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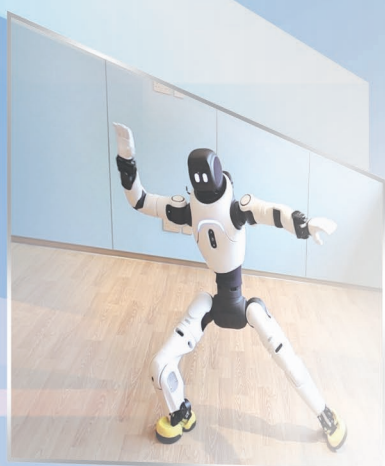
07/2026

房協動態

Housing Society Today

創新同行 引領未來

Innovating for the Future



HONG KONG
HOUSING SOCIETY
香港房屋協會

主席的話 Chairman's Message



過去幾個月，房協因應國家「十五五」規劃訂立的發展方向和帶來的新機遇，積極檢視機構的長遠計劃，以及探討如何主動融入及服務國家發展大局。2026年5月，我與房協委員及管理層聯同房屋局代表到訪北京，先後與內地不同單位的相關領導會面，就多個議題深入交流，並實地考察當地的房屋項目。此行可謂獲益良多，對房協如何配合國家發展，以及協助香港建設北部都會區的工作帶來重要啟發。

返港後不久，我又代表房協出席房屋局舉辦的「對接國家『十五五』規劃交流會」，與業界及不同持份者就「十五五」規劃中與房屋相關的議題互相交流。「十五五」的核心精神在於高質量發展與「以人為本」，這與房協的發展方向如出一轍。我們不僅著眼於建屋量，更致力提升居住質素，推動跨代共融和社區可持續發展，推進科技在房屋建造、物業管理及設施維護、住戶服務等方面的應用。作為政府的緊密合作夥伴，房協將繼續配合國家及香港的發展步伐，為市民提供優質而適切的房屋及服務。

作為「房屋實驗室」，房協善用創新科技推動可持續發展。我們與數碼港於2023年共同設立房地產科技共享工作室，讓初創企業在房協轄下屋邨及建築工地試行創新科技方案。本周初，我出席了房地產科技共享工作室第二期概念驗證計劃的「畢業禮」，有初創企業即場展示其創新方案的應用成果，讓我深刻體會到科技如何回應業界實際需要，為房屋及社區建設帶來無限可能。

除了推動科技創新，人才培育同樣是可持續發展的重要一環。房協一年一度的暑期實習生計劃已於6月展開。我衷心希望實習生能好好善用這個充實的暑假，勇於嘗試、積極學習，藉此認識房屋工作對社會的重要意義，將來成為推動香港未來房屋發展的新一代人才。最後，我亦歡迎剛加入房協大家庭的四位管理培訓生，他們都是剛畢業的優秀人才，相信他們在未來兩年的培訓計劃中將會得到專業指導和實踐機會，成為明日領袖。

Over the past few months, the Housing Society (HS) has actively reviewed its long-term plans and explored ways to proactively integrate into and serve the overall national development in light of the strategic direction set out in, and the new opportunities presented by, the National 15th Five-Year Plan. In May 2026, I led a delegation comprising HS Members and senior management, together with representatives from the Housing Bureau, to Beijing where we met leading officials from various government units in the Chinese Mainland for in-depth discussions on various topics and field trips of local housing projects. This trip yielded fruitful results, providing important insights into how HS can best align with national development and support Hong Kong's efforts in developing the Northern Metropolis.

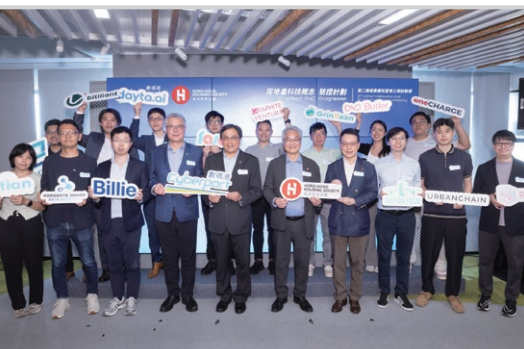
Shortly after returning to Hong Kong, I, on behalf of HS, attended an exchange meeting organised by the Housing Bureau on dovetailing with the National 15th Five-Year Plan, joining an exchange of views with industry professionals and various stakeholders on housing-related topics outlined in the 15th Five-Year Plan. At the core of this five-year blueprint is a commitment, one closely aligned with HS's strategic direction, to high-quality development underlined by a "people-centric" approach. We focus not only on housing production volume, but also on improving quality of living through fostering intergenerational harmony, community sustainability, and advancing the application of technology in housing construction, property management and facility maintenance, as well as resident services. As a close partner of the Hong Kong Government, we will continue to support the progress of the Chinese Mainland and Hong Kong by providing citizens with quality and suitable housing and related services.

As a "housing laboratory", HS excels in promoting sustainability through technological innovation. A case in point is the PropTech co-working space jointly set up by HS and Cyberport in 2023 to enable start-ups to experiment innovative tech solutions in HS's housing estates and construction sites. Early this week, I attended the "graduation ceremony" marking the completion of the second cohort of the Proof-of-Concept (PoC) Programme at the co-working space, where start-ups showcased the successful outcome of their innovative solutions in application. This experience left me keenly aware of how technology can respond to the actual needs of the housing industry by creating boundless possibilities for housing and community development.

Talent cultivation is just as crucial as tech innovation for sustainability. With the launch of this year's annual Summer Internship Programme in June, I sincerely hope to see the interns involved making the most of this fulfilling summer vacation to engage in exploratory attempts and active learning, which will help them gain a deep understanding of the vital importance of housing work to the community and become part of the new generation of talents to drive Hong Kong's future housing development. Last but not least, let me welcome aboard four management trainees who have just joined HS. They are all high-flying fresh graduates, and I am confident that through professional guidance and hands-on opportunities provided in our two-year training programme, they will grow into the leaders of tomorrow.

