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房協動態

Housing Society Today

善用建築科技 建構安全智慧未來

*Harnessing ConTech for
Building a Safer and Smarter Future*



HONG KONG
HOUSING SOCIETY
香港房屋協會

主席的話 Chairman's Message



過去兩個月，時間感覺特別漫長，宏福苑一場突如其來的嚴重大火除了奪去逾千個家庭的居所，亦令他們痛失摯親，全城悲痛難過。然而，面對生命的無常，哀傷難以言喻之際，房協即時竭盡所能，於火災後迅速成立跨部門危急援助小組，並於一星期內騰出超過700間過渡性房屋、出租屋邨和專用安置屋邨的單位，全力配合政府，為受影響的居民提供緊急住宿，好讓他們盡快安頓，解決燃眉之急。

為關顧居民日常基本生活需要，房協於短時間內動用本身資金以及其他機構的資助，為所有應急住宿單位購置基本傢俱電器，例如床鋪、桌椅、煮食爐及清潔用品等，讓居民有一個安身之所。這段日子，房協同事持續與政府及各界夥伴義工並肩同行，不僅積極回應居民的生活需要，更為他們提供心理支援，陪伴他們逐步走過艱難時刻。我希望在此向所有參與火災後續支援工作的同事致以衷心謝意。同事們日以繼夜無私付出，從辦公室義不容辭走上前線搬運物資、組裝床架、解答居民查詢等，與居民共渡難關。房協同事這份同理心與承擔，體現了房協心繫社區、「以人為本」的精神。

這份「以人為本」的精神，同樣體現於房協的工程管理。我們善用建築科技，推動轄下項目甚至整個業界轉型，期望使建築過程更有效，更安全、更具可持續性，大大改善工人的工作環境和提升他們的福祉。作為「房屋實驗室」，只要能夠為社區締造可持續居所，房協都敢於嘗試創新，全力以赴將創新理念付諸實踐。

在業務方面，房協兩個全新的資助出售房屋項目一位於粉嶺的「聚然」以及觀塘的「峻然」銷情理想，足證用家深信「房協出品，必屬佳品」。另一方面，房協的建築項目繼續獲得業界多項殊榮，在香港綠色建築議會與環保建築專業議會舉行的「環保建築大獎2025」頒獎禮中勇奪四個獎項及一個入圍項目，表揚房協積極推動可持續綠色建築。而預計於2028年落成的馬頭角專用安置屋邨項目亦率先於香港規劃師學會週年大獎2024頒獎禮中勇奪年度最高榮譽的銀獎，憑前瞻的規劃策略創建活力共融社區。

諺語有云否極泰來，希望在明天。我衷心希望新的一年能為社會各界帶來新希望。我亦謹代表房協祝願大家丙午馬年身體健康、平安幸福，亦祝願受創的心靈逐步復原，在房協及社區各界互相關懷與支持下重新出發，生活逐步復常。

Time felt painfully long over the past two months as we saw the whole city plunged into dire grief by an unexpected fire disaster at Wang Fuk Court that left over a thousand families homeless and grieving over the loss of their loved ones. In the face of the vicissitudes of life and the unspeakable agony inflicted by the tragedy, the Housing Society (HS) did its utmost without delay, promptly establishing a cross-divisional emergency assistance team right after the fire accident. We deployed over 700 vacant units from transitional housing project, rental estates, and a Dedicated Rehousing Estate within a week in an all-out effort in tandem with the Government to provide emergency accommodation for the affected residents, enabling them to settle down as quickly as possible and resolve their pressing needs.

With the residents' daily living needs in mind, HS resorted to its own funding resources, together with subsidies from other organisations, to furnish all emergency accommodation units with basic furniture and home appliances, including beds and beddings, tables and chairs, cookers, and cleaning supplies, providing residents with a safe and comfortable shelter. In sustained cooperation with the Government and volunteer partners, HS staff proactively addressed the residents' daily living needs and supported them going through a hard time by continuing to shower them with care and mental support. I would like to express my sincere gratitude to all colleagues for their contribution to the relief efforts after the fire. Working tirelessly day and night to weather the challenges with the fire-ravaged residents, our colleagues took upon themselves to come forward and assist in transporting supplies, assembling bed frames, and answering residents' enquiries etc. Their empathy and commitment bore testimony to HS's community-oriented and people-centered philosophy.

The people-centered spirit is also reflected in HS's project management. We make the best of construction technology to drive transformation across our projects and even the entire industry, in the hope of making the construction process more efficient, safer and sustainable in order to significantly enhance the working environment and well-being of workers. As Hong Kong's "housing laboratory", HS will stop at nothing to experiment with innovations, putting innovative ideas into practice to create sustainable homes for the community as long as it is viable.

Turning to our business, the two brand-new Subsidised Sale Flats projects under HS, namely "Hemma Fab" in Fanling and "Hemma Emerald" in Kwun Tong, reported satisfactory sales performance, demonstrating strong buyer trust in the quality of HS projects. On a different note, HS has continued to clinch multiple industry accolades with its housing projects, including four awards and a Finalist position at the Green Building Awards 2025 co-organised by the Hong Kong Green Building Council and the Professional Green Building Council, in recognition of our proactive initiatives in promoting sustainable green building. In addition, the Dedicated Rehousing Estate project in Ma Tau Kok, scheduled to be completed in 2028, won the Silver Award, the highest honour of the year, at the Hong Kong Institute of Planners Awards 2024, in recognition of our forward-looking planning strategy to create a vibrant and inclusive community.

As the Chinese saying goes, "At the end of adversity comes bliss and there is always hope for tomorrow", I sincerely hope that the new year will bring new hope to the whole community. On behalf of HS, I wish you all good health, peace, and happiness in the Year of the Horse. I also wish the traumatised souls a gradual recovery and return to normal life, with the immersive care and support from HS and all sectors of the community.



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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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善用建築科技 建構安全智慧未來 Harnessing ConTech for Building a Safer and Smarter Future

項目管理涉及精密複雜的環節，時刻講求效率。作為「房屋實驗室」，房協站在創新最前線，積極採用建築科技，推動轄下項目甚至整個業界轉型。房協由多年前起已率先引入「組裝合成」建築法（MiC）等，到近年透過嶄新的項目組合管理平台、人工智能應用、氫能發電等創新方案及革新工地新文化等以應對建築高峰期，致力邁向更安全、有效率和可持續建築，並為項目管理劃上新定義。

Project management involves sophisticated and intricate processes with an invariable emphasis on efficiency. As Hong Kong's "housing laboratory", HS stands at the forefront of innovation, embracing construction technology (ConTech) to drive transformation across its projects and the wider industry. From pioneering the Modular Integrated Construction (MiC) method a few years ago to the more recent adoption of innovative solutions to cope with the construction boom, including the brand-new Project Portfolio Management Platform (PPMP), AI-driven applications and hydrogen-fuelled power generation, along with a transformed work site culture, HS has been redefining project management—making building works safer, smarter and more sustainable.

