



以破格思維 增加過渡性房屋供應

Novel Initiatives to Help Increase
TRANSITIONAL HOUSING SUPPLY

主席的話

很高興首次以房協主席身份跟《房協動態》讀者見面。對於能夠獲選為房協主席，我深感榮幸，亦已準備就緒與房協的同事一起迎接各種挑戰，秉承房協「創宜居・活社區」的理念，繼續為香港市民服務。

房協未來的業務發展會繼續配合市民所需，尤其在長者房屋及舊邨重建方面，除了進行中的項目外，我們會陸續展開規劃的工作。另外，過渡性房屋以及配合政府清拆行動而發展的專用安置屋邨，亦會是房協未來的工作重點。

在剛公布的施政報告中提到的「長者業主樓換樓先導計劃」，我們即將研究具體細節，再與政府商討。此項試驗計劃是希望讓年滿六十歲並擁有單位業權滿十年的業主，可在未補價的第二市場出售其原有單位後購買一個面積較小的單位。計劃為長者業主提供多一個選擇，並進一步促進資助出售房屋的流轉，更有效地運用現有房屋資源。

在過渡性房屋方面，房協今年亦推出了兩項「暫租住屋」計劃，分別為「漁光村出租計劃」及「未補價資助出售房屋單位分租計劃」。漁光村出租計劃的單位編配工作已於九月完成，住戶將於今年十一月至明年五月陸續入伙。計劃可幫助受惠家庭改善居住環境，以解燃眉之急。《房協動態》最近訪問了兩個於十一月入住漁光村暫租住屋的家庭，希望讀者能夠感受到他們的喜悅。

另外，房協在九月剛宣布以先導計劃方式推出「未補價資助出售房屋—出租計劃」，讓房協轄下適用的資助出售房屋項目的合資格業主，將其未補價的單位內的個別睡房出租予合資格租戶，作為「暫租住屋」，增加過渡性住屋供應。計劃推出至今共收到八個業主申請，而租戶的申請將於十月底展開直至十一月中。我們現正為計劃進行網上問卷調查，以收集公眾意見，為日後檢討時作參考。

二零一八年瞬間已踏入第四季，房協七十周年的活動依然馬不停蹄，十一月初我們會舉行「香港房屋協會國際研討會2018」，而位於駿發花園的房協首個展覽中心亦將於十二月啟用。我們希望繼續得到各持份者的鼎力支持和參與！



Chairman's Message

This is my first encounter with the readers of *Housing Society Today* after assuming the role of Chairman of the Housing Society. It is my pleasure and, indeed, being elected as the Chairman is a great honour for me. I am well prepared to embrace the challenges ahead together with the colleagues of the Housing Society and continue to serve Hong Kong people by "Create Homes · Revive Communities".

Looking ahead, the business development of the Housing Society will remain focused on meeting the needs of the community, especially in the areas of elderly housing and estate redevelopment. Apart from the projects in the pipeline, more planning will be underway. Besides, transitional housing and Dedicated Rehousing Estate projects that will be developed for the government's development clearance exercises are among the business focuses of the Housing Society in the years to come.

For the "Flat for Flat Pilot Scheme for Elderly Owners" recently announced in the Policy Address, we will work out the implementation details for further discussion with the Government. Under this Pilot Scheme, owners aged 60 or above with property ownership over 10 years may choose to purchase a smaller flat with premium unpaid in the secondary market. The Scheme will not only offer an alternative for the elderly owners, but will further boost the turnover of subsidised sale flats so as to optimise the existing housing resources.

As for transitional housing, the Housing Society has launched two "T-Home" Schemes within the year, including the Yue Kwong Chuen transitional rental housing and the "Letting Scheme for Subsidised Sale Developments with Premium Unpaid". Flat allocation was completed for the "T-Home" at Yue Kwong Chuen in September and the occupants will be moving in from November this year to May next year. The Scheme offers the families with an improved living environment as a relief of their dire needs. Housing Society Today has recently interviewed two T-Home families who will be moving in Yue Kwong Chuen in November. You may find more about their sharing of joy in this newsletter.

In September, the Housing Society also announced the "Letting Scheme for Subsidised Sale Developments with Premium Unpaid" as a pilot scheme, allowing the eligible owners of designated subsidised sale developments of the Housing Society with premium unpaid to let individual bedroom(s) of their flats to eligible tenant households, as a move to help provide transitional homes. Since launch, we have received eight applications from the interested owners while the application for the tenants will be open in end-October till mid-November. In the meantime, we have uploaded an online survey on our website to gauge public opinions for our future reference in reviewing the scheme.

Time flies and 2018 is coming to a close soon, yet the commemorative activities of Housing Society's 70th Anniversary is still going on. We will organise the International Housing Conference 2018 in early November and open our first exhibition centre in December in Prosperous Garden. We look forward to the continued support and participation of the stakeholders!

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《房協動態》為香港房屋協會出版的季刊，由房協企業傳訊組編製，旨在向相關持份者、業務夥伴及公眾人士介紹房協的最新企業資訊。如欲轉載本刊物任何內容請註明出處。

Housing Society Today is a quarterly newsletter published by the Corporate Communications Section of the Hong Kong Housing Society, with an aim to share the latest corporate news with our stakeholders, business partners and the community. Reproduction of any contents must be properly acknowledged.

以破格思維

增加過渡性房屋供應

Novel Initiatives to Help Increase TRANSITIONAL HOUSING SUPPLY

香港房屋供應問題刻不容緩，房協作為肩負社會責任的房屋先驅，致力探討不同方案協助解決市民的住屋需要。今年七月，房協率先在漁光村推出首個「暫租住屋」過渡性房屋計劃，再於九月推行「未補價資助出售房屋—出租計劃」，善用現有的房屋資源，為正在輪候公屋的基層人士提供改善生活環境的過渡性住屋選擇，達致房盡其用的目的。

In view of the pressing need on housing supply in Hong Kong, the Housing Society as a socially responsible housing provider has been striving to explore different viable solutions to meet the housing needs of the people. In July, the Housing Society launched its first “T-Home” Transitional Housing Scheme at Yue Kwong Chuen, followed by the “Letting Scheme for Subsidised Sale Developments with Premium Unpaid” (Letting Scheme) in September, in a bid to utilise the existing housing resources to provide transitional housing options to help the people on the waiting list for public housing to improve the living environment while ensuring efficient use of housing resources.



漁光村「暫租住屋」反應理想 217個家庭陸續入伙

Yue Kwong Chuen "T-Home" Received Good Response with 217 Families Gradually Moving In

房協首次推出的漁光村「暫租住屋」計劃於八月三日截止申請，共收到1,399份申請表，當中共有28份申請來自「高齡單身人士」優先配屋計劃申請人、754份來自2人家庭及578份來自3人家庭，而不符合資格的申請則有39份。

房協於八月二十四日進行電腦抽籤，以決定合資格申請人的優先次序號碼，並在網上平台直播抽籤過程。

抽籤後，房協隨即安排申請人在九月進行編配單位程序。首批住戶將於十一月入伙，並分批至明年五月陸續遷入。

The application for the first "T-Home" at Yue Kwong Chuen was closed on 3 August, receiving a total of 1,399 applications with 28 applicants from the Single Elderly Persons Priority Scheme, 754 from 2-person family and 578 3-person family, among which 39 applications are non-eligible.

Ballots were drawn on 24 August for the scheme to determine the priority number with Facebook live broadcast for public viewing.

Following the ballot, invitation was extended to the applicants for flat allocation in September. The first batch of residents will move in commencing November.

▼ 房協助理總監（物業管理）潘源舫為漁光村「暫租住屋」編配單位主持抽籤儀式。Housing Society Assistant Director (Property Management) Sanford Poon conduct the balloting for Yue Kwong Chuen "T-Home".



漁光村「暫租住屋」住戶分享

See what the Occupants of Yue Kwong Chuen "T-Home" Say

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白先生一家三口 Bai's family



我們本居於田灣，能夠搬到附近的漁光村，尤其方便兒子上學。我們很滿意屋邨環境及所編配的單位，家人的居住環境得以大大改善，感到十分欣慰。

As we used to live in Tin Wan, moving to Yue Kwong Chuen in the vicinity will be convenient especially for the kid in going to school. The three of us are very satisfied with the estate environment and the flat and I am gratified that our living environment would be much improved.

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許太太 Mrs Hui



新計劃對我們這類有急切住屋需要的家庭有很大的幫助。很高興獲編配心儀單位，並在這裡展開新生活。低廉的租金，讓我們可以儲蓄，為日後的生活作好預備。

This new Scheme offers a great help to families with dire housing needs like us. We are delighted to be allocated a pleasant flat we wish for and start a new chapter of life here. The low rent allows us to save more money for a better future.

