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房協動態

Housing Society Today



房地產科技共享工作室 PropTech Co-working Space Marks

成立一周年
First Anniversary

匯聚創科新動力
Harnessing New Innovative Momentum in Technology



HONG KONG
HOUSING SOCIETY
香港房屋協會

主席的話 Chairman's Message



時光荏苒，轉眼間今期已是最後一次以房協主席身份在《房協動態》跟大家分享房協的發展消息。猶記得2018年我就任主席後首次在這裏跟讀者見面時，《房協動態》的封面故事報導房協以破格思維增加過渡性房屋供應，包括在漁光村推出首個「暫租住屋」計劃。六年後的今天，封面故事則以房協成立的全港首個房地產科技共享工作室慶祝一周年為題。兩者相隔六年，「破格」、「首個」、「創新」繼續是專題報導的關鍵訊息，足證房協多年來不斷與時並進、持續創新，貫徹「房屋實驗室」的角色。

創新科技近年在物業管理的角色愈趨重要，讓物業人員為住客帶來更優質服務。房協去年在粉嶺的房協中心設立房地產科技共享工作室，率先在北部都會區開創房地產科技的孵化基地，匯聚年青創科精英，培育初創企業開發房地產相關的產品及方案，以及進行概念驗證，過去一年已吸引13間初創企業進駐。我們期望開發成果不只應用於房協，亦能惠及業界。過去一年，房協為初創企業提供開發資助，安排專業人員與初創企業分享經驗，初創企業則為房協團隊帶來嶄新的房地產科技知識，可謂雙贏。

憑藉創新精神，我們屢創歷史。百和路項目是房協與政府展開相關合作的首個專用安置屋邨項目。房協於2018年受政府委託發展專用安置屋邨，多年來經歷各種不同挑戰。上月，我與團隊一同到地盤視察工程進度，見證這個為1,200多個家庭提供安樂窩的項目快將落成，心裏感到無限欣慰。在同一地盤，房協同時會興建261個「長者安居樂」單位，締造長幼共融的社區。

年青人是推動創新的重要動力。踏入七月，悠長暑假已經開始，房協今年再為大專院校學生舉辦「暑期實習生計劃」，為業界培育新力軍，為學生們創造一個有意義的暑假，年青人的小宇宙同時亦為房協注入新思維、新動力。

儘管我將於九月卸任主席一職，但我有信心房協團隊將會繼續憑藉靈活創新的精神，為「房屋實驗室」創造更多破格創新的「實驗品」，令房協的發展再創高峰。此刻，讓我以「欲窮千里目，更上一層樓」一語作結。我們必須走得高，才能看得遠，以跳出框框的創新思維向前邁進。千里之行始於足下，只要勇於踏出第一步，便能逐步開拓未來的路向。共勉之。

陳家樂

Time flies. In the blink of an eye, it has come to pass that this issue of *HS Today* marks my final time sharing with you, in my capacity as the Chairman of the Housing Society (HS), the development updates of HS. I still remember when I first met with readers here after taking the helm as the Chairman in 2018, the cover story of *HS Today* highlighted our innovative, out-of-the-box approach to improving transitional housing options, including the launch of the groundbreaking "T-Home" project in Yue Kwong Chuen. Six years later, the cover story of this issue features the celebration of the first anniversary of Hong Kong's first-ever property technology co-working space established by HS. With six years apart, the key messages "groundbreaking", "pioneering" and "innovation" remain central to the feature stories, showcasing HS's unwavering commitment to progressing with the times and continued innovation in its role as a "housing laboratory".

In recent years, innovative technology has played an increasingly important role in property management, driving property managers to offer better service to residents. Last year, HS established the PropTech co-working space at our HS Centre in Fanling, leading the way as an innovation hub for incubating property technology in the Northern Metropolis. This collaborative space brings together start-ups run by young tech talents to develop property-related products and solutions, and conduct proof of concepts. Over the past year, the initiative has attracted 13 start-ups. We hope the development results achieved can be applied to benefit not only HS but also the wider industry. During the past year, a win-win outcome was created, with HS providing development grants to, and arranging knowledge-sharing mentorship conducted by our professional staff, with start-ups in return for new technical know-how in property for the HS team.

Empowered by an innovative spirit, we have been making history all along. The Pak Wo Road project represents HS's first Dedicated Rehousing Estate (DRE) project developed in collaboration with the Government. We have successfully overcome a myriad of challenges since HS was commissioned by the Government for developing DRE in 2018. Last month, I led a site visit with the HS team to evaluate the progress of the Pak Wo Road project and was delighted to see it nearing completion and being ready to house over 1,200 families. Moreover, HS will construct on this very site 261 housing units under the Senior Citizen Residences Scheme to create an intergenerational inclusive community.

Young people are a crucial driving force for innovation. In July when the long summer break began, HS is excited to host the "Summer Internship Programme" again for students from tertiary institutions this year. This initiative aims to cultivate emerging talents in the industry and provide students with a fulfilling summer experience. The young interns' fresh perspectives will fuel HS with new ideas and vibrancy.