革新項目管理效率 Ushering in a New Era of Project Management Efficiency

質素和效率是項目交付的關鍵。房協正推展歷來最大規模的發展計劃，憑藉持續創新的精神，秉承建設優質房屋的使命，並貫徹可持續發展原則。房協善用建築科技革新項目管理，將效率提升至更高層次。2025年4月，房協於營運總部啟用「房協項目智慧中心」（智慧中心），為項目管理樹立另一重要里程碑。智慧中心作為中央樞紐，配備項目組合管理平台的一站式多功能系統，整合工地各個附屬系統的數據，實時監察工地，並讓管理團隊按數據分析和決策，徹底革新建築管理模式。

Quality and efficiency are the cornerstone of project delivery. Now forging ahead with its largest-ever development programme, HS continues to deliver quality housing in fulfillment of its mission, underlined by an unyielding spirit of innovation and a commitment to the principles of sustainability. HS has taken efficiency to the next level by leveraging ConTech to revolutionise project management. In April 2025, we witnessed yet another project management milestone with the opening of the "Lab Plus" at our Operations Headquarters. Serving as a central hub with a one-stop Project Portfolio Management Platform (PPMP) that integrates project data from various sub-systems across construction sites, "Lab Plus" fundamentally transforms construction management by enabling real-time monitoring and data-driven decision making.

房協總監(項目策劃及管理)張冠華說:「房協勇於創新,積極探索新科技的應用,追求卓越。『房協項目智慧中心』不僅是一個具備實體空間的實驗室,同時肩負一個前瞻性的使命,成為孕育新思維的平台,讓房協跳出既有框框思考,同時匯聚業界的創新智慧,創造協同效應,強化房協面向未來的能力,最終透過創新的房屋方案,促進共融社區發展。」

HS Director (Projects) Franco Cheung said, "HS is committed to innovation and excellence by actively exploring new technology applications. More than just a laboratory occupying a physical space, 'Lab Plus' assumes a forward-looking mission to become an incubator of new ideas with "outside the box" thinking while bringing together the industry's collective wisdom for innovation to create synergies and enhance its future-fit capabilities, ultimately fostering an inclusive community through innovative housing solutions."

善用科技 事半功倍 Technology Enhances the Results



為應對業界不斷轉變的需求及日新月異的科技,房協一直因時制宜採用多元化的數碼設計及管理工具,例如建築信息模擬、數碼工程監督系統、安全智慧工地系統等。最新引入的項目資訊管理系統支援無紙化工作流程,以數碼方式取代傳統如速遞文件等人手程序,做到實時監察工地及無縫溝通。

In response to the evolving industry needs and technological advancements, HS has adopted a growing range of digital design and management tools, such as Building Information Modelling (BIM), the Digital Works Supervision System (DWSS), the Smart Site Safety System (4S) and more. One of the latest additions is the Project Information Management System (PIMS) that supports paperless workflows, allowing real-time site monitoring and seamless communication by replacing traditional manual processes like courier submissions with a digital solution.

另外,房協積極在工地管理應用創新科技,並引入由發展局研發的人工智能協作監督平台「智眼」。在古洞北新發展區項目中,「智眼」協助監察MiC組件安裝、天秤操作及主要道路交通狀況。該系統運用了最新的4D光學掃描和無人機技術,提供實時的空間數據,透過人工智能分析,進行遙距工程監察,有效提升施工效率和工地管理水平。房協古洞北項目是全港首個在非工務工程中應用此系統的項目,標誌著本地建造業在智慧工地管理方面邁出重要一步。

HS actively promotes the application of innovative technologies in construction site management and has introduced the artificial intelligence collaborative monitoring platform, SmartEye, developed by the Development Bureau. At the Kwu Tung North New Development Area project, SmartEye assists in monitoring the installation of Modular Integrated Construction (MiC), tower crane utilisation, and traffic conditions on major roads. The system leverages the latest 4D LiDAR and drone technologies to provide real-time spatial data. Through artificial intelligence analysis, it enables remote construction monitoring, effectively enhancing construction efficiency and overall site management standards. The Kwu Tung North project under HS is the first non-public works project in Hong Kong to adopt this system, marking an important milestone in the local construction industry's advancement in smart site management.



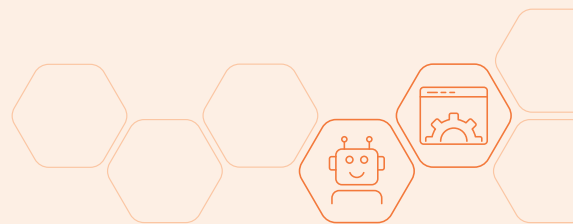
發展局項目策略及管控處於2025年11月參觀「房協項目智慧中心」。自2025年4月成立以來,「房協項目智慧中心」已成為業界示範,吸引來自不同界別的持份者,例如職業安全健康局、中華電力等到訪交流。

The Project Strategy and Governance Office of the Development Bureau on a visit to HS's "Lab Plus" in November 2025. Since its establishment in April 2025, "Lab Plus" has become an industry showcase, attracting exchange visits and tours by the Occupational Safety and Health Council, CLP and more, among other stakeholders from different sectors.



房協總監(項目策劃及管理)張冠華表示,房協積極採用創新的建築方案,持續提升施工效率、質量及安全標準。

HS Director (Projects) Franco Cheung highlights HS's continued efforts in raising standards in construction efficiency, quality and safety with the proactive adoption of innovative building solutions.



以人為本 創建可持續工作環境 Designed for People Built for the Future

我們深信，真正可持續的工作環境由「以人為本」開始。不論是前線工友，抑或是建築師、工程師以至房協團隊，房協都重視他們的安全、福祉及發展。透過貼心設計、創新科技及智慧工作模式，我們致力營造更安全、更健康及更共融的工地環境。這份承諾不僅提升生產力與工程質素，亦培育出齊心的團隊，為項目及社區的長遠可持續發展奠定基礎。

2025年，房協於四個建築工地設立MiC多功能協作中心。各協作中心不僅透過實時監察工地運作以提升工地安全，亦是工友們與各工程建築人員，以及項目管理團隊舒適的交流空間，讓大家擁有一個自豪的工作環境，培養協作文化及歸屬感。最新一個多功能協作中心「築·角」於2025年12月在馬頭角專用安置屋邨項目正式啟用。踏入協作中心，映入眼簾的是開揚海景，完全改寫建築工地以往經常被視為擠迫凌亂的形象。馬頭角項目亦將準備應用先進的無人機技術作工地日常巡查及緊急救援等。

此外，我們將於2026年與香港中華煤氣有限公司合作，在明華大廈第二期重建項目的建築工地試行一個創新環保方案，採用氫燃料電池系統。氫能是一種潔淨能源，使用過程中只會排放水，成為理想的替代燃料。我們從現有煤氣管道網絡中提取氫氣，為電動車充電及臨時工地辦公設施供電，標誌着香港建造業在應用氫能技術方面踏出了重要一步。

We believe that a truly sustainable workplace begins with a people-oriented philosophy —one that prioritises the safety, well being and development of everyone involved, from frontline workers, architects and engineers to all HS staff. By integrating thoughtful design, innovative technologies and smarter work practices, we work hard to create safer, healthier, and more inclusive site environments. This commitment not only enhances productivity and work quality, but also contributes to a cohesive workforce and the long term sustainability of our projects and communities.

In 2025, HS set up MiC Collaboration Centres at four construction sites. These establishments not only enhance site safety through real-time operation monitoring, but also serve as decent and comfortable social hubs for workers, construction project personnel and HS's project management team, fostering a workplace we can be proud of as well as a culture of collaboration and a sense of belonging. The latest addition, "M.i.SEA", meaning MiC Collaboration Centre by the sea, was officially opened in December 2025 at the Ma Tau Kok (MTK) Dedicated Rehousing Estate (DRE) project. Stepping into the centre, visitors are greeted by a sweeping sea view, a far cry from the traditional perception of a site office as a congested and cluttered space. At the MTK project, cutting-edge drone technology will also be deployed for routine site surveillance, emergency rescue and other operations.

