

## 友里相鄰 互助支援

Building Closer Neighbourhoods  
for a Stronger Community

關懷  
Caring

 房協友里  
Caring Engaging Smart

智能應用  
Smart

參與  
Engaging



## 主席的話

時光荏苒，2021年轉瞬已經過了一半，喜見香港的經濟漸露曙光，大家今年的目標是否亦已達成了一半？

房協剛剛推出新一輪「同心•再撐起」消費推廣活動，向轄下出租屋邨和長者房屋的租戶、以及員工和其他持分者，派發總值接近二千萬元的消費券，期望刺激消費，帶旺經濟，並將正能量帶入社區，令居民和商戶感受到我們同舟共濟的香港精神。今次活動更希望能夠鼓勵居民及同事接種新冠肺炎疫苗，令香港早日建立社區群體免疫。

在過去半年，房協各項建築工程亦陸續上馬，包括乙明邨松悅樓長者房屋項目、安達臣道石礦場的資助出售房屋項目、以及位於粉嶺百和路和洪水橋的專用安置屋邨項目。四個項目預計可於2023年至2025年間提供超過3,600伙，以應對市民對住屋的殷切需求。

此外，於年初成立的「房協友里」團隊已開始按個別屋邨所需推出不同主題的鄰里和社區支援計劃。團隊透過與不同企業、社福團體和政府部門協作，在地區建立支援網絡，並鼓勵居民成為鄰里大使，助人互助，在屋邨建立關懷、參與和智能應用的屋邨文化，長遠締造和諧共融的社區。

疫情期間，不少居民都難以欣賞到表演藝術。因此，我們透過與本地青年藝術家合作，六月於出租屋邨推出「空中藝廊」項目，讓市民透過結合擴增實境技術的應用程式，在身處的屋邨欣賞原創表演，包括音樂、舞蹈及戲劇，務求提升屋邨的藝術氛圍，亦讓市民欣賞藝術之餘，能夠觀賞屋邨美景。

隨著各個項目與計劃的推進，房協於英皇道1063號的新營運總部亦已啟用，展開業務發展新篇章。新總部的設計貫徹房協以人為本和持續發展的原則，提供一個舒適且靈活的綠色工作空間，讓同事的努力更加事半功倍。

陳家樂



## Chairman's Message

Time flies, we are already mid-way through 2021 and fortunately, the economy has been gradually changing for the better, have you achieved half of your resolutions already?

The Housing Society has just launched a new round of "Bounce Back Shopping Promotion Campaign", under which nearly HK\$20 million worth of shopping coupons have been distributed to the tenants of rental estates and elderly housing developments, along with our staff and other stakeholders, in an effort to boost consumption and drive the economy. More important, we celebrate the spirit of the Lion Rock by standing with them in times of adversity. We also hope that the campaign will help encourage more people to get their jobs and achieve community immunity the sooner the better.

Over the past six months, the Housing Society had seen a couple of its construction projects kicked off, including the elderly housing project Chung Yuet Lau at Jat Min Chuen, the Subsidised Sale Flats project at Anderson Road Quarry, as well as the Dedicated Rehousing Estate projects at Pak Wo Road and Hung Shui Kiu. The four projects are expected to deliver over 3,600 units between 2023 and 2025, in the hope of meeting the dire housing needs of the general public.

In addition, we have also set up a CES (Caring, Engaging and Smart) team early this year, which has connected different enterprises, NGOs and government departments, and engaged residents as estate ambassadors, in building a network of support and mutual help with synergy effect. It is hoped that by fostering a culture that is caring, engaging and encourages the use of smart applications, it could help to build an inclusive and harmonious community in the long run.

During the pandemic, the audiences barely had a chance to view live performances as many events were forced to be cancelled. But we won't let the music stop. In June, we launched a new programme "Arts in the aiR", which enables people to watch the original performances of music, dance and drama with a dedicated app integrated with augmented reality technology. The programme not only helps to create an artistic ambience in rental estates, but gives viewers an opportunity to get a glimpse of the scenery of rental estate while being on the spot.

As we take forward the various projects and programmes, we have also turned a new page for our business by opening our Operations Headquarters at King's Road 1063. Adopting a design with the users in mind and sustainable development as the guiding principle, the new office provides a comfortable and flexible workspace which is also conducive to environmental protection and a boost to staff's productivity.

Walter Chan

# 目錄 CONTENTS

## 主席的話 CHAIRMAN'S MESSAGE ..... 02

## 專題報導 COVER STORY

### 友里相鄰 互助支援 ..... 04 Building Closer Neighbourhoods for a Stronger Community

## 企業焦點 CORPORATE HIGHLIGHTS

### 新一輪「同心•再撐起」住戶商戶齊受惠 ..... 07 New Round of Shopping Campaign Benefitting Residents and Commercial Tenants

### 多個房屋項目陸續展開 ..... 08 Multiple Housing Projects Off the Ground

### 房協新營運總部 ..... 09 Housing Society New Operations Headquarters

## 消息速遞 NEWS FLASH

### 優化出租計劃見成效 ..... 10 Enhanced Letting Scheme Shows Results

### 促進組件運輸和起重管理知識交流 ..... 11 Exchanging Knowledge on Management of Logistics and Lifting of Modules

### 與業界分享居家安老經驗 ..... Sharing Experiences on Ageing in Place

## 獎項與讚賞 AWARDS & RECOGNITION

### 可持續發展表現屢獲殊榮 ..... 12 Accolades for Sustainability Efforts

### 推動長者友善社區獲肯定 ..... Trophies for Building an Age-Friendly Community

### 財務管理系統升級 獲ISO27001資訊安全驗證 ..... 13 Enhanced Account System Achieves ISO27001 for Information Security

### 房協義工服務奪四項大獎 ..... HS Volunteers Clinch Four Awards

## 社區聯繫 COMMUNITY

### 提供實習機會 擴闊年青人視野 ..... 14 Nurturing Young Talents with Job Training and Internship

### 正念助減壓 活出好心情 ..... 15 Cultivating Mindfulness to Develop a Positive Mindset

### 「空中藝廊」一原創藝術X 屋邨景致 ..... 16 Arts in the aiR

### 「東奔西跑」一全港首個環保屋邨茵怡花園 A Joyful Tour to HK's First Eco Estate Verbena Heights



《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](http://eNews.hkhs.com)



## 友里相鄰 互助支援

### Building Closer Neighbourhoods for a Stronger Community

現時房協轄下共有二十個出租屋邨，服務超過八萬居民，其中四成為六十歲或以上的長者，我們一直致力為不同年齡層的居民提供適切支援，讓他們安居樂業。

Currently, there are 20 rental estates in HS's portfolio, serving over 80,000 tenants of whom around 40% were seniors aged over 60. We have been committed to providing adequate support to residents of various age groups, enabling an environment for happy living.