「暫住」漁光村 租戶當中獎

首批下月入伙 紓緩家庭開支

香港文匯報訊（記者 李志剛）房協首創推出漁光村「暫租住屋」計劃，為經濟困難家庭提供一個短期過渡性住所。首批住戶將於下月入伙，為他們提供一個短期過渡性住所。首批住戶將於下月入伙，為他們提供一個短期過渡性住所。

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Getting temporary flat 'like a lottery win' for family

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房協今年7月推出首個「暫租住屋」過渡性房屋計劃，將香港漁光村217個空單位，出租予輪候公屋滿3年的2至3人家庭或60歲

第二個「暫租住屋」計劃： 容許未補價資助 出售房屋分租單位

Second "T-Home" Scheme: Letting Scheme for Subsidised Sale Development with Premium Unpaid

房協在九月以先導方式推行計劃，容許合資格業主將其未補價單位內的睡房出租。參與計劃的單位必須設有兩個或以上的睡房，業主必須保留其中一間睡房自住，每間出租的睡房必須以一整間的形式租予一個租戶，而單位內的廚房和浴室亦必須為業主及租戶共用。

計劃現正接受業主申請，租戶的申請則於十月底展開。

The Letting Scheme was launched in September as a pilot scheme, allowing the eligible owners to let the bedroom(s) of their flats with premium unpaid. The participating flats are required to have two or more bedrooms, and the owner must retain at least one bedroom for self-occupation. Each rentable bedroom must be let in whole to one tenant household, while the kitchen and bathroom(s) in the flat must be shared by the owner and the tenant household.

The Letting Scheme is now open for application of owners while application for tenant households will commence in late October.

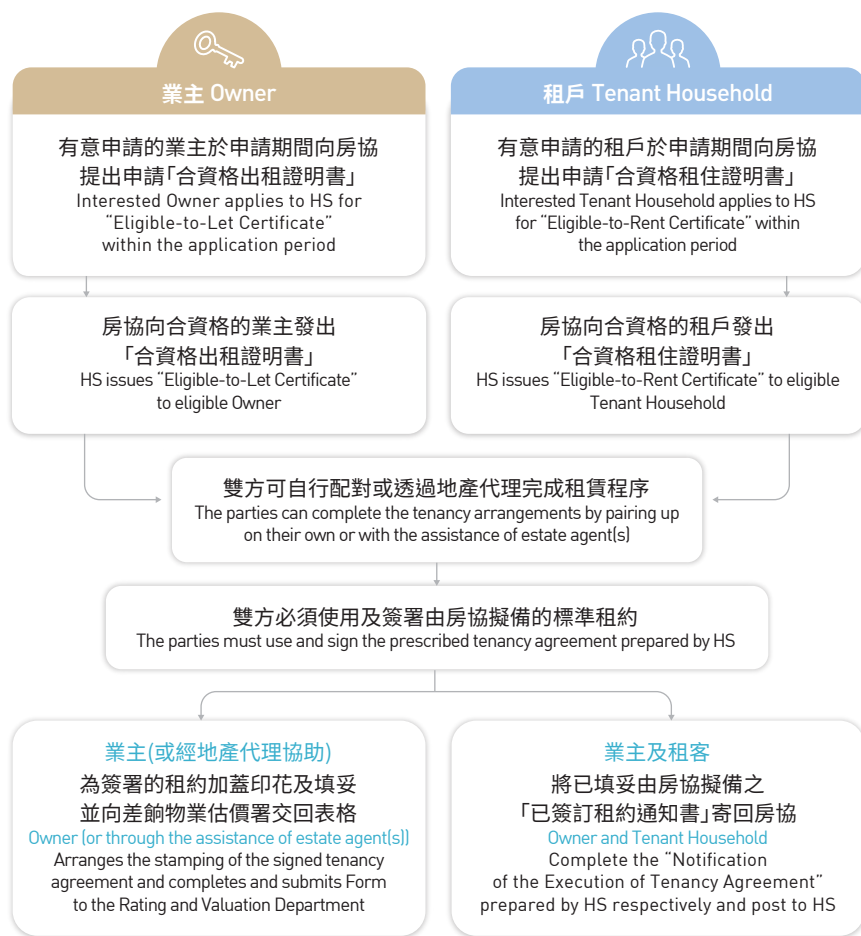
出租計劃網頁 Letting Scheme Website

lettingscheme.hkhs.com



申請程序

Application Procedure



「未補價資助出售房屋—出租計劃」適用的房協轄下資助出售房屋項目 Subsidised Sale Developments of the Housing Society Covered by the Scheme



項目
Projects

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符合參與是次計劃的單位數目
Eligible Flats under the Scheme

13,000

住宅發售計劃 Flat-for-Sale Scheme

11 個項目
PROJECTS

健康村1期	Healthy Village (Phase 1)	茵怡花園	Verbena Heights
健康村2期	Healthy Village (Phase 2)	寶石大廈	Bo Shek Mansion
家維邨	Ka Wai Chuen	翠塘花園	Lakeside Garden
祈德尊新邨	Clague Garden Estate	啟德花園	Kai Tak Garden
偉景花園	Broadview Garden	景新臺	Kingston Terrace
樂年花園	Cronin Garden		

夾心階層住屋計劃 Sandwich Class Housing Scheme

10 個項目
PROJECTS

宏福花園	Tivoli Garden	悅海華庭	Marina Habitat
疊翠軒	The Pinnacle	浩景臺	Highland Park
晴碧花園	Sunshine Grove	芊紅居	Hibiscus Park
旭輝臺	Radiant Towers	欣圖軒	Cascades
雅景臺	Park Belvedere	悅庭軒	Bel Air Heights

房協選出新一屆監事會

Housing Society Announces the Newly Elected Supervisory Board



房協於九月六日舉行第六十六屆周年委員大會，並選出新一屆監事會成員。監事會隨即舉行今屆首次會議，陳家樂和凌嘉勤分別獲選為房協主席及副主席，任期三年。會議上並委任新一屆執行委員會成員。

陳家樂於二零零八年加入房協成為委員，並於二零零九年至二零一五年出任執行委員會成員，以及二零一五年至二零一八年出任監事會成員；另外，他亦於二零一二年至二零一五年及二零一六年至二零一八年期間分別出任長者房屋特別委員會及審核委員會的主席。他現時為蘇龍律師事務所顧問律師。凌嘉勤為前任規劃署署長，於二零一七年加入房協成為委員，並於二零一八年一月起出任執行委員會成員。他現為香港理工大學賽馬會社會創新設計院總監。

The 66th Annual General Meeting (AGM) of the Housing Society was held on 6 September, at which members of the new Supervisory Board were elected. Following the AGM, the first Supervisory Board meeting was held at which Walter Chan Kar-lok and Ling Kar-kan were elected as the Chairman and the Vice-Chairman respectively for a term of three years. Members of the new Executive Committee were also appointed at the meeting.

Walter Chan Kar-lok joined the Housing Society as a Member in 2008. He served as a member of the Executive Committee from 2009 to 2015 and the Supervisory Board from 2015 to 2018. He was also the Chairman of the Special Committee on Elderly Housing and the Audit Committee from 2012 to 2015 and 2016 to 2018 respectively. He is currently a consultant of So, Lung & Associates Solicitors. Ling Kar-kan, former Director of Planning, joined the Housing Society as a Member in 2017 and has served as a member of the Executive Committee since January 2018. He is now the Director of the Jockey Club Design Institute for Social Innovation of The Hong Kong Polytechnic University.

香港房屋協會執行委員會成員 (二零一八／二零一九)

Executive Committee Members of Hong Kong Housing Society (2018/2019)

主席 Chairman

1. 陳家樂先生 SBS, JP ^{N1} Mr Walter Chan Kar-lok SBS, JP ^{N1}

副主席 Vice-Chairman

2. 凌嘉勤先生 SBS ^{N2} Mr Ling Kar-kan SBS ^{N2}

成員 Member

- | | |
|--------------------------------|--|
| 3. 陳國傑先生 | Mr Desmond Chan Kwok-kit |
| 4. 陳顯滙先生 ^{N4} | Mr Victor Chan Hin-fu ^{N4} |
| 5. 關治平先生 BBS, JP ^{N3} | Mr Edgar Kwan Chi-ping BBS, JP ^{N3} |
| 6. 劉文君女士 ^{N4} | Ms Julia Lau Man-kwan ^{N4} |
| 7. 劉詩韻女士 ^{JP} | Ms Serena Lau Sze-wan ^{JP} |
| 8. 馬錦華先生 ^{JP} | Mr Timothy Ma Kam-wah ^{JP} |
| 9. 黃比教授 | Prof Wong Bay |
| 10. 黃錦沛先生 ^{JP} | Mr Wilfred Wong Kam-pui ^{JP} |

當然委員 Ex Officio Members

- | | |
|---|---|
| 11. 應耀康先生 ^{JP}
(香港特別行政區運輸及房屋局
常任秘書長(房屋)) | Mr Stanley Ying Yiu-hong ^{JP}
(Permanent Secretary for Transport
and Housing (Housing), HKSAR) |
|---|---|

房協行政總裁兼執行總幹事

Chief Executive Officer and Executive Director, HKHS

- | | |
|-----------|-------------------|
| 12. 黃傑龍先生 | Mr Wong Kit-loong |
|-----------|-------------------|

香港房屋協會監事會成員 (二零一八／二零一九)

Supervisory Board Members of Hong Kong Housing Society (2018/2019)

