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房協動態

Housing Society Today

長者房屋 屢獲殊榮

貼心照顧每一位

HS Elderly Housing
Earns Top Honours
for Caring About Every Senior



松悅樓

Chung Yuet Lau



HONG KONG
HOUSING SOCIETY
香港房屋協會

主席的話 Chairman's Message



很高興首次以房協主席身份在《房協動態》跟大家見面。能夠擔任房協主席，我深感榮幸，亦覺任重道遠。我期望在未來三年與房協監事會、執委會以及管理層，延續房協建屋惠民的使命，並繼續探討更多創新嘗試。

房協要實踐「創建宜居、永續共融」的願景，必須要有規劃視野，掌握社會需要。房協早於二十多年前已預視香港人口老化所帶來的住屋需求，尤其是「雙老化」現象，即人口和建築物同時老化。試想像，當長者自理能力下降，居住環境配套未能配合，例如屋苑通達設施不足以至未能方便出行，或輪椅無法進入家居的浴室和廚房，他們如何安居呢？為此，房協積極發展配備長者友善設計的房屋和服務，並研究通用設計與無障礙設計的應用、推動跨代共融社區、提倡居家安老。我深信這些工作均有助構建幸福和諧社區，推動香港的可持續發展。

至今，房協已經推出多個長者房屋項目，包括資助式的「長者安居樂」住屋計劃和出租屋邨單位松悅樓，以及非資助的長者住屋雋悅，全面照顧不同經濟能力長者的福祉及需要。今期封面故事特別為大家送上這三個項目近日連奪多項殊榮的喜訊，印證房協多年來靈活創新，充分發揮「房屋實驗室」的角色。

「雙老化」問題，我們可以「雙智慧」應對，即是從智慧家居到智慧社區。房協一方面推廣及善用樂齡科技提升長者自主生活的能力，鼓勵居家安老；另一方面透過不同活動把長幼共融的概念帶到社區。房協以沙田乙明邨為試點，於2022年推出「齊樂同行」跨代共融計劃，透過趣味遊戲和新興運動，為「老、中、青、幼」創造互動的遊樂空間。房協一向關心居民的生活質素，亦重視締造幸福感，在提升屋邨環境方面不遺餘力，多年來除了增設長者友善及無障礙設施、增建屋邨升降機外，更在屋邨注入藝術美化元素和綠化空間。

房協的成功，有賴各界持份者的堅實支持。上月，房協得到12間銀行的踴躍支持，簽訂了120億港元銀團貸款，彰顯銀行界對房協未來發展充滿信心。在未來五至十年，房協將迎來史無前例的建屋高峰，我們會傾力為未來業務做好資源規劃及風險管理。

行政長官剛於兩周前公布了新一份施政報告，房協支持當中有關完善置業階梯、打擊濫用公屋及推動房屋建築和管理數字化的措施，並將積極探討可行的相應措施，以配合政府的整體政策。我期望與各界持份者繼續攜手合作，為市民建設更多理想的可持續居所和社區。

凌嘉勤教授

I am excited to meet each and every one of you in *HS Today* for the first time in my capacity as the Chairman of HS. It is a great honour for me to assume this role and I am keenly aware of the challenging journey and huge responsibilities that lie ahead. In the next three years, I look forward to working closely with the HS Supervisory Board, the Executive Committee, and the management team to continue HS's mission of providing quality homes and to further explore new and innovative initiatives.

To achieve its vision of "Creating Homes for Sustainable Living", HS must be a visionary to address societal needs. HS well anticipated the housing needs arising from Hong Kong's ageing population as early as some 20 years ago, particularly the phenomenon of "double ageing", where both the population and buildings age simultaneously. Imagine a situation where the elderly suffer from declining functional ability while the support needed in their living environment is not adequate, so much so that their mobility is trammled by a lack of accessibility features, or the bathrooms and kitchens in their homes are inaccessible to wheelchairs, then how can these elderly residents age in their places? To this end, HS takes the lead to develop elderly housing and services with age-friendly features, explores the application of universal and accessible designs, promotes intergenerational communities, and advocates ageing in place. I truly believe that these initiatives will help create a sense of well-being and a harmonious community, contributing to the sustainable development of Hong Kong.

So far, HS has launched quite a few elderly housing projects, including the subsidised Senior Citizen Residences Scheme, the rental units of Chung Yuet Lau, and the non-subsidised elderly housing project The Tanner Hill. These initiatives are designed to provide comprehensive and thoughtful care to the older persons from diverse backgrounds. The cover story of this issue highlights the exciting news that all the above three elderly housing projects have been crowned multiple awards, showcasing HS's commitment to being agile and innovative as demonstrated by its role as a "housing laboratory".

The problem of "double ageing" can be tackled with a "double smart" approach, encompassing everything from smart homes to smart communities. On the one hand, HS promotes and leverages gerontechnology to enhance the elderly's ability to live independently, encouraging ageing in place. On the other hand, we foster intergenerational harmony within the community through different activities. For instance, HS piloted an intergenerational solidarity programme at Jat Min Chuen in Sha Tin in 2022, where play spaces with fun games and new sports are created for people of all ages to interact with each other. HS strives to improve the quality of life and create a sense of well-being for residents. Over the years, HS has been sparing no effort in enhancing the environment in various estates by providing more age-friendly and barrier-free facilities, installing additional lifts, infusing artistic elements and creating more green spaces at the estates.

The success of HS is made possible by the ardent support of stakeholders from all sectors. Last month, HS signed HK\$12 billion syndicated loan facilities with enthusiastic response from 12 banks, showing the banking sector's confidence in HS's future development. HS is braving an unprecedented peak in housing construction over the next five to ten years. We will make every effort in resources planning and risk management in preparation for our future endeavours.

HS is in full support to the housing initiatives announced in the Chief Executive's latest Policy Address two weeks ago, for enhancing the housing ladder, combating public rental housing tenancy abuse, and promoting smart construction and management of housing. HS will also actively explore viable measures in alignment with the Government's overall policy. I look forward to the continued collaboration with stakeholders from all sectors in building more sustainable homes and better living communities for the Hong Kong people.

