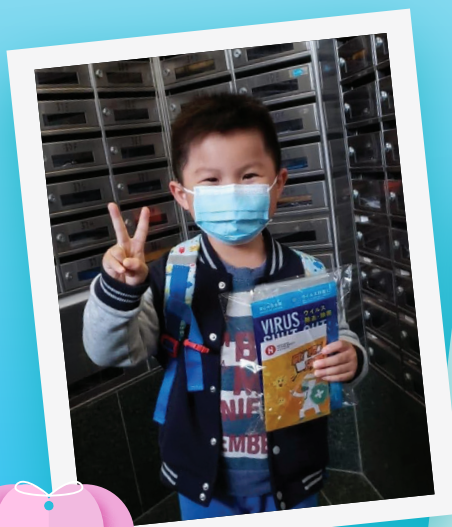


同心抗疫 無懼疫境

Working Together to Fight Coronavirus



主席的話



Chairman's Message

新冠肺炎肆虐全球，香港的疫情自年初爆發迄今已近四個月，本地經濟及民生面臨前所未有的挑戰。在此困難時刻，房協亦推出不同措施，與市民共渡時艱。去年十月至今年三月，我們已為轄下商戶及停車場營運商提供租金減半的安排，這項措施將延至今年九月，並決定由今個月開始，將租金寬減幅度由百分之五十增加至百分之七十五，詳細安排即將落實，冀能進一步減輕商戶的營運壓力。此外，房協今年三月再通過為轄下乙類屋邨租戶提供一個月的三分之二租金減免，這是今年第二度實施相關安排。上述紓困措施累積支出超過二億元，全部由房協承擔，盼能與市民同舟共濟。

為了協助更多有短暫經濟困難的租戶，房協今年四月更優化了「租金援助計劃」。優化計劃容許已領取政府綜援計劃下租金津貼的租戶，只要符合申請資格，仍然可以向房協申請租援。除了半租安排外，亦增設減免四分之一租金的安排，以增加受惠住戶的涵蓋範圍。

此外，房協管理層身體力行將關愛延續到社會上有燃眉之急的市民，推動「一對一」配對方式的捐款運動，即房協因應同事的捐款總數捐出相同善款，透過食物銀行幫助有迫切需要的市民，以及為因疫情而出現經濟困難的房協屋邨住戶提供援助。

這兩個月適逢是房協制定業務計劃及財政預算的時候，因應疫情，我們都作出相應準備。幸好，各項業務及項目進展至今均大致沒有受到影響。面對這場沒有刀槍砲火的戰役，我深深體會到香港人團結和無私奉獻的精神。當市面上嚴重缺乏防疫物資之時，幸得各界有心人士、團體及區議員的慷慨捐助，讓居民特別是長者，獲得關愛以及健康的保障。我亦十分感謝房協同事們在抗疫情期間堅守崗位服務市民。

在這個非常時期，房協特意为居民及同事預備了防疫心意包，呼籲大家加強注意個人及環境衛生，保持身體健康及樂觀正面的心態。我相信香港必定能成功抗疫，並在不久的將來齊心協力復甦經濟，令這顆東方之珠再發熱發光！

陳家樂

Since the outbreak of the coronavirus pandemic, Hong Kong has faced unprecedented challenges in its economy and livelihood. During this difficult period, the Housing Society has rolled out different measures to stand shoulder to shoulder with Hong Kong people. Last year, we offered a 50 percent rent concession to our commercial tenants and car park operators for a period of six months starting from October 2019. The arrangements were further extended to September this year. In a further effort to alleviate the financial burden of commercial tenants, we have decided to extend the scope of rent reduction from 50% to 75%. Further details on the latest concession will be announced in due course. Earlier in March, the Housing Society also passed a resolution to provide residents living in Group B rental estates two-thirds rent reduction for one month, which was the second round of rent concession this year. Despite the measures aforementioned would cost us over \$200 million, we are keen to help Hong Kong tide over difficult times.

In addition, the Housing Society also enhanced the Rent Assistance Scheme (RAS) in April to benefit more tenants facing short-term financial hardship. Under the enhanced scheme, tenants receiving rent allowance under the Comprehensive Social Security Assistance are allowed to apply for the RAS as long as they fulfill the criteria. The enhanced RAS also lowered the threshold criteria for applicants, under which applicants who do not meet the criteria to apply for a 50% rent reduction may still be eligible to apply for a 25% rent reduction.

To go an extra mile, the Senior Management of the Housing Society has participated in a donation matching programme in which Housing Society made a matching donation against employees' charitable contributions "dollar for dollar". The money raised would be donated to food banks to help people in dire need. Part of it will be used to help our tenants encountering financial difficulties due to the epidemic.

Over the past two months, we were in the thick of formulating business plans and the budget for this fiscal year, and due considerations had been made in regard to the potential impact of the coronavirus. Fortunately, our business and projects remained largely unaffected. While we are waging together against a silent enemy, the coronavirus, I am deeply moved by the solidarity and selfless spirit of Hong Kong people. When there was an acute shortage of antiseptic products in the market, people had come forward to offer help to our tenants, in particular the elderly residents. We have been accepting the generous donations of anti-epidemic items from individuals, groups and district councillors who had a big heart. Their donations were not only a sign of care but also a health protection for the elderly. I would also like to extend my gratitude to all our staff for serving the community with dedication and perseverance in this difficult times.

At this challenging time, we also did our part by delivering health packs to our tenants and staff, reminding them to maintain good personal and environmental hygiene while staying physically and mentally healthy. I firmly believe that Hong Kong will succeed in the fight against the epidemic, and very soon, we will be working together to revive the economy. Hong Kong, the Pearl of the Orient, will then shine even brighter!

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。

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

同心抗疫 無懼疫境

Working Together to Fight Coronavirus



為應對新冠肺炎疫情帶來的影響，房協主動向轄下商戶和居民伸出援手，採取多項延長租金寬減及抗逆措施，同心協力，共渡難關。

In response to the impact brought by the COVID-19 outbreak, the Housing Society (HS) has rolled out a series of relief measures to support businesses and help residents tide over the crisis.

