

方向 Approach

易安居考慮到老齡過程中在行動、感觀和認知上各樣的變化, 提出以“通達”(Accessibility)為軸心的貫徹設計概念, 包涵了安全、無障礙、老齡需要等考慮, 並拼除“腦退化”的標籤, 貫通“易見、易明、易用”的通達概念。

《**易安居指南**》是由專業建築師因應香港的城市環境而制定, 並參考了海外的成功例子, 國家計劃, 及相關的循證設計指引。“通達”設計概念可提供一個全息方位的設計方案, 大大提高老齡人士在家安居的可行性。

EASy HOME recognises a person’s natural ageing process which spans across mobility, sensory to cognitive aspects. Instead of conventional segmented considerations on safety, barrier free access, or stigmatization of Dementia or Alzheimer’s disease, EASy Home address the “age-friendly housing” with a continuum of design features across the full spectrum of age related disabilities. Accessibility is the common consideration interlaces through all these provisions, as accessible features shall be implied as easily perceptible, comprehensible (understandable) and manageable.

Based on the experience of overseas national programs and Evidence Based Design principles, accessibility may provides a new holistic approach allowing elderly to carry on active “ageing in place” at their own homes.

易安家居居元素 EASy HOME Living Features

《**易安居指南**》以香港城市生活及住屋環境為考慮因素, 提出四級的設計方案:

註:指引原則 - 首次建設時作長遠考慮, 並避免日後繁複及騷擾性的改建。)

EASy HOME Living Features adopt 4 performance levels to match individual expectation:

Criteria: - Can be incorporated in day one to benefit all older persons, otherwise require disruptive retrofitting or substantial alteration.

十項設計原素 10 Design Elements

《**易安居指南**》包涵了十項的設計原素, 應對以上易安居四級的設計方案:

EASy HOME living features consists of 10 design elements to cater for different needs of the 4 performance levels :

1. Main approach 主要進路
2. Common entrance公共入口
3. Lifts 升降機
4. Home entry 住宅入口
5. Internal doors & passage 室內門戶及通道
6. Toilet & bathroom 廁所及浴室
7. Kitchen 廚房
8. Control switches & sockets 電制及插座
9. Window & outdoor access 窗及戶外通道
10. Car parking 停車場



易訪家居 Visitability

為容許住戶暢通無阻地外出探訪的家居, 亦同樣能接受不同能力的親友來訪, 以保持人際及社區的聯繫。

At the very basic level, a home shall allow its occupants to go out freely to visit, and reciprocally be visitable by family and friends. Connectivity and accessible entry are prerequisites to stay “connected”, both at personal & community level.

易安居(銀級)

Base-line Accessibility (Silver Level)

為提供基本的暢達通用設計的家居, 包括生活間、寢室、廁所浴室、廚房等。

An accessible home forms the baseline, providing most universal access features in living, bed room, bathroom, kitchen etc

易安居(金級)

Wheelchair Manoeuvrability (Gold Level)

為完全輪椅暢達設計的家居

Full wheelchair provisions.

易安居(鑽石級)

Sensory and Cognitive Manageability (Diamond Level)

為長者友善設計的長者居所, 保償老齡化在視、聽、甚至認知能力下降在住屋環境上的需要, 融匯了“腦退化症”設計原則, 不再為獨立考慮。

Cater for declined ability in cognitive and other age-related sensory impairments - a progressive component of ageing deficiency and shall not be distinguished as a separate issue (most profound among persons with Dementia and Alzheimer’s disease)

《易安居指南》EASy HOME e-Guide



在香港住屋環境愈趨嚴峻的今天, 無論是置業自住或作出家居裝修, 均是一項對家人生活及健康的重大決策。特別是面對一家老幼在住屋環境上難以預期的要求 — 如疾病、傷患、老弱等, 如何選擇或營造一所可供家人一生適用的居所, 令傷健共融, 養老安居?

