



安全第一  建築優質

SAFETY FIRST FOR  
QUALITY CONSTRUCTION



## 主席的話

雖然房協是一間擁有七十多年建屋經驗的機構，但面對目前的建屋高峰期，我們都以最審慎的態度進行規劃和興建工程，期望25個房屋項目在未來20年為市民提供超過40,000個優質的資助房屋單位，並會審視提速提量的可行性，以配合香港市民的住屋需求。

新一屆政府管治團隊於七月一日上任，特首更宣布成立兩個小組統籌土地及房屋供應。房協喜見政府對解決房屋問題的決心，作為政府的緊密合作夥伴，我們定必全力配合政府增加房屋供應的政策。

在提升建屋質量的同時，「安全第一」亦是房協推展所有建屋項目的重要原則。我們剛於六月與九個承建商簽署《香港房屋協會建築安全約章》。此約章代表著房協及承建商夥伴的共同責任和承諾，既要準時按值完工，更要合力保障工人健康和 safety，達至多贏。

房協時刻緊貼社會脈搏，在住屋供應類型以及單位設計上亦一直以民為本。因應本港人口老化的情況，房協早於九十年代末率先推出「長者安居樂」住屋計劃，為中產長者提供住屋、康樂設施及醫療護理集於一身的居所，推動居家安老，讓長者享受多姿多彩的人生下半場。在迎接即將於本年底落成的第三個項目，我們為「長者安居樂」計劃推出新標誌和新形象，透過全新網站及新增的「樂活銀齡」會員計劃，帶動市民大眾認識居家安老，並且鼓勵銀髮族擁有積極活躍的生活。

暑假將至，又是年青人利用課餘時間學習新事物的好時機，房協亦一如往年為來自不同院校的同學安排暑期實習機會，今年參與的大專及大學生共有70人。在培育新一代方面，房協在今個學年繼續舉辦「創科樂『耆』中」樂齡科技設計比賽，參賽作品既有新意又很體貼長者的需要。我看見年青人為推動長者友善社會而多花心思，實在深受感動。

雖然近日本地新冠肺炎確診人數再度攀升，但我深信靠著堅韌和團結的精神，難關終必跨過。正如數天前，大家舉頭欣賞全年最大滿月「超級月亮」，又讚歎黃昏紅霞的絢豔，而我則感受香港將有「斜陽裏氣魄更壯」的未來。房協期望與各界持份者繼續互勵互勉，合力為香港未來創造美好的新一頁。

陳家樂



## Chairman's Message

Having involved in housing development for more than 70 years, the Housing Society remains prudent in its project planning and development, especially in the face of its unprecedented peak – 25 housing projects being planned or developed, offering

more than 40,000 quality subsidised housing units over the next 20 years. We will also explore the feasibility of expediting and expanding our housing production in order to meet the needs of Hong Kong people.

The Chief Executive, who took office with his governing team on 1 July, swiftly announced the establishment of two task forces dedicated to coordinating land and housing supplies. As a close working partner of the Government, HS is pleased to note the Government's determination to resolve housing issues and will render our resolute support to its policy of boosting housing supply.

While we are enhancing building quality and capacity, "Safety First" is a fundamental principle in our project execution. In June, we joined hands with nine contractor partners to sign the "HKHS Safety Charter for Construction Projects" which represents the collective responsibilities and commitments of both HS and our contractor partners to workers' health and safety. In addition to ensuring timely delivery of all projects within budget, we hope to achieve an all-win situation for every party involved.

Keeping our finger on the pulse of the society, we always adopt a people-centric approach when formulating the housing types and flat designs. In response to the city's ageing population, we pioneered the "Senior Citizen Residences Scheme" (the Scheme) as early as late 1990s for middle-income seniors, providing one-stop residence that integrates housing, recreation, medical and healthcare services under one roof, aiming to advocate ageing-in-place and provide the elderly with an enriching life in their late years. Anticipating the completion of the Scheme's third project by the end of this year, we unveiled a brand new logo and image for the Scheme, alongside a revamped website and a new membership programme "Happy Silver Club" in the hope of raising public awareness of ageing-in-place and encouraging the silver hair community to lead an active life.

Very soon, the youngsters will enjoy their summer vacation, a good timing to spend their leisure time pursuing new knowledge. This year, HS offers summer internship, as in previous years, for 70 tertiary students from across various institutions. Meanwhile, the HKHS Gerontech Competition was held again to nurture our next generation. I was deeply impressed by the passion of the young participants who made good use of technology to design creative and practical products for the elderly, contributing to an age-friendly community.

Despite the recent surge in COVID-19 infections, with resilience and unity, I am confident that we can finally get over all the hurdles, big or small. Just a little while ago, many people were fascinated by the supermoon, the largest full moon of the year, as well as the reddish sky near sunset. Being part of the amazed crowd, I truly believe every sunset brings the promise of a new dawn. HS will continue to work hand in hand with our stakeholders and together, turn a new page for a better future of Hong Kong.

Walter Chan



04

## 目錄 CONTENTS

主席的話 CHAIRMAN'S MESSAGE ..... 02

### 專題報導 COVER STORY

安全第一 建築優質 ..... 04  
Safety First for Quality Construction

### 企業焦點 CORPORATE HIGHLIGHTS

「長者安居樂」網站換新裝 ..... 07  
Senior Citizen Residences Scheme Website Revamped

為長者提供樂齡科技方案  
Engaging Gerontech Solutions for the Elderly

第二屆樂齡科技設計比賽得獎者誕生 ..... 08  
Winners of the Second HKHS Gerontech Competition Announced

### 消息速遞 NEWS FLASH

集思廣益 探索共融住屋新模式 ..... 09  
Collecting New Ideas in Intergenerational Housing

與年青人分享可持續發展願景  
Talking to Youth on Sustainable Development

引入新興活動推動長幼共融 ..... 10  
Introducing New Activities to Promote Intergenerational Solidarity

明華大廈重建 邁進新階段 ..... 11  
Another Milestone for Ming Wah Dai Ha Redevelopment

### 獎項與讚賞 AWARDS & RECOGNITION

房協再奪安老照護界國際級殊榮 ..... 12  
HS Achieves Flying Results in Eldercare

齊建公平與可持續未來  
Co-creating a Fair and Sustainable Future

年度社交媒體團隊 ..... 13  
Social Media Team of the Year

房協年報再獲國際殊榮  
HS Annual Report Once Again Wins International Acclaim

熱心義務工作獲讚揚  
Enthusiasm in Volunteer Work Applauded

### 社區聯繫 COMMUNITY

房協電競賽 讓學生邊玩邊學 ..... 14  
HS's eSports Competition Encourages Students to Learn through Play

端午送暖延續愛心 ..... 15  
Extending Love and Care during Dragon Boat Festival

「房協友里」情報站 ..... 16  
CES News Corner

房協冷知識  
Did You Know?



