

房協動態

Housing Society Today

首個「組裝合成」 First MiC Subsidised Sale Flats Project
Completes Modules Installation

資助出售房屋項目完成吊裝



洪水橋/廈村新發展區專用安置屋邨項目第一期甲
組裝合成組件安裝完成
2023.09.15



主席的話 Chairman's Message



在剛舉行的房協第71屆周年委員大會上，委員們和管理層三年來首次不用被口罩掩蓋了笑容，大家都好像更加談笑風生。正如我在大會上所說，不管順逆，房協仍能把握機會，在業務上取得多項令人鼓舞的成績。九月中，我和一眾委員、房屋局及發展局的官員，便親身見證房協首個「組裝合成」資助出售房屋項目順利完成最後一個組件吊裝的重要里程碑。

這個洪水橋／厦村新發展區的資助出售房屋項目將於2024年落成，是房協首個竣工的專用安置屋邨，也是全港首個住宅項目設有「組裝合成」露台。能夠創出多個「第一」，房協工程團隊功不可沒，項目同時獲建造業議會評為「傑出組裝合成項目」，充分肯定房協靈活創新，推動嶄新建築法的傑出表現，並為業界帶來示範作用。另一個位於沙田乙明邨、樓高10層的項目「松悅樓」同樣採用「組裝合成」建築法興建，是香港首個採用鋼製組件「組裝合成」建築法興建的長者房屋，項目最後一個「組裝合成」組件亦已完成吊裝。

過去三個月，房協獲得多個獎項，表揚我們在可持續發展、建築規劃、企業傳訊、資訊科技等各方面的成就。我們近年積極採取不同措施實踐可持續發展，除善用「組裝合成」建築法、「建築信息模擬」等創新建築技術外，也應用智慧科技管理物業、採用長者友善單位設計及推動跨代共融社區等。我們並成立了跨部門可持續發展工作小組，制定相關工作藍圖和框架，包括「可持續居所」、「低碳轉型」及「裝備未來」三大支柱，引領各部門以統一方針推動可持續發展。就著各項可持續發展方面的工作，我們早於2021年已參照全球報告倡議組織準則作出披露，編制年度可持續發展報告。今年的房協可持續發展報告亦連同年報剛於九月發布了。

另外，我們於7月推出為期半年的「萬家減碳FUN獎賞」鑽禧社區計劃，鼓勵居民開展可持續的低碳生活並推動綠色經濟。計劃近日錄得逾一萬戶居民登記參與，成功凝聚居民齊齊減碳，為香港未來實現碳中和出一分力。儘管2023年已步入尾聲，75周年的主題「創建宜居·永續共融」將會繼續引領我們未來的工作，延續房協成立之初的使命，讓一代又一代的香港人受惠。

陳家樂

The 71st Annual General Meeting of the Housing Society held recently is best remembered as the time when Members and Management could chat and laugh in a jovial mood without having to literally mask their smiles for the first time in three years. As I said at the Annual General Meeting, in good times and bad, HS has been able to seize opportunities and achieve a number of encouraging business results. In mid-September, I, together with our Members and Government officials from the Housing Bureau and the Development Bureau, witnessed the successful installation of the last module that marked an important milestone of HS's first Subsidised Sale Flats (SSF) project built with Modular Integrated Construction (MiC) method.

Scheduled for completion in 2024, this SSF project at Hung Shui Kiu/Ha Tsuen New Development Area is HS's first Dedicated Rehousing Estate to be completed, as well as the first residential project in Hong Kong featuring pre-assembled MiC balconies. Thanks to the efforts of our project team, the project has chalked up a number of "first attempt". It also clinched the Construction Industry Council's "Outstanding MiC Project" award in recognition of HS's flexibility and innovative spirit with remarkable performance in promoting the new construction method and the exemplary role we play for the industry. Another MiC project under our belt is Chung Yuet Lau, a brand new 10-storey building at Jat Min Chuen in Shatin and Hong Kong's first elderly housing project built with steel MiC. The installation of the project's last MiC module has also been completed.

In the past three months, HS has won multiple awards in recognition of our achievements in sustainability, development planning, corporate communications, and information technology. In recent years, we have actively implemented a series of sustainability initiatives. In addition to adopting innovative construction technologies like MiC and Building Information Modelling, we have also applied smart technologies in property management, adopted age-friendly unit designs, and promoted the concept of intergenerational community. To guide all divisions for a cohesive and coherent approach to sustainability, a cross-divisional Sustainability Working Group has been established to develop relevant blueprints and frameworks underscored by three pillars, namely: "Sustainable Homes", "Low Carbon Transformation" and "Future-fit Capabilities". As far as sustainability efforts are concerned, we started making disclosures and preparing our annual sustainability reports in accordance with the Global Reporting Initiative (GRI) standards as early as 2021. This year's Sustainability Report was just published in September together with our Annual Report.

In addition, a six-month Community ESG Programme was launched in July to encourage our residents to lead a sustainable, low-carbon lifestyle and promote the green economy. The programme has successfully attracted over 10,000 households to sign up, sharing a commitment to reducing carbon emissions and contributing to the carbon neutrality goal of Hong Kong for the future. As we approach the end of 2023, the theme of "Creating Homes for Sustainable Living" that underlines our 75th anniversary celebrations will continue to guide our future endeavors in furtherance of HS's founding mission for the benefit of Hong Kong's future generations.