凌嘉勤教授

Prof Ling Kar-kan



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「Lab Plus」Shortlisted for Tech Award

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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.

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房地產科技概念驗證計劃的第二期及第三期初創企業與各嘉賓在典禮上拍照留念。

A group photo of start-ups from the second and third cohorts of the PropTech PoC Programme with guests at the ceremony.

創新同行 引領未來 Innovating for the Future

作為「房屋實驗室」，房協一直將創新精神注入機構脈搏。近月，房協在創新發展方面迎來重要里程碑，包括於2026年7月28日與數碼港合作啟動第三屆房地產科技概念驗證計劃。同時，房協已制定「房協創新藍圖」，為機構推動創新科技發展訂立更清晰方向。在明確的願景及策略引領下，房協持續將創新融入各項業務範疇，致力為市民創造優質房屋，推動可持續生活。

As a “housing laboratory,” HS has long embedded innovative spirit in its DNA. In recent months, this commitment has been marked by several key milestones, including the [launch of the third cohort of the PropTech Proof-of-Concept \(PoC\) Programme](#), co-organised with Cyberport, on 28 July 2026. Meanwhile, HS has introduced a Corporate Innovation Roadmap, setting out a clear direction for advancing technology and innovation across the organisation. Guided by a clear vision and strategic priorities, HS continues to integrate innovation into all aspects of its operations, with the goal of delivering quality homes and supporting sustainable living.

第三期房地產科技概念驗證計劃起航 PropTech Proof-of-Concept Programme Welcomes Third Cohort

為期18個月的第二期房地產科技概念驗證計劃已於2026年5月圓滿完成，第三期計劃隨即展開。啟動禮由房協主席凌嘉勤教授及數碼港主席陳細明主禮。出席嘉賓包括房協行政總裁陳欽勉、數碼港行政總裁鄭松岩博士、財政司司長辦公室引進重點企業辦公室主任任景信，以及各初創企業代表。

Building on the successful completion of its 18-month second cohort in May 2026, the PoC Programme launched its third cohort shortly afterwards. The occasion was marked by a kick-off ceremony officiated by HS Chairman Prof Ling Kar-kan and Cyberport Chairman Simon Chan. Guests included HS Chief Executive Officer James Chan, Cyberport Chief Executive Officer Dr Rocky Cheng, Director-General of the Office for Attracting Strategic Enterprises, Financial Secretary's Office Peter Yan, and representatives of participating start-ups.



房協主席凌嘉勤教授表示，房地產科技概念驗證計劃不僅配合國家「十五五」規劃對推動產業數智化及發展新質生產力的方向，亦有助支持北部都會區成為國際創新科技中心的重要引擎。

HS Chairman Prof Ling Kar-kan says that the PropTech PoC Programme closely aligns with the direction of the National 15th Five-Year Plan to promote digital intelligent transformation of industries and develop new quality productive forces, while supporting the Northern Metropolis to become an important engine of international innovation and technology hub.

配合國家「十五五」規劃 支持北都發展

Supporting Northern Metropolis Development in Line with the National 15th Five-Year Plan

房協主席凌嘉勤教授表示：「房協作為『房屋實驗室』，一向敢於創新，勇於嘗試。我們不單擁有豐富的房屋發展及管理經驗，更重要的是擁有真實的社區和應用場景，讓初創企業能夠在實際環境中測試，驗證和優化方案。房協與數碼港合作推行的房地產科技概念驗證計劃，正是希望發揮這項獨特優勢，協助更多具潛力的創科方案由研發走向應用、由實驗室走進社區，加快成果轉化和落地實踐。這不僅配合國家『十五五』規劃對推動產業數智化及發展新質生產力的方向，亦有助支持北部都會區成為國際創新科技中心的重要引擎。」

完成第二期計劃的14間初創企業聚焦研發與物業管理相關的房地產科技產品及創新方案，其中兩間初創企業更於活動上展示其研發成果，包括協助前線管理人員透過語音或文字輸入生成工作報告，以及透過人工智能影像辨別技術估計車輛市場價值，為推行「富戶政策」提供有用參考數據。第三期計劃同樣為期18個月，11間參與的初創企業將研發與物業管理及建築工地相關的創新方案，以提升營運效率。

房協和數碼港於2022年10月開展為期五年的合作，推動房地產科技發展。房協為初創企業提供開發資助、安排專業人員分享房屋發展及管理的知識和經驗。初創企業可於房協轄下出租屋邨、工地和管理物業進行實地測試。三期計劃共吸引約40間初創企業參加。

HS Chairman Prof Ling Kar-kan said, "As a 'housing laboratory', HS has always been bold in pioneering new initiatives. In addition to our extensive experience in housing development and management, we also provide the start-ups with access to real-world application scenes in the communities, enabling them to test, validate, and optimise their solutions in actual circumstances. The PropTech PoC Programme, launched jointly by HS and Cyberport, leverages this unique advantage to help promising innovation and technology solutions progress from exploration to application, from the laboratory to the community, that accelerates the transformation and implementation of their technological innovations. This initiative aligns closely with the direction of the National 15th Five-Year Plan to promote digital and intelligent transformation of industries and develop new quality productive forces, while supporting the Northern Metropolis to become an important engine of international innovation and technology hub."

The 14 start-ups which completed the second cohort focused on the research and development of PropTech products and innovative solutions related to property management. Among them, two start-ups showcased their solutions at the event, featuring innovations that assist frontline staff in report generation through vocal or text input, and estimating car market values using artificial intelligence (AI) image recognition technology that provides useful data to support the implementation of the Well-off Tenants Policy. The third cohort will also run for 18 months, with 11 participating start-ups conducting research and development on innovative solutions related to property management and construction sites to improve operational efficiency.