延長租金寬減 與租戶共渡時艱 Relief Measures Extended to Help Tenants



病毒肆虐，市民足不出戶成新常態，零售業首當其衝。為減低疫情對商戶造成的影響，房協繼去年十月向轄下商戶及停車場營運商提供為期半年的租金寬減措施後，房協執行委員會於三月三日通過延長相關安排，向轄下約四百三十個合資格商戶及停車場營運商提供百分之五十的租金寬減，為期六個月，由今年四月起至九月底，涉及款項約共8,700萬元，相關支出由房協承擔。

Under the epidemic where staying home has become the new normal, retailers are among the hardest hit. Following the measures taken last October to provide rent concession to commercial tenants and carpark operators on Housing Society's premises, the Executive Committee of HS gave approval on 3 March to extend the 50% rent waiver for these business operators for another six months, starting from April this year. The concession, which is expected to benefit 430 eligible business operators, will cost the Housing Society about \$87 million.

另外，為配合《財政預算案》提出為房協甲類屋邨租戶代繳一個月租金的安排，房協決定向轄下乙類屋邨租戶，即健康邨、駿發花園及寶石大廈約一千個租戶，提供一個月租金三分二減免，是繼今年一月後再度推出相關措施，涉及款項約四百萬元，並由房協承擔。房協希望透過延長租金減免措施，減輕轄下商戶及屋邨租戶的經濟壓力，與市民共渡時艱。

On the other hand, to complement Government measures to pay one month's rent for residents living in Group A rental estates, HS offered to provide residents living in Group B rental estates two-thirds rent reduction for one month, further to the rent waiver already provided in January. The measure, which costs around \$4 million, will benefit about 1,000 residents living in the Group B rental estates, namely Healthy Village, Prosperous Garden and Bo Shek Mansion. By means of extending rent concession, HS hopes to do its part and help commercial and residential tenants get through these difficult times.

配對籌款 助解民困 Matching Donations to Fundraise for Those in Need



疫症持續令香港面臨前所未有的挑戰，本港經濟受到嚴重打擊，市民生計大受影響。房協作為肩負企業社會責任、關愛社群的機構，主席陳家樂和行政總裁陳欽勉分別率先捐出善款，連同管理層的捐獻，以及機構作出一對一的配對方式捐款安排，協助有迫切經濟困難的市民解決燃眉之急。有關捐款將支援5間食物銀行，為有需要的市民提供基本食糧，以及為房協屋邨中因疫情而有經濟困難的租戶。

The coronavirus outbreak has brought unprecedented challenges to both the economy and people's livelihood in Hong Kong. Being a community-oriented and caring organisation, HS is deeply committed to corporate social responsibility. In this regard, HS has recently launched a donation matching programme to raise funds for those facing economic hardship. HS Chairman Walter Chan and Chief Executive Officer James Chan have taken the lead to donate to the programme. Together with the contributions from the senior management, the programme will be matching the employee's charitable contributions "dollar for dollar". Donations will be given to five food banks to provide basic food for people in need and our rental estate tenants who have been encountering financial difficulties due to the pandemic.



房協心意包 為同事居民打氣加油



Health Packs for Stakeholders to Keep Fighting

房協心繫居民，關心他們在抗疫期間的身心健康。為此，特意在四月份向轄下二十條出租屋邨的租戶派發心意包，當中包括由房協獎學金同學會義工繪畫的抗疫指南漫畫、抗菌包及口罩套。

此外，房協亦將心意包贈予各邨當區區議員以轉送街坊，更與傳媒及同事分享，齊心抗疫。



During the epidemic, we have been trying to do everything we can to safeguard the physical and mental well-being of our residents. As such, we have been delivering health packs to the tenants living in our 20 rental estates in April. Each pack contains virus busters, mask cases and an anti-epidemic guide with comic illustrations created by members of the Housing Society Academy Alumni Club and staff volunteers.

In addition, HS distributed the health packs to district councillors for re-distribution to the neighbours of our rental estates. We also shared the packs with the press and our staff in a bid to fight coronavirus together.

房協透過心意包向居民及同事送上祝福和鼓勵。

HS sends its blessing and encouragement to residents and staff by distributing health packs.

加強屋邨清潔 減風險

Ramping up Hygiene at Rental Estates



為確保居民的健康和安全，房協在轄下屋邨及屋苑加強消毒和清潔，並同時關閉會所、公眾康樂場地及設施，暫時停辦康體文娛活動，以減少社交接觸，降低社區傳播的風險。

鑒於長者屬患病高危人士，房協於轄下三個長者房屋項目，包括樂頤居、彩頤居和雋悅等啟動一系列防疫措施，包括派駐更多人手，加密清潔和消毒工作。房協轄下的安老院舍亦按照衛生防護中心指引，落實各種防疫措施，保障院友健康。

To prevent the spread of the virus, HS has ramped up hygiene regimens at rental estates and managed properties while suspending clubhouses facilities and recreational activities to reduce social contact.

Given that the elderly are particularly vulnerable to coronavirus, extra precautions have been undertaken at the three elderly housing developments, namely Jolly Place, Cheerful Court and The Tanner Hill. Additional manpower have been deployed for the expanded frequency and intensity of cleaning and sanitisation works on the premises. Residential homes for the elderly (RCHE) are required to take anti-epidemic measures in adherence to the guidelines of the Centre for Health and Protection.



房協於長者屋苑增撥人手進行清潔及消毒工作，減低長者受感染的風險。More manpower are deployed for the cleaning and disinfection at elderly housing developments to cut down the risks posed to senior residents.



房協轄下的「樂得耆所」居家安老計劃，亦於二月十七及十八日在觀塘花園大廈舉行愛心抗疫大行動，職員上門向獨居長者派發防疫小冊子，叮囑他們留意個人及家居衛生，並送上紅十字會捐贈的防疫包。

Housing Society AIP Scheme launched an anti-epidemic campaign at Kwun Tong Garden Estate on 17-18 February, during which staff visited the homes of elderly singletons, handing them coronavirus awareness leaflets as well as anti-epidemic items donated by Hong Kong Red Cross.