Prof Ling Kar-kan



目錄 CONTENTS

主席的話 CHAIRMAN'S MESSAGE 02

專題報導 COVER STORY

長者房屋 屢獲殊榮 貼心照顧每一位 HS Elderly Housing Earns Top Honours for Caring About Every Senior 04

企業焦點 CORPORATE HIGHLIGHTS

房協新一屆監事會就任 08

HS New-term Supervisory Board

凌嘉勤教授獲選為新一任房協主席 09

Prof Ling Kar-kan Newly Elected as HS Chairman

房協寬免屋邨租戶三個月額外租金 10

HS Waives Three-month Extra Rent Payable by Rental Estate Tenants

房協簽訂120億港元銀團貸款

HS Signs HK\$12 Billion Syndicated Loan Facilities

消息速遞 NEWS FLASH

管理層年會實現永續發展願景 11

Management Forum Centres on Achieving Sustainable Development

行政總裁於港大分享長幼共融經驗

CEO Shares Experience in Intergenerational Solidarity at HKU

全新企業影片出爐

Brand New Corporate Video Released

樂翹樓1座及樂嶺樓接受申請 12

Eminence Tower I and Sierra Tower Open for Application

推動樂齡黃金生活

Promoting a Vibrant Golden Age Lifestyle

房協接待多個交流團

HS Welcomes Various Delegations

獎項與讚賞 AWARDS & RECOGNITION

祖堯邨獲物管大獎 13

Cho Yiu Chuen Wins Grand Award in Property Management

推動永續共融 卓越表現獲肯定

HS Clinches No.1 Awards for Excellence in Sustainable Living

房協展覽中心兩奪設計大獎 14

HS Exhibition Centre Wins Two Prestigious Design Awards

減碳社區計劃榮獲最佳聯繫獎

Community ESG Programme Clinches Best Engagement Award

積極參與社區 連番獲獎

HS Wins Successive Awards for Active Community Involvement

社區聯繫 COMMUNITY

月滿「營」中秋 15

Healthy Mid-Autumn Festival

非常暑假

An Extraordinary Summer Vacation

心靈友善計劃展成果 16

Showcasing the Fruits of Mind-friendly Project

嘉許傑出文憑試考生

Recognising Outstanding HKDSE Students

《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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房協主席凌嘉勤教授（前排左八）、行政總裁陳欽勉（前排右八）及團隊在「優質建築大獎2024」頒獎禮上接受大獎。HS Chairman Prof Ling Kar-kan (front, eighth from left) and Chief Executive Officer James Chan (front, eighth from right) receive the Grand Award at the "Quality Building Award 2024" presentation ceremony together with the team.



長者房屋 屢獲殊榮 貼心照顧每一位 HS Elderly Housing Earns Top Honours for Caring About Every Senior

豐頤居 勇奪優質建築大獎 Blissful Place Wins the Grand Award for Quality Building

豐頤居是房協資助式長者住屋計劃「長者安居樂」的第三個項目，於2022年落成，已先後獲得八個獎項。2024年9月，豐頤居更榮獲「優質建築大獎2024」「香港住宅項目（單幢建築物）組別大獎」。該獎項由九大專業團體合辦，每兩年一次，旨在表揚在設計和建造優質建築方面展現出色團隊精神的項目隊伍。

豐頤居融合多項長者友善設計，包括大門高低防盜眼及廚房活動式地櫃方便輪椅使用者等。這個一站式綜合項目專為中產長者而設，將住屋、康樂及醫療護理集於一身，推動居家安老。

另外，豐頤居設有「智能樂齡緊急支援系統」，租戶只要一卡在手，在屋苑範圍內便可得到迅速的緊急援助。智能卡同時可用作大廈主入口、租戶單位及信箱鎖匙。另外，豐頤居會定期舉辦不同活動，如健康管理、烹飪興趣班等，促進長者之間的社交和身心靈健康。

作為長者房屋的先驅，房協自1999年以來，發展不同類型的長者住屋方案，全方位貼心照顧來自不同背景長者的需要，一直口碑載道，深受用家歡迎。最近，房協三個長者住屋項目在規劃建築、設計及管理服務上，勇奪多項重要殊榮。房協致力推動居家安老及營造跨代共融的和諧社區，為躍動及精彩的樂齡生活重新定義。

As a pioneer in elderly housing, HS has implemented various types of elderly housing schemes since 1999, offering comprehensive and thoughtful care to the seniors from diverse backgrounds. Renowned for their excellence, HS's elderly housing projects have been well received by residents and three of them have recently garnered multiple prestigious awards for their exceptional architectural planning, design and management services. With dedication to promoting ageing in place and fostering intergenerational harmony, HS has redefined vibrant and fulfilling lifestyle for the seniors.

Blissful Place is the third project under the Senior Citizen Residences Scheme. Since its completion in 2022, the project has received eight awards. In September 2024, this subsidised elderly housing project won the [Grand Award in the "Hong Kong Residential \(Single Building\)" category at the prestigious "Quality Building Award \(QBA\) 2024"](#). The QBA, jointly organised by nine leading professional organisations, is a biennial award programme that recognises project teams with outstanding teamwork in the design and construction of quality buildings.

Blissful Place incorporates various elderly-friendly designs, including double door viewers and movable kitchen cabinets with adjustable height for wheelchair users. Tailored for middle-class seniors, this integrated project combines housing, recreational facilities and medical care under one roof to promote ageing in place.

Blissful Place is equipped with an "integrated care link system" (ICLS) that enables tenants to receive prompt emergency support within the premises. Its "one-card solution" serves as a key for the main entrance, the tenant's flat and the mailbox. Regular activities, such as health management and cooking classes, are held to facilitate social interaction and enhance the physical and mental well-being of the elderly residents.

松悅樓 卓越設計奪金

Chung Yuet Lau Secures the Gold Award for Excellent Design



松悅樓憑藉卓越設計，並克服工地位處居民稠密屋邨的環境限制等不同挑戰，在「香港設計大獎2024」中榮獲金獎。

Overcoming challenges such as the limitation of a construction site in a dense residential environment, Chung Yuet Lau wins Gold Award at the "Hong Kong Design Awards 2024" for its exceptional design.



房協於2024年8月26日與理工大學納米3D混凝土打印研究中心簽訂合作意向書，攜手研究以混凝土3D打印技術及再生混凝土物料，於乙明邨建造跨代玩樂空間。

HS signs a Memorandum of Understanding (MoU) on 26 August 2024 with the PolyU-NAMI 3D Concrete Robotic Printing Research Centre. The partnership will leverage 3D concrete printing technology and upcycled concrete materials to construct intergenerational play spaces at Jat Min Chuen.

松悅樓是房協首個採用「組裝合成」建築法 (MiC)興建的長者住屋項目，所有單位均採用長者友善設計，最近在「[香港設計大獎2024](#)」中榮獲「[建築—住宅—已建](#)」組別金獎。[松悅樓於2024年3月順利完工](#)，現已入伙。

Chung Yuet Lau is HS's first elderly housing project built with the Modular Integrated Construction (MiC) method. Incorporating age-friendly features for all its units, the project recently received the [Gold Award in the "Architecture - Residential - Constructed" category at the "Hong Kong Design Awards 2024"](#), organised by BETTER FUTURE. [Chung Yuet Lau was completed in March 2024](#) for resident intake.