今年初，在提升服務的大前提下，我們重新整合出租屋邨的人力和服務資源，將「房協之友」、「樂得耆所」以及社工支援等服務合併，成立了一支「房協友里」（CES）團隊，以關懷（Caring）、參與（Engaging）和智能應用（Smart）三根支柱作為服務理念，冀能為居民提供更全面貼心的服務。

這支八十多人「多功能」團隊的成員包括社工、職業治療師和服務主任，透過個案管理、小組支援、大型活動和建立互助網絡，在個人、鄰里和社區層面為居民提供適切的支援。服務整合後將產生協同效應，例如：培訓服務主任從大型活動中識別有需要幫助的居民，適時轉介予社工；除個別輔導外，社工亦會為有需要居民安排參加治療性小組，增強效益。

To better serve our residents, a new CES team has been set up early this year through restructuring the manpower and services in order to provide more holistic support for residents under the three pillars of "Caring, Engaging and Smart".

The 80-plus strong "multi-disciplinary" CES team, composed of social workers, occupational therapists and service officers, provides much-needed assistance for residents at the individual, neighbourhood and community level by means of case management, group support, mass programmes as well as the formation of mutual support networks. The integration is expected to create synergistic benefits, for example, trained service officers could identify residents in need of help from the mass programmes and refer them to social workers for timely intervention; social workers will also arrange needy residents to participate in therapeutic groups, alongside individual counseling, to enhance the effectiveness.





## 促進鄰里互動 建立互助網絡 Fostering Closer Ties with Mutual Support Network

以「遠親不如近鄰」為理念，透過活動凝聚熱心居民擔任鄰里大使，並向他們提供培訓，安排探訪和關懷需要幫忙的住戶，特別是長者和隱蔽家庭，發揮助人自助精神，藉以建立鄰里互助網絡。

房協將按個別屋邨需要，就「照顧者」、「跨代共融」、「鄰里關懷」、「家居生活」、「健康自家管」及「心靈健康」六項主題協助居民組織鄰舍互助網絡。

As "a neighbour close by is better than a relative far away", the CES team is striving to nurture a group of enthusiastic tenants to become estate ambassadors to reach out to needy neighbours, in particular the elders or hidden families who were devoid of support. It is hoped that a mutual support network could be built and that the residents could mutually support each other.

The mutual support network is to be built around six key themes: "Caregiver", "Intergenerational Harmony", "Caring Neighbourhood", "Home Life", "Self-Health Management" and "Mental Wellness", on the basis of specific needs of individual estates.

## 關顧居民需要 提供專業輔導 Professional Consultation Meeting Residents' Needs



房協於 2010 年引入註冊社工於屋邨服務，針對個別住戶面對的問題和需要，透過外展探訪為居民提供支援服務。服務涵蓋面廣泛，包括職業治療師家居評估及改裝，以及社工為有需要人士提供專業輔導及轉介服務，讓他們得到適時的支援或治療。

HS first enlisted registered social workers as service coordinators in 2010 to serve the tenants living in our rental estates, in an effort to support residents encountering difficulties in their daily life. Ever since, this group of professionals has been reaching out to the tenants and providing a wide range of services like home assessments and modifications conducted by occupational therapists, as well as professional counselling and referral service by social workers.



### 【專業轉介個案】 A case of professional referral



七十七歲的梁先生入睡時會不自覺地手腳抽搐、手握空拳，其太太擔心丈夫出現健康問題，於是向「房協友里」社工求助，社工鼓勵她陪伴丈夫定期覆診及向醫生反映丈夫的精神健康狀況。梁先生後來被轉介至精神健康中心及精神科專科門診，並診斷患上譫妄症(delirium)。

其後社工轉介梁先生申請長者日間護理中心服務。最後梁先生獲得編配服務，梁太太所承受的壓力便得以舒緩下來。

Mrs Leung was worried about the health of her 77-year-old husband as he had experienced muscle spasms and involuntary movements in his sleep. She later sought advice from CES social worker who encouraged her to bring Mr Leung to the doctor. Mr Leung was subsequently referred to a mental health centre for medical consultation and had been diagnosed with delirium.

Subsequently, CES social worker referred Mr Leung to apply for a place in day care centre for the elderly, and eventually Mr Leung was allocated a place and Mrs Leung has been much relieved.



超過四百位長者於線上線下欣賞精彩演出（左圖），並在物理治療師帶領下一一起做「逆齡操」（右圖）。  
More than 400 seniors watch the performances (left) online and offline, and participate in the "reinvigorating workout" (right) under the guidance of HS physiotherapist.

## 跨界別協作 推動和諧社區 Cross-Sector Collaboration for a Harmonious Community

此外，團隊將以「屋邨為本」的理念，按個別屋邨的文化和需要，與策略伙伴合辦專題項目，並利用伙伴的資源和專業知識，以提升對居民的服務支援，期望能透過相關活動凝聚居民，關愛社鄰，強化居民的社會資本以建立和諧共融社區。

早前房協首次伙拍香港中華煤氣有限公司合辦「揚慈孝頌親恩齊玩共樂派對」，以線上及綫下形式與超過四百位長者共度雙親佳節。當日活動包括由房協物理治療師帶領長者做「逆齡操」，鼓勵他們建立健康的生活習慣；另外亦有家居安全知識有獎問答遊戲，及歌唱歌表演等，讓長者樂在其中。

In addition, based on the unique culture and needs of different estates, the team will collaborate with strategic partners to organise thematic projects, in order to leverage their resources and expertise to enhance support for the residents. With the enhanced synergy and social capital rendered by the CES Team, it is expected such efforts would help create a close-knit and caring neighbourhood while building a cohesive and harmonious community.