Although my tenure as the HS Chairman will end in September, I am confident that the HS team will continue to push boundaries with their innovative spirit at the "housing laboratory", leading to the creation of more groundbreaking projects and propelling the HS to a new height of development. At this moment, let me conclude with the saying, "you must climb up higher to be able to see views a thousand miles away". We must elevate ourselves to gain a broader vision, moving forward with innovative thinking outside the box. A journey of a thousand miles starts with a single step, and as long as we are brave enough to take that first step, we can gradually open up the path to the future. Be encouraged and be inspired!

Walter Chan



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房協冷知識
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。

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適值房地產科技共享工作室成立一周年，房協代表與初創企業於共享工作室聚首一堂，互相切磋交流。

HS representatives convene with start-ups at the PropTech co-working space for a networking event, as the facility celebrates its first anniversary.

房地產科技共享工作室 成立一周年

匯聚創科新動力

PropTech Co-working Space Marks First Anniversary Harnessing New Innovative Momentum in Technology

為培育發展房地產科技方案，建設可持續未來，房協與數碼港合作，於2023年7月在房協位於北部都會區的新辦事處正式成立全港首個房地產科技共享工作室（共享工作室）。在這個創新項目成立一周年之際，就讓我們一同回顧項目於過去一年的成長和發展，項目不但為創新科技注入重要新動力，同時協助推動香港成為智慧城市。

推動專業交流和實地測試

共享工作室主動推出一個概念驗證計劃，率先在北部都會區啟動房地產科技發展，已吸引13間初創企業參與，開發房地產科技產品及方案，進行不同的概念驗證及測試。2024年6月26日，一眾初創企業齊集共享工作室，向房協的項目策劃及管理部人員展示最新的房地產科技產品和方案。過去一年，共享工作室舉辦了多場交流活動，這次分享交流聚會便是其中之一，推動初創企業了解行業遇到的痛點難題，然後將創新意念轉化成實際可行的方案。這些方案涵蓋建築安全、建築材料反欺詐、大廈外牆維修、智慧及綠色建築管理，以及長者服務。

To incubate property technology (PropTech) solutions and build a sustainable future, HS partnered with Cyberport to establish the city's first PropTech co-working space at HS's new office in the Northern Metropolis in July 2023. As we celebrate the first anniversary of this innovative initiative, let's take a look back at its growth and development over the past year, which has not only injected crucial new momentum into innovative technology, but also helped drive Hong Kong's transformation into a smart city.

Driving Professional Exchanges and Field Trials

As a pioneering PropTech development in the Northern Metropolis, the proof of concept (PoC) programme complemented by the co-working space welcomed 13 start-ups to conduct PoC demonstrations and validations for their PropTech products and solutions. On 26 June 2024, representatives of the start-ups gathered at the co-working space to showcase their latest PropTech products and solutions to HS's Projects Division. This sharing and networking session was just one of the numerous exchange activities that have been held over the past year. These events have helped drive start-ups to better understand the pain points and challenges faced by the industry, and then translate their innovative ideas into practical, feasible solutions. These solutions cover areas such as construction safety, construction materials anti-fraud, building façade maintenance, smart and green property management, and elderly services.

過去一年，房協在轄下多個地盤及出租屋邨安排了多次實地測試，例如在百和路、啟德及石排灣道工程項目，以及勵德邨、觀塘花園大廈等。透過測試及知識交流，房協同事亦能認識在推動可持續營運上的嶄新科技。

這個概念驗證計劃的其中一個吸引之處，是房協會向初創企業提供開發資助，以茲鼓勵，其中三間初創企業獲得20萬港元資助，而另外十間則各獲10萬港元。房協與數碼港的合作先為期五年，共分三個階段實施，每個階段為期18個月，預計可以引入逾40間初創企業。

概念驗證計劃的首階段將於2024年10月結束，而第二階段即將展開招募，並於2024年8月初舉辦簡介會，接收申請。概念驗證計劃的第二階段同樣為期18個月，於2024年11月至2026年5月期間進行。

全天候推動創意

位於粉嶺的房地產科技共享工作室佔地兩層，約8,000平方呎，提供現代化和舒適的工作環境，設有各類型設施，包括獨立的商務辦公室、固定工作站、靈活辦公桌、展示區、會議室及休閒空間。共享工作室全天候24小時開放，並率先採用數碼港初創企業研發的創新科技產品，包括辦公室機械人和智慧電話亭。

Throughout the year, various field trials were arranged at HS's various construction sites and rental estates such as Pak Wo Road, Kai Tak and Shek Pai Wan Road projects, Lai Tak Tsuen, Kwun Tong Garden Estate and more. Through the trials and knowledge exchanges, our staff members were also updated on the cutting-edge technologies that drive sustainable operations.

One of the appealing aspects of the PoC programme is that HS offers development grants to encourage start-ups' participation. Three start-ups were awarded HK\$200,000 each, while the other ten received HK\$100,000 each. Divided into three 18-month cohorts, the collaboration programme between HS and Cyberport is initially set for five years. It is anticipated that this programme will onboard over 40 start-ups.

