

ISSUE NO

113 期

04/2026

# 房協動態

Housing Society Today



CASA SIERRA

樂嶺都匯

## 跨代共融智慧社區

An Intergenerational Smart Community



HONG KONG  
HOUSING SOCIETY  
香港房屋協會

# 主席的話 Chairman's Message



過去三個月，房協推動「跨代共融」的工作揭開了新一頁。上月，房協首個發展的專用安置屋邨粉嶺「樂嶺都匯」舉行落成典禮。這項目不但有助推動北部都會區的發展，亦是房協建立「跨代共融」社區的好例證—由以往積極推動居家安老，到近年演進至建立跨代共融的居住環境和社區。「樂嶺都匯」採用「綜合發展模式」興建，在同一個屋苑，有齊出租屋邨、資助出售房屋及「長者安居樂」住屋計劃項目，照顧不同年齡層的住屋和生活需要，凝聚「長、中、青、幼」的跨代共融社區。去年，「樂嶺都匯」更成為全港首個獲得「長者友善樓宇」認證的項目。看到這個精心規劃的項目由當年構思到今天落成，我深感欣慰。

二月份，籌備多時的「跨代共融在房協」計劃於沙田乙明邨正式啟動，房協的「跨代共融」理念已貫穿各主要業務發展。當天，我和一眾嘉賓，包括香港理工大學校長滕錦光教授，同時為邨內全港首個專門設計的跨代共融遊樂空間揭幕。這遊樂空間由房協與理大賽馬會社會創新設計院攜手創造，並獲香港賽馬會慈善信託基金捐助有關設計，由不同年齡層居民一起「共創」，成為三代，甚至四代同堂「一齊用、一齊玩」的全新聚腳點。啟動禮當天，我和各嘉賓與居民互動，深深感受到這個全新設施為社區帶來無限活力和幸福。

在推動「跨代共融」的過程中，房協鼓勵年青人和老友記增加連繫。房協於去年推出「跨代『商』連•青年創業計劃」，在轄下出租屋邨提供四間商舖予年輕人創業，鼓勵他們將商業創意結合跨代共融理念。剛在農曆新年前，我跟房屋局局長一同到紅磡家維邨探訪其中一間參與商舖，感受到青年創業家的幹勁和對社區的關懷。四間商舖已全部開業，當中表現優秀的創業團隊日後更有機會進駐房協的旗艦新商場「啟點」開設快閃店。「啟點」是全港首個以「建立跨代生活圈」為主題的商場，預計2027年開幕。透過空間設計、商戶組合及多元化的活動，營造跨代同樂的氛圍，相信會成為該區的新地標。

面對社會高齡化，「跨代共融」是促進社會可持續發展的重要一環。房協從住屋規劃、社區設施、物業管理到商業發展等，正逐步融入「跨代共融」的元素，並會以「多點點心思•跨代連結好好多」為核心理念，與社會各界共同構建有溫度、有活力及跨代連繫的可持續社區。

Over the past three months, the Housing Society (HS) has unveiled a new chapter in advancing “intergenerational harmony”. A completion ceremony was held last month for “Casa Sierra” in Fanling, the first Dedicated Rehousing Estate (DRE) project undertaken by HS. This project not only helps advance the development of the Northern Metropolis but also stands as an exemplar of HS’s efforts in creating intergenerational and harmonious communities – an evolution from promoting “ageing-in-place” in the past to developing harmonious living environments and communities for all generations in recent years. The mixed development model of “Casa Sierra” brings together public rental housing, Subsidised Sale Flats, and the “Senior Citizen Residences Scheme” units within a single site. This approach caters to the housing and daily needs for residents of all ages, fostering an intergenerational community that harmoniously gathers the elderly, middle-aged, youth and children. Last year, “Casa Sierra” also became the first project in Hong Kong to receive the “Elderly-Friendly Building” Certification. It is my great pleasure to witness this meticulously planned project from sketch to reality.

In February, the much-anticipated “InterGen@HS” programme was officially launched at Jat Min Chuen in Shatin, marking HS’s commitment in integrating the concept of “intergenerational solidarity” into all its core business. During the event, attending guests, including The Hong Kong Polytechnic University (PolyU) President Prof Teng Jin-Guang and I unveiled Hong Kong’s first purpose-built Intergenerational Play Space in the estate. This play space was jointly developed by HS and PolyU’s Jockey Club Design Institute for Social Innovation, with its design funded by The Hong Kong Jockey Club Charities Trust. It was co-created by residents of different age groups, creating a new gathering spot where three or even four generations can use and play together. During my interactions with the residents and guests at the launch ceremony, I was deeply impressed by the immense vitality and happiness this new facility brings to the community.

In promoting “intergenerational solidarity”, HS encourages stronger connections between the younger generation and seniors. Last year, HS launched the “InterGEN Biz-net • Youth Start-Up Programme” and offered four shop premises in its rental estates for young entrepreneurs. The programme encourages them to blend commercial creativity with intergenerational harmony. Just before the Chinese New Year, I visited one of the participating shops at Ka Wai Chuen in Hung Hom with the Secretary for Housing. We were impressed by the entrepreneurs’ passion and their care for the community. All four shops are now in operation, and outstanding teams may have the opportunity to set up pop-up stores in “KeyPoint”, which is our upcoming new flagship shopping mall scheduled to open in 2027. “KeyPoint” will be Hong Kong’s first themed shopping mall in creating an intergenerational living environment. Through its spatial design, tenant mix, and diverse activities, the mall aims to create an inviting atmosphere for all generations and is set to become a new landmark in the district.

