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# 房協動態

Housing Society Today

## 強♥健體燃希望

Better Health,  
Stronger Communities



HONG KONG  
HOUSING SOCIETY  
香港房屋協會

# 主席的話 Chairman's Message



踏入2023年，防疫措施逐步放寬，社會各行各業有序復常，經濟再現曙光，絕對是眾望所歸的最佳新年禮物。在迎接癸卯兔年之際，市民生活亦開始動若脫兔，為農曆新年加添生氣。

回望過去三年，疫情對我們的生活帶來了翻天覆地的轉變，不少市民更因此感到焦慮和壓力。儘管社會逐步回復正常，疫情對身心健康的影響仍然不容忽視。為此，房協與十個夥伴機構合作，在去年底推出為期三個月「強心健體燃希望」社區關懷行動，延續我們對居民及社區的關心，透過探訪及不同活動推廣精神健康。於啟動禮當天，接近500名參加者不分長幼一同做減壓運動，更成功創下「最多人線上及線下同時做拉伸運動」的健力士世界紀錄。

過去一年，房協的發展項目繼續穩步推進。其中位於紅磡利工街的「長者安居樂」項目剛於十二月竣工，這個令人期待已久的長者房屋項目即將於今年中入伙，為更多長者提供居家安老服務。此外，房協首個採用混凝土「組裝合成」建築法(MiC)興建的項目—洪水橋／廈村新發展區第一期甲項目，其首批組裝合成組件亦已於上月順利開始吊裝，項目更在建造業議會舉辦的「組裝合成」建築法成就嘉許禮上獲頒「傑出MiC項目」等兩個獎項，可喜可賀。

2023年對房協有著雙重意義，首先是房協成立75周年。房協成立的初心，正正是要回應當年社會百廢待興，矢志協助解決市民的住屋需要，過去75年來我們一直肩負這個使命，與市民並肩同行。在2023年第一個月，我們率先回饋居民，舉辦「萬家有禮迎鑽禧」活動，向轄下出租屋邨和長者房屋住戶和員工等，送贈現金券，於房協的商戶消費。適逢農曆新年將至，大家可多買一點過年用品。未來數月，我們還會推出一連串誌慶活動，感謝社會各持份者對房協多年來的支持。

而第二重意義，就是《房協動態》出版第100期了，並由今期開始，以全新封面設計與大家見面。自1997年開始，《房協動態》每季出版一次，25年來從未間斷，為大家提供房協業務的最新消息，與持份者保持緊密聯繫。

最後，我藉著75周年鑽禧紀念為大家送上今期《房協動態》的一幅對聯—「創建未來築宜居，永續願景展共融」，祝大家兔年大吉、身體健康、萬事如意、樂業安居！

As we enter 2023, the long-awaited resumption of various social and economic activities is undoubtedly the best celebration for the New Year. The Year of the Rabbit symbolises energy and prosperity according to the Chinese Zodiac and Hong Kong people are welcoming the lifting of anti-epidemic measures with renewed vibrancy.

Over the past three years, the pandemic has turned the world upside down wielding strain and anxiety to many people. While our daily lives have largely resumed to normalcy, the pandemic's impact on our physical and mental health cannot be overlooked. The Housing Society is collaborating with 10 partnering organisations to launch a new round of Community Care Campaign (the Campaign) for three months, extending our care to residents and the wider community through home visits and other activities to promote mental health. At the launch ceremony of the Campaign, nearly 500 participants of all ages performed a set of stretching exercises and set new Guinness World Records™ for the "Most People Stretching Simultaneously Online and in a Single Venue" successfully.

In the past year, the projects of HS have achieved steady progress. Among them, the Senior Citizen Residences Scheme at Lee Kung Street in Hung Hom was just completed in last December. This much-anticipated elderly housing project will be ready for occupation by mid-2023, enabling more senior citizens to "age at home". In addition, Hung Shui Kiu/Ha Tsuen New Development Area Phase IA, HS's first project built with Modular Integrated Construction (MiC) in concrete, had its MiC modules hoisted smoothly on site last month. The project was named "Outstanding MiC Project" and clinched another award in the MiC Achievement Ceremony organised by the Construction Industry Council.

2023 is a meaningful year to HS in two aspects. Firstly it marks the 75<sup>th</sup> anniversary of HS, which was established at a time in response to a dire need for housing when the city was plagued by many problems 75 years ago. Throughout the years, "walking hand-in-hand with the community" has become an integral part of our journey of development. In January 2023, we launched the Shopping Promotion Campaign. Cash coupons were distributed to staff and residents of HS rental estates and elderly housing projects to redeem at participating shops, also an initiative of giving back to the community at a time when people are shopping for the Lunar New Year. In the coming months, a series of celebratory activities will be unveiled in appreciation of the long-standing support we have been given from our stakeholders.

2023 is also the birth of the 100<sup>th</sup> issue of *Housing Society Today* with a brand new cover design. The quarterly magazine has been delivering HS business updates to keep our stakeholders up to speed since 1997, over 25 years ago.

Last but not least, let me bring you the message – "Creating Homes for Sustainable Living", as HS celebrates 75 years of excellent service. May the best of luck follow you in every step and I wish good health for you and your family in the Year of the Rabbit.



# 目錄 CONTENTS

主席的話 CHAIRMAN'S MESSAGE ..... 02

## 專題報導 COVER STORY

強心健體燃希望 ..... 04  
Better Health, Stronger Communities

## 企業焦點 CORPORATE HIGHLIGHTS

萬家有禮迎鑽禧 ..... 07  
Shopping Promotion Campaign in Celebration of HS's 75<sup>th</sup> Anniversary

集思廣益制訂發展路向 ..... 08  
Brainstorming for Future Development Plan

歡迎房協新委員 .....  
Welcoming New Housing Society Members

第三個「長者安居樂」項目順利竣工 ..... 10  
The Third Senior Citizen Residences Scheme Project Completed

## 消息速遞 NEWS FLASH

首個「組裝合成」資助出售房屋項目邁進新里程 ..... 11  
First MiC Subsidised Sale Flats Project Reaches a New Milestone

物業管理部安全健康周 ..... 12  
Safety and Health Week by Property Management Division

提升安全工地文化 .....  
Promoting Safety Culture at Construction Sites

首個交租及管理費電子錢包 ..... 13  
First E-wallet for Rental and Management Fee Payments

房協參與建築世界巡迴展 ..... 14  
HS Participates in Architecture Roving Exhibition

茵怡花園成環保屋苑典範 .....  
Verbena Heights – an Exemplar of Green Housing Estate

多元化支援 關懷員工家庭 ..... 15  
Whole-family Care

## 獎項與讚賞 AWARDS & RECOGNITION

關懷社區表現獲嘉許 ..... 16  
Community Care Efforts Recognised

推動義工服務獲嘉許 .....  
Accolades for Advocating Volunteer Services

前線員工連續三年獲申訴專員嘉許 ..... 17  
Frontline Staff Clinch Ombudsman's Awards for the Third Year in a Row

推動可持續發展 引領數碼轉型 .....  
Promoting Sustainable Development and Digital Transformation

## 社區聯繫 COMMUNITY

與新舊街坊同樂 傳承集體回憶 ..... 18  
Connecting Neighbours Preserving Collective Memories

房協利是封由前電影海報繪畫師設計 ..... 19  
HS Lai See Envelopes Designed by Former Movie Poster Artist

「房協友里」情報站 .....  
CES News Corner

房協冷知識 ..... 20  
Did You Know?

