

二零一九年一月 JAN 2019



### 主席的話

不經不覺,我擔任房協主席已經四個月。 我上任時提出了房協三大業務發展方向:長 者房屋、舊邨重建及過渡性房屋。今期 《房協動態》就以長者房屋及服務為專題 報導,藉著房協委託香港大學秀圃老年研 究中心為我們三個長者房屋計劃所進行的 研究,探討「居家安老」政策如何應對香 港人口急速老化的情況。

對於政府最近公布將兩幅位於啟德和三幅 位於安達臣石礦場的用地撥予房協,當中 一幅(啟德)用作重建真善美村之用,而其餘 四幅則用作興建資助出售房屋,房協表示 十分歡迎,認為此舉將有助滿足不同階層 市民的住屋或置業需要,亦配合本會的業 務發展方向。我們期待能夠得到地區的支 持,盡快展開有關的規劃及發展工作。

另外,因應去年推出居屋定價新機制,政府就房協的資助房屋用地的地價安排作出檢討,並決定日後以1,000元象徵式地價批地予房協興建出租屋邨及三分一地價批地予房協興建資助出售房屋。我們感謝政府對房協工作的支持。作為政府房屋政策上的重要合作夥伴,我們樂意在資源許可下,協助增加房屋供應,解決市民的住屋需要。

隨著二零一八年的結束,房協七十周年誌 慶亦經已劃上圓滿句號,但房協向前邁 的步伐並沒有停下來,我們樂見去年底 際房屋會議中,來自國際的業界翹楚馬 一堂,進行專業交流,以及房協首個展 中心的正式啟用,這些都進一步鞏固因 中心的正式啟用,這些都進一步鞏固了 協與業界的溝通橋樑,以及與市民大眾的 聯繫基礎。房協亦會繼續循不同渠道 下創宜居•活社區」的理念,履行為香港市 民服務的使命。

最後,我藉著這個與持份者保持良好溝通 的平台,代表房協同寅跟大家拜年,謹祝 願《房協動態》讀者豬年萬事如意、身體 健康、安居樂活!



### Chairman's Message

Time flies. It has been four months since I started to serve the Housing Society as the Chairman. On the very first day of my term, I stated that the Housing Society had three major business goals for the coming years, namely elderly housing, redevelopment of old-aged rental estates and transitional housing. In this issue of *Housing Society* 

Today, the feature story will tell you more about our elderly housing and services. How to address the needs of the ageing population by means of "ageing-in-place" initiatives would be discussed, riding on the research conducted by the Sau Po Centre on Ageing of The University of Hong Kong on the effectiveness of our three elderly housing schemes.

The Housing Society welcomes the Government's latest announcement on allocating two sites in Kai Tak and three sites in Anderson Road Quarry to the Housing Society for public housing development. Among which, one in Kai Tak would be reserved for the redevelopment of Chun Seen Mei Chuen, while the remaining four are planned for subsidised sale flats. That smooths the way for our business developments while helping to satisfy the housing needs of different sectors of the community. We look forward to having the support of the local districts for commencing the planning and development of these new housing projects soon.

Meanwhile, in response to the revised pricing mechanism for the Home Ownership Scheme last year, the Government reviewed the land premium arrangement for the Housing Society's subsidised housing projects and approved to grant the Housing Society future sites for rental housing at a nominal land premium of \$1,000 and those for Subsidised Sale Flats at one-third of full market land value. We appreciate the Government's support in our work. As an important partner to the Government in implementing housing policies, the Housing Society takes pleasure in helping to increase housing supply with resources available and assist in meeting the housing needs of the people.

The year-long celebration of the 70<sup>th</sup> Anniversary of the Housing Society has come to a close by the end of 2018, yet the Housing Society would keep forging ahead. In late last year, we were glad to see that our International Housing Conference provided the opportunity for experts around the world to come together for ideas exchange, and the official launch of the first Housing Society Exhibition Centre. These activities have strengthened our ties with the industry and the general public. Looking forward, the Housing Society will continue to leverage different channels for living out our mission to "Create Homes • Revive Communities" for the people of Hong Kong.

Lastly, making use of this platform for communication with our stakeholders, I would like to wish all readers good health, prosperity and happiness in the coming Year of the Pig.

陳家樂 Walter Chan

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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。

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# 建設樂齡城市

Promoting "Ageing in Place" Building an Age-Friendly City



### 人口老化迫在眉睫 「居家安老」助長者頤養天年

Serious Ageing Problem in Hong Kong "Ageing in Place" to Help Elderly Live in Dignity

人口急遽老化是全球多國面對的嚴峻問題。以香港人口結構而言,現時約有1/4人口為六十歲或以上的長者,推算至二零四零年,將會增加至每三個人當中便有一位是長者1。因此,本港必須為人口老齡化帶來的經濟和社會挑戰作好準備,尤其在住屋及醫療等方面,制定適當的政策、規劃和支援,讓長者安享晚年之餘,亦讓城市得以持續發展。

二零一三年的施政報告中提出「居家安老為本,院舍照顧為後援」的「居家安老」政策方針。房協早於一九九九年已籌劃發展長者房屋,而在推動「居家安老」方面的工作亦已維持了超過十年,主要涵蓋三大範疇: 家居環境、健康護理及社區支援。透過長者友善房屋及適當的措施,讓長者安心地在其熟識的家居環境及社區中生活,頤養天年。「居家安老」除了可提高長者的自主獨立性外,亦有助他們建立社區人際網絡,以保持高水平的社交互動及參與,保持身心健康。

1資料來源:政府統計處

Source: Census and Statistics Department

Rapid ageing population is a severe challenge across the globe. In terms of Hong Kong's demographic structure, almost ¼ of the population in Hong Kong are aged 65 or older at present. It is estimated that in 2040, the ratio will grow to be one elderly in every three persons¹. To facilitate "ageing in place" and promote sustainable development, Hong Kong has to be prepared for the socio-economic challenges brought by ageing population through formulation of appropriate policies, planning and support, particularly in the aspects of housing and medical services.

The 2013 Policy Address raised the "ageing-in-place" policy with an objective of "ageing in place as the core, institutional care as back-up". The Housing Society first started planning for elderly housing development in 1999, and has been promoting "ageing in place" for over 10 years, which covers three major aspects, namely living environment, health care and community support. Through age-friendly housing and appropriate measures, the elderly can live in a familiar environment and community having peace of mind and dignity. Apart from enhancing their independence, "ageing in place" could also help build elderly community network, sustaining higher level of social interaction and participation, while maintaining their physical and mental health.





# 積極倡導「居家安老」

Advocating "Ageing in Place"

在香港紮根七十年的房協,一直擔當「房屋實驗室」的角色。我們因應本港人口結構的變化,針對不同經濟階層的長者,研究及開展不同類型的長者房屋項目及計劃,當中包括在轄下二十個出租屋邨推行的「樂得者所」居家安老計劃、為中產長者而設的「長者安居樂」住屋計劃,以及為經濟能力較佳的長者而推出的「雋悅」項目,配合市場需求。這些計劃為住客提供集長者友善房屋、康樂設施及醫療護理於一身的居住環境,全方位照顧長者的身心需要。

為檢討上述三個計劃在家居環境、健康護理及社區支援這三方面的成效,房協早前委託香港大學秀圃老年研究中心,為計劃分別進行不同年期的追蹤研究,包括已經完成為期四年的「樂得耆所」研究和為期一年半的「長者安居樂」研究,以及正在進行為期三年的「雋悦」研究。研究對象合共2,500名長者。

研究發現無論在一些早已落成的出租屋邨,或專為中產長者而設的長者房屋,只要能夠提供長者友善的家居環境、適當的支援服務,便可令長者安心在家及熟悉的社區安老。研究分析指,該等集居住、醫療護理及社交康樂支援於一身的長者房屋模式,有效令長者對家居環境的滿意度、生活質素、健康狀況、使用社區照顧服務、跌倒次數、抑鬱傾向、社交參與等情況得到改善。另可減低長者使用急症室的次數及入住院舍的意向等。計劃的成效得到學術研究的客觀引證,除了有助房協進一步發展長者房屋及相關服務外,更可為相關業界提供參考。



▲ 房協透過「樂得著所」研究發佈分享會,進一步向社區推動「居家安老」的概念。 The Housing Society further promote the "ageing-in-place" concept to the community through the AIP Joint District Meeting cum Study Result Sharing Forum.

