

ISSUE NO

110 期

07/2025

房協動態

Housing Society Today

富戶政策全面實施
Full Implementation of
the Well-off Tenants Policy



如常交租
Continue to Pay Rent

毋須簽署
No Signature Required

換新租約
Offer a New Tenancy



HONG KONG
HOUSING SOCIETY
香港房屋協會

主席的話 Chairman's Message



無可否認公屋是寶貴的公共資源，而在打擊濫用公屋上，房協與政府的取態一致，採取多管齊下的措施確保公屋資源得以公平合理分配，讓真正有需要的市民受惠。近日大家都可能留意到房協透過多元渠道高調宣傳全面實施「富戶政策」。事實上，房協由2018年開始透過新簽的租約實施「富戶政策」，而自2023年起更增撥資源，先後推出加強打擊濫用公屋措施及加強版「富戶政策」。

今年9月，房協將會全面實施「富戶政策」，分階段將政策擴展至覆蓋全部30,000多個租戶。為了協助居民順利過渡至載有「富戶政策」條款的新租約，我們盡力簡化程序，以便民為大前提，透過「換新租約、毋須簽署、如常交租」的方式，盡快將「富戶政策」全面實施，並自今年四月起展開了廣泛的宣傳及溝通工作，包括陸續舉行約200場居民簡介會，並與不同持份者溝通等。

興建公屋的原意，是為基層市民提供適切居所，幫助他們改善生活。全面實施「富戶政策」是鼓勵經濟能力得到改善的公屋居民，在房屋階梯上流，而交回的公屋單位則可再作分配，善用公屋資源。

另一方面，為創建可持續居所，房協正陸續為舊出租屋邨進行重建規劃，當中包括樓齡逾半世紀的觀塘花園大廈及真善美村。我們於上月公布了調遷安排，受影響的居民最快可於明年下半年開始分批遷入新居。房協一向以人為本，規劃屋邨重建的首要考慮是妥善安置現有居民。我們明白居民一般都希望原區安置，所以規劃重建時亦會以此為目標，例如在啟動觀塘花園大廈重建前，預先物色附近定安街的地皮興建一幢安置大廈，現命名為「鴻鵠臺第一座」。而真善美村的居民亦可選擇同區新建位於啟德的樂真樓。

要離開熟悉的舊居遷往新環境的確需要一些支援，尤其是居於房協屋邨大半生的長者租戶，搬家絕非等閒事。我們會為調遷的居民提供搬遷津貼及租金寬減，並委聘了專責社工服務隊全方位支援居民，協助他們順利調遷。

踏入七月，學生陸續放暑假，而一向支持青年發展的房協亦開展了一年一度的「暑期實習生計劃」。近40名高等院校學生有機會到房協不同部門學習專業知識，體驗前線運作。當中的過程其實是教學相長的，他們也不時為房協的工作帶來新思維。我衷心希望這些實戰經驗能讓同學更加了解自己的興趣和能力，進一步鞏固在校所學知識，為未來發展做好準備。

Public housing, undoubtedly and inarguably, is invaluable public resources that the Housing Society (HS) shares the same position as the Government on combating tenancy abuse. By adopting a multi-pronged approach, we strive to ensure the fair and rational allocation of public housing resources for those with genuine needs. Recently, you may have noticed a series of high-profile promotions across multiple channels on the full implementation of our "Well-off Tenants Policy" (WTP). In fact, HS has launched WTP since 2018 for all newly signed tenancy agreements. Starting from 2023, additional resources were also allocated to roll out more stringent measures to combat tenancy abuse and further enhance WTP with tightened initiatives.

This September will see HS going all out on the full implementation of WTP in phases to extend its coverage to all tenants, totalling more than 30,000 households. Residents' convenience is our priority. To facilitate their smooth transition to the new tenancy agreements incorporated with WTP clauses, we strive to simplify the process by adopting a simple three-step procedure: "Offer of a new tenancy by the Housing Society", "Acceptance of the offer by continuing to pay rent by the tenant", and "No signature will be required for the new tenancy agreement", advancing the full implementation of WTP in full speed. Since April, we have been launching extensive promotion and communication activities, conducting about 200 resident briefings successively and engaging diverse stakeholders.

The primary purpose of public housing is to provide suitable homes for the grassroots to improve their living conditions. The full implementation of WTP will encourage public housing tenants to move up the housing ladder when their financial ability has improved, while their vacated units can be used for reallocation, achieving optimisation of public housing resources.

On another front, in order to create sustainable homes, HS is working progressively on redevelopment planning for its ageing rental estates, including Kwun Tong Garden Estate and Chun Seen Mei Chuen, both having been completed for more than half a century. Last month, we announced our rehousing arrangement for these estates and affected residents are expected to start moving into their new homes in batches from the second half of next year the earliest. In line with HS's people-centric policy, we prioritise the proper rehousing arrangement for existing residents when planning estate redevelopment. We also seek to address our tenants' aspiration to be rehoused in the same districts where they originally resided. For instance, before commencing the redevelopment of Kwun Tong Garden Estate, we identified a nearby site on Ting On Street for developing a rehousing block named Avis Tower (Tower 1). Residents of Chun Seen Mei Chuen can also select to be rehoused at Lok Chun Lau in Kai Tak, a new development in the same district.

Support is warranted for tenants who are going to move out of their familiar communities to a new environment as moving can be a daunting task especially for elderly tenants who have lived in HS's estates for most of their lives. For this reason, we will provide removal allowances and rent concessions to the rehoused tenants and dedicated social service teams have been appointed to provide comprehensive support for the tenants and facilitate a smooth rehousing process.

In July, as students are on their summer holidays, HS continues to support youth development with the launch of its annual Summer Internship Programme. Nearly 40 tertiary students are accorded the opportunity to gain professional knowledge and frontline experience from working in various divisions of HS. This is a mutually reinforced process of teaching and learning where students may often be able to bring fresh perspectives to HS's operation. I sincerely hope that with the hands-on experiences garnered, students will understand more about their own interests and abilities, further consolidate the knowledge they have acquired at school, and get themselves well-prepared for future development.



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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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電子版 e-Version: eNews.hkhs.com



富戶政策全面實施 *Full Implementation of the Well-off Tenants Policy*

為確保公屋能合理地編配給有真正需要的市民，房協將於2025年9月起全面實施「富戶政策」，將政策分階段擴展至覆蓋全部30,000多個出租屋邨住戶。房協現正密鑼緊鼓進行廣泛的溝通及宣傳工作，讓住戶順利過渡至新租約。

To ensure that public housing is reasonably allocated to those genuinely in need, HS will fully implement the "Well-off Tenants Policy (WTP)" starting from September 2025. The policy will be extended in phases to cover all rental estate households, totalling over 30,000. HS is conducting extensive communication and promotion to facilitate a smooth transition for tenants to the new agreements.