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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HONG KONG HOUSING SOCIETY
香港房屋協會



Hung Shui Kiu/Ha Tsuen NDA Dedicated Rehousing Estate Project Phase IA
Completion of MiC Modules Installation
洪水橋/廈村新發展區專用安置屋邨項目第一期甲
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房屋局局長何永賢(前排左七)、發展局首席助理秘書長(工務)馮耀文(前排右八)、房協主席陳家樂(前排左八)、行政總裁陳欽勉(前排左六),以及一眾房協委員及嘉賓,一同見證洪水橋/廈村項目第一期甲最後一個「組裝合成」組件完成吊裝的重要里程碑。

Secretary for Housing Winnie Ho (front row, seventh from left), Principal Assistant Secretary (Works) of the Development Bureau Frankie Fung (front row, eighth from right), HS Chairman Walter Chan (front row, eighth from left), Chief Executive Officer James Chan (front row, sixth from left), HS Members and other guests witness the key milestone of hoisting the last MiC module at Hung Shui Kiu/Ha Tsuen project Phase IA.

首個「組裝合成」 資助出售房屋項目 完成吊裝

First MiC Subsidised Sale Flats Project Completes Modules Installation

房協力求創新,發揮作為「房屋實驗室」的角色,善用先進的科技,為市民建設優質居所,當中採用的「組裝合成」建築法於2023年9月見證了重要里程碑—洪水橋/廈村新發展區項目第一期甲的所有「組裝合成」組件於短短10個月內順利完成吊裝。該項目為房協首個採用混凝土「組裝合成」建築法興建的資助出售房屋項目。

Assuming the role as a “housing laboratory”, HS endeavours to innovate and leverage advanced solutions to create quality homes for Hong Kong people. One such innovative construction initiative is the Modular Integrated Construction (MiC) which achieved a key milestone in September 2023 — installation of all MiC modules at Phase IA of the Hung Shui Kiu/Ha Tsuen New Development Area (NDA) project completed successfully in only 10 months. The project is the first Subsidised Sale Flats (SSF) project built with concrete MiC.



香港測量師學會參觀後,讚賞項目品質優良。
Members of the Hong Kong Institute of Surveyors are impressed by the excellent quality of the Project.



嘉賓參觀「組裝合成」單位的內櫥。
Guests visit the MiC flats.

洪水橋項目締造多項第一

Hung Shui Kiu Project Pioneers Numerous First Attempts

房協早於2018年採用「組裝合成」建築法，同時結合建築信息模擬技術及數碼工程監督系統等智慧科技，有效縮短上蓋工程時間、提升建築質量及工地安全，並減少碳排放。

[洪水橋／厦村新發展區專用安置屋邨項目第一期甲的資助出售房屋](#)，共運用1,225個「組裝合成」組件，當中地板、廚櫃和廚房裝備、洗手間設施、露台等所有設備均於運抵工地吊裝前在廠房預先完成裝嵌。該項目樓高27層，住宅佔25層，將提供300個單位，預計2024年落成。



此項目亦創下了多個「第一」。除了是房協第一個採用混凝土「組裝合成」建築法興建的項目，亦是首個「組裝合成」的資助出售房屋項目，更是第一個竣工的專用安置屋邨，以及是全港首個住宅項目有預製的「組裝合成」露台。房協團隊開創先河將單位露台連接同層預製組件，成功縮減「組裝合成」組件的高度，解決運輸問題。

HS adopted the MiC method as early as in 2018. Together with Building Information Modelling (BIM), Digital Works Supervision System (DWSS) and other smart technologies, MiC method effectively shortens the duration of superstructure works, improves construction quality and safety, and reduces carbon emissions.

[The Phase IA of HS's Dedicated Rehousing Estate \(DRE\) in Hung Shui Kiu/Ha Tsuen NDA project](#) involved installation of 1,225 modules, comprising facilities such as flooring, kitchen cabinets and equipment, sanitary facilities, balconies and more. These facilities were pre-assembled in off-site factories before being transported to the construction site for installation. Scheduled for completion in 2024, Phase IA comprises a 27-storey building including 25 floors of residential units that will provide 300 subsidised sale flats.

This pilot MiC project has also chalked up several notable attempts. Apart from being the first HS project built with MiC in concrete, it is the first MiC SSF project, as well as the first DRE to be completed, and the first residential project in Hong Kong with pre-assembled MiC balconies. In order to overcome the challenge of transportation on height, the HS team has pioneered the connection of MiC balconies with the prefabricated modules successfully to reduce the height of MiC modules.



「組裝合成」單位組件在運抵工地前已在廠房完成地板、廚廁等基本內部裝修。

The basic internal fitting-out including flooring, kitchen and washroom of the MiC flats have been prefabricated and completed in off-site factories before being transported to the site.

採用創新科技 建設可持續發展未來

Adopting Innovative Technology for a Sustainable Future

踏入建屋高峰期，房協在未來20年將興建25個項目，當中16個項目現正處於施工階段。隨著項目發展數量創新高，房協多管齊下，以提升項目管理的效率、質素及安全。

HS is gearing up for its construction peak, with plans to develop 25 projects over the next 20 years, including 16 currently under construction. As HS undertakes a record number of projects, HS rolls out a series of measures to enhance the efficiency, quality and safety of project management.



夥拍承建商增職安健意識

Partnering with Contractors to Raise Occupational Safety and Health Awareness



房協於2022年中與承建商簽署《香港房屋協會建築安全約章》，並邀請新的夥伴承建商陸續加入，至今所有11個合作承建商均已簽署約章。另外，房協實施「安全支付計劃」，在工程合約中預留充足的既定金額，由房協承擔工地安全措施的開支，確保承建商妥善落實安全措施。

In mid-2022, HS signed the “[HKHS Safety Charter for Construction Projects](#)” with its contractor partners. New contractors were invited to join the initiative and a total of 11 contractor partners of HS have signed the Charter. In addition, HS has introduced the “Pay for Safety” scheme, setting aside a fixed contract sum for costs of site safety measures to be borne by HS, leaving contractors with sufficient support to implement safety measures.