Having established in Hong Kong for 70 years, the Housing Society has been a "housing laboratory". In view of the changes in Hong Kong's demographic structure, the Housing Society studied and launched a variety of elderly housing projects and schemes targeted at different socio-economic groups to meet the market needs. These include the "Ageing-in-Place" (AIP) Scheme implemented across our 20 rental estates, the Senior Citizen Residences Scheme (SEN) for middle-income elderly, and The Tanner Hill Project for those financially more capable ones. The schemes provide a living environment combining elderly-friendly housing, recreational facilities and elderly care that offer holistic care for elderly residents' physical and mental needs.

To gauge the effectiveness of the three aforementioned schemes in aspects of living environment, health care and community support, the Housing Society appointed the Sau Po Centre on Ageing of The University of Hong Kong to carry out longitudinal studies across different time span. These include a 4-year study on the AIP Scheme and a 1.5-year scheme on SEN which have been completed earlier, and a 3-year study on the Tanner Hill project which is currently in progress, involving 2,500 elderly in total.

家居環境 項目效益 Schemes' Effectiveness 生活質素 Quality of Life 入住院舍意向 急症室使用 Intention for Use of A&E Service Institutional Care 跌倒 抑鬱 History of Falls Depressive Mood 社區支援 健康護理 Health Care

The results revealed that no matter for rental estates established earlier or elderly housing designed for the middle-income group, the residents could live at home and a familiar community safely, as long as an elderly-friendly living environment and adequate support services are available. Analysis showed that the elderly housing model with a combination of residence, medical care and community recreational support could effectively improve their satisfaction with the living environment, quality of living, health conditions, utilisation of community care services, history of fall, depressive mood and social participation. At the same time, the model could help reducing the usage of A&E service and the intention for institutional care. Such objective validation from academic research on the effectiveness of the schemes could help the Housing Society in further developing its elderly housing and associated services, and could also serve as a reference for the industry.

#### 社會投資回報





的回報





\$5.07



#### 鄧生(65歲) 及 鄧太(64歲) Mr and Mrs Tang (65 and 64 years old)



樂頤居 Jolly Place

我(鄧太)因患有眼疾,預見未來有 定的醫護需要,因此選擇了 「長者安居樂」計劃。入住樂頤居 後,我們積極參與多項文娛康樂活 動,擴闊生活和社交圈子,更擔 當義工,服務他人。樂頤居的職員 及醫護人員均非常專業和貼心,加 上適切的配套和服務,有效提升我 們的生活質素。

Foreseeing the need for medical care in the future due to my (Mrs Tang's) eye disease, we opt for the SEN. After moving into Jolly Place, we participate actively in various recreational activities to expand our social network, and become volunteers to serve the others. We appreciated the staff at Jolly Place and the medical staff who are very professional and caring. Along with the well-designed facilities and services, our quality of life has been enhanced effectively.

#### 嚴女士(70歲) Ms Yim (70 years old)



觀塘花園大廈 Kwun Tong Garden Estate

我早年確診腦腫瘤, 加上母親離世,情 緒受困,變得自我封閉。透過「樂得耆所」 計劃中的健康評估篩查,檢出我有糖尿 病、痛風症及容易跌倒等危機,經轉介 後接受各種適切的治療及支援服務。 另外,透過園藝治療,喚起我重塑生命 的動力。現在我更成為「樂得耆所」 大使,積極服務邨內有需要長者。

After my mother passed away, I was diagnosed with brain tumor while becoming emotionally distressed and self-isolated. Through the screening test under the AIP Scheme, I was further diagnosed with diabetes, gout and higher risks of falls. Upon referral, appropriate treatments and support were then received. Besides, horticultural therapy lightened up my passion for life. I even became AIP Ambassador to actively serve those elderly-in-need in the estate.



房協在長者房屋方面的工作獲傳媒廣泛報導,深化市民大眾對居家安老議題的關注。 Efforts of the Housing Society are widely reported by the media, which deepen the public concern towards ageing-in-place issues

#### Facilitating Professional Exchange

為進一步推動業界對人口老化的關注,房協在 二零一八年十一月二日舉辦了以「建設樂齡智 慧宜居城市」為主題的國際房屋研討會,探討 各地如何面對人口老化的挑戰及展望。研討會 有近三百名來自香港、內地及海外的專家參 與,就長者房屋、可持續建築及智慧宜居城市 等議題交換意見及分享經驗,並為香港業界啟 迪新思維。

地區層面方面,房協亦於二零一九年一月三日 舉辦「樂得耆所」居家安老計劃聯合地區會議 暨研究發佈分享會,邀請夥伴機構包括社福及 醫護界代表等,分享計劃的成果,並交流推行 安老措施時所面對的機遇與挑戰。

To raise the concern of the industry towards ageing population, the Housing Society organised the International Housing Conference with the theme "Building a Smart and Liveable City for an Ageing Community" on 2 November 2018, to explore the strategies and prospect in tackling the issue of ageing population. The Conference gathered over 300 experts from Hong Kong, the Mainland and overseas, who exchanged their views and experiences on topics including elderly housing, sustainable building as well as smart and liveable city, bringing new insights to the Hong Kong industry.

On the community level, the Housing Society organized the AIP Joint District Meeting cum Study Result Sharing Forum on 3 January 2019. Collaborators including representatives from social welfare and medical sector were invited to share the achievements of the Scheme, and to exchange views on the opportunities and challenges in promoting elderly-care measures.



香港特別行政區政府財政司司長陳茂波(前排右五)、房協主席陳家樂(前排右六)、行政總裁黃傑龍 (前排左三)與一眾房協委員、專題演講嘉賓及分組研討主持於國際房屋研討會上共同探討如何「建設 樂齡智慧宜居城市」。

Financial Secretary of the HKSAR Government Paul Chan (5th from the right, front row), HKHS Chairman Walter Chan (6th from the right, front row), Chief Executive Officer Wong Kit-loong (3rd from the left, front row), HKHS Members, keynote speakers and panelists explore together in the Conference how to "build a smart and liveable city for an ageing community".

> 教授分享當地建設可持 續發展城市的經驗。





◆ 房協早前出版了《安居傳耆「樂得耆所」 居家安老計劃»刊物,與業界分享計劃

The Housing Society published a booklet on its AIP Scheme to share successful cases with the industry.

#### 展望未來

The Way Forward



展望未來,房協的業務發展會繼續配合市民所需,尤其在 長者房屋方面,我們將以發展「長者安居樂」住屋計劃為 核心業務之一,協助中等收入的長者「居家安老」。位於 利工街第三個「長者安居樂」項目動工在即,預計將於二 零二二年落成。另外,我們亦會在新項目,如明華大廈重 建計劃及粉嶺百和路項目中,引入長者房屋的元素,提倡 長幼共融的生活社區。加上房協透過「智友善」家居探知 館及「長者安居資源中心」作為公眾教育平台,以及與政 府或相關單位,如安老事務委員會保持緊密的聯繫,我們 期望從不同層面倡導及推廣「居家安老」的概念和模式, 讓長者晚年生活得更精彩自在。

Looking ahead, the Housing Society will continue to cater to the needs of the citizens, especially in elderly housing. SEN will be one of our core businesses to help middle-income elderly "age in place". The third SEN project located at Lee Kung Street is to commence soon and expected to complete in 2022. Besides, we will also incorporate elderly housing in new projects such as redevelopment of Ming Wah Dai Ha and the Fanling Pak Wo Road project, to promote harmonious community livelihood across generations. Along with the MIND-friendly Home Exploration Centre and the Elderly Resources Centre as public education platforms, and close contacts with the Government and relevant units such as the Elderly Commission, we hope to advocate and promote the concept and model of "ageing in place" at different levels, so that the elderly could enjoy fruitful and carefree ageing.