While the first cohort of the PoC programme will conclude in October 2024, the second cohort recruitment will commence soon. An introductory session for the second cohort, running from November 2024 to May 2026 for another 18 months, will be held in early August 2024 to invite applications.

Perpetuating Creativity Around the Clock

Spanning across two floors and encompassing about 8,000 square feet, the PropTech co-working space located in Fanling offers a modern and comfortable workplace equipped with diverse facilities such as private business offices, fixed workstations, flexible desks, a showcase area, meeting rooms and communal spaces. Operating round-the-clock, the co-working space is the first to adopt innovative technology products developed by Cyberport start-ups, including multi-functional robot receptionist and smart phone booth.



2024年6月，房協總監（物業管理）潘源舫（左六）與數碼港行政總裁鄭松岩博士（右五）歡迎由特區政府房屋局副局長戴尚誠（右六）率領的代表團到訪房地產科技共享工作室。

HS Director (Property Management) Sanford Poon (sixth from left) and Cyberport CEO Dr Rocky Cheng (fifth from right) welcome a delegation led by the Under Secretary for Housing of the HKSAR Government Victor Tai (sixth from right) at the PropTech co-working space in June 2024.



房地產科技共享工作室創三贏

PropTech Co-working Space Fosters a Triple-Win Scenario

「過去一年，房協繼續擔當『房屋實驗室』的角色，透過全港首個房地產科技共享工作室培育年輕科技人才。我們看到共享工作室不單只讓初創企業按其專長及技術開發方案，更促使他們進行跨專業的交流及合作，創造協同效應及擴大研究方案的效益。部分初創企業更將成果進一步推展至房地產業界以外的技術應用，相信對香港發展成為智慧城市可作出一點貢獻。我們期望這個『房屋實驗室』能孕育出更多實驗品，不僅對初創企業和房協有幫助，也能造福整個房地產業界。」

“Over the past year, HS has continued to play its role of ‘housing laboratory’ by incubating young tech talents through the city’s first PropTech co-working space. The co-working space not only allows start-ups to develop PropTech solutions with their expertise and technologies, but also promotes their multi-disciplinary exchange and collaboration to gain synergy and maximise the benefits of the solutions. Some of the start-ups further extended the use of their solutions beyond the property industry. We believe it helps contribute to transforming Hong Kong into a smart city. We anticipate conducting more novel experiments at the ‘housing laboratory’, resulting in triple benefits for HS, start-ups as well as the broader property industry.”



房協政策研究及業務創新主管伍榮廷
Nettie Ng, HS Head of Policy Research and Business Innovation



DefyPay行政總裁及聯合創辦人陳啟康
Perry Chan, CEO and Co-founder of DefyPay

初創企業心聲

Voices from the Start-ups

「我們開發建築材料反欺詐系統，防止建材在檢測過程中出現欺詐成份。我們利用區塊鏈、物聯網等技術，確保建材檢測結果真確。房協與數碼港舉辦的交流會讓我們與業內人士切磋，助我們優化科技方案，並為我們與眾多有實力的潛在客戶建立連繫。」

“We developed an anti-fraud system for construction materials to prevent fraudulent activities during the inspection process. By leveraging technologies such as blockchain and Internet of Things (IoT), we ensure the authenticity of the material test results. The networking events organised by HS and Cyberport allowed us to engage with industry peers, helping us optimise our technological solutions, and establishing connections with many capable, potential clients.”



天空社聯合創辦人潘錫恒
Ken Poon, Co-founder of Team Concepts

「我們利用人工智能及物聯網技術，監察建築工人的健康狀況和身處工地的位置。房協同事很友善坦誠，協助我們的產品在工地測試，我們亦有機會跟安全主任和工人溝通，了解他們遇到的問題。共享工作室的良好環境，讓客戶來到這裏與我們會面，也會對我們更有信心。」

“We utilise artificial intelligence (AI) and IoT technologies to monitor the health conditions and on-site locations of construction workers. HS colleagues are friendly and candid, assisting us in conducting field trials for our products. We also had the opportunity to communicate with safety officers and workers to understand their challenges. The co-working space instils confidence in our clients when they come to meet with us.”

「我們利用人工智能和無人機檢測大廈。過去一年，房協對我們的幫助很大，讓我們了解物業維修程序。我們每隔數月便會出動到房協的出租屋邨做檢測，至今已到訪五個屋邨測試。」

“We use AI and drones to inspect buildings. Over the past year, HS has been instrumental in providing us with valuable insights into property maintenance procedures. Every few months, we deploy our solutions to HS’s rental estates for inspections, and have visited five estates so far for testing purposes.”



Alpha AI聯合創辦人及行政總裁何進一
Desmond Ho, Co-founder and CEO of Alpha AI



初創企業與房協同事在房地產科技共享工作室交流。
A start-up interacts with HS colleagues at PropTech co-working space.