In the face of an ageing society, “intergenerational solidarity” is pivotal to promoting sustainable social development. HS is progressively incorporating elements of “intergenerational harmony” into all its business segments, including housing planning, community facilities, property management and commercial development. Guided by the core belief of “A Bit More Care • A World Better Connected”, HS will continue to work with different sectors of the community to co-create more warm, vibrant, and intergenerationally connected sustainable communities.



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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。

Housing Society Today is a quarterly newsletter published by the Corporate Communications Section of the Hong Kong Housing Society, with an aim to share the latest corporate news with our stakeholders, business partners and the community. Reproduction of any contents must be properly acknowledged.

電子版 e-Version: eNews.hkhs.com

# 樂嶺都匯落成典禮



房協主席凌嘉勤教授表示，房協透過發展專用安置屋邨，協助推動北都發展。HS Chairman Prof Ling Kar-kan says that HS helps advance the development of Northern Metropolis through DRE projects.



(左起)房協主席凌嘉勤教授、房屋局局長何永賢、財政司副司長黃偉綸、發展局副局長林智文及房協行政總裁陳欽勉一同主持「樂嶺都匯」落成典禮。

(from left) HS Chairman Prof Ling Kar-kan, Secretary for Housing Winnie Ho, Deputy Financial Secretary Michael Wong, Under Secretary for Development David Lam, and HS CEO James Chan officiate at the completion ceremony of "Casa Sierra".

## 「樂嶺都匯」 跨代共融智慧社區 “Casa Sierra”

### An Intergenerational Smart Community

房協支持北部都會區(北都)發展的工作邁出重要一步。房協首個發展的專用安置屋邨「樂嶺都匯」於2026年3月17日舉行落成典禮，該項目為受政府發展清拆行動影響的住戶提供安居之所，協助他們展開人生新篇章。

The Housing Society has reached a significant milestone in supporting the Northern Metropolis development with the [project completion ceremony](#) of its first Dedicated Rehousing Estate (DRE) project, “Casa Sierra”, held in March 2026, marking the provision of a stable living environment for households affected by the Government’s development clearance exercises as they embark on a new chapter of life.

## 北都重要民生配套項目

### A Crucial Livelihood Project for the Northern Metropolis

典禮由香港特別行政區政府財政司副司長黃偉綸、房屋局局長何永賢、發展局副局長林智文、房協主席凌嘉勤教授及行政總裁陳欽勉一同主禮。出席活動的嘉賓包括一眾房協委員、政府官員、立法會及區議會議員等。

The ceremony was officiated by the Deputy Financial Secretary of the Hong Kong Special Administrative Region Government Michael Wong, Secretary for Housing Winnie Ho, Under Secretary for Development David Lam, HS Chairman Prof Ling Kar-kan and CEO James Chan. Among the guests were the Housing Society Members, Government officials, Legislative Council and District Council Members and others.

「樂嶺都匯」位於粉嶺百和路，提供出租及資助出售單位，為受清拆影響的住戶提供免經濟狀況審查的安置選項。房協目前在北都的專用安置屋邨項目共有三個，除了「樂嶺都匯」，還有洪水橋／廈村新發展區的「樂翹都匯」，及另一個位於古洞北的項目。

Located on Pak Wo Road in Fanling, “Casa Sierra” offers rental units and subsidised sale flats as a non-means-tested rehousing option for households affected by clearance exercises. Currently, HS has three DRE projects in the Northern Metropolis, namely “Casa Sierra”, “Casa Eminence” in Hung Shui Kiu/Ha Tsuen New Development Area and another project located in Kwu Tung North.

財政司副司長黃偉綸感謝房協一直以來積極配合市民的住屋需求，為大家提供優質居所，是政府的好拍檔。他表示，「樂嶺都匯」由發展局委託房協推展，是北都發展下的重要民生配套項目，更是全港首個獲得「長者友善樓宇」認證的項目。

房協主席凌嘉勤教授表示：「專用安置屋邨是具前瞻性的政策，有助推動北都發展。房協會繼續做好房屋實驗室的角色，配合政府政策及北都的發展需要，積極探討發展更多專用安置屋邨。」



財政司副司長黃偉綸(左二)在房協主席凌嘉勤教授(左三)及行政總裁陳欽勉(右二)陪同下，參觀資助出售房屋項目「樂嶺軒」的單位。

Deputy Financial Secretary Michael Wong (second from left), accompanied by HS Chairman Prof Ling Kar-kan (third from left) and HS CEO James Chan (second from right), visit the subsidised sale flats in "Sierra Terrace".

Deputy Financial Secretary Michael Wong expressed his gratitude to HS for its continuous efforts in meeting the housing needs of the community, and also being a staunch partner of the Government in providing quality homes for Hong Kong citizens. He noted that Casa Sierra, a project that is entrusted to HS by the Development Bureau, is a crucial livelihood project in tandem with the development of the Northern Metropolis. It is also the first project in Hong Kong accredited with the Elderly-Friendly Building Certification.

Chairman Prof Ling Kar-kan said, "DRE is a forward-looking policy initiative that helps advance the development of the Northern Metropolis. HS will continue to fulfil its role as a 'housing laboratory' and actively explore more DRE projects in support of the Government policies and the development needs of the Northern Metropolis."



