

智能應用

與時並進

優化管理服務 提升建築效率

Riding the Wave of

Technology Advancement

for Higher Quality Service

and Smarter Buildings



主席的話

適逢香港回歸二十周年，不少媒體都為特區政府的工作做了回顧專輯，其中房屋問題更是熱門話題。無可否認，社會對房屋的需求持續殷切，原因之一是小家庭組合成為大趨勢，因而對住宅單位的需求愈見緊張，如何善用現有的公營房屋資源實在值得深思。另外，為長遠增加房屋供應，開闢新發展區及建立土地儲備必須持之以恆，以多管齊下方式開發新土地。

作為政府的合作夥伴，房協致力配合其房屋政策，透過發展長者房屋、資助出售房屋、「新發展區」項目及重建舊邨等增加房屋供應，以協助解決市民的住屋需要。

在舊邨重建方面，已落實進行的項目有位於筲箕灣的明華大廈，第一期工程已展開，將興建兩幢新大樓，提供966個出租單位作安置之用，預計將於2019年底竣工，以便開展第二期的工程。因應工程的進度，並配合市民對置業的期望，在恪守「原區安置」的重要原則下，房協近期修訂項目的總綱發展藍圖，主要涉及第二及第三期。第二期的拆卸範圍將會擴大，以興建足夠出租單位作原區安置安排，令安置計劃提前於2026年完成。第三期則加建750個資助出售房屋單位，以協助構建置業階梯增加公共房屋資源的流動性，並同時提供約600個「長者安居樂」住屋計劃單位，以配合人口老化的住屋需要。我們樂見有關修訂建議剛在七月獲得區議會的支持，稍後將會呈交城規會審批。

房協於今年5月獲政府邀請就開發郊野公園邊陲地帶作房屋發展進行研究，有關研究屬初步的可行性探討。研究的地點是否適合作房屋發展，必須視乎該處的生態價值及公眾享用價值、發展對郊野公園和生態環境的影響、發展可行性及社會影響評估等，同時亦必須符合各項有關的法定程序和要求。完成研究後，房協會將結果交予政府作進一步考慮。

短期內，我們將會展開招標程序，揀選擁有相關專業知識及經驗的顧問進行研究。我期望今次研究能提供參考資料，讓社會各界作出理性討論，從而就開發郊野公園邊陲地帶作房屋發展的可行性尋求共識。

鄔滿海



Chairman's Message

To mark the 20th Anniversary of Hong Kong Special Administrative Region, there were numerous media features reviewing the work of the Government, and housing has always been a hot topic. Undoubtedly, the local demand for housing has been strong

constantly. One of the reasons for the phenomenon is the increasing trend of small-sized families. It is worth pondering over how the existing public housing resources could be better utilised. On the other hand, it is necessary to make continuous efforts to open up new development areas and build up the land reserve while adopting multi-pronged approach to explore new land, in order to increase housing supply in the long run.

As a partner of the Government, the Housing Society is committed to supporting its housing policy. Through developing elderly housing, subsidised sale flats and New Development Area projects, and carrying out estate redevelopment, we are helping to meet the housing needs of the people.

Among the committed estate redevelopment projects is Ming Wah Dai Ha in Shau Kei Wan. The first phase of construction has commenced, with the completion expected in 2019. Two new towers with 966 flats for rehousing purpose will then be available to facilitate the second phase of construction. In view of the progress of the project and the home ownership aspirations of the public, the Housing Society, while adhering to the principle of in-situ rehousing, has revised the Master Layout Plan, mainly concerning the second and third phases. The scale of demolition in phase two will be expanded to allow enough rental units to be built for in-situ rehousing. As such, the rehousing exercise could be expedited to complete earlier in 2026. In the third phase, an additional 750 subsidised sales flats will be provided, establishing a housing ladder to facilitate higher mobility of public housing resources. Another 600 flats of Senior Citizen Residences Scheme will be built in response to the housing needs of the ageing population. We are delighted that the revised proposal has received support from the District Council in July and therefore will be submitted to the Town Planning Board for approval.

In May, the Housing Society was invited by the Government to conduct studies as a preliminary step to examine the feasibility of housing development on the periphery of the country parks. Whether the selected sites of the studies are suitable for housing development much depends on its ecological value and the value of public enjoyment; the consequential impact of the development on the country parks and the ecological environment; as well as the buildability and social impact. It is also necessary to ensure the compliance with all related legal procedures and requirements. Upon completion of the studies, the results will be submitted to the Government for further consideration.

The tendering procedures to select a consultant with professional knowledge and relevant experience to conduct the studies will commence soon. I hope the studies could provide the public with a solid reference for rational discussion in order to reach consensus on the feasibility of developing the periphery of country parks.

Marco Wu

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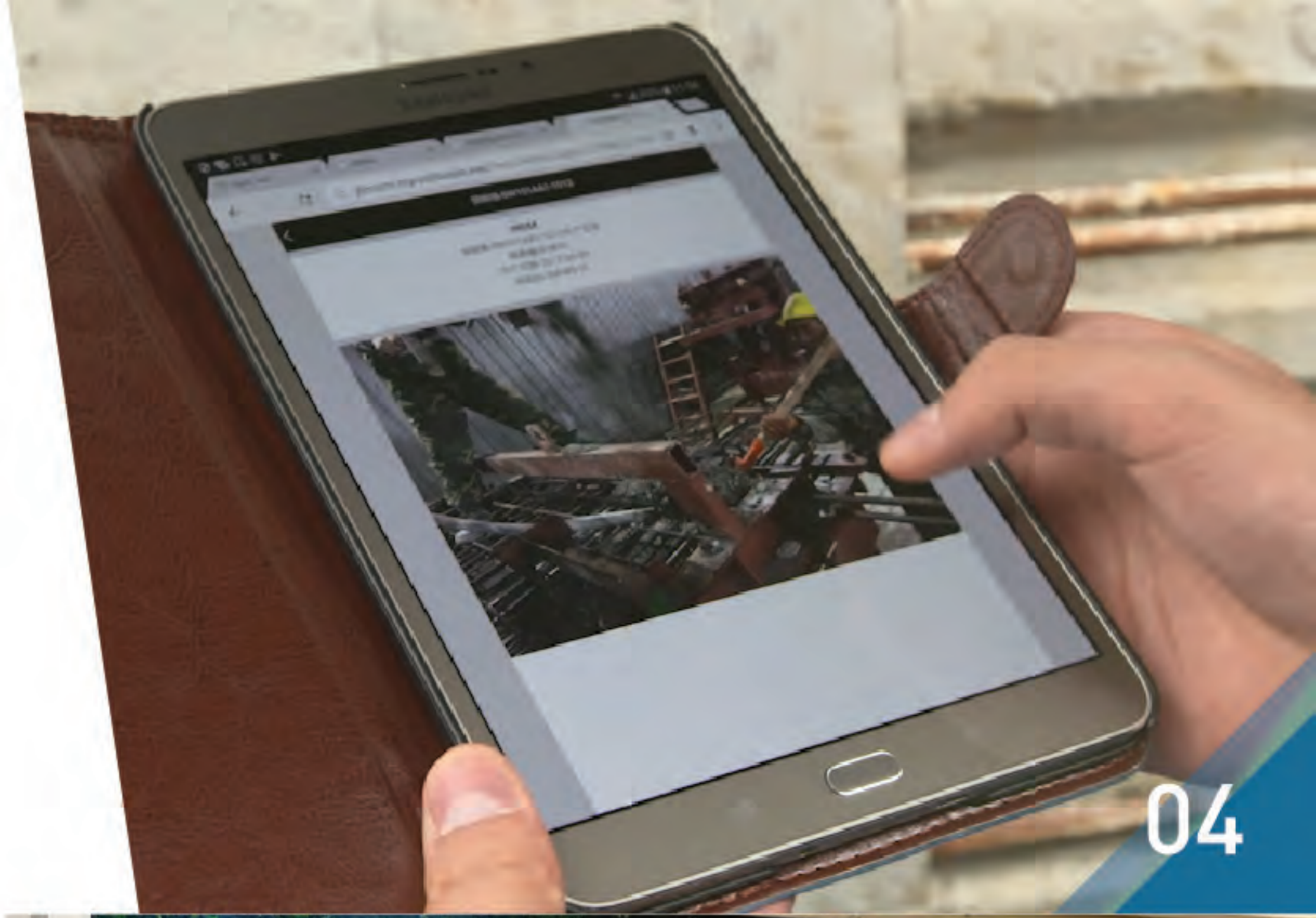
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《房協動態》為香港房屋協會出版的季刊，由房協企業傳訊組編製，旨在向相關持份者、業務夥伴及公眾人士介紹房協的最新企業資訊。如欲轉載本刊物任何內容請註明出處。

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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隨著社會進步及業務發展，房協抱著不斷創新、與時並進的精神，致力推動機構的可持續發展。無論在物業管理、房屋發展、建築工程及企業運作上，房協均努力引入創新思維，並善用資訊科技優化服務及提升效率。

房協行政總裁黃傑龍表示：「現今資訊科技進步迅速，如不跟隨時代步伐便會被淘汰，所以我一直鼓勵同事向前走，多留意新的科技發展，特別是資訊科技的應用。同時，我們重視智慧設計(Smart Design)，從用家角度出發，在發展項目中加入智能應用，方便住戶之餘，亦有助物業管理的工作。」



Along with the advancement of society and business development, the Housing Society has been embracing the spirit of innovation and keeping up with the times to strive for corporate sustainability. We adopt new thinking and utilise information technologies to enhance our services and efficiency in property management, housing development, construction works and business operation.