維護公屋資源 Safeguarding Public Housing Resources

根據政府資料顯示，截至2025年3月底，一般公屋申請已經超過11萬宗，而在過去12個月獲安排入住公屋的一般申請人，平均輪候時間需要大約5.3年。公共房屋是珍貴的社會資源，房協有責任確保公屋資源得以公平地分配。

由於房協是一個非政府機構，並沒有《房屋條例》賦予的權力，主要根據租約條款規管租戶及進行租務管理。房協早於2018年已開始實施富戶政策，並於2024年推出加強版「富戶政策」，目前仍有大約25,000戶居民的租約並未包含富戶政策條款。

According to the Government statistics, as of the end of March 2025, the number of general public housing applications exceeded 110,000. Over the past 12 months, the average waiting time for general applicants allocated public housing was approximately 5.3 years. Public housing is a valuable social resource, and HS has the responsibility to ensure its fair allocation.

As HS is a non-governmental organisation, it is not empowered by the "Housing Ordinance" and primarily regulates tenants through tenancy agreements. HS implemented WTP in 2018, with an enhanced version introduced in 2024. Currently, there are still approximately 25,000 households whose tenancy agreements do not include WTP clauses.





簡易程序 分階段推行 Implementing Simplified Procedure in Phases

在「富戶政策」下，租戶必須符合三個基本原則才可繼續在出租單位居住，包括在香港沒擁有住宅物業、家庭總入息未超逾申請房協出租屋邨入息限額的五倍，以及家庭總資產淨值未超逾申請房協出租屋邨入息限額的100倍。如租戶獲准繼續在單位居住，須按家庭的總入息水平繳交不同租金。以一個居於甲類出租屋邨的四人家庭為例，只要總入息不超逾62,000港元，家庭總資產少於310萬港元，即毋須繳交額外租金。

由2025年9月起，房協將採用簡易程序，以三部曲形式按租戶現有租約的生效日期，分階段將「富戶政策」擴展至未受政策涵蓋的租戶。房協預計「富戶政策」將於2026年年底前完成全面實施，以涵蓋房協所有出租屋邨租戶。

Under WTP, tenants must meet three basic criteria to continue their residence in rental units – they must not own any domestic property, their total household income must not exceed five times the HS's prevailing application Waiting List Income Limit (WLIL) of the rental estates, and their total net household assets must not exceed 100 times the HS's prevailing application WLIL of the rental estates. Tenants who continue to live in their rental flats are required to pay different rent based on their household income level. For example, a four-person household living in a Group A rental estate would not need to pay additional rent as long as their total household income does not exceed HK\$62,000 and their total net household assets are less than HK\$3.1 million.

Starting from September 2025, a simplified procedure consisting of three main steps will be implemented. WTP will be extended in phases to tenants who have yet been covered by the policy, based on the commencement dates of their existing tenancy agreements. The full implementation process is expected to be completed by the end of 2026, ensuring all tenants of HS rental estates are covered.

全面實施「富戶政策」三部曲 Three Main Steps for Full Implementation of WTP



房協向租戶發出載有「富戶政策」條款的新租約。

HS issues new tenancy agreements containing WTP clauses to tenants.



若租戶同意新租約，毋須簽署任何文件，如常繳交單位租金便可。

Tenants who continue paying the rental rates are considered as accepting the new tenancy agreements. They do not need to sign any documents.



房協確認租戶繳交租金後，會發出確認信，新租約將在現有租約終止後即時生效。

HS issues acknowledgement letter to tenants after confirmation of rental payment. The new tenancy agreement will take effect immediately after termination of the existing tenancy agreement.



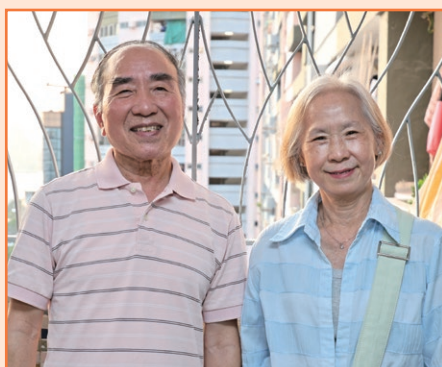
積極溝通 全力支援 Dedicated Support through Proactive Communication

為確保租戶清楚了解房協全面實施「富戶政策」的安排，房協將於2025年9月前於轄下所有出租屋邨舉辦約200場屋邨居民簡介會，並已設立網頁及電話熱線，同時在各屋邨派駐服務大使，面對面解答居民疑問。屋邨辦事處亦會在每座大堂的當眼處及屋邨辦事處張貼宣傳海報，並在邨內派發宣傳單張。新租約的藍本亦由2025年7月開始展示於屋邨辦事處，確保居民獲得所需資訊。

To ensure tenants clearly understand the arrangements for the full implementation of WTP, HS will organise around 200 resident briefings across all its rental estates before September 2025. A dedicated webpage and a telephone hotline have been set up, with service ambassadors stationed at each estate to answer residents' questions face to face. Promotional posters are prominently displayed in building lobbies and estate offices, complemented by the distribution of informational leaflets within the estates. The template for the new tenancy agreement has also been displayed at estate management offices starting from July 2025 to ensure that residents have access to the necessary information.



房協高級經理(物業管理)何雅詩
Alice Ho, HS Senior Manager (Property Management)



勵德邨居民溫氏夫婦
Mr and Mrs Wan, resident of Lai Tak Tsuen



祈德尊新邨居民李女士
Ms Lee, resident of Clague Garden Estate

「房協希望透過一系列措施，善用公屋資源。畢竟，每收回多一個公屋單位，就代表多一個基層家庭能夠改善居住環境，開展安穩的新生活。」

“HS hopes to ensure the rational use of public housing resources through a series of measures. After all, every additional public housing unit recovered means one more grassroots family can improve their living conditions and embark on a stable new life.”

「我覺得簡易程序的安排很好，只要交租便表示同意安排，清晰又簡單。」

“I think the simplified procedure is good. As long as you pay the rent, it indicates your agreement to the arrangement. It's clear and straightforward.”

「我覺得這個政策好好，有物業的人可以交回單位給有需要人士，以免浪費公屋資源。」

“I think this policy is great. Those who own properties can return their units to people in need, ensuring public housing resources are not wasted.”