07



09



12



15

《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.



房協與九個承建商共同簽署《香港房屋協會建築安全約章》，推動建築安全。

HS partners with nine contractors to promote construction safety by signing the "HKHS Safety Charter for Construction Projects".

## 安全第一 建築優質 Safety First for Quality Construction

建築地盤屬高風險工作場地。在踏入前所未有的建屋高峰期之際，房協除了確保項目質素優良並按時完成，更要保證建築過程安全穩妥。作為關愛及負責任的房屋發展機構，房協一直致力為轄下的項目建立正面的建築安全文化，保障工人，時刻以「安全第一」為首要考慮。

Construction site is considered a high-risk workplace. At the Housing Society, with unprecedented housing production peak in the pipeline, construction safety is of paramount importance in addition to timely and quality delivery. As a caring and responsible housing development organisation, HS is committed to fostering a construction safety culture for its housing projects. Placing safety as the first priority at all times, we have never compromised on workers' safety.

## 齊心承諾提升工地安全 Together We Pledge to Promote Site Safety

為實踐「安全第一」的承諾，房協於六月十三日與九個承建商和工程夥伴共同簽署《香港房屋協會建築安全約章》，一起肩負責任，承諾於推展房協轄下建屋工程的同時，致力保障工人的安全和健康。

簽署儀式由房協及職業安全健康局（職安局）合辦，並獲建造業議會及勞工處全力支持。當日有超過50名嘉賓出席，包括建造業議會主席何安誠、職安局主席陳海壽、勞工處助理處長（職業安全）陳家禮、房協行政總裁陳欽勉及各承建商的管理層代表。建造業議會主席何安誠在主禮致辭時強調「工地安全，人人有責」，呼籲各持份者合力提升建築安全，各司其職，齊對危險說不。

房協行政總裁陳欽勉於致辭時指出，房協一直致力為轄下的發展項目建立正面的建築安全文化，「安全第一」亦是房協進行建造工程時的重要原則。他感謝各承建商及業界夥伴積極支持房協的《建築安全約章》，承諾合力肩負工地安全責任。

To uphold the pledge of "safety first", HS joined hands with nine contractor partners to sign the "[HKHS Safety Charter for Construction Projects](#)" (Construction Safety Charter) on 13 June 2022, making a commitment to shoulder the shared responsibilities in safeguarding workers' safety and health when undertaking HS's projects.

Co-organised by HS and the Occupational Safety & Health Council (OSHC), the Construction Safety Charter signing ceremony was supported by Construction Industry Council (CIC) and the Labour Department with more than 50 attending guests including Ir Thomas Ho, Chairman of CIC; Dr Alan Chan, Chairman of OSHC; Chan Ka-lai, Assistant Commissioner for Labour (Occupational Safety); James Chan, HS Chief Executive Officer; and senior management of the nine contractor partners. Officiating at the ceremony, CIC Chairman Ir Thomas Ho called upon all stakeholders to contribute to site safety and "say no to danger".

Speaking on the occasion, HS Chief Executive Officer James Chan said HS had been sparing no effort in establishing a positive culture in construction safety for its development projects. He emphasised that "Safety First" was also pivotal to all the construction works and expressed his gratitude to the contractors and industry partners for their ardent support to the Construction Safety Charter, making a commitment to shoulder the shared responsibilities in maintaining site safety.





《香港房屋協會建築安全約章》(節錄)  
HKHS Safety Charter for Construction Projects (Extract)

我們承諾：

- 為房協的建屋項目設定最高的工地安全標準，並以施工安全為重
- 提供及維持安全及健康的工作環境
- 妥善執行工地安全管理系統，以監察及評估工地安全表現
- 在整個建築過程中全力識別、評估及緩解風險
- 確保員工遵守合約要求及相關的職安健規定

We pledge to:

- Set the **highest standards of site safety** for HS's housing projects and accord priority to construction safety
- Provide and maintain a **safe and healthy work environment**
- Ensure **safety management system** is properly implemented, maintained and evaluated on construction sites
- **Identify, assess and mitigate construction risks** throughout the life cycle of a construction project
- Ensure all staff member observe relevant **safety and health regulations** and contractual requirement



## 建築安全 人人有責

### Everyone Plays a Part in Construction Safety

只有協作，才能共贏。為提高工地各持份者對工作安全的關注和警覺性，房協與業界夥伴緊密合作，推行不同類型的安全措施。

Collaboration helps achieve "all-win" outcomes. To keep every stakeholder aware of work safety, HS joins hands with industry partners to implement a variety of safety initiatives for our projects under construction.