Housing Society Chief Executive Officer, Wong Kit-loong, said, "While information technology is advancing so fast, we either keep pace with it or simply lose out. I, therefore, strongly encourage the colleagues to stay in tune with the technological development, especially the application of information technologies. We also attach great importance to applying smart designs from users' perspective in project development. That will not only bring convenience to our residents but also facilitate the property management work."

善用新科技 讓長者住得更安心

New Technologies Assist the Elderly to Live Worry-Free

為全面照顧長者住戶的身心所需，房協的優質長者房屋項目「雋悅」便將新科技融入配套服務。單位內的「健康數據管理系統」便是其中一個例子，透過系統收集的數據，顧客服務團隊便能有效監測住戶的健康情況，適時提供協助。

在安全方面，屋苑採納全面的「居家護理支援系統」，當中包括固定及便攜式的緊急支援裝置，在單位及屋苑內為住戶提供緊急召援服務；單位另設「進出單位探測系統」及「靜態探測系統」，如住戶長時間有不尋常的靜止，可提供適切支援，讓住戶住得安心，特別是獨居長者。

至於項目的專業照護設施「雋康天地」，其護理安老院舍亦引進了「無線射頻識別技術防遊走系統」，減低院友尤其是認知障礙症患者溜走的潛在風險，令其家人更放心。此外，防跌軟墊則能協助護理人員監察院友在床或輪椅墮地的風險。



▲「雋悅」單位內的「健康數據管理系統」協助監測長者住戶的健康狀況。

The Health Data Management System inside the flats of The Tanner Hill helps monitoring the health conditions of the elderly residents.

In order to take care of the physical and mental needs of the elderly residents in a holistic manner, our quality elderly housing project, The Tanner Hill, integrates new technologies into its supporting services. An example of which is the Health Data Management System installed in every flat, through the system our customer service team is able to monitor the health conditions of the residents effectively so as to offer timely assistance.

With regard to safety, The Tanner Hill has adopted an all-round Home Care Support System to provide emergency help to the residents. Whether the residents are in their own flats or other places within the premises, they could seek help, if needed, by using either the fixed or portable emergency call device. Besides,

all the flats are equipped with Entrance Door Contact Tracking and No-motion Response Detection System for ensuring the safety of the residents, especially those living alone. When the system detects no activity of the residents for a period of time, prompt and appropriate assistance would be provided.

The residential care home for the elderly at the skilled-care facility Joyous Circle has used the RFID Anti-wandering System to reduce the risk of dementia patients wandering away and that makes their family members free of worry. In addition, the fall-prevention pad enables the nursing staff to monitor the patients who are prone to falling off bed or wheelchair.

出訪日本 交流經驗

Learning from the Japan Experience

房協執行委員會、長者房屋特別委員會及管理層同事於五月三十一日至六月三日前往日本考察，參考當地的長幼混合型房屋，以及如何利用人工智能及機械人科技，培訓員工和輔助他們照顧長者，例如以虛擬實境技術體會認知障礙症患者的幻覺與不安感等。考察團透過互動體驗激發新思維，希望借鏡海外經驗，作為房協未來長者房屋項目的參考。

The Housing Society Executive Committee, the Special Committee on Elderly Housing and the Management Team visited Japan from 31 May to 3 June to learn about their mixed development for cross-generation living, as well as the use of artificial intelligence and robotic technology in staff training and elderly-care services. Among the examples was the use of virtual reality technology to simulate the hallucination and uneasy conditions of dementia patients. Through the interactive activities, the delegation could take reference of overseas experience for the future elderly housing developments of Housing Society.



綠色建築由科技做起

Green Building Technologies

屋宇署於二零一六年制訂最新的《預製混凝土建造作業守則》，房協位於沙田的資助出售房屋項目「綠怡雅苑」是全港首個跟循此守則的項目，採用全預製組件，外牆部分除了非結構性的組件外，亦引入結構性組件。整個項目將興建1,020個單位，預計於二零一九年落成。

採用預製組件的經濟及環保效益眾多，包括減少工人數目，避免搭棚所帶來的廢物、噪音及空氣污染，令工地更安全，清潔及環保，減少對附近居民滋擾，亦能提高工程效率。

另外，「綠怡雅苑」亦採用「建築訊息模型」，仿真計算預製組件的裝嵌，分析接駁安排，並運用「二維碼」監控預製件的生產、運輸、到工地安裝的進度及其他資料。另外，上蓋承建商亦利用航拍測量技術拍攝工地的鳥瞰圖，方便視察地基狀況。新科技的應用有助提升建築工程的安全性、效率及質素，亦為本地業界提供實務參考。



項目設計及建築工程專責小組與工程部於五月十二日到內地廠房，了解預製組件的生產流程，以確保質素達標。

Members of the Task Force on Design and Construction visit the mainland factory on 12 May to understand the production process of prefabricated components in order to ensure quality standard.



工地採用面容識別技術，提升地盤保安的監控。

Face-recognition technology is adopted to enhance security monitoring at construction sites.

In line with the new Code of Practice for Precast Concrete Construction advocated by the Buildings Department in 2016, Greenhill Villa, one of our Subsidised Sale Flats projects in Sha Tin, has taken a full precast approach to the construction – the first project in Hong Kong to comply with the Code. Apart from the non-structural facades, structural precast are also used for the external walls. The project providing a total of 1,020 flats is expected to complete in 2019.

Multifaceted economic and environmental benefits are achieved by adopting the precast approach, including fewer onsite workers, reduction of waste, noise and air pollution caused by scaffolding, making the work site safer, cleaner and environment-friendlier. Ultimately, the construction works would be more efficient and causing less nuisance to the neighbouring residents.

Greenhill Villa has also adopted the Building Information Modeling system to simulate the assembly of precast and connection arrangement. The progress of production, transportation, installation and related information could be monitored by using the QR Code. Moreover, the superstructure contractor has applied the aerial measurement technology to inspect the foundation works. These new technologies have not only contributed to the enhancement of safety, efficiency and quality of construction works, but also served as a prototype for the industry.

「綠怡雅苑」採用超過13,000件預製組件。

More than 13,000 prefabricated components are used in Greenhill Villa.



加強住戶資訊

Strengthening Communications with Residents

最近，房協物業管理部推出了手機應用程式「房協鄰里」，方便轄下屋邨居民獲取屋邨資訊，包括各類事項通告、「房協之友」及「樂得耆所」活動詳情等，並隨時隨地瀏覽所屬社區的最新資訊如交通資訊、社區設施、商品情報等。

The Property Management Division of Housing Society recently launched a mobile application "HS Neighbourhood" to facilitate better communications with the residents on estate information, including estate affairs notices, activities of the HS Community and "Ageing-in-Place" Scheme. Users of the app can also browse the latest updates of their respective communities, including transportation, community facilities and shopping information at any time.



科技專題小組助集思廣益

Technology Interest Group Pulling Heads Together

與此同時，為配合市場上新科技的發展趨勢，房協於今年三月成立了科技專題小組，由資訊科技組統籌，成員包括各部門的代表，提供交流平台讓同事探討新科技的發展及應用，集思廣益，以提升工作效率及成本效益。

小組定期舉辦參觀活動及產品示範等，讓同事擴闊視野。第一次活動剛於六月舉行，超過二十名同事到香港科學園了解大數據的應用和智慧城市的發展。

資訊科技組亦將協助「雋悅」引入車牌識別技術及「建築訊息模型」，提升有關項目的物業管理及維修效率。

With a view to keep abreast of the latest technology trend, the Housing Society has established the Technology Interest Group (TIG) in March this year with the co-ordination of Information Technology Section. The TIG serves as a platform for members from different divisions to brainstorm ideas on the development and application of technology for enhancing work efficiency and cost-effectiveness.

