

# 與青年同行 攜手建設香港未來

Hand in Hand with Youth for  
A Better Future of Hong Kong



## 主席的話

剛於十月中公布的新一份施政報告，政府提出了不少有關房屋及土地供應的新措施，涵蓋了公屋及資助出售房屋的供應，亦特別著墨於興建更多過渡性房屋，以紓緩居住環境惡劣和長時間輪候公屋家庭的壓力，房協及其他團體亦會協助提供過渡性房屋。對於政府積極推出措施應對市民迫切的住屋需要，房協十分支持，並將全面配合，以達致建屋惠民的目標。

在過去兩個月，房協亦先後推出兩項新計劃：「長者業主樓換樓先導計劃」和經優化的「未補價資助出售房屋一出租計劃」。前者容許房協合資格的資助房屋長者業主將未補價單位出售，再於房協或房委會的第二市場購買一個面積較小的單位，後者則讓房協及房委會轄下合資格的資助房屋業主在無須補價的情況下將整個單位或個別房間租予輪候公屋人士作「暫租住屋」。兩項新措施有著異曲同工之處，均藉善用現有的房屋資源，騰出居住空間予有需要人士。

香港寸金尺土，房屋問題無疑也是重要的民生議題。在持續四個多月的社會事件中，有人將社會撕裂歸咎於房屋問題，導致年青人不滿。姑勿論事件的因由，房協一直深信年青人是社會的重要支柱和明日棟樑，只要透過推動青年發展，為他們提供適切的培訓及發展機會，香港一定會有更美好的明天。

一直以來，房協積極履行社會責任，支持推動香港的可持續發展，當中包括培育與房屋發展相關的生力軍。房協透過實習機會、工作體驗、獎助學金，以及社會服務等計劃，協助年青人認識香港，裝備自己，並以回饋社會為目標。今年七月，「房協獎學金同學會」（同學會）正式成立，為歷屆及未來的獎助學金得獎同學提供學習、交流及服務社群的機會。我們希望凝聚這批年輕力量，積極參與公益活動，發揮助人精神，以及孕育年輕一代正面的價值觀和同理心。

十年樹木，百年樹人。我相信，同學會種下的幼苗，將來定必可以茁壯成長，拓展香港未來。

陳家樂



## Chairman's Message

In the recent Policy Address announced in mid-October, the Government has put forward a series of measures related to housing and land supplies, including the provision of public rental housing and subsidised sale developments, in particular the building of more transitional homes to relieve the pressure of families living in unpleasant conditions and waiting for public rental housing for a long time. In this regard, the Housing Society and some other organisations will be providing support for the transitional housing projects. In response to Government's proactive implementation of measures to address the pressing housing needs of the people, the Housing Society stands ready to offer full support and collaborate with the Government as we strive to build homes to accommodate the needs of the community.

Over the past two months, the Housing Society has launched two new schemes: the "Flat for Flat Pilot Scheme for Elderly Owners" and the enhanced "Letting Scheme for Subsidised Sale Developments with Premium Unpaid". The former enables eligible elderly owners of subsidised developments of Housing Society to sell their flat without payment of premium in the Secondary Market and then buy a smaller one in the Secondary Market of either Housing Society or Hong Kong Housing Authority (HA); the latter allows eligible owners of subsidised housing with premium unpaid under Housing Society and HA to let the whole flat or individual bedroom(s) as T-Home for waitlisted applicants for public housing. Both serve the same purpose of optimising existing housing resources for the needy.

Being one of the world's most expensive cities to live, housing problem in Hong Kong is inevitably a livelihood issue. In the recent events that have been going on for more than four months, housing problem has been attributed as a main cause underlying the unrest, a source that fueled discontent among the younger generation. Regardless of the cause, we firmly believe that the young people are an important pillar of our future society, and on this note, we strive to drive youth development by giving them more learning and development opportunities, in a way to build a better tomorrow for Hong Kong.

Over the years, the Housing Society has been making constant efforts in fulfilling social responsibility and driving the sustainable development of Hong Kong, which includes the nurturing of talents in housing-related fields. We seek to empower the younger generation by providing them opportunities in internship, work-integrated education, scholarships and service learning, with the ultimate goal of contributing to the society. In July of this year, we officially establish the Housing Society Academy Alumni Club as a comprehensive platform to foster learning, exchange and community service among our scholarship awardees. In rallying the efforts of the young generation we also hope to instill in them positive values and a sense of empathy.

As the saying goes, it takes ten years to grow trees, but a hundred years to rear people. We are adamant that the seedlings we sowed today would become big majestic trees for Hong Kong tomorrow.

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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## Hand in Hand with Youth for a Better Future of Hong Kong



房協在「創宜居·活社區」的同時，亦十分著重其社會責任，支持推動香港的可持續發展，當中包括培育與房屋發展相關的生力軍。房協透過多元的渠道和計劃，包括實習機會、工作體驗、獎助學金，以及參與社會服務等，協助年輕一輩認識香港的房屋及社會發展，擴闊人際網絡，裝備自己以回饋社會。今年暑假，「房協獎學金同學會」正式成立，為歷屆及未來的得獎同學提供學習交流及服務社群的機會。

As the Housing Society strives to create homes and revive communities, it also renders full support to Hong Kong's sustainable development through nurturing talents for the housing and related industry. On this note, the Housing Society sought to empower the younger generation by offering them lots of opportunities in terms of internship, work experience, scholarship and bursaries as well as community service. All are aimed to equip them with a better understanding of the housing and social development of Hong Kong, and to establish a wider social network, in order to prepare them better for contributing to society. This summer, the HS Academy Alumni Club was established to provide a platform through which past and future recipients congregate for exchange and learning, as well as serving the community.



同學會標誌的中央代表房協專業發展中心，環環相扣的圖案象徵與青年人的連繫，共同實踐同學會的六大願景。包括：學習、參與、立志、滿懷衝勁、擁抱挑戰和互相尊重，以栽培年青人成為明日領袖。

The Alumni Club's logo has its center symbolizing the Housing Society Academy, which the interlocking shapes depict the connections with the youth in realizing the six visions of "Learn", "Engage", "Aspire", "Drive", "Embrace" and "Respect", values which inspire the youths to be future LEADERS.



房協主席陳家樂(左四)、行政總裁黃傑龍(右三)、演講嘉賓劉鳴煒(右四)及一眾主禮嘉賓主持「房協獎學金同學會」的啟動儀式。

Housing Society Chairman Walter Chan (4<sup>th</sup> from the left), Chief Executive Officer Wong Kit-long (3<sup>rd</sup> from the right), and guest speaker Lau Ming-wai (4<sup>th</sup> from the right) officiate at the inauguration ceremony of the Alumni Club with other guests.



## 同學會凝聚有志優才 Nurturing Talent

為凝聚房協各項獎助學金計劃的得獎同學，並在他們的個人及專業發展方面給予一點扶持，房協在今年七月三十日正式成立「房協獎學金同學會」(同學會)。同學會成立短短數月以來，已舉辦不同的學習體驗、專業交流，以及社會服務活動等。房協希望藉著多元的項目及活動，協助年青人擴闊視野、促進專業發展，並透過服務社群，創造自我價值。與此同時，同學會亦是一個有效建立人際網絡的社交平台，來自不同學科及專業界別的青年人與房協的義工同事彼此互相學習交流，並且發揚房協服務市民的精神。



同學會成員參與於八月七日舉行的「紙想環保」工作坊，與兒童一起利用廢棄材料製作筆座，推廣環保訊息。

Members of the Alumni Club attended a "Paper to Build" workshop on 7 August, who joined the kids in making stationery stands with upcycling materials to promote environmental protection.

The HS Academy Alumni Club (Alumni Club) was officially established on 30 July, with the aim of bringing the scholarship recipients together, and providing them support in terms of personal and professional development. Just within a matter of months since its inception, the Alumni Club has been delivering various activities related to experiential learning, professional exchange and community service. It is hoped that the diversity of events and programmes will help to broaden the horizons and facilitate career development of the young people. And through community service, they are able to derive a sense of self accomplishment. Furthermore, the Alumni Club provides them a platform for social networking, where young talents from different disciplines and sectors, as well as Housing Society staff are given the opportunity to mingle and bond, learn from one another and exchange ideas, and to showcase the serving spirit upheld by the Housing Society.



同學會成員聯同房協員工於九月六日帶同親手製作的低糖月餅，探訪居住在觀龍樓的長者住戶。

Members of the Alumni Club, together with Housing Society colleagues, visited elderly residents at Kwun Lung Lau and shared with them DIY low-sugar mooncakes on 6 September.



同學會參觀香港新聞博覽館。

The Alumni Club visits the Hong Kong News-Expo.