所有工作人員在進入工地前必須量度體溫以及在工地範圍內佩戴口罩。

Temperature screening is conducted at site entrance and workers are asked to wear a mask while performing duties.

地盤採防疫措施 保障工人健康 Stepping Up Precautions at Site to Ensure Workers' Safety



房協建議所有工程承建商採取預防措施，於工地加強清潔消毒，每天為所有工人和訪客在進入工地前量體溫，確保沒有發燒和咳嗽等徵狀方可進入。現時，所有建築工程大致如期進行。

As a precautionary measure, contractors are advised to step up cleaning and disinfection of the construction site. Workers gaining entry into the site should clear mandatory temperature checks conducted at the entrance of the site to ensure they did not have fever or exhibited any flu-like symptoms. All construction projects are largely on schedule.

實施彈性上班 員工健康放首位

Wellbeing of Staff Prioritised with Flexi Work



為確保員工健康，房協自一月底開始，採取一系列靈活並具彈性的工作間安排，例如支援員工透過遠端電腦模式在家工作、採取彈性上班時間，以及以視像或電話會議代替面談會議等，從而降低疫情在公司及社區擴散的風險，與此同時，亦能維持基本和必需的日常服務和運作。房協並委託熱線輔導機構，協助受因新型冠狀病毒情況而受到壓力或情緒困擾的員工，尋求心理支援和情緒輔導。

To ensure the health and safety of staff, HS had implemented a range of flexible working arrangements with information technology support for staff starting from late January. Except for essential services, employees are encouraged to work from home, and suggested to use video or telephone conferencing instead of face-to-face meeting to cut down the risks of local transmission. Additional support for staff is rendered through the arrangement of hotline counselling services for those who are feeling stressed as a result of the epidemic.



房協向員工派發防疫物資，確保他們有足夠的防護裝備。Anti-epidemic items are distributed among staff members to ensure that they have enough resources to protect themselves.

與各界攜手 送暖抗逆

Joining Hands to Send Warm Support to the Needy



面對逆境，香港各界人士發揮守望互助精神，全力募集相關物資並送予有需要人士，同舟共濟。

二月二十二日，政務司司長張建宗在東區民政事務專員陳尚文陪同下，到訪房協轄下出租屋邨健康村，向獨居長者及住戶派發口罩等防疫物資，送上真誠慰問，並了解疫情對生活造成的影響。另外，香港都會扶輪社、香港國金獅子會、證券商協會慈善基金、油尖旺警民關係組、紅十字會、觀塘區李卓人議員及西貢區陳耀初議員等，亦向房協長者戶捐贈口罩及防疫物資。



To cope with the challenge posed by COVID-19, a whole-of-territory approach has been called for in the procurement of anti-epidemic resources for people in need.

On 22 February, the Chief Secretary of the Administration, Matthew Cheung, who was accompanied by District Officer (Eastern) Simon Chan, visited the elderly singletons and other residents of the Healthy Village in North Point. While distributing the surgical masks and anti-epidemic items to the residents, he extended his warmest regards and chatted with them to learn about the impact of the epidemic on their daily life. In addition, the Rotary Club of Metropolitan, Lions Club of Hong Kong IFC, the Institute of Securities Dealers, Yau Tsim Mong District Community Relations Office, Hong Kong Red Cross, Kwun Tong District Councillor Steven Lee and Sai Kung District Councillor Andrew Chan, among others, also rendered their support by donating masks and anti-epidemic items to the elderly residents in Housing Society's housing estates.

政務司司長張建宗(左二)探訪北角健康村的長者，向他們派發口罩等防疫物資，並送上關懷。(相片由政府新聞處提供)

Chief Secretary Matthew Cheung (2nd from the left) delivers surgical masks and anti-epidemics to the elderly residents of Healthy Village while sending them warm regards. (Photo by Government Information Services)

新任行政總裁 矢志為市民創宜居

New CEO Pledges to Create Liveable Homes for HK



房協前副行政總裁陳欽勉於四月一日正式升任行政總裁兼執行總幹事，接替退休的黃傑龍。陳先生於二零一八年十二月加入房協出任副行政總裁前，曾於香港政府政務職系服務二十年，及後擔任保良局行政總監六年。

陳先生對於在這個充滿挑戰的時刻接任行政總裁兼執行總幹一職，既感榮幸且覺任重道遠。他表示：「房協除會提供優質的屋邨及物業管理服務外，未來五至十年更是建屋高峰期，重建舊屋邨、興建資助出售房屋、發展專用安置屋邨等，都是工作重點。而面對香港人口老化，房協會繼續發展以居家安老為目標的項目，並致力連繫社區，推動跨代共融。」

陳亦期望房協在未來日子繼續與政府及各界持份者緊密合作，發揮「房屋實驗室」的角色，開拓新業務，以及進一步採用新科技提升顧客體驗和工作效率，並貫徹機構的宗旨，在複雜多變的環境下，以創新思維應對各項挑戰。

James Chan, former Deputy Chief Executive Officer of the Housing Society, was promoted to the position of Chief Executive Officer and Executive Director of the Housing Society on 1 April, succeeding Wong Kit-loong on his retirement. Prior to joining the Housing Society in December 2018, Mr Chan had served in the Hong Kong Government for 20 years, after which he spent six years as CEO for Po Leung Kuk.

Upon his appointment to take the helm at such a challenging time, Mr Chan said he felt deeply honoured by the appointment and reckoned that it was an important and huge responsibility. "Apart from providing quality estate and property management services, we will be providing more homes as our building projects are set to reach the construction peak over the next five to ten years. Redevelopment of old estates, the building of subsidised sale flats and dedicated rehousing estates are among our major business. To address the needs of Hong Kong's ageing population, we will be setting our sights on housing projects that facilitate "ageing in place" for the seniors. On the same note, we strive to connect the community by promoting cross-generational harmony," he said.