財政司副司長黃偉綸(中)、房屋局局長何永賢(左五)、發展局副局長林智文(右三)、房協兩位前主席鄺滿海(右五)及陳家樂(左四)、房協主席凌嘉勤教授(右四)、行政總裁陳欽勉(左三)與房協委員及嘉賓一同在「樂嶺都匯」落成典禮合照。

Deputy Financial Secretary Michael Wong (centre), Secretary for Housing Winnie Ho (fifth from left), Under Secretary for Development David Lam (third from right), HS former Chairmen Marco Wu (fifth from right) and Walter Chan (fourth from left), HS Chairman Prof Ling Kar-kan (fourth from right), and CEO James Chan (third from left), along with HS Members and guests, pose at "Casa Sierra" completion ceremony.

## 建立跨代共融社區

### Building an Intergenerational and Inclusive Community



立法會房屋事務委員會成員於2026年4月24日參觀「樂嶺都匯」。

Members of the Legislative Council Panel on Housing visit "Casa Sierra" on 24 April 2026.

「樂嶺都匯」共提供1,467個單位，當中用作安置的包括「樂嶺軒」的696個資助出售單位和「樂嶺樓」的510個出租屋邨單位。「樂嶺樓」已於去年10月起入伙，「樂嶺軒」亦於2026年3月開始陸續交樓。此外，項目更設有寵物友善商場「嶺·樂活」及一個戶外寵物公園。

至於「樂嶺都匯」內的「盛頤居」是房協第四個「長者安居樂」住屋計劃項目，提供261個單位和大約50個安老院舍宿位。單位及公共空間除融入無障礙設計外，亦引入多元化的樂齡科技應用。「盛頤居」將於2026年下半年入伙。

"Casa Sierra" offers a total of 1,467 units, among them are 696 subsidised sale flats in "Sierra Terrace" and 510 rental units in "Sierra Tower" designated for rehousing purpose. Tenant intake of "Sierra Tower" commenced in October last year, while the flat handover of "Sierra Terrace" commenced in March 2026. The project also features a pet-friendly shopping mall "Sierra Life" and an outdoor pet garden.

"Blossom Place", located within "Casa Sierra", is HS's fourth project under the "Senior Citizen Residences Scheme" offering 261 flats and a residential care home for the elderly with about 50 beds. Barrier-free designs have been adopted for the housing units and common spaces, and various gerontechnology solutions are also introduced. The development is expected to be available for intake in the second half of 2026.

# 綜合發展模式 多元住屋 一地實現

## Mixed Development Model

### Meeting Diverse Housing Needs on One Site



房協致力構建跨代共融、可持續發展的社區，讓不同年齡層人士可以和諧共處、共同成長。作為香港的「房屋實驗室」，房協一直在房屋發展及規劃上突破既有框架。

「樂嶺都匯」採用「綜合發展模式」興建，在同一用地提供多元房屋類型，包括出租、資助出售及「長者安居樂」單位，並設有商場及社會福利設施，全面照顧不同年齡層居民的住屋及生活需要。這設計有助促進跨代交流，加強社會凝聚力，有效運用土地資源，體現可持續發展的前瞻願景。

Guided by its vision to build an intergenerational and sustainable community, HS strives to create developments where people of all ages can live harmoniously and thrive together. As Hong Kong's "housing laboratory", HS has continued to explore out-of-the-box approaches in housing development and planning.

"Casa Sierra" offers different housing types under the "mixed development model", including rental units, subsidised sale flats and "Senior Citizen Residences Scheme" units within a single site, alongside a shopping mall and social welfare facilities, to cater for the housing and daily needs of residents of all ages. This approach helps foster intergenerational interaction, promotes social cohesion and facilitates efficient use of land resources, realising a forward-looking vision for sustainable living.



房協委員讚賞「盛頤居」的貼心配置。  
HS Members give the thumbs up to the thoughtful features of "Blossom Place".



「樂嶺都匯」部份升降機設有座椅。  
Seating facilities are available inside some lift cars at "Casa Sierra".

# 智慧社區新時代

## A New Era of Smart Communities

「樂嶺都匯」應用了多項房地產科技，以提升營運效率，加強顧客服務，包括使用巡邏機械狗和逐步應用物聯網處理不同的物管工作。房協更特別為「樂嶺都匯」開發專屬的手機應用程式，讓住戶「一App在手，服務全有」，透過一個帳戶，全面聯通住宅、商場、車場及社區資料服務。

商場「嶺·樂活」亦率先引入一系列智能科技服務，包括「人工智能接待員」，為顧客提供即時資訊及支援，並採用配備人工智能超高速運算能力的清潔機械人，以專業模式全方位深度清潔洗手間，並透過實時監察系統提升效率及衛生品質，為顧客提供更潔淨和安全的環境。

此外，商場停車場亦準備裝設目前本港功率最高之一的電動車超級充電站(充電功率逾700Kw)，屆時該停車場將會配備北都規模最大的電動車超級充電站，為訪客帶來嶄新體驗。

“Casa Sierra” leverages a wide range of PropTech applications to enhance operational efficiency and customer services. These include robotic patrol dogs and the gradual application of Internet of Things (IoT) technologies to streamline property management tasks. HS has also developed a dedicated mobile application for “Casa Sierra”, allowing easy access of residents to a full range of information and one-stop services offered by the estate, shopping mall, car park as well as community information.