《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.

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## 強心健體燃希望 Better Health, Stronger Communities

踏入2023年，市民生活逐步復常，惟長期擔心染疫、嚴守社交距離限制、甚或經歷失業、求助無援等，都為大家帶來了前所未有的壓力和焦慮，近期亦有調查顯示，長期抗疫令市民出現不同程度的精神健康問題。

為提升大眾關注在新常態下保持身心健康的重要性，房協於2022年12月推出為期三個月的「強心健體燃希望」社區關懷行動，與十間夥伴機構舉辦一系列工作坊及健體培訓活動、探訪長者並為他們檢查身體及情緒狀況，以及提供精神健康資訊等，從「錫自己、愛家人、助鄰舍」三個層面，支援轄下出租屋邨居民和社區。

讓我們一齊起動，做到強心、健體、燃希望！

At the beginning of 2023, our livelihood began to resume normalcy. Nevertheless, long-standing fear of infection, strict social distancing measures, the brunt of job losses, and the constraints on people's ability to seek support have been causing unprecedented stress and anxiety. Recent surveys indicated that people are encountering varying levels of mental health problems due to the prolonged pandemic.

To promote greater awareness of physical and mental health under the new normal, HS launched a new round of the Community Care Campaign (the Campaign) in December 2022 for three months. HS is collaborating with 10 partnering organisations to launch a series of workshops, fitness training, physical and mental health checks for the elderly through home visits, and more to support residents in rental estates and people in the communities. We will also provide useful mental health information for those in need, encouraging all of us to be good to ourselves, love our family and support our neighbours.

Let's action to build a healthier body and mind!



## 快樂之道保持聯繫 Be Happy, Stay Connected

健康人生亦都貴乎人和。保持融洽的家人、朋友及社區關係，對維持精神健康有莫大幫助。房協於2022年7月推出「樂活銀齡」會員計劃，加強會員與社區的聯繫，推廣健康活躍生活。

過去三個月，「樂活銀齡」會員計劃舉行了兩個工作坊及一次行山導賞團，為參加者帶來嶄新愉快的體驗，並藉著這些有趣聚會交朋結友，享受精彩樂齡人生。

# 成功創健力士世界紀錄

## Setting GUINNESS WORLD RECORDS™

「強心健體燃希望」社區關懷行動的起動禮於2022年12月10日在勵德邨舉行，近500名房協出租屋邨居民、房協員工和家人、房協獎學金同學會成員，以及修讀護理學的學生和活動夥伴機構的代表，不分長幼，一起做減壓運動，向大眾推廣精神健康，此活動更成功創下「最多人線上及線下同時做拉伸運動」的健力士世界紀錄。

房協企業傳訊總監梁綺蓮於起動禮致辭時表示，活動目的是希望鼓勵居民和市民大眾由自身開始，關注精神健康，再推己及人，在新常態下齊齊建立一個正面和身心健康的生活。

新展開的「強心健體燃希望」社區關懷行動，是2022年年初因應第五波疫情推出「抗疫同行燃希望」社區關懷行動的延續。



請即掃描二維碼，查看社區關懷行動各項免費活動。

Scan the QR code for details of the Campaign's complimentary activities.

On 10 December 2022, a [launch ceremony for the Campaign](#) was held at Lai Tak Tsuen. Nearly 500 participants of all ages, including residents of our rental estates, staff members and their families, members of the HS Academy Alumni Club, student nurses, as well as representatives of partnering organisations of the Campaign, jointly performed a set of stress-reducing exercises at the ceremony to promote mental health. This event has successfully set a new GUINNESS WORLD RECORDS™ for the “Most People Stretching Simultaneously Online and in a Single Venue”.

Speaking on the occasion, HS Corporate Communications Director Pamela Leung said all activities of the Campaign aim to arouse greater awareness of personal mental health and community care, reminding everyone to maintain physical and mental wellbeing for a positive life under the new normal.

The Campaign is an extension of the “Community Care Campaign” launched in early 2022 in response to the fifth wave of the pandemic.



房協企業傳訊總監梁綺蓮（右三）與參與起動禮的嘉賓，以及護理學的學生親身探訪勵德邨長者居民。

HS Corporate Communications Director Pamela Leung (third from right) and guests attending the launch ceremony visit the elderly residents of Lai Tak Tsuen with a student nurse.

When it comes to wellbeing, people matter. Good relationships with family, friends and the wider community are crucial for mental health. Established in July 2022, the Happy Silver Club is part of the HS community engagement programme, which aims to help members cultivate a more fulfilling and healthier lifestyle.

Over the last three months, two workshops and a hiking tour were organised for Happy Silver Club members. The highly engaging activities were successful, introducing new experiences to the participants and allowing members to make new friends and enjoy fruitful lives.



立即成為會員！  
Join the Club now!



## 創建關愛健康之家 A Caring and Healthy Community

精神與身體健康，兩者息息相關。長者面對活動機能減弱、長期痛症或其他健康問題，較健康人士容易出現抑鬱。「房協友里」團隊明白長者需要，為屋邨、長者房屋居民舉辦一系列活動，鼓勵長者關注身心健康。

房協於2022年10月及11月舉辦多項「精神健康月」活動，於轄下20個出租屋邨設立攤位及工作坊，提醒居民關注健康，敢於與人分憂。

祖堯邨更於2022年11月展開為期兩年的藝術計劃，以長者居民及其照顧者為對象。過去三個月，參加者透過工作坊學習於關懷別人之前，首先認識自己的情緒需要。

此外，房協分別與香港理工大學康復治療科學系以及中國香港體適能總會合作，推出健膝計劃及健體行動。



祈德尊新邨居民透過「房協友里」的活動認識身心健康的重要。  
Through CES activities, residents of Clague Garden Estate learn more about the importance of physical and mental health.

Mental health has an impact on physical health and vice versa. Elderly people who experience reduced mobility, chronic pain or other health problems have higher rates of depression than those who are healthy. Understanding the unique needs of the elderly, the CES (Caring, Engaging and Smart) Team has been organising a range of initiatives across rental estates and elderly housing projects to promote both mental and physical wellbeing among the vulnerable.

October and November 2022 were designated “Mental Wellness Month”. HS set up booths and workshops across 20 rental estates, reminding residents to look after their wellbeing and share mental health concerns with others.

A two-year art programme specifically designed for elderly residents and their carers was introduced at Cho Yiu Chuen in November 2022. A series of workshops were held in the last three months, encouraging participants to attend to their own emotional needs before helping others.