Looking ahead, Mr Chan pledged to work closely with the Government and all stakeholders in exerting HS's role as a "housing laboratory" for Hong Kong, and in its quest for new business opportunities. In this regard, he said HS would further expand the engagement of new technologies to enhance customer experience and improve operation efficiency. He added that HS would continue to seek for innovative ways to cope with the diversity of challenges ahead in light of a dynamic and evolving environment.



陳欽勉於上任後接受傳媒訪問，闡釋房協的工作及未來發展。
James Chan meets the media to share the work and future development of the Housing Society upon his appointment.

前行政總裁黃傑龍退休專訪

Interview with Former CEO Wong Kit-loong

在房協工作近二十六年的黃傑龍(同事間稱他龍哥)剛於三月底退休並卸任行政總裁一職。臨別前龍哥接受了 HS Today 的專訪，回顧其工作生涯點滴。臨別依依，龍哥頻頻說捨不得這一班合作多年且情同手足的同事們。他說：「房協從行政總裁、總監到前線員工，大家都合作無間、默契十足，就像大家庭般充滿著溫馨與團隊凝聚力。」龍哥於1994年加入房協，直至2009年擔任掌舵人，見證著房協的發展。

After spending the past 26 years of his career with the Housing Society, Wong Kit-loong (he was called Brother Loong by colleagues) has stepped down from the role as CEO for retirement in late March. Just before his retirement, Brother Loong shared some of his many memorable experiences with *HS Today*. Feeling a tinge of sadness, Brother Loong repeatedly say goodbye to the teammates whom he had worked with for many years. He said: "From CEO to Directors and frontline workers, we work together like a big family, full of warmth and cohesiveness." Brother Loong joined HS in 1994 before taking the helm as CEO in 2009, during which he witnessed the growth of the organisation.

創新求變迎挑戰

An Innovative Spirit to Embrace Challenges



龍哥回憶起大學畢業後便加入政府，後來又轉到私人企業工作，直到九十年代加入房協。他說受到金庸小說的啟發，一直以不斷學習和創新求變的精神去應對種種挑戰。他更自喻仿效天龍八部裡面的段譽，以「吸星大法」學習前輩的經驗，當中獲益良多，更有幸遇到幾位恩師。其中一位便是他在房協工作的第一位執行總幹事蘇慶和。

Brother Loong started his career as a civil servant after graduation. He then moved onto the private sector until he made the call to join HS in the 1990s. Looking back, Brother Loong said he had been inspired by the novels of Jin Yong to embrace continuous learning and innovative spirit in face of challenges throughout his career journey. He imagined himself the protagonist Duan Yu who was capable of incorporating all the martial arts techniques of others as his own just by "inhaling" them. As he strived to learn from the experience of others, he was lucky enough to have met a handful of predecessors willing to impart to him the knowledge for success in the industry, from whom Brother Loong had benefited much. Among those "great mentors" was the first Executive Director he served at HS, Victor So.



最敬重的其中兩位恩師：前後兩任執行總幹事蘇慶和(右)及王麗珍(中)

Two of Brother Loong's most respected predecessors: HS's two former Executive Directors Victor So (right) and Wong Lai-chun (centre)



樂於與持份者建立合作關係

Building a Positive Relationship with Stakeholders



龍哥認為與持份者保持緊密的溝通是機構成功的關鍵。「等人家來找你已經不合時宜，我們必須更積極主動去理解與關注市民的需求，為他們提供更好更周全的服務。我們一向保持高透明度，與租客、議員、傳媒等保持聯繫是非常重要的。若我們有哪些方面做得不夠好，他們會善意提點我們，這種開放的溝通模式讓我們能更勇於去做好我們的工作。」

「對於房協的前景，我很有信心，因為我們的管理團隊做事非常有魄力，不僅具有豐富的專業知識，也深具能力及經驗。我相信在這樣出色的管理團隊和委員的帶領下，業務一定能繼續蒸蒸日上。」

Brother Loong opined that maintaining close ties with stakeholders is the key to success for HS. "Waiting for others to approach you is an outdated way of dealing with the stakeholders. We shall take the initiative to understand and pay attention to the concerns of the general public, and to provide them with better and more comprehensive service. While we have been maintaining a high level of transparency, it is of paramount importance that we should build a good rapport with our tenants, the councillors and the press. In maintaining open lines of communication, they will be willing to make suggestions for our improvement in areas where we failed to live up to standards, which eventually help us perform our work better."

"I have great confidence that a bright future is awaiting the Housing Society because we are backed up by a management team made up of highly experienced and capable people who led the organisation with vigor and determination. I believe the outstanding leadership of the team will be able to take our business to the next level."



龍哥最捨不得的是合作多年的工作伙伴

Brother Loong is reluctant to say goodbye to his coworkers.

人生下半場

Second Half of Life



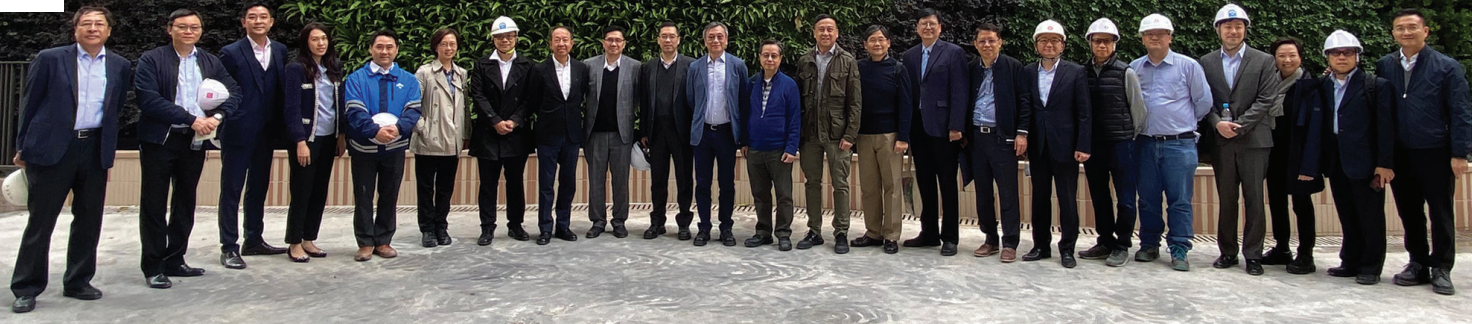
退下火線，龍哥仍會以另一個身份繼續為房協服務。他最近獲邀成為房協委員。再加上其他公職，龍哥真可謂退而不休的持續為社會貢獻所長。龍哥表示退休後會先讓自己稍事休整一會。「畢竟已經工作了三十多年，我會暫時先拋開繁忙的工作，重拾哥爾夫球運動，加強球技也鍛鍊身體。」