主席 Chairman

1. 陳家樂先生 SBS, JP ^{N1} Mr Walter Chan Kar-lok SBS, JP ^{N1}

副主席 Vice-Chairman

2. 凌嘉勤先生 SBS ^{N2} Mr Ling Kar-kan SBS ^{N2}

經選舉產生的成員 Elected Member

- | | |
|----------------------------------|---|
| 3. 區載佳先生 SBS ^{N1} | Mr Au Choi-kai SBS ^{N1} |
| 4. 陳家駒先生 SBS, JP | Mr Chan Ka-kui SBS, JP |
| 5. 周鎮榮先生 MH, JP | Mr William Chau Chun-wing MH, JP |
| 6. 馮志強先生 SBS | Mr Bosco Fung Chee-keung SBS |
| 7. 許智文教授 MH ^{N1} | Prof Eddie Hui Chi-man MH ^{N1} |
| 8. 洪小蓮女士 | Ms Katherine Hung Siu-lin |
| 9. 林正財醫生 BBS, JP ^{N2} | Dr Lam Ching-choi BBS, JP ^{N2} |
| 10. 林永德先生 | Mr Wallace Lam Wing-ter |
| 11. 雷震寰先生 | Mr Alex Lui Chun-wan |
| 12. 麥鄧碧儀女士 MH, JP ^{N2} | Mrs Agnes Mak Tang Pik-yee MH, JP ^{N2} |
| 13. 麥永森先生 ^{N2} | Mr Alvin Mak Wing-sum ^{N2} |
| 14. 彭贊榮教授 SBS | Prof Kenneth Pang Tsan-wing SBS |
| 15. 羅賓信先生 | Mr Ian Grant Robinson |
| 16. 尹德輝博士 | Dr Danny Wan Tak-fai |
| 17. 王潮生先生 | Mr Wilson Wong Chiu-sang |
| 18. 黃遠輝先生 SBS, JP | Mr Stanley Wong Yuen-fai SBS, JP |
| 19. 鄺滿海先生 GBS, SBS ^{N1} | Mr Marco Wu Moon-hoi GBS, SBS ^{N1} |
| 20. 楊民儉先生 | Mr Robert Young Man-kim |

當然委員 Ex Officio Member

- | | |
|---|---|
| 21. 應耀康先生 ^{JP}
(香港特別行政區運輸及房屋局
常任秘書長(房屋)) | Mr Stanley Ying Yiu-hong ^{JP}
(Permanent Secretary for Transport and
Housing (Housing), HKSAR) |
| 22. 陳松青先生 ^{JP}
(香港特別行政區地政總署署長) | Mr Thomas Chan Chung-ching ^{JP}
(Director of Lands, HKSAR) |
| 23. 李啟榮先生 ^{JP}
(香港特別行政區規劃署署長) | Mr Raymond Lee Kai-wing ^{JP}
(Director of Planning, HKSAR) |
| 24. 張天祥博士 ^{JP}
(香港特別行政區屋宇署署長) | Dr Cheung Tin-cheung ^{JP}
(Director of Buildings, HKSAR) |

房協行政總裁兼執行總幹事

Chief Executive Officer and Executive Director, HKHS

- | | |
|-------|-------------------|
| 黃傑龍先生 | Mr Wong Kit-loong |
|-------|-------------------|

N1 再選委員
Re-elected members

N2 新選委員
Newly elected members

N1 監事會主席兼任為執行委員會主席
The Chairman of the Supervisory Board shall be the Chairman of the Executive Committee

N2 監事會副主席兼任為執行委員會副主席
The Vice-Chairman of the Supervisory Board shall be the Vice-Chairman of the Executive Committee

N3 再委任成員
Re-appointed member

N4 新委任成員
Newly appointed member

歡迎新房協委員

Welcoming New HS Members



譚贛蘭現為香港大學社會工作及社會行政學系客席教授。退休前，她於二零零七至二零一二年期間擔任地政總署署長，並在二零一二至二零一七年出任勞工及福利局常任秘書長。她同時亦積極參與多項公共及社會服務。

Annie Tam is currently an Adjunct Professor in the Department of Social Work and Social Administration of The University of Hong Kong. She was the Director of Lands from 2007 to 2012 and was the Permanent Secretary for Labour and Welfare of the HKSAR Government from 2012 to 2017 before her retirement. She also serves a number of public and community services.



文偉明是亮雅發展有限公司營運總監及董事。他積極參與多項公眾及社會服務，現為香港工程師學會培訓小組委員會和建造界別顧問小組的成員。

Man Wai-ming is the Chief Operating Officer & Director of Lanon Development Limited. He also involves in various public and community services. He is a member of the Training Review Sub-Committee and the Building Discipline Advisory Panel of the Hong Kong Institute of Engineers.



羅啟華現為利比有限公司顧問。他同時亦為香港大學建築學院房地產及建設系名譽教授，以及香港大學建築學院和房地產及建設系的顧問委員會成員。

Philip Lo is currently a Consultant of Rider Levett Bucknall Limited. He is an Honorary Professor of the Department of Real Estate and Construction of the Faculty of Architecture of The University of Hong Kong, a member of the Faculty Advisory Board of the Faculty of Architecture and a member of the Advisory Board of the Department of Real Estate and Construction of The University of Hong Kong.



尼維利施樂富是Shroff & Co Ltd 常務董事。他同時亦是香港總商會以及律敦治醫院管治委員會成員。

Neville Shroff is the Managing Director of Shroff & Co Ltd. He is a member of the Board of the General Committee and the Vice-Chairman of the Asia and Africa Committee of the Hong Kong General Chamber of Commerce. He is also on the Ruttonjee Hospital Governing Board.

管理層年會

Management Forum

房協於八月二十一日舉行二零一八年度管理層年會，約180名經理級或以上的同事出席。會議先由行政總裁黃傑龍回顧過去一年的整體業務成績，再由各部門總監簡述不同範疇的業務概況。總括來說，房協今年的業務主要集中於提供過渡性房屋、重建屋邨、建造資助出售房屋及長者房屋項目、推行富戶及租援政策，以及舉辦慶祝房協七十周年活動等，務求在多方面實踐「創宜居·活社區」的理念。

The Housing Society held its Management Forum 2018 on 21 August with some 180 managerial staff attended. The meeting was kicked off by Chief Executive Officer Wong Kit-loong with an overall business performance review, followed by highlights of core business development by the Directors of different divisions. In a nutshell, the business highlights of the Housing Society this year are provision of transitional housing, rental estate redevelopment, building of Subsidised Sale Flats and elderly housing projects, implementation of Well-off Tenants Policy and Rent Assistance Scheme, as well as activities for celebrating 70th Anniversary etc, fulfilling our purpose of "Create Homes • Revive Communities".



行政總裁與管理層同事共謀房協的未來發展方向。

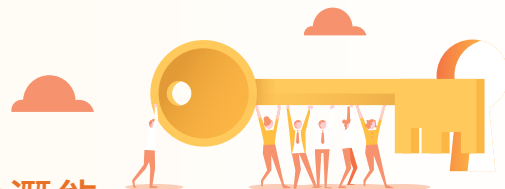
CEO and the management staff have a fruitful discussion on the future development of Housing Society.

釋放專注力潛能

Mindfulness in the Workplace

管理層年會上，房協邀請了專題導師以「職場靜觀——自我管理」為題，透過遊戲引領管理層同事尋找專注力的盲點，從而提升效率，迎接日常工作上的挑戰。

At the Management Forum, a guest speaker was invited to host a talk themed "Mindfulness in the Workplace". Identifying concentration blind spots via games, the talk allowed the management staff to enhance efficiency while embracing challenges in daily work.



委員及同事感謝前主席鄔滿海

Giving Thanks to our Immediate Past Chairman Marco Wu



鄔滿海衷心感謝各委員多年來的支持。

Marco Wu thanks the Members for their support throughout the years.

隨著新一屆監事會的誕生，鄔滿海先生亦完成房協主席的任期。鄔先生自2004年加入房協成為委員，與房協並肩同行14年。他於2006年出任房協副主席，再於六年前開始，連續兩屆，出任主席一職。

鄔先生說道：「一直以來，我很幸運有機會運用我的專業同經驗為香港市民服務。住屋問題一直都是民生中重要的一環，無論甚麼年代，人人都期盼安居樂業。我一直希望能夠盡一點綿力，為本港市民解決住屋問題。」

他分享為房協服務的體驗時表示：「作為『房屋實驗室』，房協一直與時並進。我們勇於接受嘗試與挑戰的精神，往往為業界帶來一些啟發，倡導房屋的新發展方向。房協項目之所以取得成功，除了計劃本身切合市民的需要外，更重要的是我們背後有一個強大的團隊，以及政府的支持和信任。今年適逢房協七十周年，我能與房協一起度過這個別具意義的年頭，與有榮焉。」

最後，他祝願房協繼往開來，在新主席陳家樂的帶領下，繼續為市民締建更美好的居住環境。

Upon the election of the new Supervisory Board, the term of office of Marco Wu as Chairman was also concluded. Mr Wu has joined the Housing Society as a Member since 2004, hand in hand with the organisation for 14 years. He was elected the Vice-Chairman in 2006 and became Chairman six years ago for two terms.

He said, "Over the years, it has been my great pleasure to serve Hong Kong people with my expertise and experience. Housing issues have always been a prime concern in our livelihood. No matter what era it is, everyone has the aspiration for quality living, and thus helping to solve housing problems is always what I want to contribute to."

He shared his experience in serving the Housing Society, "As the 'Housing Laboratory', the Housing Society has always been keeping abreast of the times. We are bold in making attempts and taking up challenges to bring inspiration to the industry and chart new course for housing development. The success of our projects is attributed not only to the nature of the programmes in meeting public needs, but also the strength of our robust team and support and trust from the Government. I am most honoured to stay with the organisation at this very special moment of its 70th Anniversary."

Lastly, he wished the Housing Society, under the leadership of the new Chairman Walter Chan, every success in creating a better living environment for the people.



鄔滿海與一眾傳媒好友茶聚，回顧過去六年作為房協主席的工作點滴。

Marco Wu meets with the media at a tea gathering to reminisce about his years as Housing Society Chairman.