## 「房協獎助學金計劃」 Hong Kong Housing Society Award

「房協獎助學金計劃」自二零零六年起成為年度項目，旨在支持本地房屋及長者服務界別的專業人才培訓，嘉許在本港大專院校及其持續進修學院或社區學院修讀相關學科的優異生，以及為有經濟需要的學生提供資助。目前參與計劃的大學、大專院校及學院達十三間，至今受惠學生超過1,096名，包括今年初獲獎的九十六名同學。

Launched in 2006, the annual Hong Kong Housing Society Award (HKHS Award) is dedicated to nurturing talents in housing-related and elderly service disciplines, bestowing recognition on outstanding students from relevant disciplines across universities, continuing education schools or community colleges, and providing financial assistance to students in need. Currently, the Award has a total of 13 participating universities, tertiary institutions and colleges. Since its inception, more than 1,096 students had benefitted from the Award, including the 96 students who were granted the Award this year.

## 「房協員工子女獎助學金」 Housing Society Scholarship and Bursary Scheme for Employees' Children

於二零零六年設立的「房協員工子女獎助學金」計劃，旨在鼓勵員工的子女在學業上爭取佳績。在本年度，共有五名學生獲頒獎學金，以嘉許其傑出的學術表現。另有三十九名學生獲頒助學金。

Established in 2006, the Housing Society Scholarship and Bursary Scheme for Employees' Children aims to encourage the pursuit of academic excellence among the children of employees. This year, five students had been awarded scholarships in recognition of their outstanding academic performance, another 39 students were granted bursaries.

## 「房協之友獎學金」 Housing Society Community Scholarship

於二零一四年成立的「房協之友獎學金」，鼓勵出租屋邨的學生勤奮向學。今年「房協之友獎學金」頒獎禮已於八月十六日舉行，七名來自出租屋邨在今屆「香港中學文憑考試」考取理想成績的學生獲頒獎學金。當中三位考獲30分以上的同學更額外獲頒「卓越獎賞」，以特別表揚他們在學業上所作出的努力。

Launched in 2014, the Housing Society Community (HSC) Scholarship aims to encourage the quest for academic achievements among the students living in our estates. At the Award Presentation Ceremony 2019 held on 16 August, 7 students with outstanding achievement in the Hong Kong Diploma of Secondary Education Examination were awarded scholarships. Among which 3 students who scored 30 points or above were additionally granted the "Award of Excellence" to commend their remarkable academic performance.

## 各項獎助學金 Scholarship Schemes



嘉許 Recognised  
超過 over 1,800 名學生 students

頒發獎助學金  
Presented scholarship/  
bursary  
\$8,200,000



「房協之友獎學金」得獎同學獲頒發獎狀及獎學金。  
Housing Society Community Scholarship awardees received the prizes at the ceremony.

## 「房協之友獎學金」得獎同學 HSC Scholarship Awardees



曾家樂 Tsang Ka Lok

「這筆獎學金有助我購買參考書增值自己，同時亦勉勵我繼續努力讀書，我期望將來修畢測量學後有機會加入房協工作。」

"The scholarship has provided me an encouragement to keep studying hard, which I will use it for reference books. I hope I would have a chance to work in the Housing Society after graduating from my studies in surveying."



莫綽琳 Mok Cheuk Lam

「我所住的祖堯邨群山環繞，環境寧靜，有助我更專心讀書，爭取佳績。我很開心可以得到獎學金，我會先把這筆獎學金儲起，將來用作添置新電腦，幫助學習。」

"Cho Yiu Chuen, which is surrounded by hills, has provided a placid environment where I can concentrate on my study and strive for good results. I am pleased to receive the scholarship which I will save it for buying a computer in the future to support my studies."



## 實習與工作體驗 有助生涯規劃

## Work Experience to Foster Career and Life Aspirations

生涯規劃教育近年愈見普及，以鼓勵學生及早了解個人性格、能力及興趣，為升學或就業訂立目標。房協支持相關概念，並透過為高中生及大專生提供實習及工作體驗機會，協助年青人及早認清職業志向，規劃人生。

房協在每年六月至八月期間舉辦「暑期實習生計劃」，為有志投身房屋及相關行業的大專生提供為期八星期的實習機會。今年的實習生計劃招募了六十二名來自本地及海外大專院校的同學參加。同學有機會親身參與房協各部門的日常工作，汲取實戰經驗。房協亦為實習生安排「面試技巧工作坊」及「面試儀容訓練班」，讓他們進一步掌握撰寫履歷、求職，以及儀容妝扮等實用技巧，為投身職場做好準備。

最近，房協亦正式成為職業訓練局香港專業教育學院「工作實習及工業專題學生習作計劃」的合作伙伴。房協將於明年一月至四月期間，為工程學科的全日制高級文憑學生，提供實習機會，讓他們將專業知識及技能應用到工作上，發揮所長，為未來發展奠下基礎。房協將會委派員工擔任學生的導師，指導學生的工作並給予意見。



物業管理部的實習生協助籌備屋邨文娛康樂活動，與長者們相處融洽。

Interns from Property Management Division assist in organising recreational activities at estates and get along well with the elderly residents.



「暑期實習生計劃」為年青人提供了一系列課程和活動，充實自我並加深對房協項目及服務，以至本港房屋發展的認識。

Summer Internship Programme offers a series of programmes and activities for young people to enrich themselves, gain an understanding of the projects and services of the Housing Society, as well as the housing development of Hong Kong.

Life planning education has grown increasingly popular in recent years, which encourages students to plan ahead for further studies or career paths according to their personality, ability and interest. The Housing Society gives its backing to life planning education by providing internship and work experience opportunities for middle school students and tertiary students, enabling them to explore career aspirations and set goals early in life.

The annual Housing Society Summer Internship Programme held between June to August each year provides eight-week internship opportunities for tertiary students who aspire to pursue a career in housing-related fields. This year, the programme has recruited 62 students from local and overseas tertiary institutions for participating in the daily operation of the various departments of the Housing Society, helping them to gain practical experience in the workplace. In this regard, interview workshops and make-up classes were arranged to help them acquire practical skills related to CV writing, job applications and personal grooming, so as to get them better prepared for entering the workplace.

Recently, the Housing Society has become an official partner of the "Industrial Attachment & Industry-Based Student Project Scheme" set up by the Hong Kong Institute of Vocational Education (IVE). Under the scheme, the Housing Society offers internship placements to full-time students attending the High Diploma in Engineering programme during the period from January to April 2020, providing them a platform to apply their professional knowledge and skills while laying the foundation for future development. The students will be assigned a Housing Society staff who will mentor and provide guidance throughout the programme.

### 實習生心聲 Sharing by Interns



馬家聰 Edward Ma

「加入房協物業管理部工作，豐富了我在物業保養、保安及租務等方面的知識。由於工作關係，需要經常與不同部門協作，正好讓我有機會實踐課堂上學到有關人力資源管理的知識，令工作順利進行。」

"Working in the office of the Property Management Division has enriched my knowledge in the areas of property maintenance, security and rental policies. As the job requires me to deal with interdepartmental cooperation, it gives me great opportunity to apply what I learned about human resources management to facilitate smooth operation."



梁斯晴 Crystal Leung

「我被派到『樂頤居』工作，當初不敢主動接觸長者，但透過籌辦活動，如手機班及桌面遊戲後，慢慢拉近與長者之間的距離，還跟他們做了好朋友。長者經常聊起昔日生活及經驗，令我有反思，覺得自己其實很幸福。」

"I was assigned to work in Jolly Place. I dare not approach the elderly residents at first. But I started to establish a closer relationship with them through activities like teaching the elderly how to use the mobile phone and play tabletop games. We even become good friends. They often talked about the good old days and life experiences which made me realise how blessed I am."



## 短期多元學習體驗 一嘗工作滋味 Getting a Taste of the Workforce



房協除了為大專生提供實習機會外，亦會為高中生提供短期職場多元學習體驗，啟發年青人規劃人生路向。在眾多計劃中，房協與香港專業聯盟的合作關係最為長久。今年已經是房協連續第十一年參與由該聯盟舉辦的「元朗區中學生暑期見習計劃」。

二零一九年，適逢房協開拓長者房屋及服務二十周年，我們安排了五名來自元朗區的高中生到房協實習，帶領他們走訪各個專為不同社會階層長者而設的房屋項目，讓同學認識到房協如何協助本港樂齡人口「居家安老」。是次學習體驗亦包括參觀不同的房屋機構，包括「房協展覽中心」、「房委會展覽中心」、規劃署「展城館」、市建局「市區更新探知館」，以及建造業議會「零碳天地」等，讓學生從多角度了解香港的房屋發展。

此外，房協全力支持不同政府部門、社福機構及中學的青年培訓計劃，包括教育局「商校合作計劃」工作體驗運動、仁濟醫院社會服務部「職・品・人生」計劃，以及社會福利署「影子領袖」師友計劃等，攜手培育本港未來棟樑。

Apart from providing internship opportunities to tertiary students, the Housing Society also offers short-term workplace diversified learning opportunity for high school students, with a view to inspiring them to explore future life path. Of the myriad programmes offered, the partnership with the Hong Kong Coalition of Professional Services has been most longstanding, which the collaboration has continued into its 11<sup>th</sup> year this year.