After retiring from HS, Brother Loong will continue to serve the organisation in another role. Recently he was invited to take up the membership of HS on top of his other public duties. In this regard, Brother Loong has never retired in the true sense as he continues to provide his valuable experience and expertise in serving the society. Brother Loong said he will first take a break to relax and wind down. "Having worked for more than 30 years already, for now, I want to get my mind off work and return to the golf course to improve my skills and put my body in good shape."



最愛與各界持分者互動交流

Brother Loong enjoys socialising with stakeholders.



房協委員到訪翠嶺峰地盤進行實地考察。
Housing Society members at the site of Mount Verdant.

房協委員實地考察翠嶺峰項目

HS Members Inspect Mount Verdant on Site

面對人口結構改變，房協近年興建的資助出售房屋以中小型單位為主。以二零一七年預售的翠嶺峰為例，單位以兩房為主，另有少量一房和三房單位，以迎合小家庭的需要。項目工程已大致完成，預計於今年第二季可交樓，合共提供330伙。

早前管理層和項目規劃設計及建築工程特別委員會委員等到訪翠嶺峰地盤，就項目工程的進度作實地考察。

In view of the demographic trend toward smaller families in Hong Kong, the Housing Society has put more weight on the supply of small and medium-sized units with its Subsidised Sale Flats projects. When the Housing Society launched Mount Verdant for presale in 2017, the two-room apartments made up the bulk of the units on offer, with only a small number belonging to the one or three-room type. Construction of the 330-unit project is now almost finished and ready to deliver in the second quarter of this year.

Earlier, the Management and Members of the Special Committee on Planning, Design and Construction took to the site of Mount Verdant to learn about the progress of the project.

為「綠怡雅苑」交樓做足準備

Getting Ready for the Handover of Units at Greenhill Villa

位於沙田的資助出售房屋項目「綠怡雅苑」已於年初取得入伙紙，提供合共1,020個「實而不華」的單位，並預計將於第二季交樓予各業主。

房協行政總裁陳欽勉聯同管理層早前到訪「綠怡雅苑」，視察單位、屋苑設施及交樓程序的綵排。

Greenhill Villa, a Subsidised Sale Flats project in Shatin, had obtained the Occupation Permit at the beginning of the year, and the 1,020 “practical but not extravagant” units it provided are expected to be delivered to the buyers in the second quarter.

Earlier, Housing Society Chief Executive Officer James Chan, together with the Management team, visited the new development to inspect the flats and facilities, and to oversee the rehearsal for the handover process.



房協行政總裁陳欽勉(左三)聯同管理層視察交樓程序的綵排。

Housing Society Chief Executive Officer James Chan (3rd from the left) and the management team attending the rehearsal for the handover of flats.



寬敞的交樓處讓業主保持適當的社交距離。

Spacious handover office helps to keep a safe social distance.

歡迎新房協委員

Welcoming New HS Member

李志苗女士，BBS在2018年退休前為規劃署副署長(全港)，現任香港大學地理系客席教授和運輸署規劃顧問。李女士為香港規劃師學會資深會員及皇家城市規劃學會會員。李女士亦擔任與規劃相關的公職，現為古物諮詢委員會委員。

Ms Phyllis Li, BBS was the Deputy Director of Planning (Territorial) of the Planning Department before her retirement in 2018. Currently, Ms Li is an Adjunct Professor of the Department of Geography in The University of Hong Kong and a Planning Advisor of the Transport Department of Hong Kong SAR Government. She is a Fellow of the Hong Kong Institute of Planners and a Corporate Member of the Royal Town Planning Institute. She also involves in planning related public services. She is now a Member of the Antiquities Advisory Board.



放寬租援資格 助困難戶

Criteria of RAS Relaxed to Help Tenants Get Through Financial Hardship

房協自二零一八年九月推出「租金援助計劃」，旨在協助有短暫經濟困難的租戶，至今已有571人受惠。該計劃於四月一日推出兩項優化安排，除現行家庭總入息低於申請出租屋邨入息限額一半並符合資產規定的租戶可申請減免租金一半外，家庭總入息介乎申請出租屋邨入息限額的50%至75%之間的租戶亦可申請減租四分之一，讓更多有短暫財政困難的租戶獲得適時援助。

另外，優化後的「租金援助計劃」亦放寬了申請租援計劃的資格，已領取綜合社會保障援助(綜援)計劃下租金津貼的租戶，只要符合申請資格，仍可向房協申請租金援助，但其所申領的總津貼(包括綜援計劃下的租金津貼及房協的租援津貼)，不可超逾租戶應繳的每月租金金額。

The Housing Society launched the Rent Assistance Scheme (RAS) in September 2018 to render assistance to tenants encountering short-term financial difficulties. Since its launch, 571 applicants had benefitted from the scheme. With effect from 1 April, two enhancement measures were introduced to the scheme. Currently, tenants having a household income below 50% of the application waiting list income limit of the rental estates and meeting the asset criteria are eligible to apply for a 50% rent reduction. Under the enhanced RAS, those having a total household income between 50% to 75% of the application waiting list income limit are eligible to apply for a 25% rent reduction. The relaxing of the eligibility criteria is set to benefit more tenants facing short-term financial hardship by offering them timely assistance.