A series of smart technologies has also been introduced to the shopping mall “Sierra Life”, including an AI Concierge that provides instant customer information and support, as well as the use of an ultra-high-speed AI computing power cleaning robot to keep the restrooms clean. Operating in a professional-grade mode, the AI cleaning robot performs comprehensive deep cleaning tasks while utilising a real-time monitoring system to optimise efficiency and hygiene standards, bringing a clean and safe environment for the customers.

In addition, the shopping mall’s car park is set to install one of the city’s highest-capacity electric vehicle (EV) supercharging stations, boasting a power output exceeding 700kW. Once the installation is complete, the car park will house the largest EV supercharging network in the Northern Metropolis, offering visitors a new and enhanced experience.



智慧機械狗展示其執行保安巡邏的高效表現。  
A robotic patrol dog demonstrates its efficiency in conducting security patrols.



房協引入無人機技術清洗大廈外牆。無人機可高效且安全地到達難以觸及的外牆位置，協助樓宇保養工作。  
Drone technology is introduced for exterior wall cleaning. The drone can access hard-to-reach façade areas efficiently and safely, maintaining high standards of building maintenance.



「嶺·樂活」商場採用配備人工智能超高速運算能力的機械人清潔洗手間，並設「人工智能接待員」提升訪客體驗及營運效率。  
An ultra-high-speed AI computing power cleaning robot operates at “Sierra Life” to keep the restrooms clean, and an AI Concierge is also stationed to enhance both visitor experience and operational efficiency.



## 「跨代共融在房協」正式啟動 “InterGen@HS” Officially Launched

房協於2026年2月7日舉行「[跨代共融在房協](#)」啟動禮，標誌「跨代共融」理念將貫穿房協的主要業務發展，為促進社會可持續發展揭開新一頁。啟動禮於沙田乙明邨舉行，嘉賓同時為邨內全港首個專門設計的跨代共融遊樂空間揭幕。遊樂空間由房協與香港理工大學(理大)賽馬會社會創新設計院攜手合作創造，提升居民的幸福感。理大賽馬會社會創新設計院早前獲香港賽馬會慈善信託基金捐助，支持遊樂空間的設計。

HS celebrated the [official launch of “InterGen@HS”](#) on 7 February 2026, marking a significant milestone in its commitment to embracing “intergenerational solidarity” in its core business, and a new chapter in sustainable development. The launch ceremony, held at Jat Min Chuen (JMC) in Sha Tin, also honoured the opening of Hong Kong’s first purpose-built “Intergenerational Play Space”. Situated at JMC, the play space is a joint initiative between HS and The Hong Kong Polytechnic University’s (PolyU) Jockey Club Design Institute for Social Innovation (J.C.DISI) to enhance the residents’ well-being, with design funding provided by The Hong Kong Jockey Club Charities Trust.



## 多點點心思 • 跨代連結好好多 A Bit More Care • A World Better Connected

律政司副司長張國鈞博士主禮時表示：「政府十分重視構建『跨代共融』的社區，房協的理念亦與政府不謀而合，深信新的遊樂空間，能夠為居民帶來不少休閒樂趣。」

Officiating at the ceremony, the Deputy Secretary for Justice Dr Cheung Kwok-kwan said, “The Government attaches great importance to fostering intergenerational harmony in communities, a vision that aligns closely with the Housing Society’s mission. I am confident that the new play space will bring great enjoyment to residents.”

房協主席凌嘉勤教授表示：「『跨代共融遊樂空間』的誕生，不單是為乙明邨及周邊社區締造一個全新及長、中、青、幼都適合玩樂的好去處，亦代表『跨代共融在房協』計劃正式啟動，而『多點點心思 • 跨代連結好好多』就是當中的核心理念。房協會全方位將『跨代共融』貫穿各個業務範疇，涵蓋

HS Chairman Prof Ling Kar-kan said, “The inauguration of the ‘Intergenerational Play Space’ not only provides a fresh gathering spot for the elderly, middle-aged, youth and children in JMC and its neighbouring communities, but also marks the official launch of the ‘InterGen@HS’ campaign, generating from the core concept of ‘A Bit More Care • A World Better Connected’. HS is committed to holistically integrating the concept of ‘intergenerational harmony’ into all business segments, including housing development, property management, social and

項目規劃、屋邨改善項目、物業管理、社區及長者服務，以至商業租務和建立房協獨特的跨代共融品牌，繼續善用『房屋實驗室』的角色。」

居民不僅是使用者，更是創造者。在遊樂空間誕生之前，不同年齡層的居民獲邀分享他們對公共空間及設施的願景與構想，共同訂立改造工程的設計藍圖。經全新規劃及設計後，該公共空間成為色彩繽紛明亮、集健體、遊樂與社交功能於一身的跨代共融空間。



elderly wellness, and commercial leasing, while building a distinctive intergenerational brand to leverage its role as the 'housing laboratory'."

As project creators rather than just facility users, residents of different age groups were invited to share their visions and ideas for JMC's public space and its facilities, helping to shape the design blueprint for a transformation project that led to the creation of the play space. Through a complete makeover, the public space has been revitalised into a colourful and vibrant intergenerational hub that integrates fitness, recreation, and social functions.