On the occasion of the 20<sup>th</sup> anniversary of the Housing Society's pioneering efforts in elderly housing development and services, the five students who enrolled in the programme were given the opportunity to visit various housing projects catering for seniors from different socio-economic background, to enhance their understanding of the "age in place" initiatives implemented by the Housing Society. To give them a bigger picture of Hong Kong's housing development from different perspectives, they were also given a tour of the housing-related organisations, including the Housing Society Exhibition Centre, the Hong Kong Housing Authority Exhibition Centre, City Gallery of the Planning Department, Urban Renewal Exploration Centre, and Zero Carbon Building of the Construction Industry Council.

In addition, the Housing Society has been collaborating with various government departments, NGOs and secondary schools in nurturing the pillars of the society. To name but a few, the "Business-School Partnership Programme organised by the Education Bureau, C.V.(Career & Virtue) Life Planning Project by Yan Chai Hospital Social Services Department, and the Job Shadowing Programme by the Social Welfare Department.



學員到訪房協的房屋項目及多個展館，增廣見聞。

Visits to the various housing projects of the Housing Society and exhibition centres were an eye-opening experience for the students.



學員(前排)完成實習，並感謝房協員工的教導。

Students (front row) completed the internship gave thumbs up to the Housing Society staff for their guidance and support.



陳可欣  
Chloe Chan

「我在學習體驗期間有機會考察房協的大型項目，亦學會了看平面圖。有人說學校是社會的縮影，好高興有機會一嘗職場工作滋味，跟房協職員學習。從沒想過能學到的東西是這麼深和廣，是一個很寶貴的經驗。」

"I had the opportunity to visit the large scale projects of the Housing Society and learn how to read a site plan. People often say a school is a miniature society. I am glad to learn from the staff at the Housing Society and get a taste of work. I never expect the things I learnt can be such broad and deep which is definitely a valuable experience for me."



林映璿  
Sabrina Lam

「實習期間，我有幸嘗試不同的工作，包括打印及協助篩選履歷表、查核求職者的證書等，房協職員十分有耐心地教導我，雖然實習時間不長，但跟她們建立了亦師亦友的關係。」

"I tried different kinds of job during the internship, including printing and assisting staff to scan the applicants' CV, as well as checking the certificates of job applicants, under the patient instruction of the Housing Society staff. Although the internship period is short, the staff and I have developed a mentor-mentee relationship."



# 長者樓換樓計劃 善用現有房屋資源

## “Flat for Flat Pilot Scheme for Elderly Owners” to Boost Optimisation of Housing Resources



面對香港房屋短缺問題，房協不時以創新思維推出新方案，以助紓緩迫切的住屋需求。政府在二零一八年施政報告中接納房協「長者業主樓換樓先導計劃」（「樓換樓計劃」）的建議，容許年屆六十歲並擁有房協「住宅發售計劃」單位業權滿十年的長者業主，在毋須補價的情況下，在房協第二市場出售其原有單位，然後可在房協第二市場或香港房屋委員會（房委會）第二市場，合共約三十九萬個未補價單位中，購買一個面積較小的單位。

房協希望藉此計劃為合資格長者業主提供多一個換樓選擇，以配合他們的生活需要，亦可騰出面積較大的單位予需要更多居住空間的家庭，以達致更有效運用現有房屋資源的目標。

The Housing Society has been committed to creating innovative solutions for tackling Hong Kong's housing shortage and alleviating the dire housing needs of the public. The “Flat for Flat Pilot Scheme for Elderly Owners” (Pilot Scheme), which the Housing Society (HS) proposed to the government, was accepted by the Government in the Chief Executive's 2018 Policy Address. Under the Pilot Scheme, owners aged 60 or above who have owned a flat under the “Flat-for-Sale Scheme” of the HS for at least 10 years can sell their original flat without payment of premium and then buy a smaller flat in the Secondary Market of either the HS or the Hong Kong Housing Authority (HA). There are now around 390,000 subsidised sale flats with premium unpaid in total under HS and HA.

The Pilot Scheme aims to provide eligible elderly owners with an option to purchase a unit which better suits their needs and circumstances, while vacating the larger unit currently owned by them for eligible families in need of more living space, which is conducive to more effective use of existing housing resources.

### 申請資格

1. 業主及已登記家庭成員必須年屆六十歲或以上；
2. 業主已擁有資助出售房屋單位至少十年；及
3. 由申請日期之前的二十四個月起計，直至簽訂新單位買賣合約當日，業主及所有已登記家庭成員並無擁有或曾經擁有而已出售的任何香港住宅物業（原有資助出售單位除外）。

### Eligibility Criteria

1. The owner and listed family members must age 60 or above;
2. The owner must have owned the title of the flat for ten years or above; and
3. During the period from 24 months preceding the date of application submission and up to the time of signing the provisional agreement for sale and purchase of the new flat, neither the owner nor any listed family member has owned, or at any time had owned and sold any domestic property in Hong Kong (excluding the original subsidised sale unit).



房協行政總裁黃傑龍(中)、副行政總裁陳欽勉(右)及物業發展及市場事務總監楊嘉康(左)公布計劃詳情。

Housing Society Chief Executive Officer Wong Kit-loong (centre), Deputy Chief Executive Officer James Chan (right) and Director [Development and Marketing] Eric Yeung (left) announced the details of the Scheme.

網頁 Website :

[www.hkhs.com/tc/application/subsidised-sale-housing](http://www.hkhs.com/tc/application/subsidised-sale-housing)

熱線電話 Hotline : 8102-0889

### 相關許可證/證明書

#### Permit / Certificates Required

出售現有單位前  
Before selling existing flat

☒ 交易許可證  
Trade Down Permit

☒ 可供出售證明書  
Certificate of Availability for Sale

購買新單位前  
Before buying new flat

☒ 購買資格證明書  
Certificate of Eligibility to Purchase

不設使用時限  
No Time Limit On Usage

# 出租計劃優化措施 冀增過渡房屋

## Enhanced Letting Scheme Set to Provide More T-Home

房協於2018年首次推出「未補價資助出售房屋—出租計劃」，為正在輪候公屋的合資格人士提供「暫租住屋」。房協其後就計劃作出檢討，並參考各界持份者的意見制定優化措施，冀能鼓勵更多業主參與，進一步促進善用本港現有房屋資源。

房協於十月二十四日推出「未補價資助出售房屋—出租計劃」的優化措施(下稱「出租計劃2019」)，容許擁有房協及香港房屋委員會(房委會)轄下資助出售單位業權滿十年或以上的合資格業主，將整個未補價單位或個別睡房，出租予輪候公屋達三年或以上的一般申請者，或登記公屋輪候冊達六年或以上的非長者申請戶。

合資格業主及租戶必須取得相關證書後方可進行配對。雙方可透過物業代理配對，或經由房協設立的網上資訊平台自行配對。合資格業主及租戶亦可透過香港社會服務聯會(社聯)進行單位配對。雙方必須使用「出租計劃2019」指定的標準租約，租金由雙方協議釐定。

現時，房協及房委會合共有超過三十五萬個未補價資助出售單位可參與「出租計劃2019」，當中包括房協轄下二十一個資助出售房屋項目。

「出租計劃2019」將於十一月十八日開始接受合資格業主的申請，租戶的申請將於今年十二月展開。有意參加計劃的業主可以透過房協轄下各出租屋邨辦事處或「出租計劃2019」專屬網頁(lettingscheme.hkhs.com)索取或下載計劃的申請表格。房協亦設立計劃熱線8108-0678，方便公眾查詢。



The “Letting Scheme for Subsidised Sale Developments with Premium Unpaid” was first introduced by the Housing Society (HS) in 2018 as T-Home for people on the waiting list for public housing. The Scheme was subsequently improved after taking into account the feedback of various stakeholders on its original scheme, with the ultimate aim to attract more participants for better use of existing housing resources.

On 24 October, the enhanced “Letting Scheme for Subsidised Sale Developments with Premium Unpaid” (“Letting Scheme 2019”) was announced. Under the enhanced scheme, owners of subsidised sale flats under the HS and the Housing Authority (HA) who had owned the flat for 10 years or more with premium unpaid are eligible to apply. Apart from letting bedroom(s), the enhanced scheme also allows owners to let the whole flat to public rental housing (PRH) general applicants who have waited for three years or more; or to PRH non-elderly applicants who have waited for six years or more.

Eligible owners and tenants are required to obtain relevant certificates before undertaking the matching process. They can find their prospective owner or tenant through estate agents, or do the matching on their own by means of the online platform set up by HS. The pairing can also be done with the help of the Hong Kong Social Council of Social Service (HKCSS). Both parties are required to sign a prescribed tenancy agreement under the “Letting Scheme 2019”. The rents are determined by mutual agreement of both parties.

At present, more than 350,000 subsidised sale flats under HS and HA with premium unpaid fulfill the criteria of joining the “Letting Scheme 2019”, including 21 subsidised sale developments of HS.

The “Letting Scheme 2019” is open for applications from eligible owners on 18 November, and will be open to eligible tenants in December. Interested owners can obtain application forms and related documents at HS Estate Offices or on the dedicated website (lettingscheme.hkhs.com). A hotline (8108-0678) for public enquiries has also been set up for the scheme.