Collaboration makes a difference. HS has introduced a knee health project with the support of the Hong Kong Polytechnic University Department of Rehabilitation Sciences and also started a fitness programme with the Physical Fitness Association of Hong Kong, China.



房協與中國香港體適能總會合作，在轄下20個出租房屋推動長者多做運動。  
HS collaborates with the Physical Fitness Association of Hong Kong, China to encourage the elderly in 20 HS rental estates to exercise more.

## 第八輪租金寬減措施支援商戶 Eighth Round of Rent Concession Supporting Commercial Tenants

房協關懷住戶，亦不忘商戶，於2022年12月宣布再次向轄下逾400個合資格商戶提供上限為百分之75的**租金寬減**，為期六個月，由2023年1月1日至6月30日，支援轄下商戶，減輕其經營壓力，繼續服務居民。

自2019年10月起，房協已為轄下商戶推出多輪租金寬減，連同今次第八度的寬減，預計總共少收約7億4000萬港元的租金收入。

HS cares about our domestic tenants, as well as our commercial tenants. In December 2022, HS once again announced a new round of **rent concession**. A rent waiver of up to 75 per cent is extended to support more than 400 eligible HS commercial tenants for six months from 1 January 2023 to 30 June 2023. The concession aims to alleviate the pressure on businesses, allowing them to continue serving the residents.

Since October 2019, HS has offered multiple rounds of rent concessions for its commercial tenants. The total rental income forgone, together with this eighth round of concession, has accumulated to around HK\$740 million.

## 萬家有禮迎鑽禧

### Shopping Promotion Campaign in Celebration of HS's 75<sup>th</sup> Anniversary

2023年是房協成立75周年。為此，房協以「創建宜居・永續共融」為主題，在今年舉辦一連串誌慶活動，與居民和持份者回顧房協的發展點滴，共享喜悅。

1月的「萬家有禮迎鑽禧」消費推廣活動為慶祝活動打響頭炮。房協向轄下20個出租屋邨和長者房屋的住戶，以及房協員工和家屬等，派發了近90,000萬套現金券，每套總值100港元。活動除了慶祝房協75周年，更希望促進社區消費。現金券適用於房協轄下超過200間參與活動的商戶，包括餐飲食品、家庭用品、醫務保健、超級市場及便利店等。



2023 marks the [75<sup>th</sup> anniversary of HS](#). With a theme of “Creating Homes for Sustainable Living”, HS is organising a series of activities throughout the year to celebrate its achievements with residents and stakeholders.



The celebration was kicked off by [Shopping Promotion Campaign](#) in January. Some 90,000 sets of cash coupons, each worth HK\$100, have been given out to residents of HS's 20 rental estates and elderly housing projects, as well as HS staff and their family members to celebrate HS's 75<sup>th</sup> anniversary and stimulate local spending. The cash coupons are redeemable at more than 200 participating merchants under HS, including catering outlets, household goods businesses, medical and care service centres, supermarkets, convenience stores and more.

#### 75周年標誌象徵永續共融

#### 75<sup>th</sup> Anniversary Logo Symbolises Sustainable Living

75周年標誌的創作理念由房協獎學金同學會成員王禧兒提供。標誌以金色為主色，圓形的絲帶象徵房協不繼創新，為建設宜居城市努力不懈；絲帶內以兩組人形線條手牽手組成屋頂輪廓，表達房協「人才為基」的核心信念和與持份者合作的精神，屋頂上七彩繽紛的圓點既象徵構成「永續共融」的不同元素，亦帶出歡欣喜慶的感覺。

The creative concept behind the 75<sup>th</sup> anniversary logo was initiated by Wong Hei-yi, a member of the HS Academy Alumni Club. The logo uses gold as the primary colour. A circular shaped ribbon signifies the continuous innovation and unremitting efforts of HS in building a liveable city for all. Inside the ribbon, two stylised people hold hands to form a roof, reflecting HS's belief in talent as one of its core values and our collaboration with stakeholders. The colourful dots above the roof not only symbolise the different elements that constitute “sustainable living”, but also deliver a sense of joy and celebration.



## 集思廣益 制訂發展路向 Brainstorming for Future Development Plan



2022年11月15日，超過80名房協委員及高級管理人員出席一年一度的集思會，就房協支持政府推行房屋措施，以及發展跨代共融社區提供寶貴意見。所有意見已於12月舉行的監事會及執行委員會聯合會議上詳細討論。

On 15 November 2022, more than 80 HS Members and senior management attended the annual Members' Brainstorming Session to provide valuable advices on supporting the Government's housing policies and the development of an intergenerational and inclusive community. All suggestions were thoroughly discussed at the joint Supervisory Board and Executive Committee meeting in December.

## 歡迎房協新委員 Welcoming New Housing Society Members



何深靜教授是香港大學城市規劃及設計系主任及教授。

何教授是漁農自然護理署郊野公園及海岸公園委員會的非官方委員，以及英國社會科學院院士。她的主要研究方向包括城市再開發／紳士化、低收入住房與住房不平等、城市發展與住房定價機制、城市治理及城市企業化、城鄉融合，以及健康地理。

**Professor Shenjing He** is the Head and Professor of the Department of Urban Planning and Design of The University of Hong Kong.

Professor He is a non-official member of the Country and Marine Parks Board of the Agriculture, Fisheries and Conservation Department. She is a Fellow of the Academy of Social Sciences in the United Kingdom. Her research interests cover urban redevelopment/gentrification, low-income housing and housing inequalities, urban development and housing price mechanism, policy mobility and entrepreneurial urbanism, rural-urban interface, and health geography.



何深靜教授  
Professor  
Shenjing He



梁綺雯教授  
Professor Angela  
Leung Yee-man

梁綺雯教授是香港理工大學護理學院教授兼副學院主任。她是世界衛生組織(世衛)社區衛生服務合作中心主任及香港理工大學智齡研究院管理委員會委員。另外，她亦擔任香港大學秀圃老年研究中心研究員。

梁教授是一名註冊護士。她是香港護理專科學院老年學及研究與教育院士。她熱心參與公共及社會服務，目前出任世衛全球長期護理網路和世衛健康老齡化臨床聯盟成員、國際健康促進暨教育聯盟委員會成員，以及亞洲健康識能學會主席等崗位。她亦是衛生署的顧問。

**Professor Angela Leung Yee-man** is a Professor and Associate Head of the School of Nursing of The Hong Kong Polytechnic University. She is also a Director of World Health Organisation (WHO) Collaborating Centre for Community Health Services and a member of the Management Committee of Research Institute for Smart Ageing of The Hong Kong Polytechnic University. In addition, she is a Research Fellow of Sau Po Centre on Ageing of The University of Hong Kong.