松悅樓以鋼製MiC興建，從單位、走廊、樓梯，以至升降機井道、機房等，均在廠房以模組化預製，然後運輸到建築工地進行吊裝，當中的MiC升降機更是全港首次採用。

From the units, corridors, staircases to the lift shaft and plant room, Chung Yuet Lau, built with steel MiC, was constructed using precast modules which were manufactured in a factory and transported to the construction site for hoisting and installation. It also introduced the first-ever modular integrated lift in Hong Kong.

松悅樓利用乙明邨剩餘地積比率興建，鼓勵房協出租屋邨的全長者寬敞戶調遷到新單位，以騰出原有單位重新分配給其他有需要的家庭，做到善用公共房屋資源。

Developed with the residual plot ratio of Jat Min Chuen, Chung Yuet Lau aims to encourage under-occupation (UO) elderly households in HS rental estates to transfer to the new flats. The UO units surrendered will then be reallocated to other families in need, optimising the use of public housing resources.



「我和丈夫2023年9月一起搬進來。豐頤居非常合心水，這裏有很多關於健康的活動，很容易認識朋友。」

"My husband and I moved into Blissful Place in September 2023. We are delighted with our new home. We can engage in various health-related activities and it is easy to make friends."

豐頤居住戶黃太
Mrs Wong, Blissful Place resident



「我們入住了松悅樓三個月，非常滿意，例如廁所面積大，日後有需要也可以使用輪椅進出。」

"We have been living in Chung Yuet Lau for three months and are very satisfied. For example, the bathroom is so spacious that it can accommodate wheelchair access if we need to use it in future."

松悅樓住戶梁氏夫婦
Mr and Mrs Leung, Chung Yuet Lau residents



雋悅於「優質物業設施管理大獎」頒獎禮上獲得「社區住宅」類別大獎及首屆「年度主題大獎」，表揚雋悅的優質管理。

The Tanner Hill is honoured with the Grand Award in the "Community Housing" category, as well as the inaugural "Theme Award", at the QPFMA ceremony in recognition of its quality management.

雋悅 傑出管理獲嘉許 The Tanner Hill Commended for Quality Management

雋悅一直以其卓越的一站式管理及住客服務備受讚賞，於2024年10月榮獲由香港測量師學會－物業設施管理組和香港物業管理公司協會合辦的「[優質物業設施管理大獎2024](#)」[「社區住宅」類別大獎](#)，並在「建立幸福和諧社區」評審準則獲最高分，勇奪首屆「年度主題大獎」。該獎項每兩年舉辦一次，表揚提升住戶體驗和福祉的優秀物業管理。

為了配合經濟能力較佳的長者的住屋需求，房協於2015年在北角推出香港首個非資助的優質長者住屋項目－雋悅。項目為長者的優質退休生活劃上新定義，單位及設施除注入長者友善設計概念，亦設有會所、室內恆溫泳池、娛樂室、中西醫療服務及護理安老院舍等，讓長者租戶安心無憂及獨立自主地積極投入黃金歲月。

Renowned for its exceptional one-stop management and resident services, The Tanner Hill received the [Grand Award in the "Community Housing" category in October 2024 at the "Quality Property and Facility Management Award \(QPFMA\) 2024"](#), jointly organised by the Hong Kong Institute of Surveyors – Property and Facility Management Division and the Hong Kong Association of Property Management Companies. It also won the inaugural "Theme Award" by achieving the highest score in "Establishing a Wellness Harmony Community". The biennial award recognises outstanding property management that enhances residents' experience and their well-being.

To meet the housing demand of the better-off older persons, in 2015, HS launched Hong Kong's first non-subsidised quality elderly housing project, The Tanner Hill, in North Point. The project redefines what quality retirement is. It incorporates age-friendly design concepts in its units and facilities. It features a clubhouse, an indoor heated swimming pool, entertainment room, Chinese and Western medical services, and a residential care home for the elderly, allowing elderly tenants to live independently and enjoy their golden age actively with peace of mind.



「我在雋悅住了八年，這裏環境好、空氣好，足不出戶也有很多消閒選擇，所有職員都盡責有禮，在這裏居住可以令人更長壽。」

"I have been living in The Tanner Hill for eight years. The environment and air quality here are good. It offers a variety of leisure options under the same roof. All the staff are very diligent and courteous. Living here is the key to longevity."

雋悅住戶易太
Mrs Yik, The Tanner Hill resident



房協總監（項目策劃及管理）張冠華
Franco Cheung, HS Director [Projects]

「豐頤居的佈局和設計均注入長者友善元素，例如廚房配備活動式地櫃方便輪椅使用者、窗戶攪動開關、不同主題顏色樓層方便長者辨認，以及採用樂齡科技等。松悅樓是房協首個採用MiC興建的長者住屋項目，建築過程其中一個挑戰，是要在一個人口密集的出租屋邨，兼沒有直接車輛通道的地方，以最快時間、安全有效率地完成建築，亦不會帶來傳統施工方法般的環境滋擾。松悅樓和豐頤居均展示了房協作為『房屋實驗室』的角色，證明我們靈活創新，致力為居民帶來優質居所和幸福。」

“The layout and design of Blissful Place has incorporated age-friendly elements such as movable kitchen cabinet for wheelchair users, turn-knob window opening device, thematic colours for different floors for easy identification by the elderly, and the use of gerontechnology. Chung Yuet Lau is HS's first elderly housing project constructed with MiC. One of the challenges during the construction was the need to complete the building in a shortest possible time safely and efficiently in a densely populated rental estate without direct vehicular access, avoiding environmental nuisances like the traditional construction methods. Both Blissful Place and Chung Yuet Lau showcase HS's role as a 'housing laboratory', demonstrating that we are innovative and agile in delivering quality housing and bolstering a sense of well-being for our residents.”