### 安全檢查

自2013年起，房協委託職安局為每個建築項目進行獨立工地安全稽核，就14項安全範疇進行評估，當中包括安全政策、安全培訓、工作風險分析、應急準備等。為應對建築行業的不斷轉變，稽查準則亦因時制宜，例如自2022年初加入「組裝合成」建築法的大型吊運工序作為新的稽查部分。

除了預定的稽查外，房協亦委託職安局為所有興建中的房屋項目進行半年一度的突擊安全巡查。獨立安全督察在毋須預告的情況下，巡查地盤安全措施，評核範疇涵蓋高風險活動，包括高空工作、防止被墮下物件擊中的措施、吊運工作安全等。

房協積極支持職安局的職業安全約章。另外，在職安局及其他協作夥伴的支持下，房協及承建商舉辦工地安全工作坊、風險管理工作坊及誠信工作坊，亦鼓勵推行獎勵計劃，表揚和嘉許遵守工地安全的最佳地盤工友。

房協又與承建商響應建造業議會的「建造業工地實行疫苗通行證」計劃，並由2020/21年度開始，全力支持該會的「生命第一」安全運動，舉辦為期五天的工地安全檢討及推廣活動。

## Safety Checks

Since 2013, we have commissioned OSHC to conduct independent site safety audits on each project by assessing 14 safety areas such as safety policy, safety training, job hazard analysis and emergency preparedness. To adapt to the evolving changes in the construction industry, audit criteria have been updated over the years. For example, a new session for heavy lifting in Modular Integrated Construction (MiC) has been introduced to the audit since early 2022.

In addition to the scheduled audits, starting from 2022, OSHC has been engaged to carry out surprise safety inspections for all construction projects on a half-yearly basis. Independent safety inspectors will conduct compliance checks, without any prior notice, on high-risk activities on site such as working at height, protection against falling objects, lifting operations and more.

HS is a staunch supporter of OSHC's Occupational Safety Charter. Furthermore, with the support of OSHC and other collaborators, site-safety workshops, risk-management workshops and integrity workshops are organised. An incentive scheme is also encouraged to commend site workers who perform best safety practices.

Along with contractors, we support the "Vaccine Pass Arrangement at Construction Sites" implemented by CIC. Since 2020/21, we have also supported CIC's "Life First" campaign by carrying out five-day site safety review and promotion activities.



房協總監（工程策劃）楊啟裕在發展局於六月十日舉辦的論壇上向與會的大型機構管理層演講，強調房協對建築工地安全的承諾。  
HS Director (Projects) Franki Yeung delivers a presentation at a forum organised by Development Bureau for the senior management of major corporations on 10 June, emphasising HS's commitment to construction site safety.



## 支付安全

為進一步實踐工地安全，房協在建築項目推行「支付安全」措施，於建築合約預算中預留部分金額執行安全措施，推動承建商安排安全會議、更新紀錄、舉行安全研討會、每周視察工地安全等。

全賴承建商、地盤工人及督導人員的通力合作，房協的建築工地安全表現理想，於2021/22年度每一千名工人的意外率平均為九宗，遠低於整體建造業於2020年錄得的平均率26.1宗。而且，所有呈報的意外個案，皆屬非致命的輕微事故。

## Pay for Safety

To further enhance site safety, HS has implemented "Pay for Safety" in construction projects by reserving part of the estimated contract sum for contractors to execute safety initiatives on site such as arranging safety meetings, updating records, organising safety seminars, conducting weekly safety walks and more.

Thanks to the concerted efforts of contractors, site workers and supervisory staff, the safety performance at HS sites remains satisfactory with the average accident rate per thousand workers at our construction sites being kept at 9.0 during 2021/22, much lower than the average accident rate of 26.1 of the construction industry in 2020. All of our recorded accidents were minor and non-fatal.



## 善用科技保障工人安全

### Leveraging Technology for Worker Safety

科技在提升建築安全方面扮演重要角色。房協善用創新科技及智能建築方法，嚴密管理各項工程的質素，並提升工地安全。應用建築信息模擬技術及「組裝合成」建築法便是其中兩個好例子。

建築信息模擬技術提供一個數碼化的平台，讓發展商、設計顧問及承建商等各方更有效地互相溝通。建築信息模擬技術具有四維信息功能，即在三維模型上加入時間元素，能更有效地掌握建築施工工序，有助項目團隊識別高風險的程序及制訂相關安全計劃。

此外，透過「組裝合成」建築法，將預製的建築單元組件於廠房生產，繼而運送至工地裝嵌，從而減少地盤施工時間及人手，提升工地安全。

建築信息模擬技術及「組裝合成」建築法兩者均已在房協部分合適的房屋項目中應用。

Technology plays a pivotal role in enhancing construction safety. At HS, innovative technologies and smart construction methods are being deployed to closely monitor the quality of all projects and enhance site safety. Building Information Modelling (BIM) technology and Modular Integrated Construction (MiC) are two examples.

BIM offers a digital platform that allows developer, consultants, contractors and others to communicate more efficiently. 4D BIM, which consists of 3D modelling plus a dimension of time, is being used, allowing the project team to better visualise the construction sequence so as to identify high risk procedures and devise safety plans.

By adopting MiC, integrated modules are prefabricated in factory and transported to site, thereby shortening on-site construction time and manpower and as a result, enhancing site safety.

Both BIM and MiC have been adopted in some HS's housing projects as appropriate.

# 「長者安居樂」網站換新裝

## Senior Citizen Residences Scheme Website Revamped

「長者安居樂」住屋計劃網站 (<https://sen.hkhs.com>) 於七月全面革新，不但換上新標誌新形象，功能亦全面提升，讓公眾更便捷地查閱計劃的最新資訊，並首設網上申請系統讓有興趣人士隨時於網上遞交申請，省時方便。

另外，房協新推出「樂活銀齡」會員計劃，定期為會員提供居家安老資訊，並會安排多元化的活動。年滿18歲人士，包括長者、其家人或照顧者及有興趣人士，可透過「長者安居樂」網站申請成為會員。

房協轄下的「長者安居樂」住屋計劃為中產長者提供住屋、康樂設施及醫療護理集於一身的居所。首兩個試驗項目－將軍澳的樂頤居及牛頭角的彩頤居分別於2003及2004年落成。房協現正於紅磡利工街發展第三個「長者安居樂」項目，預計今年年底落成。

根據香港大學進行的研究顯示，「長者安居樂」住屋計劃的租戶相比一般長者而言，社交網絡更廣闊，精神健康及自我照顧能力更佳，亦較少需要使用急症服務或住院，充分肯定計劃的成效。



Launched in July, the revamped website of the Senior Citizen Residences Scheme (the Scheme) (<https://sen.hkhs.com>) presented the Scheme's brand new logo and image. The website's functions have been largely enhanced, offering the public more convenient access to the Scheme's latest information. The function of online application is also added to allow interested parties to submit their applications anytime.