Professor Leung is a Registered Nurse. She is a Fellow in Gerontology and Research and Education of the Hong Kong Academy of Nursing. She is also active in a number of public and community services, including her current appointments as a member of the Global Network on Long-term Care and the Clinical Consortium on Healthy Ageing of the WHO, the Board of Directors of the International Union for Health Promotion and Education, and the President of the Asia Health Literacy Association. She is also a consultant of the Department of Health.



鄧淑明博士, MH, JP  
Dr Winnie Tang  
Shuk-ming, MH, JP

**鄧淑明博士, MH, JP**是Esri中國(香港)有限公司的創辦人及主席。鄧博士是資訊科技企業家。她是智慧城市聯盟的榮譽會長，亦是香港大學計算機科學系、地理系及建築學院客席教授。

鄧博士積極投入公共及社區服務，目前擔任教育局教育統籌委員會、發展局空間數據共享諮詢委員會、第五屆大嶼山發展諮詢委員會、中部水域人工島研究專家顧問小組以及第四屆扶貧委員會社會創新及創業發展基金專責小組的成員／委員。另外，她亦分別出任香港復康會榮譽顧問、團結香港基金顧問、中華學社理事會理事、香港互聯網註冊管理有限公司董事及亞洲電子健康信息網絡董事。

**Dr Winnie Tang Shuk-ming, MH, JP** is the Founder and Chairman of Esri China (Hong Kong) Limited. Dr Tang is an information technology entrepreneur. She is an Honorary President of the Smart City Consortium. She is also an Adjunct Professor of the Department of Computer Science, Department of Geography and Faculty of Architecture of The University of Hong Kong.

Dr Tang has been active in serving various public and community services, currently holding major appointments including member of the Education Commission of the Education Bureau, the Common Spatial Data Advisory Committee of the Development Bureau, the Fifth Term of the Lantau Development Advisory Committee, Expert Advisory Panel for the Study Related to the Artificial Islands in the Central Waters, and the Fourth Term Commission on Poverty Social Innovation and Entrepreneurship Development Fund Task Force. She is also an Honorary Advisor of The Hong Kong Society for Rehabilitation, an Advisor of Our Hong Kong Foundation, Director of China Institute for Knowledge, Director of Hong Kong Internet Registration Corporation Limited, as well as a Board Member of Asia eHealth Information Network.

**衛翠芷博士**是香港大學房地產及建設系客席副教授。她是香港建築師學會資深會員、註冊建築師、屋宇署認可人士、香港建築文物保護師學會創會會員，以及亞太經濟合作組織(APEC)建築師。

衛博士目前擔任國際建築教育認證機構坎培拉協定主席(2021-23)。她亦是香港建築師學會前副會長(2015-16)，並曾出任建築師註冊管理局教育與認證委員會主席。

**Dr Rosman Wai Chui-chi** is an Adjunct Associate Professor of the Department of Real Estate and Construction at The University of Hong Kong. She is a Fellow Member of The Hong Kong Institute of Architects, a Registered Architect, an Authorised Person of the Buildings Department, a Founding Member of the Hong Kong Institute of Architectural Conservationists, and an Asia-Pacific Economic Cooperation (APEC) Architect.

Dr Wai is currently the Chair of the Canberra Accord (2021-23), an international organisation on architectural education accreditation. She is also the former Vice-President of the Hong Kong Institute of Architects (2015-16) and has also served on the Architects Registration Board as the Chair of its Education and Accreditation Committee.



衛翠芷博士  
Dr Rosman  
Wai Chui-chi





利工街「長者安居樂」項目於2023年1月12日舉行落成典禮。

The completion ceremony of the Senior Citizen Residences Scheme project at Lee Kung Street is held on 12 January 2023.

## 第三個「長者安居樂」項目順利竣工

### The Third Senior Citizen Residences Scheme Project Completed

房協位於紅磡利工街的第三個「長者安居樂」項目剛於2022年12月底取得入伙紙，並正式命名為「豐頤居」。此項目將提供312個一房或開放式單位，以終身租住模式，為中產長者提供住屋、康樂及醫療護理於一身的居所，推動居家安老。

項目亦融入長者友善設計，例如主題顏色樓層方便長者辨認、洗手間鋪設防滑地磚及扶手，以及智能樂齡緊急支援系統等。項目同時設有護理安老院舍和復康服務，還有戶外休憩花園、健身室、閱讀室等康樂設施，讓住戶享有豐盛頤年。



HS's [third Senior Citizen Residences Scheme project](#), located at Lee Kung Street, Hung Hom, obtained its occupation permit at the end of December 2022. The project is officially named "Blissful Place", offering 312 flats which comprise one-bedroom units and studio flats. With its "lease-for-life" model, the project provides housing, recreation, medical and care services for the middle-income elderly under one roof, promoting the concept of ageing-in-place.

The Blissful Place is designed with elderly-friendly features, such as thematic coloured floors for easy identification, non-slip tiles and handrails in toilets, integrated care link system and more. It will also provide a residential care home for the elderly and rehabilitation services. Recreational facilities, including a sky garden, a gymnasium, a reading room and more will be available for residents to enjoy their fruitful lives.