13間初創企業開發重點

Innovation Focus of the 13 PropTech Start-ups

類別 Category	初創數目 Number of Start-ups
建築安全 Construction Safety	3
建築過程反欺詐 Construction Anti-fraud	2
物業維修及外牆檢測 Building Maintenance and Façade Inspection	3
智慧及綠色物業管理 Smart and Green Property Management	3
長者服務 Elderly Services	2
總數 Total	13

勇於創新 融入業務運作 Embracing Innovation Across Operations

房協與時並進，積極在業務營運中引入新科技提升工作效率。物聯網便是其中一項創新科技。自2021年起，房協在轄下出租屋邨和長者住屋項目安裝濕地感應器協助檢測漏水。所有新項目的建築地盤亦已實施「智慧工地安全管理系統」。透過這個中央管理平台，工程團隊可實時監察和分析地盤施工數據，識別安全隱患。

在長者服務方面，房協成立「樂活安居生活實驗室」，透過這個真實測試平台，以用家體驗為主導，培育發展樂齡科技產品，提高長者居民的生活質素。未來，房協將繼續秉持創新理念營運，做好香港「房屋實驗室」的角色。

Keeping pace with the times, HS has proactively introduced new technologies across its operations to enhance work efficiency. IoT is one such novel technology. Since 2021, HS has been installing wet floor sensors in its rental estates and elderly housing projects to detect water leakage. At construction sites, a “Smart Site Safety System” has been implemented in all new projects. With this centralised management platform, the project team can identify potential safety hazards through real-time monitoring and analysis of site construction data.

In elderly services, HS has established the Age-Friendly Home Living Lab, a real-life testing platform that prioritises user experience to nurture the development of gerontechnology products, improving the quality of life for elderly residents. Going forward, HS will continue to uphold an innovative mindset in its operations, fulfilling its role as Hong Kong’s “housing laboratory”.

「樂翹軒I」完成抽籤 Ballot Drawing Completed for “Eminence Terrace I”



房協的專用安置屋邨資助出售房屋項目「樂翹軒I」，於2024年2月至3月期間接受指定人士申請，共收到近400份申請，並已於2024年4月19日進行電腦抽籤，決定申請人揀選單位的優先次序。符合資格的申請人於2024年6月按其優先次序選購單位，並已售出122個單位。「樂翹軒I」為全港首個採用混凝土「組裝合成」建築法興建的資助出售房屋項目，合共提供300個單位。

“Eminence Terrace I”, a Subsidised Sale Flats (SSF) project of Dedicated Rehousing Estate, was launched for application by nominated applicants from February to March 2024, with a total of nearly 400 applications being received. HS conducted [the computer ballot drawing on 19 April 2024](#) to determine the priority sequence for flat selection by the applicants. Eligible applicants were invited to select flats in June 2024 according to their priority sequence and a total of 122 flats were sold. “Eminence Terrace I” marks the first SSF project built with concrete Modular Integrated Construction (MiC) in Hong Kong, offering a total of 300 flats.

物管員工換新裝 Refreshed Attire for Property Management Staff

房協出租屋邨的物業管理員工於2024年6月起陸續更換新制服，包括主任、技工及管理員，以全新形象服務居民。新制服以藍色和灰色作為主調，物料和剪裁均經過悉心設計。主任級員工的新制服以外套配襯T恤和白波鞋，更顯年青活力；技工及管理員制服則由恤衫改為T恤，工作褲配以橡根頭和多口袋，更方便工作。物管員工上一次更換新制服已是2014年。



Starting from June 2024, a new set of uniforms will be gradually introduced for the property management staff of HS rental estates, including the officers, technicians and building supervisors, serving the tenants with a refreshed image. Featuring a colour scheme of blue and grey, the new uniforms are thoughtfully designed with extra attention to the materials and cutting. The officers will be newly dressed with a blazer, paired with a T-shirt and white trainers, highlighting the youthful and energetic spirit of the staff. The technicians and building supervisors will also have their tops switched from shirts to T-shirts, complemented by work trousers fitted with elastic waistband and multiple pockets, so as to facilitate their work. The last time HS property management staff got a new design of the uniform was in 2014.

主席視察百和路項目 Chairman Inspects Pak Wo Road Project

房協主席陳家樂於6月親身前往粉嶺，視察百和路專用安置屋邨項目的工程進度。該項目預計於2024/25年度落成，將提供約1,200個出租及資助出售單位。上址亦會另外提供約260個「長者安居樂」住屋單位。

項目坐落於北部都會區，將會是房協首個落成的專用安置屋邨項目，為受政府發展清拆行動影響的合資格住戶提供免入息審查的安置安排。

HS Chairman Walter Chan visited the Dedicated Rehousing Estate (DRE) project on Pak Wo Road in Fanling in June to take a close look of the construction progress. The project is expected to be completed in 2024/25, offering about 1,200 subsidised units for rent and for sale. The site will also accommodate another project under the Senior Citizen Residences Scheme with around 260 elderly flats.

Situated at the Northern Metropolis, the project will be the first completed DRE project of HS. It offers non-means-tested rehousing arrangements for eligible households affected by the Government's development clearance.



房協主席陳家樂（左三）於6月參觀粉嶺百和路專用安置屋邨項目的最新工程進展。

In June, HS Chairman Walter Chan (third from left) visits the DRE project at Pak Wo Road in Fanling to understand its latest progress.