(左起)房協主席凌嘉勤教授、香港理工大學校長滕錦光教授、香港特別行政區政府律政司副司長張國鈞博士、香港賽馬會董事胡家驊及房協行政總裁陳欽勉一同於乙明邨為「跨代共融在房協」計劃揭幕。

(From left) HS Chairman Prof Ling Kar-kan, PolyU President Prof Teng Jin-Guang, Deputy Secretary for Justice of HKSAR Government Dr Cheung Kwok-kwan, Steward of The Hong Kong Jockey Club Jackson Woo, and HS CEO James Chan officiate at the "InterGen@HS" launch ceremony at JMC.



## 跨代共融新里程 Leading the Way in Bridging Generations

房協積極推動跨代共融，自2021年起，在乙明邨推出「齊樂同行」跨代共融計劃，並不斷發展，撥出公共空間設計成不同新興運動區域，引入北歐式健步徑、芬蘭木棋及柔力球等適合不同年齡層居民連繫的活動。

展望未來，隨著粉嶺綜合發展項目「樂嶺都匯」順利落成，加上香港首個以「建立跨代生活圈」為主題的商場「啟點」將於2027年開幕，以及支持青年創業的「跨代『商』連·青年創業計劃」(詳情請參閱背頁)等陸續登場，將進一步彰顯房協作為「房屋實驗室」的角色，致力促進跨代共融與創新發展。

As a champion of intergenerational harmony, HS launched the pioneering "Intergenerational Solidarity Programme" at JMC in 2021, with the transformation of public spaces into dedicated zones for emerging sports designed for residents of all ages, such as Nordic Walk, Molky and Rouliqi.

Looking ahead, HS's role as a "housing laboratory" dedicated to fostering intergenerational solidarity and innovation will further shine, with the successful completion of Faniling's "Casa Sierra" built under the "mixed development model", the scheduled opening of Hong Kong's first intergenerational-themed shopping mall "KEyPoint" in 2027, as well as the launch of the "InterGEN Biz-net · Youth Start-Up Programme" that provides support for young people starting up their own business (please turn overleaf for details).



# 跨代「商」連 實現青年創業夢

## “InterGEN Biz-net” Empowers Youth Start-up Dreams

房協於2025年7月推出的「跨代『商』連·青年創業計劃」，在轄下出租屋邨，包括北角健康村及紅磡家維邨的商場，提供四間商舖予年輕人創業，鼓勵他們將商業創意結合跨代共融理念，實踐創業夢想。

這些商舖已於2025年11月陸續開業，在營運的首七個月無須繳付租金及管理費，並獲得基本店舖裝修和市場推廣等支援。當中表現優秀的創業團隊，日後更有機會進駐房協旗艦新商場「啟點」開設快閃店。

HS launched the “[InterGEN Biz-net · Youth Start-Up Programme](#)” in July 2025, offering four retail premises in the shopping malls of its rental estates, including Healthy Village in North Point and Ka Wai Chuen in Hung Hom, to young entrepreneurs, encouraging them to blend commercial creativity with the concept of intergenerational harmony while pursuing their entrepreneurial dreams.

These shops have commenced operations since November 2025. In addition to a rent and management fee waiver for the first seven months, support is provided for basic shop renovations and marketing activities. High-performing teams may be granted the opportunity to set up pop-up stores at “KEYpoint”, HS’s new flagship mall, in the future.



房協主席凌嘉勤教授（右四）及香港特別行政區政府房屋局局長何永賢（右三）到訪「跨代『商』連·青年創業計劃」的參與商舖。  
HS Chairman Prof Ling Kar-kan (fourth from right) and the Secretary for Housing of the HKSAR Government Winnie Ho (third from right) visit a shop participating in the “InterGEN Biz-net · Youth Start-Up Programme”.

## 獲選創業團隊 Selected Start-ups

致力推動香港共融健身及全健文化，為所有年齡層和不同能力人士設計「無障礙健身空間」、專業的適應性健身模式及心靈健康課程。  
Committed to promoting an inclusive wellness culture in Hong Kong through barrier-free fitness spaces, adaptive programmes and mental well-being courses designed to meet the diverse needs of individuals across all ages and abilities.  
(北角健康村)  
(Healthy Village, North Point)



4U無障礙共融健身室  
4U Inclusive Fitness



CO Plus

為兒童與青少年建立一個以建築與空間設計及實踐性強的教育平台，透過動手製作與探索建築讓設計普及化。  
Building an educational platform focused on architecture and spatial design as well as practicality for children and youth, with the objective of promoting designs through hands-on creation and architecture exploration.  
(北角健康村)  
(Healthy Village, North Point)

將設計功能與時尚結合服裝，專為長者、身體有障礙及不同群體、年齡、身型的人士帶來美觀實用兼備產品。  
A fashion brand that seamlessly merges functionality with aesthetics, offering stylish and functional products for the elderly, people with disabilities, and individuals of all backgrounds, ages and body types.  
(北角健康村)  
(Healthy Village, North Point)



睿程創作社  
Rhys Workshop Ltd



Menuha Aroma  
Florist

倡導環保、關懷社會及傳遞情感，專注提供有助心靈健康的花藝及香薰課程和產品。  
Advocating for environmental sustainability, social care, and emotional connection to promote spiritual well-being through floral and aromatherapy courses and related products.  
(紅磡家維邨)  
(Ka Wai Chuen, Hung Hom)

## 房協支持體壇盛事 HS Supports Major Sporting Event



今年的香港國際七人欖球賽於2026年4月17至19日於啟德體育園舉行，一眾房協委員、房協管理層及業務夥伴等親身到場參與，一同支持這項邁入50周年的體育盛事，並藉此加強交流，促進彼此合作。

Hong Kong Sevens was held at Kai Tak Sports Park from 17 to 19 April 2026. Marking the 50<sup>th</sup> anniversary of this premier sporting event, HS Members, HS management and business stakeholders joined the event together to show their support. The occasion also served as a platform to enhance exchanges and foster closer cooperation among stakeholders.