HONG KONG  
HOUSING SOCIETY  
香港房屋協會

# 恭賀新禧

## 創建宜居 · 永續共融

Creating Homes for Sustainable Living

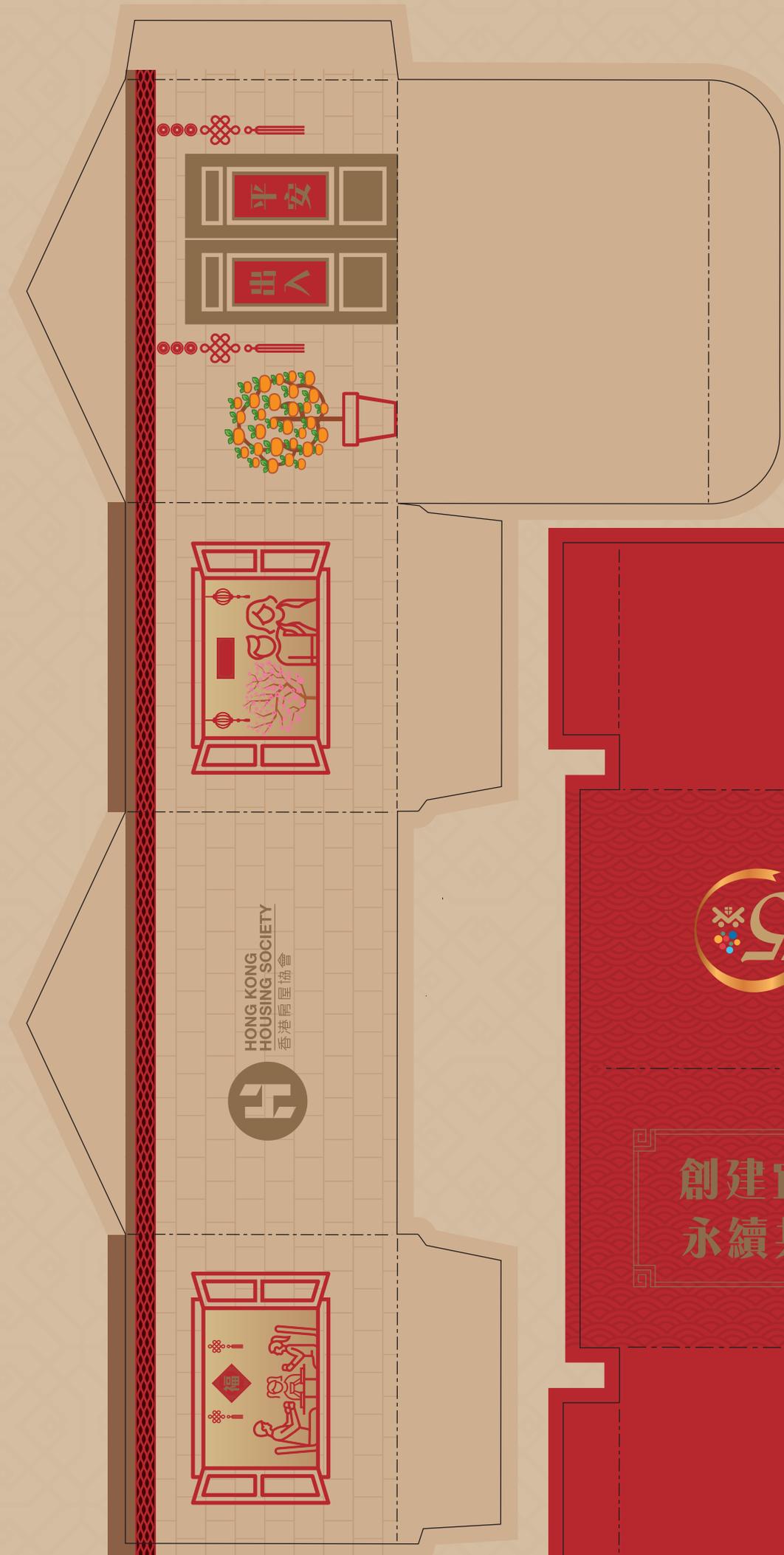
### Happy Chinese New Year



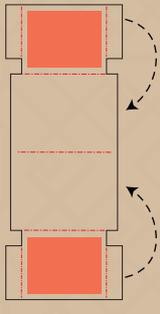
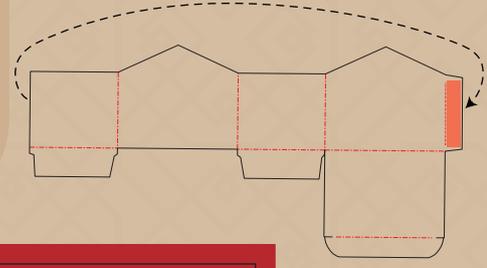
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# 首個「組裝合成」資助出售房屋項目邁進新里程

## First MiC Subsidised Sale Flats Project Reaches a New Milestone

房協首個採用混凝土「組裝合成」建築法(MiC)興建的項目－[洪水橋／厦村新發展區項目第一期甲](#)的資助出售房屋踏入重要里程碑，其首批「組裝合成」組件已於2022年12月順利吊裝。

項目採用MiC令上蓋工程時間較使用傳統方法節省大約百分之10至15，施工期縮短至約24個月。由於MiC組件在室內廠房統一生產，除可減少工地建築廢料外，更有效控制質量，提升項目管理效率。

項目於2022年12月建造業議會主辦的「組裝合成」建築法成就嘉許禮上，更獲評為「傑出組裝合成項目」，而房協總監(工程策劃)楊啟裕則獲頒傑出表現項目團隊成員殊榮，表揚他激勵項目團隊和承建商扮演「房屋實驗室」的角色，對業界起了示範作用。



中央人民政府駐香港特別行政區聯絡辦公室及發展局代表於12月到訪洪水橋第一期甲工地，了解組件吊裝情況。

Representatives of the Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region and the Development Bureau visit the Hung Shui Kiu Phase IA construction site in December to learn about installation of MiC modules.



項目將提供300個資助出售房屋單位，預計於2024年落成。

Scheduled for completion in 2024, the project will provide 300 subsidised sale flats.

HS's first subsidised sale flats project built with Modular Integrated Construction (MiC) in concrete – [Hung Shui Kiu/Ha Tsuen New Development Area Phase IA](#), has reached a significant milestone. The first batch of MiC modules was hoisted smoothly in December 2022.

The adoption of MiC can save the superstructure construction time, which was reduced by about 10 to 15 per cent compared with traditional methods, while the construction period was shortened to about 24 months. Since all MiC modules are produced in factories, not only onsite construction waste can be reduced, quality control and project management efficiency can be enhanced.

In December 2022, the project was awarded the "Outstanding MiC Project" at the MiC Achievement Ceremony hosted by the Construction Industry Council. The Council also honoured HS Director (Projects) Franki Yeung the "MiC Champion", commending him for motivating the projects team and contractors to set a role model for the industry as a "housing laboratory".

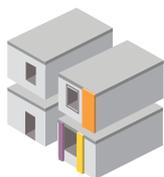
洪水橋／厦村新發展區  
第一期甲項目

Hung Shui Kiu/Ha Tsuen New  
Development Area  
Phase IA project

**13** 種不同類型的「組裝合成」組件  
different types of MiC modules

**>1,200**

個「組裝合成」組件  
MiC modules



房協總監(工程策劃)楊啟裕(中)與助理總監(工程策劃)張冠華(左三)率領工程團隊出席「組裝合成」建築法成就嘉許禮。

HS Director (Projects) Franki Yeung (middle) and Assistant Director (Projects) Franco Cheung (third from left) lead the project team to attend the MiC Achievement Ceremony.

房協總監（物業管理）潘源舫（右四）與物業管理服務承辦商簽署安全約章。

HS Director (Property Management) Sanford Poon (fourth from right) signs the Safety Charter with the property management service contractors.



## 物業管理部安全健康周 Safety and Health Week by Property Management Division

房協於2022年11月舉辦「物業管理部安全健康周」，透過工作安全訓練體驗、職安健講座、健康風險評估和參觀等活動，鼓勵物業管理員工及承辦商一同實踐安全健康的工作文化，以「零意外」為共同目標。

另外，房協物業管理部亦於活動的開幕禮上與八間提供清潔、保安及園藝服務的承辦商簽署安全約章，共同承諾為前線員工提供安全的工作環境及適當的職安健培訓。

HS Property Management Division organised the “Safety and Health Week” in November 2022. Through a line-up of different activities including workplace safety trainings, occupational safety and health seminars, health risk assessments, visits and more, HS colleagues and service contractors joined hands to put the work culture of “be safe and healthy” into practice with an aim to achieve the shared vision of “zero accident”.

At the opening ceremony, HS Property Management Division signed the Safety Charter with eight contractors providing cleaning, security and gardening services, pledging to provide a safe workplace and proper occupational safety and health trainings to staff.



