

「樂誼居」Joyful Place Inclusive Housing Pilot Project 共融房屋先導計劃知多啲



「社會房屋」大家可能聽過，「共融房屋」你又知幾多呢？扶康會以推動傷健共融為目標，於2021年5月以自負盈虧模式開辦「樂誼居」共融房屋先導計劃，出租予精神復元人士及社區單身人士，讓他們有共同生活及相處的機會，藉此促進社會共融，是全港首個推動傷健一家的房屋計劃。

You may have heard of "Social Housing", but how much do you know about "Inclusive Housing"? "Joyful Place" Inclusive Housing Pilot Project is a sole and non-profit making transitional housing scheme pioneered by Fu Hong Society in May 2021, which aims to cultivate social inclusion through provision of a cohabit environment in the community for singletons of both persons with and without disabilities. Inclusive Housing is a tailor-made housing mode for persons with disabilities to cohabit with ordinary citizens where social inclusion can be enhanced through their daily interactions, sharing and mutual support via our specially designed co-living environment and programs.

「樂誼居」共融房屋先導計劃於2021年5月25日（星期二）假樂誼居舉辦簡單開幕典禮，在場人士更合力製作蘭花盆栽為樂誼居作裝飾點綴。扶康會董事局主席施家殷先生，MH及扶康會神師方叔華神父，PIME, BBS 歡迎準租客入住「樂誼居」。

A simple opening ceremony for "Joyful Place" Inclusive Housing Pilot project was held on 25 May 2021 (Tuesday) at Joyful Place, participants worked together to make orchid pot for Joyful Place as decoration and embellishment. Mr. SZE Kyran, MH, Chairman of the Society's Council, and Fr. Giosuè BONZI, PIME, BBS, Spiritual Adviser of the Society, welcome the tenants to move in to Joyful Place.



為大家更了解「共融房屋」，我們訪問了以下三位專責小組成員，以一問一答的形式，讓讀者更立體地了解整個「樂誼居」共融房屋先導計劃：

- 扶康會董事局主席施家殷先生，MH，及
- 人力資源委員會主席林振敏先生，SBS, QFSM, CPM，及
- 建築拓展及維修委員會主席陳達文先生

請簡介一下「樂誼居」共融房屋先導計劃的理念？

施：扶康會一直致力推動傷健一家和社會共融，除營運資助服務外，亦開辦自負盈虧服務計劃，以滿足服務需求。今次於香港西灣河利基大廈1樓之4個自置單位開展這個「樂誼居」共融房屋先導計劃，是全港首個推動傷健一家的共融房屋計劃，為單身殘疾人士及一般人士提供合理的租金及居住環境，提升他們的生活質素，讓他們有共同生活及相處的機會，藉此促進社會共融，並開創香港傷健一家社會房屋模式的先河，以供各界參考。

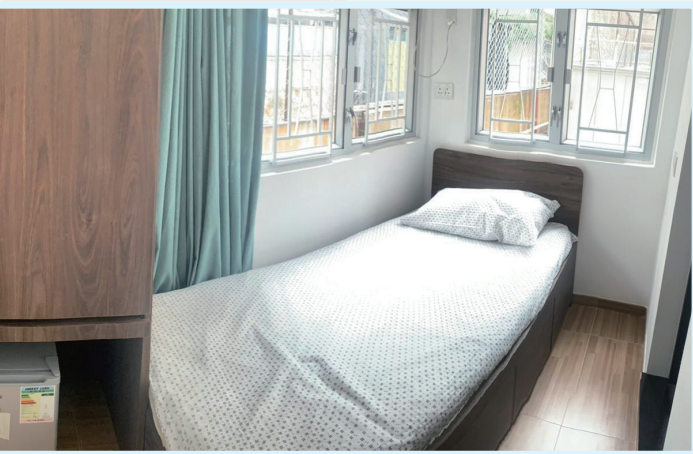
In order to deepen your understanding of "Inclusive Housing", we have interviewed the following Task Force's members:

- Mr. SZE Kyran, MH, Chairman of the Society's Council, and
- Mr. LAM Anthony, SBS, QFSM, CPM, Chairman of the Society's Human Resources Committee, and
- Mr. CHAN Tat Man, Chairman of the Society's Building Development & Maintenance Committee.

Can you briefly explain the rationale behind the "Joyful Place" Inclusive Housing Pilot Project?

SZE: Fu Hong Society has always been dedicated in promoting disability inclusiveness as well as social inclusion. Other than subvented services, we have also launched self-financed service projects to fill service gaps. As a pilot project, "Joyful Place" is situated in four self-owned flats at 1/F, Lee Ga Building, Sai Wan Ho. It is Hong Kong's pioneer inclusive housing project that cultivates social inclusion through provision of a co-living environment in the community for singletons of both persons with and without disabilities with reasonable living standard and at affordable rent rate. This in turn promotes social inclusion and sets an example across sectors on Inclusive Housing Model in Hong Kong.