房協總監（工程策劃）張冠華（右）於2023年10月正式接棒，繼續帶領工程團隊推展各項建屋計劃。前總監（工程策劃）楊啟裕（左）退休後，以顧問（項目作業及標準）的身份服務房協。

HS Director (Projects) Franco Cheung (right) takes over the reins from his predecessor Franki Yeung (left), following his retirement in October 2023. Franco is leading the project team in pushing ahead with various housing projects. Franki continues to serve HS as Advisor (Project Practices and Standards).

智慧系統加強風險管理

Smart System Improves Risk Management

房協於今年3月實施「智慧工地安全」管理系統，並將有關的安全要求列為工程項目招標條款之一。地盤施工情況的數據會傳送至一個中央管理系統，以便工程團隊實時監察和分析，識別安全隱患。

HS launched a "Smart Site Safety System" in March this year while incorporating the relevant safety requirements as a provision in the tender for new projects. Data on on-site construction work is transmitted to a centralised management platform for real-time monitoring and analysis by the project team to identify potential safety hazards.



重型機械操作區域偵測警報系統 Alert System for Heavy Lifting Operation Zone



透過安裝於工友頭盔上的無線射頻辨識系統標籤(RFID)及安裝於重型移動機械的RFID感應器，透過互相感應發出警報，防止工友接近或誤闖高危操作範圍

With the Radio Frequency Identification (RFID) tags mounted on workers' helmets and RFID sensors installed at moving plants, alarms are triggered upon detection, preventing workers from approaching or accidentally entering high-risk areas

智能頭盔及手錶 Smart Helmets and Watches



特別為在密閉空間、地下渠井等區域工作的 frontline 人員而設，頭盔內置感應器和小型廣播器，偵測工友的身體狀況和提供實時安全資訊及定位追蹤；監察系統亦可安裝於智能手錶上

Specially designed for frontline workers working in zones such as confined spaces and underground wells, the helmets are equipped with built-in sensors and micro-boardcasters to track the physical conditions of workers, provide real-time safety announcements and positioning; the monitoring device can also be installed on smart watches

數碼化工作許可系統 Digitalised Permit-to-work System



在地盤不同區域設置RFID感應器，掃描工友頭盔上的「RFID身份標籤」，確保已授權的工友方可進入限制區域

RFID sensors are in place across the site. Only authorised workers are allowed to enter the restricted zone by scanning the "RFID identity tag" on their helmets

VR虛擬實境安全培訓 VR Safety Training



採用VR虛擬實境技術進行培訓，加強工人的危機意識，尤其負責重型及高空吊運的人員

Adopting VR safety training to enhance the risk awareness of workers, especially those responsible for heavy and aerial lifting

房協選出新一屆監事會

HS Announces the Newly Elected Supervisory Board

房協於9月25日舉行第71屆周年委員大會，並選出新一屆監事會委員。監事會當天隨即舉行今屆首次會議，並委任新一屆執行委員會委員。

房協是一個由委員管治的獨立非牟利機構，採取以監事會及執行委員會組成的雙層管治架構。監事會負責訂立房協的宗旨、願景、核心價值和企業原則，並監管有關提名、委任及審核事宜；執行委員會則負責制訂業務策略和政策，以履行房協的宗旨及目標，並監察管理層的工作。

香港房屋協會監事會委員(二零二三／二零二四) Supervisory Board Members of Hong Kong Housing Society (2023/2024)

主席 Chairman

1. 陳家樂先生 SBS, JP 1. Mr Walter Chan Kar-lok SBS, JP

副主席 Vice-Chairman

2. 凌嘉勤教授 SBS 2. Prof Ling Kar-kan SBS

經選舉產生的委員 Elected Member

- | | |
|----------------------|--|
| 3. 陳家駒博士 GBS, JP | 3. Dr Chan Ka-kui GBS, JP |
| 4. 陳國傑先生 | 4. Mr Desmond Chan Kwok-kit |
| 5. 馮國強工程師 N1 | 5. Ir Conrad Fung Kwok-keung N1 |
| 6. 何深靜教授 N2 | 6. Prof He Shenjing N2 |
| 7. 關治平工程師 BBS, JP | 7. Ir Edgar Kwan Chi-ping BBS, JP |
| 8. 林正財醫生 SBS, JP | 8. Dr Lam Ching-choi SBS, JP |
| 9. 林家輝先生 N2 | 9. Mr Francis Lam Ka-fai N2 |
| 10. 林永德先生 | 10. Mr Wallace Lam Wing-ted |
| 11. 劉詩韻測量師 MH, JP N1 | 11. Sr Serena Lau Sze-wan MH, JP N1 |
| 12. 馬錦華先生 MH, JP N1 | 12. Mr Timothy Ma Kam-wah MH, JP N1 |
| 13. 麥鄧碧儀女士 MH, JP | 13. Mrs Agnes Mak Tang Pik-ye MH, JP |
| 14. 麥永森先生 | 14. Mr Alvin Mak Wing-sum |
| 15. 吳家鎚博士 N1 | 15. Dr Isaac Ng Ka-chui N1 |
| 16. 彭贊榮測量師 SBS | 16. Sr Kenneth Pang Tsan-wing SBS |
| 17. 黃比教授測量師 | 17. Sr Prof Wong Bay |
| 18. 黃錦沛先生 BBS, JP N2 | 18. Mr Wilfred Wong Kam-pui BBS, JP N2 |
| 19. 楊詠珊女士 | 19. Ms Theresa Yeung Wing-shan |
| 20. 楊民儉先生 N2 | 20. Mr Robert Young Man-kim N2 |