2022年11月，房協觀龍樓物業經理（保養－屋宇設備）黃盛峰（左一）於職業安全健康局「全港傑出職安健員工嘉許計劃2022」中獲頒「管理層組」優異獎，表揚其推動安全文化的努力。

In November 2022, Wong Shing-fung (first from left), Property Manager (Maintenance - Building Services) of HS's Kwun Lung Lau, receives the Merit Award in the “Management Category” of the “Hong Kong Outstanding Occupational Safety and Health (OSH) Employee Award 2022” held by the OSH Council, for his efforts in promoting safety culture.

## 提升安全工地文化 Promoting Safety Culture at Construction Sites



政府發展局及建造業議會於2022年11月4日合辦「建造業安全峰會」，與業界持份者及專家探討如何進一步提升工地安全。房協總監（工程策劃）楊啟裕出席峰會，並代表房協簽署《安全約章》，承諾與業界共同推動工地「零意外」，並積極使用科技持續提升安全表現。

On 4 November 2022, the Development Bureau of the Government and the Construction Industry Council co-organised the “Construction Safety Summit” to exchange views with industry stakeholders and experts on enhancing workplace safety in the construction industry. HS Director (Projects) Franki Yeung attended the summit and signed the “Safety Charter” on behalf of HS, pledging to work with the industry to promote “zero accident” at construction sites and actively deploy technology to continuously improve safety performance.

# 首個交租及管理費電子錢包

## First E-wallet for Rental and Management Fee Payments



由2022年12月1日起，房協轄下共51個物業，包括20個出租屋邨、商業單位以及指定屋苑的居民、商戶以及業戶，均可[使用AlipayHK流動應用程式繳交租金或管理費](#)，省時便捷，合共三萬多個出租屋邨住戶、商業租戶和業戶受惠。

Starting 1 December 2022, 51 properties under HS's management, including 20 rental estates, commercial properties and designated managed premises, can enjoy [fast and convenient rental and management fee payments on AlipayHK app](#). The new service will benefit more than 30,000 HS's rental estate residents, commercial tenants and owners of its managed properties.

房協總監（物業管理）潘源舫（右）欣然宣布房協與AlipayHK合作，以電子錢包繳交租金及管理費。  
HS Director (Property Management) Sanford Poon (right) announces the first HS-AlipayHK partnership, introducing the service of paying rental and management fees through e-wallet.

### 一圖讀懂房協租金及管理費繳費方式

#### Payment Methods of HS Rental and Management Fee at a Glance



銀行自動轉賬  
Bank autopay



「轉數快」  
Faster Payment System (FPS)



繳費靈  
Payment by Phone Service (PPS)



網上銀行服務  
Internet banking services



屋邨辦事處／屋苑管理處  
Estate/Property Management Offices



便利店  
Convenience stores



超級市場  
Supermarkets



銀行櫃位入賬  
Depositing at bank



郵寄支票  
Mailing cheque

**AlipayHK**

最新推出－AlipayHK電子錢包  
Newly launched – AlipayHK e-wallet



房協總監（工程策劃）楊啟裕（前排左四）與業界代一同簽署《安全約章》，推動安全工地文化。

HS Director (Projects) Franki Yeung (front row, fourth from left) signs the "Safety Charter" with industry partners, in promotion of safety culture of construction sites.

## 房協參與建築世界巡迴展 HS Participates in Architecture Roving Exhibition

2022年9月至11月期間，房協參與由香港建築師學會主辦的城市規劃建築設計成就展，慶祝香港特別行政區成立25周年，先後於北京、杭州、紐約及香港展出作品。展覽中，房協介紹多年來各種優質房屋類型以及創新計劃，包括一系列照顧不同長者需要的房屋計劃、如何以「綜合重建模式」重建樓齡逾半世紀的出租屋邨等。

Between September and November 2022, HS participated in the Urbanism and Architecture Exhibitions for Excellence, organised by the Hong Kong Institute of Architects (HKIA) in celebration of the 25<sup>th</sup> anniversary of the establishment of the Hong Kong Special Administrative Region. The roving exhibition was held in Beijing, Hangzhou, New York and Hong Kong. In the exhibition, HS introduced various quality housing projects and innovative plans adopted over the years, including different elderly housing schemes, as well as the “Integrated Redevelopment Model” adopted to rebuild rental estates over 50 years old.



## 茵怡花園成環保屋苑典範 Verbena Heights – an Exemplar of Green Housing Estate

房協獲邀參與香港設計中心「設計光譜」展覽，展出茵怡花園的環保概念及相關資料，以及房協多年來建設可持續發展社區的願景及成果。茵怡花園於1997年落成，是香港首個環保屋苑，設有導風天幕、遮陽設施、空中花園等。單位亦加入環保元素，包括低流量沖廁系統及大面積對流窗等。憑藉其嶄新環保建築設計意念，屋苑曾獲香港建築師學會頒發周年年獎銀獎。

展覽於2022年11月至2023年1月期間於中環街市及元創方舉行，以「常行」為主題，帶出設計與人及環境息息相關，以及對可持續發展的意義。



Invited by the Hong Kong Design Centre, HS participated in the “Design Spectrum” exhibition to showcase the green concept adopted in the development of Verbena Heights and related materials, as well as HS’s vision and achievements in building a sustainable community over the years. Completed in 1997, Verbena Heights was the first housing estate in Hong Kong designed to incorporate environmental features, including wind-channelling canopies, sun canopies and a sky garden. The flats were also equipped with minimal-flush toilet systems and large windows for better ventilation. Verbena Heights was awarded a Silver Medal at The Hong Kong Institute of Architects Annual Awards for its innovative green architectural design concepts.

The exhibition was held at Central Market and PMQ from November 2022 to January 2023. With the theme “always”, the exhibition explores how designs are closely related to people and environment, and the significance of sustainable development.



超過3,000名房協員工及親友參加「房協家庭同樂日」，共度愉快的周末。

More than 3,000 HS staff, their relatives and friends participate in the "Family Fun Day", spending a joyful weekend together.

## 多元化支援 關懷員工家庭 Whole-family Care

人才是房協的重要資產，除積極支援員工專業發展，房協亦十分關顧他們的工作與生活平衡和家庭健康。

房協於2022年11月下旬舉行兩年一度的「房協家庭同樂日」，活動主題為「Fun@Work | Pride@HKHS」，讓員工與親友到不同主題樂園共享假期歡樂，希望同事能以身為房協大家庭的一份子為榮。

另外，今屆「房協員工子女獎助學金」計劃共有四名員工子女獲頒獎學金，另有34名學生獲得助學金。此計劃於2016年成立，旨在鼓勵員工子女在學業上取得佳績，發揚房協「以人為本」的企業關愛精神。計劃至今已一共向超過800名員工子女頒發獎助學金，總值逾200萬港元。

Talent is a vital asset to HS. Apart from actively supporting the professional development of staff, HS is also dedicated to helping them maintain work-life balance and family wellbeing.

