

public housing unit, although standards are higher.

There are additional management, repair and service charges.

Residents pay separately for services such as meals and nursing care

Construction for both projects cost about \$668M.

The entry contribution represents only about 35% of total development cost and payback would take 20-30 years.

### Management

In 1997, the search began for building operators. Nine providers were identified and invited to tender. Five submitted proposals, which were judged in consultation with the Social Welfare Department.

In addition to traditional property management, the operators provide basic care services and optional provisional care at tenant's cost.

### Ways Forward

Through the experience of SEN, and a study conducted jointly with HKU, we continue to develop our understanding of elderly housing. With rising living standards, simple provision of accommodation may no longer satisfy the aspirations of the elderly. Our vision is to offer 'Quality with Choice', where physical accommodation is combined with personal care and community support services. SEN is one approach to satisfy the needs of independent seniors. We expect to meet other needs through other programmes which integrate resources between the Housing Society, Government, NGOs and private developers.

*Many members expressed that they had missed the chance of visiting Jolly Place on 26 June 2004. They wished to obtain relevant information on this project. Thus, I invited Mr Benny Hui of Hong Kong Housing Society, developer of Jolly Place, to provide relevant information about this project. Hope you enjoy this article.*

*The Editor*

# 公共屋邨 長者服務



吳秀華

家有一老，如有一寶。為了尊重及多謝長者過往對社會作出的努力及貢獻，無論政府或非牟利機構，都非常關注長者住屋的需要。他們不斷推出新的構思、新的服務及設施，不但希望我們的長者老有所依，更希望他們可以安享晚年。例如香港房屋協會去年推出的『長者安居樂住屋計劃--樂頤居』，今年九月推出的『富貴長者屋--彩頤居』，及其他志願機構經營的各式各樣老人宿舍等等。

房屋署為照顧高齡人士的住屋需要，特設立多項優先配屋計劃，供長者申請。同時，為了鼓勵年青家庭照顧長者，凡與年老父母或年長親屬同住的家庭亦可循一些優先計劃，申請提早獲得編配公屋。香港房屋委員會亦非常關注高齡人士入住公屋的需要，於一九八四年更設立『長者住屋』計劃，於屋邨內有多項措施，照顧長者的需要。現將房屋署有關計劃簡介如下：

### 『高齡單身人士』優先配屋計劃

申請人如符合下列申請條件，會被編配入住長者住屋或一人住屋單位。

1. 申請人在申請時必須年屆58或以上，而在配屋時，必須年滿60歲，且在香港居住滿七年，並仍在香港居住；
2. 申請人的每月入息及現時的資產淨值不得超過房委會訂定的最高入息及總資產淨值限額；
3. 申請人須符合所有適用於一般家庭的申請公屋條件。

### 『共享頤年』優先配屋計劃

1. 兩位或以上的高齡人士，無論是否有親屬關係，若同意共住一個公屋單位，即可申請，無親屬關係的成員，須於申請表內一同簽署或蓋章。
2. 申請登記時，他們必須全部年滿58歲，於配屋時，則必須年滿60歲。
3. 申請公屋的高齡人士，每月家庭總收入及現時的總資產淨值不得超過房委會訂定的最高入息及總資產淨值限額。