劉竟成總監榮休 Retirement of Director Daniel Lau

房協總監(物業發展及市場事務)劉竟成自一九九零年加入房協，並於二零一一年由助理總監(物業發展及市場事務)擢升為總監(物業發展及市場事務)，一直盡心服務房協二十八年，曾參與開展首創的「長者安居樂」住屋計劃，以及早年的夾心階層住屋計劃。劉總監剛於九月底榮休，並由助理總監(物業發展及市場事務)楊嘉康接任。

Daniel Lau, Director (Development and Marketing) joined the Housing Society in 1990 and was promoted from Assistant Director (Development and Marketing), to Director (Development and Marketing) in 2011. After his dedicated service for 28 years, including pioneering the first Senior Citizen Residences Scheme in Hong Kong and launching the Sandwich Class Housing Scheme in the early 90s, Mr Lau retired in late September and was succeeded by Assistant Director (Development and Marketing) Eric Yeung.



租務新政策正式生效

New Rental Policies Come into Effect

房協於九月一日起正式推行「租金援助」(租援)計劃，協助有短暫經濟困難的租戶，合資格的居民可透過計劃申請減免租金一半，為期兩年。另外，「富戶政策」亦同步實施，以確保公共房屋資源能更有效地分配。

至於富戶政策則適用於新入住房協出租屋邨的申請人，以及將租約轉換予非戶主配偶的情況。上述租戶住滿十年後須進行入息及資產申報，其後每兩年再作申報，如家庭狀況有所改變，包括轉換戶主或增加18歲或以上的家庭成員，不論其居住年期，亦須每兩年進行入息及資產申報。

租援計劃已於七月開始接受申請，房協早於六月在轄下屋邨舉辦多場簡介會，而「富戶政策」簡介會則於八月在各屋邨舉行，令租戶能更深入了解新政策的安排。截至九月三十日，一共277名租戶成功申請租援計劃，並已於九月開始獲減免一半租金。

The Housing Society implemented the new Rent Assistance (RA) Scheme on 1 September, aiming to help those tenants with short-term financial difficulties. Eligible residents can apply for 50% rent reduction for a term of two years. Concurrently, the Well-off Tenants Policy (WTP) also came into force to ensure rational allocation of public rental housing.

The policy is only applicable to the new tenants of HKHS rental estates, and in cases of transferring tenancy to a family member other than the spouse. These households are required to declare their family income and asset after residing in the estate for ten years and on a biennial basis afterward. In case of changes in family circumstances, including take-over of tenancy or addition of family member aged 18 or above in the tenancy, the tenants are required to make declaration biennially, irrespective of their length of residence.

As RA Scheme was open for application in July, a number of briefing sessions were held in June for the tenants, while WTP briefings were also held extensively in August in order to let tenants have a better understanding of the new policies. As of 30 September, a total of 277 successful applications of RA has been granted and these tenants started to enjoy the 50% rent reduction from September this year.

房協於各屋邨舉辦多場租援計劃簡介會，讓租戶了解新計劃的詳情。RA Scheme briefing sessions were held at different estates to help the tenants get a better understanding of the new scheme.



申請租援的住戶須通過資格審查，同時符合以下資格：
All applicants of RA are subject to a means test covering the following criteria:

- 1 家庭總資產不超過申請出租屋邨的資產限額；
Total household asset must not exceed the prevailing Waiting List Asset Limit;
- 2 家庭總入息低於申請出租屋邨入息限額的一半；
Total household income is below 50% of the prevailing Waiting List Income Limit;
- 3 現居單位符合最少居住人數；
The household must fulfill the minimum occupancy requirement of the flat occupied;
- 4 所有家庭成員在香港並無擁有住宅物業；
All household members possess no domestic property ownership in Hong Kong;
- 5 所有家庭成員並沒有領取包括租金津貼的綜合社會保障援助(綜援)。
All household members are not receiving rent allowance under the Comprehensive Social Security Assistance (CSSA) Scheme.

「富戶政策」 Well-off Tenants Policy

若住戶在本港並無擁有住宅物業，但入息超逾申請出租屋邨入息限額2倍但不高於3倍

Do not have domestic property ownership in Hong Kong but with the household income exceeding 2 times and not more than 3 times of the waiting list income limit



繳交倍半租金 Pay 1.5 times rent

住戶入息超過申請出租屋邨入息限額3倍但不高於5倍

Household income exceeds 3 times and not more than 5 times of the waiting list income limit



繳交雙倍租金 Pay double rent

若住戶在本港擁有住宅物業、或家庭入息超過申請出租屋邨入息限額的5倍，或家庭總資產淨值超出申請出租屋邨入息限額的100倍

If any of the family member has domestic property ownership in Hong Kong, or the family income exceeds 5 times the waiting list income limit, or the total family net asset exceeds 100 times the waiting list income limit



遷離其單位 Vacate rental flats



翻新後的欣榮商場，感覺煥然一新。

The face-lifted Jubilant Plaza provides greater experience for shoppers.

欣榮商場翻新後 提升消費體驗

Renovating Jubilant Plaza for Better Customer Experience



預計港鐵沙中線的落成將會帶動區內人流，有見及此，房協為轄下位於土瓜灣的欣榮商場進行翻新，改善營商環境。工程剛於十月初完成，商場一樓現提供四間商舖，經營不同食肆，為顧客帶來更多元化的選擇。

房協早在二零一五年開始為欣榮商場地下進行大型翻新工程，其後分階段為食肆加裝空調設備，持續提升顧客的消費體驗。

In anticipation of the increasing passenger traffic to be brought by the MTR Shatin to Central Link, the Housing Society completed the renovation of Jubilant Plaza in To Kwa Wan in early October, aiming to improve the business environment for the shop tenants while offering a wider variety of cuisine choices for customers by providing four shops on the first floor of the mall.

Jubilant Plaza underwent major renovation works on G/F as early as 2015 followed by retrofitting more air conditioners for the new restaurants, enhancing customer experience in a constant manner.



欣榮商場進行翻新，為居民及社區提供更佳服務。

Jubilant Plaza has been renovated to better serve our residents and the community.



委員及同事歡聚周年晚宴 A Joyful Evening for Members and Staff

本年度的房協周年晚宴於九月六日的周年委員大會後假香港會議展覽中心舉行，超過八百名同事及委員參加，共度一個熱鬧歡欣的晚上。

晚宴由房協主席陳家樂揭開序幕，他於致辭中感謝前主席鄔滿海、同事及委員為房協所作出的貢獻，並分享房協未來的工作重點。

房協亦藉此向長期服務的委員及同事頒發獎項，以作表揚。委員方面包括服務滿二十年的楊民儉、十五年的劉勵超，以及十年的林彥明和劉詩韻；至於同事則有七十八人獲獎，當中七人更已服務房協三十載。

此外，周年晚宴籌委會亦悉心安排了精彩的餘興節目，包括令場內氣氛熾熱的競飲大賽，以及充滿驚喜的幸運大抽獎，還有一向備受歡迎的「藝能舞台Show」環節，讓來自不同部門的同事在台上一展才華，贏得全場歡呼，參加者都盡興而歸。

Attended by over 800 staff and Members, the Housing Society hosted its Annual Dinner following the Annual General Meeting on 6 September at the Hong Kong Convention and Exhibition Center for a delightful evening.

The banquet was kicked off by the speech of the Housing Society Chairman Walter Chan, conveying appreciation to the then Housing Society Chairman, Mr Marco Wu, colleagues and Members for their contributions to the Housing Society. He also shared the future business highlights of the Housing Society.

Taking the occasion, Long Service Awards were presented to Members and staff who have served the Housing Society for a substantial period of time. Members who received the Award include Robert Young who has reached a service milestone of 20 years, Patrick Lau who have completed 15 years of service, and Lawrence Lam and Serena Lau who have served for 10 years. In addition, there were a total of 78 staff members who received the Award with seven of them having served the organisation for 30 years.

Besides, the Organising Committee thoughtfully arranged spectacular entertainment programmes for the night, including the thrilling drinking competition and the surprise-filled lucky draw. Another popular programme was the talent show featuring colleagues from different divisions to showcase their talents on stage which won overwhelming applause and brought the audience with great fun.

「長期服務獎」得獎同事分享 Sharing of Long Service Awardees



品質審核主管李開元 (二十年服務獎)
Bobby Li, Head of Quality Audit (20-Year Award)

“以為香港市民提供優質居所為目標，我的團隊定期巡查和審核各發展項目，協助確保工程質素符合要求，協力達成房協「建屋惠民」的使命，這份使命感亦驅使我們堅持不懈，不斷求進。Dedicated to providing quality homes for the Hong Kong people, my team inspect and audit different development projects regularly, making concerted efforts to assure the project quality in achieving the mission of 'From Quality Housing to Quality Living', which has driven us to persevere in progressing.”

沙頭角邨大廈主管萬碧康 (三十年服務獎)

Man Bik-hong, Building Supervisor, Sha Tau Kok Chuen (30-Year Award)

“我的身份除了是房協職員外，亦是居民，所以對沙頭角邨有一份特別的歸屬感。今年亦正值是沙頭角邨30周年的大日子，很高興一直見證著屋邨的變化和發展，並一同成長。Being both a staff and a resident, I have particularly strong sense of belonging to Sha Tau Kok Chuen. While I have worked for the Housing Society for 30 years, this year also marks the 30th Anniversary of Sha Tau Kok Chuen. I am happy to grow up with the estate, witnessing its changes and development over these years.”