As an eco-friendly innovative solution, HS will work with Towngas on a pilot scheme for adopting a hydrogen fuel cell system at the site of the Ming Wah Dai Ha Redevelopment Phase II project in 2026. Hydrogen is a clean energy source that emits only water when used, making it an ideal alternative fuel. The project will involve extracting hydrogen from the existing Towngas network to charge electric vehicles and power temporary site office facilities, marking a significant step towards applying hydrogen energy technology in Hong Kong's construction industry.

位於馬頭角的MiC多功能協作中心「築·角」已正式啟用，為工地人員提供一個舒適的交流空間。辦公室配備多項設施，甚至設有匹克球場，是非一般的工地辦公室。

The newly inaugurated "M.i.SEA" at the Ma Tau Kok MiC Collaboration Centre provides site staff with a welcoming gathering space that features a range of amenities, including a pickleball court, making the centre more than just a conventional site office.



數碼化革新安全管理

Digitalisation Revolutionises Safety Management

房協不僅以安全為先，更視之為推動業務營運的核心價值。2023年，我們率先採用安全智慧工地系統，並將系統列為招標條款之一。安全智慧工地系統由三部分組成：中央管理平台、智能設備和用於數據傳輸的通訊網絡。此創新系統協助管理人員及早識別潛在的安全隱患，以迅速採取跟進行動。為推動安全智慧工地系統的廣泛應用，發展局與建造業議會於2024年推出「安全智慧工地系統標籤計劃」。截至目前為止，房協已有11個項目工地獲頒該標籤認證。

2026年年中，房協將於馬頭角專用安置屋邨項目引入另一項突破性技術——遠程駕駛天秤系統，為行業帶來變革。作為建造業的創新先例，這套先進系統整合MiC、人工智能、物聯網及高精準遙距控制技術，讓天秤操作員可於地面控制室遙距操控天秤，締造更安全的工作環境。

展望未來，房協將繼續探索不同的人工智能應用方案、新平台及新科技，將項目數據、工作流程及其他相關程序整合及數碼化。其中一個重點方向是提升工地安全監察，研究利用人工智能及大數據資料分析，包括工作許可證、事故報告、工地巡查等，項目組合管理平台可以清晰展示、闡釋和預測各工地的高風險範疇和潛在風險因素，助我們及早識別安全風險，防患未然，為工地安全管理作出有效的決策。

張冠華總結：「建築過程一向充滿挑戰，但房協堅信為社區締造可持續居所的重要，以創新、效率、協作、以人為本及可持續發展為工作的核心，堅定不移地實踐這願景。對我們項目管理團隊來說，只要有決心和遠見，凡事皆可能。」

At HS, we see safety not just as a top priority, but also a core value that drives our operations. In 2023, we pioneered the digital “Smart Site Safety System” (4S), making it one of the tender requirements. 4S comprises three components: a centralised management platform, smart devices, and communication networks for data transmission. This innovative system supports project management by enabling early identification of potential safety hazards to facilitate prompt follow-up actions. To drive a wider adoption of 4S, the Development Bureau and the Construction Industry Council jointly launched the 4S Labelling Scheme in 2024. A total of 11 project sites under HS have since been issued with 4S labels under the Scheme.

In mid-2026, HS is set to revolutionise the building industry with yet another groundbreaking initiative – a remote tower crane command system at the Ma Tau Kok DRE project. A pioneering innovation for the construction industry, the state-of-the-art system seamlessly integrates MiC, AI capability, Internet of Things (IoT), and high-precision remote control technology. It contributes to a safer workplace by enabling crane operators to control tower cranes from a remote ground-level control cabin.

Looking ahead, HS will continue to explore different AI applications, new platforms and technologies to consolidate and digitalise project data, workflows and other processes. One of our focuses is on enhancing site safety monitoring by exploring the use of AI and big data analytics to process data collected from various sources such as permits to work, incident reports and site inspections. The Project Portfolio Management Platform (PPMP) can visualise, explain and predict the high risk areas and potential risk factors for each site to enable early detection of safety risks, timely adoption of precautions, and more informed decision-making for on-site safety management.

In conclusion, Cheung said, “While we understand that the construction process is inherently challenging, we never step back from our unwavering vision to create sustainable homes for the community. We put innovation, collaboration, human well-being and sustainability at the centre of everything we do and remain firmly committed to pushing boundaries in pursuit of our vision. With dedication and foresight, the sky is the limit for our project management team.”



歡迎房協新委員 Welcoming New Housing Society Members



李爾冬女士
Ms Nadine Eden Maurellet

李爾冬女士為爾康養老生活創辦人。該顧問公司為亞洲及更廣泛地區的長者、家庭及社區設計具啟發性的樂活安居方案。李女士亦為位於香港及日本的共居、酒店及旅遊體驗集團EXP的創辦合夥人兼首席營運官。

李女士身兼律師、酒店經營者及企業家，專長房地產開發、建造業、酒店及土地管理。她曾任香港上海大酒店有限公司的集團首席法律顧問兼集團業務多元發展總經理，該公司擁有及營運全球各地的半島酒店。

在公共及社區服務方面，李女士現任市區更新基金、香港會所基金會、香港平義社及香港恩橡的董事。她亦擔任香港頤年慈善基金網絡指導委員會成員、香港公益金入會、預算及分配委員會委員及牽手香港顧問。

Ms Nadine Maurellet is the Founder of Eden Retirement Lifestyle, a consultancy that designs inspiring and supportive living solutions for elders, families and communities across Asia and beyond. She is also the Founding Partner and Chief Operating Officer of EXP., a co-living, hospitality and travel experiences group based in Hong Kong and Japan.

Ms Maurellet is a lawyer, hotelier and entrepreneur. She specialises in real estate development, construction, hospitality and land administration. She was previously the Group General Counsel and Group General Manager of Business Diversification of The Hongkong and Shanghai Hotels Limited, the owner and operator of The Peninsula Hotels worldwide.

As for public and community services, Ms Maurellet is a Director of the Urban Renewal Fund, The Hong Kong Club Foundation, Equal Justice Hong Kong and Mighty Oaks Hong Kong. She is also a Steering Committee Member of The Hong Kong Funders' Network on Ageing Well, a member of the Admissions, Budgets and Allocations Committee of Community Chest of Hong Kong, and an advisor to Hands On Hong Kong.