於平機會活動推廣永續共融 Promoting Sustainability and Inclusion at EOC Event

房協行政總裁陳欽勉於2024年7月15日出席由平等機會委員會主辦的「全民暢達@香港研討會」，以「樂齡居所 全齡社區」為題擔任演講嘉賓，分享房協在長者房屋及相關服務的經驗，尤其透過精心的長者友善設計及樂齡科技的應用，讓長者居家安老。他亦介紹了房協近年進行的無障礙及可改動住宅單位設計研究，以及房協在締造跨代共融社區方面的可持續發展願景。



房協行政總裁陳欽勉於平機會的研討會上分享房協在長者房屋及相關服務的經驗。

HS Chief Executive Officer James Chan shares HS's experience in providing elderly housing and related services at the EOC symposium.

On 15 July 2024, HS Chief Executive Officer James Chan attended the "Accessibility for All@Hong Kong Symposium" organised by the Equal Opportunities Commission (EOC) as a guest speaker, and gave a speech on "Creating Age-friendly Homes and Intergenerational Communities", sharing HS's experience in providing elderly housing and related services, in particular helping seniors age in place with the meticulous age-friendly designs and the application of gerontechnology. Chan also introduced HS's recent studies on accessible and adaptable flat designs, and its vision of creating intergenerational communities that promote inclusion and sustainability.

分享「組裝合成」、建築及房地產科技發展 Sharing Insights on Advancement of “MiC”, Construction and Property Technologies

房協總監（項目策劃及管理）張冠華於2024年5月13日應香港測量師學會物業設施管理委員會的邀請，以房協首個「組裝合成」建築法(MiC)項目「松悅樓」，以及全港首個MiC資助出售房屋項目「樂翹軒I」為例，與業界分享MiC項目管理經驗。

另外，他亦於2024年7月8日出席由香港應用科技研究院主辦的建築及房地產科技聯盟啟動禮，並於座談會上分享房協如何利用科技推動建築安全和可持續發展。

On 13 May 2024, HS Director (Projects) Franco Cheung was invited by the Property and Facility Management Committee of the Hong Kong Institute of Surveyors to share with the industry his experience in managing projects that adopt Modular Integrated Construction (MiC) with HS's first MiC project, "Chung Yuet Lau", and the city's first MiC Subsidised Sale Flats project, "Eminence Terrace I".

Separately, on 8 July 2024, Cheung attended the Official Launch Ceremony of the ConTech & PropTech Alliance organised by the Hong Kong Applied Science and Technology Research Institute, and shared with the audience how HS promoted building safety and sustainable development by harnessing technological advancements.



房協總監（項目策劃及管理）張冠華（右六）分享「組裝合成」建築法的項目管理經驗。

HS Director (Projects) Franco Cheung (sixth from right) shares his experience in managing MiC projects.



張冠華（左三）於建築及房地產科技聯盟啟動禮上談到房協在相關範疇的工作。

Cheung (third from left) shares the work of HS in the respective field at the Official Launch Ceremony of the ConTech & PropTech Alliance.

沙田區議員參觀松悅樓 Sha Tin District Council Members Visit Chung Yuet Lau

房協長者房屋項目「松悅樓」剛於2024年3月落成。為讓持份者進一步了解此嶄新項目的特色，房協於2024年4月30日為沙田區議會房屋及發展規劃委員會代表安排實地參觀，並向一眾嘉賓簡介項目特色、應用MiC興建的優點等，議員亦參觀了長者友善設計單位，以及試用康樂中心內專為跨代共融而設的器材。

HS's elderly housing project "Chung Yuet Lau" was completed in March 2024. On 30 April 2024, a site visit was arranged for members of the Housing and Development Planning Committee of the Sha Tin District Council, allowing our stakeholders to better understand the features of this brand new project. The members were briefed on the features of the project, the benefits of adopting MiC construction and more. They also toured the units with elderly friendly design and tried out the equipment designed for promoting intergenerational solidarity in the lounge.



明華大廈重建項目獲頒優異獎 MWDH Redevelopment Project Bestowed Merit



房協憑明華大廈重建項目於2024年7月舉行的香港測量師學會大獎2024「規劃」組別中獲頒優異獎。該重建項目重視社區和跨代共融生活，在重建過程中亦原地保留舊有建築元素，並著力推動可持續發展的建築。明華大廈於2011年起以綜合重建模式分三期重建。第一期重建項目共有966個單位，已於2021年落成和入伙。第二期重建項目的地基工程於2023/24年度展開。

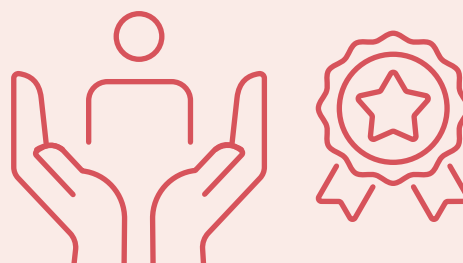
HS was honoured with the Merit in the "Planning" category of the HKIS Awards 2024 for Ming Wah Dai Ha (MWDH) redevelopment project in July 2024. The concepts of social inclusion and intergenerational living are valued in the redevelopment project. There is in-situ preservation of existing building elements in the course of redevelopment, while promoting sustainability at the same time. An Integrated Redevelopment Model is adopted by the three phased MWDH redevelopment project. The Phase I Redevelopment with 966 units was completed and occupied in 2021, followed by the commencement of foundation works of Phase II Redevelopment in 2023/24.