總經理(物業策劃及發展)勞連發 (三十年服務獎)
Oliver Law, General Manager (Planning and Development) (30-Year Award)



“三十年間，我有幸參與發展不同的項目，協助解決不同階層人士的住屋需要，過程雖然充滿挑戰，但亦讓我得到不少寶貴經驗。我希望能夠與房協一同邁步向前，繼續為香港市民服務。Throughout the years, I am honoured to take part in numerous development projects, fulfilling different housing needs of citizens. Despite the challenging process, I have earned invaluable experience. I wish to forge ahead with the Housing Society and continue to serve the Hong Kong people.”

七十周年活動壓軸登場

Finale of Anniversary Activities Coming Up



Building a **SMART** and **LIVEABLE CITY**
for an **AGEING COMMUNITY**
建設 **樂齡智慧宜居城市**

HKHS International Housing Conference 2018
2-3 November 2018 | Hong Kong

房協七十周年慶誌活動於今年最後一季繼續舉行。當中包括將於十一月二日至三日舉行，以「建設樂齡智能宜居城市」為主題的國際研討會。來自七個國家的專家，將於首天就長者住屋、可持續發展及建設宜居城市等議題分享見解及交流經驗，而翌日則設參觀活動，加深參加者對長者房屋及可持續建築的認識。

此外，房協將於十二月開設首個展覽館，除了展出房協資訊及具歷史價值的展品外，亦會成為一個香港房屋發展的通識教學平台，加強年青人的學習體驗及市民大眾的對香港房屋發展的認識。

The 70th Anniversary activities of the Housing Society will go on in the last quarter of the year, including an international housing conference with the theme of “Building a Smart and Livable City for an Ageing Community” to be held on 2 to 3 November. On the first day, global experts from 7 countries will share their valuable insights and experience on elderly housing, sustainable development and livable city, while on the next day we will bring the participants to visit and learn more about the elderly housing projects and sustainable buildings.

In addition, the Housing Society will open its first-ever exhibition centre in December. Apart from displaying useful information and historical exhibits, the centre will serve as a teaching platform of liberal studies related to housing development, enriching learning experience of teenagers, as well as enhancing public understanding of Hong Kong's housing development.

與業界分享經驗

Sharing Experience with the Industry

房協一直積極推動業界發展，樂於分享經驗。八月十八日，房協時任主席鄺滿海獲邀請出席劍橋大學香港及中國事務會舉辦的「思索香港」青年峰會2018——「剛柔並濟：我城的未來」，以「重構土地供應：青年大辯論」為題作深入探討，與青年對話。此外，鄺先生亦獲邀於八月二十五日由香港測量師學會舉行的「第十屆兩岸四地土地學術研討會」中擔任主禮嘉賓，就土地供應及香港未來房屋發展作分享。

另一方面，人口老化的議題亦備受各界關注。「房協長者安居資源中心」代表應邀於八月十七至十九日舉行的二零一八年深圳國際康復論壇中，以「老年認知障礙友善家居——家居環境設計及設施」為題分享經驗。另外，房協高級經理（長者服務）盧少清亦於香港大學 Alzheimer's Disease Research Network 在九月七日舉行的世界認知障礙症月研討會中，以「運用科技輔助干預提升長者心理及認知健康」為題，闡述房協如何透過「樂得耆所」居家安老計劃協助長者實踐「居家安老」。

The Housing Society has been dedicated to promoting the development of the industry and willing to share its experience. On 18 August, our former Chairman Marco Wu was invited to the Reflections Annual Youth Conference 2018 hosted by the Cambridge University Hong Kong and China Affairs Society with the theme of “Synergy for tomorrow: Progressive ideas in action” as a panelist to discuss “Rejuvenating the Land Debate” with the youngsters. Besides, Mr Wu was also invited as the Guest-of-Honour at the 10th Cross Strait Academic Land Conference 2018 organised by the Hong Kong Institute of Surveyors on 25 August, sharing his views on land supply and future housing development in Hong Kong.

On another note, the issue of ageing population has aroused interest in various sectors. Housing Society Elderly Resources Centre sent a representative to speak at the Shenzhen International Rehabilitation Forum 2018 held on 17-19 September to share experience on “Dementia-friendly Home for Elderly – Home Design and Facilities”. Besides, Senior Manager (Elderly Services) Selina Lo delivered a speech on “Tech-supported Intervention for Community-Dwelling Older Adults” at the World Alzheimer's Month Seminar organised by the Alzheimer's Disease Research Network of The University of Hong Kong on 7 September, elaborating on how the Ageing-in-Place Scheme helped the elderly age in place.



鄺滿海於不同場合發表他對香港房屋議題的意見。
Mr Wu expresses his views on the Hong Kong housing issue on various occasions.



盧少清向業界推廣「居家安老」的概念。
Selina Lo promotes ageing-in-place concept to the industry.

考察交流 推動樂齡城市

Exchanging Views on Creating an Age-friendly City

人口老化是世界各地面對的社會議題，而房協一直關顧樂齡人口的住屋需要，並提供切實可行的應對方案，當中為中等收入長者而設的「長者安居樂」住屋計劃以及全港首創的優質長者房屋項目「雋悅」，為各地團體提供「居家安老」的參考範例。

上海市市長應勇率領上海市人民政府代表團一行近50人，於八月二十三日到訪「長者安居樂」住屋計劃轄下的「樂頤居」實地考察，並在運輸及房屋局副局長蘇偉文、政制及內地事務局副秘書長蘇翠影，以及香港特別行政區政府駐滬經濟貿易辦事處主任鄧仲敏等陪同下，與時任房協主席鄔滿海、行政總裁黃傑龍及管理層會面，交流滬港兩地的長者房屋發展概況。

另一方面，新加坡衛生部及新加坡衛生部控股公司亦派出五名代表於九月十三日及十四日分別到訪「雋悅」、「彩頤居」及「樂頤居」。本地團體方面，約20位來自醫療管理學會的代表則於九月二十九日前往參觀「雋悅」，有助他們為澳門醫療機構引入酒店式服務的研究提供素材。

Ageing population is an international social issue nowadays. In this regard, the Housing Society has been providing feasible solutions to cater to the housing needs of the elderly. Among which, the Senior Citizen Residences Scheme (SEN) designed for the middle-income elderly and the first quality elderly housing project in Hong Kong, The Tanner Hill, serve as references to different organisations on "ageing in place".

On 23 August, a delegation of around 50 representatives from the Shanghai Municipal Government, led by Ying Yong, the Mayor of Shanghai, visited Jolly Place of SEN. Accompanied by Raymond So, Under Secretary for Transport and Housing; Winnie So, Deputy Secretary for Constitutional and Mainland Affairs and Victoria Tang, Director of the Hong Kong Economic and Trade Office in Shanghai of the HKSAR Government, the delegation met with the then Housing Society Chairman Marco Wu, Chief Executive Officer Wong Kit-loong and the Management to share experiences on elderly housing development of the two cities.

Besides, a group of five representatives from Singapore Ministry of Health and Ministry of Health Holdings paid visits to The Tanner Hill as well as Cheerful Court and Jolly Place on 13 and 14 September respectively. For local organisations, around 20 visitors from the Management Society for Healthcare Professionals (MSHP) visited The Tanner Hill on 29 September with the objective to facilitate their studies pertaining to introducing hospitality services in healthcare establishments in Macau.



▲ 上海市市長應勇(左二)在時任房協主席鄔滿海(右一)及行政總裁黃傑龍(左一)陪同下探訪樂頤居住戶。Accompanied by the then Housing Society Chairman Marco Wu (1st from the right) and Chief Executive Officer Wong Kit-loong (1st from the left), the Mayor of Shanghai Ying Yong (2nd from the left) pays a visit to an elderly resident in Jolly Place.



▲ 房協管理層接待新加坡代表團，進行交流及考察。The Management of the Housing Society receives Singapore delegates to exchange views.



▲ 醫療管理學會的代表實地了解「雋悅」的一站式服務及設施。Representatives from the MSHP take a close look at the one-stop amenities and services provided by The Tanner Hill.

觀摩日本長者友善設計趨勢

Taking Reference of Age-friendly Design Trend

除了接待交流團外，房協亦會派員到海外考察，汲取當地相關房屋經驗。行政總裁黃傑龍於十月九至十二日率領管理層到日本東京參加業界展覽第四十五屆日本國際福祉機器展，了解家居護理及復康的新趨勢。考察團更藉此參觀當地長者房屋及安老院舍，了解當地長者友善家居設計，以及最新的樂齡科技及器材應用。

Apart from receiving delegations, the Housing Society also arranges overseas visits to learn from other places. On 9-12 October, a delegation of the Management led by Chief Executive Officer Wong Kit-loong visited Tokyo, Japan, to take part in the 45th International Home Care & Rehabilitation Exhibition to understand the latest trend in home care and rehabilitation. The delegation also took the opportunity to visit senior housing and care homes in Japan so as to learn about the local age-friendly design and application of advanced gerontechnological equipment.



▲ 房協管理層到日本參觀國際福祉機器展及長者房屋，觀摩當地的樂齡科技。
Housing Society Management visits the International Home Care & Rehabilitation Exhibition and senior housing in Japan to get insights into the age-friendly technologies.