TIG organises regular activities and product demonstration for staff. The first activity was held in June with over 20 colleagues visiting the Hong Kong Science Park to understand the concept of big data and smart city.

The Information Technology Section is working on the introduction of vehicle license plate recognition and Building Information Modeling to optimise the efficiency in property management and maintenance works for The Tanner Hill.



科技專題小組成員參觀科學園的數據工作室。

Some TIG members visit Data Studio at the Hong Kong Science Park.



將軍澳市場

購物 新體驗



將軍澳市場設計時尚，並注入環保元素。

The design of Tseung Kwan O Market has incorporated both stylish and environmental elements.



會員招募吸引不少街坊參與，可憑購物積分換領獎品。

Lots of "kai fong" are attracted by the prize redemption scheme.

位於將軍澳的茵怡花園剛於四月完成街市翻新工程，營運商引入不同商戶組合，為顧客提供多元化的選擇。除了照顧茵怡花園的居民外，亦方便鄰近屋苑包括房協的怡心園及疊翠軒的居民購物。

街市翻新後改名為「將軍澳市場」，其設計現代化，並以顧客體驗為首要考慮，打破傳統街市的形象。除優化衛生、照明、通風及保安系統外，街市亦設有無障礙設施，讓行動不便人士及老人家更舒適安心地到街市購買餸菜，擴闊日常生活空間。

另一方面，購物配套亦非常全面，全場商戶設有八達通付款系統，更設有會員購物儲分計劃，有助吸引區內人流，尤其是以往較少光顧街市的年輕一代，這確實有助商戶接觸新的顧客群。「將軍澳市場」更定時有駐場宣傳人員公布特價貨品，為顧客提供購物情報，營造市集式的購物氣氛。

商戶及顧客對翻新後的市場均表滿意，改善營商環境之餘，亦為街坊引進新的購物體驗。



市場環境乾淨衛生，讓顧客安心光顧。
Customers enjoy shopping in a clean and comfortable environment.



“

翻新後的街市人流大大增多了，新增的八達通付款安排及會員制度甚受顧客歡迎。

After market renovation, the number of shoppers has increased substantially. The Octopus Card payment system and the membership bonus point scheme are well received by the customers.

商戶強哥
Stall tenant Ah Keung



“

我喜歡這街市讓小狗進入，買菜之餘又可以認識更多狗仔新朋友。

Dogs are allowed here, and that delights me a lot as I can meet more furry friends during shopping.

顧客鄧太
Shopper Mrs Tang



A New Shopping Experience at Tseung Kwan O Market

Upon completion of the market renovation works at Verbena Heights in Tseung Kwan O in April, the operator introduced a wider mix of tenants to offer the customers greater variety of commodities. Not only the residents at Verbena Heights can enjoy the improved services in the renovated market, but also those living in the nearby Housing Society properties like Serenity Place and The Pinnacle.

Renamed as Tseung Kwan O Market, the market has overthrown the traditional image of wet markets with its modern design that put the customer experience on top priority. Apart from enhancing the hygienic conditions, lighting, ventilation and security system, barrier-free facilities were installed to enable easier access by persons with disabilities and the elderly so that they can shop in a comfortable environment.

In addition, there are comprehensive shopping facilities such as Octopus Card payment system at every stall together with the membership bonus point scheme. The market has been attracting more patronage within the district, especially the younger generation who were usually not the regular patrons of wet markets. Moreover, the promotion team of Tseung Kwan O Market regularly announces the latest special offers to create a marketplace ambience.

Merchants and shoppers are happy with the revamped market that improves the business environment while introducing new shopping experience for the neighbouring residents.

全方位 長者醫健服務在「雋悅」

Holistic Elderly Healthcare Services at The Tanner Hill



「雋悅」是專為長者而設的屋苑，備有不同的專業護理服務及會所設施。其位於三樓的養和醫健長者健康中心已於五月二十日正式開幕，以嶄新模式推出長者醫健服務，照顧「雋悅」住戶及區內長者的健康需要。

除了老人科專科門診外，中心亦以推動長者醫療及健康教育為重點，並設「預設醫療指示」計劃，讓長者預設健康護理安排，以及提供善終寧養相關的服務。

The Tanner Hill, a purpose-built housing project for the elderly, is equipped with skilled-care services and clubhouse facilities. Located on the third floor, the HKSH Healthcare Senior Citizen Wellness Centre was officially opened on 20 May, launching a new model of elderly healthcare services to cater for the needs of The Tanner Hill residents and the elderly in the neighbouring community.

Apart from geriatrics out-patient services, the Centre also focuses on preventive care and health promotional activities. Besides, "advance directive" services are offered to facilitate the elderly in presetting healthcare arrangement while services related to hospice care are also available.

養和醫健長者健康中心開幕典禮 暨 養和社康護理服務開展儀式
Grand Opening of HKSH Healthcare Senior Citizen Wellness Centre and
Launching Ceremony of HKSH Community Nursing Service
· 5 · 2017



房協總監(物業發展及市場事務)劉竟成(右)出席開幕典禮。

Housing Society Director (Development and Marketing) Daniel Lau (right) attends the opening ceremony.



養和醫院副院長陳煥堂醫生(中)及養和長者醫健主任梁萬福醫生(右一)，聯同時任勞工及福利局局長蕭偉強(左二)、時任署理食物及衛生局局長陳肇始教授(右二)、東區區議會主席黃建彬(左一)主持「養和醫健長者健康中心開幕典禮暨養和社康護理服務開展儀式」。

Hong Kong Sanatorium and Hospital Deputy Medical Superintendent Dr Joseph Chan (centre) and Director of Geriatric Medicine Dr Edward Leung (right), together with Former Secretary for Labour and Welfare Stephen Sui (2nd from the left), Former Acting Secretary for Food and Health Professor Sophia Chan (2nd from the right), Eastern District Council Chairman Wong Kin-pan (left) officiate at the Opening Ceremony of HKSH Healthcare Senior Citizen Wellness Centre and HKSH Community Nursing Service.



行政長官林鄭月娥 (右二)及鄔滿海主席(右三)聆聽家維邨長者住戶分享生活點滴。

Chief Executive Carrie Lam (2nd from the right) and Chairman Macro Wu (3rd from the right) listen to the sharing of an elderly resident in Ka Wai Chuen.

行政長官探訪房協屋邨

Chief Executive Visiting Housing Society Estate

香港特別行政區行政長官林鄭月娥於上任翌日到訪房協家維邨，在房協主席鄔滿海陪同下探望兩戶長者家庭，了解居民生活狀況，並向住戶送上特區成立二十周年慶祝活動禮物包，以表心意。

同時，多名政府官員聯同各義工團隊經民政事務總署統籌在全港十八區先後進行「共慶回歸顯關懷」探訪活動，其中於九龍城區長大的時任教育局局長吳克儉於六月三日到樂民新村探訪獨居長者和雙老家庭，送上關懷和派發禮物包。另外，時任運輸及房屋局副局長邱誠武則聯同民航處及海事處官員於六月十七日到訪東區健康村，探望一個年輕家庭，與他們交流分享。

The Chief Executive of Hong Kong Special Administrative Region (HKSAR) Carrie Lam visited Ka Wai Chuen of the Housing Society on the second day of her assumption of office. Accompanied by Housing Society Chairman Macro Wu, she visited two families of elderly residents to understand their living conditions and present the gift packs of HKSAR 20th Anniversary as a token of care.

On some other occasions, a number of government officials were joined by volunteer teams to take part in the Celebrations for All home visits coordinated by the Home Affairs Department in all 18 districts of Hong Kong. Former Secretary for Education Eddie Ng visited single elderly and elderly couple households at Lok Man Sun Chuen on 3 June and present the gift packs. Besides, Former Under Secretary for Transport and Housing Yau Shing-mu together with the officials from the Civil Aviation Department and the Marine Department conducted home visit to a young family at Healthy Village in the Eastern District.