Furthermore, a new membership scheme "Happy Silver Club" is launched providing members with "ageing-in-place" information and a variety of activities. Anyone aged 18 or above, including the elderly and their family members, caregivers and interested parties, can join the programme by signing up on the website.

The Scheme is designated for middle-income seniors with one-stop residence that integrates housing, recreation, medical and healthcare under the same roof. The first two pilot projects, Jolly Place in Tseung Kwan O and Cheerful Court in Ngau Tau Kok, were completed in 2003 and 2004 respectively. HS is currently developing its third project at Lee Kung Street in Hung Hom, which is scheduled for completion in late 2022.

According to a study conducted by the University of Hong Kong, tenants of the Scheme have a broader social support network compared to non-residents. With better mental wellness and self-care ability, they also visited Accident and Emergency Department or required inpatient services less frequently, affirming the effectiveness of the Scheme.



新標誌寓意「豐盛頤年、安居無憂」；打開的心型圖案象徵長者住戶在關愛下揭開人生精彩的新一頁。

The refreshed logo implies the meaning of "Active Ageing with Hassle-free Living". The open heart-shaped design symbolises that the residents will start a new chapter of life in a caring environment.



房協於五月與香港科技園公司簽署合作備忘錄，試驗由本地企業開發的樂齡科技方案，推動長者居家安老。香港科技園公司將為房協轄下20個出租屋邨的長者以及長者安居資源中心提供超過70項涵蓋不同範疇的樂齡科技方案以供試驗，透過科技及社福界的跨範疇合作，共同引領樂齡科技發展。

In May, HS and Hong Kong Science and Technology Parks Corporation (HKSTP) signed a Memorandum of Understanding to test locally developed gerontechnology solutions, promoting ageing-in-place. HKSTP will provide over 70 diversified gerontechnology solutions to be tried out by the Elderly Resources Centre and elderly tenants living at the 20 HS rental estates. The cross-sectoral collaboration between technology and social welfare sectors is expected to create synergies and drive the development of gerontechnology.

## 為長者提供 樂齡科技方案 Engaging Gerontech Solutions for the Elderly



頒獎禮上，房協副主席凌家勤教授（右六）讚揚學生的設計別具創意，能夠切合長者需要。這個活動亦讓參與人士一同慶祝香港特別行政區成立25周年。

At the award ceremony, HS Vice-Chairman Professor Ling Kar-kan (sixth from right) compliments the students on their innovative designs which suit the needs of the elderly. This finale is also an occasion for celebrating the 25<sup>th</sup> Anniversary of the Establishment of the Hong Kong Special Administrative Region.

## 第二屆樂齡科技設計比賽得獎者誕生

### Winners of the Second HKHS Gerontech Competition Announced

第二屆「創科樂『耆』中」樂齡科技設計比賽總決賽於六月二十九日舉行，佛教沈香林紀念中學憑作品「AI-RIS」奪得中學生組金獎，而香港專業教育學院（屯門）則以「自慧理」贏得大專學生組金獎。

比賽於去年九月底接受報名，邀請中學生、大專及大學學生一同運用創意、科技及老年學的知識，設計為長者解決生活難題的產品，吸引近700名學生組成163隊隊伍參加。

總決賽當日，10隊入圍隊伍向評審團介紹作品的創意意念及用途，評審團根據作品的主題、實用及創意等範疇評分，選出兩個組別的金、銀、銅等獎項。藝人單立文及周嘉洛亦應邀到場支持，並親身試用入圍作品。

各組別的金、銀、銅獎隊伍分別獲得港幣15,000元、10,000元及8,000元獎金，金獎隊伍更有機會獲安排到海外交流。比賽另設有「智」有創意大獎、最實「融」大獎、全城至Like大獎等。

The second [HKHS Gerontech Competition](#) had its final on 29 June. Buddhist Sum Heung Lam Memorial College won the Gold Award of the "Secondary School Student" category with their entry "AI-RIS", while Hong Kong Institute of Vocational Education (Tuen Mun) clinched the Gold prize of the "Tertiary Student" category with their product "SmartPhy-Treatment (SPT)".

The Competition was open for application in late September last year, inviting students from secondary schools and tertiary institutions to utilise their creativity as well as knowledge in technology and gerontology to design products that help seniors cope with daily challenges. About 700 students from 163 teams took part in the Competition.

At the final, 10 shortlisted teams presented the design concept and application of their products to the judging panel, who then selected the winners of both categories based on criteria covering the theme, practicability and creativity of the entries. Celebrities Pal Sinn Lap-man and Chow Ka-lok were invited to join the occasion and try out the products.

Winners of the Gold, Silver and Bronze Awards of each category were awarded HK\$15,000, HK\$10,000 and HK\$8,000 respectively, while the Gold Award winners will have an opportunity to take part in an overseas exchange. Other accolades including Best Creativity Award, Best Application Award and Most Popular Award were also presented in the event.



藝人周家洛（中）走入樂民新村，了解第一屆金獎作品「戶外智能健身站」如何實際應用。

Artiste Chow Ka-lok (middle) visits Lok Man Sun Chuen to learn about the application of the Gold Award entry "Outdoor Smart Fitness Station (FIT)" of the inaugural competition.



參賽隊伍在總決賽現場設置攤位，向嘉賓介紹入圍作品。

At the final, participating teams introduce their products to guests at exhibition booths.

房協開設首個元宇宙展覽，讓大眾可以在網上平台瀏覽學生的創新作品。

HS launches its first virtual exhibition platform in metaverse that allows the public to view the innovative products designed by students.