This five-year collaboration project between HS and Cyberport to drive PropTech development was launched in October 2022. HS provides funding support to the start-ups and professional staff offering mentorship to share their knowledge of and experience in housing development and management. Start-ups are given opportunities to conduct field trials at HS rental estates, construction sites and HS-managed properties. Across the three cohorts of the programme, about 40 start-ups have participated.



參與第二期概念驗證計劃的初創企業在典禮上即時展示創新方案的成果。

A start-up participating in the second cohort of the PoC Programme showcases its innovative solutions in the ceremony.



創新藍圖 引領未來

A Strategic Blueprint for Innovation

創新科技正在重塑整個房屋業界及社區生活。經濟及營運環境挑戰愈趨複雜，例如建築成本上升、住戶期望不斷轉變，以及數碼轉型步伐日益加快；與此同時，國家的「十五五」規劃正着力推動產業數智化及發展新質生產力，為社會高質量發展注入新動能。在此背景下，作為「房屋實驗室」的房協，致力推動創新，並制定「房協創新藍圖」，為機構的創新工作訂立策略框架、明確目標及優先次序，引領資源配置，加強跨部門協作，讓未來創新發展朝更清晰方向邁進，為機構建立長遠實力。

藍圖聚焦與科技相關的創新，並緊扣房協三大核心業務範疇，包括房屋發展、物業管理和社區及長者服務。這不僅整合了房協一系列創新項目，更體現房協將創新融入機構核心的長遠承諾，把各部門不同的創新嘗試串連成息息相關的生態圈，為居民、社區及機構締造持續價值，同時推動房協轉型為以數據驅動的優質社區生活主動策劃者。

Innovation and technology are reshaping the entire housing sector and community living. We are facing increasingly complex economic and operational challenges, such as rising construction costs, evolving customer expectations, and the rapid pace of digital transformation. At the same time, the National 15th Five-Year Plan is focused on advancing digital intelligence for industries and developing new quality productive forces, to inject fresh momentum into high-quality development. Against this backdrop, as a “housing laboratory,” HS is committed to driving innovation and has formulated the “Corporate Innovation Roadmap”. This roadmap establishes a strategic framework, clear objectives and priorities for the organisation’s innovation efforts, guiding resource allocation and strengthening cross-departmental collaboration, so that future innovation can move forward in a clearer direction and build long-term capabilities for the organisation.

Focused on technology-driven innovation, the Roadmap is closely aligned with HS’s three core business areas of housing development, property management, and social and elderly wellness. More than a collection of innovation initiatives, it represents a long-term commitment to embedding innovation into the core of the organisation, transforming the different innovation projects of various departments into a connected ecosystem that delivers lasting value for residents, communities and the organisation. At the same time, it drives HS’s transformation into a proactive, data-driven curator of premium community living.



房協於2023年已率先採用安全智慧工地系統。

HS has been at the forefront of adopting the Smart Site Safety System since 2023.

「過去幾年，房協在不同業務範疇都積極推動創新項目。我們制定『房協創新藍圖』，就是希望為未來發展訂立清晰方向，讓創新工作做得更聚焦、更有系統，同時更具前瞻性和可持續性。我們追求的，是透過科技、數據和創新合作，重新塑造未來房屋發展和管理模式，為居民提供更優質的居住體驗，同時提升整個行業的效率和可持續發展能力。」

“Over the past few years, HS has actively promoted innovative initiatives across various areas of its operations. By formulating the Corporate Innovation Roadmap, we aim to set a clear direction for future development, making our innovation efforts more focused, systematic, forward-looking, and sustainable. Our goal is to leverage technology, data, and collaborative innovation to reshape the future model of housing development and management, enhance the living experience of our residents, and at the same time improve the overall efficiency and sustainability of the industry.”



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

五大目標 四項原則 三年計劃

Five Goals, Four Principles and Three Years

「房協創新藍圖」以智慧房屋、智慧社區、智慧營運、智慧環境及智慧生態五大創新目標為核心，並以穩健的資訊科技基礎設施、創新人才培育及創新文化建設作為整個藍圖的基石。藍圖涵蓋整個房屋生命週期，應用範疇由規劃及建造，延伸至屋邨管理、住戶服務及社區發展等不同領域。為確保創新工作能聚焦發展方向並發揮最大效益，房協亦制訂四項策略原則（見下圖），作為未來三年推展創新及科技項目的重要指引。

此外，藍圖亦勾劃出三個階段的清晰發展路線。第一階段包括建立核心數碼平台及加強數據收集能力，為未來發展奠定穩固基礎。第二階段將聚焦把成功驗證的創新方案擴展至更多項目及屋邨應用，進一步發揮其價值及影響力。長遠而言，房協期望實現全面數碼化及數據驅動的營運模式。

At the heart of the roadmap are five innovation goals, namely Smart Building, Smart Community, Smart Operations, Smart Environment and Smart Ecosystem. These are supported by a robust information technology infrastructure, innovative talent development, and the cultivation of an innovation-driven culture, forming the backbone of the roadmap. The Roadmap covers the entire life cycle from planning and construction to estate management, resident services and community development. To ensure innovation efforts remain focused and deliver maximum impact, HS has established four strategic principles (see the diagram below) that will guide innovation and technology initiatives over the next three years.

The roadmap also sets out a clear three-stage journey. During the foundation phase, HS is establishing key digital platforms and strengthening data collection capabilities to create a solid base for future innovation. The next phase will focus on scaling successful solutions across more projects and estates, maximising their impact and value. In the longer term, HS aims to achieve fully digitalised, data-driven operations.

「樂活安居生活實驗室」培育以用家為本的樂齡科技方案，支援居家安老。
The Age-Friendly Home Living Lab nurtures user-driven gerontechnological solutions, supporting ageing in place.