時任教育局局長吳克儉(右二)在房協總經理(物業管理)佘姚玉心(左一)的陪同下到樂民新村家訪。

Former Secretary for Education Eddie Ng (2nd from right), accompanied by Housing Society General Manager (Property Management) Ada Share, pay home visits in Lok Man Sun Chuen.



一眾房協委員及管理層同事細心聆聽曾先生的真知灼見。

Housing Society Members and Management staff listen attentively to the invaluable views of Mr Tsang.

曾鈺成與房協委員 談香港政治前景

Jasper Tsang Sharing
Insights into Hong Kong's Political
Outlook with HS Members



曾鈺成是資深的政治領袖，由他分析香港當今政治形勢實在適合不過。

As a veteran political leader, Jasper Tsang is a most suitable person to analyse the prevailing political situation of Hong Kong.

房協於五月十日舉行委員午餐會，並邀請前立法會主席曾鈺成擔任演講嘉賓，分享他對香港政治形勢及前景的看法，當中亦有談及一國兩制及政制改革等社會熱話。曾先生指出未來十年為香港的關鍵時期，並認為透過理性討論，有信心社會上的矛盾定可化解。

當日出席的房協委員及管理層均表示，曾先生的見解有助啟發他們對香港發展前景的深層思考。

The Housing Society held a Members' Luncheon on 10 May featuring Former President of the Legislative Council Jasper Tsang as the guest speaker who shared his views on Hong Kong's political situation and outlook. He pointed out that the coming ten years would be a critical period for Hong Kong, yet he was confident that the social conflicts could be resolved through rational discussion.

On the day, the Housing Society Members and senior management participating in the luncheon reckoned that Mr Tsang's views had inspired their in-depth thinking on the future development of Hong Kong.



主席鄔滿海(右)代表房協感謝曾先生的分享。

Chairman Marco Wu (right) represents the Housing Society to thank Mr Tsang for his sharing.

加強前線人員培訓 Developing the Capacity of the Frontline Team

物業管理部於二零零零年起舉辦「職業發展課程」，目的是培育物業管理專才的生力軍，連同今屆的五名學員，共138名見習主任曾參與有關前線工作的在職及課堂培訓。

今年畢業典禮於五月二十六日舉行，除了由總監(物業管理)葉錦誠頒發證書外，學員亦藉此機會分享學習成果，而他們的上司更到場以示鼓勵，並寄語各年輕人以專業精神為房協居民及市民服務。



葉錦誠總監(中)聯同物業管理部管理層同事為畢業學員打氣。
Director Jacky Ip (centre) and the management team of Property Management Division cheered for the graduates.

A Career Development Programme has been offered by the Property Management Division since 2000 to nurture new property management talents. Including the five trainees this year, a total of 138 Officer Trainees had participated in on-the-job and classroom training related to frontline work.

This year, the graduation ceremony was held on 26 May. The participants received their certificates from Director (Property Management) Jacky Ip and shared their learning outcomes. Their supervisors were also present to support them and called on the young officers to serve the residents of the Housing Society as well as the wider community with professionalism.

房協主席與測量界新生代分享專業發展歷程

HS Chairman Sharing Valuable Experience

with Young Surveyors



房協主席鄔滿海獲邀出席香港測量師學會於七月十日舉行的「學會持續專業發展項目－測量領袖系列」。作為該講座系列的第一位講者，鄔先生當日與該會青年組的會員分享他的專業發展歷程，當中亦談到香港公營房屋的發展如何配合市民的住屋需求。他亦鼓勵各位年青的測量師勇於接受新挑戰，把握每個學習機會，開拓視野，為建設香港未來作出貢獻。

On 10 July, Housing Society Chairman Macro Wu was invited to speak at the talk of "Continuing Professional Development — Surveying Leaders Series" organised by the Hong Kong Institute of Surveyors (HKIS). Mr Wu shared with members of the Young Surveyors Group of

HKIS his career path and also how the public housing development in Hong Kong had evolved with the housing needs of the people. He encouraged the young surveyors to take on new challenges and cherish every learning opportunity, so as to broaden their professional horizons and contribute to building Hong Kong's future.

利用科技 提升長者生活

Utilising Technology to Enhance Quality of Life for the Elders



房協攤位示範創新科技在長者家居的應用。
Demonstration of innovative technologies applicable for aged people's home at the booth of Housing Society.

面對人口急劇老化，創新科技成為建立長者友善社區的重要元素。由特區政府、香港社會服務聯會及香港科技園公司於六月十六至十八日假香港會議展覽中心合辦的「樂齡科技博覽暨高峰會」，正好展示與長者生活息息相關的創新及科技發明。

「房協長者安居資源中心」於該博覽中亦設置了攤位，介紹各種專為長者而設計的家居佈局及用品，以及如何實踐「長者友善家居」，締造安全及舒適的居住環境。

除參與展覽外，房協總監(物業發展及市場事務)劉竟成亦獲邀出席同場舉行的高峰會，主持「居家安老－在居所及社區環境中科技的應用」專題討論，與業界人士及持分者分享經驗以啟迪新思維。

Innovative technology has become a crucial element in building an age-friendly community, in light of the rapidly ageing population. The Gerontech and Innovation Expo cum Summit held on 16-18 June, co-organised by the HKSAR Government, the Hong Kong Council of Social Service and the Hong Kong Science and Technology Parks Corporation, showcased the new technologies and innovations in close association with the living of the elderly.

At the Expo, the Housing Society Elderly Resources Centre set up a booth to demonstrate the concept of "age-friendly home" and to introduce an array of home layouts and devices specially designed for the elderly to promote a safe and comfortable living environment for the seniors.

On the same occasion, our Director (Development and Marketing) Daniel Lau also participated in the Summit as the facilitator of the plenary session on "Ageing in Place — Access and Use of Technology in Living and Community Environment" where he shared experience with the industry practitioners and stakeholders while encouraging out-of-the-box thinking on the topic.



劉竟成總監主持專題討論，帶動與會者的交流。
Director Daniel Lau hosts the plenary session and facilitates discussion among the participants.

「樂得耆所」 推動長者友善城市

AIP Contributing to an Age-friendly City



長者服務總經理張滿華博士(中)及高級經理盧少清(右)代表房協領取獎項。

Dr Cheung Moon-wah, General Manager (Elderly Services) (centre) and Selina Lo, Senior Manager (right) receive the award on behalf of the Housing Society.

房協憑「樂得耆所」居家安老計劃於六月十八日獲香港社會服務聯會頒發「全港性長者友善措施致意行動2016」的「金星獎」，反映計劃在八個生活範疇，包括室外空間和建築、住所、社區支持與健康服務等，均能達致「長者友善城市」的標準。計劃更獲全港十一區的31間長者服務單位提名。

另外，大會於獲「金星獎」、「銀星獎」及「銅星獎」的九項措施中，揀選曾在推出前邀請長者給予意見的措施，以頒予「特別獎」。在這方面，房協得到評委高度肯定，認為有關安排別具意義，例如舉辦多次長者聚焦小組，以收集長者居民的意見，因而獲選為「特別獎」最高殊榮的得主。

The Ageing-in-Place (AIP) Scheme of the Housing Society was presented with Gold Star Award in the Age Friendly Hong Kong Appreciation Scheme 2016 organised by the Hong Kong Council of Social Service on June 18, in recognition of our fulfillment in the eight domains of "Age-friendly City", including outdoor spaces and buildings, housing, community support and health services. The AIP Scheme was nominated by 31 elderly services units in 11 districts across the territory.

Besides, a Special Award was given to nine winning schemes selected from the Gold Star Award, Silver Star Award and Bronze Star Award. The recipients of this award had deliberately invited the elderly to offer their opinions before launching their schemes. The Housing Society was highly commended by the judging panel and presented with the Special Award for the well-thought-out arrangement, including organising focus groups to collect views and opinions from the elderly residents.

「雋悅」創意貼心 服務獲表揚

The Tanner Hill Commended for Creative and Caring Services

房協的優質長者房屋項目「雋悅」於香港專業驗樓學會舉辦的「2016年度建造及裝修業優秀大獎」中榮獲「最具創意貼心服務獎」，以表揚項目由單位設計、配套設施、身心照護以至客戶服務等範疇，全方位貼心照顧長者住客的需要。

In the Building Inspectors Academy Awards 2016 organised by Hong Kong Professional Building Inspection Academy, the quality elderly housing project of the Housing Society, The Tanner Hill, received the award of "Caring Service of the Year" for adopting a holistic approach in meeting the needs of the elderly residents through the flat design, ancillary facilities, physical and mental care, as well as customer services.