## 房協傳媒春茗 分享未來發展 HS Shares Future Development Plans at Media Spring Luncheon

房協於2026年3月3日舉行傳媒新春午宴。房協主席凌嘉勤教授、行政總裁陳欽勉與多位總監出席，與傳媒共迎馬年及展望房協未來的工作發展。凌嘉勤教授表示，房協將於2026/27年度推出逾4,000個出租和出售單位，未來亦會適度增加資助出售單位的供應比例。

HS held a media spring luncheon on 3 March 2026. HS Chairman Prof Ling Kar-kan, HS CEO James Chan, and HS Directors celebrated the Year of the Horse with the media and shared HS's future development plans. Prof Ling stated that HS will provide over 4,000 flats for rent and for sale in 2026/27. He added that HS will suitably increase the supply of SSF in the future.



## 關顧「暫租住屋」居民 Caring About "T-Home" Residents



房協於2026年2月在明華大廈設立專屬空間，讓參與「賽馬會躍見新生活」計劃的「暫租住屋」居民可以在這個舒適的聚腳點參與活動。房協於2025年8月在明華大廈展開為期三年的「賽馬會躍見新生活」計劃，協助「暫租住屋」居民建立家庭能力，擺脫貧窮。

In February 2026, HS established a dedicated and comfortable hub in Ming Wah Dai Ha (MWDH) for "T-Home" residents who participated in the "JC PROJECT LIFT" programme to join activities. HS unveiled the three-year "JC PROJECT LIFT" programme in MWDH in August 2025 to empower "T-Home" residents in building family capacities and alleviating poverty.



## 房協獎助學金首設「創變卓越獎」 HKHS Award Introduces Inaugural Rising Changemaker Prize

第21屆「房協獎助學金」計劃頒獎禮於2026年1月31日舉行，嘉許共100名高等教育院校學生，每名學生各獲頒港幣10,000元獎／助學金，當中包括兩名獲得「樂年神父獎」的香港大學「房屋管理碩士兼讀課程」優異生。今年房協更首設全新獎項「創變卓越獎」，鼓勵青年探討房屋相關議題並提出創意方案，共有五名同學得獎，連同港幣10,000元的房協獎助學金，每人各獲頒共港幣50,000元。「房協獎助學金計劃」自2006年推行至今，已向超過1,700名學生頒發獎助學金，累計金額逾港幣1,300萬元。

The 21<sup>st</sup> HKHS Award presentation ceremony was held on 31 January 2026, in recognition of the achievements of 100 students from higher education institutions, with each awarded scholarship or bursary of HK\$10,000. Among them, two students from The University of Hong Kong's Master of Housing Management Programme received "Father Cronin Memorial Award". This year also marked the introduction of the inaugural Rising Changemaker Prize, which is designed to encourage young people to delve into various housing topics and propose innovative solutions. Five awardees each received a scholarship of HK\$50,000, including the HKHS Award scholarship and bursaries of HK\$10,000. Since its inception in 2006, HKHS Award has awarded scholarships and bursaries to over 1,700 students, totaling over HK\$13 million.

### 「創變卓越獎」得獎者及其提案 Winners of Rising Changemaker Prize and Their Proposals



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護理學學士課程學生  
Kelvin Chan  
Bachelor of Nursing student,  
The Chinese University of  
Hong Kong

透過「房屋積分計劃」鼓勵市民儲蓄和進修，並利用「AI房屋階梯分析」應用程式提供個人化房屋階梯建議。

An housing points scheme is suggested to encourage citizens to save and pursue further education, while an AI housing ladder analysis app is recommended to provide personalised analysis for rental estate residents on housing ladder.



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將商廈或酒店改建為宿舍，業主將三成的租金作投資基金，租戶可提取儲蓄累積的租金和投資收益作為置業首期，增加「上車」的機會。

By converting commercial buildings or hotels into dormitories, owners can invest 30% of the rental income as an investment fund. Tenants can then withdraw the accumulated rental savings and investment returns as a down payment for property purchase, accelerating their path to homeownership.

## 凌嘉勤教授 SBS

香港房屋協會主席



房協主席凌嘉勤教授以視像形式致辭：「高瞻遠矚的創新思維是推動社會不斷進步的基石。今屆首次增設『創變卓越獎』，引領同學思考探索不同的房屋議題。我期望得獎同學能夠發揮潛能，延續房協的創新求變精神，為香港創造更多可持續的宜居環境。」

「創變卓越獎」共接獲30份參賽提案，參賽同學就房屋階梯、長者房屋或房地產科技其中一個議題進行研究。過程中，房協邀請多位專家，包括團結香港基金土地及房屋研究主管梁躍昊、香港大學社會工作及社會行政學系林一星教授，以及智慧城市聯盟副會長胡達明分享相關的專業知識。參賽同學更參與實地考察，最後向評審團匯報其見解及提案。

HS Chairman Prof Ling Kar-kan delivered his remarks via a video, "Visionary and innovative thinking are the driving forces of social progress. The first-ever Rising Changemaker Prize aims to guide students to explore various housing topics. I hope that the awardees will unleash their potential, carry forward HS's spirit of innovation and contribute to creating sustainable and liveable environments for Hong Kong."