## 集思廣益 探索共融住屋新模式

### Collecting New Ideas in Intergenerational Housing

為進一步研究於不同類型的住宅單位實踐無障礙及可改動設計的可行性，房協委聘顧問進行研究，並於去年特別搭建模擬單位。第一階段研究已經完成，有超過1,100人參觀，收集了近600份問卷。大部分受訪者認為，浴室及客廳最需要預留輪椅操作空間，並傾向於廚房使用趟門。九成受訪者接受於廚房減少儲物空間以容納無障礙設計，方便輪椅人士使用廚房。

研究現已踏入第二階段，房協正根據收集所得的意見設計新的模擬單位，加入更多適合長者或輪椅人士使用的傢俱，稍後會再次邀請持份者參觀，鼓勵業界在房屋項目應用類似設計，共建可持續發展居所。

另外，政策研究及業務創新組於二零二一年委託香港中文大學進行的跨代住屋研究亦取得進展。小組已完成向本地居民收集意見，深入研究及分析房協及其他地區的經驗，現正構思適合香港的跨代共融住屋模式，並會在房協屋邨或物業試行。整個研究預計於本年底完成。



HS commissioned a feasibility study to examine the applications of accessible and adaptable designs in different types of domestic units. The first stage of the study has concluded with over 1,100 stakeholders visiting the mock-up flats set up by HS last year and about 600 respondents offering their valuable feedback. A majority of the respondents opined that manoeuvring spaces for wheelchair users are most needed in bathroom and living room, while sliding doors are preferred in kitchen. 90% of them found it acceptable to convert kitchens to accessible design by sacrificing storage space, so as to facilitate the mobility of wheelchair users.

Moving on to the second phase of the study, HS is currently designing new mock-up flats based on the views collected. The new prototypes are expected to include more amenities catering for the needs of elderly or wheelchair users. Stakeholders will be invited to visit the mock-up flats again, aiming to encourage industry practitioners to apply similar provisions in their future housing development in order to create sustainable homes for the community together.

Meanwhile, the Policy Research and Business Innovation Unit engaged The Chinese University of Hong Kong in 2021 to conduct an intergenerational living study. The study has made good progress, with opinions collected from local residents as well as in-depth analysis conducted to examine cases in both HS and other places. The Unit is now deciding a desirable intergenerational living model, which will be piloted in HS rental estates or properties. The entire study is expected to be completed by the end of this year.

房協總經理（物業策劃及發展）曾德明（中）接受傳媒訪問，簡介通用設計與無障礙設計住宅單位可行性研究的背景及理念。

In a media interview, HS General Manager (Planning and Development) Patrick Tsang (middle) introduces the background and concept behind the feasibility study of accessible and adaptable units.



## 與年青人分享可持續發展願景

### Talking to Youth on Sustainable Development

五月七日，房協行政總裁陳欽勉（左一）與多位學者及業界翹楚，應邀擔任**聖保羅書院170周年校慶研討會**演講嘉賓。研討會以「創建未來」為題，陳欽勉向在場年青人及與會者分享房協擔當建造及管理房屋的角色，除了致力推動綠色建築以及在日常管理中著重環保節能外，同時關顧樂齡人口所需，透過跨界別協作，建構共融及可持續發展的社區。

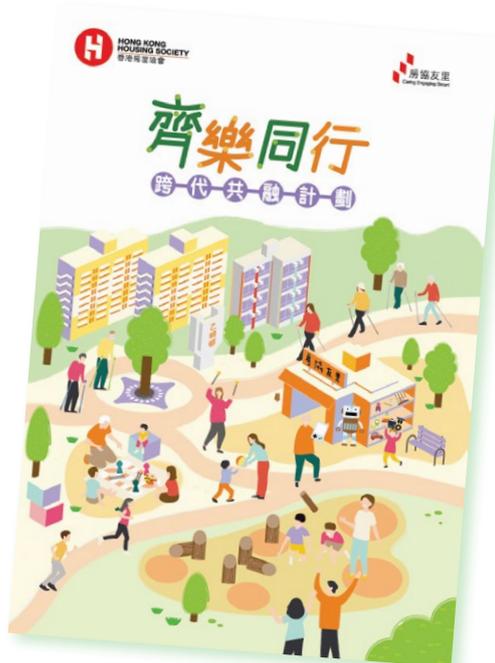
On 7 May, HS Chief Executive Officer James Chan (first from left), along with several academics and industry leaders, was invited to speak at [St. Paul's College 170th Anniversary Seminar](#) on the theme of "Build Our Future". Speaking on the occasion, James Chan shared with young people and other participants the role of HS in building homes and property management. Apart from promoting green building and introducing environmentally-friendly and energy saving measures in daily management, HS attaches great importance in caring about the needs of the ageing population, in order to create a harmonious and sustainable community through cross-sectoral collaboration.



各隊伍積極為八月舉行的跨邨芬蘭木棋比賽練習。  
All teams are actively practising for the cross-estate Mölkky competition that will be held in August.



房協於玩具銀行開辦兩個藝術工作坊  
予長幼居民一同參與。  
HS organises two art workshops at toy bank for seniors and young residents.



## 引入新興活動推動長幼共融

### Introducing New Activities to Promote Intergenerational Solidarity

房協今年在沙田乙明邨試行「齊樂同行」跨代共融計劃，藉著既富趣味又健康的遊戲及運動，連繫不同年齡的居民。

計劃包括引入北歐式健步行及芬蘭木棋兩項新興活動。設置全新的健行徑以及鋪設安全地墊的工程已於今年首季完成。12個屋邨已組成芬蘭木棋隊伍，各隊長者及兒童亦展開練習，為即將於八月舉行的跨邨比賽作好準備。

六月二十七日，房協舉行首場長者培訓班，讓屋邨長者學習北歐式健步行的基本技巧，並將成立「健步行應援團」，透過團員定期練習，建立互助關係。第二次培訓班亦會邀請年青人參與，鼓勵他們與長者一同設計區內健步行的路線，推動長幼之間互助互勉。

此外，位於明耀樓的玩具銀行由六月起定期開放，由長者「遊樂大使」主理，透過遊戲帶動長者與邨內兒童和年輕家庭互動交流，加強跨代鄰里關係。

HS piloted an innovative estate-based intergenerational solidarity programme in Jat Min Chuen, Sha Tin this year, connecting residents of all ages through fun and healthy games and sports.