(左起) 香港歷史博物館名譽顧問鄭寶鴻、房協主席陳家樂及房協行政總裁黃傑龍,於二零一八年十二月十一日主持展覽中心的開幕典禮。 (From the left) Honorary Advisor to the Hong Kong Museum of History Cheng Po-hung, HKHS Chairman Walter Chan and Chief Executive Officer Wong Kit-loong officiated at the Opening Ceremony of the Exhibition Centre held on 11 December 2018.

# 首個房協展覽中心正式啟用 以**互動形式**體驗香港房屋發展歷程

Opening of First HKHS Exhibition Centre
with Interactive Platform to Experience Housing Development Milestones

首個「房協展覽中心」剛於去年十二月中揭幕,為全年的七十周年誌慶活動劃上圓滿句號。除了展出房協資訊及具歷史價值的展品外,展覽中心亦透過新科技,例如虛擬實境、體感互動技術,及其他多媒體設施,讓參觀人士以嶄新的方式了解房協的發展歷程和本港的房屋發展。自啟用以來,不少團體預約參觀,展覽中心更於今年1月開始接待無需導賞服務的人士在指定時段入場參觀。

藉着展覽中心的啟用,房協會與中、小學及不同 的社區團體合作,安排導賞團,讓參觀人士可以 就著不同的房屋議題交流討論,令展覽中心成為 一個香港房屋發展的通識教學及交流平台,豐富 年青人的學習經歷,並加強與市民的連繫。 As the finale of the year-round Housing Society 70<sup>th</sup> Anniversary celebration, the first exhibition centre of Housing Society was opened in mid-December last year. Apart from displaying the information of the Housing Society and historical exhibits, the Exhibition Centre also provides a special experience for the visitors to appreciate the development of the Housing Society and the housing development of Hong Kong, through the use of innovations including virtual reality applications, somatosensory technology and other multimedia facilities. Since its opening, quite a number of groups have joined the guided tour by appointment. The Exhibition Centre has also been open for public admission during designated hours since January this year.

As the Exhibition Centre comes into service, the Housing Society will collaborate with primary and secondary schools, as well as different community groups, to organise guided tours and provide a platform for visitors to exchange views on various housing issues. The Exhibition Centre will also serve as a platform for Liberal Studies education on local housing development, so as to enrich the young people's learning experience and strengthen our ties with the community.





透過描繪不同年代屋邨的短片,呈現房協出租屋邨的發展歷程及設計特色。展區內的生活牆,展示了數百張由房協出租屋邨居民提供的珍貴舊照片,以及多項紀錄生活足跡的物品,包括別具歷史價值和意義的租咭和租約等,讓參觀者共同細味舊日屋邨的生活情懷。

Short videos portraying rental estates in different decades are shown to illustrate the evolution of the Housing Society's rental estates and their design characteristics. There is a Communal Wall displaying hundreds of precious old photos collected from residents of rental estates and various objects capturing the footprints of the old days, such as the historical rent record cards

and tenancy agreement, reminiscing fond memories at the old rental estates with the visitors.



展區三 Zone 3



#### 展覽中心佔地約二百平方米, 主要劃分為三個展區。

Covering an area of about 200 square metres, the Exhibition Centre is designed with three zones.

透過虛擬實境設施,參觀者仿如置身專為低收入、中產及經濟能力較佳的長者而設的住屋單位,親身體驗各項長者友善的家居設計。另外,展區設有體感式房屋階梯,讓參觀者透過項目的多角度影像,穿梭於房協轄下的資助出租及出售房屋。房協希望透過有趣互動的展品,啟發參觀者從多角度思考本港房屋議題及人口老化等社會問題。

With Virtual Reality facilities, visitors can enjoy a first-hand experience of residential units designed for the senior citizens of different socio-economic backgrounds, as well as the elderly-friendly home designs. Besides, a Housing Ladder in Kinect is available for visitors to browse through multi-angle images of the Housing Society's rental and subsidised sale projects. It is hoped that these interesting and interactive exhibits could inspire insights and dialogues among visitors on issues related to housing development and ageing population.



展區二 Zone 2



利用多媒體互動桌面,與參觀者分享房協過往七十年的工作成果。通過各項房屋計劃的資訊及影片,參觀者可以深入了解房協「建屋惠民」的使命。另外,展區設有「房協你點睇?」留言區,公眾在遊覽展館後,可透過電子屏幕向房協反映意見和期望。

A multimedia interactive table presenting the work of the Housing Society over the past seven decades is the highlight of this zone. Visitors can play with it to search for the information and videos of different housing schemes, thereby have a deeper understanding of the mission of the Housing Society. Before finishing the tour of the Exhibition Centre, visitors can leave their messages to the Housing Society at the "What do you think about HS?" Corner through an interactive screen.



陳欽勉於二零一八年十二月二十七日加入房協出任副行政總裁一職。此前,他自二零一二年起逾六年間在保良局擔任行政總監。陳先生曾服務政府二十年,當中逾十年擔任首長職級,任職多個政策局及部門,包括商務及經濟發展局、民政事務總署、政務司司長辦公室,以及財經事務局。陳先生持有商學文學士學位,曾獲政府贊助到牛津大學及北京國家行政學院研讀深造課程。他並獲頒獎學金前往哈佛大學商學院進修非政府機構策略管理行政人員課程。

陳先生對於加入房協感到榮幸,並希望憑藉自己的公共行政經驗和知識服務公眾。他認為房協作為「房屋實驗室」, 勇於嘗試及具前瞻視野,並得到政府的信賴和社會的重視, 角色獨特且任重道遠。雖然加入房協只有一個多月,他已 深深體驗房協同事們的專業和團隊精神,上下一心秉持著 共同的目標和信念,一同努力。

陳先生在餘暇時會接觸大自然,亦喜愛遊走於大街小巷,探索不同地區的特色和變化,感受社區上的人,情,味,認為有助啟發他的工作。

# 副行政總裁履新

### Deputy CEO on Board

James Chan joined the Housing Society as Deputy Chief Executive Officer on 27 December 2018. He was Chief Executive Officer of Po Leung Kuk for over six years from 2012. Prior to that, Mr Chan had been with the Government for 20 years with over 10 years at directorate level, working in various bureaux and departments including Commerce and Economic Development Bureau, Home Affairs Department, Chief Secretary for Administration's Office and Financial Services Bureau. Mr Chan holds a Bachelor of Arts in Business Studies, and attended Government sponsored postgraduate and executive programmes at the University of Oxford and the Chinese Academy of Governance in Beijing, and won a scholarship of executive programme "Strategic Perspectives in Non-profit Management" at the Harvard Business School.

Mr Chan felt honoured to join the Housing Society and serve with his experience and knowledge in public administration. He believed that the Housing Society, positioned as the "housing laboratory", is having a unique and forward-looking role in housing services with trust from the Government and high expectation from the public. For just a month being part of the Housing Society, he is touched by the professionalism and team spirit of the colleagues who share the common mission and vision to serve

In his leisure time, Mr Chan enjoys hiking, and also strolling around different districts to explore local characteristics with different stories of the local communities, which could be inspirational to his work.