Earlier, HS collaborated with the Hong Kong and China Gas Company Limited for the first time in organising the "[Care for Parents](#)" event, celebrating Parents' Day together with over 400 seniors online and offline. The event comprised an array of activities including a physiotherapist-led "reinvigorating workout" to encourage regular exercise; home safety quiz as well as singing performances that brought good vibes.

## 利用智能科技 提升生活質素 Improve Quality of Life with Smart Technologies

隨著數碼科技迅速發展，電腦和智能手機已成為與外界聯繫不可或缺的工具。因此，除了安排實體活動，「房協友里」團隊善用網上視像平台，於網上同步直播活動，與居民一起線上線下聯繫。此外，「房協友里」團隊及義工又會教導長者使用平板電腦及智能電話，讓他們透過資訊科技與時代接軌，並鼓勵他們使用線上視像通訊，增加與家人及朋友溝通。

With the accelerating pace of digital transformation, the use of computers and smart phones has become an inevitable part of everyday life. In this regard, apart from engaging the residents through physical events, the CES Team also connected with them through live broadcasts via digital platform. In addition, the CES Team will also help elderly residents move with the times by empowering them with knowledge on the use of tablet and smart phone, encouraging them to use online communication tools to connect with friends and families.



「房協友里」利用平板電腦遊戲讓長者靈活腦筋。  
Seniors enjoying mind-vitalising tablet games initiated by the CES Team.

## 新一輪「同心·再撐起」住戶商戶齊受惠 New Round of Shopping Campaign Benefitting Residents and Commercial Tenants

隨著新冠肺炎疫情漸趨穩定，房協推出新一輪的「同心·再撐起」消費券活動，向轄下出租屋邨和長者房屋的租戶，以及員工和持分者派發近二千萬港幣的消費券，促進經濟復甦並鼓勵接種疫苗。

消費券每套面額一百港元，可於八月一日至九月二十二日期間，在 280 間參予商戶進行消費。商戶涵蓋多個餐飲及零售店，包括便利店、快餐店、超級市場、美容店及醫務診所等，部分商戶為持券消費者更額外推出不同類型的優惠活動。房協希望活動能刺激消費，從而帶旺經濟。

此外，為鼓勵居民接種新冠疫苗，在八月三十一日前接種疫苗的居民均可獲派額外的現金券，每接種一劑，可額外獲得一套現金券，完成接種兩劑疫苗則可獲得額外兩套現金券。

每一套消費券均附送以「吃喝玩樂」為主題，一套五款的房協特色口罩（ASTM Level 3），其設計展現香港的特式飲食及景點，鼓勵大家出外玩樂或消費的同時，仍不忘配戴口罩以保障自己及他人的安全。

With the coronavirus pandemic continues to subside, HS has launched a new round of “[Bounce Back Shopping Promotion Campaign](#)”, under which near HK\$20 million worth of shopping coupons were given out to tenants of rental estates and elderly housing developments, as well as staff and stakeholders, to boost consumption and stimulate the economy as well as encourage for vaccinations.

The coupons, which worth HK\$100 a set, could be redeemed from 1 August to 22 September at 280 designated shops, including a wide range of eateries and retail outlets such as convenience stores, fast food restaurants, supermarkets, beauty salons, clinics and many more. Some would offer coupon holders additional concessions. It is hoped that the campaign would help to encourage consumer spending while boosting sales for local businesses.

In addition, to encourage residents to get the COVID-19 vaccine, those who received a jab before 31 August would be offered an additional set of shopping coupons, and those who got two jabs would have two more sets.

Every set of coupons will also come with a set of ASTM Level 3 masks having designs that feature some of local must-eat food and destinations, reminding shoppers to wear a mask and stay safe while heading out for fun or shopping.



## 多個房屋項目陸續展開 Multiple Housing Projects Off the Ground

房協正值建築或規劃階段的工程項目多達14個，預計未來五至十年可供應兩萬個單位。在過去季度，各項工程陸續上馬，當中包括位於乙明邨的長者房屋、安達臣道 R2-2 的資助出售房屋項目，以及粉嶺百和路和洪水橋的專用安置屋邨項目，分別開展地基或上蓋工程，四個項目預計可提供超過 3,600伙。

HS has 14 projects being developed or under planning to provide a combined total of 20,000 units in the next five to ten years. Over the past few months, construction of different projects have been kicked off. Four of them, namely, the block for seniors at Jat Min Chuen, Subsidised Sale Flats project at Anderson Road R2-2, as well as Dedicated Rehousing Estate projects at Pak Wo Road in Fanling and Hung Shui Kiu, have commenced foundation or superstructure works with target to supply over 3,600 flats.



房協行政總裁陳欽勉（左二）與其士集團主席兼董事總經理郭海生（右二）早前為乙明邨長者房屋項目簽署上蓋工程合約。  
HS CEO James Chan (2nd from left) and Chairman & MD of Chevalier Group Kuok Hoi-sang (2nd from right) earlier signed the Main Contract for Superstructure Works of the elderly housing project at Jat Min Chuen.

### 乙明邨長者房屋「松悅樓」 Elderly Housing Project at Jat Min Chuen – Chung Yuet Lau

位於沙田乙明邨明耀樓低座側的長者房屋「松悅樓」將於今年下半年啟動上蓋工程。項目將以鋼結構「組裝合成」建築法興建一幢十層高的大樓，提供64個長者友善出租單位，並設有長者康樂中心、有蓋行人通道及升降機等配套，預計於2023年落成。

Located next to the low block of Ming Yiu Lau of Jat Min Chuen in Sha Tin, the elderly housing project “Chung Yuet Lau” is set to [commence superstructure works](#) in the latter half of this year. Adopting Modular Integrated Construction (MiC) in steel, the 10-storey block will provide 64 age-friendly rental units with supporting facilities such as elderly lounge, pedestrian passage and passenger lifts, which is expected to complete in 2023.