四項策略原則 Four Strategic Principles



擁有人工智能超高速運算能力的清潔機械人，為嶺·樂活商場顧客提供更潔淨的環境。
An ultra-high-speed AI computing power cleaning robot provides a cleaner environment for Sierra Life customers.

赴京考察 對接國家十五五規劃

Beijing Tour Enhances Strategic Alignment with National 15th Five-Year Plan



考察團參觀於2017年設立的河北雄安新區，了解該區的整體規劃理念、智慧社區、生態環保等各方面的成果。

The delegation visits Hebei Province's Xiong'an New Area established in 2017, to gain an understanding of the new development area's overall planning vision and achievements in smart community development and eco-sustainability, among others.



房協主席凌嘉勤教授（前排右四）及房屋局副局長戴尚誠（前排左四）帶領房協執行委員會委員及管理層，以及房屋局代表到北京考察。

HS Chairman Prof Ling Kar-kan (front row, fourth from right) and Under Secretary for Housing Victor Tai (front row, fourth from left) on a tour to Beijing with HS Executive Committee members and the management, as well as representatives from the Housing Bureau.

房協主席凌嘉勤教授及香港特別行政區政府（特區政府）房屋局副局長戴尚誠於2026年5月中率領房協執行委員會委員及管理層，聯同房屋局代表赴北京考察交流。短短四天行程，對房協如何配合國家「十五五」規劃綱要，以及協助香港建設北部都會區（北都）的工作帶來重要啟發。

房協委員及管理層與及房屋局代表，先後拜訪中共中央港澳工作辦公室、國家住房和城鄉建設部，以及河北雄安新區黨工委委會，並與相關的領導會面，就公共房屋、城市規劃、社區建設、綠色智慧建築及物業管理等多個議題深入交流，並實地考察雄安新區，以及其他社區的房屋項目。房協主席凌嘉勤教授與房屋局副局長戴尚誠分別向與會領導分享房協及香港公營房屋的工作。房協的介紹包括在北都的發展、專用安置屋邨項目概況、如何善用科技提升建築質量和物業管理效益等。期間，房協多年來配合特區政府應對香港房屋問題上所作的貢獻亦獲得肯定。

In mid-May 2026, HS Chairman Prof Ling Kar-kan and Victor Tai, Under Secretary for Housing of the Hong Kong Special Administrative Region (HKSAR) Government, led a tour to Beijing, joined by Members of the HS Executive Committee and senior management, together with representatives from the Housing Bureau. The four-day visit offered valuable insights into how HS can align with the National 15th Five-Year Plan Outline and support the development of the Northern Metropolis in Hong Kong.

During the trip, HS Members and the management, along with representatives from the Housing Bureau, paid courtesy visits to the Hong Kong and Macao Work Office of the Communist Party of China (CPC) Central Committee, the Ministry of Housing and Urban-Rural Development of the People's Republic of China, and the Working Committee of Xiong'an New Area of the CPC Hebei Provincial Committee and the Administrative Committee of Xiong'an New Area. In-depth exchanges were held with the relevant leading officials on wide-ranging issues including public housing, urban planning, community building, green and smart construction, and property management. Site visits were also conducted to Xiong'an New Area and housing projects in other communities. HS Chairman Prof Ling and Under Secretary for Housing Victor Tai briefed the authorities respectively on the work of HS and Hong Kong's public housing development. HS's presentation covered, among other things, its projects in the Northern Metropolis, an overview of its Dedicated Rehousing Estate (DRE) projects, and the application of technologies to improve building quality and property management efficiency. Our longstanding contribution to addressing Hong Kong's housing issues, in collaboration with the HKSAR Government, were also recognised.

國家「十五五」規劃綱要是國家未來五年經濟和社會發展的藍圖，當中明確支持香港加快發展北都。房協一直積極支持北都的房屋發展，現正於粉嶺、洪水橋、古洞北及元朗推展新項目，並大力推動綠色建築和智慧社區。面對國家「十五五」規劃綱要所帶來的新機遇，房協代表冀望透過是次行程加強與內地交流。作為特區政府的緊密合作夥伴，房協將繼續配合市民的住屋需求，與時並進，以創新思維建設優質房屋及提供適切服務。

Setting out the nation's blueprint for economic and social development over the next five years, the 15th Five-Year Plan Outline renders explicit support to Hong Kong in accelerating the development of the Northern Metropolis. In active support of new housing development in the Northern Metropolis, HS is pushing ahead with its new housing projects in Fanling, Hung Shui Kiu, Kwu Tung North and Yuen Long, while actively promoting green building and smart community initiatives. Capitalising on the new opportunities arising from the 15th Five-Year Plan Outline, HS aims to, through this visit, strengthen exchanges with the Chinese Mainland. As a close partner of the Government, we remain committed to addressing the community's housing needs, keeping pace with the times, and adopting innovative thinking to deliver quality housing and appropriate services.

考察團到訪位於朝陽區的「燕保·百灣家園」公營租赁住房。該項目設有12座住宅及安老設施，社區配套完善。

The delegation tours Baizhuan Social Housing, a public rental housing estate located in the Chaoyang District. The project comprises 12 residential blocks with elderly care facilities, supported by comprehensive community amenities.



主席分享推廣跨代共融經驗

Chairman Sharing Experiences in Fostering Intergenerational Harmony

消息速遞
NEWS FLASH

房協主席凌嘉勤教授於2026年7月3日出席由皇家特許測量師學會舉辦的會議，並擔任其中一個研討會的講者。該會議探討香港如何透過政策、規劃及科技裝備未來，又探討國家「十五五」規劃為香港所帶來的機遇。研討會以「反思市區重建：香港的安全、管治與韌性」為主題，凌嘉勤教授與三位行業專家在會上交流意見，凌教授分享建立跨代共融社區的重要，並在善用創新科技提升樂齡人口生活質素方面分享見解。

HS Chairman Prof Ling Kar-kan attended a conference organised by the Royal Institution of Chartered Surveyors on 3 July 2026, and spoke at one of the event's panel discussions. The conference explored how Hong Kong can equip itself for the future through policy, planning and technology, while looking into the opportunities presented by the National 15th Five-Year Plan for Hong Kong. At a session themed "Rethinking Urban Renewal: Safety, Governance and Resilience in Hong Kong", Prof Ling exchanged ideas with three industry experts. He also shared insights on the significance of building intergenerational and harmonious communities, as well as leveraging innovation and technology to enhance the quality of life for the elderly.