## 房協委員視察 觀塘花園大廈 HS Members Visit Kwun Tong Garden Estate

觀塘花園大廈第二期的重建規劃正進行得如火如荼，房協將於屋邨附近的定安街興建安置大廈，為受影響居民提供「原區安置」安排，以便分階段進行觀塘花園大廈第二期的重建工程。安置大廈的建築工程預計將於二零二零年展開。七月二十三日，房協轄下「項目規劃設計及建築工程特別委員會」的委員到觀塘花園大廈及定安街進行實地視察，了解項目的規劃及進度。



As the planning for the redevelopment of Kwun Tong Garden Estate II is forging ahead, the Housing Society has identified a site at Ting On Street for rehousing affected residents within the same district, in order to facilitate the redevelopment of the estate in successive stages. Construction of the rehousing block is expected to start in 2020. On 23 July, the Housing Society conducted a site visit to the Kwun Tong Garden Estate and the decanting site for members of its Special Committee on Planning, Design and Construction for better understanding of the project's planning and progress.

## 商戶獲 減租五成為期半年 Rent Halved for Retailers for Six Months



因應當前環境，房協執行委員會於九月十九日通過，由今年十月至明年三月，為期六個月，向轄下約四百個商戶提供百分之五十的租金減免，涉及款項約七千六百萬元，相關支出全部由房協承擔。房協希望透過租金減免與市民共渡時艱，減輕商戶的營運壓力，支持她們繼續服務居民。

是次租金寬減將不包括差餉、管理費及冷氣費，亦不適用於部分租戶，例如銀行、超級市場、幼稚園、公營機構，以及繳交優惠租金的社會服務機構等。房協已於九月底前發信通知有關商戶。



In the wake of the current situation, the Executive Committee of the Housing Society approved on 19 September to reduce the rental by 50 percent for about 400 commercial tenants under the Housing Society for six months from October 2019 to March 2020, which the overall cost of \$76 million are to be borne by the Housing Society. It is hoped that by means of the rent concession, the Housing Society stands shoulder to shoulder with Hong Kong people, assisting the commercial tenants to cope with the operating pressure while supporting them to continue serving the society.

The measure does not include rates, management fees and air-conditioning charges. The rent concession will not apply to some tenants including banks, supermarkets, kindergartens, public bodies, and NGOs which are paying welfare rent. Eligible commercial tenants were informed in writing at the end of September.

# 明華大廈重建後設 長者及輪椅使用者適用單位

## Redevelopment of Ming Wah Dai Ha to Provide Elderly and Accessible Housing



明華大廈第一期的重建工程進展順利，兩幢新樓宇合共提供966個單位，用作調遷受影響住戶，預計於明年年中落成。

為全力實踐「居家安老」和「傷健共融」的理念，重建後的明華大廈第一期部分低層單位將撥作長者及輪椅使用者專用居所，當中四十八個為適合長者居住的一至二人單位，浴室和相關樓層走廊均設有扶手，大門外加設照明系統，方便長者出入。另外二十四個為適合輪椅使用者居住、可容納一至二人的小型單位。單位設有較寬闊的廚房及浴室，大門外加設照明，便利輪椅使用者的日常生活。

房協早前已邀請受重建影響住戶提交調遷意向書，以表明遷往這類單位的選擇。經審核申請後，房協已於十月二日開始分階段先進行首輪長者及輪椅使用者適用單位的電腦隨機編配，並已發信通知申請者編配結果及調遷安排。

The redevelopment of Ming Wah Dai Ha is now in full swing, which the two towers of the first phase redevelopment are expected to complete by the middle of next year, providing a total of 966 flats for rehousing affected residents.

To render full support towards the building of an “age-friendly” and “disability inclusive” society, a portion of the units on the lower floors in the first phase will be designated as residences for the seniors and wheelchair users. Of the 48 elderly units catering for the elderly, which can accommodate one to two person families, the bathroom and the corridor leading to these units will be equipped with handrails, and the front door installed with additional lighting to enhance convenience for the seniors. The 24 small-sized flats designated for wheelchair users, which can accommodate one to two person households, will come with a more spacious kitchen and bathroom, in addition to front door lighting, to facilitate easy access for the wheelchair bound in their everyday life.

The Housing Society had earlier invited residents to submit application to indicate their wish to be transferred to the designated flats. The applications are vetted before going through random computer batching, which are conducted in phases. The first round of random computer batching for elderly and accessible flats was already conducted on 2 October. The applicants had been notified of the batching results and the transfer arrangements in writing.



房協總經理(物業管理)余姚玉心(左一)與三位明華大廈互助委員會代表見證電腦隨機編配單位儀式。

General Manager (Property Management) Ada Share (1st from the left) and representatives of Ming Wah Dai Ha Mutual Aid Committees witness the ceremony of the random computer batching for flat allocation.



輪椅使用者適用單位的浴室及相關樓層走廊均加設扶手，為居民提供安全便利的配套。

The bathroom of the accessible units and the corridor at designated floors are equipped with handrails to enhance convenience and safety for residents.



# 東京觀摩之旅 學習樂齡新科技

## Tokyo Tour to Learn Age-Friendly Technology



房協與時俱進，經常借鑒各國優秀團隊的最新房屋及樂齡科技發展，冀能為香港市民提供世界級的服務及設施。房協主席陳家樂、行政總裁黃傑龍及副行政總裁陳欽勉於九月率領管理層到日本東京參加第四十六屆日本國際福祉機器展，了解日本為樂齡人口提供社會福利及設備的現況，以及未來發展。考察團更藉此機會參觀當地長者房屋及安老院舍，進一步掌握如何透過將創新樂齡科技及器材融入長者友善家居設計之中，協助長者頤養天年，攜手面對全球老齡化的挑戰。



房協代表團參加於東京舉行的第四十六屆日本國際福祉機器展。  
The Housing Society delegation attend the 46<sup>th</sup> International Home Care & Rehabilitation Exhibition in Tokyo.



房協主席陳家樂在第四十六屆日本國際福祉機器展試用一款室內電動椅。

Housing Society Chairman Walter Chan tries out an indoor electronic chair at the 46<sup>th</sup> International Home Care & Rehabilitation Exhibition.

To stay abreast of the times, the Housing Society is always keen to learn from different leading institutions about the latest technology and developments in housing and elderly care, with the ultimate aim of providing Hong Kong people with world-class service and facilities. In September, a delegation of the Management led by Housing Society Chairman Walter Chan, Chief Executive Officer Wong Kit-loong and Deputy Chief Executive Officer James Chan visited Tokyo, Japan, to take part in the 46<sup>th</sup> International Home Care & Rehabilitation Exhibition, for learning the latest trend in home care and rehabilitation as well as future developments. The delegation also took the opportunity to visit senior housing and care homes there so as to better understand the application of advanced gerontechnological equipment in an age-friendly setting. Equipped with the skills and technology, the Housing Society is better prepared to serve the elderly and face up to the global challenges of ageing.



團隊成員於日本參加一項高齡模擬體驗，穿戴負重的手套和腳套，體驗因老化導致肌肉及骨骼變化所造成生活上各種不便。

Team members attend an aged simulation session in Japan by wearing elbow and knee restrictors to experience the inconveniences felt by the elderly due to musculoskeletal changes that occur with age.



安老院舍職員講解如何利用離床警報器為院友提供服務之餘保護他們的私隱。

Nursing home staff detailed how bed sensor system was utilised to strike a balance between staff intervention and resident privacy.

# 分享長者房屋經驗

## Sharing Experience in Senior Housing



房協在長者房屋及相關服務一直肩負先導角色，其項目往往被業界視為參照對象，而房協亦樂於與各界分享多年累積的寶貴經驗。

於九月六日，房協行政總裁黃傑龍親自接待香港菁英會代表團到訪「雋悅」，並就主題「創新多面睇—公私營安老服務新知」分享見解。另與代表們分享房協如何為不同經濟能力的長者群組，提供針對性的房屋項目。

The Housing Society has all along been playing the role of a pioneer in elderly housing and related services, and its projects are often taken as a reference model for the industry. The Housing Society also takes every opportunity to share its longstanding experience with various sectors.

On 6 September, Chief Executive Officer Wong Kit-loong welcomed a delegation of the Y. Elites Association at The Tanner Hill and delivered a luncheon talk revolving around the provision of elderly care services in the public and private sectors. On the same occasion, Mr Wong shared with the delegates about the various projects that the Housing Society developed to meet the housing needs of the seniors from different socio-economic background.



房協行政總裁黃傑龍於「雋悅」接待香港菁英會的代表團，並於午餐會上分享經驗。

Housing Society Chief Executive Officer Wong Kit-loong welcomes the delegation from the Y. Elites Association at The Tanner Hill and shares his insights with the delegates at the luncheon.