In addition, the eligibility criteria were further eased by allowing tenants receiving rent allowance under the Comprehensive Social Security Assistance (CSSA) to apply for the RAS as long as they fulfill the criteria. But the total allowance (including the rent allowance under the CSSA Scheme and the rent assistance under the RAS of the Housing Society) should not exceed the amount of the monthly rent payable.

觀塘花園大廈二期「暫租住屋」 收745申請

T-Home at Kwun Tong Garden Estate II Receives 745 Applications

房協早前於觀塘花園大廈二期推出第二個「暫租住屋」過渡性房屋出租計劃，市民反應熱烈，共收到745宗申請，當中包括374宗申請來自三人家庭、307宗來自四人家庭及64宗來自五人家庭。預計首批成功申請家庭可於今年第二季入伙。

The Housing Society has earlier rolled out the second "T-Home" transitional rental housing scheme at Kwun Tong Garden Estate II. The response has been encouraging with a total of 745 applications received. Of these, 374 are from 3-person households, 307 from 4-person households and 64 from 5-person households. Intake of the first batch of successful applicants is expected to take place in the second quarter of 2020.



房協助理總監(物業管理)潘源舫於四月一日進行抽籤程序，以決定申請人的優先次序號碼。

Housing Society Assistant Director (Property Management) San Yuen Fong conducting the ballot exercise on 1 April to determine the priority number of the application cases.

優化版「出租計劃」 反應理想

Enhanced Letting Scheme Gets Warm Response



經優化的「未補價資助出售房屋一出租計劃」(「出租計劃2019」)自推出以來反應理想。租客的申請已於去年十二月二十日截止，合共錄得506宗申請。而業主的申請則不設期限。至今已錄得約300宗申請。為促成雙方配對，房協特設網上「業主及租戶資訊共享平台」供「租客證書」及「業主證書」持有人使用。

Since its launch, the enhanced "Letting Scheme for Subsidised Sale Developments with Premium Unpaid" has been met with warm response. As of the deadline for application (20 December 2019), the scheme had garnered 506 tenant applications in total. Meanwhile, no deadline has been set for owners' applications. Till now, the Housing Society had received about 300 applications from owners. To facilitate the matching process, an online Owner and Tenant Information Sharing Platform was set up for both Tenant Certificate and Owner Certificate holders.



房協總監(物業發展及市場事務)楊嘉康於一月十六日為「出租計劃2019」進行抽籤程序，以便有序地處理租客的申請。

Housing Society Director (Development and Marketing) Eric Yeung witnessing the ballot exercise on 16 January to ensure the orderly process of tenant applications.

推動樂齡科技助失智症患者居家安老

Supporting Dementia Patients Age in Place with Gerontechnology



房協經理(長者服務)李惠婷(後排左三)與超過200位醫護人士分享如何利用樂齡科技協助認知障礙患者居家安老。

Housing Society Manager (Elderly Services) Sabrina Li (3rd from the left, back row) sharing experience with over 200 participants from the healthcare sector on the use of gerontechnology to help dementia patients age in place.

An ageing population often goes hand in hand with an increase in the number of people suffering from dementia. With more patients expressing their hopes to age in place, the Housing Society set up the territory's first MIND-Friendly Home Exploration Centre in 2017 aiming to showcase the kind of design and technology that would make the home suitable for them to live and age in.

Featuring more than 120 items of innovative technology and gadgets, some of the products like door alarm monitor, bed alarm sensor and home monitoring system are specifically made to keep track of the indoor motion of patients and prevent them from wandering away from home. While maintaining the safety and privacy of dementia patients, these technologies help to alleviate some of the burden faced by their caregivers.

On 14 January, Housing Society Manager (Elderly Services) Sabrina Li attended a symposium jointly organised by the Hong Kong Alzheimer's Disease Association, the Hong Kong Society for Rehabilitation and the Hong Kong Occupational Therapist Association, where she gave a lecture sharing the experience and achievements of the MIND-Friendly Home Exploration Centre as well as demonstrating how ageing in place can be a viable option for dementia patients with the help of gerontechnology.

「樂得耆所」計劃推新網站

Dedicated Online Platform for AIP Scheme Launched

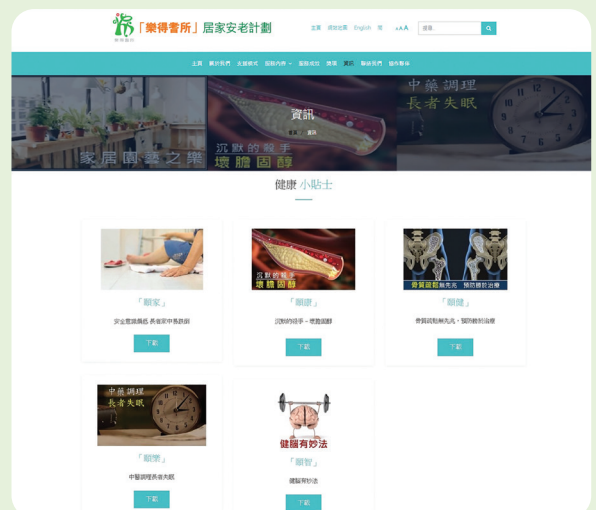


房協於轄下二十個出租屋邨全面推行「樂得耆所」居家安老計劃，透過與不同政府部門、社福團體、醫療機構及學術界，為長者居民提供一站式的服務及關懷網絡，以支援他們在住屋、醫療護理及身心社交等需要。

為進一步提升計劃的成效和鼓勵更多社會人士參與，房協於今年一月推出全新「樂得耆所」網上平台。市民除可透過平台得知計劃的最新消息和服務外，還可瀏覽由專業醫護人士提供的一系列健康小貼士。

Implemented across the Housing Society's 20 rental estates, the Ageing-in-Place (AIP) Scheme provides a one-stop service and care network catering to the housing, healthcare and social needs of senior residents with the collaborative efforts of various government departments, welfare agencies, healthcare service providers and academics.