房協經理(業務發展)胡耀輝(右)於六月九日舉行的「香港家居博覽」中領取獎項。

Manager (Business Development) Patrick Woo (right) receives the award on behalf of the Housing Society at the In Home Expo 2017 held on 9 June.

「長者友善家居大使」

Ageing-In-Place Ambassador Programme

入圍國際獎項

Finalist for International Award



「房協長者安居資源中心」於二零零五年成立義工隊，現名為「長者友善家居大使」，至今已培訓超過500名義工，當中更有七成半為長者。一眾「大使」除了向資源中心的訪客介紹其設施外，亦協助長者進行身體功能評估，並參與推行各式各樣的社區教育活動，推廣「居家安老」的信息。

於四月二十八日假新加坡舉行的「第五屆亞太區創新老年照護項目大獎」頒獎禮中，資源中心憑「長者友善家居大使」義工計劃入圍「最佳老有所為計劃」類別。

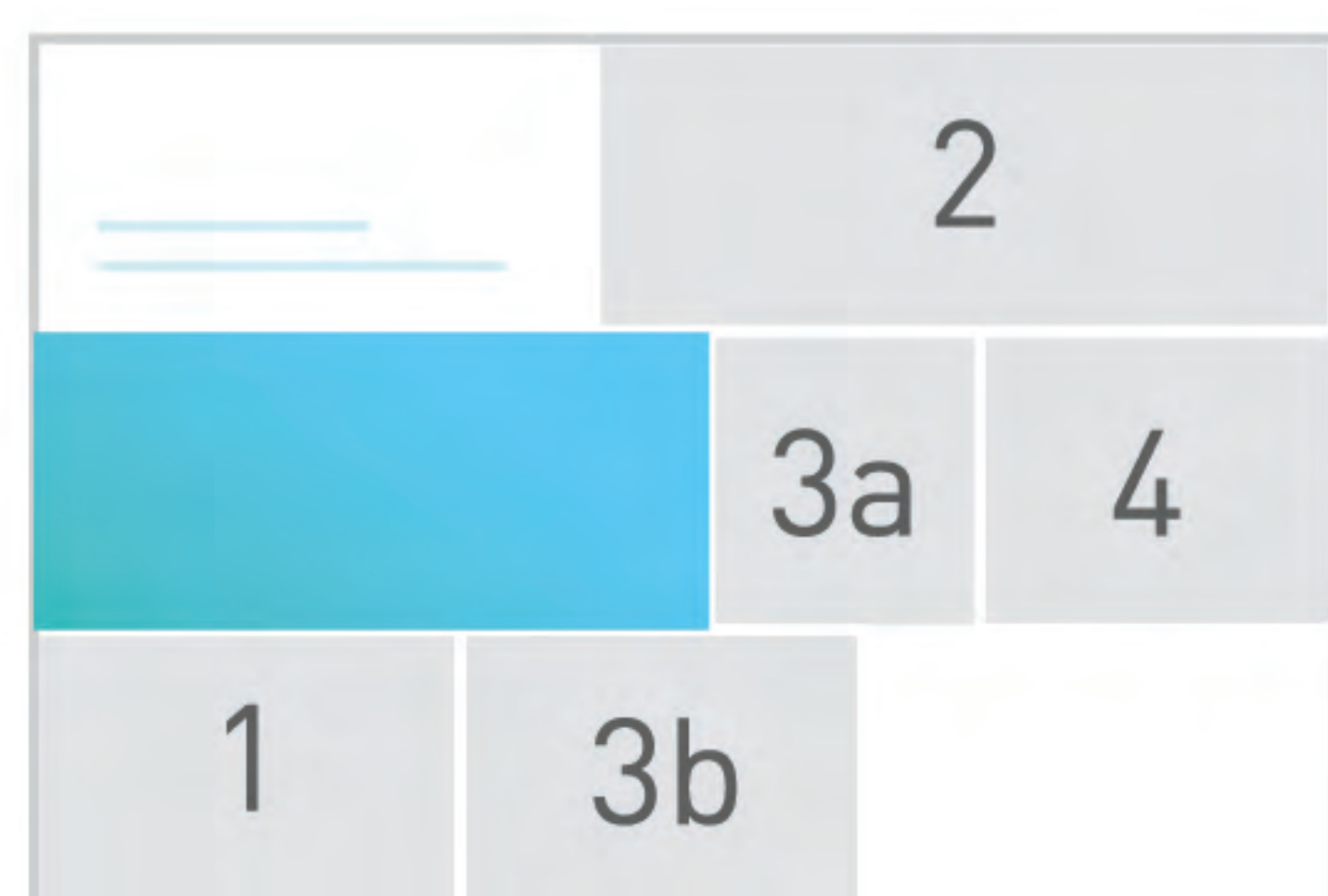
另外，中心連續第十一年獲社會福利署頒發「義務工作嘉許金狀」，表揚中心義工去年超過10,000小時的服務時數。

Housing Society Elderly Resources Centre (ERC) has established its volunteer team since 2005, and the volunteers are dubbed Ageing-In-Place Ambassadors (AIP Ambassadors). Of the some 500 volunteers trained, 75% are elderly members. Apart from introducing ERC facilities to the visitors, the AIP Ambassadors also help conducting physical assessment for the elderly and rolling out a variety of community education activities in order to promote "ageing in place".

In the 5th Asia Pacific Eldercare Innovation Awards Presentation held in Singapore on 28 April, the AIP Ambassador Programme of ERC was shortlisted as one of the finalists in the "Best Active Ageing Programme – Residential" category.

Moreover, ERC was granted the Gold Award for Volunteer Service by the Social Welfare Department for the 11th year with over 10,000 service hours achieved last year.





- 1 「長者友善家居大使」帶領其他長者進行健體活動。
AIP Ambassadors leading other elderly in fitness exercises.
- 2 房協總經理(長者服務)張滿華博士(前排左五)於義工嘉許禮上與98名「長者友善家居大使」合照。
Housing Society General Manager Dr Cheung Moon-wah (5th from left, front row) pictures with 98 AIP Ambassadors in the Volunteer Recognition Ceremony.
- 3a 義工於資源中心及外展活動中推廣「居家安老」概念。
Volunteers help to promote the “ageing-in-place” concept through ERC and outreach activities.
- 3b
- 4 經理(長者服務)李惠婷(右)代表房協到新加坡領取「亞太區創新老年照護項目大獎」。
Manager (Elderly Services) Sabrina Li (right) represents the Housing Society to receive the Asia Pacific Eldercare Innovation Award in Singapore.



屋邨義工 獲嘉許 Estate Volunteers Commended for Helping People in Need

屋邨義工體驗「為善最樂」的精神。

Volunteers from the estates find great joy
in philanthropic experience.



「房協之友」定期組織屋邨居民參與義務工作，包括賣旗籌款、探訪長者等，而當中更有不少義工是長者，充分發揮助人自助的精神。過去一年，房協的居民義工繼續透過多元化的活動服務社區，多個屋邨包括觀龍樓、勵德邨、乙明邨、明華大廈、彩頤居及祖堯邨松齡舍的義工隊憑著超過一千小時的義工時數，各獲社會福利署頒發「義務工作嘉許狀」金狀，其中觀龍樓的義工隊更連續第五年獲得此殊榮，而勵德邨及家維邨分別獲嘉許為「愛心屋苑」及「卓越愛心屋苑」。

The Housing Society Community mobilises our estate residents to take part in volunteer services, ranging from flag selling to visiting the elderly, on a regular basis. The volunteer residents with a good number of seniors have fully demonstrated the spirit of "help yourself by helping others". Last year, a number of Housing Society estates, including Kwun Lung Lau, Lai Tak Tsuen, Jat Min Chuen, Ming Wah Dai Ha, Cheerful Court and Chung Ling Sheh in Cho Yiu Chuen participated in a wide range of community services, amounting to over 1,000 hours of volunteer work which earned them the Gold Award for Volunteer Service presented by the Social Welfare Department separately. Moreover, Kwun Lung Lau has received this award for the fifth consecutive year while Lai Tak Tsuen and Ka Wai Chuen were recognised as "Caring Estate" and "Leading Caring Estate" respectively.



長者義工探訪邨內有需要的長者居民。

Elderly volunteers visit other elderly residents
in need.