The programme covers two newly emerged activities, namely Nordic Walking and Mölkky. Works on the newly built Nordic Walkway and safety mat for Mölkky were completed in the first quarter this year. Twelve rental estates have formed their own Mölkky teams, of which both the old and young team members have stepped up practices for an upcoming cross-estate Mölkky competition in August.

On 27 June, HS hosted its first Nordic walking training class for seniors to learn more about the basic skills of the exercise. A mutual support group for Nordic walking will also be set up, facilitating participants to connect through regular practices. Young people, who will be recruited to join the next training, are encouraged to design walking routes with the seniors, fostering the spirit of mutual support across generations.

Besides, a toy bank located at Ming Yiu Lau has been regularly open to public since June. Operated by elderly ambassadors, the toy bank will offer games and activities to seniors, young families and children to encourage interactions and strengthen neighbourhood ties.



房協於乙明邨明信樓對開空地設立全新的北歐式健行徑，推動不同年齡的居民一同組隊練習。

HS builds a new Nordic Walkway in the open space opposite to Ming Shun Lau at Jat Min Chuen, encouraging residents of all ages to practise walking in groups.

## 明華大廈重建 邁進新階段

### Another Milestone for Ming Wah Dai Ha Redevelopment

建於六、七十年代的明華大廈現正分三階段重建，以改善居民的生活環境。受第二期重建影響的居民已全部遷出，第二期重建工程陸續啟動，包括拆卸明華大廈F至J座五幢大廈，以興建三幢全新的出租屋邨大樓，預計在二零二八年落成時可提供約1,600個單位。

明華大廈歷史悠久，邨內的一磚一瓦已伴隨居民和鄰近的街坊度過逾半個世紀，記載著鄰里親如一家的歲月。為保存舊屋邨的歷史文化，房協推出「歷史文化傳承計劃」，將一些具代表性的建築物構件和居民的用品儲存起來，在重建後的屋邨重新呈現。

Built in the 60s and 70s, Ming Wah Dai Ha (MWDH) is currently undergoing redevelopment in three phases in order to improve the living environment of the residents.

After most tenants affected by the Phase II Redevelopment moved out of their homes in March, redevelopment works for the Phase II project have gradually commenced, which include the demolition of five existing buildings – Blocks F to J to be replaced by three new rental estate buildings. The second phase redevelopment is expected to be completed in 2028, providing around 1,600 units.

With its long history, every single brick and tile in MWDH has accompanied residents and the neighbourhood for over half a century, reminiscent of the days when neighbours were deemed as close as family members. To preserve the history and culture of the old estate, HS launched a cultural heritage preservation programme through which signature elements of the building and belongings of some residents will be preserved and re-appeared at the redeveloped estate.



1966

時任港督戴麟趾爵士主持明華大廈牌匾揭幕儀式。  
The then Governor Sir David Trench officiates at the plaque unveiling ceremony of MWDH.

拆卸後的牌匾會被好好保存，在重建後的明華大廈重現。  
The demolished plaque will be carefully preserved and re-appeared in the MWDH after redevelopment.



2022

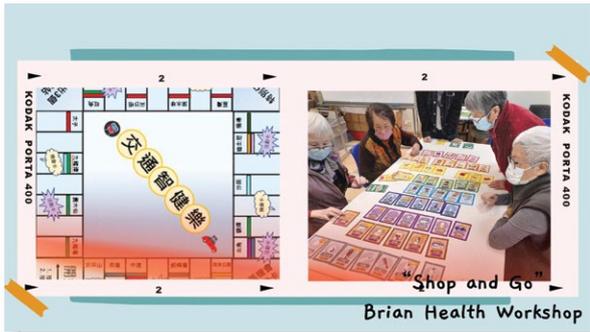
### 便利居民出行

配合第二期重建工程，位於金華街入口的轉乘升降機將於今年第三季停止服務及拆卸，待重建工程完成後，會重新提供服務。在這段期間，為方便明華大廈居民出入，房協於五月二十五日開始提供免費穿梭巴士服務，接載居民往來阿公岩道及望隆街，穿梭巴士會設有無障礙上落設施供輪椅人士使用。

### Enhancing Commuting Convenience

In tandem with the Phase II redevelopment, the transfer lift tower located on Kam Wa Street will be demolished. The lift service will be suspended starting from the third quarter this year until the redevelopment works are completed. From 25 May 2022, free shuttle bus services with barrier-free access are provided for MWDH residents, offering convenient transport between A Kung Ngam Road and Mong Lung Street.





「購物交通智健樂」項目獲頒「最佳認知障礙症護理項目」獎項。

"Shop and Go Brain Health Workshop" is named the "Best Dementia Care Programme".

房協最近於新加坡亞洲安老協會主辦的「[第十屆亞太區創新老年照護項目大獎](#)」中榮獲兩項大獎，分別憑雋康頤獲頒「年度最佳安老院舍服務營運者」獎項，以及憑「購物交通智健樂」項目獲頒「最佳認知障礙症護理項目」獎項，表揚房協提供優質安老照護服務的卓越成就。

此外，房協另有兩個項目獲選相關組別的入圍名單，包括：鼓勵長者運動的「OH運會」（入圍年度最佳創新獎 — 齡活項目組別），以及邀請廚師教授長者烹飪的「食指大動Day Day Cookcation」活動（入圍年度最佳創新獎 — 社區參與項目組別）。

「亞太區創新老年照護項目大獎」是二零一三年設立的年度獎項，旨在表揚於業務營運和服務模式中力求創新的長者護理方案，被譽為安老界別的「奧斯卡」。去年，房協亦於此大獎中獲頒兩項殊榮。

## 齊建公平與 可持續未來

### Co-creating a Fair and Sustainable Future

房協近日首度獲得世界綠色組織頒發「企業可持續發展大獎2021」，讚揚房協在工作場所質素、環境保護、營運管理和社區參與四個範疇上，將可持續發展融入日常業務中。

此外，房協於五月份在香港公平貿易聯盟舉辦的「公平企業賞2021/22」中獲頒最高榮譽的「鉑金賞」，表揚房協積極推動公平貿易。房協曾於轄下屋邨協助宣傳「公平貿易節2022」，亦正構思與香港公平貿易聯盟以不同方式合作，推動公眾認識公平與可持續發展對城市建設的重要。

雋康頤獲頒「年度最佳安老院舍服務營運者」。

The Tanner Hill Joyous Home is awarded the "Operator of the Year - Residential Aged Care".