### 資助出售房屋安達臣道R2-2項目 Subsidised Sale Flats Project at Anderson Road Quarry Site R2-2

政府把三幅位於安達臣道石礦場的用地撥予房協興建資助出售房屋，其中R2-2用地已開始地基工程，項目預計於2025年落成，提供1,400個單位。

Of the three sites at Anderson Road Quarry granted by the Government for the development of Subsidised Sale Flats, foundation works for the Site R2-2 has already commenced with an expected completion date in 2025, supplying 1,400 flats.



房協管理層與工程團隊出席安達臣道R2-2項目地基工程啟動儀式。

HS management staff and project team attending the kick-off ceremony of the foundation works for the project at Anderson Road Quarry Site R2-2.

### 專用安置屋邨項目 Dedicated Rehousing Estate (DRE) Projects

作為政府的緊密合作夥伴，房協與政府攜手合作發展專用安置屋邨項目，為受政府的發展清拆行動或市區重建計劃影響的合資格市民提供出租及資助出售單位用作安置。其中粉嶺百和路、洪水橋（第一期）和啟德1E1項目正進行地基工程，預計首兩個項目將於2024年竣工，提供超過2,100個單位；啟德項目則預計於2025年落成，提供超過2,100個單位。

As a close partner of the Government, HS has been engaged in the development of DRE projects to accommodate residents affected by Government's development clearance exercises or redevelopment projects in urban areas. Three DRE projects at Pak Wo Road in Fanling, Hung Shui Kiu Phase I and Kai Tak Area 1E1 have already started foundation works. The first two projects involving some 2,100 units are expected to complete in 2024, while the one in Kai Tak Area is targeted to supply more than 2,100 flats by 2025.





## 房協新營運總部

## Housing Society New Operations Headquarters

為配合業務發展，房協位於英皇道1063號的新營運總部（以下稱新總部）已於2021年6月7日正式啟用，為物業發展及市場事務部、工程策劃部、企業規劃及會計組、財務組及人力資源組提供全新的辦公空間。

為提升團隊的工作效率和部門間的溝通協作，新總部採用了混合式設計照顧不同的工作需要，並提供12間多功能會議室、可容納五至六人的會客空間、獨立的電話室，以及開放式共用空間，讓職員和訪客可以享用舒適且靈活的辦公和會議空間。

新辦公室更「以人為本」，從用家的角度規劃，設有適合坐著或站立的升降桌，同時配備哺乳室和寬敞、自助式茶水間，實踐對員工的關懷體貼。

此外，新總部的設計引入了不少環保元素，包括垂直綠化牆，自動感應的 LED 照明裝置，以及採用以回收物料製成的裝修材料等，秉承保護環境和持續發展的原則。

HS has opened a new operations headquarters in 1063 King's Road on 7 June to go with its business development, which will serve as a new office for staff from the Development and Marketing Division, Projects Division, Corporate Planning and Accounts Section, Finance Section and Human Resources Section.

Adopting a hybrid office layout, it features a diversity of work spaces to facilitate better communication and collaboration, including 12 multi-purpose meeting rooms, huddle spaces for conferences of up to five or six people, individual phone booths, and shared open spaces, offering flexible communal and meeting space for both staff and visitors.

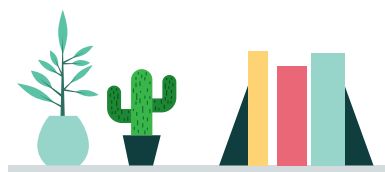
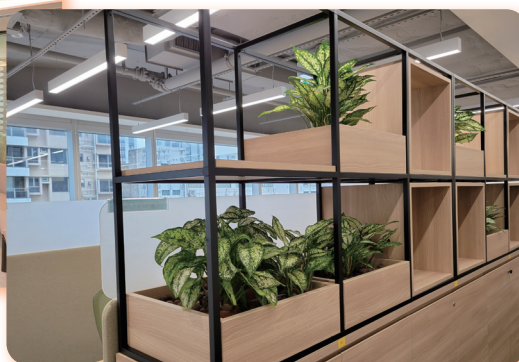
As part of its efforts to extend its care to staff, the new office provides adjustable workstations, in addition to a nursing room and self-served spacious pantries.

To provide a healthy and comfortable workplace, a range of environmentally friendly elements have been incorporated into the design of the new office, such as green walls, LED lightings with motion sensors, as well as office fit-outs made of recycled and sustainable materials.



室內的植物牆和小盆栽營造綠意盎然的辦公空間。

The living wall and planters make the workplace feel fresh and inviting.



茶水間配備沙發、餐桌和吧檯，讓員工在疲累時稍作休息和「充電」。

The pantry with sofa, dining table and bar counter for staff to relax and recharge.



## 優化出租計劃見成效 Enhanced Letting Scheme Shows Results

房協今年六月向立法會提交檢討報告，匯報「未補價資助出售房屋一出租計劃」（出租計劃）經優化後的實施情況和成效。鑑於計劃能有效運用房屋資源，亦為有需要的家庭改善居住狀況，房協決定繼續推行該計劃，而香港房屋委員會（房委會）考慮到相關檢討結果及成效，亦於同月通過恆常地參與是項計劃，繼續容許合資格的資助出售單位業主出租其未補價單位予合資格的公屋申請者。

房協於2019年推出優化版出租計劃，容許業主放租整個單位，增加誘因促進單位流轉，令成功配對的租賃個案持續上升，截至今年六月底共錄得 75 宗成交，當中有 68 宗（即約 90%）來自房委會資助出售單位，除了一宗個案屬房間出租，餘下均屬整個單位出租。

根據房協的檢討研究，在出租計劃下約70%的受訪租戶表示他們的居住空間有所增加，當中有一半以上的居住空間至少增加了40%。另外近七成租客表示所付的租金與以往相若或甚至更低，節省的租金約4%至52%。