共融房屋先導計劃如何能推動社會共融？

施：扶康會希望透過「樂誼居」共融房屋先導計劃的特定環境及職員於當中的組織安排，讓殘疾人士及一般住客透過共同生活及恆常接觸，能夠成為一個小群體，促進租戶之間的互相支持接納，守望相助，從而推動社會共融。

為何共融房屋先導計劃以「樂誼居」命名？

林：以「樂誼居」命名這個共融房屋先導計劃，是寓意即使一群背景不同，各有差異的殘疾人士及一般人士住在同一屋簷下，亦能快樂共融，彼此接納，譜出真摯友誼。

「樂誼居」共融房屋先導計劃是甚麼性質的計劃？有沒有訂立租住期？

林：此計劃是一個自負盈虧的房屋租住計劃，扶康會與住戶之間是業主與租客關係，須正式簽訂租約，並不是宿舍或院舍，所有租戶均是獨立個體，生活自主。此計劃的租務條款與一般住宅物業相同，基本上首個合約是兩年（一年固定合約，扶康會滿意租客表現可續約一年）；每位租客最多可住五年；或直至租客入住其他物業，自置物業或獲派公屋後一個月。

「樂誼居」共融房屋先導計劃規模及對象？

陳：共融房屋先導計劃合共提供 14 間可供租住的獨立套房，以出租予年滿 18 但未滿 60 歲具經濟能力及獨立生活能力的單身人士；當中 4 間租予殘疾人士（精神復元人士）及 10 間租予社區人士。

「樂誼居」的房間有何特色？

陳：「樂誼居」所有套房均設獨立洗手間，而且戶戶有窗，採光充足，租戶享有合理而獨立的居住空間，並有客廳及廚房等共享空間，促進租戶互動共融。所有房間均附設基本傢俱電器及浴室潔具，租戶可以簡便快捷入住。此外，「樂誼居」相距西灣河港鐵站僅 3 分鐘步程，附近有多條巴士路線來往港九各區，交通方便；並鄰近街市、超市及文康設施，生活配套完善。

How can the Inclusive Housing Pilot Project promote social inclusion?

SZE: Through its specific and tailor-made environment and the arrangement of our staff in the “Joyful Place”, the Society hopes to form a small community through co-living and daily contact between the tenants with and without disabilities, so that mutual support and acceptance can be fostered among tenants, and eventually facilitates the cultivation of social inclusion.

Why did you name the Inclusive Housing Pilot Project as “Joyful Place”?

LAM: By naming the Inclusive Housing Pilot Project as “Joyful Place”, it signifies that we are committed to building an inclusive and joyful living environment between persons with and without disabilities through mutual respect, friendship and recognition of individual differences.

What kind of project is the “Joyful Place” Inclusive Housing Pilot Project? Is there a tenancy period?

LAM: This is a self-financed housing project. Fu Hong Society and the tenants maintain a landlord and tenant relationship. An official lease agreement has to be signed. This is not a dormitory or hostel; all tenants are independent with life autonomy. The tenancy agreement is similar to those of ordinary residential properties which lasts for two years (one year fixed contract plus one year renewable contract, subject to the performance of the tenant). Each tenant can rent for up to five years, or until the tenant moves into other premises, purchased property or public housing.

What is the scale of the “Joyful Place” Inclusive Housing Pilot Project and who are its targets?

CHAN: “Joyful Place” provides 14 individual suites that can be rented to singletons aged between 18 to 60 who are financially self-sustainable and are capable of living independently. Among them, 4 suites are targeted for persons with disabilities (persons in recovery), while 10 suites are for singletons from the community.

What are the features of each room?

CHAN: Each “Joyful Place” suite comes with its own bathroom, window and is able to enjoy enough natural light. Our tenants will enjoy a reasonable and independent living space, while having access to shared space such as the living room and kitchen. This fosters interaction and integration among tenants. All rooms are equipped with basic furniture and electric appliances, as well as bathroom wares that tenants can move in seamlessly. Other than that, “Joyful Place” is close to Sai Wan Ho MTR station which is within 3-minutes walking distance. The premises enjoys good traffic network that connects with multiple bus routes. It is next to markets, supermarkets and recreational facilities that will satisfy your everyday needs.

* 施為施家殷先生，MH；林為林振敏先生，SBS，QFSM，CPM；陳為陳達文先生

*SZE: Mr. SZE Kyran, MH; LAM: Mr. LAM Anthony, SBS, QFSM, CPM; CHAN: Mr. CHAN Tat Man