃」，協助中等入息家庭置業。同年八月率先推出「夾心階層住屋貸款計劃」。

一九九四年

房協正式推出「夾心階層住屋計劃」，首個項目青衣宏福花園公開接受申請。同年，更首次在金融市場集資，發行港幣二十億元浮息票據。

一九九五年

「夾心階層住屋計劃」首個項目青衣宏福花園竣工。

1974

With a \$100 million starter loan to be repaid by 1994, the Housing Society launched the Urban Improvement Scheme for redevelopment of slum properties in decaying urban areas. The Housing Society pioneered the concept of professional housing management.

1976

The first Urban Improvement Scheme project – Block A of Mei Sun Lau in Kennedy Town – was completed.

1986

The first rural public housing project in Tui Min Hoi Chuen, Sai Kung, was completed.

1987

The Housing Society launched the Flat-For-Sale Scheme to provide low-to-middle income families with quality flats at concessionary prices.

1992

The first Flat-For-Sale project. Clague Garden Estate at Tsuen Wan, was awarded a Certificate of Merit by the Hong Kong Institute of Architects.

1993

The Housing Society was appointed by the Government to implement the Sandwich Class Housing Scheme to assist middle-income families to purchase flats; Sandwich Class Housing Loan Scheme was launched in August 1993.

1994

The Housing Society launched the Sandwich Class Housing Scheme and invited applications for the scheme's first project – Tivoli Garden in Tsing Yi. In the same year, the Housing Society raised funds from the financial market for the first time by issuing \$2 billion Floating Rate Note.

1995

The first Sandwich Class Housing Scheme project, Tivoli Garden, was completed.