為配合行政長官2017年《施政報告》的建議，房協於2018年9月以先導計劃形式推出出租計劃，以改善輪候公屋人士的居住環境。房委會於2019年7月以試行形式加入經優化的計劃後，合資格的資助出售單位屋苑由原本的21個房協屋苑，增加至房委會和房協轄下共約240個屋苑。現時分別約15,000個房協和約340,000個房委會未補價資助出售單位業主符合計劃申請資格。截至今年六月底，約有550個合資格業主和約 420個合資格租戶的申請獲批。

HS tabled in the Legislative Council last June a report on the enhanced "Letting Scheme for Subsidised Sale Developments with Premium Unpaid" to give an update of its implementation progress and impacts. Given the fact that the Scheme has proved its value in making better use of housing resources while alleviating the housing difficulties of needy families, HS would continue running the Scheme, and that the Housing Authority (HA), in tandem, had endorsed the Scheme by continuing its participation in the Scheme and allowing eligible owners of subsidised units to let their flats with premium unpaid to applicants on the waiting list of public rental housing.

The enhanced Scheme was launched in 2019, under which eligible owners were allowed to let their entire flats rather than just individual bedrooms, which helped to push up the rate of transactions. As of end of June, the Scheme has recorded a total of 75 transactions, of which 68 (about 90%) involved subsidised units under HA. All transactions involved the letting of entire flats except one rental lease of an individual bedroom.

According to HS's review study on the Scheme, 70% of tenant respondents indicated they have enjoyed more spacious living environment under the Scheme, with over half of them expressing that their living spaces had increased by 40%. In addition, nearly 70% of tenants had enjoyed fairly the same or lower rent, with savings ranging from around 4% to 52%.

The Scheme was first piloted in September 2018 in response to the suggestion in the Chief Executive's Policy Address 2017, as an initiative to improve the living environment of people waiting for public rental housing. HA first joined the Scheme in July 2019 on a trial basis, which helped to expand the number of 21 participating subsidised housing developments under HS to a combined total of 240 developments under both HA and HS. Currently, around 15,000 and 340,000 owners of subsidised units with premium unpaid under HS and HA respectively are eligible to apply for the Scheme. As at end of June, around 550 Owner Certificates and 420 Tenant Certificates had been issued.



房協行政總裁陳欽勉（前排中）六月七日出席立法會房屋事務委員會會議，解說出租計劃的實施情況和檢討結果。

HS CEO James Chan (middle in the first row) attending discussions on the implementation progress and results of the Letting Scheme at the Legislative Council's Panel on Housing on 7 June.

## 促進組件運輸 和起重管理知識交流

### Exchanging Knowledge on Management of Logistics and Lifting of Modules



房協助理總監（項目管理）張冠華出席由建造業議會舉辦的工作坊，與業界交流預製組件在運輸和吊運方面的管理。

HS AD (Project Management) Franco Cheung sharing experiences with the industry on the management of transportation and lifting of modules at the workshop of Construction Industry Council.

作為「房屋實驗室」，房協近年積極採用先進建築技術以提升建屋效率和生產力。其中，房協正在乙明邨以鋼材「組裝合成」建築法興建樓高十層的長者大樓，以及利用混凝土「組裝合成」建築法於洪水橋建造二十七層高的資助出售房屋。此外，位於定安街、安達臣道石礦場以及石排灣道的項目將採用預製組裝的浴室及廚房。

鑑於這類預製組裝的建築法往往涉及重量以噸計的龐大預製組件，如何把組件從境外的工廠安全運載到本港工地再進行裝嵌，在物流、運輸和吊運方面都是一項挑戰。

六月十八日，房協助理總監（項目管理）張冠華應建造業議會邀請，出席一場以「組裝合成」建築法為題的工作坊，與業界分享有關組件運送和管理的經驗。工作坊共吸引了1,800位線上及線下參加者。

As a "housing laboratory", HS has been actively adopting innovative construction methods to improve the efficiency and productivity of home building. In this connection, it has engaged Modular Integrated Construction (MiC) in steel for a 10-storey block for the elderly in Jat Min Chuen, and applied MiC in concrete for the Subsidised Sale Flats (SSF) project that involved a 27-storey tower in Hung Shui Kiu. In addition, the projects at Ting On Street, Anderson Road Quarry and Shek Pai Wan Road have also adopted prefabricated construction with the incorporation of volumetric precast bathrooms and kitchens in the units.

While these prefabricated construction methods often involve massive volume of modules that could weigh up to tens of tonnes, how to convey the modules from places outside the borders to the local construction site for assembly is a challenge in itself in terms of logistics, transportation and heavy lifting.

On 18 June, HS Assistant Director (Project Management) Franco Cheung was invited by the Construction Industry Council to share his experiences about the management of logistics and heavy lifting at a MiC workshop, which attracted a total of 1,800 participants online and offline.

## 與業界分享 居家安老經驗

### Sharing Experiences on Ageing in Place



房協總經理（長者服務）吳家雯博士（右一）出席理大賽馬會社創研討會，與業界分享房協推動居家安老的經驗。

GM (Elderly Services) Dr Carmen Ng (1<sup>st</sup> from right) sharing HS's experiences about ageing in place at the PolyU Jockey Club Social Innovation Symposium.

為應對高齡人口所帶來的挑戰，房協不僅推出切合長者需要的房屋項目及相關服務，更積極改善轄下高齡屋邨的住屋環境和社區設施，以提升社區的年齡友善度，支持長者居家安老。

以樓齡四、五十年的樂民新村為例，六十五歲或以上的居民佔屋邨人口接近三分之一，為營造一個樂齡友善的環境，房協近年在該邨推行多項改善工程，包括在大廈加設為長者而設的休憩空間和健身器材，並於邨內進行升降機優化工程，建設一個無障礙的社區，令所有居民，特別是長者及輪椅使用者，出入更方便。

於六月五日，房協總經理（長者服務）吳家雯博士出席理大賽馬會「騷·In·廬」之社創研討會，以樂民新村為案例，闡述房協如何按屋邨為本的社區支援模式倡導居家安老。

In response to the challenges posed by the rapidly ageing population, HS has created different housing schemes and related services attuned to the needs of seniors. It has also strived to upgrade the aged rental estates by undertaking various improvement works in hopes of providing an age-friendly environment where seniors can age in place.