A total of 30 submissions were received for "Rising Changemaker Prize". Contesting students were required to participate in a case study competition on one of the following topics: housing ladder, elderly housing and PropTech. HS invited several industry experts including Jason Leung, Head of Land & Housing of Our Hong Kong Foundation; Prof Terry Lum, Professor of Department of Social Work and Social Administration of The University of Hong Kong; and Damien Wu, Vice President of the Smart City Consortium, to shed light on relevant professional knowledge. Site visits were also arranged for contesting students who concluded and presented their perspectives and proposed solutions to the judging panel.

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Chen Rui  
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The Hong Kong  
Polytechnic University

在出租屋邨為長者設立「智慧健康站」，方便長者就醫。此外，為中產長者引入創新融資方案，協助他們應付醫療開支。另建議與醫療機構合作，將醫院級專業設備及服務引進長者家中。

This proposal suggests establishing a smart health hub for the elderly in rental estates to facilitate their access to medical care. It also introduces an innovative financing scheme for middle-class elderly to manage medical expenses, and advocates collaborating with medical institutions to bring hospital-grade professional equipment and services into homes of the elderly.

結合香港醫療專業與粵港澳大灣區的空間優勢，提供香港及大灣區的醫療服務；透過獎勵並配備智能儀器，鼓勵長者積極參與健康管理及社區活動。

Taking the advantages of both the medical expertise in Hong Kong and spacious environment of the Greater Bay Area, this proposal suggests providing medical services in Hong Kong and the Greater Bay Area. By leveraging the incentives and smart devices, the elderly are encouraged to proactively participate in health management and community activities.

利用房地產科技，如AI影像分析、機械人及無人機等技術，提升管理質素，並善用物聯網科技支援長者生活，促進居家安老。

Leverage PropTech, such as AI image analysis, robotics, and drones, to improve property management quality. Adopt Internet of Things technology to support lives of seniors, enabling them to age in place.

# 與業界分享創新建築策略

## Sharing Innovative Construction Strategies with the Industry



位於馬頭角的「組裝合成」多功能協作中心「築·角」  
MiC Collaboration Centre "M.i.SEA" in Ma Tau Kok



在香港工程師學會周年研討會2026中，房協總監（項目策劃及管理）張冠華擔任研討會的講者，主題為「挑戰到機遇，以卓越工程和創新促進香港增長」，分享房協採用的創新建築科技。

At the HKIE Building Division Annual Seminar 2026 themed "Challenges to Opportunities: New Era of Engineering Excellence and Innovation Powering Hong Kong's Growth", HS Director (Projects) Franco Cheung shares the innovative construction technologies adopted by HS.

房協敢於創新，透過最新的建築科技，提升工地安全和建築效率，達致可持續發展。房協總監（項目策劃及管理）張冠華近月出席三個不同活動分享房協的創新建築經驗，包括於2026年1月30日舉行的建築業科技應用平台「快好省雲台」啟動禮暨行業及社會影響論壇、3月23日舉辦的香港工程師學會周年研討會2026，以及於3月31日由建造業議會舉辦的CEO建造安全論壇2026。

HS is committed to driving innovation, leveraging the latest construction technologies to enhance site safety and construction efficiency, and ultimately achieving sustainable development. HS Director (Projects) Franco Cheung has recently shared insights of HS's innovative construction at three different occasions, namely the launch ceremony of "FHS Solutions", a construction industry technology application platform, cum industry and social impact forum, held on 30 January; the HKIE Building Division Annual Seminar 2026 on 23 March; as well as the CEO Safety Forum 2026 organised by the Construction Industry Council on 31 March 2026.



張冠華（左）於CEO建造安全論壇2026上介紹房協推出工地關愛文化的措施以提升工人的安全和福祉，包括於工地設立「組裝合成」多功能協作中心及引進最新的建築科技等。

In the CEO Safety Forum 2026, Cheung (left) introduces the measures implemented by HS to foster the caring culture at construction sites. To enhance workers' safety and well-being, HS has set up Modular Integrated Construction (MiC) Collaboration Centres and introduced cutting-edge ConTech, among other initiatives.

張冠華（左三）在「快好省雲台」啟動禮暨行業及社會影響論壇分享房協設立Lab Plus項目智慧中心並推行「項目組合管理平台」的經驗，以及實施「全生命周期碳排放評估」，推動綠色建築。

At the "FHS Solutions" cum industry and social impact forum, Cheung (third from left) shares the set-up of Lab Plus, implementation of Project Portfolio Management Platform (PPMP), as well as the adoption of "Whole Life Cycle Carbon Assessment" to promote green construction.



## 談房協創新與發展 Speaking on HS's Innovation and Development



房協政策研究及業務創新主管伍榮廷(左二)擔任「香港國際創科展2026」研討會講者。

HS Head of Policy Research and Business Innovation Nettie Ng (second from left) serves as a speaker at a seminar of the InnoEX 2026.