重視辦公室空氣質素 Good Air Quality in the Office Always Essential

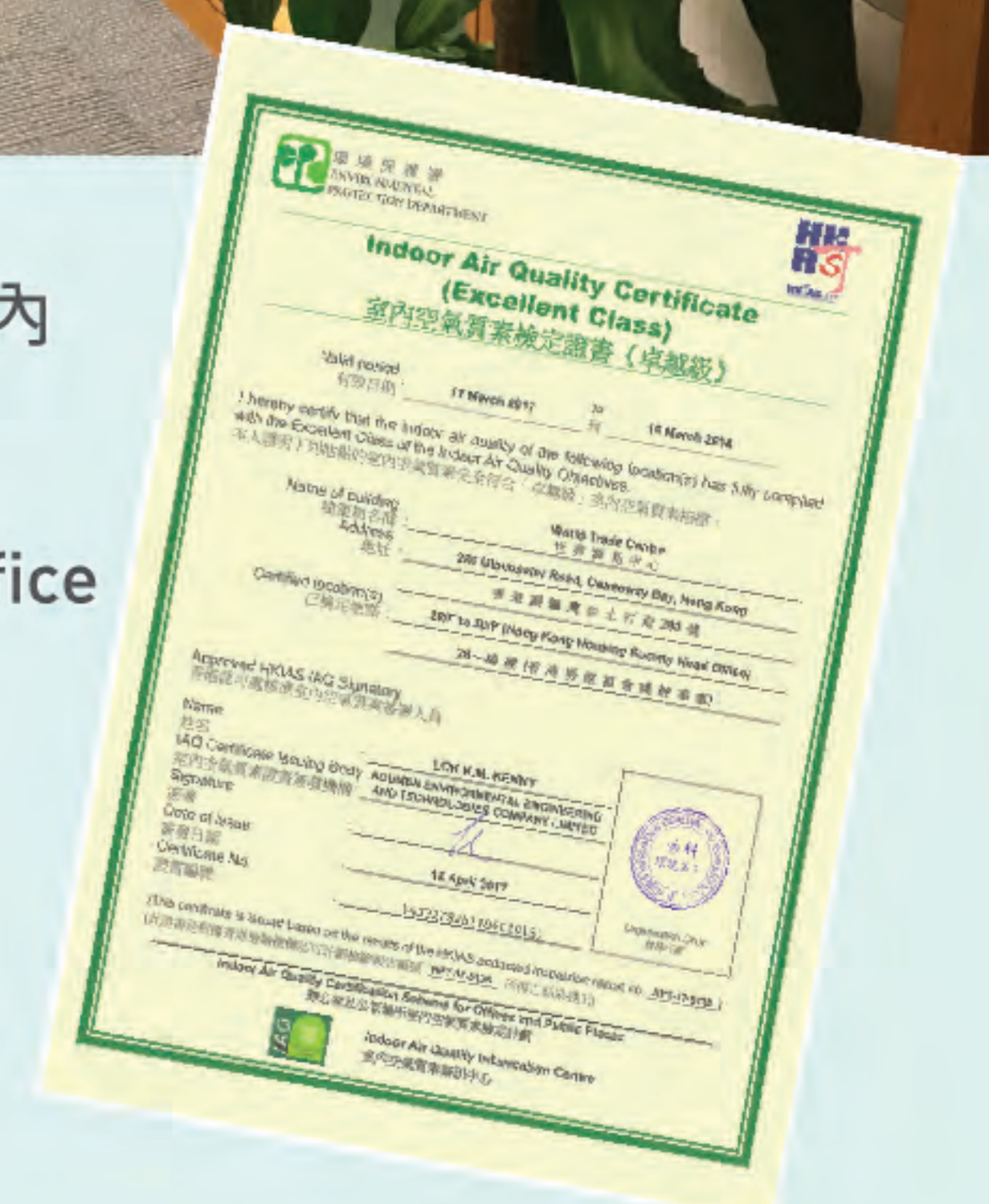
在環境保護署於六月六日舉辦的「優質室內空氣質素嘉獎典禮暨技術研討會」中，房協位於世貿中心的總辦事處獲評為「卓越級」，而龍濤苑區域辦事處及英皇道1063辦事處則獲發「良好級」。當中龍濤苑區域辦事處自二零零六年起已連續十一年獲此嘉許，持續為同事提供健康的工作環境，令工作效率亦有所提升。

At the Indoor Air Quality Certificate Award Ceremony cum Technical Seminar held by the Environmental Protection Department on 6 June, the Housing Society Head Office at the World Trade Centre was rated as Excellent Class, while the Dragon Centre Regional Office and the office at 1063 King's Road were also graded Good Class. It is worth mentioning that the Dragon Centre Regional Office has received the same award for the 11th year since 2006, demonstrating our continuous commitment in creating a healthy working environment for our colleagues, which eventually translated into better performance.



綠化辦公室有助提升室內
空氣質素。

Green planting in the office
helps improve indoor
air quality.



盡心保障居民安全

Safety of Residents Always on the Priority



在香港警務處防止罪案辦公室於五月二十五日舉辦的「2016年度西九龍最佳保安服務選舉」頒獎禮中，欣榮花園、駿發花園、欣圖軒、樂民新村、家維邨及真善美村均奪得「榮譽管理物業獎」，獲表揚為連續九年並無發生嚴重罪案的屋邨屋苑。另頌賢花園及萬盛閣亦奪得「五星級管理物業」，而入伙兩年的「喜盈」則獲頒「優異管理物業」。

當日，房協亦取得五項「最佳管理公眾停車場獎」，而各屋邨屋苑員工同時獲頒三項「優異保安員獎」。

In the Kowloon West Best Security Services Personnel Awards Presentation Ceremony 2016 organised by the Regional Crime Prevention Units of Hong Kong Police Force on 25 May, Housing Society estates and properties Jubilant Place, Prosperous Garden, Cascades, Lok Man Sun Chuen, Ka Wai Chuen and Chun Seen Mei Chuen were awarded "Honourable Managed Property" in recognition for their excellence in the provision of security services with no serious crime occurred in nine consecutive years. Besides, June Garden and Prosperous Garden were recognised as "Five Star Managed Property" while Heya Delight which has been handed over to owners for two years was named "Best Managed Property".

On the same occasion, the Housing Society was also presented five awards of "Outstanding Managed Public Carpark" and three "Best Security Guard" awards.

重視前線職安健

Attaching Importance to Occupational Safety and Health

為響應國際勞工組織所訂定的「世界工作安全健康日」，職業安全健康局於四月二十八日舉辦「第九屆全港傑出職安健員工嘉許計劃」頒獎禮，房協的物業管理部同事李庭春於「管工組」中獲頒優異獎，以表揚他在監督屋邨維修及推動職安健文化等方面的努力。

In support of the World Day for Safety and Health at Work initiated by the International Labour Organisation, the Occupational Safety and Health Council organised the 9th Outstanding Occupational Safety and Health Employee Award Presentation Ceremony on 28 April. Li Ting-chun from Property Management Division of the Housing Society was granted a Merit Award in the "Foreman Category" in recognition of his efforts in monitoring estate maintenance works and promoting occupational safety and health culture.

房協得獎員工李庭春(左一)獲嘉許。

Housing Society staff Li Ting-chun (1st from the left) receives the award at the ceremony.