The bi-annual "HS Family Fun Day" was held in late November 2022. With the theme "Fun@Work | Pride@HKHS", it brought proud HS employees and their families an exhilarating experience at different local theme parks.

Under the HS Scholarship and Bursary Scheme for Employees' Children, four children of HS employees were awarded scholarships, with 34 students receiving bursaries this year. Born out of a people-centric corporate culture in 2016, the Scheme aims to encourage the children of HS employees to excel academically. So far, more than 800 outstanding young people have received its scholarships and bursaries worth a total of over HK\$2 million.



## 關懷社區表現獲嘉許 Community Care Efforts Recognised

2022年年底，房協首度獲民政及青年事務局社區投資共享基金頒發「社會資本卓越夥伴獎」(企業／機構夥伴)，表揚房協充分發揮專長推動跨界別協作，鼓勵居民發揮互助精神。房協並連續第五度獲得「社會資本動力標誌獎」。

另外，房協於香港社會服務聯會舉辦的「2022長者友善措施致意行動」中獲得持續推動大獎及多個獎項，包括「房協友里」及長者安居資源中心獲頒金星獎，嘉許兩個團隊所推行的長者友善措施。而「房協友里」在疫情期間積極支援長者居民應用數碼科技及舉行線上、下活動，為其贏得首設的「數碼連繫特別獎」。



At the end of 2022, HS was awarded the “Outstanding Social Capital Partnership Award (Corporate/Organisation)” by the Community Investment and Inclusion Fund of the Home and Youth Affairs Bureau for the first time, in recognition of HS’s endeavour to promote cross-sector collaboration and the spirit of mutual support in the community. Meanwhile, HS received the “Social Capital Builder Logo Award” for the fifth time in a row.

On the other hand, HS received the “Sustainable Promotion Award” and multiple accolades at the “Age-Friendly Appreciation Scheme 2022” by the Hong Kong Council of Social Service. The CES (Caring, Engaging and Smart) Team and Elderly Resources Centre were presented the “Gold Star Award” for their elderly-friendly measures. Meanwhile, the CES Team also won the inaugural “Digital Connection Special Award” for actively supporting senior residents in utilising digital technology and hosting hybrid activities.

房協總監(物業管理)潘源舫(左三)出席「社會資本動力獎」頒獎禮接受「社會資本卓越夥伴獎」。

HS Director (Property Management) Sanford Poon (third from left) attends the award ceremony of the “Social Capital Builder Awards” to receive the “Outstanding Social Capital Partnership Award”.



長者友善措施致意行動 2022

## 推動義工服務獲嘉許 Accolades for Advocating Volunteer Services

房協積極舉辦不同公益活動為社會各階層注入正能量，近日榮獲「香港義工獎2022—傑出企業及非商業機構」及義工時數卓越銀獎及銅獎，表揚其推動義工服務的貢獻。同時，房協轄下20個出租屋邨亦全部獲選為「愛心屋苑」。

獎項由民政及青年事務局與義務工作發展局合辦，旨在鼓勵更多市民積極參與義務工作，團結互助，建設關愛共融社會。

HS organised a range of public welfare activities to bring positivity to all walks of life. HS recently won the “Hong Kong Volunteer Award 2022 – Outstanding Corporate and Non-Commercial Organisation” and the Silver and Bronze Volunteer Hour Awards in recognition of its contribution to promoting volunteer services. At the same time, all the 20 rental housing estates of HS were named “Caring Estates”.

The Award is jointly organised by the Home and Youth Affairs Bureau and the Agency for Volunteer Service, aiming to motivate more people to actively participate in voluntary work and build a caring and inclusive society.



房協社區關係經理區麗琮(右二)代表房協出席2022年12月10日的頒獎禮，接受「香港義工獎2022—傑出企業及非商業機構」。

On behalf of HS, HS Community Relations Manager Christy Au (second from right) attends the award presentation ceremony on 10 December 2022 to receive the “Hong Kong Volunteer Award 2022 – Outstanding Corporate and Non-Commercial Organisation”.

## 前線員工連續三年獲申訴專員嘉許 Frontline Staff Clinch Ombudsman's Awards for the Third Year in a Row

房協兩名分別來自物業管理部和物業發展及市場事務部的前線職員，憑藉專業、誠懇的服務態度和表現，於11月舉行的「二零二二年申訴專員嘉許獎」中榮獲「公職人員獎」。房協前線員工已連續第三年獲得此殊榮。

Two frontline staff from the Property Management Division and the Development and Marketing Division of HS were honoured by the Office of The Ombudsman with [Ombudsman's Awards 2022](#) for Officers of Public Organisations, in recognition of their professional attitude and exceptional performance. Frontline staff of HS have been awarded this honour for the third year in a row.



房協客戶服務主任陳詠誼  
HS Customer Services Officer **Winnie Chan**

房協客戶服務主任陳詠誼（右）主要負責資助出售房屋項目翠嶺峰的交樓工作。她充分發揮顧客為本的精神，處理業主的查詢，並積極協調房協內、外各工作團隊為業主跟進單位的修繕工作。

HS Customer Services Officer Winnie Chan (right) is mainly responsible for flat handover of the Subsidised Sale Flats project "Mount Verdant". With a customer-centric approach while dealing with the inquiries of the flat owners, she has been actively coordinating HS's internal and external teams to keep track of the defect rectification progress of the flats.



房協申請組經理黃春麗  
HS Applications Manager **Anna Wong**

房協申請組經理黃春麗（右）服務房協超過20年，處理「長者安居樂」住屋計劃的申請時，耐心聆聽長者的需要，同時堅守審慎原則進行編配工作，確保房屋資源得以公平運用。

HS Applications Manager Anna Wong (right) has served at HS for more than two decades. In charge of the elderly's Senior Citizen Residences Scheme applications, Ms Wong listens to their enquiries attentively while managing every case with utmost prudence to ensure proper and fair utilisation of housing resources.

## 推動可持續發展 引領數碼轉型 Promoting Sustainable Development and Digital Transformation



憑藉對環境、社會、管治方面的持續貢獻，房協於2022年11月獲世界綠色組織頒發「企業可持續發展大獎」。

In November 2022, HS received the Sustainable Business Award from the World Green Organisation for its continuous contribution in environment, social and governance aspects.



房協近年積極推廣智慧建築科技的應用，例如「組裝合成」建築法及「建築信息模擬」技術，最近更於Novade大獎(Hong Kong Visionary Leadership in Digital Transformation)中獲得嘉許，肯定房協引領香港建築數碼化轉型的成果。

HS has been actively promoting the adoption of smart construction technologies in recent years, such as Modular Integrated Construction method and Building Information Modelling. In recognition of its achievements in leading the digital transformation of construction projects in Hong Kong, HS was awarded the commendation of "Hong Kong Visionary Leadership in Digital Transformation" in the Novade Award.

房協主席陳家樂（中）、行政總裁陳欽勉（左一）及嘉賓一同主持觀塘花園大廈懷舊同樂日開幕儀式。  
HS Chairman Walter Chan (middle), Chief Executive Officer James Chan (first from left) and honourable guests officiate at the Opening Ceremony of KTGE Community Fun Day.