房協主席凌嘉勤教授（左二）於皇家特許測量師學會舉辦的研討會分享。

HS Chairman Prof Ling Kar-kan (second from left) shares insights at a panel discussion organised by the Royal Institution of Chartered Surveyors.

行政總裁談可持續居所實踐成果

CEO Speaking on Achievements of Sustainable Home Initiatives

房協行政總裁陳欽勉應香港大學建築學院城市規劃及設計系邀請，於2026年5月8日擔任該系首屆行政人員講座系列的嘉賓，以「創建可持續居所」為題，分享房協在房屋發展和建築設計方面的創新思維，以及善用建築科技和房地產科技的經驗。講座吸引逾50名參加者，大家就未來房屋發展、推動可持續社區及居家安老等議題熱烈交流。



房協行政總裁陳欽勉應香港大學建築學院邀請擔任演講嘉賓。
HS Chief Executive Officer James Chan is invited as a guest speaker by the Faculty of Architecture of The University of Hong Kong.

As a guest speaker at the inaugural executive talk series presented by the Department of Urban Planning and Design of the Faculty of Architecture at The University of Hong Kong on 8 May 2026, HS Chief Executive Officer James Chan delivered a presentation titled “Creating Homes for Sustainable Living”. In his speech, he shared HS’s innovative mindset in housing development and architectural design, as well as its experience in leveraging ConTech and PropTech. The seminar attracted over 50 participants, who engaged in lively discussions on topics including future housing development, the promotion of sustainable communities and ageing in place.

分享房協活用建築科技

Sharing Insights on HS’s Effective Use of ConTech

作為「房屋實驗室」，房協善用創新建築科技。房協總經理（技術統籌及支援）李嘉俊於2026年5月6日應邀出席Build4Asia會議2026，擔任其中一場會議的主講嘉賓，以「將數碼智慧及可持續發展融入公共房屋」為主題，介紹房協如何迎接未來建屋挑戰和推動工程數碼化的發展方向。其後，李嘉俊亦擔任小組討論講者，與其他四位講者探討如何令建築工程更切合未來需要。

As a “housing laboratory”, HS is known for its ingenious application of innovative ConTech. HS General Manager (Central Technical Team) Kelvin Lee was invited as a speaker at one of the sessions of Build4Asia Conference 2026 on 6 May 2026. In his presentation titled “From Concrete to Cloud: Embedding Digital Intelligence and Sustainability into Public Housing DNA”, he shared HS’s approach to addressing future housing challenges and promoting construction digitalisation. His presentation was followed by a panel discussion in which Kelvin explored ways to make building projects more future-fit with four other panellists.

房協總經理（技術統籌及支援）李嘉俊（右二）於Build4Asia會議2026擔任演講嘉賓。
HS General Manager (Central Technical Team) Kelvin Lee (second from right) speaks at the Build4Asia Conference 2026.



交流智慧物業管理經驗

Dialogue on Smart Property Management Practices

房協總經理（保養）張仁貴於2026年5月15日出席由《香港01》主辦的「企業人工智能升級轉型交流日」，分享房協善用房地產科技的經驗，講解房協以「安全」、「簡便」、「社區連結」及「共享」四大原則，提升物業管理效率，讓居民擁有更優質的居住體驗，新科技包括「物業及資產綜合平台」、巡邏機械狗、人工智能接待員等。

On 15 May 2026, HS General Manager (Maintenance) Eddy Cheung attended the “HK01 AI Transformation Solution Day” organised by HK01, where he shared HS’s experience in PropTech application. He explained how HS enhances property management efficiency and delivers a better living experience for residents by adhering to four key principles — Safety, Simplicity, Social Connect and Sharing. He also introduced various new technologies, such as the Central Office for Property and Asset, robotic patrol dogs, AI concierge and more.



房協總經理（保養）張仁貴於《香港01》主辦的「企業人工智能升級轉型交流日」分享房協推動智慧物業管理的經驗。

HS General Manager (Maintenance) Eddy Cheung shares HS’s experience in promoting smart property management at the “HK01 AI Transformation Solution Day”.

講解觀塘花園大廈調遷安排

Briefing on the Rehousing Arrangements for Kwun Tong Garden Estate

觀塘花園大廈(二期)將進行第一階段重建，因應屋邨重建而興建的調遷項目鴻鵠臺第一座已於2026年7月底入伙。房協一直與受影響居民保持緊密溝通。2026年7月6日，房協應觀塘區議員邀請出席居民簡介會，於會上向居民詳細講解調遷安排，以及介紹鴻鵠臺第一座的設施及單位資料。

位於牛頭角的鴻鵠臺第一座於2026年3月落成，共提供371個單位，為居民提供原區調遷的選項。除了鴻鵠臺第一座，受影響居民可選擇調遷至香港仔漁映樓、啟德樂真樓、觀塘花園大廈翻新單位，及房協轄下其他甲類出租屋邨。

With the Phase I redevelopment of Kwun Tong Garden Estate (KTGE) Site II just around the corner, tenant intake for the decanting block Avis Tower (Tower 1) commenced at the end of July 2026. HS has maintained close communication with the tenants affected by the redevelopment. On 6 July 2026, HS was invited by the Kwun Tong district councillors to attend a resident briefing session to provide a detailed explanation of the rehousing arrangements and introduce the facilities and units of Avis Tower (Tower 1).