「房協致力推廣『居家安老』，希望不論年齡或背景，長者都可以在一個長者友善的環境及自己熟悉的社區安享晚年。房協希望無論居住在雋悅或所有『長者安居樂』住屋計劃項目的住戶，都可以參與多元化的社交及健康管理活動，幫助他們『儲健康、儲朋友、儲興趣』，讓老友記享受多姿多彩的樂齡生活。至於出租屋邨方面，『房協友里』團隊透過跨專業的服務支援長者租戶，在新入伙的乙明邨松悅樓舉辦不同活動連繫新舊居民，讓新居民盡快適應新的生活環境。」

“HS is dedicated to promoting the concept of 'ageing in place'. We hope that the elderly, regardless of age or background, can live happily in an age-friendly and familiar community. By organising a variety of social and health management activities, it is our hope that tenants living in HS's elderly housing projects, whether in The Tanner Hill or all projects under the “Senior Citizen Residences Scheme”, can enjoy an active and vibrant life, resulting in better health, more friends and broader interests. Regarding rental estates, the CES (Caring, Engaging and Smart) Team supports senior tenants by providing interdisciplinary services and organising activities at the newly completed Chung Yuet Lau in Jat Min Chuen. These connect new and existing residents, and help new tenants adapt to their living environment.”



房協社區及長者服務總監吳家雯博士（右）
Dr Carmen Ng, HS Social and Elderly
Wellness Director (right)

「樂活銀齡」會員計劃 助長者享豐盛樂頤年 Happy Silver Club Creates Fulfilling Silver Years

為推廣居家安老及活躍晚年的理念，房協推出「樂活銀齡」會員計劃，任何年滿18歲的人士均可以參加。該計劃舉辦多元化的活動，並為長者及其照顧者提供最新的「居家安老」資訊，例如樂齡科技、健康生活貼士等。自2022年成立以來，「樂活銀齡」會員計劃已推出了超過20場活動，包括有關積極樂頤年和健康的講座、烹飪課程及室內射擊體驗等活動。

To promote the concept of ageing in place and active ageing, HS launched the “Happy Silver Club” (the Club) for those aged 18 or above to join. The Club organises engaging activities and offers seniors and their caregivers the latest “ageing in place” information, such as gerontechnology and healthy living tips. Since its inception in 2022, the Club has hosted more than 20 activities, including seminars on active ageing and health, cooking classes and indoor shooting experience, to name just a few.



登記成為會員
Register as
member

房協新一屆監事會就任 HS New-term Supervisory Board

房協於2024年9月13日舉行第72屆周年委員大會，並選出新一屆監事會委員。監事會隨即於同日舉行首次會議，凌嘉勤教授和梁國權分別獲選為房協主席及副主席，任期三年，同一會議上亦委任新一屆執行委員會委員。

凌教授於2017年加入房協成為委員，並於2018年1月出任執行委員會成員，同年9月獲選為副主席及獲委任為提名委員會成員。凌教授現為香港理工大學暫任副校長(校園發展及設施管理)和賽馬會社會創新設計院總監，曾任香港特別行政區政府規劃署署長，以及港深合作策略規劃顧問，協助政府制訂《北部都會區發展策略》。



房協新一屆監事會。

The new-term Supervisory Board of HS.

HS convened the [72nd Annual General Meeting \(AGM\)](#) on 13 September 2024 and elected the members of the new-term Supervisory Board. At the first SB meeting, which took place on the same day after the AGM, Prof Ling Kar-kan and Lincoln Leong Kwok-kuen were elected as the Chairman and the Vice-Chairman respectively for a three-year term. During the meeting, members of the new-term Executive Committee were also appointed.

Prof Ling joined HS as a Member in 2017 and has served as a member of Executive Committee since January 2018. He was elected as Vice-Chairman and appointed as a member of Nominating Committee in September 2018. Prof Ling is currently the Interim Vice President (Campus Development and Facilities) and Director of Jockey Club Design Institute for Social Innovation of The Hong Kong Polytechnic University. He has previously held the position of Director of Planning of the HKSAR Government, and served as a Strategic Planning Advisor for Hong Kong/Shenzhen Co-operation, assisting the Government in formulating the Northern Metropolis Development Strategy.

香港房屋協會監事會委員 (2024 /2025) Supervisory Board Members of Hong Kong Housing Society (2024/25)

主席 Chairman

1. 凌嘉勤教授 SBS ^{N1}

1. Prof Ling Kar-kan SBS ^{N1}

副主席 Vice-Chairman

2. 梁國權先生 JP ^{N2}

2. Mr Lincoln Leong Kwok-kuen JP ^{N2}

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. 陳家樂先生 SBS, JP ^{N1}

4. Mr Walter Chan Kar-lok SBS, JP ^{N1}

5. 陳國傑先生

5. Mr Desmond Chan Kwok-kit

6. 周德興先生 ^{N2}

6. Mr Brian Chau ^{N2}

7. 何深靜教授

7. Prof He Shenjing

8. 關治平工程師 BBS, JP ^{N1}

8. Ir Edgar Kwan Chi-ping BBS, JP ^{N1}

9. 林家輝先生

9. Mr Francis Lam Ka-fai

10. 林永德先生 ^{N1}

10. Mr Wallace Lam Wing-ted ^{N1}

11. 劉國裕教授 JP ^{N2}

11. Prof Lau Kwok-yu JP ^{N2}

12. 劉文君女士 JP ^{N2}

12. Ms Julia Lau Man-kwan JP ^{N2}

13. 馬錦華先生 MH, JP

13. Mr Timothy Ma Kam-wah MH, JP

14. 麥永森先生

14. Mr Alvin Mak Wing-sum

15. 吳家鎰博士

15. Dr Isaac Ng Ka-chui

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

18. Mr Wilfred Wong Kam-pui BBS, JP

19. 楊詠珊女士 ^{N1}

19. Ms Theresa Yeung Wing-shan ^{N1}

20. 楊民俊先生

20. Mr Robert Young Man-kim

當然委員 Ex Officio Member

21. 羅淑佩女士 JP

21. Miss Rosanna Law Shuk-pui JP

(香港特別行政區政府房屋局常任秘書長兼房屋署署長)

(Permanent Secretary for Housing cum Director of Housing, HKSAR Government)

22. 羅淦華先生 JP

22. Mr Maurice Loo Kam-wah JP

(香港特別行政區政府地政總署署長)

(Director of Lands, HKSAR Government)

23. 鍾文傑先生 JP

23. Mr Ivan Chung Man-kit JP

(香港特別行政區政府規劃署署長)

(Director of Planning, HKSAR Government)

24. 余寶美女士 JP

24. Ms Clarice Yu Po-mei JP

(香港特別行政區政府屋宇署署長)

(Director of Buildings, HKSAR Government)

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

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

香港房屋協會執行委員會委員 (2024 /2025) Executive Committee Members of Hong Kong Housing Society (2024/25)