打濫不手軟 Zero Tolerance for Public Housing Abuse

為善用公屋資源，房協多管齊下。我們於2023年年底開始推出多項措施加強打擊濫用公屋的力度，於2025年4月更推出「舉報濫用公屋獎」計劃，如舉報人參加計劃，以實名提供真實確切的資料，並成功讓房協向濫用公屋單位的人士發出「遷出通知書」，便可獲頒感謝狀以及最高達3,000港元的獎金。

房協亦特別成立「房屋資源管理及營運組」，聘請具調查工作經驗的專才組成專責隊伍，並跟相關的政府部門建立溝通機制，例如和土地註冊處建立資料核對機制，有效抽出懷疑擁有本地住宅物業的個案。我們亦善用智慧科技，將家訪資料數碼化及增加突擊家訪次數。房協致力打擊濫用公屋的積極態度及顯著成效，於2025年年初獲申訴專員公署在其主動調查報告中獲得肯定。

HS has adopted multi-pronged measures to optimise the use of public housing resources. Since the end of 2023, we have intensified our efforts to combat tenancy abuse. In April 2025, we launched the "Report Public Housing Abuse Reward" scheme. If an informant opts to join the scheme and provides accurate and truthful information under his real name, enabling HS to issue a "Notice to Quit" to the individuals for tenancy abuse, they will receive a certificate of appreciation and a reward of up to HK\$3,000.

HS has also established a dedicated "Housing Resources Management and Operations" unit, staffed with professionals experienced in investigative work. We have also set up communication mechanism with relevant government departments, such as a data-matching system with the Land Registry, to effectively identify cases of suspected ownership of domestic residential property. Additionally, we leverage smart technology to digitise home visit records and have increased the frequency of surprise home visits. Our proactive efforts and significant achievements in combating tenancy abuse were recognised by the Office of The Ombudsman in its direct investigation report in early 2025.



三個專用安置屋邨截止申請

Applications for Three Dedicated Rehousing Estates Close

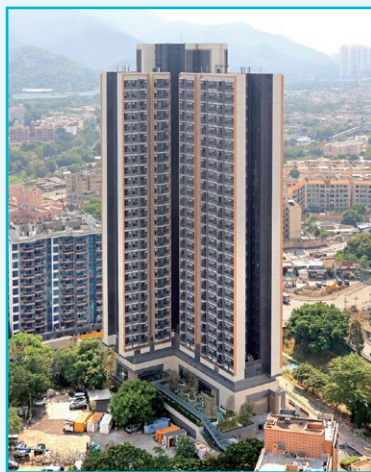


房協於2025年5月推出三個專用安置屋邨¹的資助出售項目接受申請，包括洪水橋「樂翹軒I」、粉嶺「樂嶺軒」及啟德「樂啟軒」，提供約1,570個單位。為期三周的申請期已於2025年5月22日截止。

「樂翹軒I」於2024年10月開始交樓，是次銷售餘下的179伙。「樂嶺軒」提供696個單位，預計於2026年第一季入伙，而「樂啟軒」則設有700個單位，預計2027年第一季入伙。

In May 2025, HS started accepting applications for about 1,570 Subsidised Sale Flats (SSF) across three Dedicated Rehousing Estates (DRE)¹, namely Eminence Terrace I in Hung Shui Kiu, Sierra Terrace in Fanling, and Delight Terrace in Kai Tak. The three-week application period concluded on 22 May 2025.

Following the commencement of intake in October 2024, the remaining 179 units at Eminence Terrace I were included in this round of sale. Sierra Terrace provides 696 units while Delight Terrace offers 700 units, with intake expected in the first quarter of 2026 and the first quarter of 2027, respectively.



「樂翹軒I」
"Eminence Terrace I"²



「樂嶺軒」模擬效果圖³
"Sierra Terrace" rendering³



「樂啟軒」模擬效果圖⁴
"Delight Terrace" rendering⁴

1 資料來源：香港房屋協會網站－專用安置屋邨
<https://www.hkhs.com/tc/our-business/dedicated-rehousing-estates>。

2 此相片在2024年10月31日於發展項目附近拍攝，並經電腦編輯修飾處理。此相片僅供參考，不構成亦不得詮釋成賣方作出任何不論明示或隱含之要約、陳述、承諾或保證。

3 模擬效果圖顯示純屬畫家對發展項目及／或期數相關部分之想像，並非按照比例繪製，周邊建築物及環境可能並無顯示或作簡化或加工、合成等處理，僅供參考。發展項目及／或期數外牆上可能存在的部分裝置、裝修物料、建築裝飾及喉管等或無顯示。圖中所示發展項目之任何設計、裝置、裝修物料、設備、家具、物件等(如有)並非交樓標準。賣方保留權利修改發展項目及／或期數的圖則、設計、裝置、裝修物料、設備及設施，並以政府最終批准者為準。模擬效果圖並不反映發展項目及／或期數或其任何部分(包括會所及康樂設施)落成時的實際外觀或其最終狀況、景觀及實際周邊環境。模擬效果圖不構成亦不得詮釋成任何不論明示或隱含之要約、陳述、承諾或保證。

4 模擬效果圖純屬畫家對發展項目及／或期數相關部分或相關建築物或設施的大概外觀之想像，並非按照比例繪畫，並經電腦修飾及簡化處理，僅供參考。模擬效果圖並不反映發展項目及／或期數或其任何部分現時或將來之外觀、景觀、狀況、交樓標準、周邊建築物及環境。發展項目及／或期數及／或有關建築物或設施的外牆可能設有的冷氣機、喉管、格柵、氣窗及其他設施等均無顯示。圖中所示的外牆裝飾物料、顏色、裝置、設備、佈局、裝飾物、植物、園景及／或其他物件未必構成發展項目及／或期數一部分，並不一定會在發展項目及／或期數及／或有關建築物或設施落成後提供或出現。發展項目及／或期數及／或有關建築物或設施之設計以相關政府部門批准為準。賣方保留權利不時更改發展項目及／或期數之建築圖則及其他圖則設計。發展項目及／或期數之周邊環境可能不時改變。住宅物業之裝置、裝修物料和設備之交樓標準以買賣合約條款為準，詳情請參閱售樓說明書。模擬效果圖並不構成亦不得詮釋成賣方作出任何不論明示或隱含之要約、承諾、陳述或保證(不論與景觀是否有關)。

5 此相片在2024年10月31日於「樂翹軒I」(發展項目)內拍攝，並經電腦編輯修飾處理。此相片僅供參考，不構成亦不得詮釋成賣方作出任何不論明示或隱含之要約、陳述、承諾或保證。所顯示為發展項目個別部分之景觀，並不代表所有單位同時享有相關景觀。景觀受單位所處層數、座向及周邊建築物及環境影響，且周邊建築物及環境會不時改變。賣方對景觀並不作出任何不論明示或隱含之要約、陳述、承諾或保證。所顯示之裝置、裝修物料或設備只適用於部分單位，未必為所有單位之交樓標準。裝置、裝修物料或設備的提供以買賣合約之條款及條件為準。賣方保留權利變更、修改和更改發展項目內任何部份或任何單位內的裝置、裝修物料或設備。有關交樓標準之裝置、裝修物料及設備之詳細資料，請參閱售樓說明書。

1 Source of information: Website of Hong Kong Housing Society – Dedicated Rehousing Estates
<https://www.hkhs.com/en/our-business/dedicated-rehousing-estates>.