優質顧客服務獲金獎 Gold Award for Customer Service Excellence

「房協友里」團隊於2024年5月在香港優質顧客服務協會舉辦的優質顧客服務大獎「優秀組別獎：外勤服務」組別勇奪金獎。「房協友里」是由社工、職業治療師和服務主任組成的跨專業團隊，以關懷、參與、智能應用的服務理念，為屋邨居民提供各類支援服務，促進居民之間的互助精神，並支援長者居家安老。

In May 2024, the CES (Caring, Engaging and Smart) Team received the Gold Award in the category of "Team: Field & Special Service" at the Customer Service Excellence Awards, organised by the Hong Kong Association for Customer Service Excellence. The CES Team is a multi-disciplinary team composed of social workers, occupational therapists and service officers. With the service values of "Caring", "Engaging" and "Smart", the Team provides various support services to tenants, promotes mutual help among the neighbourhood, and assists elders in ageing in place.



減碳社區計劃三度獲獎

Community ESG Programme Wins Triple Awards



房協企業傳訊總監梁綺蓮（左七）與房協團隊一同出席「忠誠度與聯繫大獎2024」頒獎禮。

HS Corporate Communications Director Pamela Leung (seventh from left) and HS colleagues attend the Loyalty & Engagement Awards 2024 ceremony.

房協在MARKETING-INTERACTIVE舉辦的「忠誠度與聯繫大獎2024」中，憑「[萬家減碳FUN獎賞](#)」鑽禧社區計劃在「最佳環保忠誠度推廣活動」組別中榮獲銀獎，表揚房協凝聚持份者的努力。頒獎禮於2024年4月舉行。此計劃亦同時於「營銷活動大獎2024」中的「最佳環境、社會和企業管治營銷活動」及「最佳創新營銷活動」組別中獲得銅獎。

為期半年的「萬家減碳FUN獎賞」為全港最大規模的屋邨減碳活動，亦是房協75周年的慶祝活動之一，鼓勵居民在衣食住行四方面進行減碳任務，共有超過13,000個房協出租屋邨家庭參與，成功減少近90萬公斤的碳排放，相等於七個維多利亞公園的樹木量一整年所吸收的碳排放量。

In the Loyalty & Engagement Awards 2024 organised by MARKETING-INTERACTIVE, HS's [Community ESG Programme](#) was honoured with the Silver Award in the "Best Eco-Loyalty Initiative" category in recognition of its efforts in bringing together stakeholders. The award presentation ceremony was held in April 2024. The programme was also conferred two Bronze awards in the "Best ESG Event" and "Best Innovation Event" in the Marketing Events Awards 2024.

The six-month programme is the largest estate-based carbon reduction campaign in Hong Kong and part of the celebrations for the 75th Anniversary of HS, encouraging residents to complete carbon reduction missions in the areas of clothing, food, living and walking. The programme attracted participation from over 13,000 households in HS rental estates and successfully achieved the reduction of nearly 900,000 kilograms of carbon emissions, which is equivalent to the amount of carbon dioxide absorbed by seven times the number of trees in Victoria Park in a year.

可持續發展優秀表現獲嘉許

HS Commended for Outstanding Sustainability Performance

房協於2024年6月28日在《明報》主辦的「環境、社會及企業管治大獎」中榮獲「卓越ESG企業大獎」，以「組裝合成」建築法興建的乙明邨松悅樓同時榮獲「卓越ESG革新大獎」，表揚房協積極推動可持續發展的卓越表現。

另外，房協於香港公平貿易聯盟舉辦的「公平永續大賞2023/24」中獲頒「特優貢獻獎」，肯定房協在推動可持續發展方面的貢獻。

HS received the "Excellent ESG Enterprise Award" in the Ming Pao ESG Award 2024 on 28 June 2024, while Chung Yuet Lau, built with the Modular Integrated Construction method, at Jat Min Chuen was honoured with the "Excellence in ESG Innovation Award". The accolades recognise HS's outstanding performance in fostering sustainability development.

Furthermore, HS received the "Distinguished Achievement Award" at the Fair Trade & SDG Awards 2023/24 organised by Fair Trade Hong Kong, acknowledging HS's contributions to sustainable development.