### 與政府合作無間

# 保持緊密聯繫



Strengthening Ties with Government



房協不時與政府保持緊密溝通。一如既往,房協主席陳家樂聯同執行委員會於二零一九年一月二十九日新春前夕設宴與運輸及房屋局和發展局的官員團年。出席晚宴的代表包括發展局局長黃偉綸、運輸及房屋局副局長蘇偉文博士等,大家就房屋發展及土地供應等社會關注的議題作交流討論。

The Housing Society strengthen ties with the Government on a constant basis. Being an annual gathering, Housing Society Chairman Walter Chan, together with the Executive Committee, took the opportunity of Chinese New Year to host a spring dinner for officials of Transport and Housing Bureau and Development Bureau, including Secretary for Development Michael Wong, as well as Under Secretary for Transport and Housing Dr Raymond So, to exchange views on issues including housing and land supply.

#### 房協執委會與政府代表於席間交流意見。

Housing Society Executive Committee exchanges views with government officals at the spring dinner.



### 房協委員集思會探討

# 機遇與挑戰 Brainstorming Session to Explore Opportunities and Challenges





主席陳家樂設宴答謝及歡迎 委員。

Chairman Walter Chan hosts a dinner to give thanks and welcome the Members.

房協約100名委員及管理層同事於十二月十四日 舉行集思會,回顧房協目前的工作重點,並討論 未來的業務方向,包括如何透過不同計劃配合 政府的房屋政策。主席陳家樂在會後設宴款待 委員,答謝各委員一直以來為房協提供專業及 寶貴的意見,並藉此歡迎新委員加入。

On 14 December, a brainstorming session was held with about 100 Members and management staff putting heads together to review the current business focus, and confer on the future business directions, including how to support the government's housing initiatives via various schemes. Following the brainstorming session was a dinner hosted by Chairman Walter Chan to thank Members for their professional and invaluable advice and to welcome the new Members.

# 歡迎新委員 Welcoming

**New Members** 





劉竟成是房協前總監(物業發展及市場事務)。他現 於多個法定組織及社會機構擔任公職。

Daniel Lau is the former Director (Development and Marketing) of the Housing Society. He is currently serving various statutory bodies and social organisations.



鄭啟華曾任市區重建局執行董事(營運),負責 樓宇復修、收購及遷置、工程及合約、及法律事 務等事宜。

Pius Cheng is the former Executive Director (Operations) of the Urban Renewal Authority, overseeing the work of building rehabilitation, acquisitions and clearance, works and contracts, as well as legal matters.



何海明是港豐遠東有限公司常務董事。他現為市 區重建局非執行董事(非官方成員)、可持續發展 委員會成員和香港小童群益會執行委員會委員。

Laurence Ho is the Managing Director of Kingsford Far East Ltd. He is currently a Non-Executive Director (Non-Official) of the Urban Renewal Authority, a Member of the Council for Sustainable Development and an Executive Committee Member of The Boys' and Girls' Clubs Association of Hong Kong.

# 「暫租住屋」善用房屋資源

"T-Home" to Optimise Housing Resources



自去年中,房協開始研究不同的過渡性房屋計劃,希望透過善用現有的房屋資源,協助改善正在輪候公屋的基層市民的生活環境,當中包括翻新漁光村逾200個單位作為首個「暫租住屋」。至今,已有近140戶家庭相繼入伙,其餘的家庭亦將於今年五月前全數遷入獲編配的單位。

Starting from second half of last year, the Housing Society began looking into various potential projects of transitional housing in an attempt to better utilise housing resources to improve the living environment of the people waiting for allocation of public rental housing. These include the some 200 housing units at Yue Kwong Chuen being refurbrished as the first "T-Home". Up till now, around 140 households have moved in while the remaining tenants will be moving in by batches by May 2019.



▲ 房協總經理(物業策劃及發展)勞連發(右)為 「未補價資助出售房屋—出租計劃」進行抽籤,以決定租戶申請人的優先次序。

Housing Society General Manager (Planning and Development) Oliver Law (right) draws ballot for the tenant households' priority sequence of the Letting Scheme.





▲ 漁光村「暫租住屋」住戶相繼入伙。

Residents of "T-Home" at Yue Kwong Chuen move in by phases.

另一個「暫租住屋」計劃「未補價資助出售房屋—出租計劃」亦於去年九月 推出,在十一月十六日截止接受租戶申請,共收到53宗申請,業主申請則 不設限期,至今收到12宗申請,並已分別發出4張「合資格出租證明書」及 23張「合資格租住證明書」。為收集公眾對計劃的意見,房協於去年十月 至今年一月進行網上問卷調查,作未來檢討計劃之參考。

房協會繼續探討其他可行的「暫租住屋」項目,希望幫助更多有需要的市民 改善生活環境。

Another "T-Home" initiative, the "Letting Scheme for Subsidised Sale Developments with Premium Unpaid", was launched in September last year. The tenant households' application was closed on 16 November 2018 with a total of 53 submissions received. Meanwhile, there is no time limit for applications from flat owners, and 12 submissions were received till present, with 4 and 23 number of "Eligible-to-Let" and "Eligible-to-Rent" certificates issued respectively. An online survey was conducted for future reference in reviewing the Scheme.

The Housing Society will continue exploring other possible "T-Home" projects to help improving the living environment of those in need.

房協於一月十九日舉行資訊日,為業主及租戶講解出租計畫的詳情。

The Housing Society held an Information Day on 19 January to explain the details of the Letting Scheme to the flat owners and tenants.



# 多元化培訓活動 提升員工潛能**//**

#### Holistic Training to Boost Staff Potentials

本著「人才為基」的信念,房協透過不同活動推動員工的專業發展及促進身心健康。

房協三年一度的大規模團隊培訓於二零一八年十月展開,整個項目為期五個月,共25個小組,假香港沙田萬怡酒店舉行。今年的培訓以「房協一心見新高」為主題,考驗同事的思維及協作能力,當中活動包括「弦樂合奏」及「連鎖反應」等。同事積極參與,發揮上下一心、群策群力的精神。公司管理層期盼同事們將團隊合作的力量帶到日常工作上,共同實踐房協的企業願景。

房協除了積極支援員工的個人發展外,同時亦關注他們在工作與生活間的平衡。房協於十二月至三月期間舉行「房協家庭同樂日」,同事可按個人興趣參與不同的活動,與親友在公餘時間盡享家庭樂,並為工作增添動力。

陳雅芝 Ada Chan 高級主任(物業管理) Senior Officer (Property Management)

我們不只是一個人,而是一大班同事一起合作完成目標。 We are not alone. We, as one team, achieve one goal together. ▲ 行政總裁黃傑龍先生(前排中)到場為參與同事打氣。 CEO Wong Kit-loong (centre, front row) shows his support to the participants at the training day camp.



陳詩穎 Swing Chan 高級經理(租務及市場推廣) Senior Manager (Leasing & Marketing)

若同事有一個共同目標,再配合節奏,工作時便會更順利。 With a common goal and concerted pace, we are able to complete our tasks in a more effective way.

Holding "Talent" as one of its core values, the Housing Society promotes professional and well-being development to its staff through a variety of activities

The corporate-wide team-building training programme held every three years was kicked off in October 2018, with twenty-five sessions being held at Courtyard by Marriott Hong Kong Sha Tin across five months. Themed "ONE Team ONE Goal", the programme focuses on critical thinking and collaboration. Staff participated actively, and demonstrated synergy and cooperation in activities such as "Crescendo" and "Chain Reaction". The Management hoped that the colleagues could live up to the team spirit at work in achieving the corporate vision.

Apart from personal development, the Housing Society also cares for the work-life balance of its staff. "Family Fun Day" are held from December 2018 till March 2019 with diverse itinerary options for the staff to choose from according to their own personal interests, allowing them to enjoy pleasant leisure time with their families and friends while adding vitality to work.

◆ 參加者合力奏出悠揚樂曲。
Participants put concerted effort to play a melodious song.