易安居是一個推廣持久、易用的家居環境的社區計劃, 以適應家庭中在不同年歲可能預期的不同需要。易安居計劃不但鞏固了現有的無障礙通達設計, 還同時考慮老齡與住屋環境的配合, 實現目前特區政府推行的“居家安老”、“長者友善社區”等政策。

《**易安居指南**》是一個幫助大眾明智地選擇或建造老幼安居環境的簡易指南, 特色是不但包含無障礙 (通達)設計上對傷健共用的考慮, 還同時充分配合老齡化在住屋環境上的需要, 在視、聽、甚至認知能力下降的同時, 仍然能安全及獨立地享用居所。

EASy HOME is a community programme to promote livable housing that is easy to use, easy to adapt to the varying needs of its occupants during different stages of their life.

In addition to reinforcing barrier free living for people with disabilities, the programme goes further to complement the current government policy of promoting “Ageing in place” and “Age Friendly Communities”.

目的 Objective

《易安居指南》提供一站式家居住屋環境的指引，對選擇新居及裝修作出重要的指導，以應對家庭長遠的需要。但《易安居指南》並非是一個細緻的家居設計指引，而是針對主要的核心住屋環境原素，營造最佳效益及可塑性，容許未來家庭可能預期的不同需要。故此將來改裝的可行性是一個重要的考慮原則。

EASy HOME provides a one stop guide to assist home-makers in identifying livable homes or renovating existing ones, to meet the long term needs of the family.

EASy Home does not mean to be a comprehensive design guide for residential housing. Rather the key considerations are core design features which provide optimum benefits or flexibility to be incorporated in day one, or otherwise require interruptive and costly retrofitting. In many cases, retrofitting is neither possible nor practical.

願景 Vision

易安居計劃致力於啟動整個社區、相關政府部門、房屋及地產行業的對話，共同向一致的目的改善香港住屋環境的可訪性及可住性。

EASy HOME strives to initiate a dialogue among the community, government, housing and real estate industry to achieve the common goal of improving visitability and livability of all homes in Hong Kong to meet the society's needs.

易安居的願景是：
The vision of EASy HOME is:



所有家居均為**易訪家居**
All existing homes shall be **visitable**



所有新建成的家居均為**易安居(銀級)**
All newly built homes shall be **accessible**
Meeting EASy HOME Silver Level



一成新建成的家居均為
完全輪椅暢達的易安居(金級)
10% of newly built homes shall be fully wheelchair adaptable
Meeting EASy HOME Gold Level



所有新建成的長者居所均為
長者友善的易安居(鑽石級)
All newly built elderly homes shall be elderly friendly
Meeting EASy HOME Diamond Level



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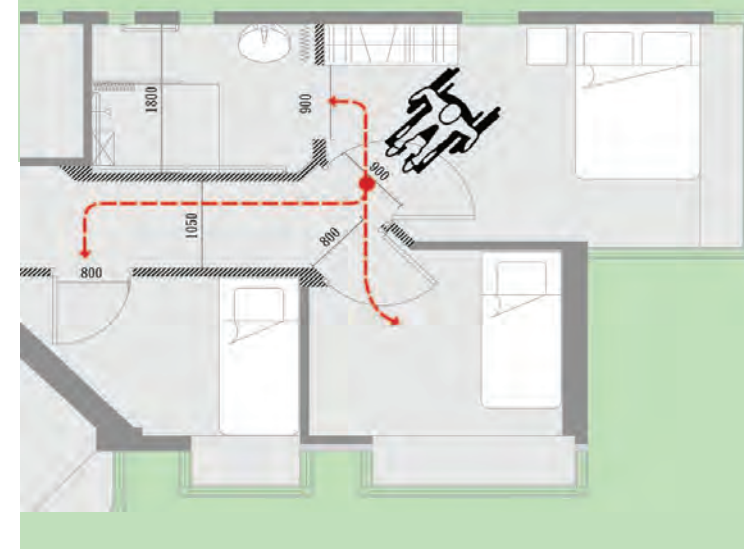
無障礙社會
A Barrier Free World
由平等開始
Starts with Equality for All

Lifetime Homes...

Livable Housing...

Ageing in place...

可供家人一生享用的居所
傷健共融 居家安老



EASy HOME
易安居指南

easyhome.org.hk