# 房協參與評審 香港傑出建造經理

## HS Partook in Choosing the Best Construction Manager



由英國特許建造學會(香港)主辦，每兩年舉行一次的「香港傑出建造經理選舉」，目的是表揚和嘉許在建築工程方面有突出表現的建造經理，並藉著建立比賽平台，推動業界走向專業化外，也促進參賽經理互相交流，提升香港建造管理人員的專業水平和地位。

今年，房協主席陳家樂和總監(工程策劃)楊啟裕獲邀出席於九月十七日舉行的「英國特許建造學會(香港)2019週年晚會暨香港傑出建造經理2018年度頒獎典禮」，與建造業界會面並交流意見。楊先生同時參與評審工作，就參選者的管理技巧、建築項目面對的挑戰、創新技術的運用等範疇進行評審，從而選出優秀的管理人員。

Organised by the Chartered Institute of Building (Hong Kong) (CIOB (HK)), the Construction Manager of the Year Awards (CYMA) (Hong Kong) is a biennial event held to recognise and celebrate the achievements of construction managers who enable the best delivery of a project. The Awards offer a platform for construction managers to connect and exchange ideas, which helps to promote the professional development in the industry as well as raising the professional standard and standing of personnel in the field of Hong Kong's construction management.

This year, Housing Society Chairman Walter Chan and Director (Projects) Franki Yeung were invited to attend the CIOB (HK) Annual Dinner 2019 cum Construction Manager of the Year Awards Hong Kong 2018 Presentation Ceremony on 17 September, who took the opportunity to meet and exchange views with the construction professionals. Mr Yeung also took part as a member of the Awards' Judge Panel, who assessed the relevant management issues and challenges encountered in the projects, and the innovative technologies deployed, to identify the outstanding construction manager.



房協主席陳家樂(右)和香港傑出建造經理選舉2018籌委會主席黃漢輝於頒獎典禮。

Housing Society Chairman Walter Chan (right) and the CMYA Hong Kong 2018 Organising Committee Chairman Wong Hon-fai at the Presentation Ceremony.

房協總監(工程策劃)楊啟裕(左)獲英國特許建造學會(香港)主席蒙健輝頒發感謝狀。

Franki Yeung, Director (Projects) (left) receives an acknowledgement from CIOB(HK) Chairman Charles Mung.







房協總監(工程策劃)楊啟裕(中排左二)與一眾國際專家匯聚「組裝合成建築法國際會議」,交流寶貴經驗。

Franki Yeung, Director (Projects) [2<sup>nd</sup> from the left, middle row], shares experience with other experts at the "Innovating Higher" international conference on MiC.

## 支持業界倡導「組裝合成」建築法 Supporting More Homes Built with MiC



政府近年積極推動「組裝合成」建築法,以減低項目的建築成本和縮短建築時間。「組裝合成」建築法主要以「先裝後嵌」的概念,將預先於廠房內完成的大型組件,運往工地裝嵌,優點是可以加快施工程序及提升工地安全。由於一些傳統建築工序,例如混凝土工作、釘板及紮鐵等會釋放噪音和灰塵,而「組裝合成」建築法則可減省在工地現場進行部分工序,減低工程對鄰近居民及環境的影響。

房協支持落實「組裝合成」建築法,並計劃以乙明邨長者房屋作為試點,運用鋼材「組裝合成」建築法興建一座樓高十層的樓宇,提供約70個適合長者居住的單位。房協亦會積極研究在未來的建築項目引入「組裝合成」建築法的可行性。

房協總監(工程策劃)楊啟裕與團隊於八月二十七日出席了由香港大學「建造及基建創新研究中心」與香港房地產協會合辦的「組裝合成建築法國際會議」,與逾400位來自英國、新加坡等地的國際專家交流,分享經驗。

The Government has been promoting Modular Integrated Construction (MiC) in recent years in a bid to build more homes at lower costs and with speedier construction. The MiC method refers to the concept of "off-site factory assembly followed by on-site installation" of modules, in which some of the large-scale modules are manufactured off-site before they are transferred to the site for assembly. Apart from the benefit of speeding up construction and enhancing construction safety, it also helps to minimise disturbances to nearby residents and the environment given that some of the conventional construction procedures like casting concrete, striking formwork and fixing reinforcement, major sources of noise and dust, are finished off site.

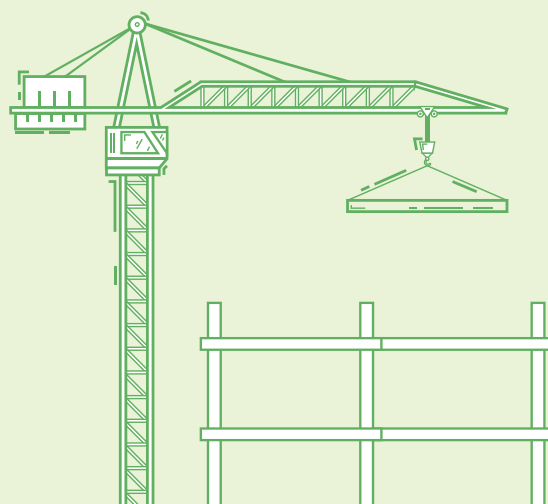
The Housing Society is rendering full support to the new construction technology with a pilot project to erect a 10-storey building at Jat Min Chuen using steel MiC, which will offer about 70 elderly units when completed. The Housing Society is proactively looking to extend its application of MiC to future projects, with a view to increasing the efficacy of the project.

On 27 August, Franki Yeung, Director (Projects) and his team attended the international conference on MiC titled "Innovating Higher" co-organised by the Centre for Innovation in Construction & Infrastructure Development (CICID) of The University of Hong Kong (HKU) and the Hong Kong Real Property Federation, exchanging views and sharing experience with 400 experts from around the globe including the United Kingdom and Singapore.



房協工程策劃團隊與香港大學建造及基建創新研究中心執行總監潘巍博士(右一)攝於會場。

The Housing Society's Projects Team with CICID Executive Director Dr Wei Pan (1<sup>st</sup> from right) at the conference.



## 共建 認知友善社區 Building a Dementia Friendly Community



隨著香港人口老化，患上認知障礙症的人數亦有上升的趨勢。根據醫院管理局的資料，本港65歲以上人士患認知障礙症佔同齡總人口的比率估計為5%至8%，而80歲以上人士的患病比率則估計為20%至30%，照護患者將成為社會面臨的挑戰。

鑒於房協轄下屋邨及屋苑的長者住戶人數眾多，為了讓前線員工進一步了解認知障礙症患者的需要，積極鼓勵員工接受培訓，當中包括參與社會福利署舉辦的全城「認知無障礙」大行動暨「護老同行」計劃。至今，已經有超過270名來自房協轄下十六個屋邨及屋苑的前線員工接受培訓，學習如何辨識及協助有需要的長者及護老者，以支持「居家安老」，締造長者友善社區。

With a growing ageing population, the population with dementia is set to rise. According to the Hospital Authority, the prevalence rates of dementia in Hong Kong is estimated to be at 5%-8% among persons aged over 65, and at 20%-30% among those aged over 80, and this posed a challenge for the society in the delivery of care for those suffering from dementia.

In view of the massive number of elderly residents living on Housing Society's estates, frontline staff are encouraged to receive training, which includes taking part in the "Dementia Friendly Community Campaign" cum "Support for Carers" Project organised by the Social Welfare Department. Till now, 270 frontline housing workers from 16 properties and estates of the Housing Society have received training to identify the needs of elderly people and their carers, with a view to support "ageing in place" and create an age-friendly community.



房協高級經理(長者服務)盧少清(中)出席八月十七日舉行的九龍及油尖旺區全城「認知無障礙」大行動「2019認知友善·好友同行」，接受嘉許狀。

Selina Lo, Housing Society Senior Manager (Elderly Services)(centre) received an acknowledgement at the briefing session of "Dementia Friendly Community Campaign" cum "Support for Carers" Project 2019 of Kowloon and Yau Tsim Mong District on 17 August.

## 深圳復康論壇 分享「居家安老」經驗 Experience Sharing on Ageing in Place at Shenzhen Rehabilitation Forum



房協長者服務經理李惠婷於八月十七日出席「2019深圳國際康復論壇」，跟與會人士分享房協在落實「居家安老」政策上的全方位措施，以及所投放的社會資源，包括設立「長者安居資源中心」和「智友善」家居探知館，讓專業人士及一般普羅大眾認識長者以及認知障礙症患者在住屋及日常生活上的特別需要，教育公眾如何透過家居環境設計，協助長者「居家安老」，建構長者友善社區。

Housing Society Manager (Elderly Services), Sabrina Li, shared experience with the participants at the 2019 Shenzhen International Rehabilitation Forum on 17 August on the holistic approach that the Housing Society has adopted in assisting the seniors to age in place and building an age-friendly community. She also introduced the Elderly Resources Centre and the MIND-Friendly Home Exploration Centre, which are community resources developed by the Housing Society to raise awareness among the general public and the professionals about the needs of the seniors and people with dementia by means of displaying age-friendly home design and products.