2 This photo was taken in the vicinity of the Development on 31 October 2024, and has been processed with computerized imaging techniques. The photo is for reference only, and shall not constitute or be construed as constituting any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor.

3 The rendering only represents the artist's impression of the relevant part of the Development and/or the Phase. It is not drawn to scale and the surrounding buildings and environment may have been omitted, simplified or edited and processed, and is for reference only. Some of the fittings, materials, architectural features and pipes etc. which may exist on the external walls of the Development and/or the Phase may have been omitted. Any design, fittings, finishes, appliances, furniture and objects etc. (if any) shown in the rendering are not standard provisions. The Vendor reserves the right to alter the plans, design, fittings, finishes, appliances and facilities of the Development and/or the Phase, which shall be subject to the final approval of the Government. The rendering does not represent the actual external appearance of the Development and/or the Phase or any part thereof (including the clubhouse and recreational facilities) upon completion, or its final condition, view and surrounding environment. The rendering does not constitute and shall not be construed as constituting any express or implied offer, representation, undertaking or warranty.

4 The rendering only represents an artist's impression of the general external appearance or facilities of the relevant parts of the Development/the Phase, it is not in scale and has been edited and process with computerized imaging techniques and is simplified for reference only. The rendering does not reflect any present or future appearance, view, condition, handover standard, surrounding buildings and environment of the Development/the Phase. The air-conditioners, pipes, grilles, louver window and other facilities which may be installed on the external wall of the Development/the Phase have not been shown. The decoration materials, colour, fittings, appliances, layout, decoration, plants, landscape and/or other objects may not be provided or existed in the Development and/or the Phase upon completion. The design of the Development/the Phase shall subject to the final approval of relevant institutions or government authorities. The Vendor reserves its right to make changes and modifications to the layout and design of the construction plan and other design plans of the Development/the Phase. The handover standard of fittings, finishes and appliances of the residential property shall be subject to the Agreement of Sale and Purchase, please refer to the sales brochure for details. The rendering does not constitute and shall not be construed as constituting any express or implied offer, representation, undertaking or warranty by the Vendor (whether related to view or not).

5 This photo was taken in Eminence Terrace I [the Development] on 31 October 2024, and has been processed with computerized imaging techniques. The photo is for reference only, and shall not constitute or be construed as constituting any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor. The view shown in this photo is merely the view of some units in the Development, and does not represent that the relevant view is enjoyed by all units in the Development. The view of a unit is affected the floor on which it is located, its orientation and the surrounding buildings and environment, and does not apply to all units. The surrounding buildings and environment may change from time to time. The Vendor does not make any express or implied offer, representation, undertaking or warranty as to views. The fittings, finishes or appliances shown in this photo are only applicable to some units in the Development, and may not be the standard provisions of all units in the Development. The provision of fittings, finishes and appliance is subject to the terms and conditions of the agreement for sale and purchase. For details on the standard provisions of fittings, finishes and appliances, please refer to the sales brochure.

發展項目名稱：樂翹軒I
(「發展項目」)區域：洪水橋及厦村|發展項目所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：洪水橋田心路12號|賣方就發展項目指定的互聯網網站的網址：<https://eminenceterrace1.hkhs.com>|本廣告／宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及／或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：香港房屋協會|賣方的控股公司：不適用|發展項目的認可人士：徐柏松|發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：呂元祥建築師事務所(香港)有限公司|發展項目的承建商：有利建築有限公司|就發展項目中的住宅物業的出售而代表擁有入行事的律師事務所：貝克·麥堅時律師事務所|已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用|已為發展項目的建造提供貸款的任何其他人：不適用

本廣告及其任何內容僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)。|賣方保留權利不時改動發展項目或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝修物料及設備之提供以買賣合約條款為準。發展項目設計以相關政府部門最後批准者為準。發展項目及其周邊地區日後可能出現改變。|住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告／宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。|本廣告由賣方或在賣方的同意下發布。|賣方建議準買家參閱售樓說明書，以了解發展項目的資料。|詳情請參閱售樓說明書。

Name of the Development: Eminence Terrace I (the "Development"). | District: Hung Shui Kiu and Ha Tsuen | Name of the street at which the Development is situated and the street number of the Development allocated by the Commissioner of Rating and Valuation: 12 Hung Shui Kiu Tin Sam Road | The address of the website designated by the Vendor for the Development: <https://eminenceterrace1.hkhs.com> | The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Hong Kong Housing Society | Holding company of the Vendor: Not applicable | Authorized Person for the Development: Chui Pak-Chung, Patrick | The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited | Building Contractor for the Development: Yau Lee Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Baker & McKenzie | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable | Any other person who have made a loan for the construction of the Development: Not applicable

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. | Please refer to the sales brochure for details. |

註：「樂翹都匯」系列指包括「樂翹軒I」在內的多個獨立發展項目，各自受其批地文件及公契(如有)管轄。「樂翹軒I」的住宅物業業主無權使用其他項目內之公用地方及設施(包括但不限於康樂地方及設施)。「樂翹都匯」之名稱僅作宣傳用途，並不會出現於公契、買賣合約或其他業權或法律文件中。

Note: "Casa Eminence" series refers to several independent developments (including Eminence Terrace I), each of which is governed by its own set of land grant and deed of mutual covenant (if any). The owners of residential properties in Eminence Terrace I are not entitled to use the common areas and facilities (including but not limited to the recreational areas and facilities) in other developments. The name of "Casa Eminence" is for promotional purpose only, and will not appear in the deed of mutual covenant, agreement for sale and purchase or other title or legal documents.

亦約否展他裝款門邊場及或時任定告議或成合是發其。條部周市況買或之決廣建目。構之論動及等約府其業情購況料響本方項書。不
含不改則備合政及物務定情資影。實展明認並隱(時圖設實關數宅財決何傳其。一發說確
或證不築及買相期住其出任宣受。業。解樓時考示保利建料以或以量作於/或業。樓時
參明或權之物供計目。衡方，告據物布了售成供論諾留分修提設項。應素業廣依住宅發以閱建
僅不承保部裝之數展變方因物宅本件何意書請期容何、方何、備期發改買關宅以念任同情情待
內任述責任置設或。現準相住應概買的说詳有
何出陳其裝及目準出，有何不或購方樓數
任作、或、料項作能化所任絕料時實售。號
其成約)數計物展者可變及買方資何在閱料牌
及釋要觀期設修發准後時力購買、於或參資門
告詮、景或、裝。批日不能時準容或方家的時
廣得款關目則、準後區況擔何，內買賣實數臨
本不條有項圖置作最地情負於問何購由準期*

and purchase.) This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development or the Phase or any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development or the Phase shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development or the Phase and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Please refer to the sales brochure for details. | This advertisement is published by the Vendor or by another person with the consent of the Vendor. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development or the Phase. | Please refer to the sales brochure for details. | * This provisional street number is subject to confirmation upon completion of the Phase.