## 房協再奪 安老照護界國際級殊榮 HS Achieves Flying Results in Eldercare

HS clinched two awards at the [10<sup>th</sup> Asia Pacific Eldercare Innovation Awards](#) organised by Ageing Asia in Singapore in recognition of its outstanding achievements in elderly care services. They include the "Operator of the Year - Residential Aged Care" for The Tanner Hill Joyous Home and the "Best Dementia Care Programme" for "Shop and Go Brain Health Workshop".

In addition, two other projects have also been shortlisted as finalists in the relevant categories of the Awards. The "Oh!-Old!-Olympic" programme, a sports carnival that promoted sports among the elderly, was shortlisted for the "Innovation of the Year - Active Ageing". The other one was the "Day Day Cookcation", in which the elderly learnt culinary skills from top chefs, shortlisted for the "Innovation of the Year - Social Engagement Programme".

Dubbed the "Oscars" in the eldercare sector, the Asia Pacific Eldercare Innovation Awards is an annual event established in 2013 to recognise innovative elderly care solutions in business operations and service models. Last year, HS also bagged two grand prizes in the Awards.



房協企業傳訊總監梁綺蓮代表房協接受「公平企業賞2021/22」「鉑金賞」獎項。

HS Corporate Communications Director Pamela Leung receives the "Platinum Award" in the Fair Trade Award 2021/22.

Of late, HS took home its first Sustainable Business Award 2021 organised by the World Green Organisation, in recognition of its efforts in weaving sustainability into its operations, in terms of workplace quality, environmental protection, operation practices and community involvement.

On the other hand, HS received the "Platinum Award", the highest accolade in the Fair Trade Award 2021/22 organised by Fair Trade Hong Kong Foundation in May in recognition of its contribution to the promotion of fair trade. HS has supported the promotion of the "Fair Trade Fiesta 2022" in its rental estates. To raise public awareness of fairness and sustainability during urban development, HS is exploring more collaboration opportunities with Fair Trade Hong Kong Foundation.



## 年度社交媒體團隊 Social Media Team of the Year



房協最近在「數碼+社交媒體大獎」中獲頒「年度社交媒體團隊」組別優異獎。由 PRNEWS 和 The Social Shake-Up 主辦的「數碼+社交媒體大獎」旨在表揚創新及為行業帶來改變的數碼傳播人員和活動。

房協積極在社交媒體更新趣味資訊，務求在瞬息萬變的世代與持份者保持緊密聯繫。立即追蹤房協的社交媒體，緊貼最新動態！

HS has clinched an "Honourable Mention" in the "Social Media Team of the Year" category of the "Digital + Social Media Awards" recently. Organised by PRNEWS and The Social Shake-Up, the Awards recognise the most innovative and industry-altering digital communicators and campaigns.

To connect stakeholders closely in these fast-changing times, HS has remained active in the digital world with a range of exciting updates available on its social media channels. Be a follower today and stay tuned!

## 房協年報再獲國際殊榮 HS Annual Report Once Again Wins International Acclaim



房協2020/21年報再度報捷，於美國評選機構 MerComm, Inc. 「2022年Astrid大獎」獲頒「年報—非牟利機構（非傳統）組別」銀獎及「年報—網上—非牟利機構組別」銅獎。該年報以「共創價值 造就樂活未來」為題，清晰闡述房協於年度內的主要工作成果，並以其創意、清晰度和生產質素獲評審團高度讚揚。

HS Annual Report 2020/21 was highly acclaimed at another international competition. The Annual Report was granted the Silver Award in the category of "Annual Reports - Not-For-Profit Organisations (Non-Traditional)" and the Bronze Award in the category of "Annual Reports - Online - Non-Profit Organisations" in Astrid Awards 2022 by the United States' MerComm, Inc. Entitled "Creating Value for Better Living Together", the Annual Report vividly showcases HS's major achievements over the year. Its creativity, clarity and production quality were highly appreciated by the judging panel.

## 熱心義務工作獲讚揚 Enthusiasm in Volunteer Work Applauded

房協於建造業議會的「建造業義工獎勵計劃2022」中奪得多個獎項，包括「評審嘉許—非凡建造業義工項目」金獎；憑藉「明華「相」當年—立體相浮雕創作及長者服務活動」獲得「評審嘉許—優秀社福機構協作」優異獎；更連續第二年蟬聯「最積極參與機構」。另外，房協社區關係經理區麗琼獲得「評審嘉許—卓越建造業義工」優異獎。

HS clinched multiple accolades at the Construction Industry Volunteer Award 2022 organised by the Construction Industry Council, namely the "Excellence in Construction Industry Volunteering Project (Gold)", "Excellence in Construction Industry Volunteering Collaboration (Merit)" for its "Reminiscences: Life in Ming Wah Dai Ha" photo making and elderly services programme, as well as the "Most Supportive Organisation" for the second year in a row. HS Community Relations Manager Christy Au was commended with the "Excellence in Construction Industry Volunteering (Merit)".



房協助理總經理（企業及社區關係）湯劍青代表房協接受獎項。

HS Assistant General Manager (Corporate and Community Relations) Kelvin Tong receives the awards on behalf of HS.