為人才團隊 注入生力軍

Breathing New Life into the Talent Team

自二零零零年起，房協人力資源組聯同物業管理部共同推行「職業發展課程」，透過一至兩年的在職和課堂培訓，提升物業管理部見習同事的顧客服務技巧和維修保養知識等。本屆畢業典禮於八月三十一日舉行，六名學員獲正式擢升為主任（物業管理），為前線團隊注入新力量。

資訊科技組亦於今年七月開始聘請了五位大專畢業生，正式展開為期兩年的見習生計劃。期間，見習生會在資訊科技組不同崗位實習，嘗試各類型工作。公司會為他們提供多元化的在職培訓，以配合不斷轉變的資訊科技環境。



▲ 房協總監（物業管理）葉錦誠（中）出席畢業典禮為學員打氣。
Housing Society Director (Property Management) Jacky Ip (Centre) attends the ceremony to give the graduating trainees encouragement.

Since 2000, the Human Resources Section and Property Management Division of the Housing Society have jointly launched the Career Development Programme, providing our Property Management trainee one to two years on-the-job and classroom training to polish their customer service skills and enhance their building maintenance knowledge. This year, the graduation ceremony was held on 31 August with a total of six graduates who had been officially promoted to Officer (Property Management), adding vitality to the frontline team.

Besides, our IT Section implemented a two-year IT Trainee Programme in July, hiring a total of five fresh graduates this year. The trainees will rotate in different positions within the IT Section to gain invaluable experience in various projects. A wide range of on-the-job training was offered in tandem with the ever-evolving IT environment.

房協榮獲 「經典品牌」美譽

Housing Society Being Recognised as a Classic Brand

於九月十九日舉行的《東周刊》十五周年午宴暨「香港經典品牌」頒獎典禮中，房協獲嘉許為「殿堂級品牌」，以表揚本會在香港建屋惠民七十年的社會使命和貢獻。

房協主席陳家樂在九月十九日舉行的頒獎禮上表示：「適逢今年是房協七十周年，這個獎項實在別具意義。我要感謝政府和各界持份者，包括房協委員、同事、居民、業界及傳媒朋友的支持。我們未來會繼續發揮『房屋實驗室』的獨有角色，透過多元化的房屋項目和先導計劃，例如重建出租屋邨、發展長者住房、提供過渡性房屋等，建屋惠民。」

房協與香港市民同步走過七十年，是本港首個非政府的房屋機構，為市民提供因時制宜的房屋及相關服務，並以「顧客為本」、「優質為尚」、「人才為基」及「資源為用」為四大核心營運宗旨。展望未來，房協將堅守「創宜居·活社區」的信念，繼續以靈活審慎的方針服務社群，以創新思維，與時並進，全方位回應本港市民在住屋及相關服務的需求。

In the East Week 15th Anniversary Lunch cum “The Hong Kong Classic Brand Awards 2018” Presentation Ceremony held on 19 September, the Housing Society was recognised as one of the prestigious brands in Hong Kong, to commend its social mission and contribution to the housing development in Hong Kong over the past seven decades.



房協主席陳家樂(左)從立法會主席梁君彥手中接過「香港經典品牌2018」大獎。

HKHS Chairman Walter Chan (left) receives the Hong Kong Classic Brand Awards 2018 from Legislative Council President Andrew Leung.

Housing Society Chairman Walter Chan said at the presentation ceremony held on 19 September, “This year marks the 70th Anniversary of the HKHS which makes it a very special moment to receive the Award. I would like to thank the Government and stakeholders from different sectors, including our Members, staff, residents, the industry and media friends, for their support to HKHS. Playing a unique role of “Housing Laboratory”, we will continue to develop housing projects and pilot schemes to meet the housing needs of Hong Kong people, such as redevelopment of rental estates, elderly housing and transitional housing.”

Walking along with every one of Hong Kong in the past 70 years, HKHS being the first non-government housing organisation has been providing housing and related services for the Hong Kong people in tandem with the changes in society while adhering to our four core values, namely “Customer”, “Quality”, “Talent” and “Prudence”. Looking forward, HKHS will uphold its belief in “Create Homes • Revive Communities” to serve the community in a resilient and innovative manner, in order to meet the people’s needs in housing and related services.

持續實踐 企業社會責任



房協高級經理(企業及社區關係)符肇廉(右一)代表房協領取獎項。
Senior Manager (Corporate and Community Relations) Gary Fu (1st from the right) receives the award on behalf of the Housing Society.

Unremitting Efforts in Fulfilling Corporate Social Responsibilities

在香港工業總會主辦的第六屆「工業獻愛心」中，房協憑藉不同的項目或活動，包括「智友善」家居探知館、第十三屆「房協獎助學金計劃」，以及「鄰里樂 喜氣洋洋迎新禧2018 敬老顯愛心 旺旺來福報新年」，獲得「愛心關懷證書」及「卓越關懷大獎」，以嘉許房協履行社會責任的卓越表現。頒獎禮於九月十八日舉行。

In the 6th Industry Cares Recognition Scheme organised by the Federation of Hong Kong Industries, the Housing Society received the “Caring Certificate” and “Outstanding Caring Award” for its programmes and activities including MIND-Friendly Home Exploration Centre, the 13th Hong Kong Housing Society Award and HS Community New Year Gathering, in recognition of its remarkable performance in social responsibilities. The award presentation ceremony was held on 18 September.

七十周年 公關策略 及活動獲殊榮

Accolade for 70th Anniversary Public Relations Campaign



房協企業傳訊主管梁綺蓮(左六)帶領團隊出席頒獎典禮，分享殊榮。
Housing Society Head of Corporate Communications Pamela Leung (6th from the left) leads the team to attend the ceremony and share the honourable moment.

房協在今年舉辦了一連串慶祝七十周年的傳訊及宣傳活動，喜獲各界持份者的歡迎與支持。最近，活動企劃更獲得公關業界嘉許，在「PR Awards 2018」中，房協在「最佳公關活動—公共服務」中，入選最後五強。另外，在「最佳公關主導綜合傳播」中，更勇奪銅獎。「PR Awards 2018」由《Marketing》雜誌主辦，旨在表揚亞洲區內的公關成就。評審委員會由獨立的資深公關專業人員組成。頒獎典禮已於八月三十一日舉行。

The Housing Society organised a wide range of communications and publicity activities to celebrate the 70th Anniversary throughout the year, which were well received by all the stakeholders. Recently, the Campaign was even recognised by the PR industry. At the PR Awards 2018, the Housing Society was shortlisted as top five for “Best PR Campaign – Public Services” category. As for the “Best PR-Led Integrated Communications”, Bronze Award was clinched. Organised by the *Marketing Magazine*, the PR Awards are dedicated to honour the excellence in public relations across Asia with a judging panel formed by independent senior public relations professionals. The Award Presentation Ceremony was held on 31 August.

年報再度 榮獲國際獎項



More International Accolades for Annual Report



房協二零一六/一七年度年報榮獲ARC金獎。
The Housing Society Annual Report 2016/17 wins ARC Gold Award.

房協二零一六/一七年度年報在過去數月於多個國際獎項中取得佳績。在十月十一日假德國舉行的ARC國際年報大獎頒獎典禮中再接再厲，榮獲「非牟利機構（印刷年報）—社會服務機構」金獎，以及Galaxy大獎「年報—印刷：住宅物業」組別金獎。

該年報採用「拓願景，展理念」為題，以清晰鮮明的設計，以及簡潔有力的文字，闡述房協的服務宗旨、營運理念，以及業務特色，突顯其在本港房屋供應市場中「房屋實驗室」的角色和定位。

Having received recognition in a number of international competitions in the past few months, the winning streak of Annual Report 2016/17 continued with the Gold Award in the “Non-Profit Organisation (Print Annual Report) : Social Service Organisations” presented in the International ARC Awards presentation ceremony held on 11 October in Germany and the Gold Award in “Print: Residential Properties” category presented by Galaxy Awards 2018.

Bearing the theme of the “Advancing Our Vision • Living Our Values” with a distinctive design and explicit yet solid content, the Annual Report expounds the objectives, operation values and business features of the Housing Society while highlighting our role and positioning as the “Housing Laboratory” in the local housing market.

積極推動 職安健獲認同

Efforts In Fostering Occupational Safety and Health Pay Off

房協在推廣職安健方面一直不遺餘力，並與勞工處及職業安全健康局緊密合作，藉舉辦各類活動，加強同事對職安健的關注和認識。於九月五日舉行的「第十七屆香港職業安全健康大獎分享會暨頒獎典禮」中，房協憑藉有效發布並推廣職安健資訊，在「職安健年報大獎」環節中獲「優異獎」，並與其他機構互相借鑑經驗，以提升業界的職安健水平。

The Housing Society has been sparing no effort to promote occupational safety and health (OSH). Working closely with the Labour Department and the Occupational Safety and Health Council, the Housing Society has been arousing OSH awareness among staff through different activities. At the 17th Hong Kong Occupational Safety and Health Award Experience Sharing Seminar cum Award Presentation Ceremony held on 5 September, the OSH Report of the Housing Society was granted a merit award for its effective advocacy of OSH information. Our representatives also exchanged experience on promoting OSH with other organisations to enhance OSH standard in the industry.



房協助理總經理(物業管理)彭國華(右)出席領取「職安健年報大獎優異獎」。
Housing Society Assistant General Manager (Property Management) Derek Pang (right) was presented with the OSH Annual Report Award – Merit.