余寶美女士 SBS 為香港特別行政區政府前屋宇署署長，在屋宇署任職時，負責執行《建築物條例》以規管新建私人樓宇發展及現存私人樓宇。余女士於1996年加入政府前，曾於私營企業擔任建築師，負責各類機構及住宅項目的建築設計與施工管理。

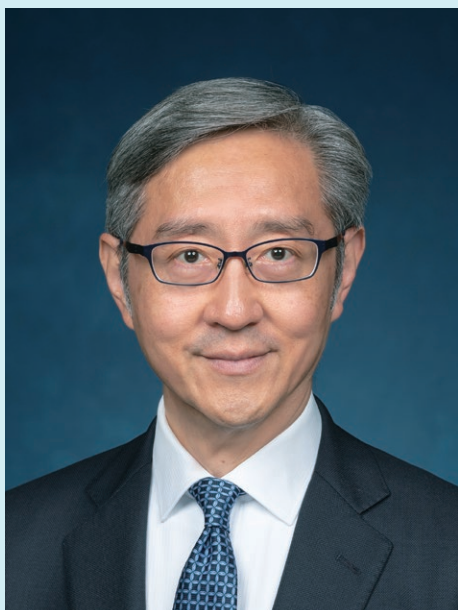
余女士現為香港理工大學建設及環境學院建築及房地產學系客座教授。

Former Director of Buildings of the Hong Kong SAR Government, **Ms Clarice Yu, SBS**, has worked in the Buildings Department in the administration of the Buildings Ordinance on the control of new private building developments and existing private buildings. Prior to joining the Government in 1996, Ms Yu worked in the private sector as an architect, responsible for the design and administration of the construction of various institutional and housing projects.

Ms Yu is currently an Adjunct Professor in the Department of Building and Real Estate of the Faculty of Construction and Environment of The Hong Kong Polytechnic University.



余寶美女士 SBS
Ms Clarice Yu Po-mei, SBS



任景信先生 JP
Mr Peter Yan King-shun, JP

任景信先生 JP 現任香港特別行政區政府引進重點企業辦公室主任。他是香港中文大學客席教授、香港電腦學會院士及香港工程院院士。

任先生為資訊科技專業人士，曾於2018至2024年期間出任數碼港行政總裁，並曾擔任新意網集團有限公司執行董事及行政總裁，以及多家上市公司的高級管理職位。

任先生擁有豐富的公共服務經驗，現任香港管理專業協會理事會委員及香港專業及資深行政人員協會會員。他曾於多個諮詢及法定機構擔任理事會/董事會成員，包括香港城市大學、香港都會大學、香港學術及職業資歷評審局、研究資助局以及香港交易及結算所有限公司。

任先生持有香港中文大學工商管理學士學位，並於2020年獲頒授Beta Gamma Sigma香港中文大學分會榮譽會員榮銜。他亦曾於哈佛商學院進修領袖行政課程。

Mr Peter Yan, JP, is the Director-General of the Office for Attracting Strategic Enterprises, HKSAR Government. He is an Adjunct Professor at the Chinese University of Hong Kong, a Distinguished Fellow of The Hong Kong Computer Society and a Fellow of the Hong Kong Academy of Engineering.

Mr Yan is an Information Technology professional. He was the CEO of Cyberport from 2018 to 2024, the Executive Director and CEO of SUNeVision Holdings and had held senior management positions in various listed companies.

Mr Yan has extensive experience in public services. He is a Council member of the Hong Kong Management Association and a member of the Hong Kong Professionals and Senior Executives Association. He had served as Council/Board members in various advisory and statutory bodies, including the City University of Hong Kong, the Hong Kong Metropolitan University, the Hong Kong Council for Accreditation of Academic and Vocational Qualifications, Research Grants Council, and the Hong Kong Exchanges and Clearing Limited.

Mr Yan holds a BBA Degree from the Chinese University of Hong Kong (CUHK) and was conferred the Honoree of the Year by the CUHK Chapter of Beta Gamma Sigma in 2020. He also received Executive Education from the Harvard Business School.

余偉業先生為社會企業「要有光」的創辦人及行政總裁。「要有光」將私人物業轉化為社會房屋，並透過特別設計的「向上流動租約」，激勵正面對短期貧窮的年輕人或有兒童家庭住戶，積極規劃未來、逐步向上流動。

余先生是一名社會企業家，積極參與各項公共及社區服務。他現任城市規劃委員會成員及交通諮詢委員會委員，並曾任市區重建局市區更新基金董事、土地供應專責小組成員及社會企業諮詢委員會委員。

Mr Ricky Yu is the Founder and CEO of Light Be, a social enterprise focused on repurposing originally private properties for social housing and promoting upward mobility for temporarily impoverished young adults and families with children through a specially designed tenancy scheme.

Mr Yu is a social entrepreneur. He is active in serving various public and community services. He is a member of the Town Planning Board and the Transport Advisory Committee. He was a director of the Urban Renewal Fund of the Urban Renewal Authority, a member of the Land Supply Task Force and a member of Social Enterprise Advisory Committee.



余偉業先生
Mr Ricky Yu Wai-yip

年度集思會 出謀獻策 齊建活力社區

Annual Brainstorming Session Mapping the Path to a Vibrant Community

房協年度集思會於2025年11月11日舉行，有超過80名房協委員及管理人員出席，踴躍討論房協如何在發展可負擔房屋的過程中推動社會可持續發展。所有意見已於2025年12月舉行的監事會及執行委員會聯合會議上詳細討論，協助房協制定未來業務發展策略。

At the HS Annual Brainstorming Session held on 11 November 2025, more than 80 HS Members and senior executives gathered for an enthusiastic discussion on HS's approach to advancing social sustainability in HS's affordable housing developments. The views collected were discussed later in detail at the joint meeting of the Supervisory Board and the Executive Committee in December 2025 to support efforts in charting HS's business development strategies.



消息速遞 NEWS FLASH

「聚然」、「峻然」全數售罄 "Hemma Fab" and "Hemma Emerald" Sold Out



房協最新兩個資助出售房屋項目一分別是位於粉嶺的「聚然」及觀塘的「峻然」，經過選樓程序後，全數1,604個單位經已售出。成功選購單位的買家中，綠表約佔三成，白表約佔七成，而透過參加「家有長者」和「家有初生」計劃選樓的買家分別有229名及149名。

HS launched two latest Subsidised Sale Flats projects — "Hemma Fab" in Fanling and "Hemma Emerald" in Kwun Tong. Following the flat selection process, all 1,604 units have been sold. Among the successful buyers, the consolidated ratio of Green Form and White Form buyers is about 30:70. There are 229 and 149 buyers from the "Priority Scheme for Families with Elderly Members" and the "Families with Newborns Flat Selection Priority Scheme" respectively.

迅速支援 助災民渡難關

Rapid Support for Residents in Need

就大埔宏福苑於2025年11月發生的嚴重火災，房協對事件深感哀痛難過，並[迅速全力配合政府展開支援行動](#)，為受影響居民提供應急住宿。房協為宏福苑居民準備逾700個過渡性房屋、出租屋邨和專用安置屋邨的空置單位，當中包括大埔策誠軒、新建的香港仔漁映樓及洪水橋的樂翹樓等，並設立24小時支援熱線。

由於宏福苑居民情況緊急，房協於短時間內動用本身資金以及其他機構的資助，為所有應急住宿單位購置基本傢俱電器。房協同事聯同各界義工日以繼夜全力為空置單位添置基本生活所需物資，以洪水橋樂翹樓為例，入住時單位均配備床架、床褥、枕頭、桌椅等基本傢俬，以及煮食爐、水壺、電飯煲、風扇和電拖板等家電，以至拖鞋、廁紙及簡單清潔用品等也齊備，希望協助宏福苑居民盡快在新環境安頓，並會適切地為單位陸續配備冷氣機、煤氣煮食爐及抽氣扇。

2025年12月1日，房協各辦事處同事一同默哀，悼念在今次火災中不幸罹難人士，並向事件中英勇殉職的消防員和死者致以深切哀悼，及向死者家屬及傷者致以摯誠慰問。房協會繼續就居民的中期住宿安排配合政府政策，並與居民保持緊密溝通。

HS is deeply saddened by the fire that occurred at Wang Fuk Court in Tai Po in November 2025. We [swiftly and fully cooperated with the Government in launching a support operation](#) to provide emergency accommodation for affected residents. HS prepared over 700 vacant units from its transitional housing project, rental estates, and a Dedicated Rehousing Estate, including Trackside Villas in Tai Po, the newly completed Yue Ying Lau in Aberdeen and Eminence Tower 1 at Hung Shui Kiu. A 24-hour support hotline was also established.