## 管理出色

### 獲嘉許

## Commendation for Efforts to Improve Management Systems

房協一直致力為客戶提供優質服務，在營運上不斷尋求創新進步，精益求精，以應對瞬息萬變的挑戰和機遇。最近，房協憑藉其出色的管理表現，獲香港品質保證局嘉許為「多元體系管理機構」。

這次共有50家機構獲嘉許，表揚他們積極透過各種管理工具，在營運上不斷求進，並取得出色的成果。

十月十八日，行政總裁黃傑龍獲邀出席香港品質保證局三十周年慶祝酒會暨頒獎儀式並接受嘉許狀。

In pursuit of excellence in customer service, the Housing Society has constantly innovated and improved its management system to cope with evolving challenges and opportunities. Recently, the Housing Society was acclaimed as an "Outstanding Organisation with Comprehensive Management Systems" by the Hong Kong Quality Assurance Agency (HKQAA).

The Housing Society was one of the 50 outstanding organisations bestowed with the recognition, which commended organisations which have striven to improve their business operations by adopting different management systems and have made remarkable progress.

On 18 October, Chief Executive Officer Wong Kit-loong attended the HKQAA 30<sup>th</sup> Anniversary Celebration Cocktail Reception cum Presentation Ceremony, where he was presented a recognition trophy.



## 關顧

## 員工退休福利 獲表揚 Multiple Accolades for Staff Retirement Benefits



本著「人才為基」的信念，房協一直致力為員工提供最佳的退休福利，讓同事能夠安心投入工作。房協於強制性公積金計劃管理局(積金局)舉辦的2018-19年度「積金好僱主」嘉許計劃中榮獲「積金好僱主」獎項，並囊括「積金供款電子化獎」及「推動積金管理獎」，肯定了我們在關顧及重視員工退休保障方面所作出的努力。

Upholding the core value of "Talent", the Housing Society is committed to the best retirement interests of the employees, so as to enable them to stay focused on their job without worrying for the future. The efforts in attaching great importance to the wellbeing and retirement protection of staff paid off with the Housing Society being awarded several prizes at the Good MPF Employer Award 2018-19 Presentation Ceremony organised by the Mandatory Provident Fund Schemes Authority, namely "Good MPF Employer Award", "e-Contribution Award" and "MPF Support Award".

房協高級經理(薪酬及福利)李少芬(右)於十月九日舉辦的2018-19年度「積金好僱主」嘉許典禮中領取獎項。

Catherine Lee, Housing Society Senior Manager (Compensation & Benefits) [right], received the awards at the Good MPF Employer Award 2018-19 Presentation Ceremony held on 9 October.



## 綠色管理 受肯定 Recognition for Green Management

房協視保護環境為企業責任，持續於轄下的物業及辦公室推行節能減廢等措施。早前，房協簽署由環境局及機電工程署舉辦的《節能約章2019》，承諾在盛夏期間(即六月至九月)把平均室內溫度維持在攝氏24至26度，並關掉不需使用的電器及系統，以及選購具能源效益的產品，實踐節約能源。全體屋邨屋苑、辦事處及商場共56個單位均有參與。

此外，房協一直致力為居民提供優質及安全的居住環境。最近，乙明邨的三座大廈獲水務署頒發「大廈優質供水認可計劃-食水(管理系統)」金證書，確認屋邨提升食水安全作出的努力。此外，該邨更獲環境運動委員會頒發「卓越級別」減廢標誌證書，表彰屋邨在減廢管理的貢獻。

The Housing Society is devoted to protecting the environment and has been taking measures to save energy and reduce waste at our properties and in the offices. Earlier, the Housing Society has signed up to the Energy Saving Charter 2019 jointly organised by the Environment Bureau and the Electrical and Mechanical Services Department, pledging to maintain the average indoor temperature between 24 and 26 degree Celsius during the peak summer period from June to September, switch off appliances and systems when not in use, and procure energy-efficient appliances. A total of 56 Housing Society estates, managed properties, office premises and shopping centres participated in the scheme.

In addition, the Housing Society has made it a top priority to provide residents with quality and safe living environment. All three towers at Jat Min Chuen were granted the Quality Water Supply Scheme for Buildings – Fresh Water (Management System) Gold Certificate, recognising their efforts in enhancing water safety. Jat Min Chuen also received the "Wastewi\$e Label" (Class of Excellence). The award is presented by the Environmental Campaign Committee in appreciation of its contribution in waste reduction.



## 房協社交媒體策略摘金

### Top Honour in Best Use of Social Media

房協近年積極利用社交媒體平台與各界持份者保持溝通及互動交流，藉此推廣房協的工作及提升企業形象和認受性，當中包括Facebook專頁「房協人·情·味」、Instagram專用賬號，以及YouTube的專設頻道。在多個媒體的相輔相成下，房協的網上宣傳策略成效日見昭彰，最近更獲得公關業界嘉許，在「PR Awards 2019」中榮獲「最佳社交媒體運用組別」金獎。

「PR Awards 2019」由《Marketing》雜誌主辦，旨在表揚亞洲區內卓越的公關企劃，今屆共收到四百多份參賽案例，評審委員會由來自區內不同業界的獨立資深公關專才擔任。頒獎典禮已於八月三十日舉行。



In recent years, the Housing Society has been leveraging various social media platforms, including Facebook page "Housing Society Community", official Instagram and Youtube channel, to connect and interact with different stakeholders, and to promote the work and raise the profile of the Housing Society. With an array of communication platforms complementing each other, the online communication strategies have been gaining increasing prominence and making a huge impact. Lately, the strategies have earned industry recognition and won the Gold Award in the category "Best Use of Social Media" in the PR Awards 2019.

Organised by Marketing Magazine, the PR Awards are dedicated to honour excellence in public relations across Asia with a judging panel formed by independent and seasoned public relations professionals from various industries in the region. The Awards' presentation ceremony was held on 31 August.

房協副行政總裁陳欽勉(右五)及企業傳訊主管梁綺蓮(左四)，與團隊分享殊榮。Housing Society Deputy Chief Executive Officer James Chan (5<sup>th</sup> from the right), and Head of Corporate Communications Pamela Leung (4<sup>th</sup> from the left) share the honour with the team.

## 多項 優異年報 獲嘉許

### Trophies in a Row for Annual Report

房協定期出版不同刊物與持分者保持聯繫，發放業務資訊及最新動態。其中，房協以「創宜居·活社區」為主題的二零一七/一八年度年報，最近再度揚威國際，在享譽盛名的2019國際ARC Awards中榮獲「非牟利機構(印刷年報) – 社會服務機構組別」銀獎，並於2019 Galaxy Awards中獲得「亞洲太平洋區非牟利機構(印刷年報)組別」銅獎和「住宅物業(印刷年報)組別」優異獎。兩項比賽均由美國MerComm, Inc.主辦，是全球大型表彰傑出年報的比賽之一。

此外，房協憑藉其職安健(物業管理部)年報2018/2019，獲香港職業安全健康局(職安局)頒發「職安健年報大獎」的優異獎，以表揚房協物業管理部就訂立安全工作目標、巡查、培訓及推廣等方面，與員工及承辦商保持良好溝通及資訊分享，使機構能夠更有效管理職業健康與安全風險，提高績效。「第十八屆香港職業安全健康大獎」分享會暨頒獎典禮已於九月二十三日舉行。

The Housing Society regularly issues various publications to maintain close ties with stakeholders as well as sharing business information and latest updates. The Annual Report 2017/18 of the Housing Society themed "Create Homes · Revive Communities" has clinched more international awards by winning the Silver Award in the category "Non-Profit Organisation (Print Annual Report): Social Service Organisations" at the renowned 2019 International ARC Awards. The report also won the Bronze Award in the category "Print: Non-Profit Organisations – Asia Pacific" and the Honors Award in "Print: Residential Properties" in the 2019 Galaxy Awards. Both awards are organised by MerComm, Inc. in the United States, which is the world's largest international competition honoring excellence in annual reports.

In addition, the Housing Society's Occupational Safety and Health (OSH) (Property Management) Report 2018/19 was granted a merit award in the OSH Annual Report Award, organised by the Occupational Safety and Health Council, in recognition of our Property Management Division's effort in setting the goals, carrying out inspections, training and promotional activities related to occupational safety, as well as maintaining effective communication and information sharing with staff and contractors. Thus, the Housing Society is able to maintain an effective occupational health and safety management at workplace, as well as to improve performance. The 18<sup>th</sup> Hong Kong Occupational Safety and Health Award Forum and Award Presentation Ceremony was held on 23 September.



房協助理總經理(物業管理)彭國華(左)出席職安局典禮領取獎項。

Housing Society Assistant General Manager (Property Management) Derek Pang (left) receives the award on the occasion.