## 與新舊街坊同樂 傳承集體回憶 Connecting Neighbours Preserving Collective Memories

觀塘花園大廈屹立逾半個世紀，被形容為「觀塘的後花園」，盛載居民的生活印記及社區趣聞逸事。屋邨重建在即，為了傳承居民的集體回憶，房協推出觀塘花園大廈「歷史文化傳承計劃」，並率先於11月12日舉行懷舊同樂日。

同樂日由房協及家庭發展基金合辦，設有多個懷舊遊戲攤位、體驗活動及表演項目，讓居民重溫屋邨情懷。當中拍照體驗區擺放了居民舊照片和昔日生活物品，包括具歷史意義的舊租牒和租約等。

房協將展開名為「細遊花園」的社區紀錄項目，記載觀塘花園大廈獨特的歷史文化及故事，以及進行不同的社區參與項目，凝聚居民，實踐可持續發展的社區。

Known as the “back garden of Kwun Tong”, Kwun Tong Garden Estate (KTGE) is one of the oldest rental estates of HS, with its rich collective memories and neighbourhood stories carried over half a century. Before the commencement of the estate redevelopment, HS rolled out the cultural heritage preservation programme of KTGE by holding a [Community Fun Day](#) on 12 November, to honour the history of the community.

The Fun Day was co-organised by HS and the Family Development Foundation. There were a number of nostalgic game booths, experiential activities and performances, enabling residents to relive their precious memories about the estate. In the photo and experience areas, old photos and various objects collected from the residents were displayed, such as historical rent record cards and tenancy agreements, capturing the footprints of the estate in the past.

A community documentary project is about to commence to record the unique history and culture of KTGE. Other community engagement projects will also be launched to unite residents and build a sustainable community.



一眾嘉賓齊集懷舊拍照區打卡，仿如置身昔日的觀塘花園大廈。  
The photo booth recreates an immersive environment for guests to experience the old days in KTGE.



房協屋邨長者在樂齡復古時裝表演環節中，展示由香港知專設計學院學生設計的懷舊服飾，體現長幼共融。  
A vintage fashion show is performed by a group of elderly residents living in HS's rental estates, showcasing multiple sets of creative vintage costumes designed by the students of Hong Kong Design Institute, celebrating intergenerational harmony.



房協於2022年推出首個「歷史文化傳承計劃」項目－「細說明華」社區紀錄項目，於「Marketing-Interactive」舉辦的「市場活動策劃獎」中奪得「最佳活動獎－社區關注」類別銅獎。

The “Story of Ming Wah Dai Ha” documentary project, the pilot cultural heritage preservation programme launched in 2022, wins the Bronze Award in the “Best Event - Public Awareness” category in the Marketing Events Awards 2022 hosted by “Marketing-Interactive”.

## 房協利是封由前電影海報繪畫師設計 HS Lai See Envelopes Designed by Former Movie Poster Artist



除了兩款精美的利是封，房協的農曆新年禮盒並附有擺設，讓用户可以掛上小揮春，增添節日氣氛。

In addition to the beautifully designed lai see envelopes, HS's Lunar New Year gift box also comes with a set of decoration and some spring couplets, adding cheers to the festive season.

為迎接兔年即將來臨，房協今年特別邀請一位住在荃灣寶石大廈的長者居民設計了一套兩款的利是封。負責創作利是封的是今年84歲的馬榮昌（昌叔），年輕時是一名電影海報繪畫師，當年筆下的明星包括新馬仔、鄧碧雲、芳艷芬等；退休後仍繼續以繪畫紀錄燦爛的人生。今次昌叔施展畫技，祝願大家竹報平安、年年有餘！

To welcome the Year of the Rabbit, HS invited an elderly resident living in Bo Shek Mansion in Tsuen Wan to come up with two designs for a set of lai see envelopes. Ma Wing-cheong, known as Uncle Cheong, is a 84-year-old retired movie poster artist whose paintings used to feature celebrities such as Sun Ma Sze Tsang, Tang Pik-wan and Fong Yim-fun decades ago. Never putting down his pens, even after retirement, Uncle Cheong dazzled us with his exquisite skills once again, wishing everyone a peaceful and prosperous new year!

## 「房協友里」情報站 CES News Corner



## 與長者回顧黃金歲月 Reliving Golden Years with the Seniors

2022年11月20日是每年一度的長者日，適逢香港特別行政區成立25周年，「房協友里」於20個出租屋邨舉辦「我的黃金25年—照片展覽」。超過150名房協屋邨長者提供了近500張珍藏照片，向來自不同年齡層的居民分享他們的人生故事，宣揚敬老護老、長幼共融的訊息。

In celebration of the annual Senior Citizen Day on 20 November, as well as the 25<sup>th</sup> anniversary of the establishment of the Hong Kong Special Administrative Region, the CES (Caring, Engaging and Smart) Team held "My Golden 25 Years Photo Exhibition" in 20 rental estates. More than 150 senior residents across the estates showcased nearly 500 treasured photos to share their life stories with residents of different generations, promoting the message of respecting and caring for the elderly, as well as fostering intergenerational harmony.



# 房協冷知識 Did You Know?



出版第一份《房協通訊》季報—專為屋邨住戶而設。

The first quarterly newsletter specially designed for tenants was released.



正式推出《房協動態》季刊—面向居民、公眾以及各合作機構，成為當時對外溝通的里程碑。

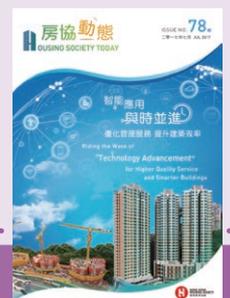
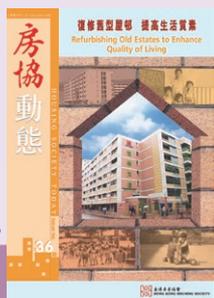
The quarterly newsletter HS Today was officially launched, marking a milestone in HS's external communication at that time.



第一期《房協動態》  
The first issue of HS Today

25年來，《房協動態》以季刊形式，每三個月出版一次，介紹房協大大小小的發展歷程。

Over the past 25 years, HS Today, which is published every three months, has been documenting events on the Housing Society's development journey.



掃描瀏覽過往期數的《房協動態》：  
Scan to browse past issues of HS Today:



本期是《房協動態》出版第**100期**，換上全新面貌，為讀者帶來煥然一新、較以往更簡潔的版面。封面及內頁的設計以對話框為主題，代表房協重視及會繼續以開放、透明的態度與公眾及持份者溝通。

The new look of the **100<sup>th</sup> issue** of HS Today aims to bring a breath of fresh air to its readers with a cleaner and simpler layout. The cover and inner pages are designed with a theme of dialogue boxes, reflecting the continued commitment of HS to communicate with the public and stakeholders with increased openness and transparency.