Given the urgent circumstances faced by Wang Fuk Court residents, we mobilised our own funds, together with funding support from other organisations, within a short period of time to procure basic furniture and electrical appliances for all emergency accommodation units. HS staff, along with volunteers from various sectors, have devoted substantial time and effort to equipping the vacant units with essential daily necessities. Taking Eminence Towner 1 in Hung Shui Kiu as an example, each unit is furnished with basic furniture such as bed frames, mattresses, pillows, tables, and chairs, as well as household appliances including cookers, kettles, rice cookers, fans, and power strips. Items such as slippers, toilet paper, and basic cleaning supplies are also provided to help Wang Fuk Court residents settle into their new environment as quickly as possible. The units have also been progressively and suitably equipped with air conditioners, gas cookers and exhaust fans.



房協同事和義工盡力為空置單位配備各種傢俱、電器和日用品。
HS staff and volunteers make their best to equip the vacant units with daily necessities.



房協主席凌嘉勤教授（左）、行政總裁陳欽勉（左二）等人於2025年11月28日到訪策誠軒，視察準備供宏福苑火災居民入住的單位。

HS Chairman Prof Ling Kar-kan (left) and Chief Executive Officer James Chan (second from left), along with colleagues, visit Trackside Villas on 28 November 2025 to inspect the units made available to residents affected by the Wang Fuk Court fire.

行政總裁分享公共管治經驗 CEO Shares Experiences on Public Governance



房協行政總裁陳欽勉於2025年11月25日在香港中文大學，向公共政策社會科學碩士課程的學生，以「公共管治的合作」為題，分享房協如何與政府緊密合作，並善用不同的建築科技和房地產科技，發展多元化的房屋計劃，促進跨代共融及可持續發展的社區。

On 25 November 2025, HS Chief Executive Officer James Chan spoke on the topic of "Collaboration in Public Governance" for the students of the Chinese University of Hong Kong Master of Social Science in Public Policy programme. He shared his views on how HS has been working seamlessly with the Government to foster intergenerational harmony and sustainable development in the community by leveraging ConTech and PropTech to develop diversified housing programmes.

談創新策略應對未來發展 Innovative Strategies to Navigate the Future

房協總監（項目策劃及管理）張冠華於2025年11月15日擔任「未來城市研討會2025」的講者。活動由香港大學Joint Lab on Future Cities、皇家藝術學院Future Cities Lab及其他夥伴合辦，張冠華就如何實踐可持續城市發展的創新策略，分享房協如何積極推動綠色建築、善用創新科技等，與各界共同建構未來城市。

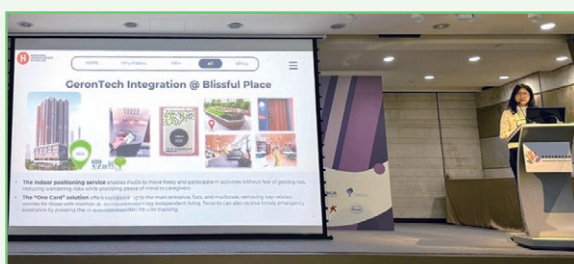
HS Director (Projects) Franco Cheung spoke at the Future Cities Symposium 2025 held by Joint Lab on Future Cities of The University of Hong Kong, Royal College of Arts Future Cities Lab and other partners on implementing innovative strategies for sustainable urban development. He shared how HS works with various sectors to build future cities by, among other strategies, actively promoting green building and employing innovative technologies.



房協總監（項目策劃及管理）張冠華（左三）擔任「未來城市研討會2025」講者。同場房協主席凌嘉勤教授（右二）亦以香港理工大學賽馬會社會創新設計院總監身份擔任主講嘉賓。

Franco Cheung (third from left), HS Director (Projects), speaks at the Future Cities Symposium 2025, with Professor Ling Kar-kan (second from right), HS Chairman, attending the event as a keynote speaker in his capacity as the Director of Jockey Club Design Institute for Social Innovation of The Hong Kong Polytechnic University.

講解認知障礙症友善環境 More about Dementia-friendly Environments



房協社區及長者服務總監吳家雯博士於2025年11月19日出席由香港認知障礙症協會舉辦有關認知障礙症的亞太區研討會，並擔任講者，介紹房協如何善用樂齡科技建立適合認知障礙症患者的居住環境。

On 19 November 2025, Dr Carmen Ng, HS Social and Elderly Wellness Director, was invited to speak at the Asia-Pacific Regional Symposium on dementia organised by the Hong Kong Alzheimer's Disease Association, sharing how HS creates living environments friendly to people with dementia by making good use of gerontechnology.

建屋物管齊心推動職安健

Working Together to Promote Occupational Safety and Health in Construction and Property Management

房協重視工地職安健，於2025年10月30日在營運總部的「房協項目智慧中心」舉行健康約章承諾典禮，見證16個房協工程項目的承建商及工程夥伴承諾簽署由職業安全健康局和政府推出的「好心情@健康工作間約章」、「精神健康職場約章」和「護心約章」。逾250人以線上及線下方式參加。房協已將這三份約章的要求納入所有新工程項目的合約條款，推動工地職安健以保障工友福祉。

另外，房協物業管理部於2025年10月至2026年1月期間舉行一系列安全推廣活動，加強同事的職安健意識，包括問答遊戲、海報創作比賽、參觀建造業議會未來建造中心以了解安全智慧工地系統等，吸引超過600人次參加。

Reflecting its firm commitment to occupational safety and health on construction sites, HS held the [Health Charters Commitment Ceremony](#) on 30 October 2025 at "Lab Plus" in its operations headquarters. Contractors and project partners from 16 HS projects pledged their support for the "Joyful@Healthy Workplace Programme", "Mental Health Workplace Charter", and "Heart Caring Charter" launched by the Occupational Safety and Health Council (OSHC) and the Government. Over 250 participants attended the ceremony, both online and in-person. The requirements of the three charters have been incorporated into the contract terms of all new building projects of HS in a bid to promote construction site safety and health and safeguard the well-being of workers.

HS's Property Management Division held a series of safety promotion activities from October 2025 to January 2026, aiming to enhance occupational safety and health awareness among colleagues. Attracting over 600 participants, the programme featured quiz games, a poster design competition, and a visit to the Construction Industry Council (CIC)'s Centre for Future Construction to learn about the Smart Site Safety System (4S).



（由左至右）房協助理總監（項目管理）黃偉業、職業安全健康局總幹事游雯、房協總監（項目策劃及管理）張冠華、職業安全健康局首席顧問楊冠全博士及房協總經理（技術統籌及支援）李嘉俊，與房協工程承建商代表（包括線上嘉賓）合照。

(From left to right) HS Assistant Director (Project Management) Vincent Wong, OSHC Executive Director Bonnie Yau, HS Director (Projects) Franco Cheung, OSHC Principal Consultant Dr Winson Yeung, and HS General Manager (Central Technical Team) Kelvin Lee, picture with representatives of HS contractors (including online guests).