To further improve the scheme's efficacy and encourage a wider participation, a new AIP online portal has been set up in January where members of the public can get the latest news and service announcements about the scheme as well as professional advice and information on common health issues in elderly people.



網站載有一系列健康小貼士，為市民提供實用資訊。
The portal provides some health tips for the general public.

房協榮獲「卓越僱主大獎」 HS Honoured with "The Employer of Choice Award"



房協一直堅守「人才為基」的管治信念，為員工提供培訓及良好的發展機會之餘，亦透過舉辦各項推動工作與生活之間的平衡活動，並制定一系列家庭友善措施，務求將機構打造成員工的「第二個家」。

最近，房協憑藉其完善的人力資源管理策略，首度獲《JobMarket》求職廣場頒發「卓越僱主大獎」，肯定房協於人才管理及為員工締造愉快工作環境所付出的努力。

「卓越僱主大獎2019」旨在表彰具傑出人才管理策略、方案和在人力資源工作上表現卓越的優秀企業，評審團由人力資源、商界資深業內人士及權威學者組成。今屆共有三十三間機構獲嘉許。

Nurturing and developing "Talent" has been a core value underlying the governance strategy of the Housing Society. Apart from providing our staff with training and career advancement opportunities, we have been making various efforts to establish and maintain the right work-life balance, and giving them the necessary support through a series of family-friendly measures – which help to build the workplace as a "second home".

Recently, the Housing Society has been honoured by JobMarket with "The Employer of Choice Award" for its comprehensive human resources management strategy. It was the first time that the Housing Society had won the award for its contributions in the field of talent management for creating a pleasant working environment.

"The Employer of Choice Award 2019" celebrates organisations that have demonstrated superior talent in management strategies as well as best practices in human resources. The winning entries are selected by a panel of judges formed by seasoned professionals from the field of human resources and renowned corporations, as well as scholars. A total of 33 organisations was honoured with the award this year.



房協獲嘉許為「精神健康友善機構」 HS Recognised as Mental Health Friendly Workplace



房協向來關心員工心靈健康，除了提供24小時專業諮詢及輔導服務熱線，以協助員工處理工作及生活上所遇到的問題及情緒困擾外，亦不時舉辦有關正面思維的講座，並成立「職員康樂會」提供各類康體活動，為員工建構一個職場與生活平衡、互相尊重和正面的工作環境。

房協早前簽署了由衛生署及精神健康諮詢委員會主辦的《精神健康約章》，承諾推動精神健康友善的工作環境，並獲嘉許為「精神健康友善機構」，以表彰房協在職場推廣心理健康的貢獻。

The mental wellbeing of the workforce has been a priority on the agenda of the Housing Society. Aside from setting up a 24-hour hotline to provide professional consultation and counselling support for employees experiencing job related challenges and emotional stress, we have been backing up drives such as seminars and club activities to promote positive thinking and work-life balance among staff. All these are created to foster mutual respect and a positive working environment among fellow workers.

In striving towards this goal, the Housing Society has become a signatory to the Mental Health Workplace Charter organised by the Department of Health and Advisory Committee on Mental Health, pledging to provide a mental health-friendly workplace. Recently, such efforts have been officially recognised with its being named a Mental Health Friendly Organisation.



積極推動 資歷架構 獲嘉許

Efforts in Promoting HKQF Recognised



房協除了轄下二十條出租屋邨外，亦為多個私人物業提供管理服務。為提升物業管理部員工的專業水平，房協特為相關職員開辦「一切從心出發」課程，務求為客戶提供更佳服務。該課程由二零一六年起獲香港資歷架構認證為第二級別課程。

一月二十日，房協於香港資歷架構舉辦的「物業管理業行業培訓諮詢委員會成立十五周年慶祝典禮」中獲嘉許，以表揚房協多年來積極參與及支持資歷架構。

Apart from managing its 20 rental estates, the Housing Society also provides property management services for a number of private buildings. To uplift the professional standard of property management and render quality service for our customers, the Housing Society has organised a training programme "To Serve with the Heart" for our property management staff. The programme has been assigned Level 2 under the Hong Kong Qualifications Framework (HKQF) since 2016.

On 20 January, the Housing Society was commended at the "15th Anniversary Celebration for the Establishment of Property Management Industry Training Advisory Committee", an event organised by HKQF, for its active participation and efforts in promoting the framework.



房協前行政總裁黃傑龍(前排右二)及助理總監(物業管理)潘源航(後排右四)出席典禮接受嘉許。
Former Housing Society Chief Executive Officer Wong Kit-loong (2nd from the right, front row) and Assistant Director (Property Management) Sanford Poon (4th from the right, back row) attending the occasion.

房協年報再創佳績 晉身全球100強

Annual Report Named Top 100 Worldwide



房協以「探索創新 建屋惠民」為主題的二零一八/一九年報揚威國際，於兩個國際年報大賽勇奪多個獎項。其中，在美國LACP舉辦的Vision國際年報大獎中奪得「非牟利機構」組別金獎，更憑接近滿分的佳績，於全球一百強中名列第四十八位。該年報於多個評審範疇包括第一印象、封面設計、報告表述、財務報告等獲得滿分的高度評價。

此外，在二零一九/二零MERCURY國際大獎中的「整體表現:房屋發展及銷售」及「整體表現:非牟利一多類型」類別獲得銀獎，以及於「整體表現:非牟利一人類福祉」獲得優異獎，肯定了房協在企業傳訊領域的出色表現。

Housing Society Annual Report 2018/19, "Connecting the Dots for Innovative Housing Solutions", bagged a handful of coveted awards at two major international annual report competitions. In the Vision Awards Annual Report Competition organised by the League of American Communications Professionals (LACP), the report took the top accolade - Gold Award - in the "Non-profits" category with a nearly perfect score, which was ranked 48th among the global top 100 reports. Full marks were given by the judging panel with respect to first impression, cover design, report narrative and report financials.