當然委員 Ex Officio Member

- | | |
|---|---|
| 21. 羅淑佩女士 JP
(香港特別行政區政府房屋局常任秘書長兼房屋署署長) | 21. Miss Rosanna Law Shuk-pui JP
(Permanent Secretary for Housing cum Director of Housing, HKSAR Government) |
| 22. 黎志華先生 JP
(香港特別行政區政府地政總署署長) | 22. Mr Andrew Lai Chi-wah JP
(Director of Lands, HKSAR Government) |
| 23. 鍾文傑先生 JP
(香港特別行政區政府規劃署署長) | 23. Mr Ivan Chung Man-kit JP
(Director of Planning, HKSAR Government) |
| 24. 余寶美女士 JP
(香港特別行政區政府屋宇署署長) | 24. Ms Clarice Yu Po-mei JP
(Director of Buildings, HKSAR Government) |

房協行政總裁兼執行總幹事 Chief Executive Officer and Executive Director, HKHS

25. 陳欽勉先生 25. Mr James Chan Yum-min

- N1 再選委員 N1 Re-elected member
N2 新選委員 N2 Newly elected member



房協監事會二零二三／二零二四
HS Supervisory Board 2023/2024

HS convened its [71st Annual General Meeting](#) (AGM) on 25 September, at which Members of the new-term Supervisory Board were elected. Following the AGM, the Supervisory Board held its first meeting and appointed Members of the new-term Executive Committee.

As a not-for-profit organisation governed by Members, HS operates under a two-tier board governance structure comprising a Supervisory Board and an Executive Committee. The Supervisory Board determines the mission, vision, core values and guiding principles of HS, and oversees nomination, appointment and audit functions. The Executive Committee sets business strategies and policies to achieve the mission and objectives, and monitors the performance of the management.

香港房屋協會執行委員會委員(二零二三／二零二四) Executive Committee Members of Hong Kong Housing Society (2023/2024)

主席 Chairman

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副主席 Vice-Chairman

2. 凌嘉勤教授 SBS 2. Prof Ling Kar-kan SBS

委員 Member

- | | |
|----------------------|---|
| 3. 區載佳先生 SBS | 3. Mr Au Choi-kai SBS |
| 4. 陳顯滙先生 N1 | 4. Mr Victor Chan Hin-fu N1 |
| 5. 許智文教授 MH, JP | 5. Prof Eddie Hui Chi-man MH, JP |
| 6. 劉文君女士 JP | 6. Ms Julia Lau Man-kwan JP |
| 7. 梁國權先生 JP | 7. Mr Lincoln Leong Kwok-kuen JP |
| 8. 羅啟華教授 N2 | 8. Prof Philip Lo Kai-wah N2 |
| 9. 譚贛蘭女士 GBS, JP N1 | 9. Miss Annie Tam Kam-lan GBS, JP N1 |
| 10. 黃遠輝先生 SBS, JP N1 | 10. Mr Stanley Wong Yuen-fai SBS, JP N1 |

當然委員 Ex Officio Member

- | | |
|---|---|
| 11. 羅淑佩女士 JP
(香港特別行政區政府房屋局常任秘書長兼房屋署署長) | 11. Miss Rosanna Law Shuk-pui JP
(Permanent Secretary for Housing cum Director of Housing, HKSAR Government) |
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房協行政總裁兼執行總幹事 Chief Executive Officer and Executive Director, HKHS

12. 陳欽勉先生 12. Mr James Chan Yum-min

- N1 再委任委員 N1 Re-appointed member
N2 新委任委員 N2 Newly appointed member

歡迎房協新委員 Welcoming New Housing Society Members

陳汝德先生是房地產公司陸海通有限公司的執行董事，該公司在香港發展不同住宅、商業及酒店項目，目前業務涵蓋零售、商業辦公室物業、酒店及餐廳。

陳先生是一名物業發展、物業管理及租賃業務的專業人士。他亦擔任香港會建築物管理小組委員會及香港企業家組織董事會成員。

Mr Adrian Chan is the Executive Director of The Luk Hoi Tong Company Limited, a real estate company which developed various residential, commercial, and hospitality projects throughout Hong Kong. The company currently holds a portfolio that includes retail and commercial office properties, as well as hotels and restaurants.

Mr Chan is a property developer, a property management and leasing professional. He is a member of the Building Management Sub-Committee of The Hong Kong Club, and serves in the Board of Directors of the Entrepreneurs' Organization Hong Kong.



陳汝德先生
Mr Adrian Chan



李律仁先生, JP
Mr Laurence
Li Lu-jen, JP

李律仁先生, JP 是香港著名大律師辦事處 Temple Chambers 的成員。

他專注處理金融市場及服務相關的商業案件，經常為銀行、投資者、上市公司及其董事、股東、會計師事務所、估價師、政府以及監管機構提供法律服務，並不時於法庭和仲裁中代理與內地相關的案件。

李先生投入公共及社區服務，目前出任多個政府諮詢和法定小組、管理局及委員會的不同崗位。他是香港金融發展局主席及薪酬趨勢調查委員會主席，同時擔任香港機場管理局董事會成員、公務員薪俸及服務條件常務委員會成員及廉政公署事宜投訴委員會成員。

Mr Laurence Li Lu-jen, JP is a Barrister-at-Law of Temple Chambers.

Mr Li practises commercial litigation with a focus on matters involving the financial markets and financial services. He regularly acts for banks, investors, listed companies and their directors, shareholders, accounting firms, valuers, the Government, and the regulators. He often acts in Mainland-related cases both in Court and in arbitration.