發展項目期數名稱：樂啟都匯(「發展項目」)的第2期稱為「樂啟軒」(「期數」)區域：啟德|期數所位於的街道名稱及門牌號數：沐縉街2號^|賣方為施行《一手住宅物業銷售條例》期數指定的互聯網網站的網址：<https://delightterrace.hkhs.com>|本廣告／宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及／或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：香港房屋協會|賣方的控股公司：不適用|期數的認可人士：劉鏡釗先生|期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：劉榮廣伍振民建築師有限公司|期數的承建商：華營建築有限公司|就期數的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所|已為期數的建造提供貸款或已承諾為該建造提供融資的認可機構：不適用|已為期數的建造提供貸款的任何其他人：不適用|盡賣方所知的期數的預計關鍵日期：2027年3月31日(「關鍵日期」指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。)|本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)。|賣方保留權利不時改動發展項目或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目設計以相關政府部門最後批准者為準。發展項目及／或期數及其周邊地區日後可能出現改變。|本廣告由賣方或在賣方的同意下發布。|賣方建議準買家參閱售樓說明書，以了解發展項目及／或期數的資料。|詳情請參閱售樓說明書。|^此臨時門牌號數有待期數建成時確認。|

Name of the Development: Phase 2 of Casa Delight ("The Development") is called Delight Terrace ("the Phase") District: Kai Tak | Name of the street at which the Phase is situated and the street number: 2 Muk Chun Street^ | The address of the website designated by the Vendor for the Phase for the purposes of the Residential Properties (First-hand Sales) Ordinance: <https://delightterrace.hkhs.com> | The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Hong Kong Housing Society | Holding company of the Vendor (Owner): Not applicable | Authorized person for the Phase: Mr. Lau King Chiu Henry | The firm or corporation of which the authorized person for the Phase is a proprietor, director or employee in his or her professional capacity: DLN Architects Limited | Building contractor for the Phase: CR Construction Company Limited | The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Baker & McKenzie | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: Not applicable | Any other person who has made a loan for the construction of the Phase: Not applicable | The estimated material date for the Phase to the best of the Vendor's knowledge: 31 March 2027 ("material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | The Vendor reserves the rights to alter the building plans and other plans from time to time. The design of the Phase is subject to the final approved plans by the relevant Government departments. | The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. | This advertisement is published by, or with the consent of, the vendor. | Prospective purchasers are advised to refer to the sales brochure for any information on the Phase. | ^ The provisional street number is subject to confirmation when the Phase of the Development is completed. |

觀塘花園大廈及真善美村公布調遷安排 Decanting Arrangements Unveiled for Kwun Tong Garden Estate and Chun Seen Mei Chuen

觀塘花園大廈二期及真善美村將分階段重建。房協於2025年6月中向受重建影響的居民發信，公布調遷安排。觀塘花園大廈二期首階段重建涉及燕子樓及喜鵲樓約680戶居民，預計2026年下半年開始分批調遷，2027年下半年完成安置安排。這批居民可選擇調遷至牛頭角的鴻鵠臺第一座、香港仔漁映樓、啟德樂真樓、觀塘花園大廈翻新單位，以及房協轄下其他甲類出租屋邨。

真善美村亦於同日宣布調遷安排，涉及約830戶居民，並提供樂真樓、漁映樓或房協轄下其他甲類出租屋邨供調遷，2026年下半年開始分批調遷，2028年上半年完成安置安排。

Kwun Tong Garden Estate (KTGE) Phase II and Chun Seen Mei Chuen (CSMC) are set to undergo phased redevelopment. In mid-June 2025, HS informed residents affected by the redevelopment in writing about the rehousing arrangements. The Phase 1 redevelopment of KTGE Phase II involves approximately 680 households in Yin Chee Lau and Hay Cheuk Lau. The relocation is expected to commence in batches from the second half of 2026 and to be completed by the second half of 2027. Residents may choose from several rehousing options, including Avis Tower (Tower 1) in Ngau Tau Kok, Yue Ying Lau in Aberdeen, Lok Chun Lau in Kai Tak, renovated flats within Kwun Tong Garden Estate, and other Group A rental estates managed by HS.

Announced on the same day, the decanting arrangements for CSMC involve about 830 households. The affected residents are offered rehousing options at Lok Chun Lau, Yue Ying Lau or other Group A rental estates under HS. The decanting process will commence in batches from the second half of 2026 and last until the first half of 2028.



房協安排觀塘花園大廈居民參觀漁映樓。

HS organises a visit to Yue Ying Lau for KTGE residents.



房協代表向真善美村居民講解調遷安排。

Representatives from HS explain the rehousing arrangements to CSMC residents.

「聚然」及「峻然」完成抽籤 Ballots Drawn for Hemma Fab and Hemma Emerald

房協兩個資助出售房屋項目「聚然」及「峻然」已於2025年6月19日進行電腦抽籤，決定申請者揀選單位的優先次序。經點算及確認後，房協一共收到21,351份有效申請表，超額認購逾12倍，白表共有17,161份（佔約80%），綠表有4,190份（佔約20%）。

HS completed the [computer ballot drawing](#) for Hemma Fab and Hemma Emerald, two SSF projects, to determine the priority sequence of the applicants for flat selection. After verification, a total of 21,351 valid applications were received, representing an over-subscription of more than 12 times. A total of 17,161 applications (approximately 80%) came from White Form applicants and 4,190 (approximately 20%) from Green Form applicants.



房協物業發展及市場事務總監高雪瑩為「聚然」及「峻然」主持抽籤。

Monita Ko, HS Development and Marketing Director, conducts balloting for Hemma Fab and Hemma Emerald.

房協委員視察創新項目 HS Members Tour Innovative Projects



房協委員了解「樂翹樓1座」的智慧屋邨管理科技。
HS Members explore the smart estate management technology at Eminence Tower 1.

房協委員於2025年4月17日到訪設於鰂魚涌營運總部的「房協項目智慧中心」(Lab Plus)，了解房協如何善用科技提升管理效率。該中心連接所有項目地盤的不同系統，實時監察施工狀況，預計於2025年年底全面啟用。此外，委員亦於同日到訪「樂翹都匯」第一期甲，實地了解房協如何善用智慧屋邨管理科技。

On 17 April 2025, HS Members visited Lab Plus at the HS Operations Headquarters in Quarry Bay to learn how HS enhances management efficiency with the use of technology. Lab Plus is expected to be fully operational by the end of 2025. On the same day, Members also toured Phase 1A of Casa Eminence, and observed how smart estate management technology is being effectively utilised on site.