For example in Lok Man Sun Chuen, which was built 40 to 50 years ago, the number of elderly persons aged 65 or above constituted nearly a third of its population. In order to cater for the needs of seniors, HS has carried out a series of improvement works, including the incorporation of dedicated workout spaces and facilities for the elderly, as well as expanding access to elevators, enabling greater ease and convenience for the elderly and wheelchair users with a barrier-free living space.

On 5 June, HS General Manager (Elderly Services) Dr Carmen Ng attended the PolyU Jockey Club "Operation Solnno" Social Innovation Symposium, in which she shared with participants on how HS championed the concept of "ageing in place" with an estate-based social support model, citing the case of Lok Man Sun Chuen.

## 可持續發展表現 屢獲殊榮

### Accolades for Sustainability Efforts

房協致力推動可持續發展，積極履行企業社會責任，如興建符合「綠建環評」的建築，在業務營運中引入環境管理系統標準ISO14001等。此外，房協亦關顧社群，在疫情期間向轄下屋邨居民和商戶提供紓困措施，更積極為年青一代提供培訓和就業機會，為香港營造可持續發展的有利環境和條件。

最近，房協分別在《東周刊》舉辦的「香港服務大獎2021」中榮獲「可持續發展企業大獎」，以及在環境、社會、企業管治及基準學會的「[環境、社會及企業管治成就 2020 大獎](#)」榮獲兩項大獎，包括「傑出非牟利機構」類別中最高殊榮的鑽石獎，及「特別大獎（由基金經理設定之準則）——傑出 ESG 機構」白金獎，肯定房協為市民、業界以至社區創造可持續發展的長遠價值。

房協行政總裁陳欽勉與企業傳訊總監梁綺蓮在「環境、社會及企業管治成就 2020 大獎」頒獎禮上喜獲獎項。

HKHS CEO James Chan and Corporate Communications Director Pamela Leung received the awards at the "ESG Achievement Awards 2020" presentation ceremony.

HS has prioritised sustainability and corporate social responsibility across the scope of its operation, from implementing various initiatives, creating homes with BEAM Plus accreditation, to the adoption of the ISO 140001 environmental management system. HS is also passionate about serving the community, as demonstrated by its support for domestic and commercial tenants with relief measures during the pandemic, as well as training and job opportunities rendered for young people, making positive contribution to the city's sustainable development.

In recognition of HS's efforts towards the fostering of sustainable development of the people, the industry and the community, HS has been given a string of awards: the "Sustainable Corporation Award" at the Hong Kong Service Awards 2021 organised by East Week, as well as a Diamond in the category "Special ESG Awards – The Outstanding NGO", the highest accolade in the category; as well as a Platinum in the "Special Awards (Criteria set by Fund Managers) – Outstanding ESG Company" at the [ESG Achievement Awards 2020](#) organised by The Institute of ESG & Benchmark (IESGB).



## 推動長者友善社區獲肯定 Trophies for Building an Age-Friendly Community

在賽馬會齡活城市 — 「全城·長者友善」計劃2020」評選中，房協憑著多年推動居家安老的貢獻，以及轄下各項物業的無障礙設施，被選為「齡活設施大獎」得主，而房協以及轄下的觀塘花園大廈更在該計劃中獲頒發「全城·長者友善」證書及標籤，肯定房協在推動長者友善社區方面的傑出成就。

In the "Jockey Club Age-friendly City Partnership Scheme 2020", HS has been selected as the winner of the "Age-friendly Facilities Award". At the same time, together with its Kwun Tong Garden Estate, HS was recognised for its age-friendliness with a set of stickers and labels provided by the Scheme.



觀塘花園大廈孔雀樓籃球場設置垂直升降台，方便輪椅人士出入籃球場。

A vertical lift platform for easy access to the basketball court at Hung Cheuk Lau in Kwun Tong Garden Estate.

## 財務管理系統升級 獲ISO27001資訊安全驗證 Enhanced Accounting System Achieves ISO 27001 for Information Security

為緊貼數碼轉型的步伐和配合業務需求，房協積極運用創新科技來提供電子服務和信息，從而加強內部的工作效率、營運效能以及資訊安全防護。

房協自去年四月起啟用新的會計系統，採用雲端技術來管理財務相關的流程。該新系統最近通過了香港品質保證局的認證審核，獲頒發由國際標準組織和國際電工委員會所制定的 ISO 27001:2013 資訊安全管理系統認證，印證房協在監管及保障資訊安全方面達到世界級水平。

ISO/IEC 27001:2013 為國際通用的資訊安全管理工具和制度，為如何建立、推行、維持及改善資訊安全管理系統提供指引。

To keep pace with digital transformation and address the evolving business needs, HS has been eager to adopt innovative IT solutions for enhancing internal work processes, operational efficiency and corporate cybersecurity.

HS has launched a cloud-based financial management system since last April to support and integrate all key accounting functions of the organisation. Lately, this new system has achieved ISO 27001:2013 certification of the International Organization for Standardization (ISO) and the International Electrotechnical Commission (IEC) accredited by Hong Kong Quality Assurance Agency (HKQAA), acknowledging HS's world-class standards in information security.

ISO/IEC 27001:2013 provides an international framework on how to establish, implement, maintain and continuously improve an Information Security Management System.



## 房協義工服務奪四項大獎 HS Volunteers Clinch Four Awards

房協一直積極推動員工參與義務工作，先後成立了五支義工隊，與租戶及社區緊密合作，積極行善，支持房協機構內外的活動，為社會持續發展出一分力。

最近，房協的義工團隊於「[建造業義工嘉許禮 2021](#)」囊括多個獎項，包括「最積極及參與機構」和「首次參與機構特別嘉許」。而「房協獎學金同學會」的義工團隊則分別憑藉兩項社區活動：「『讓愛·再生』兒童圖書回收活動 X 故事分享會」以及「招『織』」送暖行動」分別獲「評審嘉許 – 非凡建造業義工項目優異獎」及「評審嘉許 – 優秀社區機構協作優異獎」。

「建造業義工嘉許禮」由「建造業運動及義工計劃」舉辦，旨在表揚過往一年對社會有傑出的貢獻的從業員及機構，宣揚「建義勇為」的精神，讓建造業義工的努力及付出獲得大眾認同及肯定。

With volunteerism promoted across the board, HS has organised five teams of volunteers who collaborate with tenants and the community to support activities both inside and outside the organisation, in an effort to contribute to the society.