Mr Li serves a number of public and community services in Government advisory and statutory panels, boards and committees. He is the Chairperson of the Financial Services Development Council and the Pay Trend Survey Committee, a Board Member of the Airport Authority Hong Kong, and a member of the Standing Commission on Civil Service Salaries and Conditions of Service and the Independent Commission Against Corruption (ICAC) Complaints Committee.

黃漢輝先生現為香港理工大學校園發展處副總監。他是英國特許建造經理，並擔任多個專業學會職務，包括香港地產行政師學會創新、建造及安全組主席、英國特許土木工程測量師學會副會長(教育)、香港專業人士協會常務副主席及英國特許建造學會的前任會長。

黃先生亦積極參與各項公共及社區服務，目前數項主要公職包括上訴審裁團(建築物)成員及建造業議會建造業創新及科技基金創新建築科技評審小組委員會成員。

Mr Wong Hon-fai is an Associate Director of Campus Development Office of The Hong Kong Polytechnic University. He is a Chartered Construction Manager and serves some professional organisations such as the Chairman of Innovation, Construction and Safety Division of the Hong Kong Institute of Real Estate Administrator, Vice Chairman (Education) of Chartered Institution of Civil Engineering Surveyors, Executive Vice Chairman of The Association of Hong Kong Professionals and Immediate Past Chair of the Chartered Institute of Building.



黃漢輝先生
Mr Wong Hon-fai

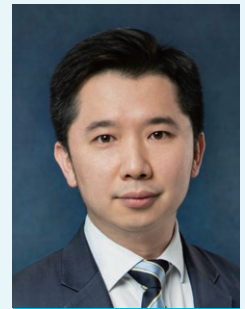
Mr Wong has been also active in serving various public and community services. Some of his current major appointments include member of Appeal Tribunal Panel (Buildings) and the Advanced Construction Technologies Vetting Sub-committee of Construction Innovation and Technology Fund in Construction Industry Council.

王紹恆先生, JP是金城營造集團的行政總裁。

他是美國註冊建築師，亦是香港綠色建築議會認可的「綠建專才」，以及美國綠色建築協會授予的「LEED AP」。他在領導環球能源和環境基建項目、物業發展和企業管理方面有20年經驗。王先生的專業領域涵蓋智慧城市和可持續城市發展，以及高等教育和企業管治。他持有香港科技大學和凱洛格商學院合辦的行政人員工商管理碩士學位。

自2011年起，王先生獲香港政府委任，服務多個諮詢及法定組織。他目前是建造業議會、職業安全健康局、空間數據共享諮詢委員會、市政服務上訴委員會、新能源運輸基金督導委員會的成員。此外，王先生現為香港城市大學校董會成員。

同時，王先生現時擔任香港房屋委員會投標小組委員會及審計附屬小組委員會委員。他亦是香港建造商會理事會義務秘書，以及其健康與安全小組和環保小組主席。



王紹恆先生, JP
Mr Rex Wong
Siu-han, JP

Mr Rex Wong Siu-han, JP is the Chief Executive Officer of Kum Shing Group.

Mr Wong is a Registered Architect in the United States. He is also a BEAM Professional accredited by the Hong Kong Green Building Council and a LEED AP recognised by the US Green Building Council. He has led energy and environmental infrastructure projects, property developments and corporate management around the globe for 20 years. Mr Wong's areas of expertise are in smart city and sustainable urban development as well as higher education and corporate governance. He holds an MBA degree from the Kellogg-HKUST Executive MBA Program.

Mr Wong has been appointed by the Hong Kong Government to various advisory and statutory bodies since 2011. He is currently a member of the Construction Industry Council, Occupational Safety and Health Council, Common Spatial Data Advisory Committee, Municipal Services Appeals Board and Steering Committee of New Energy Transport Fund. He is also Council Member of the City University of Hong Kong.

Mr Wong is also currently a member of Tender Committee and Audit Sub-Committee of the Hong Kong Housing Authority. He also serves as the Honorary Secretary of the Hong Kong Construction Association, as well as the Chairman of the Health and Safety Committee and the Environmental Committee.

全新「組裝合成」長者住屋「松悅樓」接受調遷申請 New MiC Elderly Block "Chung Yuet Lau" Open for Transfer Application

位於沙田乙明邨以「組裝合成」建築法興建的全新長者住屋項目「松悅樓」即將落成。房協轄下所有出租屋邨的全長者寬敞戶現可申請調遷至「松悅樓」的全新單位，獲編配單位的合資格住戶可享終身免租，以及一次性的搬遷津貼，預計最快2024年第二季入伙。

HS's brand new elderly housing project "Chung Yuet Lau" at Jat Min Chuen in Sha Tin, which is built with Modular Integrated Construction (MiC), will soon be completed. It is now open for transfer application from elderly under-occupation households across HS rental estates. Eligible households who successfully transferred to "Chung Yuet Lau" will enjoy lifetime full rent exemption and a one-off removal allowance. Resident intake is expected to start in the second quarter of 2024 the soonest.



成功獲編配入住「松悅樓」的住戶，於居住期間如一直符合相關免租規定，一律可享終身免租及免差餉。

Successful applicants of "Chung Yuet Lau" will enjoy lifetime full rent and rates exemption if they fully comply with relevant rent-free requirement throughout their tenancy period.

全港首個房地產科技共享工作室正式啟用 Hong Kong's First PropTech Co-working Space Commences Operations

房協與數碼港攜手成立全港首個房地產科技共享工作室。房協行政總裁陳欽勉於啟用禮表示，房地產科技共享工作室的啟用，標誌着創科及房地產業界於北部都會區建立共同協作的生態圈踏出一步，積極支持政府將北部會區發展為驅動創科產業的新引擎。

自7月起，已有13間初創企業陸續進駐。是次合作先為期五年，房協會為初創企業提供開發資助、安排專業人員分享房屋發展及管理的知識和經驗。初創企業亦可於房協轄下的出租屋邨及商廈作實地測試，實踐概念。

HS and Cyberport jointly established [Hong Kong's first PropTech co-working space](#).