房協的工地辦公室為工友提供做運動和聯誼的空間，有助他們提升身心健康。
HS's site offices enable workers to exercise and connect, contributing to their physical and mental well-being.



物業管理部同事參觀建造業議會未來建造中心。

Colleagues from the Property Management Division visit CIC's Centre for Future Construction.



樂齡科技融入家中 Showcasing Gerontech for Home

房協長者安居資源中心於2025年11月20至23日舉行的樂齡科技博覽暨高峰會2025設置攤位，推廣樂齡家居理念及房協長者住屋服務。攤位劃分為廚房、浴室及睡房三大區域，各展示相關的樂齡科技產品，並讓參觀者即場試用。其中睡房區新增混合實境體驗，讓參觀者化身為認知障礙症患者，體會看似平凡卻又充滿挑戰的家居環境。四日活動錄得近14,000人次到訪。



房協行政總裁陳欽勉（左四）參觀房協於樂齡科技博覽暨高峰會2025設置的攤位。

HS Chief Executive Officer James Chan (fourth from left) visits HS's booth at the Gerontech and Innovation Expo cum Summit 2025.



At the Gerontech and Innovation Expo cum Summit 2025, HS's Elderly Resources Centre set up a booth to promote the concept of elderly-friendly home design and HS's elderly housing services. The booth was divided into three themed zones — kitchen, bathroom, and bedroom — featuring various gerontech products for visitors to try out on site. A new mixed reality experience was introduced in the bedroom zone where participants could experience first-hand the seemingly ordinary but actually challenging home environment from the perspective of an elderly person with dementia. The four-day event attracted nearly 14,000 visitors.

長者安居資源中心成立20周年 Happy 20th Anniversary to Elderly Resources Centre



房協社區及長者服務總監吳家雯博士（左五）及總經理（社區及長者服務）黃英傑（右五）與合作夥伴一同慶祝長者安居資源中心成立20周年。

Dr Carmen Ng, HS Social and Elderly Wellness Director (fifth from left), and Romulus Wong, General Manager (Social and Elderly Wellness) (fifth from right) celebrate the 20th anniversary of the Elderly Resources Centre with partners.

房協於2005年開設全港首創的長者安居資源中心，向社區推廣長者友善家居。最近，中心慶祝成立20周年，邀請了不同的合作夥伴出席周年午宴和參觀資源中心，一同回顧20年來的發展成果，並展望將來。

資源中心位於油麻地駿發花園，除了設有模擬單位展示最新的樂齡科技產品及長者友善生活環境外，更有職業治療師及社工提供服務，協助長者實現居家安老。

HS launched the Elderly Resources Centre (ERC) in 2005 as the first of its kind in Hong Kong to promote the "age-friendly home" concept in the community. Recently, the ERC marked its 20th anniversary by hosting a luncheon and a site tour for various partners, providing an opportunity to reflect on HS's achievements over the past two decades and to look ahead.

Located at Prosperous Garden in Yau Ma Tei, the ERC features mock-up flats showcasing the latest gerontech products and an age-friendly living environment. Occupational therapists and social workers are also available to provide ageing-in-place support for the elderly.

推動綠色建築連番獲獎

Winning Multiple Awards for Driving Green Buildings

房協積極推動綠色建築，在香港綠色建築議會與環保建築專業議會於2025年11月13日舉行的「環保建築大獎2025」頒獎禮中勇奪四個獎項及一個入圍項目，包括「綠建領導：先鋒大獎」、馬頭角專用安置屋邨項目及明華大廈第二期重建計劃均奪得「興建及/或設計中項目－住宅類別：優異獎」，古洞北新發展區項目「組裝合成」多功能協作中心獲「已落成項目－商業類別：特別嘉獎」，而長者住屋「松悅樓」則獲「已落成項目－住宅類別：入圍項目」。

Reflecting its success in promoting green buildings, HS clinched four awards and secured a finalist position in another category at the [Green Building Award 2025](#) ceremony held by the Hong Kong Green Building Council and the Professional Green Building Council on 13 November 2025. The accolades included a “Pioneer Award” in the Green Building Leadership Category, two Merit awards in the New Buildings (Under Construction/Design – Residential)” category for the Ma Tau Kok Dedicated Rehousing Estate project and the Ming Wah Dai Ha Redevelopment (Phase II) project, a “Special Citation” in the New Buildings (Completed Projects – Commercial) category for the Modular Integrated Construction (MiC) Collaboration Centre at the Kwu Tung North New Development Area project, and a “Finalist” in the New Buildings (Completed Projects – Residential) category for Chung Yuet Lau, our elderly housing project.



房協行政總裁陳欽勉（右十）、總監（項目策劃及管理）張冠華（右十一）、總監（物業管理）潘源舫（右九）、助理總監（項目管理）黃偉業（右八）及企業傳訊總監梁綺蓮（左三）與同事出席「環保建築大獎2025」頒獎典禮。

HS CEO James Chan (10th from right), Director (Projects) Franco Cheung (11th from right), Director (Property Management) Sanford Poon (ninth from right), Assistant Director (Project Management) Vincent Wong (eighth from right), and Corporate Communications Director Pamela Leung (third from left) attend the Green Building Award 2025 presentation ceremony with colleagues.

此外，房協於2025年11月24日在世界綠色組織舉辦的「氣候行動大獎2025」中榮獲「氣候行動領袖大獎」。房協積極推動綠色建築，例如在明華大廈第二期重建項目率先試行「全生命周期碳排放評估」、推行環保採購政策、在工地試用氫氣供電等。

In addition, HS was honoured with the “Climate Action Leadership Award” at the Climate Action Award 2025 ceremony held by the World Green Organisation on 24 November 2025. As an exemplar of its dedication to promoting green buildings, HS took the lead in piloting a “Whole Life Cycle Carbon Assessment” for the Ming Wah Dai Ha Redevelopment (Phase II) project, adopted a green procurement policy, and tested the use of hydrogen fuel for power generation at a construction site.



房協總監（項目策劃及管理）張冠華（中）及企業傳訊總監梁綺蓮（左二）獲頒「氣候行動領袖大獎」。

HS Director (Projects) Franco Cheung (centre) and Corporate Communications Director Pamela Leung (second from left) receive the “Climate Action Leadership Award”.

馬頭角項目獲規劃大獎 Ma Tau Kok Project Bags Planning Award

馬頭角專用安置屋邨項目於2026年1月9日舉行的香港規劃師學會周年大獎2024頒獎禮中勇奪年度最高榮譽銀獎，表揚房協善用創意規劃策略，創建活力共融社區。

馬頭角項目除了提供出租及出售單位外，亦設有商場、社福設施和逾一萬平方米的公眾休憩空間，配備長幼共融設施，推動整個海濱社區的發展。項目預計於2028年落成，提供1,100多個出租及資助出售單位，逾四成為無障礙或可改動設計，開創公營房屋先河。



The Ma Tau Kok Dedicated Rehousing Estate project won the “Silver Award”, the highest honour of the year, at the [Hong Kong Institute of Planner Awards 2024](#) ceremony held on 9 January 2026, in recognition of HS’s innovative planning strategies for creating a vibrant and inclusive community.