主席 Chairman

1. 凌嘉勤教授 SBS ^{N2}

1. Prof Ling Kar-kan SBS ^{N2}

副主席 Vice-Chairman

2. 梁國權先生 JP ^{N2}

2. Mr Lincoln Leong Kwok-kuen JP ^{N2}

委員 Member

3. 區載佳先生 SBS ^{N1}

3. Mr Au Choi-kai SBS ^{N1}

4. 許智文教授 MH, JP

4. Prof Eddie Hui Chi-man MH, JP

5. 林余家慧女士 SBS ^{N2}

5. Mrs Sylvia Lam Yu Ka-wai SBS ^{N2}

6. 劉詩韻測量師 MH, JP ^{N2}

6. Sr Serena Lau Sze-wan MH, JP ^{N2}

7. 梁丙焯女士 ^{N2}

7. Ms Anita Leung Ping-fun ^{N2}

8. 羅啟華教授

8. Prof Philip Lo Kai-wah

9. 譚穎蘭女士 GBS, JP

9. Miss Annie Tam Kam-lan GBS, JP

10. 黃遠輝先生 SBS, JP

10. Mr Stanley Wong Yuen-fai SBS, JP

當然委員 Ex Officio Member

11. 羅淑佩女士 JP

11. Miss Rosanna Law Shuk-pui JP

(香港特別行政區政府房屋局常任秘書長兼房屋署署長)

(Permanent Secretary for Housing cum Director of Housing, HKSAR Government)

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

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

房協2023/24年報及可持續發展報告亦已經在周年委員大會上發布。
The HS 2023/24 Annual Report and Sustainability Report have also been released at the AGM.



2023/24
年報
Annual Report



2023/24
可持續發展報告
Sustainability
Report

凌嘉勤教授 獲選為新一任房協主席

Prof Ling Kar-kan

Newly Elected as HS Chairman

房協主席凌嘉勤教授（左）向前主席陳家樂（右）致送紀念相冊，並感謝他任內帶領房協克服不少挑戰。

Prof Ling Kar-kan, HS Chairman (left), presents a commemorative photo album to the former Chairman Walter Chan (right), expressing gratitude to Chan for his leadership steering HS through many challenges during his tenure.



房協新任主席凌嘉勤教授於周年委員大會後會見傳媒，他表示：「感謝房協委員對我的信任，讓我有機會在未來三年擔任房協主席，我感到非常榮幸。我亦感謝前主席陳家樂先生任內為房協的長遠發展作出貢獻。」凌教授期望可以運用其在規劃的專業知識和經驗，與房協監事會、執行委員會，以及管理層繼續服務市民。

Prof Ling Kar-kan, the newly elected HS Chairman, met the media after the AGM. Prof Ling said, "I would like to express my gratitude to Members for their trust. I am honoured to take up the role of HS Chairman for the next three years. My heartfelt appreciation also goes to the former Chairman, Mr Walter Chan, for his contributions to the long-term development of HS." Prof Ling looks forward to harnessing his expertise and experience in planning to further serve the public together with HS's Supervisory Board, Executive Committee, and the Management.

傳媒歡送前主席

Media Bidding Farewell to Former Chairman

陳家樂於2024年9月初卸任前跟傳媒茶聚，回顧過去六年的工作點滴，並以「乘風破浪，再創高峰」總結。他說：「過去這六年的挑戰都是史無前例、複雜多變的。我很感恩房協擁有一支很優秀的團隊，憑藉遠見和熱誠，盡心服務居民和社區，期望房協未來為本港以至大灣區更多的香港市民提供服務。」

過去28年，陳家樂和房屋結下不解緣。由香港回歸前開始服務房委會，曾任居屋小組主席，到2008年擔任房協委員，亦曾加入市區重建局董事會及城市規劃委員會，及至2018年擔任房協主席，陳家樂致力協助市民實現安居樂業的夢想。



時任房協主席陳家樂（後排中）卸任前跟傳媒茶聚。

The then HS Chairman Walter Chan (centre, back row) hosts a tea gathering with the media.

Walter Chan, the outgoing chairman, gathered with the media in early September 2024 to reflect on his six-year tenure. Concluding his years in office with the phrase "riding the storm, achieving new heights", Chan said, "The challenges we have encountered over the past six years are unprecedented, set against a complex and dynamic environment. I am grateful for the outstanding team at HS. With their foresight and dedication, the team has served residents and communities wholeheartedly. I anticipate that HS will continue to provide services for more Hong Kong citizens, both within Hong Kong and throughout the Greater Bay Area, in the future."

Over the past 28 years, Chan has forged an inseparable connection with housing development. Prior to the Hong Kong handover, Chan began his service with the Housing Authority, assuming the role of Chairman of the Home Ownership Committee. In 2008, he became a Member of HS. He also served as a board member of the Urban Renewal Authority and the Town Planning Board. In 2018, he assumed the role of HS Chairman, dedicated to making people's dreams of a liveable and lovable home come true.

房協寬免屋邨租戶三個月額外租金 HS Waives Three-month Extra Rent Payable by Rental Estate Tenants



在平衡出租屋邨的營運成本及租戶的負擔能力後，房協轄下20個出租屋邨的租金於2024年10月1日起上調10%，新租金會維持至2026年9月30日。經調整後，房協甲類及乙類出租屋邨租戶將會分別每月平均多繳約230港元及640港元租金。

考慮到社會目前的經濟狀況，房協提供特別租金紓緩措施，寬免首三個月的額外租金，因而少收近2,400萬港元的租金收入。至於「富戶」則須由2024年10月起繳交新租金，以維護資源合理分配。房協亦會向有短暫經濟困難的合資格租戶減免四分之一或一半租金。

房協作為自負盈虧的非牟利機構，轄下出租屋邨的營運賬目獨立於其他業務，並按其既定機制每兩年檢討租金一次。

After a dual and balanced review of the operating cost and tenants' affordability, the rent for the 20 rental estates under HS has been [increased by 10%, effective from 1 October 2024](#) to 30 September 2026. The average monthly rent increase per household is about HK\$230 and HK\$640 for tenants of HS's Group A and Group B rental estates respectively.

In light of the prevailing economic situation, HS provides a special concession by waiving the extra rent payable by the tenants as a result of rent adjustment for the first three months. The rent forgone is estimated to be around HK\$24 million. To safeguard a rational allocation of resources, "well-off tenants" are required to pay the new rent starting from October 2024. HS also offers a rent reduction of 25% or 50% to the eligible tenants who encounter short-term financial difficulties.

As a self-financing not-for-profit organisation, HS keeps the operating accounts of its rental estates independent of other businesses. The rent level of its rental estates is reviewed every two years in accordance with the established review mechanism.