Speaking at the commencement ceremony, HS Chief Executive Officer James Chan said that the commencement of operations of the PropTech co-working space marks a pivotal step in building a collaborative ecosystem of the PropTech sector in the Northern Metropolis. The initiative also represents HS's staunch support to the Government in developing the Northern Metropolis as a new engine for promoting the innovation and technology industry.

Since July, the co-working space has welcomed 13 start-ups. The collaboration programme is initially set for five years, HS will provide funding support to the start-ups and mentorship by professional staff on the know-how and experience in housing development and management. The start-ups can also conduct PoC field trials at HS's rental estates and commercial buildings.



房地產科技共享工作室啟用禮由房協行政總裁陳欽勉（前排左二）及數碼港行政總裁任景信（前排右二）主禮，香港特別行政區政府北部都會區統籌辦事處署理主任翁佩雲（前排右一）、香港房地產科技協會主席陳穎光（前排左一），與一眾初創企業代表出席支持。

HS Chief Executive Officer James Chan (front row, second from left) and Cyberport Chief Executive Officer Peter Yan (front row, second from right) officiate at the operations commencement ceremony of the PropTech co-working space, accompanied by Acting Director of the Northern Metropolis Co-ordination Office Pecvin Yong (front row, first from right), President of the Hong Kong PropTech Association Vivian Chan (front row, first from left), and representatives of the start-ups.

管理層年會 跨部門交流 Management Forum Promotes Cross-Division Communication

房協每年均會舉辦管理層年會，加強與員工的聯繫與溝通。今年年會於8月18日順利舉行，超過250名經理級或以上的同事參與。年會以「75 Years of Excellence — Building Homes, Building Communities, Building a Sustainable Future」為題，由行政總裁陳欽勉首先總結房協過去一年的整體業務概況，並闡述未來的發展重點，再由各部門總監及其團隊分別介紹各業務範疇的工作成果及目標。



HS organises a Management Forum every year to enhance engagement and communication with its staff. Successfully held on 18 August, this year's event was attended by over 250 staff of managerial grade or above. Themed "75 Years of Excellence — Building Homes, Building Communities, Building a Sustainable Future", HS Chief Executive Officer James Chan gave an account of the overall business operations of HS throughout the year and elaborated on the development highlights for the coming years, followed by presentations by Directors and their teams on the achievements and objectives of their respective business operations.

與業界交流 分享樂齡服務經驗 Sharing Experience in Active Ageing with Industry

房協於8月11至13日參與第八屆黃金時代展覽暨高峰會，透過攤位展示房協多元化的長者服務和房屋項目，推廣積極樂頤年。房協行政總裁陳欽勉以及社區及長者服務總監吳家雯博士出席講座，分別就「行政總裁論壇：智齡變革力量」及「跨代共融社區」兩個題目，與業界分享經驗。

HS hosted a booth at the 8th Golden Age Expo and Summit (GAES) from 11 to 13 August, showcasing its diversified elderly services and housing projects to promote active ageing. HS Chief Executive Officer James Chan and Social and Elderly Wellness Director Dr Carmen Ng attended the seminars to share experience with the industry on the topics of “CEO Forum: Transformative Power of Smart Ageing” and “Intergenerational Living Communities” respectively.



房協行政總裁陳欽勉（右一）向與會者分享房協在長者房屋、照護服務以及樂齡科技方面的創新成果。

HS Chief Executive Officer James Chan (first from right) shares HS's innovations in elderly housing, care services and gerontechnology with participants.



乙明邨及滿樂大廈跨代勁舞團獲邀為第八屆黃金時代展覽暨高峰會的閉幕禮表演，展示房協屋邨居民的團結精神。

The mixed-age dance groups of Jat Min Chuen and Moon Lok Dai Ha perform at the closing ceremony of the 8th GAES, demonstrating the team spirit of residents in HS's rental estates.

「雋康天地」開放日 參觀人數創新高 Joyous Circle Open Day Attracts Record Number of Visitors

位於房協轄下長者房屋項目「雋悅」的長者照護設施「雋康天地」於8月13日舉行開放日，吸引超過3,000名市民到場參觀，反應熱烈。當日，市民參觀「雋康天地」內的護理安老院舍、日間照護及訓練中心及復康中心的設施，對其貼心設計留下深刻印象。此外，參觀者更親身體驗樂齡科技應用，並透過長者住戶的手工藝作品，了解他們動靜皆宜、多姿多彩的日常生活。

On 13 August, an Open Day was held at Joyous Circle, an elderly care facility in HS's elderly housing project The Tanner Hill, attracting more than 3,000 visitors with overwhelming response. The visitors were impressed by the thoughtful design of the facilities including the Residential Care Home for the Elderly, the Day Care and Training Centre and the Rehabilitation Centre at Joyous Circle. In addition, they experienced firsthand the applications of gerontechnology, and also the dynamic daily lives of the elderly residents through their handicrafts.