# 給房協義工一個讚！

## Thumbs Up for Volunteers of the Housing Society

房協出租屋邨居民及持份者一向熱心公益，經常透過義工隊伍參與地區義務工作，他們服務社群的精神及正能量，不時獲受惠機構嘉許。

觀塘花園大廈義工隊及以義工身份擔任房協「長者安居資源中心」的「長者友善家居大使」團隊，服務時數高達10,000小時，獲社會福利署推廣義工服務督導委員會頒發「壹萬小時義工服務獎」，以表揚他們的愛心及對社會的無私奉獻。

而勵德邨、漁光村、家維邨及觀塘花園大廈的義工隊，在過去一年持續參與由社會福利署舉辦的「2018社區是我家」地區活動，獲頒發「卓越愛心屋苑」獎狀，以表揚他們積極建立良好鄰里關係的貢獻。其中漁光村、家維邨及觀塘花園大廈的義工隊派出義工出席於七月二十日由社會福利署推廣義工服務督導委員會舉辦的「2019社團義務工作經驗分享會」暨「社區愛心商戶嘉許禮」，並上台接受獎項。

此外，觀塘花園大廈及漁光村的義工隊亦於該嘉許禮上獲頒「愛心屋苑」最高服務時數獎(組別一)冠軍及「愛心屋苑」最高服務時數獎(組別二)季軍。

Residents of rental estates under the Housing Society and their stakeholders have always been passionate in serving the community, and their efforts in boosting positive energy in the society have earned them numerous awards.

The volunteer team of the Kwun Tong Garden Estate and the Age-friendly Home Ambassador of the Housing Society Elderly Resources Centre had each committed a total of 10,000 hours of volunteer service, and were respectively granted the "Award of 10,000 hours for Volunteer Service" by the Steering Committee on Promotion of Volunteer Services of the Social Welfare Department, in appreciation of their benevolence and selfless contributions.

On the other hand, the volunteer team of four housing estates, namely Lai Tak Tsuen, Kwun Tong Garden Estate, Yue Kwong Chuen and Ka Wai Chuen, have won the "Leading Caring Estate" award for their yearlong participation in the Caring Estate Programme organised by the Social Welfare Department and for their contributions in establishing good neighborhood relationship. Among which the volunteer teams of Yue Kwong Chuen, Ka Wai Chuen and Kwun Tong Garden Estate had attended the 2019 Sharing Session on Promotion of Volunteering in Community Organisations cum Presentation Ceremony of the "Community Caring Shops Recognition Scheme" on 20 July to receive the awards.

In addition, the volunteer team of Kwun Tong Estate and Yue Kwong Chuen have also won the Champion in the Highest Service Hour Award (Category 1) and 2<sup>nd</sup> runner-up in the Highest Service Hour Award (Category 2) at the Presentation Ceremony respectively.



漁光村  
Yue Kwong Chuen



勵德邨  
Lai Tak Tsuen



觀塘花園大廈  
Kwun Tong Garden Estate

屋邨義工於嘉許禮接受嘉許。  
Estates volunteers receive the honours at the Presentation Ceremony.



觀塘花園大廈及「房協長者安居資源中心」義工隊服務時數逾萬小時獲嘉許。

The volunteer teams of Kwun Tong Garden Estate and the Housing Society Elderly Resources Centre have been recognised for providing 10,000 hours of volunteer service.

## 推動企業社會責任獲表揚 HS Honoured in CSR Award

房協憑藉多元化的社會企業責任項目及活動，獲香港工業總會頒發「3年+ 愛心關懷證書」，以表揚房協關愛社群的卓越表現。頒獎禮已於九月二十四日舉行。

The Housing Society has been presented by the Federation of Hong Kong Industries a "3 + Year Caring Certificate" for its diverse corporate social responsibility programmes and activities, in recognition of its outstanding performance in community efforts. The award presentation ceremony was held on 24 September.



房協經理(社區關係)湯劍青(後排右一)出席典禮並獲頒獎項。  
Manager (Community Relations) Kelvin Tong (1<sup>st</sup> from the right, back row) receives the acknowledgement at the Presentation Ceremony.

## 青年領袖探索房屋發展與挑戰 Young Leaders Explore Housing Challenge



為加深年青人對房協工作的認識，房協不時接待學校及青年團體到訪轄下不同項目。於八月五日及二十九日，房協先後為三十位參加了一項環球領袖培訓計劃，來自香港大學及皇家墨爾本理工大學的學生，安排參觀房協展覽中心。學員透過展覽中心內創新科技和設施，如虛擬實境體驗(VR)、體感遊戲及多媒體互動桌面等，認識房協在本港房屋發展上的角色及工作。我們亦希望藉此啟發學生如何透過創新科技，進行公眾教育及訊息傳播。

From time to time, the Housing Society receives delegates from schools and youth organisations and facilitates visits to our projects. A total of 30 students from The University of Hong Kong and the Royal Melbourne Institute of Technology were provided respectively with a tour to the Hong Kong Housing Society Exhibition Centre on 5 and 29 August. The students, who joined a global leader training programme, gained a better understanding of the role played by the Housing Society in the housing development of Hong Kong through innovative technology and facilities in the Exhibition Centre, such as virtual reality (VR) applications, somatosensory technology and multimedia interactions. The visit helped young people understand how public education and mass communication were conducted via novel technologies.

青年領袖參觀房協展覽中心，透過虛擬科技與遊戲認識香港房屋的發展歷程。

Young leaders visit the Housing Society Exhibition Centre to pick up the subject of Hong Kong's housing development through virtual technology applications and games.



## 暖意窩心 關懷社群 Exuding Warmth

由房協不同部門同事組成的「房協愛心隊」貢獻社會不遺餘力，善用工餘時間投入義工服務，積極響應不同慈善團體舉辦的公益活動。

Formed by colleagues from different departments, the Housing Society Volunteer Team spares no effort in contributing to the society, dedicating their time and efforts after work and actively support a wide range of organisations in their charitable events and activities.

七月二十八日，「房協愛心隊」參與了香港世界宣明會(宣明會)舉行的「舊書回收義賣大行動2019」，協助整理及分類書籍。活動鼓勵閱讀風氣之餘，亦協助宣明會籌募經費，以幫助世界上更多有需要的人。

On 28 July, the Volunteer Team took part in the "Used Book Recycling Campaign 2019" organised by World Vision Hong Kong (World Vision) by sorting and arranging recycled books for charity sale. Aside from promoting a reading culture, the event also helps to raise funds for World Vision which will use the money to aid needy people around the world.

「房協愛心隊」於九月二十八日再次出動，參與由善園舉辦的「製作暖敷草球」活動，親手製作暖敷草球以用於之後的探訪活動。義工一方面為長者進行草球暖敷護理，另一方面亦透過用心聆聽和交談，讓他們感受到親切的關懷。

The Volunteer Team served another worthwhile cause on 28 September by participating in the making of herbal massage balls organised by Holistic S.Y., which the balls are used to facilitate heat therapies for the elderly in subsequent visits. The volunteers did not only use the herbal balls to cure the ailments of the elderly, but they also tried to soothe their soul by lending their ears and chatting with them, giving them a sense of warmth and company.



「房協愛心隊」成員協助整理回收書籍，方便善心人選購。  
Volunteer Team members help categorise and arrange the recycled books for charity sale.



「房協愛心隊」成員親手製作艾草球為長者身心送暖。  
Volunteers hand made herbal massage balls for soothing the body and soul of seniors.







## 月滿中秋 送祝福

## Sharing Mid-Autumn Blessings with the Elderly

每逢節日，「房協之友」均會組織居民義工四出探訪，送上溫暖。今個中秋也不例外，「房協之友」於中秋前夕展開一系列的探訪活動，將節日氣氛帶到每家每戶。

於七月至九月期間，「房協之友」聯同「循道衛理聯合教會觀塘堂」、「循道衛理觀塘社會服務處關懷長者中心」、「花園大廈浸信會」及觀塘花園大廈辦事處近一百名義工，帶同心意包探訪近1,200名觀塘花園大廈的長者居民，與他們暢談生活點滴，送上真摯的關懷及節日祝福。

臨近中秋佳節，「房協之友」另舉辦愛心行動「中秋常圓滿」義工探訪，召集了八十一位來自觀龍樓、勵德邨、明華大廈、漁光村及祖堯邨的屋邨義工，發揮鄰里樂助精神，於八月三十日探訪近660名居住於觀龍樓的長者，並贈予月餅及心意包，令長者居民感受到鄰里間的關愛。

此外，觀塘花園大廈的義工隊亦走出社區，參與由「薈色園」舉辦的「福餅贈老傳溫情」義工探訪，與機構義工到慈雲山探訪40個長者戶，亦攜同有關健康飲食的資訊，提醒長者要注意飲食。



「房協之友」義工透過連串的探訪活動，將佳節祝福及關懷傳遞給長者住戶。

HSC volunteers bring warmth and love to the elderly during the festival season.



義工隊除送贈應節食品外，更為長者送上健康飲食資訊。

While sharing festival delicacies, HSC volunteers also gave advice on healthy eating.

During festive seasons, the volunteers of HS Community (HSC) are always busy bringing warmth to the community. The Mid-Autumn Festival this year is no exception as the HSC volunteer team carried out a series of home visits to share festive joy with every single household.

Between July and September, HSC joined hands with Kwun Tong Methodist Church, Kwun Tong Methodist Social Service Elderly Care Centre, Garden Estate Baptist Church and nearly a hundred volunteers from Kwun Tong Garden Estate management office in visiting some 1,200 elderly residents of Kwun Tong Garden Estate, sending them gift bags and engaging them with friendly chats to make them feel cared for during the holiday season.