關懷社群顯愛心

Showing Love and Care to the Community



由房協居民組成的義工隊一向熱心參與社區活動，乙明邨、觀龍樓及滿樂大廈的義工隊於過去一年參與社會福利署的「2017社區是我家」活動，獲嘉許為「卓越愛心屋苑」，而觀龍樓亦連續六年獲頒「義務工作嘉許金狀」，表揚居民積極服務社群的精神。

無障礙 設計網站獲嘉許

Commendation for Web Accessibility

房協長者安居資源中心網站在「無障礙網頁嘉許計劃18/19」頒獎禮中獲頒「三連金獎」，以嘉許中心網站版面採用無障礙設計，關顧殘疾人士的需要，讓他們能輕易瀏覽網站，並取得所需資訊和服務。網站設計彰顯了中心關愛社會、提倡傷健共融的營運理念。

「無障礙網頁嘉許計劃」由香港互聯網註冊管理有限公司主辦及政府資訊科技總監辦公室協辦。頒獎禮已於六月二十六日圓滿舉行。

At the award presentation ceremony of the "Web Accessibility Recognition Scheme 18/19", the Housing Society Elderly Resources Centre (ERC) website was presented with "Triple Gold Award" in recognition of its accessibility design for persons with disabilities. The design facilitates them in navigating and obtaining information and services required. The website design also echoes ERC's operation values in caring for the community and promoting social integration.

The "Web Accessibility Recognition Scheme" was organised by the Hong Kong Internet Registration Corporation Limited and co-organised by the Office of the Government Chief Information Officer with an award presentation ceremony held on 26 June.



長者安居資源中心網站採用無障礙設計，無論傷健人士都能輕鬆掌握網上資訊。

The ERC website adopts web accessibility design to facilitate easy access to online information for people with and without disabilities.

The Housing Society estate volunteer teams have always been ardent in participating in the community activities. The volunteers from Jat Min Chuen, Kwun Lung Lau and Moon Lok Dai Ha participated in the Caring Estate Programme of the Social Welfare Department over the year and were recognised as "Leading Caring Estate". Kwun Lung Lau also received the Gold Award for Volunteer Service for six consecutive years in appreciation of their continuous effort in community services.

祝賀「雋悅」住戶 「期頤之年」



Celebrating Hundred-Year-Old Birthday with The Tanner Hill Residents



房協向長者住戶送上生日祝賀。

Housing Society sends birthday greetings to the elderly residents.

房協優質長者房屋「雋悅」定期為長者住戶舉辦活動，打造愉快的社交生活。房協於十月三日與21名住戶，當中包括兩名百歲人瑞，連同親友們一同共慶生辰。當日除了精彩的魔術表演外，其中一位十月生日的住戶，著名弦樂家楊寶智教授，更即席演奏小提琴，讓在場朋友陶醉於美妙的樂曲之中。

The Housing Society regularly organises activities for the residents of the quality housing project, The Tanner Hill, to create a delightful social life. On 3 October, a party was held to celebrate the birthdays of 21 residents, among whom two were aged one hundred, together with their friends and relatives. In addition to the amusing magic show, the renowned string artist Professor Yang Baozhi who was also a resident born in October played melodious violin euphony, enchanting all participants with music.

鼎力支持 綠色善事

Staunch Support for Green Charity Campaigns

房協支持環保活動不遺餘力，並積極推動綠色生活。房協今年再度響應由香港公益金於八月二十六至二十七日舉行的「公益綠識日」，為公益金資助的「醫療及保健服務」籌款。同事每捐出一元，房協便捐出等額善款，共籌得總額近港幣一萬元的善款。

另外，本地環保團體「綠領行動」於八月二十二日舉行「二十五周年慶祝午宴」，房協作為是次活動的銀贊助機構，亦獲邀出席參與。

The Housing Society has always supported various green activities to foster eco-friendly living. The Housing Society participates in the Community Chest Green Day again this year on 26-27 August to raise funds for "Medical and Health Services" supported by The Community Chest. The Housing Society made a matching donation for every dollar the staff gives, raising donation of some HK\$10,000.

Besides, Greeners Action, a local green group, held its 25th Anniversary Celebration Luncheon on 22 August and the Housing Society as Silver Sponsor was invited to attend.

房協高級經理（房協之友）游健玲代表出席「綠領行動二十五周年慶祝午宴」。

Senior Manager (HS Community) Joyce Yau attends the Greeners Action 25th Anniversary Celebration Luncheon on behalf of the Housing Society.



愛心隊 節日送暖

Volunteer Team

Sending Festive Warmth



由來自不同部門員工組成的「房協愛心隊」，趁中秋「月夕」佳節，夥拍方王煥娣長者鄰舍中心，於九月二十二日探訪觀塘區的長者居民，一同賞月及猜燈謎，分享節日歡欣。

Taking the opportunity of Mid-Autumn Festival, the Housing Society Volunteer Team formed by staff from different divisions, partnered with the Fong Wong Wun Tei Neighbourhood Elderly Centre, to share festive joy with the elderly residents in Kwun Tong District on 22 September.



「房協愛心隊」透過外展探訪服務社區。

Housing Society Volunteer Team serves the community through outreach visits.



與社區攜手一起 走過七個十年

Passing through Seven Decades
Hand in Hand with the Community



房協過去七十年一直堅守使命，致力為香港市民打造宜居的生活環境。房協七十周年的主題「創宜居·活社區」正好反映我們的工作目標。豐富的七十周年慶祝活動更將不同社區及各界持份者聯繫起來，當中的「快樂社區」屋邨繪畫比賽、「屋邨圖片展」、「舊香港掌故」分享會及「房協建屋惠民七十年」回顧展，均深受公眾歡迎，讓大家一同細味房協今昔。

Over the past seven decades, the Housing Society has been adhering to its mission and dedicated to creating a livable environment for Hong Kong people. Our unfailing goal has been genuinely reflected by the slogan of the Housing Society 70th Anniversary "Create Homes • Revive Communities" with diversified community events further connecting different communities and stakeholders together. These well-received celebration activities include the Estates Drawing Competition, Estates Photo Exhibitions, "Anecdotes of Old Hong Kong" Talk and Roving Exhibitions which enable the public to gain a deeper insight into the present and the past of the Housing Society.

細意刻畫「快樂社區」 Depicting Joyous Community with Ingenuity

早前舉辦的「快樂社區」屋邨繪畫比賽得到「房協之友」及居民的踴躍參與，共收到近百份作品，頒獎禮於八月四日假將軍澳東港城舉行。各參賽者就主題「創宜居·活社區」發揮創意，運用不同的繪畫手法展現愉快的社區特色。

The Estates Drawing Competition received an overwhelming response from members of HS Community and residents with nearly a hundred entries received. The award presentation ceremony was held at East Point City in Tseung Kwan O on 4 August. Aligning with the theme of "Create Homes • Revive Communities", all participants unleashed their creativity to depict the delightful community through diversified painting styles.



親子組冠軍 Champion, Parents-children Group

何卓諾(中) Ho Cheuk-nok (Centre)

何氏一家分享得獎的喜悅。他們希望透過畫作表達房協社區內的互助互愛精神，構圖上採用了不少心型圖案，以及鄰居之間的生活點滴，帶出鄰里攜手創建社區的意念。他們一家人在創作過程中的交流和溝通，進一步促進了親子之間的默契。

The Ho family shares the joy of winning the award. Their painting emphasises the caring spirit within the Housing Society communities via heart patterns, while highlighting community building via daily neighbourhood scenes. The intimacy has been further fostered among the family members through exchange and communication in the creative process.



少年組冠軍 Champion, Youth Group

江嘉雯 Kong Ka-man

得獎畫作所描繪的「快樂社區」包含四項元素，包括舒適的居住環境、多元化的商舖和食肆、激發青少年積極參與的活動，以及和睦的鄰里關係。江嘉雯從小六起一直積極參與房協舉辦的比賽，認為能啟發青少年創意，讓他們一展所長。

The winning art piece illustrates four elements of a joyous community, including contented living environment, diversified shops and restaurants, community activities appealing to youngsters, as well as neighbourhood harmony. Being an active participant of competitions organised by the Housing Society since primary six, Kong believes that creativity could be inspired among the youth while unleashing their potential.

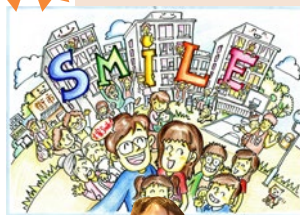


公開組冠軍 Champion, Open Group

梁永輝(左) Leung Wing-fai (Left)

畫作以有趣的自拍概念，表達出鄰里之間的融洽，以及在房協屋邨安居樂業的景象。梁永輝表示，房協近期舉辦一連串七十周年慶祝活動，有助加深公眾對房協的認識。

Adopting the amusing selfie concept, the drawing conveys the message of neighbourhood fraternity and contentment in the Housing Society's estates. Leung thinks that the 70th Anniversary celebration has greatly enhanced the public understanding towards the Housing Society.



多角度呈現屋邨昔日光景 Reliving Old Times at Estates in Multi-sensory Ways

房協繼續透過不同活動讓居民及市民看得到、聽得到、甚至觸得到過去的屋邨生活點滴，與大眾共同回味昔日屋邨情懷。

Through the year-round activities, our residents and citizens are able to see, hear and even touch the estate life in the past, recalling their fond memories of the old days.

「屋邨圖片展」吸引各邨居民駐足觀賞。

Residents from different estates are drawn to the Photo Exhibitions.