明華大廈重建 優秀規劃獲嘉許

Ming Wah Dai Ha Redevelopment Wins Awards for Excellence in Planning

明華大廈第一期重建項目於新加坡規劃師協會規劃獎2023中，獲該協會及香港規劃師協會聯合頒發「傑出規劃獎」嘉許，表揚其創新、可持續及完善的項目規劃，以應對土地短缺、人口稠密等挑戰，作為香港及新加坡兩地規劃界的典範。

明華大廈重建項目共分三期進行，採用「一地多用」的規劃原則，透過創新的混合發展模式，提供多元化的單位類型組合，配合各種社區設施，以滿足日後居民和鄰近社區的需要。當中第一期項目於2021年落成，由兩座出租屋邨大廈組成，設計充分考慮了採光、通風及美觀等因素，其紫色及黃色的配搭營造出獨特的花園感覺，亦讓長者容易辨認。

Ming Wah Dai Ha (MWDH) Phase I Redevelopment project received a Special Mention at the Joint Award by Singapore Institute of Planners (SIP) and Hong Kong Institute of Planners (HKIP) for Excellence in Planning at the SIP Planning Awards 2023, in recognition of its innovative, sustainable and optimised project planning to cope with the challenges of land shortage and high population density, serving as an exemplar for the planning sector of both Hong Kong and Singapore.

MWDH Redevelopment project is carried out in three phases. Adopting the principle of “single site, multiple uses”, the innovative mixed development model provides a diverse mix of unit types together with various community facilities to meet the needs of future residents and neighbouring communities. Completed in 2021, Phase I project comprises two rental blocks where natural lighting, ventilation, aesthetics and multiple factors were taken into full account during the design process. The purple and yellow palettes of the buildings create a unique “garden” community, which also assist the senior residents in wayfinding.



房協物業策劃及發展團隊於9月22日出席於新加坡舉行的頒獎禮，接受「傑出規劃獎」嘉許，表揚明華大廈第一期重建項目的卓越規劃。

On 22 September, HS planning and development team attends the awards presentation ceremony at Singapore to receive a Special Mention for Excellence in Planning for MWDH Phase I Redevelopment project.

豐頤居勇奪建築界國際殊榮

Blissful Place Conferred International Architecture Award

豐頤居榮獲香港設計大獎2023「建築—住宅—已建」類別金獎，充分肯定其為長者居家安老度身訂造的規劃和設計。香港設計大獎由各全球知名設計品牌和工作室組成的 BETTER FUTURE主辦，從整體規劃、設計、建築，以至用料和技術等評核不同範疇的設計作品，表揚有助建設更美好、可持續未來的創新設計。

Blissful Place won the Gold Award in the “Architecture — Residential — Constructed” category of the Hong Kong Design Awards 2023, in recognition of its planning and design approach tailored to the elderly ageing in place. The Hong Kong Design Awards is hosted by BETTER FUTURE, a group of world-renowned design brands and studios. It evaluates design works in different fields in terms of overall planning, design, architecture, materials and technology, and recognises innovative designs that contribute to a better and sustainable future.



房協連奪八項ESG大獎 HS Clinches Eight ESG Awards

房協近月連奪八個與環境、社會及管治(ESG)相關的獎項，其中兩個更是所屬獎項組別的最高殊榮。房協行政總裁陳欽勉表示：「房協支持香港邁向碳中和及可持續發展的策略，一直致力推動ESG，將可持續發展的元素融入各項業務規劃及日常營運當中。房協對接連獲獎感到非常鼓舞，每一個嘉許均意義重大，除印證房協推動ESG的工作備受認同，更鼓勵團隊繼續為市民大眾創建更多優質房屋、宜居環境，及可持續發展的未來。」

HS has recently been honoured with [eight awards on environmental, social and governance \(ESG\) achievements](#), including two highest accolades in the respective categories. HS Chief Executive Officer James Chan said, "HS fully supports the strategies leading Hong Kong towards the goals of carbon neutrality and sustainable development. We spare no efforts in weaving sustainability into our business planning and daily operations. HS is greatly motivated by these awards, as each of them is of significance in recognising our ESG efforts. They also encourage our teams to keep up with the good work of creating more quality homes and building better living environment as well as a sustainable future for the Hong Kong community."



灼見名家
Master Insight
ESG 非凡大獎
ESG Excellence Award



香港公平貿易聯盟
公平企業獎 2022 / 23
Fair Trade Hong Kong's Fair Trade Award 2022/2023
最高殊榮
「鉑金賞」
Platinum Award, the highest accolade



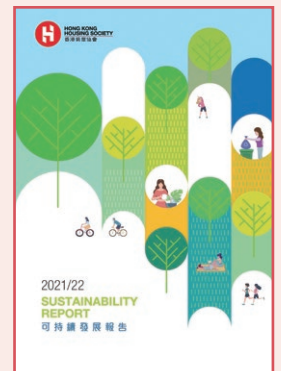
環境社會及企業管治基準學會環境、社會及企業管治成就大獎 2022 / 2023
The Institute of ESG & Benchmark's ESG Achievement Awards 2022/2023
「傑出非政府機構／非牟利機構」類別最高殊榮鑽石獎
Diamond Award, the highest accolade, of the "Outstanding ESG Awards – NGO/NPO Award" category

卓越科技與傳訊 齊獲嘉許 Commendations for Excellence in Technology and Communications



房協榮獲由香港英語財經雜誌《Hong Kong Business》頒發「2023年香港商業卓越科技大獎—網絡與寬頻—公共組織組別」，充分肯定房協近年積極提升網絡設備及實踐數碼轉型的成果。

HS is the proud winner of "Hong Kong Business Technology Excellence Awards 2023 – Network and Broadband – Public Organisation" award by *Hong Kong Business*, an English-language financial magazine in Hong Kong, in recognition of its achievements in network infrastructure upgrades and digital transformation in recent years.