Located in Ngau Tau Kok, Avis Tower (Tower 1) was completed in March 2026, offering 371 units as an option for in-district rehousing. Affected residents may also choose to relocate to Yue Ying Lau in Aberdeen, Lok Chun Lau in Kai Tak, refurbished units in KTGE, and other Group A rental estates under HS.



「雪」中送關懷

Warming Hearts with Ice Cream

房協向來重視建築工人福祉，於2025年起在工地設立「組裝合成」多功能協作中心，積極提升工友安全和改善工作環境。房協主席凌嘉勤教授應香港建造商會的邀請，於2026年6月25日擔任魯班節2026「魯班全民派雪糕日」的主禮嘉賓，聯同房協總監(項目策劃及管理)張冠華和助理總監(項目管理)黃偉業，親身前往房協轄下的馬頭角專用安置屋邨項目工地，向在場工友派發雪糕，在炎夏中送上關懷與謝意，體現房協致力為工友提供既安全又愉快的工作環境。

With a commitment to the well-being of construction workers, HS has been establishing MiC Collaboration Centres at construction sites since 2025 to enhance construction safety and improve working conditions for workers. As part of the annual Lu Ban Festival celebration in 2026, HS Chairman Prof Ling Kar-kan was invited by the Hong Kong Construction Association to officiate at the "Lu Ban Free Ice Cream Day" on 25 June 2026. Accompanied by HS Director (Projects) Franco Cheung and Assistant Director (Project Management) Vincent Wong, Prof Ling visited the construction site of HS's Dedicated Rehousing Estates project in Ma Tau Kok, where ice creams were given away to on-site workers as a gesture of care and gratitude during the sweltering summer, while underscoring HS's dedication to providing a safe and pleasant working environment.



政府部門參觀樂嶺都匯 Government Officials Visit Casa Sierra



房協於2026年5月4日接待約20名香港房屋委員會代表，由房協助理總監（項目管理）黃偉業（左三）帶領，參觀位於粉嶺的樂嶺都匯，包括資助出售房屋項目樂嶺軒及長者房屋盛頤居，講解項目的建築理念。

On 4 May 2026, HS hosts a delegation of about 20 representatives from the Hong Kong Housing Authority. Led by HS Assistant Director (Project Management) Vincent Wong (third from left), the delegation visits Casa Sierra in Fanling, including Sierra Terrace (SSF project) and Blossom Place (a project under the Senior Citizen Residences Scheme), where the visitors are briefed on the development concept of the project.

來自勞工及福利局和社會福利署約10名代表於2026年5月15日參觀盛頤居，了解單位的長者友善設計及樂齡科技。

On 15 May 2026, a joint delegation of about 10 representatives from the Labour and Welfare Bureau and the Social Welfare Department visit Blossom Place to learn about the project's elderly-friendly design and gerontechnology initiatives.



房協全力支持全民滅鼠滅蚊日

HS Renders Full Support for Community Anti-rodent and Anti-mosquito Day

房協於2026年5月至7月期間在30個出租屋邨及代管物業舉行「全民滅鼠滅蚊日 2026」，以提升居住環境衛生及居民清潔意識。

房協安排清潔服務承辦商於屋邨及屋苑的公共地方進行大型清潔及滅鼠滅蚊工作，屋邨及屋苑辦事處亦設立宣傳攤位，透過展板和宣傳單張向居民介紹防鼠防蚊措施。居民更可參與問答遊戲獲取清潔用品，與房協攜手合力保持環境清潔。

The Community Anti-rodent and Anti-mosquito Day 2026 was held across 30 rental estates and HS-managed properties from May to July 2026, an event designed to improve environmental hygiene and raise sanitary awareness among residents.

HS arranged for cleaning service contractors to conduct large-scale cleaning operations, as well as rodent and mosquito control work, in common areas of the estates and properties. Information booths were also set up in estate offices to educate residents on rodent and mosquito control measures through display boards and leaflets. Residents were encouraged to support HS's effort in maintaining a clean environment by joining a quiz game to win cleaning supplies.



房協祖堯邨於2026年4月23日獲食物環境衛生署頒發「卓越滅鼠伙伴銀獎」，滅鼠工作獲得肯定。

HS receives the "Silver Award" under the Outstanding Anti-rodent Partner Award Scheme from the Food and Environmental Hygiene Department in recognition of its rodent control efforts at Cho Yiu Chuen.



優質建築大獎三喜臨門

HS Wins Three Honours at Quality Building Award

房協秉持「以人為本」理念，敢於創新，致力構建可持續發展社區。憑藉這份信念，房協於2026年6月26日舉行的「[優質建築大獎2026](#)」頒獎禮上榮獲三個獎項，成績斐然。當中，組裝合成(MiC)多功能協作中心「W.I.S.E智安基地」榮獲「臨時建築物」類別最高榮譽「優質建築大獎」，另一個MiC多功能協作中心「協³箱」奪得同一類別優異獎，而位於粉嶺的專用安置屋邨項目「樂嶺都匯」則獲得「香港住宅項目(多幢建築物)」組別優異獎。兩年一度的「優質建築大獎」由10大專業團體合辦，旨在表揚於設計和建造優質建築方面展現出色團隊精神的項目隊伍。

Guided by a “people-centric” approach to housing development, HS is committed to fostering innovation and building sustainable communities. HS has achieved remarkable success with this building philosophy, clinching three awards at the “[Quality Building Award 2026](#)” (QBA) presentation ceremony held on 26 June 2026. “W.I.S.E”, a Modular Integrated Construction (MiC) Collaboration Centre, received the “Grand Award”, the highest honour in the “Hong Kong Temporary Building” category, and “Hip3”, another MiC Collaboration Centre, was granted a “Merit Award” in the same category. Casa Sierra, a Dedicated Rehousing Estate project in Fanling, also received a “Merit Award” in the “Hong Kong Residential (Multiple Buildings)” category. Jointly organised by 10 local professional bodies, QBA is a biennial industry event which aims to recognise buildings of outstanding quality and those that demonstrate outstanding teamwork.