房協簽訂120億港元銀團貸款 HS Signs HK\$12 Billion Syndicated Loan Facilities

房協與12家本地和國際銀行簽訂一筆120億港元五年期定期及循環銀團貸款，成為房協歷來達成最大金額的銀團貸款，當中30億港元為社會責任貸款。簽約儀式於2024年9月舉行，時任房協主席陳家樂及行政總裁陳欽勉分別擔任儀式的見證人及代表房協簽署銀團貸款。

時任房協主席陳家樂於儀式上致辭：「這項貸款除了代表銀行界對房協發展的信任，更是對香港市民安居樂業的支持，以及對香港未來充滿信心的證明，具有多重意義。」

是次貸款將會用作支持房協的業務發展，尤其是資助房屋項目的興建。當中30億港元的社會責任貸款，將用於特定房屋項目，為不同階層市民提供可負擔的資助房屋，為社會可持續發展締造長遠價值。

HS has signed [HK\\$12 billion five-year term and revolving syndicated loan facilities](#) with 12 local and international banks, marking the largest syndicated loan ever for HS, including a HK\$3 billion social tranche. The then HS Chairman Walter Chan as the witness of signing, and Chief Executive Officer James Chan as the signatory of HS attended the Signing Ceremony held in September 2024.

Speaking on the occasion, the then Chairman Walter Chan said, "The loan facilities represent multiple significant meanings. They are not only reflecting the trust of the banking community in HS's development, but also a support for making Hong Kong a better place to live, as well as their vote of confidence to the future of Hong Kong."

The loan facilities will be used for bolstering the business development of HS, particularly the construction of subsidised housing projects. The HK\$3 billion social tranche among the loan facilities will fund designated affordable housing projects for people from different walks of life, creating long-term value for the sustainable development of the community.

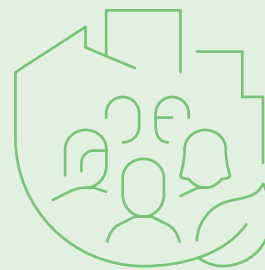


時任房協主席陳家樂（站立）及行政總裁陳欽勉（右七）聯同12家本地和國際銀行出席簽約儀式。

The then HS Chairman Walter Chan (standing) and Chief Executive Officer James Chan (seventh from right) attend the Signing Ceremony with 12 local and international banks.

管理層年會實現永續發展願景

Management Forum Centres on Achieving Sustainable Development



今年房協的管理層年會於2024年8月9日舉行，逾270名經理級或以上的同事出席。年會以規劃未來十年的可持續發展為主題，讓全體管理人員加深了解房協的策略方向，攜手共創可持續發展的未來。

HS's Management Forum for this year was held on 9 August 2024, with over 270 colleagues of managerial level or above in attendance. Themed "Navigating the Next Decade for a Sustainable Future", the Forum enabled the management team to better understand HS's strategic direction and work towards a sustainable future together.



行政總裁於港大分享長幼共融經驗

CEO Shares Experience in Intergenerational Solidarity at HKU

房協行政總裁陳欽勉於2024年8月22日出席由香港大學城市系統研究院和城市規劃及設計系合辦的首屆「城市未來發展國際研討會」，在專題討論環節分享房協推動長幼共融社區的經驗，他以採用「綜合重建模式」發展的明華大廈為例，指出重建後的明華大廈照顧不同居民的需要，促進共融社區。

HS Chief Executive Officer James Chan attended the first "International Symposium on Urban Futures" co-organised by the Urban Systems Institute and the Department of Urban Planning and Design of The University of Hong Kong (HKU) on 22 August 2024. In the panel discussion session, he shared HS's experience in promoting intergenerational solidarity in the community by exemplifying the Ming Wah Dai Ha redevelopment project which adopts the Integrated Redevelopment Model. The project, upon completion, will cater for residents' various needs and foster an inclusive community.



行政總裁陳欽勉（右三）與其他講者出席香港大學舉辦的研討會。
HS Chief Executive Officer James Chan (third from right) and other speakers attend the symposium held at HKU.

全新企業影片出爐

Brand New Corporate Video Released

房協於2024年10月推出全新企業影片，介紹房協的建屋歷程及願景。立即掃描二維碼，了解房協大半世紀以來因時制宜創建宜居的成果。

HS debuted a new corporate video in October 2024, highlighting its housing construction history and vision. Scan the QR code for HS's journey over more than half-a-century in creating homes for sustainable living to meet the evolving needs of the community.



樂翹樓1座及樂嶺樓接受申請 Eminence Tower I and Sierra Tower Open for Application



樂翹樓1座
Eminence Tower I

房協兩個專用安置屋邨—[樂翹樓1座](#)及[樂嶺樓](#)的資助出租單位於2024年10月29日至11月11日接受申請。樂翹樓1座屬於洪水橋／厦村新發展區項目第一期乙項目的出租單位；而樂嶺樓則為粉嶺百和路項目的出租部分。受政府新界發展清拆行動影響、經地政總署核實及轉介予房協的「免經濟狀況審查」申請者，獲房協審批為合資格的人士後，可申請入住房協的專用安置屋邨資助出租單位。

樂翹樓1座樓高29層，提供375個出租單位。樂嶺樓則樓高30層，提供510個出租單位。房協會在收到申請及所需資料、並在確定申請人的申請資格後以電腦編配單位，預計的入伙日期為2025年第一季起。

The subsidised rental units in HS's two Dedicated Rehousing Estates (DRE) – [Eminence Tower 1](#) and [Sierra Tower](#) are open for application from 29 October until 11 November 2024. Eminence Tower I is Phase 1B of the Hung Shui Kiu/ Ha Tsuen New Development Area DRE project, and Sierra Tower is the rental portion of the Pak Wo Road DRE project in Fanling. Clearerees affected by the Government's development clearance exercises in the New Territories, who are deemed eligible by the Lands Department and have their eligibility vetted by HS, can apply for HS's DRE subsidised rental units.

Eminence Tower I comprises a 29-storey tower with 375 rental units, while Sierra Tower is a 30-storey building offering 510 rental units. Upon receiving the applications and necessary documents, HS will proceed with flat allocation through computerised balloting after confirming applicants' eligibility. Resident intake is expected to begin in the first quarter of 2025.

推動樂齡黃金生活 Promoting a Vibrant Golden Age Lifestyle

房協於2024年8月2至4日參加由黃金時代基金會主辦的「第九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住屋項目及長者服務。房協行政總裁陳欽勉與社區及長者服務總監吳家雯博士出席開幕典禮，而吳家雯博士並於8月3日其中一場以「全球智齡社區」為題的環節擔任講者，分享房協推動居家安老的經驗。

HS hosted a booth in the "9th Golden Age Expo and Summit" organised by the Golden Age Foundation from 2 to 4 August 2024, showcasing its diverse elderly housing projects and elderly care services. James Chan, HS Chief Executive Officer and Dr Carmen Ng, Social and Elderly Wellness Director, were invited to attend the opening ceremony, while Dr Carmen Ng also joined the Summit as a speaker at a session titled "Global Senior Living" on 3 August, sharing HS's experience in promoting ageing in place.