房協 2021 / 22 年報再於多個國際大獎中報捷，分別在美國評選機構 MerComm, Inc. 舉辦的「ARC Awards 2023」、「Galaxy Awards 2023」，以及英國「IADA Awards 2023」中贏得五個獎項。

HS Annual Report 2021/22 has won multiple international accolades, garnering a total of five awards in the ARC Awards 2023 and Galaxy Awards 2023 organised by the US-based MerComm, Inc as well as the UK IADA Awards 2023.



Now 財經台企業品牌成就大獎 2023
Now Finance's Leadership Business Awards 2023

優越 ESG 共融機構品牌大獎
ESG Inclusive Organisation Award of Excellence



新城財經台灣區企業可持續發展大獎 2023
Metro Finance's Greater Bay Area (GBA) ESG Achievement Awards 2023

灣區企業可持續發展大獎、社會可持續發展獎、綠色可持續發展獎及企業管治傑出大獎
GBA ESG Achievement Award, Outstanding Social Sustainable Award, Outstanding Green Sustainable Award and Outstanding Corporate Governance Award



房協在凝動香港體育基金舉辦的「企業『一』起動」計劃中獲嘉許。計劃鼓勵企業帶動員工及家人每天參與一小時體能活動，建立健康生活意識。

HS is recognised as a "SportsHour Organisation" by InspiringHK Sports Foundation. The Scheme encourages organisations to promote the participation of employees and their family members in one-hour physical activities daily, thus fostering a healthy lifestyle.

75周年誌慶活動浪接浪 Celebrations for 75th Anniversary Continue

社區聯繫
COMMUNITY

房協於今年下半年延續75周年誌慶，透過各項活動聯繫社區。房協巡迴展覽自5月底開展，並於7月至10月期間，先後在中環的香港新聞博覽館、荃灣愉景新城以及中環街市展出，讓市民大眾透過珍貴的歷史圖片和影片，以及沉浸式體驗，了解香港房屋發展和房協工作。



房協於港九新界舉辦巡迴展覽，至9月底已吸引逾18,000人次參觀。

HS organises a roving exhibition across Hong Kong, Kowloon and the New Territories, attracting over 18,000 visitors as of the end of September.

As part of its ongoing [75th anniversary celebrations](#) in the second half of the year, HS has staged a variety of activities to connect with the community. Inaugurated in late May, a roving exhibition has been held at the Hong Kong News-Expo in Central, D•PARK in Tsuen Wan, and the Central Market between July and October. The activity has given the public a glimpse into Hong Kong's housing development and the work of HS through valuable historical photos and videos and an immersive experience.



房協於香港書展期間與本地媒體《香港01》及《明報》合作推出問答遊戲，向答對問題的參加者送出75周年桌上遊戲。

Coinciding with the Hong Kong Book Fair, HS stages a quiz game jointly with local media *HK01* and *Ming Pao*, giving away anniversary board games to contestants coming up with the correct answers.



暑期實習生滿載而歸 Summer Interns Gain Fruitful Experiences

一年一度的「暑期實習計劃」圓滿結束。今年6月至8月期間，共有60名有志投身房屋及相關行業的大專生，獲分派到房協不同部門實習。為了讓年輕人盡展潛能，今年的實習生計劃特別增設房協青年意見領袖獎，鼓勵實習生運用年輕人的視角在社交媒體分享對房協的了解和想法。

今年亦新設房協青年策劃人才獎，實習生透過跨部門分組合作，提出有助提升工作效率或客戶體驗的創新方法，並於8月下旬向管理層人員簡報方案。



The annual “Summer Internship Programme” came to a successful close. From June to August this year, a total of 60 tertiary students interested in pursuing a career in housing and related disciplines were assigned to work at different departments of HS as interns. To allow the interns fully unleash their potential, HKHS Young KOL Awards were introduced to the programme this year to encourage students to share their understanding and thoughts about HS on social media, from the perspective of young people.

This year also saw the introduction of a new initiative — the HKHS Young Masterminds Awards to encourage the interns, through cross-division collaboration, to develop innovative solutions that can help enhance work efficiency or customer experience. The interns presented their proposals to HS management in late August.



房協企業傳訊總監梁綺蓮(右一)頒發證書予來自香港理工大學的暑期實習生。

HS Corporate Communications Director Pamela Leung (first from right) presents certificates to summer interns from The Hong Kong Polytechnic University.

「房協友里獎學金」嘉許文憑試傑出考生 Outstanding HKDSE Students Awarded CES Scholarship

「房協友里獎學金」頒獎禮於8月23日舉行。今年共有13名來自八個房協出租屋邨的香港中學文憑考試優異生得獎，各獲頒5,000港元，其中六名學生更考獲30分或以上，獲頒發額外5,000港元的卓越獎賞。

「房協友里獎學金」旨在向居住在轄下出租屋邨並在文憑試表現優秀的學生頒發獎學金，嘉許勤奮向學的年青住戶。自2014年成立以來，共有132名學生獲獎。

At the CES (Caring, Engaging and Smart) Scholarship Award Presentation Ceremony held on 23 August, a total of 13 students from eight HS rental estates were recognised for their outstanding results achieved in the Hong Kong Diploma of Secondary Education Examination (HKDSE). The students were each granted HK\$5,000 while six of them received an additional Award of Excellence of HK\$5,000 for scoring 30 points or above.

The CES Scholarship aims to honour young talents living in HS rental estates who have achieved outstanding results in HKDSE. Since its establishment in 2014, a total of 132 students have been awarded.



房協社區及長者服務總監吳家雯博士(前排右七)、助理總監(物業管理)楊展鵬(前排左七)及其他管理層人員向得獎學生頒發「房協友里獎學金」。

HS Social and Elderly Wellness Director Dr Carmen Ng (front row, seventh from right), Assistant Director (Property Management) Chris Yeung (front row, seventh from left) and other management present the CES Scholarship to the student awardees.