# Experience Sharing with Local and Overseas Experts



透過互訪交流活動,房協與本地及海外的業界建立伙伴關係,並加深彼此了解。

運輸及房屋局局長陳帆,連同教育局副局長蔡若蓮,在東區區議會主席黃建彬及民政事務專員陳尚文的陪同下,於去年十一月三十日與房協行政總裁黃傑龍會面,參觀長者房屋項目「雋悦」,了解項目為長者而設的住屋、醫護及康樂設施。此外,「第十五屆世界華人地區長期照護會議」於十一月舉行,房協作為會議的支持機構及本港長者房屋的先導者,接待了來自本地、台灣及其他城市的考察團參觀「雋悦」、「彩頤居」及「長者安居資源中心」。另房協在同月中旬向來自陝西省的中高級官員分享為長者及基層所提供的房屋服務,並安排到訪觀龍樓。

房協亦不時安排同事到其他地方汲取經驗,擴闊眼界。行政總裁黃傑龍於十一月率團到新加坡參加為期三日的「第三屆年度卓越建築會議」, 認識有關預製建築組件的最新技術,了解組裝合成的未來應用。

Through visits and exchange activities, the Housing Society establishes amicable relations and deeper understanding with local and overseas professional communities.

On 30 November 2018, Secretary for Transport and Housing Frank Chan, accompanied by Under Secretary for Education Choi Yuk-lin, Eastern District Council Chairman Wong Kin-pan and District Officer (Eastern) Simon Chan, met with Housing Society Chief Executive Officer Wong Kit-loong at The Tanner Hill. The officials took a guided tour at the project's senior-friendly housing units, health-care and recreational facilities. Besides, the 15th World Congress on Long Term Care in Chinese Communities was held in November 2018. As a supporting organisation to the event and a pioneer in local elderly housing, the Housing Society received groups from local, Taiwan and other countries at The Tanner Hill, Cheerful Court and Elderly Resources Centre. The Housing Society also received a group of



▲ 房協執行委員會成員和管理層於一月三十一日到訪建造業議會的「組建城」,參觀香港首個採用「組裝合成」方法建成的建築物。

On 31 January, Members of the Housing Society Executive Committee and the Management visited the first building constructed by Modular Integrated Construction (MiC) solution in Hong Kong at the MiC Display Centre of the Construction Industry Council.

senior officials from Shaanxi Province in mid-November, sharing our tailor-made housing services and facilities for the elderly and the low-income group, followed by a guided visit to Kwun Lung Lau.

Meanwhile, colleagues were also sent to other places to gain insights. Chief Executive Officer Wong Kit-loong led a delegation to join the The 3<sup>rd</sup> Annual Construction Excellence: Prefab, Precast & Modular Buildings Conference in Singapore in November, and learn the future applications of Modular Integrated Construction.



▲ 管理層到新加坡認識有關預製建築組件的最新技術。
The Management explores the advancement of prefab and precast technologies in Singapore.

另外,由總監(物業發展及市場事務)楊嘉康帶領的四位管理層同事於十一月赴北京清華大學參加「當代中國發展與建築專題研究課程」,學習內地的土地與房地產政策、建築特色及歷史文化等。

On another note, a four-member management delegation led by Director (Development and Marketing) Eric Yeung attended a one-week training themed "Development of Contemporary China and Architecture" in November at Tsinghua University, Beijing, gaining a better understanding on China's lands and housing policies, as well as the architectural history and features.



▲ 房協考察團赴北京清華大學參加「當代中國發展與建築專題研究課程」。

Housing Society delegates attend a training on Development of Contemporary China and Architecture" at Tsinghua University, Beijing.





總經理(保養)陳偉鳴(右一)認為這次課程不只增添他對祖國的了解,也見識到內地在科技方面的最新發展。來自不同界別的建築業前輩亦不吝嗇向房協的團隊分享經驗,令他們獲益良多。

Chan Wai-ming, General Manager (Maintenance) (1st from the right), says that he has gained a better understanding of the Mainland and their avant-garde technology during the trip. To the Housing Society's team, the generous and insightful sharings from the architectural experts of different sectors benefits them to a great extent.

### 支持

# 業界發展

#### Supporting the Industry

房協主席陳家樂與業界交流經驗。 Housing Society Chairman Walter Chan exchanges views with industry peers.



房協一直致力擔當「房屋實驗室」的角色,因時制宜為本港的房屋發展引入新思維。為促進業界交流經驗,房協主席陳家樂應香港營造師學會的邀請,於二零一八年十一月十六日的「營造管理優秀大獎2018頒獎典禮」中,與建造業界同儕分享房協在建築過程和長者房屋設計方面的創新應用。

陳主席亦於十一月二十八日,出席由香港物業管理公司協會、香港房屋 經理學會,和香港大學城市規劃及設計學系等五個專業團體及學術機構 聯合主辦的「房屋策略高峰會」,並發表主題演說,闡述房協如何透過 多元化的長者房屋計劃應對本地人口老化問題,為業界提供參考。

另外,房協經理(長者服務)李惠婷亦於二零一九年一月十二日舉行的香港職業治療師學會四十周年研討會中,與業界分享長者友善及智友善家居的環境改裝建議。

To live up its role as a "housing laboratory" in exploring innovations attuned to the local housing needs of different eras, the Housing Society is proactive in fostering industry knowledge exchange. Housing Society Chairman Walter Chan was recently invited by the Hong Kong Institute of Construction Managers (HKICM) to speak at HKICM Construction Management Awards 2018, sharing our experience on the innovative applications of senior housing designs and its construction.

Mr Chan was also invited as the keynote speaker for Housing Strategies Summit co-hosted by five professional bodies and academic institutions including The Hong Kong Institute of Housing and the Department of Urban Planning and Design of The University of Hong Kong, illustrating the Housing Society's vision in adapting an ageing population through diversified elderly housing schemes, which serve as references to the industry.

On a separate note, Housing Society Manager (Elderly Services) Sabrina Li also attended the Hong Kong Occupational Therapy Association 40<sup>th</sup> Anniversary Symposium on 12 January 2019 to share her experience on "Environmental Modification: From Age-friendly to Dementia-friendly Home".



▲ 房協副行政總裁陳欽勉(右二)連同發展局及其他業界團體代表,簽署由建造業議會制定的《建築信息模擬應用約章》, 支持採用數碼化技術,提升建築項目的質量和安全。

Housing Society Deputy Chief Executive Officer James Chan (2nd from the right) is joined by the representatives from Development Bureau and other industry counterparts to sign a "BIM Adoption Charter" initiated by the Construction Industry Council in support of the use of digital technology in construction projects to enhance quality, productivity and safety.

### 獎學金扶植員工下一代

# Nurturing Children of Our Staff through Scholarship Scheme



▲ 房協行政總裁黃傑龍(右三)連同管理層嘉許得獎員工的子女。
Housing Society Chief Executive Officer Wong Kit-loong (3<sup>rd</sup> from the right) is joined by the Management to congratulate the student awardees.

自2006年 -



645 累積受惠人次 No of Beneficiaries



\$1,690,000

累積資助金額 Total Subsidy Granted

Since 2006

房協一向視員工為實貴資產,關顧員工與其家人的福祉。為 了讓有潛質的職員子女獲得更全面的學習機會,房協自二零 零六年設立「房協員工子女獎/助學金」計劃,旨在資助員 工子女的教育開支,協助栽培傑出新一代。

今屆的頒獎禮於二零一八年十一月十九日舉行,共有五名成績優異的同學各獲頒發8,000港元的獎學金,另有39名優秀的員工子女各獲得5,000港元助學金,以作鼓勵。

Treating employees as our invaluable asset, the Housing Society has been dedicated in enhancing the wellbeing of our team and their families. The Housing Society Scholarship/ Bursary Award for Employee's Children introduced in 2006 is set up to provide study scholarship to the children of our staff members, and foster a holistic development for the younger generation.