房屋局局長參觀 資助出售房屋示範單位 Secretary for Housing Visits SSF Show Flats

房協於2025年3月推出粉嶺「聚然」及觀塘「峻然」兩個資助出售房屋項目發售。房屋局局長何永賢、副局長戴尚誠、房屋署署長李佩詩及其團隊，於2025年4月16日參觀項目的示範單位，了解項目實而不華的設計，對單位的實用間隔及優質選料留下深刻印象。

On 16 April 2025, the Secretary for Housing Winnie Ho, Under Secretary for Housing Victor Tai and Director of Housing Charmaine Lee, along with their team, visited the show flats at Hemma Fab in Fanling and Hemma Emerald in Kwun Tong. These two SSF projects were launched for sale in March 2025. The visitors learned about the “practical but not extravagant” design of the projects and were impressed by the highly functional layout and quality materials of the units.



政府代表及區議員到訪房協中心 Government Representatives and DC Members Visit HS Centre

北區民政事務處及多名北區區議員於2025年5月9日到訪粉嶺房協中心，了解房協專用安置屋邨的工作，以及在北區發展的項目，包括位於粉嶺的「樂嶺都匯」及「聚然」，以及古洞北項目，三個項目合共提供逾4,700個出租及出售單位。

On 9 May 2025, representatives from the North District Office and several North District Council (DC) members visited the HS Centre in Fanling to learn about our work on DRE and our projects in North District. These projects include Casa Sierra and Hemma Fab in Fanling, and the Kwu Tung North project, offering over 4,700 rental and sale units collectively.



行政總裁分享 善用科技提升管理效率

CEO Shares Effective Use of Technology to Enhance Management Efficiency



房協行政總裁陳欽勉於2025年6月21日出席由香港粵港澳大灣區物業及設施管理聯合會舉辦的「如何提升物業及設施管理質素 — 創新、科技與關愛」論壇，並擔任主禮嘉賓，以「善用物管科技建構共融社區」為題，分享房協如何透過創新科技提升營運效率和推動居家安老，例如設立全港首個房地產科技共享工作室、推動業界研發樂齡科技支援長者、在出租屋邨及商場引入人工智能接待員、善用物聯網技術監測屋邨水浸風險等。

On 21 June 2025, HS Chief Executive Officer James Chan, as an officiating guest, attended a forum themed “How to Enhance the Quality of Property and Facilities Management – Innovation, Technology and Care”, organised by the Hong Kong Property and Facilities Management Association of the Greater Bay Area. In his speech, Chan highlighted the importance of leveraging property management technology to build inclusive communities, sharing HS’s experiences in utilising innovative technologies to improve operational efficiency and promote ageing in place. Initiatives include establishing Hong Kong’s first PropTech co-working space, driving industry-wide development of gerontechnology for seniors, adopting AI concierge solutions in rental estates and shopping malls, and deploying Internet of Things (IoT) technology to monitor flood risks in estates.

推動建造業安全 Promoting Construction Safety

房協積極推動工地安全文化，自2008年起連續16屆聯同勞工處及其他機構合辦「建造業安全獎勵計劃」，提升業界的職安健意識。該獎勵計劃於2025年5月4日舉行頒獎禮暨嘉年華會，房協轄下地盤一啟德第2B區1號用地項目的承建商亦憑傑出的安全表現獲頒「樓宇建造地盤(私營合約)」銀獎。

此外，房協於嘉年華會設立遊戲攤位，介紹最新的「組裝合成」多功能辦公室。目前，房協已啟用四個「組裝合成」多功能辦公室，有效加強智慧工地管理，促進可持續發展。

Committed to fostering a safety culture on construction sites, HS has been co-organising the Construction Industry Safety Award Scheme for 16 consecutive editions in collaboration with the Labour Department and other organisations since 2008, aiming to raise industry-wide awareness of occupational safety and health. On 4 May 2025, an award ceremony and a fun day were held as part of the initiative. The contractor for Kai Tak Area 2B Site 1, managed by HS, received the Silver Award in the “Building Sites (Private Sector)” category for its outstanding safety performance.

In addition, HS set up a game booth at the event to highlight its latest MiC collaboration centres, which have been implemented at four construction sites so far, effectively enhancing smart site management while contributing to sustainable development.



房協助理總監（項目管理）黃偉業（左三）與團隊出席「建造業安全獎勵計劃」頒獎典禮及嘉年華會。

HS Assistant Director (Project Management) Vincent Wong (third from left) attends the award presentation ceremony of the Construction Industry Safety Award Scheme and the fun day, together with his team.

與業界交流建築科技發展

Industry Exchange on Construction Technology Development



房協總監（項目策劃及管理）張冠華（前排右五）於建科院2025大會上，代表房協簽署「建築創新約章」，與超過60個機構一同承諾與建科院組成聯盟，共同推動建築創新。

At the BTRi Conference, HS Director (Projects) Franco Cheung (fifth from right, front row) signs the Construction Innovation Charter on behalf of HS, joining an alliance of more than 60 organisations to drive construction innovation in collaboration with BTRi.



張冠華（左二）在建築及房地產科技聯盟專題技術論壇上演講。

Cheung (second from left) speaks at the Technology Forum of ConTech & PropTech Alliance.

房協總監（項目策劃及管理）張冠華於2025年6月2日應香港建築科技研究院（建科院）邀請，為建科院2025大會擔任專題討論講者，以「建科院作為促進建築創新及應對行業挑戰的催化劑」為題分享房協經驗。

另外，他亦於2025年6月26日出席由香港大學模塊組合建造實驗室舉辦的「組裝合成」模塊建造國際會議，以房協應用「組裝合成」建築法的經驗，分享「組裝合成」的技術突破與創新實踐。

2025年7月10日，張冠華獲香港應用科技研究院邀請，擔任建築及房地產科技聯盟專題技術論壇的演講嘉賓，以「從規範到普及：採用安全智慧工地系統的挑戰與解決方案」為題，分享房協推動安全智慧工地的經驗。

On 2 June 2025, HS Director (Projects) Franco Cheung was invited by the Building Technology Research Institute (BTRi) as a panelist at the BTRi Conference 2025. He highlighted HS's experiences under the theme "Powering Innovation: BTRi as the Catalyst to Promote Construction Innovation and Address Industry Challenges".

On 26 June 2025, Cheung attended the International Conference on Modular Integrated Construction (MiC) hosted by the MiC Laboratory of The University of Hong Kong. He shared insights on HS's experiences in MiC adoption and exchanged views on groundbreaking advancements and innovative practices in MiC.

Separately, on 10 July 2025, Cheung was invited by the Hong Kong Applied Science and Technology Research Institute to serve as a panelist at the Technology Forum of ConTech & PropTech Alliance. Delivering a speech on the theme "From Mandate to Mainstream: Challenges and Solutions in Adopting Smart Site Safety System", he shared HS's experiences in advancing safe and smart construction site practices.