房協政策研究及業務創新主管伍榮廷於2026年4月16日擔任「香港國際創科展2026」研討會講者，分享房協在北部都會區推動創新科技的經驗，她以房協與數碼港合作成立的全港首個房地產科技共享工作室為例，講解房協如何孕育初創公司發展嶄新的房地產新科技，令整個房屋及物業管理行業受惠。

另外，伍榮廷於2026年4月7至9日代表房協到馬來西亞吉隆坡出席第15屆可負擔房屋周年會議，探討未來發展可負擔房屋的策略。

Nettie Ng, HS Head of Policy Research and Business Innovation, spoke at a seminar of the InnoEX 2026 on 16 April 2026, sharing HS's experience in promoting innovation and technology in the Northern Metropolis. Citing the city's first PropTech co-working space, jointly established by HS and Cyberport, as an example, she explained how HS has been nurturing start-ups to develop innovative PropTech solutions, benefitting the entire housing and property management industry.

In addition, Ng represented HS and attended the 15<sup>th</sup> Annual Affordable Housing Conference in Kuala Lumpur, Malaysia, from 7 to 9 April 2026 to explore strategies for the future development of affordable housing.

## 出色設施管理囊括十獎 Sweeping 10 Honours for Exceptional Facility Management

獎項與讚賞  
AWARDS &  
RECOGNITION

房協於2026年3月18日舉行的香港設施管理學會「卓越設施管理獎2025」頒獎禮中勇奪10個獎項，在設施規劃及將環境、社會和管治融入設施管理服務的表現獲業界肯定。

當中「駿發花園」獲頒最高殊榮的「卓越設施管理獎（資助出售房屋項目組別）」卓越大獎，「綠怡雅苑」則頒獲第二級別的超卓獎。兩個項目均獲「主題獎—融匯環社治的設施管理」銀獎，當中「駿發花園」團隊另獲頒「傑出專業誠信獎」銅獎。

在出租屋邨方面，引入多項智慧屋邨管理措施的「觀龍樓」和「勵德邨」同獲「主題獎—融匯環社治的設施管理」金獎及「卓越設施管理獎（公共租住房屋組別）」超卓獎。此外，負責「勵德邨」物業管理的房協經理（物業管理）林興達憑着卓越的物業管理服務，贏得「設施管理傑出人才獎」銀獎。



HS's Subsidised Sale Flats (SSF) projects and rental estates [harvested 10 awards](#) at the "Excellence in Facility Management Award 2025" presentation ceremony organised by the Hong Kong Institute of Facility Management on 18 March 2026, bearing testament to the industry-wide recognition of HS's professional and high-quality facility management services.

"Prosperous Garden" received the top-tier Grand Award for the "Excellence in Facility Management Award (Subsidised Sales Housing Category)", while "Greenhill Villa" was conferred with the second-tier Distinction Award. Both projects also won a Silver Award for the "Theme Award on Embracing ESG in Facility Management". Separately, the "Prosperous Garden" team also clinched the Bronze Award at the "Outstanding Professional Integrity Award".

As for the rental estates, HS's "Kwun Lung Lau" and "Lai Tak Tsuen", both of which introduced various smart estate management initiatives, won the highest recognition of Gold Award for the "Theme Award on Embracing ESG in Facility Management" and the Distinction Award for the "Excellence in Facility Management Award (Public Rental Housing Category)". Additionally, HS Manager (Property Management) Billy Lam received the Silver Award for "Facility Management People Award" for his exemplary property management services.

## 全面推動跨代共融獲嘉許

### All-round Commitment to Intergenerational Harmony Commended



房協於《香港01》舉辦的「01企業金勳大獎2025」中榮獲「傑出跨代共融設計」大獎，表揚房協全方位推動「跨代共融」，並將此理念貫穿不同業務範疇，涵蓋項目規劃、屋邨改善項目、物業管理、社區及長者服務及商業租務，致力為長、中、青、幼居民建立和諧的跨代共融社區。

HS was awarded the “Outstanding Cross-Generational Elderly-friendly Design” at the “01 Gold Medal Awards”, organised by HK01, in recognition of its all-round efforts in promoting intergenerational harmony, by integrating this concept into all business segments, including housing development, property management, social and elderly wellness, and commercial leasing, with the aim of building a harmonious intergenerational community for the elderly, middle-aged, youth and children.

## 企業傳訊與人力資源 卓越表現同獲肯定

### Recognition for Excellence in Corporate Communications and Human Resources Management



房協2024/25年報最近於國際獎項中共取得十項殊榮，及於2026年2月23日在香港管理專業協會「2025最佳年報大獎」中獲得四個獎項。

The HS Annual Report 2024/25 has recently garnered 10 international accolades and four honours at the “2025 HKMA Best Annual Reports Awards” organised by Hong Kong Management Association on 23 February 2026.



房協於2026年3月18日在Jobsdb by SEEK的「The Hong Kong HR Awards 2025/26」中榮獲「NGO HR of the Year」。

HS is named “NGO HR of the Year” at The Hong Kong HR Awards 2025/26, organised by Jobsdb by SEEK, on 18 March 2026.

## 與居民同樂迎馬年新春

### Spreading Festive Joy Across Neighbourhoods in the Year of the Horse



房協於2026年2月農曆新年前在轄下出租屋邨及「長者安居樂」住屋計劃項目舉行多場喜慶活動，包括同樂日、舞龍表演、攤位遊戲、寫揮春活動，與居民一同歡渡新歲，在屋邨內發揮互助互惠的精神，加強社區互動網絡和鞏固共融社區。

In February 2026, HS organises a number of Lunar New Year celebrations across HS’s rental estates and senior housing under the “Senior Citizen Residences Scheme”, including a fun day, dragon dances, games booths, and Chinese calligraphy activities, to celebrate the Lunar New Year altogether and enhance connections among residents to foster an inclusive community.