The Award Presentation Ceremony was held on 19 November 2018 with a total of five outstanding students receiving the scholarship of HK\$8,000 each, while another 39 outstanding ones obtaining bursaries of HK\$5,000 as a token of appreciation.

# 緊急事故演習 為危機應變作準備

### Emergency Drill in Preparation for

Crisis Management

房協聯同機電工程署、消防處及煤氣公司於二零一八年十一月七日在真善美村進行跨部門煤氣洩漏演習,模擬應變程序及測試相關設施,確保一旦發生緊急事故,各方均能迅速採取應變措施。

A cross-organisation emergency drill on gas leakage was conducted jointly by the Housing Society, Electrical & Mechanical Services Department, Fire Services Department and Towngas at Chun Seen Mei Chuen on 7 November. Contingency procedures were simulated and pertinent facilities were tested, ensuring swift measures are to be taken by all parties in the event of an emergency.



▲ 消防人員模擬煤氣洩漏事故 發生時的緊急處理程序。 Fire services personnel simulate the emergency procedures to be taken in the outbreak of gas leakage.

# 賀年封套

# 呈現長者藝術才華

### Lai See Packet Showcasing Artistic Talent of the Elderly

為支持長者藝術發展,並加強與 長者住戶的連繫,房協今年的利 是封設計套用兩位彩頤居彩頤畫 室學員的畫作,祝願市民在豬年 《家肥屋潤》、《花開富貴》。

To support art development of seniors and strengthen ties with our elderly residents, the corporate lai see packet of the Housing Society this year are printed with the design of two members from the art class of Cheerful Court, symbolising harmony and good fortune in the Year of the Pig.



### 用心推動

# 長者友善服務

#### Striving to Promote Elderly-Friendly Services



長者房屋是房協近年業務焦點之一。我們積極為各階層的長者提供 房屋及相關服務,多年來在不同範疇上屢獲嘉許,成績有目共睹。 Elderly housing is one of the core businesses of the Housing Society. The Housing Society strives to provide housing and relevant services for senior citizens from all socio-economic groups, and has won recognitions for its efforts in different aspects.

房協「樂得耆所」居家安老計劃及「長者安居資源中心」同時於二零一八年十一月二十五日獲香港社會服務聯會頒發「2018-2019長者友善措施致意行動」的「金星獎」。全港共九個機構或項目得獎,以嘉許他們在室外空間和建築、住所、社區支持與健康服務等範疇的傑出表現。「樂得耆所」居家安老計劃更因連續五屆獲獎而取得最高榮譽的「持續推動大獎」。

On 25 November 2018, the Ageing-in-Place (AIP) Scheme and Elderly Resources Centre (ERC) of the Housing Society were presented with the Gold Star Award under the "Age-Friendly Appreciation Scheme

2018-2019" organised by the Hong Kong Council of Social Service. A total of nine institutions or projects across Hong Kong receiving the compliment for their outstanding performance in aspects such as outdoor landscape and architect, residential homes, community support and health services. The AIP Scheme also clinched the honour of Sustainable Promotion Award for winning the Gold Star Award for five consecutive years.

另外,房協亦憑「樂得耆所」居家安老計劃獲「社區投資共享基金」 頒發「社會資本動力獎」,以肯定房協對推動社區協作,特別在推動 長者服務方面的努力。頒獎禮已於十二月十八日舉行。

Besides, the AIP Scheme received the "Social Capital Builder Awards" under the "Community Investment Inclusion Fund" in recognition of its efforts in building a society of mutual trust and solidarity, in particular on the elderly services front. The Award Presentation Ceremony was held on 18 December.





同時,房協位於「樂頤居」的護理安老院「安頤閣」的兩位起居照顧員獲香港社會服務聯會「護理關懷天使計劃2018」嘉許,讚揚他們專業服務及愛心表現。他們在逾百名獲嘉許的護理人員中脫穎而出,於二零一九年一月下旬參加三天的日本交流團,汲取當地的照護理念。

Meanwhile, two carers of Jolly Place Care Home, the residential care home for the elderly of the Housing Society, were complimented under the "Elder Care Angels Scheme 2018" for their professional and caring services. Stood out from over a hundred care givers, these two colleagues are granted the opportunity to a three-day Japan exchange tour to learn more about the local skilled-care concepts.

### 房協物業管理表現卓越

### Outstanding Performance in Property Management

房協致力為居民提供優質安全的居住環境,其中欣榮花園在「2018-2019 年度九龍城區優質樓宇管理比賽暨最佳環境衞生大廈選舉」中奪得亞軍。

另外,八名分別來自樂民新村、真善美村、欣圖軒、欣榮花園、勵德邨 及明華大廈的大廈主管,於十二月及一月獲香港警務處嘉許其優秀保安 服務。

The Housing Society is committed to providing quality and safe living environments for our residents. Among the estates, Jubilant Place won the second place in the "2018-2019 Kowloon City Quality Building Management and the Best Environmental Hygiene Building Competition".

Meanwhile, eight building supervisors from Lok Man Sun Chuen, Chun Seen Mei Chuen, Cascades, Jubilant Place, Lai Tak Tsuen and Ming Wah Dai Ha were complimented by the Hong Kong Police Force in December and January respectively for their outstanding security services.

## 房協獲嘉許

# 傑出企業公民

# Recognition for Commitment in Corporate Citizenship

房協於「第九屆香港傑出企業公民獎」的「社會企業及非政府機構」及「義工隊」兩個組別獲得嘉許標誌,為連續第二年獲得此認可,以表揚房協致力局負企業社會責任。除了為香港市民提供房屋及相關服務,房協更不時支持及舉辦各類型活動,關懷社區,並為培育年青一代作出貢獻。計劃由香港生產力促進局主辦,頒獎典禮已於二零一八年十二月十四日舉行。

The Housing Society has been awarded the "Corporate Citizenship Logo" in two categories of "Social Enterprise and NGO" and "Volunteer Team" for the second consecutive year in recognition for its endeavour in corporate social responsibility. Apart from providing housing and relevant services to people in Hong Kong, the Housing Society has been



caring for the community and breeding the younger generation through continuous support in different activities. The "Hong Kong Corporate Citizenship Program" is organised by the Hong Kong Productivity Council with an award presentation ceremony held on 14 December 2018.

# 推廣職安健 獲嘉許

### Acknowledgement on Efforts in Promoting Occupational Safety and Health

適逢職業安全健康局(職安局)成立三十周年,職安局向房協頒發「卓越同行職安健大獎」,以表揚房協多年來積極實踐職安健,並與職安局合作無間,透過多元活動及措施,加強同事對職安健的關注和認識。

另外,真善美村及滿樂大廈透過其管理制度,締造安全健康的屋邨環境,並最近獲職安局舉辦的「安健屋邨確認計劃」嘉許。

Taking the opportunity of its 30<sup>th</sup> Anniversary, the Occupational Safety and Health Council (OSHC) presented the Housing Society with the "OSH Excellence Award" in recognition of our concerted efforts in implementing a high standard of workplace safety and health measures over the years. Working closely with the OSHC, the Housing Society strives to strengthen the awareness and understanding of OSH among staff through a wide array of activities and measures.

Besides, Chun Seen Mei Chuen and Moon Lok Dai Ha also establish a safe and healthy estate environment through their management system which was recently recognised in the "Hong Kong Safe and Healthy Estate Accreditation Scheme" organised by the OSHC.



■ 房協致力提高同事對 職安健的關注,並獲 職安局嘉許。

The Housing Society is being recognised by the OSHC for its continuous efforts in promoting awareness on OSH among staff.