長者項目入圍國際獎項

Elderly Projects Named Finalists for International Awards

房協於新加坡Ageing Asia主辦的「第十二屆亞太區創新老年照護項目大獎」中共有四個項目獲入圍，包括以「房協友里」推動的跨代共融屋邨項目，入圍「年度最佳創新獎—跨代共融社會參與」，以及憑「豐頤居」入圍「年度最佳設施獎—居家安老」、「年度最佳室內設計獎」和「年度最佳護理服務居所設計獎」。

HS had its projects shortlisted as finalists in four categories of the 12th Asia Pacific Eldercare Innovation Awards organised by Ageing Asia in Singapore. This included recognition for a project promoting intergenerational friendly estates for sustainable living by the CES (Caring, Engaging and Smart) Team in the category of “Innovation of the Year – Intergenerational Social Engagement”. Additionally, Blissful Place was named as a finalist in the categories of “Facility of the Year – Ageing-in-Place”, “Design of the Year – Interior Design” and “Design of the Year – Care Suite”.



房協社區及長者服務總監吳家雯博士（左二）出席「第十二屆亞太區創新老年照護項目大獎」頒獎禮。

HS Social and Elderly Wellness Director Dr Carmen Ng (second from left) attend the 12th Asia Pacific Eldercare Innovation Awards ceremony.

年報再奪國際大獎

More International Accolades for Annual Report

房協2022/23年報於2024年5月在Astrid大獎中，奪得「年報：可持續發展」組別的项目大獎。Astrid大獎由美國Mercomm, Inc.舉辦，大會今年收到來自11個國家、近260個作品參賽。另外，年報亦於「澳大拉西亞年報獎2024」中獲得金獎，而可持續發展報告則獲得銅獎。

HS Annual Report 2022/23 won the Grand Award in the category of “Annual Reports: Sustainability” in the Astrid Awards in May 2024. Organised by the US-based Mercomm, Inc., the awards received nearly 260 entries from 11 countries this year. In addition, the Annual Report was honoured with the Gold Award at the “Australasian Reporting Awards 2024”, while the Sustainability Report received the Bronze prize.



環保由您做起

Eco Endeavour Begins with You

房協推動環保工作不遺餘力，於過去數個月為居民舉辦多個環保活動。2024年2月至5月期間，房協邀請香港專業教育學院房地產及物業管理高級文憑課程學生，在30個房協轄下的出租屋邨及屋苑舉辦攤位遊戲，提升居民的環保意識。

此外，房協自2024年3月起舉辦多場升級再造工作坊，教育居民善用膠樽、紙皮、破舊雨傘等剩餘物資，以創意將其升級再造，成為與衣食住行相關的實用物品，將環保和減廢變成生活習慣。

Sparing no effort in promoting environmental protection, HS organised a host of eco-friendly activities for its tenants over the past few months. From February to May 2024, HS invited students from the Higher Diploma in Real Estate and Property Management programme of the Hong Kong Institute of Vocational Education (IVE) to set up game booths in 30 HS rental estates and properties, with the aim of raising environmental awareness among tenants.

Since March 2024, HS has organised a number of upcycling workshops, aiming to teach tenants the creative knack for turning leftover materials, such as plastic bottles, cardboard and shabby umbrellas, into useful items for daily necessities. This initiative helps tenants integrate environmental protection and waste reduction habits into their daily routine.





暑期實習生為房協注入活力 Summer Internship Infuses HS with Vibrancy

房協一向重視人才培訓，每年暑假都會舉辦「暑期實習生計劃」，安排來自各大專院校的學生成為房協實習生。今年的實習生計劃於2024年6月17日開鑼，吸引63名大專學生參加，房協根據其修讀科目及興趣安排他們到相關部門工作，獲取實戰經驗，為日後投身職場鋪路。

房協安排實習生到房協展覽中心和長者安居資源中心參觀、出席員工行為守則講座、接受演講技巧培訓等。實習生不但在房協吸收新知識，亦為房協帶來新思維。他們分組合作，就房協現行工作提出改善建議和新想法，稍後並向房協管理人員匯報方案，競逐「房協青年策劃人才」獎。

房協今年亦繼續與其他院校及機構合作，如透過社會福利署的影子領袖師友計劃，為逾60名大專生及中學生提供工作實戰機會。

Talent development has always been a top priority for HS. Each year, HS organises the "Summer Internship Programme", offering internship opportunities to students from various tertiary institutions. The internship programme for this year kicked off on 17 June 2024, drawing in 63 tertiary students who have been assigned to departments that match their academic background and interests, allowing them to gain hands-on experience and prepare for their future careers.

The interns were arranged to visit the HS Exhibition Centre and the Elderly Resources Centre. They also attended a seminar on the employees' code of conduct as well as a workshop on presentation skills. Through these activities, the interns not only acquire new knowledge, but also bring fresh perspectives to HS. They will work in groups to propose improvement measures and new ideas for the current operations of HS, which will later be presented to the management, competing for the "HKHS Young Masterminds Awards".

This year, HS continues to collaborate with other institutions and organisations, such as the Job Shadowing Mentorship Scheme of the Social Welfare Department, to provide work opportunities for over 60 tertiary and secondary school students.



Derek

項目策劃及管理部
Projects Division

香港大學主修建築學
Majoring in Architectural Studies,
The University of Hong Kong

「透過在部門親身參與工作，我了解到建築行業的運作及不同崗位的職責。這些體驗令我明白建築設計也要顧及住戶的日常生活。同事亦抽空教我很多專業知識，令我獲益良多。」

"By working in the division, I have gained a deep understanding of the operations of the construction industry and the responsibilities of various positions. These experiences have made me aware of the importance of considering residents' daily lives in architectural design. Colleagues have also taken the time to teach me professional knowledge, which has been greatly beneficial to me."