張冠華（右一）於「組裝合成」模塊建造國際會議上演講。

Cheung (far right) speaks at the International Conference on MiC.

推動樂齡科技發展 Promoting Gerontech Development

房協「樂活安居生活實驗室」於2025年4月27至30日參加香港貿易發展局舉辦的香港時尚家品及家紡展，舉行24場同理心體驗工作坊，參加者穿戴模擬裝備，體驗長者在煮食、穿衣等日常生活上遇到的挑戰，助業界研發更切合長者需要的樂齡科技產品。展覽期間，房協的攤位共吸引逾2,500人次參觀。

HS's Age-Friendly Home Living Lab participated in the Home InStyle fair organised by the Hong Kong Trade Development Council from 27 to 30 April 2025. During the event, HS organised 24 empathy experience workshops, allowing participants to experience the challenges faced by the elderly in daily activities, such as cooking and dressing, by using simulated gears. The fair facilitates the industry to develop gerontechnology products tailored to the needs of the elderly. HS's booth attracted over 2,500 visitors during the fair.



親身體驗樂齡生活 Experiencing Senior Living



房協與黃金時代基金會合辦「安心·安居」計劃，為參加者安排工作坊及參觀，讓他們親身體驗長者的需要，並了解房協的「一站式」長者住屋服務。該計劃於2025年5月及6月舉行兩場活動，包括品嚐專為長者設計的軟餐、參觀彩頤居及樂頤居等長者住屋項目。

Partnering with the Golden Age Foundation, HS co-organised an ageing in place programme featuring workshops and site visits to provide participants with first-hand experience of the needs of seniors and a deeper understanding of HS's "one-stop" elderly housing services. As part of the programme, two events were held in May and June 2025, encompassing tasting sessions for soft meals specifically designed for seniors, and visits to the elderly housing projects Cheerful Court and Jolly Place.

房協四無障礙網站獲嘉許

HS Recognised for Accessible Design of Four Websites

居住環境要無障礙，數碼空間同樣需要提倡共融，方便任何人使用。房協四個網站在「數碼無障礙嘉許計劃2024/25」中贏得多項殊榮，肯定房協推動數碼共融社區的表現。房協企業網站及長者網上服務平台「房協長者通」榮獲「三連金獎」，即連續三年或以上榮獲嘉許計劃的「金獎」；「房協友里」網站及「長者安居資源中心」網站則獲頒「金獎」。以上四個網站同時獲得今屆新設的「長者友善獎」，表揚房協積極回應長者對數碼服務的需求。

該嘉許計劃由香港互聯網註冊管理有限公司舉辦，數字政策辦公室協辦，並由平等機會委員會擔任顧問。

Just as the living environment should be made accessible, the digital space must incorporate inclusivity, ensuring accessibility by all. Four HS websites have won multiple accolades in the "Digital Accessibility Recognition Scheme 2024-25", affirming our performance in promoting a digitally inclusive community. The HS [Corporate Website](#) and [online elderly services platform](#) received the Triple Gold awards, which means taking home gold in the recognition scheme for three consecutive years or more. [The CES website](#) and the [Elderly Resources Centre website](#) also snatched Gold awards. All the four websites were conferred this year's newly established "Elderly-friendly Award", in recognition of HS's active response to the demand for digital services among the elderly.

The recognition scheme is organised by the Hong Kong Internet Registration Corporation Limited and co-organised by the Digital Policy Office, with the Equal Opportunities Commission as the advisor.



物管同事獲選傑出職安健員工

Property Management Colleague Named Outstanding OSH Employee



房協致力推動職業安全與健康，優秀表現屢獲嘉許。負責管理明華大廈維修保養的房協物業經理（保養/建築）陳嘉寶，於2025年4月下旬在「第17屆全港傑出職安健員工嘉許計劃」中獲頒「管理層組優異獎」。他帶領團隊落實多項職安健措施，有效減低高空工作的風險，包括在屋邨的水缸頂加裝圍欄、安排安全培訓等。

HS has been consistently commended for its exceptional performance in promoting occupational safety and health (OSH). Chan Ka-po, HS Property Manager (Maintenance – Building) responsible for the maintenance of Ming Wah Dai Ha, was presented with a merit award in the Management category at the 17th Hong Kong Outstanding OSH Employees Award in late April 2025. He led his team in implementing a number of OSH measures to effectively reduce the risks of working at height, including installing railings on top of water tanks at estates and organising safety training.

房協年報奪國際佳績

HS Annual Report Crowned with International Accolades

房協 [2023/24 年報](#) 最近於國際獎項中共取得 13 項殊榮。以「跨代連繫 共構未來」為題的年報在美國 LACP 舉辦的「2023/24 Vision 國際年報大獎」中以接近滿分的成績，分別榮獲「非牟利機構」組別金獎及鉑金獎。另外，房協年報在美國評選機構 MerComm, Inc. 的「2024/25 Mercury 大獎」、「2025 Astrid 大獎」及「澳大利西亞年報獎 2025」中連下三城，榮獲大獎、金、銀、銅等合共 11 個獎項。



The HS [Annual Report 2023/24](#) recently received 13 international awards. Themed “Connecting over a Sustainable Future”, the Annual Report clinched the Gold award and Platinum award, with a near-perfect score in the “Non-Profits” category at the “2023/24 Vision Awards” organised by the US-based League of American Communications Professionals (LACP). In addition, the HS Annual Report scored successive wins at the “Mercury Excellence Awards 2024/25” by US-based MerComm, Inc., the “ASTRID Awards 2025”, and the “2025 Australasian Reporting Awards”, garnering a total of 11 awards, including Grand, Gold, Silver, and Bronze awards.

可持續發展報告獲嘉許

Sustainability Report Wins Acclaim

房協 [2023/24 可持續發展報告](#) 於 2025 年 5 月 12 日舉行的「綠色和可持續貢獻大獎 2025」頒獎典禮中，榮獲「ESG 披露貢獻先鋒大獎」，其全面披露環境、社會及管治報告的努力備受認可。該獎項由香港品質保證局舉辦，旨在推動機構將可持續發展的良好做法納入管理決策和日常營運中。房協重視可持續發展，目前以「可持續居所」、「低碳轉型」及「裝備未來」三大支柱制定可持續發展策略。



The HS [Sustainability Report 2023/24](#) received the “Pioneering Award for ESG Disclosure Contribution” at the presentation ceremony of Hong Kong Green and Sustainability Contribution Awards 2025 on 12 May 2025, for meeting comprehensive disclosure requirements in environmental, social and governance reporting. The award, organised by the Hong Kong Quality Assurance Agency, aims to encourage organisations to integrate the best sustainability practices into their management decisions and daily operations. Reflecting its long-standing commitment to sustainable development, HS has formulated its sustainability strategy based on the three pillars of “Sustainable Homes”, “Low-carbon Transformation” and “Future-fit Capabilities”.