HSC also organised "Operation Love Mid Autumn Volunteer Visit" on 30 August, with the participation of 81 estate volunteers from Kwun Lung Lau, Lai Tak Tsuen, Yue Kwong Chuen and Cho Yiu Chuen, to some 660 elders at Kwun Lung Lau, to deliver mooncakes and gift bags to show their love.

In addition, the volunteers from Kwun Tong Garden Estate stepped out of the community and participated in the "Volunteer Visit 2019" organised by Sik Sik Yuen. Together with other corporate volunteers, they visited 40 elderly households at Tsz Wan Shan and shared healthy eating tips with them.



## 鄰里 樂團圓

### Celebrating Full Moon with HS Neighbours

適逢象徵人月兩團圓的中秋佳節，「房協之友」舉辦多項節慶活動，將左鄰右里團聚在一起。「房協之友」分別於九月七日及八日在漁光村及祖堯邨舉辦中秋晚會，與過千名街坊共渡佳節，並邀請了歌詠興趣班及粵劇曲藝興趣班的學員大展歌喉，為活動打開序幕。同場更設有各式各樣的攤位及猜燈謎等活動，令社區洋溢著濃厚的中秋氣氛。

除此以外，「房協之友」亦藉著這個佳節向長者聊表關懷之意，於九月四日、六日及十日假西貢戶外康樂中心舉行「中秋敬老顯愛心」暨「樂得耆所生日茶聚」，與十二個屋邨近六百名長者共迎中秋，並為九月及十月生日的長者居民慶祝生辰。活動當日亦設有近距離魔術表演及技藝高超的雜耍，精彩的表演令觀眾看得入迷。

同日下午，「房協之友」特別安排了中秋燈籠製作工作坊，讓長者動手製作一個屬於自己的燈籠。長者更享用營地康樂設施進行球類及棋類活動，互相競技，展現出無限活力。



「房協之友」與居民歡渡中秋。  
HSC share festive joy with the residents.

The Mid-Autumn Festival is often an occasion for celebrating full moon, a symbol of family reunion and happiness. To echo what the festival is meant for, HSC organised a variety of festive events to foster a sense of togetherness and community among the neighbours. On 7 and 8 September, HSC hosted Mid-Autumn carnivals at Yue Kwong Chuen and Cho Yiu Chuen to provide fun and joy for over 1,000 residents, who were serenaded by the performances of pupils in choir and Cantonese opera. The carnival also featured a variety of entertainment, including game stalls and lantern quiz corner.

HSC also showed their care on this occasion by organising "Mid-Autumn Festival Gathering" cum "Ageing-in-Place Birthday Party" on 4, 6 and 10 September at Sai Kung Outdoor Recreation Centre. The activities had attracted the participation of some 600 elders from 12 estates, who also celebrated the birthday of those who were born in September and October. The seniors were all wowed by the tricks and acts performed by the close-up magician and juggler on the occasion.

In the afternoon, the seniors were engaged to make their own lantern in a workshop provided by HSC. Others had fun in playing ball or board games.



## 長者硬地滾球 帶出歡笑與活力 Roll a Ball for Fun and Fitness

硬地滾球是一項針對長者能力而設計的室內運動，參與者只需把球盡量投近目標球，最接近目標球的一方獲勝。由於這項運動可以坐著進行，即使活動能力有缺損或使用輪椅的長者亦能參與。硬地滾球不僅為老友記帶來樂趣，也是一項不錯的體能活動，當老友記瞄準目標投球時，講求肌肉協調以及思考和專注力的運用，對身心均有裨益。

有見及此，房協一直積極推廣硬地滾球運動。「房協之友」於九月二日舉辦了「長者硬地滾球同樂日2019」，藉此鼓勵長者多做運動，舒展身心。活動當日總共有二十五位來自觀塘花園大廈和祖堯邨的老友記參與，比拚球技競逐獎盃。

Boccia is an indoor sport particularly designed for the seniors, who play by propelling the ball as close as possible to a target, and the team that has a ball closest to the target is the winner. As the game can be played while sitting, it is accessible to the elderly who are mobility impaired or wheelchair bound. Apart from the leisure it provides, the game is also an exercise for the muscle and the mind, as it calls for hand function in the gripping and release of the ball and some motor skills to achieve focus and precision.



老友記全情投入並樂在其中。  
The elderly players have a fantastic time at the event.

In view of the benefits it offers, the Housing Society Community (HSC) has been actively promoting the sport. On 2 September, HSC organised a Boccia Game Day 2019 to encourage exercise among the elderly and provide some stretching for the body and the mind. The event had attracted the participation of 25 elderly residents from Kwun Tong Garden Estate and Cho Yiu Chuen, in which they pit their skills against one another to vie for the trophies.

## 耆趣運動 展魄力 Stay Strong



為鼓勵長者建立健康人生，「房協之友」定期舉辦不同活動，積極推廣持續運動的生活模式，讓長者時刻保持強健體魄之餘，又可擴闊社交圈子，有益身心。

於十月十日，「房協之友」在將軍澳體育館舉辦「運動無限耆」，吸引超過250名長者居民參加。大會將一連串簡單的體適能運動融入輕鬆競技遊戲之中，考驗長者的手眼協調及肌力控制，讓他們從中體驗運動的樂趣，從而養成運動的習慣。活動亦將各區長者居民聯繫起來，加強鄰里互動。

To encourage a healthy lifestyle among the elderly residents, the HS Community organises various activities to make regular exercise a habit for maintaining good health as well as expanding their social network.

On 10 October, the HS Community hosted an Elderly Game Day 2019 at the Tseung Kwan O Sports Centre, which had attracted some 250 elderly participants. The seniors were engaged in fun-filled games incorporating simple strength and conditioning exercise, which tested their hand-eye coordination and muscle control. It is hoped that the fun derived will instill in the seniors an interest in sports and regular exercise. And the event would help to foster a sense of community by gathering elderly residents from different estates.



長者健兒使出渾身解數爭取勝利。  
Elderly athletics make an all-out effort to win the game.



## 給病童送上 無限愛心

### Fundraise Drive for Little Patients

「房協之友」一向為善最樂，凝聚屋邨義工的力量將愛心傳送。接近三十名來自觀塘花園大廈及明華大廈的義工分別於七月十九日及八月十四，在邨內義賣「麥當勞叔叔之家慈善基金」獎券，以支持該慈善組織為病童家庭提供鄰近醫院的「臨時家園」，免卻病童及其家人舟車勞頓之苦，亦讓家人可以日夜照顧正於醫院接受治療的孩子。有賴義工的無私付出和努力，是次活動共籌得\$12,327.2。

With the concerted efforts of resident volunteers, HSC has proactively participated in charity events and activities. Nearly 30 volunteers from Kwun Tong Garden Estate and Ming Wah Dai Ha have contributed to the cause of the Ronald McDonald House Charities by selling raffle tickets at the estates on 19 July and 14 August respectively. The money raised would be used to support a "home away from home" in walking distance from the hospital, which the temporary residence will refrain the young patients and their families from travelling long distance for treatment and enable the families to give round-the-clock care to the children while they are in the hospital. Thanks to the selfless contributions and efforts of HSC volunteers, the campaign had succeeded to raise a total amount of \$12,327.2.



助人為快樂之本，觀塘花園大廈(上圖)及明華大廈義工(下圖)落力參與義賣活動，將愛心傳送。

Volunteers from Kwun Tong Garden Estate and Ming Wah Dai Ha are all smiles when selling fundraiser raffle tickets.

## 推動環保 愛地球

### Fanning a Green Lifestyle



「房協之友」向來積極鼓勵居民在日常生活中實踐綠色生活，並經常於屋邨舉辦不同類型的環保教育活動，提高居民的環保意識。早前，「房協之友」舉辦環保扇設計比賽，並以「慳啲啦！」為主題，宣揚源頭減廢的訊息。活動的頒獎典禮已於八月二十四日舉行，同場加映才藝及舞蹈表演，讓居民歡聚一堂。

HSC has been instilling eco-friendly values in the everyday life of estate residents by organising a variety of educational activities to raise environmental awareness. Earlier, HSC hosted an Eco-Friendly Fan Design Competition with the theme "Waste Less" to promote waste reduction at source. The award ceremony was held on 24 August, coupled with a talent show and dance performance to spread festive joy among the residents.



居民發揮無限創意，於環保扇設計比賽奪獎。  
Residents demonstrate their creativity to win a prize at the Eco-Friendly Fan Design Competition.

## 東奔西跑 走遍房協出租屋邨

### A Joyful Tour to HS Rental Estates



為帶領讀者走遍房協轄下二十條各具特色的出租屋邨，我們特意製作了一系列的輕鬆短片「東奔西跑」。第一集將透過兩位年青朋友重遊兒時舊地，讓大家認識建於八十年代的乙明邨。

To give the public a tour of the 20 unique estates of the Housing Society, we have created a series of videos filled with fun and laughter. The first episode will bring the audience to Jat Min Chuen, where two young men recounted their childhood memories of growing up in the estate which was built in the 1980s.



掃描觀看短片  
Scan to view