Anna

物業管理部
Property Management Division

香港大學主修城市研究
Majoring in Urban Studies, The University of Hong Kong

「我主要負責記錄屋邨的維修工作，有助增強我的數據分析、解決問題和項目管理能力。將來，我希望可以投身城市規劃或房屋發展的工作。」

"I am primarily responsible for documenting estate maintenance work, which helps enhance my skills in data analysis, problem-solving and project management. In the future, I aspire to contribute to the urban planning or housing development work."

嘉許出色居民義工 Outstanding Tenant Volunteers Commended

為了表揚居民積極參與義工服務，在出租屋邨推廣鄰里互助精神，「房協友里」團隊於2024年6月18日舉辦義工嘉許禮，向逾150名居民義工頒發金、銀、銅獎，其中獲得最高服務時數榮譽大獎的個人義工來自觀塘花園大廈，服務時數高達777小時。另外，觀龍樓奪得最高義工服務時數屋邨金獎，銀獎是乙明邨，而觀塘花園大廈則獲得銅獎。

The CES (Caring, Engaging and Smart) Team organised the Volunteer Service Award Ceremony on 18 June 2024, in recognition of the dedicated participation of

tenants in volunteer service, while also promoting mutual support in the neighbourhood of HS's rental estates. Over 150 tenant volunteers were awarded the gold, silver and bronze awards. The individual volunteer honoured with the Most Service Hours Award came from Kwun Tong Garden Estate, having completed 777 hours of volunteer service. On the other hand, the gold, silver and bronze awards for estates with the most service hours went to Kwun Lung Lau, Jat Min Chuen and Kwun Tong Garden Estate respectively.



雙親節 表謝意 Gratitude on Parents' Day

房協夥拍煤氣公司於2024年6月8日舉辦慶祝雙親節活動，邀請藝人在彩頤居表演及派發福袋，彩頤居義工並以比賽形式包糰，將完成品送贈予彩頤居居民及院舍住客，分享節日喜悅。逾500名義工、「長者安居樂」住屋計劃其他項目、出租屋邨長者及其家人透過線上及線下形式參與活動，共度愉快的下午，場面溫馨熱鬧。

HS partnered with Towngas to host a Parents' Day celebration event on 8 June 2024 at Cheerful Court, featuring performances by artistes and gift bags giveaways.

Cheerful Court volunteers took part in the rice dumpling-making contest, and the finished products were shared with residents of Cheerful Court and its residential care home for the elderly, spreading the festive joy. The event saw the participation of more than 500 volunteers, elderly residents and their family members from other Senior Citizen Residences Scheme projects and rental estates, coming together both online and offline to enjoy a heartwarming and lively afternoon.



房協《邨JUMP!》慈善籃球賽奪獎

Team HS Wins the “WELL DUNK!” Charity Basketball Tournament



房協連續四年支持由凝動香港體育基金舉辦的《邨JUMP!》企業慈善三人籃球邀請賽，派出同事與青年人組隊參賽。經過數月的小組賽及複賽，房協最終於2024年7月13日的決賽中勇奪銀碟賽冠軍。

HS has been sponsoring the “WELL DUNK!” Corporate Charity 3x3 Basketball Tournament organised by InspiringHK Sports Foundation for four years in a row, where HS colleagues join forces with young players to compete in the games. After several months of group matches and semi-finals, HS eventually won the Silver Plate Champion in the finals on 13 July 2024.

房協冷知識 Did You Know?

祈德尊新邨「穿窿」設計的秘密

The Secret of “Openings” in Clague Garden Estate

位於荃灣的祈德尊新邨於1989年落成，是房協首個住宅發售計劃項目。這個項目在建築設計上滿佈心思，更於1991年獲得香港建築師學會的「設計優異獎」。

Clague Garden Estate, located in Tsuen Wan and completed in 1989, stands as HS's pioneering Flat-for-Sale Scheme project. The estate's thoughtful architectural design earned it the Certificate of Merit from the Hong Kong Institute of Architects in 1991.



「穿窿」大圓形 Large circular openings

由於屋邨四周當時是平地，風力較大，部分樓層需要拉樑穩固結構。樑上的大圓形設計是為了增加通透感，以免阻擋景觀。

As the estate was exposed to strong wind due to its flat surroundings, tension beams were incorporated into the structures. The large circular openings in the beam design ensures unobstructed views.

屋邨小綠洲 A small oasis in the estate

邨內設有休憩園林和大水池，並有營造飄浮感的石砌景觀。

The estate boasts a recreational garden adorned with a large fountain featuring stone elements.



照顧長中青幼 Care for residents of all ages

設有幼稚園、兒童遊樂場、青年中心、運動場、長者康樂室，以及提供年長者居住單位的松明舍。

Equipped with a kindergarten, children's playground, youth centre, sports ground, elderly lounge, and Elderly Persons' Flats at Chung Ming Sheh.