提供實習機會展潛能

Internship Opportunities for Young Talents

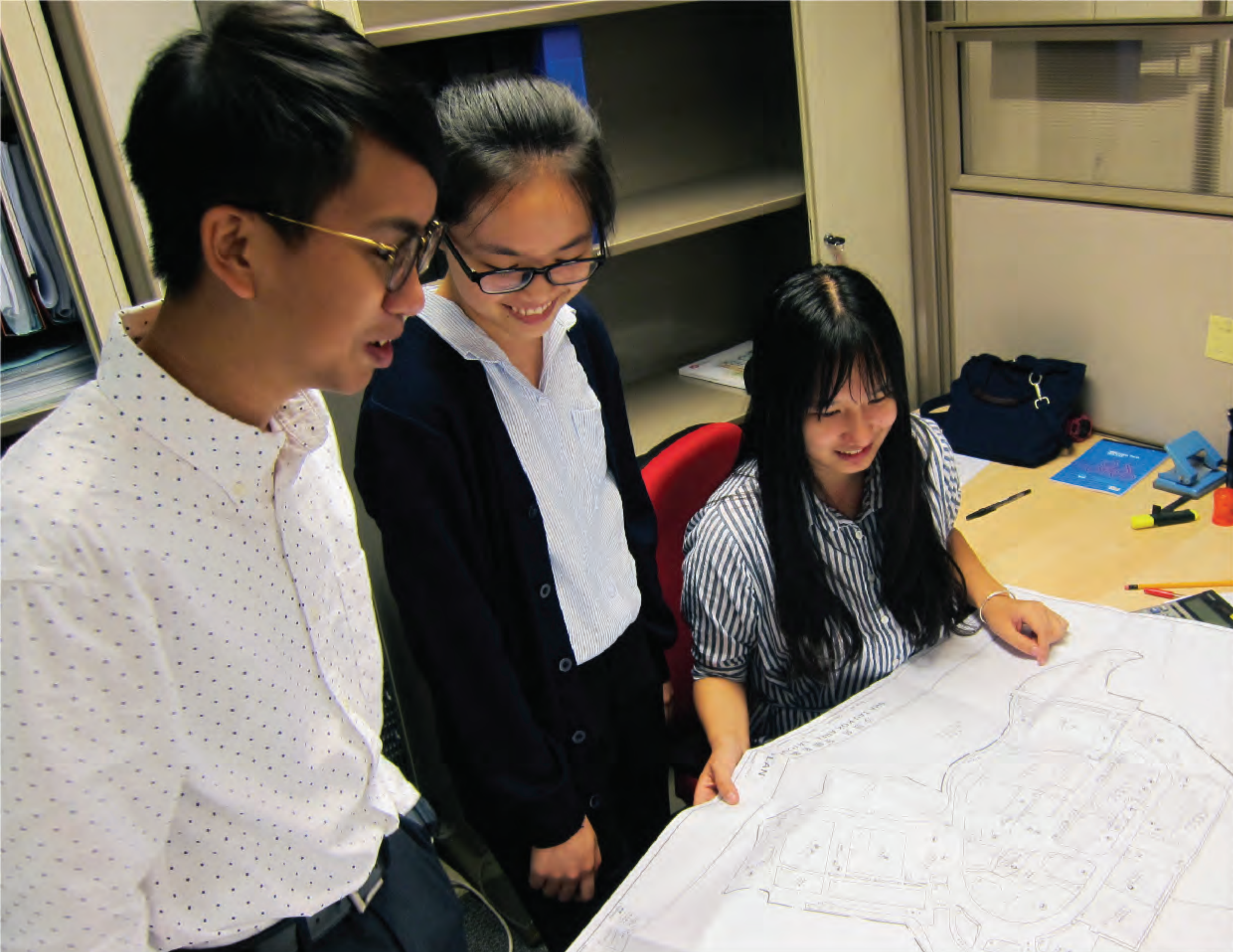
房協致力培育人才，透過不同計劃為有志投身房屋及相關行業的年青人提供實習機會，包括中學及大專學生。其中一年一度的「香港房屋協會暑期實習生計劃」於六月十九日全面展開，共有五十八名來自十三間本地及海外大專院校的同學參與。實習期間，同學獲安排到房協不同的部門見習，並參與職場訓練課程及面試技巧工作坊，以提早規劃職涯。

另一方面，房協連續第九年參與由香港專業聯盟主辦的「元朗區中學生暑期見習計劃」，讓該區的中五學生體驗職場生活，藉以擴闊視野。十多名同學於七月十七至二十八日期間到房協不同部門觀察，並參觀其他相關機構的設施，了解香港房屋概況。房協主席鄺滿海於七月二十七日更親自與同學暢談工作心得，勉勵同學譜出積極人生樂章。

此外，房協繼續參與由教育局主辦的「工作體驗運動」，安排兩名就讀東華三院張明添中學的同學於七月十七至十九日到工程策劃部體驗相關工作的實況。另一名修讀香港城市大學理學副學士—建造工程及管理學課程的同學亦於七月三日至八月二十五日加入工程策劃部，參與工程管理的實務工作。

房協另安排四名香港高等教育科技學院測量學的同學，分別於六月五至十六日到物業保養組及八月十四至二十五日於物業發展及市場事務部參與「工作實習及工業專題學生習作計劃」，了解實際的職場環境。



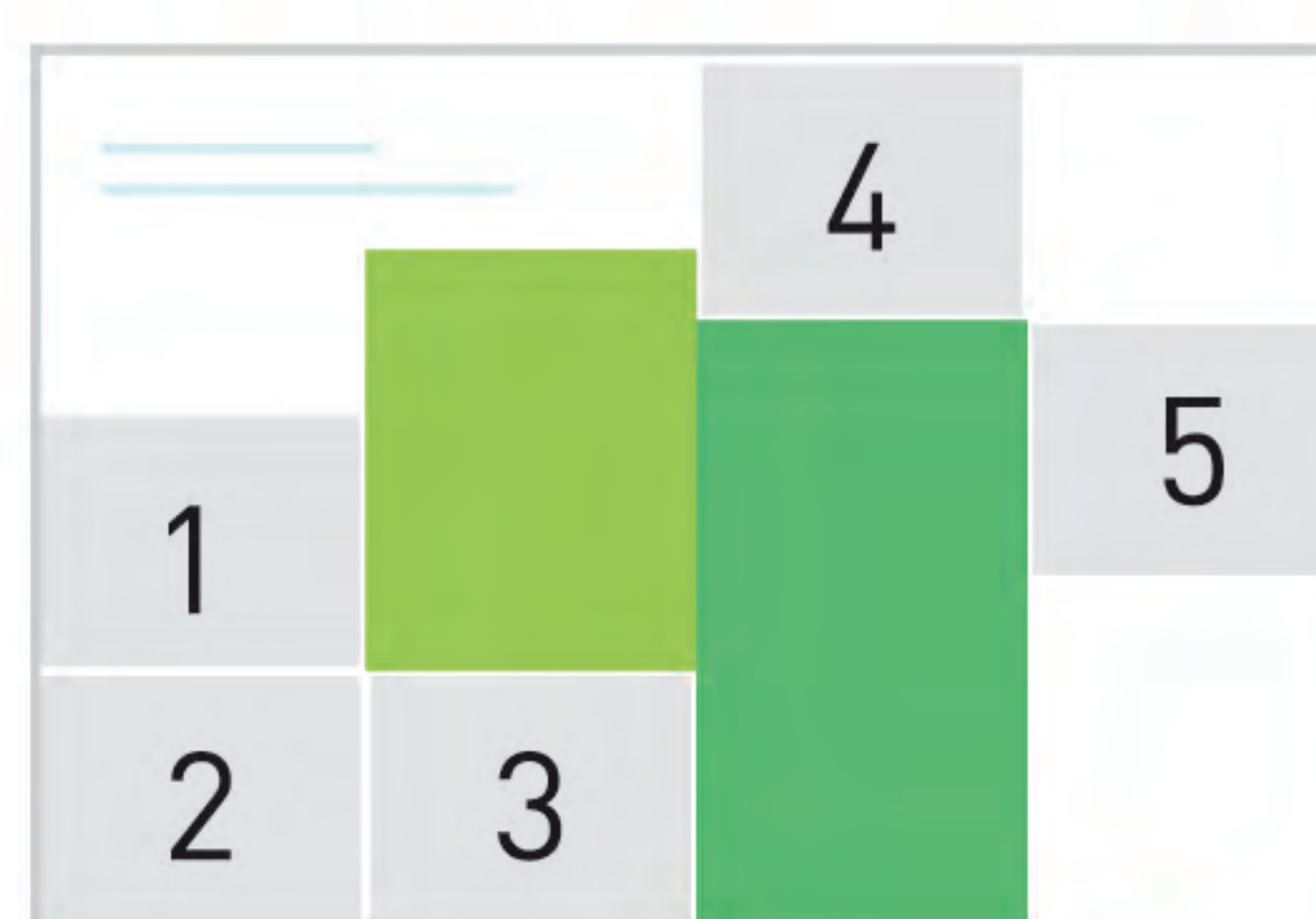


The Housing Society has been offering various internship opportunities for secondary and tertiary students who aspire to pursue a career in the housing-related fields, as an initiative to help nurturing future talents. Participated by 58 students from 13 local and overseas tertiary institutions, our Summer Internship Programme of this year was kicked off on 19 June. The students are working in different divisions of the Housing Society during the internship period, while on-the-job training and interview workshops were also arranged to help them get prepared for early career planning.