房協憑「W.I.S.E.智安基地」MiC多功能協作中心，於「優質建築大獎2026」中榮獲「臨時建築物」組別「優質建築大獎」。

HS's “W.I.S.E”, an MiC Collaboration Centre, receives the “Grand Award” in the “Hong Kong Temporary Building” category at the “Quality Building Award 2026”.

樂翹軒I奪卓越建築大獎

Eminence Terrace I Garners Excellent Building Award

位於洪水橋／厦村新發展區的樂翹軒I於2026年7月10日獲香港工程師學會屋宇裝備部頒發「卓越建築大獎2026(新建築項目)」，表揚項目在優質建築、創新技術及可持續發展方面的卓越表現。樂翹軒I曾創下多個「第一」，項目除了是房協首個落成的專用安置屋邨項目，也是首個採用混凝土「組裝合成」興建的資助出售房屋項目，以及全港首個住宅項目設有預製「組裝合成」露台。

Eminence Terrace I, located in the Hung Shui Kiu/ Ha Tsuen New Development Area, received the Grand Award in the New Building Category of the Excellence Building Award 2026 from the Building Services Division of the Hong Kong Institution of Engineers on 10 July 2026, in recognition of

its outstanding achievements in quality construction, innovative technologies and sustainable development. The project has achieved several firsts. In addition to being HS's first completed Dedicated Rehousing Estate (DRE) project, it is also the first Subsidised Sale Flats Project built with concrete MiC method, as well as the first residential project in Hong Kong featuring pre-assembled MiC balconies.



古洞北項目囊括多獎

Kwu Tung North Project Clinches Multiple Awards

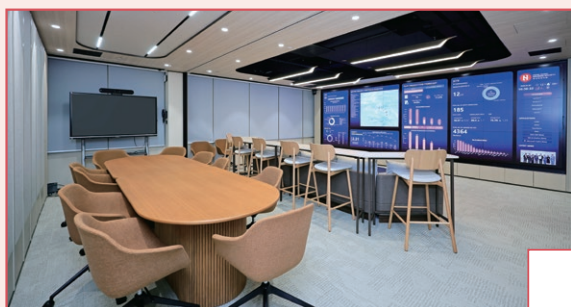
為了達致可持續發展，房協積極實踐綠色建築，這份努力最近再度獲得肯定。房協於2026年5月7日舉辦的「亞太建築及設計大獎2026」頒獎典禮勇奪最高殊榮的「Excellence in Sustainability Award」金獎，表揚房協古洞北新發展區專用安置屋邨項目內的MiC多功能協作中心善用MiC技術，改善工地環境。該項目同時獲得「Commercial Project」金獎及「Public Vote Award」，可謂「三喜臨門」。此外，古洞北新發展區項目的住宅部分亦憑藉出色的環保設計囊括「Future Project (Residential)」金獎。

HS's proactive efforts in implementing green building practices to achieve sustainability have once again been recognised recently. At the Build4Asia Awards 2026 presentation ceremony on 7 May 2026, HS clinched the most prestigious "Excellence in Sustainability Award" (Gold), in recognition of the use of MiC technology to improve site environments through the MiC Collaboration Centre in HS's Dedicated Rehousing Estates (DRE) project at Kwu Tung North New Development Area. Together with the "Gold Award – Commercial Project" and the "Public Vote Award" received by the same project, HS took home a total of three honours. This is in addition to the "Gold Award – Future Project (Residential)" awarded to the residential part of the Kwu Tung North New Development Area project in recognition of its excellence in environmental design.



「房協項目智慧中心」入圍科技獎項

"Lab Plus" Shortlisted for Tech Award



「房協項目智慧中心」於「Tech Fest Hong Kong Awards 2026」入圍「PropTech Pioneer of the Year」獎項。

"Lab Plus" is shortlisted for the "PropTech Pioneer of the Year Award" at the "Tech Fest Hong Kong Awards 2026".

房協於2026年5月21日舉行的「Tech Fest Hong Kong Awards 2026」頒獎禮，憑「房協項目智慧中心」(智慧中心)成功入圍今年新增的「PropTech Pioneer of the Year」獎項，其將創新科技融入建築的努力獲得肯定。智慧中心是房協項目管理的中央樞紐，整合工地各附屬系統的數據，並可實時監察工地。

At the "Tech Fest Hong Kong Awards 2026" ceremony held on 21 May 2026, HS's "Lab Plus" was shortlisted for the inaugural "PropTech Pioneer of the Year Award" in recognition of its efforts in integrating innovation and technology into construction. "Lab Plus" serves as the central hub for HS's project management that integrates data from various sub-systems across construction sites to help monitor the sites in real time.



房協年報榮獲國際殊榮

HS Annual Report Earns International Recognition



房協年報最近於國際獎項獲得兩項殊榮。[2024/25年報](#)於「澳大拉西亞年報獎2026」榮獲「年報獎」組別金獎，而[2024/25可持續發展報告](#)則獲頒「可持續發展報告」組別銅獎。2024/25年報以「繼往開來啟新章」為主題，展示房協於年內的豐碩成果，為未來開啟新篇章。

HS's annual report has recently received two honours at international award events. [The 2024/25 Annual Report](#) won the "Gold Award" in the "General Award" category at the "2026 Australasian Reporting Awards", while [the 2024/25 Sustainability Report](#) clinched the "Bronze Award" in the "Sustainability Reporting Award" category. The 2024/25 Annual Report, themed "Embracing Growth to Achieve More", showcases HS's significant achievements during the year to set the stage for a new phase of development.