At the Mercury Awards 2019/20, the Housing Society took home the Silver Award in the "Overall Presentation: Housing Development & Sales" Category and the "Overall Presentation: Non-Profit - Various" Category, as well as the Honors Award in the "Overall Presentation: Non-Profit - Human Welfare" category for its outstanding performance in corporate communications.





節日廢物回收 實踐惜物減廢

Get Rid of Festive Refuse : Use Less, Waste Less



為鼓勵居民實踐惜物減廢，「房協之友」夥拍不同環保團體，於農曆年前後推出多項回收活動。當中綠領行動的「利是封回收重用大行動」，將往年收集得來的「新生利是封」供住戶免費索取重用，鼓勵珍惜物品、減少浪費。

新春過後，「房協之友」舉辦了「賀年禮品轉贈計劃」，收集轄下屋邨及屋苑住戶捐贈的賀年禮品，並經惜食堂轉送予弱勢社群，分享快樂。「房協之友」亦響應環保署舉辦的「桃花回收服務」，回收住戶擬棄置的桃花，讓承辦商將合適的桃花轉化為園藝用的覆蓋物或堆肥等。

為推廣物盡其用的環保概念，「房協之友」亦支持環境運動委員會、環保署聯同環保觸覺舉辦的「荃灣綠色年宵2020」購物袋回收計劃，在年宵前夕分別於滿樂大廈、寶石大廈及祈德尊新邨收集居民盛餘的購物袋，並於年宵市場派發予市民循環再用。

To nurture a "Use Less, Waste Less" green culture among residents, the Housing Society Community (HSC) joined hands with various green groups to launch recycling programmes before and after the Chinese Lunar New Year. In support of Greeners Action's "Lai See Reuse and Recycling Program", used red packets from the previous year were collected and recycled as "renewed red pockets" for distribution to residents to minimise wastes.

Following the Chinese New Year, residual gifts from residents of Housing Society housing estates and managed properties were collected and sent to Food Angel, which will redistribute the gifts to people in need as a way to share festive joy. Besides, HSC also joined the "Peach Blossom Tree Recycling Programme" organised by the Environmental Protection Department, through which suitable peach blossom trees were identified to be processed for mulches and composting materials by the contractor.

To further promote the green concept of reuse, spare shopping bags were collected from the residents of Moon Lok Dai Ha, Bo Shek Mansion and Clague Garden Estate, and made available for reuse by shoppers visiting the "Tsuen Wan Green Lunar New Year Fair 2020". The Fair was jointly organised by the Environmental Campaign Committee, Environmental Protection Department and Green Sense.



房協居民踴躍參與節日物品的回收和重用，珍惜資源之餘，為環保出一分力。
Residents are actively involved in the recycling and reuse of discarded items to show their support of waste reduction and environmental protection.

共重用 / 收集 Reused / Collected



25,000個
新生利是封
Renewed red
pockets



200個
環保購物袋
Non-woven bags



88件
賀年禮品
New Year gifts



12棵
桃花
Peach blossom
trees

義工學 洗手 戴口罩 助人助己

Volunteers Learn Basics of Personal Hygiene for Collective Good

「房協之友」不時組織居民義工參與不同的義務工作，當中的服務對象大多數是長者。為使義工學習更多服務長者及長期病患人士的護理知識及技巧，「房協之友」參與了香港公開大學主辦的「守望相助」健康義工培訓課程，由一班護理學畢業生組成的「社區健康大使」運用他們的專業護理知識及經驗，為義工安排不同主題的培訓活動。同時亦希望義工將所學的實踐於日常生活中，發揮鄰里守望和關懷互助的精神，促進社區共融。

今年一月七、八及十日，社區健康大使分別為祖堯邨、觀塘花園大廈及觀龍樓的長者義工舉行三場「健康大使加油站」活動，向他們傳授護理知識，由基本的衛生常識如洗手、佩戴口罩及手套的正確步驟，以至藥物的知識均有涵蓋。另外，健康大使亦教授簡單健體操，讓義工們明白運動的好處和培養定期運動的習慣，保持身體健康。

From time to time, volunteers of the HS Community (HSC) have banded together for initiatives to help people in need, in particular the elderly. To get themselves prepared for rendering support to the seniors, especially those with chronic disease, HSC had signed up for a "Home Health Watch" programme organised by the Open University of Hong Kong, which offered a range of thematic workshops by a group of Health Ambassadors formed by nursing students. It is hoped that the healthcare skills acquired from the programme would be applied for both individual and common good, with the ultimate goal of fostering mutual aid along building an inclusive community.

On 7, 8 and 10 of January, a total of three training sessions were conducted for the elderly volunteers from Cho Yiu Chuen, Kwun Tong Garden Estate and Kwun Lung Lau, who learned basic healthcare knowledge, including proper procedures for washing hands, wearing masks and gloves, as well as general knowledge on the use of medicine. In addition, the volunteers were also taught fitness workout in the hope of making regular exercise a habit to maintain good health.



「房協之友」參與了香港公開大學主辦的「守望相助」健康義工培訓課程，學習護理知識，為助人做好準備。

HSC joined the "Home Health Watch-Health Volunteer Training Programme" organised by the Open University of Hong Kong to equip themselves with healthcare knowledge and get prepared to help people in need.



健康大使教導長者義工正確的洗手及佩戴口罩方法。
Health Ambassadors teaching the elderly volunteers the proper procedures of washing hands and donning masks.

東奔西跑走遍房協出租屋邨 A Joyful Tour to HS Rental Estates

新一集的「東奔西跑」將由企業傳訊組及勵德邨的職員帶領一群參與「房協中學生實習計劃」的年青人走進勵德邨，兩隊年輕人透過比賽深入認識屋邨，了解其設計特色及多元化設施。

In this episode, a group of young people participating in the Housing Society summer internship programme follows the lead of staff from the Corporate Communications Section and Lai Tak Tsuen as they vie to learn about the design and the wide range of facilities of the rental estate.



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