Recently, the HS volunteer teams bagged a handful of awards at the [Construction Industry Volunteer Award Presentation Ceremony 2021](#), which included "Most Supportive Organisation" and "Merit Awards for Participation". In addition, it also received an "Excellence in Construction Industry Volunteering Project (Merit)" and an "Excellence in Construction Industry Volunteering Collaboration (Merit)" respectively for the projects of "Used Book Recycling Campaign" and "Hand-weaving works for warm wishes".

Organised by the Construction Industry Sports and Volunteering Programme (CISVP), the "Construction Industry Volunteer Award Presentation Ceremony" aims to commend the industry practitioners and organisations that provide outstanding contribution to the society over the past year.



助理總經理（企業及社區關係）符肇康於七月十八日出席「建造業義工嘉許禮2021」並代表房協領取獎項。

Gary Fu, Assistant General Manager (Corporate & Community Relations), on behalf of HS, attended the "Construction Industry Volunteer Award Presentation Ceremony" held on 18 July.



# 提供實習機會 擴闊年青人視野 Nurturing Young Talents with Job Training and Internship



房協十分重視培育下一代人才，每年皆透過不同渠道及計劃，向高中生和大專生提供實習機會或工作培訓，為房屋業界注入源源不絕的新動力。

本年度的「暑期實習生計劃」於六月尾至八月舉行，為總共60多位有志投身房屋及相關行業的大專生，提供了為期六至八個星期的實習機會。房協因應每位學生的所屬學科和興趣，分配他們到不同部門的崗位工作，亦安排他們到房協轄下的屋苑、「房協展覽中心」以及剛翻新的「長者安居資源中心」參觀，加深了解房協的日常運作及作為房屋實驗室的使命和工作。另外，企業傳訊部亦應香港理工大學和香港恒生大學的邀請，為四名修習社會政策和傳理學系的學生提供短期職場培訓，讓他們汲取在職實戰經驗，發掘未來工作發展機遇。

此外，房協凝聚各界力量支持青年發展，參與青年智庫MWYO舉辦的「企業實習計劃」，讓兩名中六學生體驗職場實況，啟發他們認清日後升學和就業的方向。

In an effort to nurture the next generation, every year HS provides internship and work experience opportunities to tertiary and secondary students, with a view to bringing new blood into the housing sector.

This year, HS Summer Internship Programme will be running from late June to August, offering six to eight weeks of internships for some 60 tertiary students who are looking to pursue a career in housing and related fields. The students will be assigned duties and tasks relevant to their academic disciplines and interests, and offered opportunities to visit properties managed by HS, HKHS Exhibition Centre and the newly revamped Housing Society Elderly Resources Centre, in order to gain more understanding of HS's daily operation as well as its role and mission as a "housing laboratory". Meanwhile, the Corporate Communications Section of HS has been invited by The Hong Kong Polytechnic University and The Hong Kong University of Science and Technology, to provide short-term on-the-job training to four students majoring in social policy or communications, allowing them to gain hands-on work experience that prepare them for their future career.

Moreover, HS has striven to bring together the efforts of different sectors in rendering support to the development of the younger generation. In this regard, HS has participated in the MWYO Corporate Internship Initiative, under which two sixth-formers were given the opportunity to get a taste of working life at HS, experiences that will help them in their education and career exploration.



實習生在房協員工的指導下，涉獵不同領域的工作技巧和行業知識。

Under the guidance of HS staff, the interns gain exposure to various skills and job knowledge.

## 實習生心聲 Sharing by Interns



容穎淘 Tansy Yung

香港中文大學社區健康理學士學位課程學生  
Student, BSc in Community Health Practice, The Chinese University of Hong Kong

從小到大，做服務長者社工一直是我的志向。在房協實習讓我學會如何搞活動以及與長者溝通的技巧。這裡的同事很耐心的教導我，還會提醒我留意平時不會注意到的問題。

From a young age, I aspired to be a geriatric social worker. As a summer intern at the Housing Society, I had the opportunity to learn how to organise activities and communicate with the elderly. I would like to thank the staff here as they alerted me to the issues of which I was not aware.

李天諾 Anson Lee

香港理工大學地產及建設測量學(榮譽)理學士學位學生  
Student, BSc (Hons) in Surveying, The Hong Kong Polytechnic University

小時候看見高樓大廈總覺得好神奇，一直想當工程師。在房協實習期間，我了解到一個工程項目可以涉及很多人，例如工程顧問、承建商、建築師和工程師等。我的導師會向我講解項目流程，令我對這個行業產生更大的興趣。

When I was young, I always want to be an engineer. Being an intern at the Housing Society, I learned that a project could involve many people, such as the consultant, the contractor, the architects and engineers. My supervisor would teach me about the operation logistics. The experience enhanced my interest in pursuing a career in this field.