With both rental and sale units, the Ma Tau Kok project features a shopping mall, diverse social welfare facilities and over 10,000 square metres of public open space, as well as intergenerationally inclusive facilities to foster the development of the entire waterfront community. The project is scheduled for completion in 2028, providing approximately 1,100 rental and subsidised sale units. The number of accessible and convertible units accounts for more than 40% of the overall total, setting a new benchmark for public housing.

九屋邨獲選十大愛心屋苑 Nine Estates Named among Top 10 Caring Estates



房協行政總裁陳欽勉（右二）及社區及長者服務總監吳家雯博士（左二）出席「香港義工獎2025」頒獎禮。

James Chan, HS Chief Executive Officer (second from right), and Dr Carmen Ng, Social and Elderly Wellness Director (second from left), attend the presentation ceremony of the Hong Kong Volunteer Award 2025.

房協於2025年1月9日舉行的「香港義工獎2025」頒獎禮再獲佳績。頒獎禮由民政及青年事務局與義務工作發展局合辦，房協轄下九個出租屋邨囊括「年度十大愛心屋苑」當中九個席位，包括冠、亞、季軍，得獎屋邨包括寶石大廈、祈德尊新邨、乙明邨、觀龍樓、觀塘花園大廈、勵德邨、樂民新村、滿樂大廈及沙頭角邨。另外，房協共有20個出租屋邨獲頒「愛心屋苑」獎項，表揚屋邨致力推動義工服務。房協亦同時獲頒「恒基兆業地產傑出非商業機構卓越獎」、「非商業機構一年度十大最高義工時數獎」及「非商業機構一義工時數卓越金獎（30,000小時或以上）」。

HS was conferred multiple accolades on 9 January 2025 at the presentation ceremony of the Hong Kong Volunteer Award 2025, which was co-organised by the Home and Youth Affairs Bureau and the Agency for Volunteer Service. Securing the first, second and third positions, HS swept nine of the “Top 10 Caring Estate” awards with its nine rental estates. Among the winning entries were Bo Shek Mansion, Clague Garden Estate, Jat Min Chuen, Kwun Lung Lau, Kwun Tong Garden Estate, Lai Tak Tsuen, Lok Man Sun Chuen, Moon Lok Dai Ha, and Sha Tau Kok Chuen. In addition, a total of 20 HS rental estates garnered the “Caring Estate” awards in recognition of their commitment to promoting volunteer services. HS was also awarded the “Henderson Land Outstanding Non-Commercial Organisation Award - Excellence Award”, “Non-Commercial Organisation - Top 10 Highest Volunteer Hour Award” and “Non-Commercial Organisation - Volunteer Hour Excellence Gold Award (30,000 hours or above)”.

連獲四項殊榮表揚可持續發展表現

Four Awards Won for Sustainability Performance

房協將環境、社會及管治的理念貫徹於營運的不同層面，成績屢獲肯定，最近更獲得四項殊榮。房協在電視廣播有限公司於2025年12月19日舉行的「環境、社會及管治(ESG)大獎」中獲得「ESG環境創新科技大獎」及「ESG社會創新科技大獎」。另外，房協於2025年10月30日在香港公平貿易聯盟的「可持續發展目標伙伴賞2024/25」中獲得「企業賞—特優貢獻獎」及「項目賞—特優貢獻獎」，肯定房協推動可持續發展的成果。

房協於2022年成立跨部門可持續發展工作小組，識別六個相關的聯合國可持續發展目標，以制定全面的可持續發展策略，引領各部門以統一的目標及行動推動可持續發展。

在環境方面，房協率先引入「組裝合成」建築法(MiC)以節省工地施工時間、於明華大廈第二期重建項目試行氢能發電、於物業管理方面推動能源效益管理等。至於社會方面，房協推動工地安全文化、重視人才培訓、積極在社區推廣跨代共融等。房協採取以監事會及執行委員會組成的雙層管治架構，致力維持高水準的企業管治。

HS has recently walked away with four awards in ESG. We won the “ESG Environmental Innovative Technology Award” and the “ESG Social Innovative Technology Award” at the TVB ESG Awards on 19 December 2025. In addition, we were granted the “SDG Corporate Award - Distinguished Achievement” and the “SDG Project Award - Distinguished Achievement” in the SDG Excellence Awards 2024/25 organised by Fair Trade Hong Kong on 30 October 2025, in recognition of our achievements in promoting sustainability.

In 2022, HS set up a cross-divisional Sustainability Working Group and identified six relevant United Nations Sustainability Development Goals as the foundation of formulating a comprehensive sustainability strategy which serves as the guiding principles for all divisions in advancing sustainability through cohesive and coordinated actions.

On the environmental front, HS has taken the lead in adopting the Modular Integrated Construction (MiC) method to shorten on-site construction time, piloted hydrogen power generation at the Ming Wah Dai Ha Phase II Redevelopment Project, and promoted energy efficiency management in property management. On the social front, HS fosters a strong site safety culture, places great emphasis on talent development, and actively promotes intergenerational inclusion within the community. In terms of governance, HS adopts a two-tier governance structure comprising a Supervisory Board and an Executive Committee, committed to maintaining a high standard of corporate governance.



房協總監（項目策劃及管理）張冠華（中）在「環境、社會及管治大獎2025」頒獎禮上，分享房協在項目管理方面如何推動可持續發展。

HS Director (Projects) Franco Cheung (centre) shares how HS promotes sustainability through project management at the TVB ESG Awards 2025 ceremony.



雋悅樂齡設計獲獎

Tanner Hill Commended for Age-Friendly Design



房協優質長者房屋項目「雋悅」於2026年1月19日舉辦的賽馬會齡活城市「全城·長者友善」計劃2024/2025嘉許禮上獲得「齡活設施大獎」殊榮，嘉許項目為長者提供無障礙和共融設施。「雋悅」是一個非資助優質長者房屋項目，在同一建築內提供住宅、康樂設施、醫療護理服務、全方位支援服務及社交活動，讓長者實現居家安老。

HS's quality elderly housing project, The Tanner Hill, clinched the "Age-friendly Facilities Award" under the Jockey Club Age-friendly City Partnership Scheme 2024/2025 held on 19 Jan 2026, in recognition of its accessible and inclusive facilities designed for the elderly. The Tanner Hill is a non-subsidised quality elderly housing project. It integrates residences, recreational facilities, medical and healthcare services, comprehensive support and social activities under one roof to help seniors age in place.

物管員工卓越服務獲嘉許

Property Management Staff Commended for Service Excellence

房協致力為居民提供優質的物業管理服務，卓越表現備受肯定。兩名房協職員於2025年12月在申訴專員公署舉辦的「2025申訴專員嘉許獎」中榮獲「公職人員獎」，他們分別是房協高級經理（物業管理）卓思敏及主任（物業管理）岑偉鏗。卓思敏在一宗房協與租戶間長達25個月的小額錢債審裁處民事訴訟中調解成功，而岑偉鏗則協助獨居長者走出生活陰霾。

HS has been widely recognised for providing excellent quality property management services to residents. Two HS staff members, Sandy Cheuk, Senior Manager (Property Management), and Ryan Sum, Officer (Property Management), were honoured with the "Ombudsman's Awards 2025 for Officers of Public Organisations" held by the Office of The Ombudsman in December 2025. Cheuk successfully mediated a 25-month-long civil litigation between HS and a tenant at the Small Claims Tribunal, while Sum has lifted an elderly singleton out of a dismal life.