暑期實習開鑼

Summer Interns Ready, Set, Go!



房協致力培育青年發展，一年一度的暑期實習生計劃已於2026年6月15日展開。今年共有50名大專生成為房協暑期實習生，他們來自10間本地或海外高等教育院校。房協按實習生修讀的學科及興趣安排他們到不同部門實習，讓他們在房協同事的指導下累積工作實戰經驗。表現優異的實習生更有機會於實習期滿後在房協留任兼職，在畢業前獲取更多職場經驗。

房協的暑期實習內容豐富，實習生於6月參觀房協展覽中心和長者安居資源中心，了解房屋發展和長者服務。7月，實習生則到訪馬頭角MiC多功能協作中心「築·角」，了解房協創新的建築工地文化，並透過參與培訓演講技巧工作坊提升匯報技巧。

房協今年亦繼續與其他院校及機構合作培育青年人，如社會福利署的影子領袖師友計劃。

Reflecting its commitment to youth development, HS kicked off this year's annual Summer Internship Programme on 15 June 2026 for a total of 50 tertiary students selected from 10 local and overseas higher education institutions. Posted to different divisions based on their areas of academic pursuit and interest, the interns are offered an opportunity to acquire practical work experience under the guidance of HS staff. After completing their internship, the high achievers among these interns stand a good chance of securing a part-time job at HS to gain more hands-on work experience before graduation.

HS's summer internship programme offers a rich and diverse experience. In June, HS organised a visit to the HS Exhibition Centre and the Elderly Resources Centre where interns could garner insights into housing development and elderly services. In July, interns visited the MiC Collaboration Centre "M.i.SEA" in Ma Tau Kok to learn about HS's innovative site culture. They can also enhance their presentation skills through a training workshop.

This year, HS continues with its youth development efforts in collaboration with education institutions and organisations, including the Job Shadowing Mentorship Scheme of the Social Welfare Department.

共創未來屋邨

Co-creating Next-generation Rental Estates

房協於2026年7月11日在北角健康村舉行未來屋邨共創工作坊，來自不同部門的同事與街坊一起構思理想屋邨設計，聆聽街坊目前面對的居住難題、對理想單位布局及公共空間設施的想法，充分體現房協以居民為本、與社區共創宜居家園的精神。

On 11 July 2026, HS held a next-generation rental estate workshop at Healthy Village in North Point. Colleagues from various departments joined residents in envisioning ideal estate designs and listening to their views on current pain points, preferred unit layouts and communal area facilities. The workshop fully demonstrated HS's resident centric approach and its commitment to co-creating liveable environment with the community.



保留屋邨回憶 Preserving Memories of Estates

為傳承觀塘花園大廈的歷史文化，房協將於用作重建調遷而新建的鴻鵠臺第一座設置大型馬賽克壁畫。該壁畫以將會拆卸、以雀鳥命名的樓宇為靈感，採用富屋邨風格的「紙皮石」拼貼而成，延續屋邨獨特的集體記憶與社區情懷。2026年6月，著名藝術家蘇敏怡（Stella So）聯同花園大廈街坊及房協獎學金同學會義工，一同拼貼這幅別具意義的壁畫。

此外，陪伴居民成長逾半世紀的漁光邨同樣踏入重建階段。房協於2026年6月推出專題網頁，記載漁光邨的建築美學與人情軼事。

To preserve the history and culture of KTGE, a large-scale mosaic mural will be put up at Avis Tower (Tower 1) which serves as the decanting block for KTGE Site II's redevelopment. Inspired by the bird-themed block names of KTGE, the mural will be crafted using estate-style mosaic tiles, reliving the collective memories and community spirit unique to the estate. In June 2026, Stella So, a renowned artist, worked hand-in-hand with KTGE residents and volunteers from the HS Academy Alumni Club to create this meaningful mural.

In addition, Yue Kwong Chuen, an estate more than half a century old, has also entered the redevelopment phase. A dedicated website was launched in June 2026 to document the architectural aesthetics and heartwarming community stories of the estate.



藝術家蘇敏怡（前排左）及房協企業傳訊總監梁綺蓮（前排左二），聯同觀塘花園大廈居民及義工一起為鴻鵠臺第一座創作壁畫。

Artist Stella So (front row, far left) and HS Corporate Communications Director Pamela Leung (front row, second from left) join KTGE residents and volunteers in creating a mural for Avis Tower (Tower 1).



漁光邨歷史文化傳承計劃專題網站已經推出。

A dedicated website for the cultural heritage preservation programme of Yue Kwong Chuen has been launched.

促進共融社區連繫 Fostering Inclusive Community Ties



房協連續六年支持由凝動香港體育基金舉辦的「邨JUMP！」企業慈善三人籃球邀請賽。房協同事聯同房協獎學金同學會成員及房協青年籃球隊「觀龍夢想家」出戰，於2026年5月31日決賽中贏得男女子混合組金碟賽殿軍。

HS has supported the "WELL DUNK! Charity Corporate 3x3 Basketball Tournament organised by the Inspiring HK Sports Foundation for the sixth consecutive year. HS colleagues, together with members of the HS Academy Alumni Club and the Youth Basketball Team "Kwun Lung Dreamers", participate in the event, winning third runner-up in the Gold Plate Mixed-gender Tournament on 31 May 2026.

房協與煤氣公司於2026年6月13日在彩頤居合辦雙親節慶祝活動，邀請超過500名來自彩頤居的長者及其家人、「房協友里」的年輕家庭、其他「長者安居樂」住屋計劃及出租屋邨長者等於線上及線下一同參與。

On 13 June 2026, HS and Towngas co-organise a Parents' Day celebration at Cheerful Court, bringing together over 500 seniors and their families from Cheerful Court, young families from the CES (Caring, Engaging and Smart) Team, as well as elderly participants from other Senior Citizen Residences Scheme projects and rental estates, participating both online and in person.