房協向居民徵集了多幀攝於各屋邨的舊相片，並於六月至八月期間在轄下十三個屋邨舉辦「屋邨圖片展」。每張照片訴說著一個個別具時代意義的故事，亦見證著房協與居民間多年來的聯繫。

Showcasing old photos collected from the residents in different estates, the Estates Photo Exhibitions were held in 13 rental estates from June to August. Symbolic meaning of the old times was exemplified in connection with the bonding between Housing Society and the residents over the years.



▲ 市民透過回顧展加深對房協的工作及香港房屋發展歷程的認識。
The Roving Exhibitions enable the public to learn more about the work of the Housing Society and the housing development in Hong Kong.

「房協建屋惠民七十年」回顧展在全港、九、新界三個地點巡迴舉行，並以將軍澳東港城作為尾站，活動已於八月七日圓滿結束。市民透過回顧展中珍貴的舊相片及展品，以及房協第一個出租屋邨「上李屋」1:1比例的單位模型，讓參觀者走進時光隧道，親身接觸當年的屋邨生活。

Among the three destinations across the territory, the final stop at East Point City in Tseung Kwan O rounded off the Territory-wide Roving Exhibitions on 7 August. The display of precious old photos, historical items, as well as the 1:1 mock-up flat of Sheung Li Uk, the first rental estate of the Housing Society, allowed the visitors to get in touch with old estate life through a time tunnel.



舉行回顧展期間，房協於八月四日續邀得香港歷史博物館名譽顧問鄭寶鴻主持第二場「舊香港掌故」分享會，以「從將軍澳走到九龍東」為題，一邊展示稀有的舊相片，一邊分享九龍東區的房屋及社區發展史，將昔日的屋邨文化、軼事趣聞及地區特色娓娓道來。

當日，一眾參加了由房協與香港青年協會合辦「YA齊齊聽掌故：房協屋邨特色添本土色彩」計劃的香港青年大使於分享會後，實地了解房協轄下的觀塘花園大廈，有助他們日後以大使身份向旅客宣揚各區特色。



▲ 鄭老師生動講述舊香港掌故，讓不同年齡的觀眾聽得津津樂道。
The audience at different ages pay heed to Mr Cheng's lively elaboration on anecdotes of old Hong Kong with great interest.

Alongside with the Roving Exhibitions, the second "Anecdotes of Old Hong Kong" Talk featuring Honourary Adviser to the Hong Kong Museum of History Cheng Po-hung was staged on 4 August with the theme of "From Tseung Kwan O to Kowloon East". Illustrating the housing and community development of Kowloon East through precious old photos, Mr Cheng Po-hung also narrated the culture and interesting stories of rental estates while highlighting the local characteristics to the audience.

On the day, the Housing Society and the Hong Kong Federation of Youth Groups brought the Hong Kong Young Ambassadors to the "Anecdotes of Old Hong Kong" talk, followed by a visit to Kwun Tong Garden Estate to take a closer look at the local features for their future sharing with the tourists in the capacity of ambassadors.



培育青少年 成就無限可能

Nurturing Youth to Create Every Possibility

「暑期實習生計劃」工作體驗

Offering Work Experience to Summer Interns

一年一度的「香港房屋協會暑期實習生計劃」於今年六月至八月舉行，共為五十三名大專生提供寶貴的職場經驗。

一眾實習生於八月十日出席於賽馬會大棠渡假村舉行的工作體驗分享會暨結業禮，為兩個月的實習旅程劃上完美的句號。當日，他們除了透過多元化的集體遊戲體會溝通技巧及團隊精神外，更藉此互相分享實習生活中的種種經驗及學習成果。

The annual Housing Society Summer Internship Programme was held between June and August this year with a total of 53 tertiary students participated to gain invaluable work experience.

The students attended the closing ceremony with sharing session held at Jockey Club Tai Tong Holiday Camp on 10 August to round off the two-month internship. The students not only learnt the importance of communication and team spirit through group games, but also took this chance to share their learning experience and outcome with each other.

▲ 「暑期實習生計劃」的大專同學出席結業禮，分享實習體驗。
The tertiary institution students joining the Summer Internship Programme attend the graduation ceremony and share their work experience.



▲ 一眾實習生投入地進行集體遊戲，訓練團隊精神。
All summer interns compete in the group games enthusiastically by building up team spirit.

潘芷茹同學 Alice Pun

今次實習讓我能透過籌劃不同的活動，與長者們建立良好的關係，令我感到很高興。

This internship programme has offered me a good chance to build up relationship with the elderly through organising activities, giving me a warm-hearted feeling.



冼靜婷同學 Kitty Sin

在這個多月的實習工作中，令我明白做任何事都要小心謹慎，不能馬虎。

The practical work experience enables me to understand the importance of meticulousness.



李瑋基同學 Derrick Dy

於企業傳訊組實習能有機會主持多個房協舉辦的社區活動，增加籌辦活動的經驗。

Working at Corporate Communications Section helps me gain invaluable experience by hosting various community events organised by the Housing Society.



獎勵成績優異的居民子女

Recognising Tenants' Children with Academic Excellence

為表揚居住在房協轄下出租屋邨，在應屆香港文憑考試獲得優異成績的學生，房協自二零一四年起成立「房協之友獎學金」，先後共有八十名學生得獎。

在八月十七日，十五名來自八個出租屋邨的得獎學生出席今年的獎學金頒獎禮，每人獲頒發獎學金港幣五千元。當中，更有四位同學考獲得30分或以上的優異成績，每人獲額外頒發港幣五千元「卓越獎賞」，以作鼓勵。

Launched in 2014, the Housing Society Community Scholarship aims to commend Hong Kong Diploma of Secondary Education (HKDSE) candidates living in Housing Society estates who attain outstanding results. A total of 80 students have received the scholarship since its inception.

At the Award Presentation Ceremony 2018 held on 17 August, 15 awardees from eight rental estates received scholarship of HK\$5,000 each for their satisfactory performance in HKDSE. This year, four students with outstanding results of 30 points or above were additionally granted the "Award for Excellence" at HK\$5,000.

胡展業同學 (樂民新村)

Hu Zhan-ye (Lok Man Sun Chuen)

由於樂民新村靠山，加上鄰近有不同的體育設施，當我溫習壓力大時，便會去行山、打球紓緩壓力。我要特別感謝房協，今次的獎學金對我是一大鼓勵，肯定我一直以來的努力。

As Lok Man Sun Chuen is located near the hills surrounded with abundant sports facilities, I always go hiking and play basketball when I got stressed. I would like to thank the Housing Society for the great encouragement in recognition of my efforts.



▲ 參加「工作體驗運動」的中學生於回顧展中汲取社會經驗。
The secondary school students joining WEM gain social experience in the Roving Exhibition.

為中學生提供實習平台

Providing Work Opportunities for Secondary Students

另一方面，房協已經第三年參加由教育局主辦的「工作體驗運動」，為中學生提供工作體驗機會，支持青年人做好生涯規劃。當中四名中五同學獲安排在八月期間，於將軍澳東港城舉行的「房協建屋惠民七十年」回顧展中，協助籌辦社區活動。另外，兩名同學則於十月期間獲安排於物業發展及市場事務部，近距離觀察工作實況。

On the other hand, the Housing Society has participated in the Work Experience Movement (WEM) organised by the Education Bureau for the third year, offering work programmes to secondary school students in support of early life planning. Four Form 5 students were posted to working at the Roving Exhibitions held at East Point City in Tseung Kwan O in August, learning how to organise community activities. In October, two other students spent time with the Development and Marketing Division for job shadowing.

▼ 房協與獎學金的得獎同學及其家人分享喜悅。

The Housing Society shares joy with the scholarship awardees and their families.

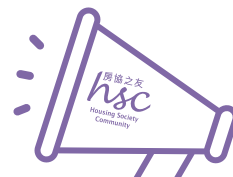




「房協之友」情報站

HS Community News Corner

▲「房協之友」與長者居民同慶中秋、共賀生辰。
The HS Community have festive and birthday celebration with the elderly residents.



中秋人月兩團圓，除了和家人相聚外，亦是與左鄰右里聚首一堂的好時機。「房協之友」藉著這個佳節，特別為9月及10月生日的長者居民慶祝生辰，送上溫暖又窩心的祝福。

另一方面，為鼓勵長者持續恆常運動，「房協之友」今年再次舉辦硬地滾球訓練班，並組隊參與於八月二十九日由伸手助人協會主辦的「全港長者硬地滾球大賽2018」（公開組）。觀塘花園大廈隊及祖堯邨隊的球員在小組賽中取得全勝佳績，並於80支隊伍中晉身最後十六強，展示努力學習的成果。

Mid-Autumn Festival is not only a good opportunity for family reunions but also sharing joyful moments with the neighbours. The HS Community took the occasion to celebrate with the elderly residents whose birthday fell within September to October, giving them warm and heartfelt blessings.

To encourage exercise habit among our elderly residents, the HS Community held the Boccia training course again this year. A team was also formed to participate in Hong Kong 2018 Boccia Competition for the Elderly (Open) organised by the Helping Hand at Tseung Kwan O Sports Centre on 29 August. The teams of Kwun Tong Garden Estate and Cho Yiu Chuen achieved full victory in the semi-final. They successfully entered the final sixteen among 80 competing teams to showcase their learning outcomes.



▲一眾長者球員享受硬地滾球樂。
A group of elderly players enjoy Boccia fun together.



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