房協展覽中心再奪設計大獎

More Design Recognition for HS Exhibition Centre

房協展覽中心於 2025 年 5 月榮獲國際設計獎項 A' Design Award 2025「室內空間與展覽設計組別」銅獎，表揚中心的創意及精巧設計。中心於 2024 年完成全面翻新，設有三大主題區，參觀者可通過互動及沉浸式體驗，認識香港房屋發展及房協的工作。

The HS Exhibition Centre was awarded Bronze in the Interior Space and Exhibition Design category at the A' Design Award 2025 in May 2025, in recognition of its creative and meticulously thoughtful design. Following a comprehensive renovation in 2024, the Centre features three themed zones, allowing visitors to learn more about Hong Kong's housing development and the work of HS through interactive and immersive experiences.



暑期實習培育年青生力軍

Summer Internship Programme Fosters Young Talent



房協一年一度的暑期實習生計劃已於2025年6月16日開鑼。今年共有39名大專生成為房協實習生。房協除了安排實習生到不同部門實習，亦為他們度身訂造多個參觀及工作坊，全方位認識房協業務及最新動向，包括出席員工行為守則講座、參觀翻新後的房協展覽中心及長者安居資源中心，並到「組裝合成」多功能辦公室親身感受房協嶄新的工地文化。此外，實習生又參與培訓演講技巧工作坊，並將於8月向房協管理人員匯報改善工作建議，競逐「房協青年策劃人才」獎。

房協今年亦繼續與不同大學及機構合作培育生力軍，例如浸信會愛群社會服務處的職場實況工作體驗計劃及社會福利署的影子領袖師友計劃，連同房協的暑期實習生計劃，一共為超過50名大專生和中學生提供職場「預習班」。

HS's annual Summer Internship Programme officially kicked off on 16 June 2025, offering internship opportunities to 39 tertiary students. Alongside placements in various departments, HS has specially arranged a series of site visits and workshops, giving the interns a comprehensive understanding of HS's operations and latest developments. The interns attended a seminar on the employees' code of conduct, toured the renovated HS Exhibition Centre and Elderly Resources Centre, and experienced HS's novel construction site culture through a visit to the MiC Collaboration Centre. They also participated in a presentation skills training workshop and will present their ideas for improvement measures to HS management in August, competing for the "HKHS Young Masterminds Awards".

This year, HS continued to collaborate with various universities and organisations to cultivate next-generation talents by offering internship opportunities. These include an internship programme of the Baptist Oi Kwan Social Service and the Job Shadowing Mentorship Scheme of the Social Welfare Department. All these initiatives, including our Summer Internship Programme, have provided over 50 tertiary and secondary students with training opportunities to prepare them for the future workplace.



Ella
社區及長者服務組
Social and Elderly
Wellness Section
香港大學主修地理學
Majoried in Geography,
The University of Hong Kong

「房協同事很樂意跟我分享社區服務的相關資訊，又給我很多工作建議，我感受到他們很支持實習同學。」
"HS colleagues are very willing to share information about community services with me and offered me work advice. I truly feel their strong support for interns."



Ommar
人力資源組
Human Resources Section
香港理工大學主修社會政策及社會創業
Majoried in Social Policy and Social
Entrepreneurship, The Hong Kong
Polytechnic University

「透過在房協這個大機構實習，我認識到有系統的人力資源流程和政策，豐富了我在這行業的知識。」
"At HS, such a large organisation, I have gained valuable insights into systematic HR procedures and policies, enhancing my knowledge in the field."

關懷長者 推廣環保

Caring for the Elderly Promoting Environmental Sustainability



房協與煤氣公司於2025年6月14日在彩頤居合辦雙親節慶祝活動，透過線上及線下形式與超過500位來自「長者安居樂」住屋計劃、安老院舍及「房協友里」長者康樂中心的長者及家人共度愉快的周末。

On 14 June 2025, HS and Towngas co-organise a Parents' Day celebration at Cheerful Court. The event, held both online and offline, brought together over 500 seniors from the Senior Citizen Residences Scheme, residential care homes for the elderly and elderly recreation centres by the CES Team, along with their families, for an enjoyable weekend.

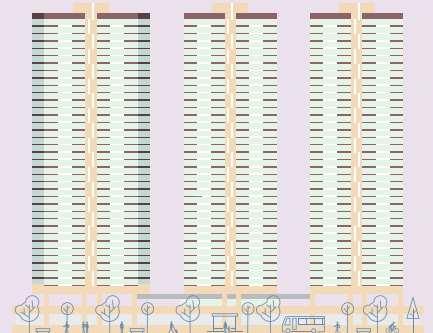


「房協友里」團隊於2025年6月4日為20多名義工安排「友里」樂活工作坊，大家一同將雨傘等家居物品升級再造製成風扇保護套。活動不但推廣綠色生活，義工亦會於家訪時將這些親手製作的紀念品贈予居民，體現鄰里關愛精神。

On 4 June 2025, the CES Team organises an upcycling workshop for over 20 volunteers. Participants creatively repurpose household items, such as transforming umbrellas into protective covers for fans. This activity aims to promote green living while producing handmade souvenirs for residents during home visits by the volunteers, fostering a spirit of a caring neighbourhood.

房協冷知識 Did You Know?

房協首個資助出售房屋項目 10歲生日快樂 Celebrating the 10th Anniversary of HS's First SSF Project



房協首個資助出售房屋項目「綠悠雅苑」今年已經滿10歲了！10年前的7月，房協將單位鑰匙交到首位買家手中。項目當年推出時大受歡迎，優質建築更獲高度讚賞。

Greenview Villa, HS's first Subsidised Sale Flats (SSF) project, has turned 10 this year! It was a decade ago in July when HS handed over the keys to the project's very first home buyer. At its launch, Greenview Villa was extremely popular, receiving wide acclaim for its quality construction.

超額認購58倍 Oversubscribed by 58 Times

988個單位吸引超過
58,000份申請

Over 58,000 applications
received for 988 flats

建築優質 Quality Building

2016年獲皇家特許測量師學會頒發「工程項目團隊獎 — 優異獎」，以及綠建環評BEAM Plus鉑金評級

11日全數沽清 All Sold Out in Just 11 Days

超過12萬人次參觀示範單位，所有單位11日內全數沽清

All the flats on offer were sold out in 11 days, with more than 120,000 visitors to the show flats recorded

In 2016, the project was awarded the Construction Project Team of the Year — Certificate of Excellence by the Royal Institution of Chartered Surveyors, as well as a BEAM Plus Platinum rating in the new building category.