房協接待多個交流團 HS Welcomes Various Delegations



房協於2024年8月22日接待由香港培華教育基金會帶領的少數民族人士研討班代表團，安排近40名代表團成員參觀房協展覽中心交流。

On 22 August 2024, HS hosts a delegation of representatives attending a programme on ethnic minorities led by the Hong Kong Pei Hua Education Foundation. Approximately 40 guests visit the Housing Society Exhibition Centre for an insightful exchange and tour.



房協時任副主席凌嘉勤教授（左四）、時任長者房屋特別委員會主席譚贛蘭（右三）及社區及長者服務總監吳家雯博士（右一）於2024年8月25日歡迎中央社會工作部到訪家維邨，了解「房協友里」跨專業團隊的服務及其推動跨代共融的工作。

Prof Ling Ka-kan, the then HS Vice-Chairman (fourth from left), Annie Tam, the then Chairperson of the Special Committee on Elderly Housing (third from right), and Dr Carmen Ng, Social and Elderly Wellness Director (far right), welcome the visit of the Social Work Department of the Central Committee to Ka Wai Chuen on 25 August 2024. The delegation learns about the services offered by the multi-disciplinary CES (Caring, Engaging and Smart) Team and their efforts in promoting intergenerational harmony.

祖堯邨獲物管大獎

Cho Yiu Chuen Wins Grand Award in Property Management

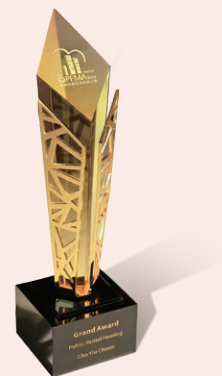
房協關顧居民的福祉和需要。憑著貼心服務，祖堯邨於2024年10月8日榮獲「優質物業設施管理大獎2024」「公共租住屋邨」類別大獎，其致力增添居民幸福感的成績有目共睹。是次獎項由香港測量師學會－物業設施管理組及香港物業管理公司協會合辦。

祖堯邨是全港首個設有泳池的公共屋邨，早年已憑著優美的環境設計奪得建築設計獎項。2022年，房協在邨內開展為期兩年的「心靈友善屋邨」計劃，提升居民身心靈健康。



HS is dedicated to addressing the well-being and needs of residents. With its attentive and caring service, Cho Yiu Chuen clinched the [Grand Award in the "Public Rental Housing" category of the "Quality Property and Facility Management Award \(QPFMA\) 2024"](#) on 8 October 2024, recognising its excellence in enhancing residents' well-being. QPFMA is jointly organised by the Hong Kong Institute of Surveyors – Property and Facility Management Division and the Hong Kong Association of Property Management Companies.

Cho Yiu Chuen was the first public housing estate in Hong Kong built with a swimming pool. The estate has been honoured with architectural design award for its aesthetically-pleasing environmental design. In 2022, HS piloted a two-year mind-friendly programme at the estate to enhance the mental well-being of residents.



推動永續共融 卓越表現獲肯定

HS Clinches No.1 Awards for Excellence in Sustainable Living

房協銳意創建可持續發展和跨代共融社區，於2024年8月30日在《頭條日報》舉辦的「頭條No.1大獎2024」中榮獲「No.1綠色永續機構」和「No.1創新全齡關愛機構」殊榮，表揚房協在瞬息萬變的大環境下，持續推動業務創新，並延伸關愛至社區。

此外，房協於7月26日在環保促進會舉辦的聯合國「可持續發展目標香港成就獎2024」中，在「機構獎項」組別中獲頒「可持續發展機構－優異表現獎」。

HS is dedicated to creating communities for sustainable living and intergenerational solidarity. Its commitment to excellence was acknowledged with the "No.1 Green Sustainability Excellence Award" and the "No.1 Innovative Age-Friendly Caring Award" on 30 August 2024 in the "Headline No.1 Awards 2024" held by *Headline Daily*. These accolades recognise HS's continuous innovation in operations and care for communities amidst the ever-changing environment.

Furthermore, in the "UNSDG Achievement Awards Hong Kong 2024" organised by the Green Council on 26 July, HS was awarded the "Sustainable Organisation – Merit" in the "Organisation Award" category.



房協展覽中心兩奪設計大獎

HS Exhibition Centre Wins Two Prestigious Design Awards



剛於2024年3月完成翻新的房協展覽中心，在2024年8月榮獲兩項設計大獎，分別為「2024香港設計大獎」、「快閃店、陳列、展覽及佈景設計」組別銀獎，以及由國際獎項協會設立的美國「繆思設計獎2024」、「室內設計—展覽、展館及展會」組別中的「繆斯銀獎」。兩個獎項均表揚傑出的創意設計，認同房協不停創新的理念。

After a major renovation in March 2024, the HS Exhibition Centre received two prestigious design awards in August 2024, including the Silver Award in the “Pop-ups, Display, Exhibit & Set Design” category of the “Hong Kong Design Awards 2024”, and the Silver Winner in the “Interior Design - Exhibits, Pavilions & Exhibitions” category of the American “MUSE Design Awards 2024” established by the International Awards Associate. Both awards recognised the centre’s outstanding and creative design, and acknowledged HS’s dedication to continuous innovation.

減碳社區計劃榮獲最佳聯繫獎

Community ESG Programme Clinches Best Engagement Award



房協的「萬家減碳FUN獎賞」鑽禧社區計劃，於2024年9月26日在MARKETING-INTERACTIVE舉辦的「卓越公關大獎2024」，「最佳公關聯繫項目—目標社區」組別中獲得銅獎。該減碳計劃於2024年4月亦在MARKETING-INTERACTIVE另外兩個獎項中勇奪三項殊榮。

The Community ESG Programme organised by HS was honoured with the Bronze Award on 26 September 2024 in the “Best Engagement – Targeted Community” category of the “PR Awards 2024” held by MARKETING-INTERACTIVE. The programme also received three other accolades in two different awards held by MARKETING-INTERACTIVE in April 2024.