# 延長產假及侍產假推動家庭友善文化

Extending Maternity and Paternity Leave in Support of Family-Friendliness

房協連續第三年獲家庭議會選為「家庭友善僱主」,同時取得「支持母 乳餵哺獎」,以表揚房協積極推行家庭友善措施的努力。

此外,房協響應行政長官二零一八年施政報告中的建議,將產假由十週 延長至十四週,而男同事的有薪侍產假則由三天增加至五天,貫切房協 關愛同事的企業文化。



The Housing Society was awarded "Family-Friendly Employer" by the Family Council, and clinched the "Award for Breastfeeding Support" for the 3<sup>rd</sup> Consecutive Year, in recognition of its efforts in proactively promoting the family-friendly culture in the workplace.

Besides, echoing the proposed measure in the Chief Executive's 2018 Policy Address, the Housing Society extends the maternity leave from 10 weeks to 14 weeks. Male colleagues are also entitled to enjoy 5 days of paid paternity leave instead of 3 days, carrying through the caring culture of the Housing Society towards its employees.

### 房協年報屢獲殊榮

#### **Accolades for Annual Report Keep Coming**

房協二零一七年度年報繼早前取得多個國際獎項後,近日再於香港管理專業協會最佳年報大賽中,獲嘉許為「非牟利及慈善機構」類別的優異年報。評審團高度評價年報清晰鮮明的設計及內容,為專業水平的年報製作提供一個良好的範例。頒獎典禮已於二零一八年十一月五日舉行,得獎年報亦於同月二十七日至二十八日在港鐵香港站公開展覽。

After clinching multiple international accolades, the Annual Report 2016/17 of Housing Society took the Honorable Mention Award in the "Non-profit Making and Charitable Organisations" category in the Hong Kong Management Association Best Annual Reports Awards. In particular, the Judging Panel complimented the Annual Report for its distinctive design and clarity with solid content, which serves as an example for professionalism in annual reporting. The award ceremony was held on 5 November 2018, while the awarded annual reports were placed at MTR Hong Kong Station for public display on 27-28 November.



### 支持慈善籌款展愛心

#### Benevolence Shown Through Charity



一年一度的「歡樂滿東華」籌款活動於二零一八年年底舉行, 房協一如既往,積極支持屋邨及屋苑籌款活動,展現對社會 的關懷和愛心。房協助理總經理(物業管理)黃英傑於二零一 八年十二月八日出席籌款活動頒獎晚會,並獲東華三院頒發 紀念品以答謝房協的支持。

The annual fundraising event Tung Wah Charity Gala was held in the end of 2018. The Housing Society actively supported the estate fundraising events as in the past, to demonstrate its care and benevolence towards the community. On 8 December 2018, Assistant General Manager (Property Management) Romulus Wong was presented with a souvenir by Tung Wah Group of Hospitals at the event in appreciation of the Housing Society's support.



▲ 黄英傑(左一)代表房協出席東華活動。
Romulus Wong (1<sup>st</sup> from the left) attends the Tung Wah show on behalf of the Housing Society.

## 無障礙網站設計獲表揚

Commendation for Web Accessibility Design



Upon the major revamp of the Housing Society corporate website and the Housing Society Community website completed last year, apart from the reorganised layout and information, the revamped websites' design have also enhanced web accessibility features to fully facilitate their use by visually impaired persons. At the award presentation ceremony of the Web Accessibility Recognition Scheme held on 16 January 2019, the websites were honoured Gold and Silver Award respectively in recognition of our efforts in contributing to digital inclusion.



房協企業網站及「房協之友」網站於去年完成革新,除重 新整理網站設計及資訊外,新網站亦提升無障礙設計元素, 全面方便視障人士使用。兩個網站於二零一九年一月十六 日舉行的「無障礙網頁嘉許計劃」頒獎典禮上分別獲頒金 獎及銀獎,以表揚房協推動數碼共融的成果。



# 全方位推動青年發展

Fostering Youth Development in a Multi-pronged Effort



### 鼓勵成績優異大專生

Recognising Academic Excellence of Tertiary Students

青年是社會的未來楝樑,因此房協十分重視培育 新一代,透過提供獎助學金和實習機會,支持他 們發揮所長。

「房屋協會獎助學金計劃」自二零零六年起舉辦, 旨在鼓勵修讀房屋或與長者服務相關學科成績優 異的學生,至今已是第十四屆。頒獎禮剛於二零 一九年一月二十六日舉行,共嘉許了96名來自十 間大專院校及其持續進修或社區學院,以及七間 職業訓練局轄下院校的學生。另外,兩名香港大 學「房屋管理碩士兼讀課程」的優異生則獲頒 「樂年神父獎」。

為加深學生對其專業範疇的了解,計劃今年首度 推出一系列導賞團,帶領得獎同學走訪「房協展 覽中心」、「房協長者安居資源中心」,以及相 關政府部門等。



▲ 房協為得獎同學度身訂做導賞團體驗。

The Housing Society arranges tailor-made tours for the student awardees.

▲ (前排右九及右八)房協主席陳家樂與房協行政總裁黃傑龍連同一眾房協委員及院校代表出席第十四屆「房屋協會獎助學金計劃」頒獎禮,勉勵得獎同學積極裝備自己。 (9th and 8th from the right, front row) Housing Society Chairman Walter Chan, CEO Wong Kit-loong, together with Housing Society Members and representatives from tertiary institutions are present at the 14th HKHS Award Presentation Ceremony to encourage the awardees in gearing themselves up for future career.

Youth are regarded as the pillars of our future, the Housing Society is dedicated in empowering young people to thrive, through academic recognition and internship opportunities.

Launched in 2006, the Hong Kong Housing Society Award (HKHS Award) aims to encourage outstanding students in housing-related and elderly service disciplines. Into its 14<sup>th</sup> year, the Presentation Ceremony was held on 26 January 2019 with a total of 96 awardees coming from 10 universities and their continuing education schools and community colleges, as well as seven institutions under the Vocational Training Council. Two outstanding students from the part-time Master of Housing Management Programme of The University of Hong Kong were also awarded the Father Cronin Memorial Award.

To familiarise the awardees with their professions, the Award this year launched a series of thematic tours to places such as the Housing Society Exhibition Centre, the Elderly Resources Centre and relevant government departments.



## 為中學生提供 多元學習體驗

Offering Diversified Learning Experience for Secondary School Students

房協積極與政府及學界保持緊密合作,為學生安排多元學習體驗。我們 應香港專業教育學院青衣分校的邀請,安排主修機電工程的同學在真善 美村進行為期三個月的實習,主責供電系統的維修保養工作。

房協亦持續參與教育局舉辦的「商校合作計劃」2018/19工作體驗運動, 讓中五學生到房協不同部門體驗職場的實況,啟發他們對就業的理想和 撰擇。

為推動創意產業,房協今年特別採用順德聯誼總會翁祐中學同學的電腦 動畫佳作,製作成聖誕和新春企業電子賀卡,讓他們藉著佳節祝福,展 現文創和藝術才能。

The Housing Society works hand in hand with the Government and the academia in offering students well-rounded learning opportunities. Nominated by IVE (Tsing Yi), an electric engineering student was placed to a three-month internship at Chun Seen Mei Chuen in January 2019, providing assistance to rectification works of the power supply system.

The Housing Society also continued to participate in the Work Experience Programme 2018/19 of the Business-School Partnership Programme organised by the Education Bureau. Form 5 students were assigned as job tasters to acquire hands-on experience at different divisions of the Housing Society in a bid to inspire their pursuit and goal. career



來自孫方中書院的中五學生於工程策劃部完成工作體驗, 獲楊啟裕總監(左)嘉許。

Director (Projects) Franki Yeung (left) recognises the Form 5 student from Sun Fong Chung College in completing her work experience in the Projects Division.



▲ 學生可透過實習體驗探索職場志向。

Students are able to explore their vocational aspirations through the job tasting opportunities.

To groom the development of local creativity, the Housing Society adopted the outstanding works of the computer animation students from Shun Tak Fraternal Association Yung Yau College for the production of Christmas and Lunar New Year corporate e-cards, allowing them to showcase their artistic talents through seasonal greetings.