## 正念助減壓 活出好心情 Cultivating Mindfulness to Develop a Positive Mindset

面對疫情所帶來的危機，不少人均會產生負面情緒如壓力、焦慮甚至恐慌。要戰勝疫情的挑戰，除了堅守防疫措施外，還必須照顧心靈的健康。

在過去季度，「房協獎學金同學會」（同學會）與團體合辦了一連串的講座和工作坊，幫助年青人學習情緒管理，讓他們更好地應付疫情挑戰以及生活中遇到的困難和壓力。

五月八日及十五日，同學會和香港青年協會合辦了兩場日本和諧粉彩工作坊，讓參加者以手指代筆，運用溫暖柔和的色調去呈現情緒或想法，達致回歸初心，紓解壓力的效果。

此外，同學會亦與新生精神康復會（新生會）合辦了一系列的身心靈「330工作坊」，讓成員透過不同工具和材料學習靜觀方法。其中，製作手沖咖啡工作坊讓學員透過感受沖煮咖啡的溫度和速度去感受當下，從而放鬆身心；而心靈樽工作坊則利用注滿金粉的小瓶幫助學員練習正念呼吸，沉澱思緒。

為了進一步加強學員對正念靜觀的練習和了解，新生會的臨床心理服務團隊亦為同學會舉辦題為「情緒急救」網上分享會，介紹如何運用心理急救及相關技巧，學習管理和轉化情緒，養成平靜滿足的心境。

Negative emotions such as stress, anxiety or fear caused by COVID-19 can be crippling. To overcome the pandemic challenges, it is not only important to protect our physical health, but mental health as well.

Over the past few months, the HS Academy Alumni Club (Alumni Club) joined hands with some NGOs to organise a series of seminars and workshops aimed at teaching young people about emotions management, helping them to cope with challenges under the new normal as well as difficulties and stress in everyday life.

On 8 and 15 May, the Alumni Club and The Hong Kong Federation of Youth Groups hosted two sessions of Pastel Nagomi Art Workshops, in which participants used fingers and soft pastels to create pieces of art, by which they express their inner self and relieve themselves from daily pressure.

Besides, in collaboration with the New Life Psychiatric Rehabilitation Association, the Alumni Club presented a number of workshops for members, teaching them tools and techniques on mindfulness. In the hand drip coffee workshop, participants were given an opportunity to practice mindfulness by experiencing the warmth and calm in the course of coffee brewing. In another workshop, participants enjoyed peace of mind as they filled the jars with glitters while doing mindful breathing.

To further enhance the alumni's understanding on mindfulness, clinical psychologists from the Association held a webinar on mental health and psychological first aid, sharing tips on emotional resilience and self-care.



同學會成員學習透過不同工具和材料學習正念靜觀，放鬆身心。

Alumni Club members learning to practice mindfulness in various ways to relax body and soul.

## 「空中藝廊」 — 原創藝術 X 屋邨景致 Arts in the aiR

房協攜手與本地青年二胡演奏家董芷菁及其團隊合作，推出「空中藝廊」項目，透過擴增實境技術 (AR)，將本地青年藝術家之原創表演，包括音樂、舞蹈及戲劇，帶進房協轄下的 20 條出租屋邨，讓用家體驗「藝術科術」。

市民只需下載應用程式，便可透過擴增實境融入於現實空間，即時於所處屋邨欣賞由本地青年藝術家創作的藝術表演，類型涵蓋中樂、西樂、印巴民歌、形體舞蹈及戲劇，感受「藝術科術」的新體驗。

「空中藝廊」活動會率先在房協轄下五個出租屋邨推出，包括：明華大廈、觀塘花園大廈、漁光村、樂民新村及真善美邨。房協相信項目有助為社區注入正能量及藝術氛圍，推廣青年藝術家的創作，更配合房協支持年青人發展的社會責任。「空中藝廊」(Arts in the aiR) 項目為香港藝術發展局「Arts go digital 藝術數碼平台計劃」支持項目之一。該項目亦獲3HK全力支持。



活動利用擴增實境技術(AR)將藝術表演與屋邨實境融為一體，為觀眾帶來新體驗。

The project integrates footage of performances with rental estates in the background with AR applications, bringing fresh experience to the audience.

HS has joined hands with local young erhu performer Tung Tsz-ching and other bodies to launch the “Arts in the aiR” campaign to bring music, dance and drama by local artists into 20 rental estates, enabling users to experience “Art Tech” via augmented reality (AR).

To enjoy the performances, all you need to do is to download the app, which enables public housing estate residents and the public to enjoy performances interposed with the architectural design of HS's estates anytime. The campaign provides an array of performances including Chinese traditional music, western music, Palestinian folk songs, figure dancing and drama via the new “Art Tech” experience.

The project will be first launched at five of Housing Society's rental estates, including Ming Wah Dai Ha, Kwun Tong Garden Estate, Yue Kwong Chuen, Lok Man Sun Chuen and Chun Seen Mei Chuen. HS believes that the campaign will bring positive energy coupled with arts and culture into the community and help promote creativity of young artists which echoes HS's social mission. The campaign is one of the initiatives of the Hong Kong Arts Development Council's Arts Go Digital Platform Scheme. It has been also supported by 3 Hong Kong.



## 「東奔西跑」— 全港首個環保屋邨茵怡花園 A Joyful Tour to HK's First Eco Estate Verbena Heights



掃描觀看影片 ✨  
Scan to view

位於將軍澳的茵怡花園於1997年建成，是香港第一個環保屋邨。屋苑設計注入不少綠色元素，包括加入空中花園、導風天幕、擋陽帳篷等。屋苑另一獨特之處是七座住宅樓宇高度不一，目的是加強自然通風，為居民帶來降溫節能的效果。項目於1999年榮獲香港建築師學會頒發周年年獎銀獎，一於去片看看房協如何實踐綠色建築的概念！

Built in 1997, Verbena Heights in Tseung Kwan O was Hong Kong's first green residential building. The estate has incorporated a number of environmental features, including sky garden, wind-channeling canopies and sun canopies. Another architectural highlight is the varying building height of the seven towers in the estate, which was aimed at improving the air ventilation and energy efficiency in the neighborhood. This project was presented the Silver Medal at The Hong Kong Institute of Architects Annual Awards in 1999. Let's check out the video to see how the concept of green building was put into practice!



HONG KONG  
HOUSING SOCIETY  
香港房屋協會

香港銅鑼灣告士打道280號世界貿易中心28樓

28th Floor, World Trade Centre, 280 Gloucester Road,  
Causeway Bay, Hong Kong

☎ 2839 7888 ☎ 2882 2001 🌐 www.hkhs.com

f 房協人·情·味 Housing Society Community 🔍

hkhsociety 🔍

📺 Hong Kong Housing Society 香港房屋協會 🔍

in Hong Kong Housing Society 🔍