積極參與社區 連番獲獎

HS Wins Successive Awards for Active Community Involvement



2024年7月29日，房協在「灼見名家x恒生大學第三屆ESG大獎」中獲頒「綠色環保獎」及「社會參與獎」，肯定房協主動參與社區的努力。

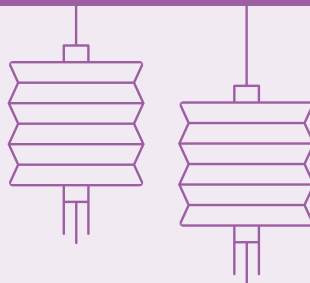
On 29 July 2024, HS was honoured with the “Environmental/Green Award” and the “Social Engagement Award” in the “MI (Master Insight) x HSU (Hang Seng University of Hong Kong) ESG Award 2024”, in recognition of its proactive efforts in community engagement.

房協於2024年9月27日在《HK01》舉辦的「ESG及可持續發展論壇暨頒獎禮2024」獲頒發「傑出ESG企業大獎」，肯定其推動可持續發展以及與不同持份者有效協作的努力。

Acknowledging our dedication to sustainable development and our effective collaborations with various stakeholders, HK01 honoured HS with the “Excellent ESG Enterprise Award” in the “ESG and Sustainable Development Forum and Commendation Ceremony 2024” on 27 September 2024.



月滿「營」中秋 Healthy Mid-Autumn Festival



房協聯同煤氣公司義工隊於2024年9月14日在觀龍樓舉辦中秋義工活動，與長者居民一同迎接中秋，房協行政總裁陳欽勉、社區及長者服務總監吳家雯博士，以及煤氣公司常務董事黃維義亦一同出席，為長者居民送上節日祝福，同時推廣健康飲食的訊息。當日有樂民新村的跨代舞團表演、藝人表演及猜燈謎遊戲等，約500名來自房協屋邨、長者康樂中心、「長者安居樂」住屋計劃及院舍的長者透過線上線下參與，一同歡度有「營」中秋。

To celebrate the Mid-Autumn Festival with elderly residents, HS partnered with the Towngas volunteer team to host a festive event at Kwun Lung Lau on 14 September 2024. The occasion was attended by HS Chief Executive Officer James Chan, Social and Elderly Wellness Director Dr Carmen Ng, and Managing Director of Towngas Peter Wong. Together, they conveyed festive blessings to the elderly residents and promoted healthy eating habits. The event featured an intergenerational dance show from Lok Man Sun Chuen, artiste performance and lantern riddle games, encouraging healthy lifestyles and bringing joy to around 500 seniors from HS estates, elderly lounges, the "Senior Citizen Residences Scheme" and residential care homes, both online and offline.



非常暑假 An Extraordinary Summer Vacation



經過一個多月在房協的職場實戰，63位大專院校學生順利完成「暑期實習生計劃」，並於2024年8月9日出席畢業典禮，為這個非常暑假劃上完美句號。一如往年，計劃設有「房協青年策劃人才」獎，實習生透過跨部門分組合作，為房協構思工作改善建議和創新方案，並向房協管理人員匯報。今年的創意方案包括利用「時間銀行」解決居民高齡化問題、利用3D打印技術為長者維修拐杖等。

「暑期實習生計劃」為有志投身房屋及相關行業的大專生提供實習機會，到房協不同部門體驗，貫徹房協「人才為基」的信念。

After more than one month of hands-on workplace experience at HS, 63 tertiary students successfully completed the "Summer Internship Programme" and attended the graduation ceremony on 9 August 2024, concluding their extraordinary summer vacation. Same as previous years, the interns collaborated across departments in groups to come up with improvement measures and creative solutions, followed by presentations to the Management for the "HKHS Young Masterminds Awards". This year's innovative ideas included using "time banking" to address the issue of ageing population among residents and employing 3D printing technology to repair walking canes for the elderly.

The Summer Internship Programme provides tertiary students who aspire to pursue careers in housing and related industries with opportunities to work in various departments of HS, embodying HS's core value of "Talent".



提出「時間銀行」概念的組別最終脫穎而出，獲頒「房協青年策劃人才」獎。

The "HKHS Young Masterminds Awards" eventually goes to the group that came up with the concept of "time banking".

心靈友善計劃展成果

Showcasing the Fruits of Mind-friendly Project

為了提升居民的心靈健康，房協於2022年在祖堯邨展開為期兩年的「心靈友善屋邨」計劃。繼2023年舉辦「細味祖堯·心澄繫里社區日」後，房協於2024年10月5日再度舉行社區日，向嘉賓分享計劃成果，包括參觀由藝術家和居民攜手創作的藝廊及由居民用心栽種的苗圃等。經過兩年時間，心靈友善文化已植根祖堯邨，房協未來將探討在更多屋邨推廣心靈健康。

該計劃由房協聯同香港藝術中心及新生精神康復會合作，透過藝術加強鄰里之間的社區支援網絡，並提升居民精神健康。



To enhance residents' mental well-being, HS launched a two-year mind-friendly project at Cho Yiu Chuen in 2022. Following a community day held at the estate in 2023, HS organised another community day on 5 October 2024 to showcase the fruits of the project to guests. They included an art gallery co-crafted by artists and residents, as well as a plant nursery tended with care by residents. Over a span of two years, a culture of mindful kindness has taken root within Cho Yiu Chuen. Moving forward, HS plans to expand the promotion of mental well-being to more estates.

This initiative, a partnership among HS, the Hong Kong Arts Centre, and the New Life Psychiatric Rehabilitation Association, seeks to strengthen the community support networks among neighbours through art, ultimately bolstering the mental well-being of residents.

嘉許傑出文憑試考生

Recognising Outstanding HKDSE Students

房協重視青年人才，每年皆向在香港中學文憑考試（文憑試）獲取佳績的年青住戶頒發獎學金。今年有七名來自七個不同出租屋邨的學生，於文憑試考取優異成績並獲頒發「房協友里獎學金」。頒獎禮於2024年8月29日舉行，房協向每名得獎學生提供5,000港元獎學金，其中一名考試成績達30分或以上的學生，更額外獲得5,000港元的卓越獎賞。「房協友里獎學金」於2014年成立，歷年共有139名房協屋邨學生受惠。

HS attaches great importance to young talents and offers scholarships to young residents who achieved excellent results in the Hong Kong Diploma of Secondary Education Examination (HKDSE). This year, seven students from seven different rental estates were presented with the CES (Caring, Engaging and Smart) Scholarship for their outstanding performance. Each awardee received a scholarship of HK\$5,000 in the presentation ceremony held on 29 August 2024, and an additional HK\$5,000 was granted to one student who scored 30 points or above as an "Award of Excellence". The CES Scholarship has benefitted a total of 139 students in HS estates since its inception in 2014.



今年「房協友里獎學金」共有七名得獎學生。

Seven students are awarded with the CES Scholarship this year.