# 運用樂齡科技 實踐「居家安老」

"Ageing In Place" with Genrotech Adoption

香港特別行政區政府與社聯合辦的樂齡科技博覽暨高峰會載譽重臨, 為各持份者提供互相啟發的平台,交流樂齡科技的意念及創新產品。 房協一直積極回應「居家安老」政策,今年再度參展,自二零零八年 十一月二十二日起一連四天假香港會議展覽中心展示專為認知障礙症 患者而設的家居設計。

「房協長者安居資源中心」在會場設置「智友善」模擬家居展區,讓參觀者實境了解認知障礙症患者適用的廚房和睡房設計,以及樂齡科技產品的家居應用,例如遊走大門監察器、離床警報器、電子寵物貓等,以提升患者的生活質素,並減輕照顧者的壓力。房協展區一共錄得過萬人次到訪,較往年上升20%。



▲ 房協長者義工示範如何在家中應用樂齡科技產品。

The Housing Society elderly volunteer demonstrates the adoption of gerontech products in domestic environment.





教導老友記多啲安全知識 實用又可靠



失物尋找器好啱老人家用,電子寵物貓好得意和跟老人做伴🍐 🡍 👍

▲ 房協展區於網上社交平台獲好評。

The Housing Society's booth was highly recommended on social media.





▲ 發展局局長黃偉綸(左二)和香港社會服務聯會行政總裁蔡海偉 (右二)參觀房協展區。中心新成員機器人「歡歡」更首度亮相, 以互動形式向大眾推廣長者友善家居。

Secretary for Development Michael Wong (2<sup>nd</sup> from the left) and CEO of HKCSS Chua Hoi-wai (2<sup>nd</sup> from the right) visit the exhibition booth of the Housing Society. The robotic staff of ERC "Joy" also makes her first public appearance to disseminate interactive message on age-friendly homes.

Co-hosted by the Hong Kong Special Administrative Region Government and the Hong Kong Council of Social Service (HKCSS), the Gerontech and Innovation Expo cum Summit (GIES) made a welcome return and encouraged multi-stakeholder dialogue on gerontech and innovation products. In active response to the "ageing-in-place" policy, the Housing Society took part in the four-day Summit again, showcasing dementia-friendly home designs with a booth at the Hong Kong Convention and Exhibition Centre commencing on 22 November 2018.

At the Expo, the simulated MIND-friendly living space by the Housing Society Elderly Resources Centre (ERC) allowed visitors to experience the kitchen and bedroom designs tailored to the needs of people with dementia. The booth also showcased a series of home applications genrotech products that facilitate "ageing in place" while reducing the pressure of care-givers, such as anti-wandering products, bedside safety monitoring system and companion pet cat. Over 10,000 visitors were drawn to the booth of the Housing Society, with a 20% increase compared to the previous year.

# 「房協之友」情報站

hisc

**HS Community News Corner** 



▲ 今年環保燈籠設計比賽以「團。圓」為主題,帶出家人團聚、和 睦社區等信息。

The Eco-Friendly Lantern Design Contest this year aims to spread the message of harmonious community.



▲ 觀塘花園大廈的義工參與「樂善堂萬人行2018」慈善步行籌款。
Volunteers from Kwun Tong Garden Estate participate in the fundraising event "Lok Sin Tong Charity Walk 2018".

#### 關愛社區

Caring for Our Community

「房協之友」經常組織鄰里活動,凝聚居民力量,建立和諧社區。為宣揚環保和共融信息,「房協之友」舉辦了環保燈籠設計比賽,並在二零一八年十一月十日舉行頒獎禮。同場亦加映才藝表演環節,讓居民同樂。其中祖堯邨長者義工隊的椅子舞表演盡顯活力,令場內氣氛高潮迭起,推動豐盛晚年、跨代互助的精神。

「房協之友」對行善亦不遺餘力,為十一月二十四日的「樂善堂萬人行2018」號召了觀塘花園大廈近40名義工參與,身體力行為九龍樂善堂籌款,支持有關機構向基層弱勢提供醫療、教育及社會服務。

To foster neighbourhood fraternity, the HS Community (HSC) organises bonding activities for residents on a regular basis. The Eco-Friendly Lantern Design Contest was organised to promote a green and inclusive community with an award ceremony held on 10 November 2018. A talent show featuring the "Happy Chair-based Dance" performance by the elderly volunteers from Cho Yiu Chuen, was also staged to share joy with the residents while demonstrating the spirit of active ageing and cross-generation solidarity.

HSC also spared no efforts to support good cause with some 40 volunteers from Kwun Tong Garden Estate participated in the "Lok Sin Tong Charity Walk 2018", helping the organisation raise money to support the different medical, education and social care services for the low-income people.

### 躍動晚年 Promoting Active Ageing

為鼓勵長者保持強健體魄,「房協之友」連續第二年舉辦「運動無限者」,讓長者透過輕鬆競技實踐健康樂活。「運動無限者2018」於十一月十六日假西賈賽馬會大會堂進行,以「寓生活於運動」為主題,為長者度身設計一套融入日常生活的運動,同時讓他們擴闊社交圈子。

To promote physical health among the senior residents, HSC hosted the Elderly Game Day 2018 for the second consecutive year, introducing simple and enjoyable exercise routines. With the theme of "incorporating exercise into daily life", the event taken place at the Sai Kung Jockey Club Town Hall on 16 November engaged the elderly participants to do low-impact exercises tailored to their needs while expanding their social network.



▲ 「運動無限者2018」參加者投入輕鬆競技運動。

The elderly enjoy relaxing exercise routines at the Elderly Game
Day 2018.

### 佳節送暖

#### Sending Festive Warmth

「房協之友」亦透過佳節活動向長者和居民聊表關懷之意。 首先於去年十二月十一及十八日假鰂魚涌社區會堂舉行「冬 至敬老顯愛心暨生日茶聚」,招待近三百五十名來自七個出 租屋邨的長者居民「做冬」聚餐,並為十二月及一月的生日 之星賀壽。活動當日更為長者居民安排導賞中環大館、北角 油街等熱門好去處,融入社區感受節日氣氛。

新年伊始,「房協之友」亦於今年一月二十二日為來自二十個出租屋邨的長者居民舉辦千人賀年壽宴,喜氣洋洋同迎豬年。是次「敬老顯愛心金豬獻瑞」活動除了致送紀念金牌予長壽居民,還進行「坐著起舞2.0」比賽,讓七隊共八十多名長者義工組成的椅子舞團,享受以音樂和歡樂感染全場,體現活躍銀齡。



▲ 「坐著起舞2.0」比賽展現長者活力充沛一面。

The "Shining Chair Dancing Competition 2.0" brings out the energetic sides of the elderly performers.



「房協之友」與長者一起「做冬」,傳遞溫馨暖意。
HSC brings festive warmth to the elderly during the Winter Solstice.

Every year, HSC delivers festive cheers and warmth to residents through celebration activities. In anticipation of the Winter Solstice, HSC organised two rounds of gatherings with the elderly residents at the Quarry Bay Community Hall on 11 and 18 December. Around 350 elderly from seven rental estates enjoyed a banquet celebrating with those whose birthdays fell in December and January. Participants also joined a city tour to explore popular places like Tai Kwun in Central and Oil Street in North Point for a fun-filled day.

Besides, a thousand elderly residents from 20 rental estates attended a CNY celebration hosted by the HSC on 22 January 2019. Gold medallions signifying longevity were given away to wish the elderly a wonderful Year of the Pig ahead. Another highlight of the day, the "Shining Chair Dancing Competition 2.0", was staged by around 80 elderly performers from 7 estates to shower the audience with musical delights and the silver-age joy.

 房協管理層與近千名長者共慶新春。
 The Management of the Housing Society celebrates CNY with a thousand elderly residents.