房協高級經理（物業管理）卓思敏獲申訴專員嘉許。
Sandy Cheuk, HS Senior Manager (Property Management), receives commendation from the Office of The Ombudsman.



房協主任（物業管理）岑偉鏗獲申訴專員嘉許。
Ryan Sum, HS Officer (Property Management), is honoured by the Office of The Ombudsman with an award.

網絡安全表現獲獎

Cyber Security Success

房協首次參與「共建員工防火牆嘉許計劃」，並於2025年11月6日舉辦的頒獎典禮中勇奪鉅金獎，屬首次參與機構的最高榮譽。該嘉許計劃由香港互聯網註冊管理有限公司及國際信息系統審計協會中國香港分會合辦，嘉許致力保障網絡安全的機構。

In its first-ever participation in the "Cyber Security Staff Awareness Recognition Scheme", HS clinched the Platinum Award at the award ceremony held on 6 November 2025, the highest possible accolade for first-time participants. The scheme is co-organised by the Hong Kong Internet Registration Corporation Limited and the ISACA China Hong Kong Chapter in recognition of corporate commitment to strengthening cyber security.

房協資訊科技主管辛建國（中）代表房協在「共建員工防火牆嘉許計劃」中接受鉅金獎殊榮。

Darron Sun, HS Head of Information Technology (centre), receives the Platinum Award in the "Cyber Security Staff Awareness Recognition Scheme" on behalf of HS



積極參與社區獲表揚

Commendation Accorded for Active Community Engagement



房協展覽中心舉辦的主題活動系列在 MARKETING-INTERACTIVE 於 2025年11月14日公布的「卓越市場推廣大獎2025」中入圍「卓越企業社會責任」獎項。展覽中心所舉辦以心靈正能量和氣候變化為主題的活動，成功在社區推廣有關訊息。

A series of thematic programmes organised by the HS Exhibition Centre has been shortlisted as finalist for the “Excellence in Corporate Social Responsibility” award at the Marketing Excellence Awards 2025 held by MARKETING-INTERACTIVE on 14 November 2025. The thematic programmes on positivity and climate change, organised by the Centre, has successfully promoted the relevant messages in the community.



「房協友里」觀龍樓團隊與香港專業教育學院合作舉辦的「預防骨質疏鬆的長者營養煮食工作坊」，在「VTC社區參與獎勵計劃」頒獎禮獲得「最具延伸價值獎」，表揚活動有效協助參加者建立營養飲食習慣。

Co-organised by the CES (Caring, Engaging and Smart) Team at Kwun Lung Lau and the Hong Kong Institute of Vocational Education, a nutritional cooking workshop for the elderly to prevent osteoporosis clinched the “Most Valuable Extension Award” at the VTC Community Engagement Reward Scheme – CommunityQuest recognition ceremony. The initiative was recognised for effectively helping participants establish nutritious dining habits.



勵德邨獲選融洽職場

Lai Tak Tsuen Recognised as a Harmony@Workplace Organisation

房協轄下出租屋邨勵德邨滿載人情味，於2025年12月獲職業安全健康局嘉許為「融洽職場機構2025-26」。勵德邨辦事處同事不時一起聚餐、共享自家湯水、舉辦壓力管理講座等，充分體現團隊之間的關懷，營造身心健康並重的和諧工作文化。

Known for its dedication to cultivating a caring culture, HS's rental estate Lai Tak Tsuen was recognised by the Occupational Safety and Health Council as a “Harmony@Workplace Organisation 2025-26” in December 2025. Among other group activities, Lai Tak Tsuen Estate Management Office colleagues regularly organise meal gatherings, share homemade soup, and conduct stress management seminars, demonstrating a profound caring spirit among all colleagues as a team and a commitment to creating a harmonious work culture that values both physical and mental wellness.



跨代共融迎馬年

Celebrating Chinese New Year Across Generations

農曆新年是家家戶戶老少同堂一起迎接新歲的好開始。房協致力建設跨代共融社區，並將這個理念延伸至今年的農曆新年禮盒。房協全新的「跨代共融家族」一家六口，將以吉祥物手作掛飾在新年禮盒亮相，以盲盒方式和大家見面，禮盒並附有精美實用的利是封和月曆卡。每個掛飾均由基督教家庭服務中心轄下社企「思藝手作」的學員親手縫製，支持殘疾人士融入社會。掛飾以蘋果素皮製成，減少使用傳統皮革，推動環保。

Chinese New Year marks a joyful occasion for families to come together across generations to welcome the new beginning. Dedicated to building intergenerationally inclusive communities, HS has extended this commitment to the Chinese New Year gift box. HS's newly launched intergenerational family, a six member mascot family, will make its debut in the gift box as handmade ornaments presented in a blind-box format. The gift box also includes beautifully designed and practical red packets and a calendar card. Each ornament is hand-sewn by trainees of "A-Soulroom," a social enterprise under the Christian Family Service Centre, in support of the social inclusion of persons with disabilities. Made from apple-based vegan leather, the ornaments reduce the use of traditional leather and promote environmental sustainability.



房協冷知識 Did You Know?

房協一直採用嶄新科技提升工地建築效率，早於70年代，土瓜灣樂民新村已走在時代尖端，採用預製組件興建。預製組件建築法當年屬於極具創意的技術，樂民新村也因此成為房協這個「房屋實驗室」其中一個先行先試的成果。

HS's adoption of innovative construction technologies for improved site efficiency dates back to the 1970s when Lok Man Sun Chuen in To Kwa Wan was already ahead of the times with the use of prefabricated components, a brand-new, highly-innovative building technology at the time. It marked one of the pioneering experimental achievements that underscored HS's role as a "housing laboratory".

預製牆身和地板

樂民新村當中的樂智樓及樂愛樓採用預製混凝土牆身和地板興建，組件運到地盤組裝，縮短工地施工時間，兩座大樓比原定時間提早了四個月完成。

Prefabricated Walls and Floors

The estates's Lok Chi Lau and Lok Oi Lau were built with prefabricated concrete walls and floors. Modules were transported to the site for assembly, shortening on-site construction time. Both buildings were completed four months ahead of schedule.



樂民新村預製組件先驅

Lok Man Sun Chuen: Leading the Way in Modular Prefabrication



全港首個屋邨採預製磚建外牆

房協於2010年為樂民新村「升級」，加建升降機取代逾百級樓梯，新升降機大樓採用黏土預製磚組件，亦是全港首個屋邨採用預製磚鋪砌外牆。

Hong Kong's First Estate Using Prefabricated Bricks for Exterior Wall Construction

As a facility upgrade in 2010, Lok Man Sun Chuen saw the installation of a lift to replace a staircase with over a hundred steps. Prefabricated clay bricks were used to build the new lift tower, making Lok Man Sun Chuen the first estate in Hong Kong to use prefabricated bricks for exterior wall construction.

優良保養獲認證

憑藉良好的維修保養，樂民新村於2018年在綠建環評既有建築（2.0版）自選評估計劃的「場地」及「營運管理」範疇中獲得「良好」評級。

Certification Awarded for Quality Maintenance

Lok Man Sun Chuen was awarded a "Good" rating in both "Site" and "Management" aspects of BEAM Plus Existing Buildings V2.0 Selective Scheme in 2018 in recognition of its quality maintenance standard.