Besides, the Housing Society has taken part in the Yuen Long District Secondary School Students Internship Programme organised by the Hong Kong Coalition of Professional Services for the ninth year. This Programme aims to facilitate Form Five students to experience workplace life and broaden their horizons. From 17 to 28 July, over 10 students joining the Programme visited various Housing Society divisions as well as related organisations and facilities to learn more about the housing situation in Hong Kong. On 27 July, Housing Society Chairman Marco Wu met with the young people, shared his career experience with them, and encouraged them to pursue a positive life.

Again, the Housing Society took part in the Work Experience Movement organised by the Education Bureau by taking in two students of T.W.G.Hs Chang Ming Thien College and giving them work exposure in the Projects Division from 17 to 19 July. We also provided internship opportunities for two students studying Associate of Science— Construction Engineering and Management at the City University of Hong Kong. They joined the Projects Division from 3 July to 25 August and were engaged in project management duties.

Meanwhile, four students from the Surveying Programme of the VTC Technological and Higher Education Institute of Hong Kong (THEi) who had participated in the Industrial Attachment and Industry-Based Student Project Scheme were attached to our Maintenance Section from 5 to 16 June and the Development and Marketing Division from 14 to 25 August to have an appreciation of the workplace environment.



- 1 暑期實習同學於迎新講座上破冰認識，融入房協的大家庭。
Summer interns join the icebreaking activities in the orientation session to get acquainted.
- 2 鄔主席與學生分享人生體驗。
Chairman Wu shares his experience with the students.
- 3 天水圍的同學參觀「房協長者安居資源中心」。
Students from Tin Shui Wai visit the Housing Society Elderly Resources Centre.
- 4 參與「工作體驗運動」的同學於物業發展及市場事務部工作。
Students from Work Experience Movement working in the Development and Marketing Division.
- 5 香港高等教育科技學院同學於前線觀察屋邨保養的測量工序。
THEi students observing frontline surveying procedures at an estate.

義工愛心送

Helping Out around 社區 the Community



由房協同事組成的「房協愛心隊」利用工餘時間投入義工活動，於五月二十日參與「聖雅各福群會眾膳坊」的「愛心送飯服務」，協助包裝飯盒，再將愛心飯盒送到觀塘區的屋邨，派發予獨居或行動不便的長者。

另一方面，房協亦聯同建造業議會的「建造業運動及義工計劃」葵涌義工隊攜手為有需要的居民服務，二十名義工於五月十三日為觀塘花園大廈同邨調遷的長者及傷健人士將傢具細軟搬運至新居。

The Housing Society Staff Volunteer Team regularly spares their time after work to serve the underprivileged groups. On 20 May, the team participated in the food delivery services of St. James' Settlement People's Food Bank, packing and sending meal boxes to the estates in Kwun Tong for the elderly living alone or with mobility problem.

On the other hand, the Housing Society was joined by Kwai Chung Volunteer Team from the Construction Industry Sports and Volunteering Programme of the Construction Industry Council to help the Kwun Tong Garden Estate residents in need on 13 May. Over 10 volunteers assisted the elderly and residents with physical disabilities to move home within the estate.

全方位推動綠色生活

Promoting Green Living in Every Way

為鼓勵居民於日常生活中實踐源頭分類及乾淨回收，「房協之友」的「環保再生平台」已經正式推出，首兩站分別於五月在祖堯邨及勵德邨舉行，並透過回收舊電器及以物換物等活動讓居民體驗綠色生活。

To encourage our residents to put source separation and clean recycling in action, the “Environmental Renewable Platform” of the HS Community was launched. The first two activities were held in Cho Yiu Chuen and Lai Tak Tsuen in May respectively. Through recycling obsolete electrical appliances and bartering activities, residents had a chance to try out green living.



「房協之友」向不同年齡的居民灌輸環保知識。
HS Community delivers green messages to residents of all ages.



「房協之友」支持「無膠樽日」，協助派發「免廢杯」。
HS Community supported the “No Plastic Bottle Day” by distributing “Free Refillable Cup”.

房協亦支持節能活動，透過參與環境局的《戶外燈光約章》：伙伴計劃，協力減少光滋擾及能源浪費。於六月十五日的頒獎典禮中，房協共25個屋邨屋苑及英皇道1063號寫字樓獲頒多個白金獎及金獎。

Furthermore, the Housing Society rendered support to energy-saving activities to reduce light pollution and energy consumption by joining the Charter on External Lighting — Partnership Scheme. In the award ceremony held on 15 June, a total of 25 Housing Society estates and managed properties as well as the office at 1063 King’s Road were presented with a number of Platinum and Gold Awards.

此外，「房協之友」參與由香港女工商及專業人員協會聯同香港生產力促進局推行的「傳承惜食計劃」，透過講座、工作坊、參觀、廚餘回收及社區耕種獎勵計劃，向居民宣揚惜食信息，而房協物業管理部更榮獲「惜食傳承獎」白金級。房協另支持香港中華基督教青年會於六月一日舉行以「吾該添水」為主題的「無膠樽日」，鼓勵市民減少製造塑膠廢物。

Moreover, the HS Community participated in the FoodEver WasteNever Programme jointly organised by the Hong Kong Women Professional and Entrepreneurs Association and the Hong Kong Productivity Council to promulgate the message of treasuring food to residents through seminars, workshops, visits, food-waste recycling and community garden award scheme. The Property Management Division of Housing Society was therefore granted the FoodEver WasteNever Award – Platinum. We also supported the “No Plastic Bottle Day – Please Refill” campaign organised by the Chinese YMCA of Hong Kong on 1 June to encourage citizens to reduce plastic waste.



助理總經理(物業管理)彭國華(後排右四)代表房協出席《戶外燈光約章》頒獎典禮。

Assistant General Manager (Property Management) Derek Pang (4th from right, back row) represents Housing Society to attend the Charter on External Lighting Award Ceremony.

「樂得耆所」

聯繫長者居民

Connecting Elderly Residents through AIP Scheme

房協於轄下屋邨推行的「樂得耆所」居家安老計劃其中一項目標是鼓勵長者居民活出躍動晚年，透過「房協之友」定期舉辦各類活動，增加長者與鄰里接觸，擴闊社交圈子。

「房協之友」於五月五日假梨木樹社區會堂舉行的「端陽敬老顯愛心」便將三百名長者居民聯繫起來，聚首一堂慶祝端午節。來自祖堯邨、乙明邨及觀塘花園大廈的興趣班學員更一展所長，表演花式體操及粵曲。當天下午再結伴到雲泉仙館享用齋菜午膳，歡渡佳節。

至於六月二十七、二十八及三十日在西貢樟木頭老人度假中心舉行的「雙親敬老顯愛心」則合共召集了四百五十名長者居民，投入參與各項節目，包括花式雜技表演，雙親節問答遊戲及歌曲競猜遊戲等。

房協亦趁兩次活動為期間生日的「老友記」舉行「樂得耆所生日茶聚」，場面溫馨，為長者帶來笑聲和活力。

此外，「運動無限耆2017」活動於七月十三日假啟德社區會堂舉行，超過150名長者居民透過不同的競技遊戲鍛鍊肌肉及腦袋，體現出躍動晚年。



▲「房協之友」活動擴闊長者居民社交圈子。

HS Community activities help the elderly residents to broaden their social network.

Active ageing is one of the objectives of the “Ageing-in-Place” Scheme implemented in the Housing Society estates, which has been achieved through the activities of HS Community that help to extend the social network of the elderly residents.

The “Caring for the Elderly at Dragon Boat Festival” event was organised on 5 May at Lei Muk Shue Community Hall by the HS Community to celebrate the festival with 300 elderly residents. On the occasion, members of the interest classes from Cho Yiu Chuen, Jat Min Chuen and Kwun Tong Garden Estate showed their talents in rhythmic gymnastics and Chinese Opera. All the participants then enjoyed a happy vegetarian lunch at Wun Chuen Sin Kwoon.

In the “Showing Love and Respect to Parents” event held on 27, 28 and 30 June at the Cheung Muk Tau Holiday Centre for the Elderly, 450 elderly residents joined together in a series of activities, such as juggling performance, quiz games and song charades.

Birthday Parties were also held during the two events for the “birthday stars” of those months, through which the Housing Society hoped to bring the senior residents more joy and vitality.

Moreover, the Elderly Games 2017 was held on 13 July at Kai Tak Community Hall. More than 150 elderly residents stretched some muscles and boosted their brain power by joining the athletic games.



▲興趣班學員大顯身手，發放正能量。

Interest classes' members rock the stage and emanate positive energy around the audience.