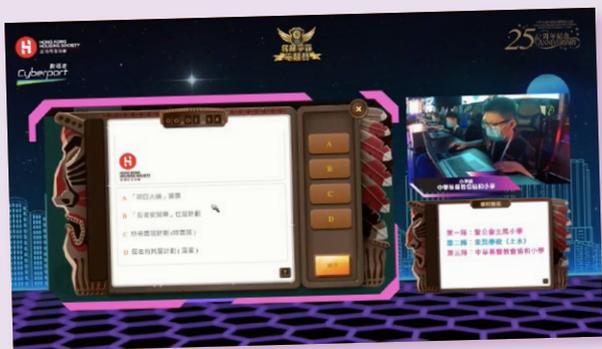
## 房協電競賽 讓學生邊玩邊學

### HS's eSports Competition Encourages Students to Learn through Play

房協首次舉辦「奪領爭霸電競賽」，準決賽及決賽於七月二十六日在數碼港舉行，十二隊入圍的中小學隊伍從80間學校超過2,800名參賽者中脫穎而出，爭奪冠、亞、季軍及優異獎殊榮。

房協行政總裁陳欽勉、香港數碼港管理有限公司行政總裁任景信及創作歌手兼電競迷陳蕾親身到場見證緊湊的決賽戰況，並擔任頒獎嘉賓。陳蕾除親身與學生競技，更分享如何透過電競學習，拉近與長輩的距離，以及推廣健康的打機文化。

此比賽亦是慶祝香港特別行政區成立二十五周年的認可活動。房協的「奪領爭霸電競賽」透過網上遊戲平台PaGamO，讓學生以生動有趣的方式，了解香港房屋發展史及房協的工作，寓學習於遊戲。



「奪領爭霸電競賽」讓學生一邊玩遊戲，一邊認識香港房屋發展和房協工作。

"HKHS League" allows students to learn more about the history of Hong Kong housing development and the work of HS through play.



參賽學生落力應戰，希望奪獎而歸。

Students fight hard for the Championship.

HS organised the first "HKHS League" eSports competition with its semi-finals and final held at Cyberport on 26 July. Twelve teams from primary and secondary schools stood out among more than 2,800 contestants from 80 schools to compete for the champion, first runner-up, second runner-up and merit awards.

HS Chief Executive Officer James Chan, Hong Kong Cyberport Management Company Limited Chief Executive Officer Peter Yan and singer-songwriter cum eSports fan Panther Chan witnessed the exciting final and presented awards to the winning teams. Panther Chan also took the chance to compete with students, shared with audience how she built closer ties with the elderly through eSports and advocated good practices in playing online games.

The Competition is an accredited event celebrating the 25<sup>th</sup> Anniversary of the Establishment of the Hong Kong Special Administrative Region. Through the online gaming platform PaGamO, "HKHS League" enables students to learn more about the history of Hong Kong housing development and the work of HS through lively and interesting games.



## 端午送暖延續愛心 Extending Love and Care during Dragon Boat Festival

五月二十八日，房協於端午佳節前舉辦了「端午送暖」派發福袋活動，房協員工及獎學金同學會成員聯同大昌行集團義工隊合共近70人，到訪八個轄下出租屋邨，設置攤位及親身探訪長者戶，向曾經在第五波疫情期間接受過房協電話慰問的屋邨長者派發禮物包及抗疫用品。義工藉此機會親身與長者聊天，送上問候和祝福。

房協一直致力服務轄下屋邨居民，實踐「創宜居·活社區」的理念。第五波疫情今年初來襲時，房協迅速推出「抗疫同行燃希望」社區關懷行動，從抗疫、經濟及精神健康三方面，為居民及社會上有需要人士提供適時支援。獎學金同學會成員也出一分力，以電話主動關心屋邨內的獨居及雙老長者，並向他們提供最新的防疫資訊。

房協將繼續透過同學會活動、工作實習及獎助學金等，培育年青人發展，並鼓勵他們發揮所長，服務社會。



On 28 May before the Dragon Boat Festival, HS mobilised a team of about 70 volunteers comprising HS staff, HS Academy Alumni Club members and representatives from the collaborating partner Dah Chong Hong to distribute gift packs to the elderly residents at HS's rental estates. Volunteers set up booths and visited elderly households at eight rental estates, sending gift bags with anti-pandemic items to those who received caring phone calls from HS during the fifth wave of COVID-19 outbreak. On the day, the volunteers chatted with the elderly in person, extending love and support to the seniors.

Upholding the vision of "Create Homes · Revive Communities", HS strives to serve its rental estate residents with excellence. Earlier on, to stand with the community during the fifth wave of the pandemic, HS has swiftly rolled out the Community Care Campaign to address the anti-epidemic, financial and mental health needs of residents and others. HS Academy Alumni Club members took part in the Campaign by making proactive caring phone calls to the elderly singletons and doubletons, reminding them to take note of the latest anti-epidemic information.

HS will continue to nurture young talents through an array of initiatives, including activities of the Alumni Club, internships as well as scholarships and bursaries, encouraging them to unleash their talents and contribute to the society.

## 「房協友里」情報站 CES News Corner



屋邨居民踴躍參與「今·昔·珍惜」照片分享活動。

The photo sharing campaign draws enthusiastic response from the residents.



## 送關懷·敬雙親

## Paying Tribute to Parents

「房協友里」團隊於五月至六月期間舉辦「今·昔·珍惜」照片分享活動，趁著一年一度的父親節及母親節，歡迎轄下20個出租屋邨的家庭提交一幅昔日在屋邨拍下的照片，並配以另一幅於近似背景拍攝的近照，讓大家體會即使時代轉變，好友摯親之間的關懷從來未變。

To celebrate the annual Father's and Mother's Day, the CES (Caring, Engaging and Smart) Team launched an estate-wide photo sharing campaign in May and June. Residents from 20 HS rental estates were invited to submit an old photo taken in an estate and another recent one capturing a similar background, reminding everybody of the unwavering love and care among family and friends in the changing times.



房協與煤氣公司合辦派對，與長者歡度難忘的雙親節。

HS and Towngas co-organise a party for the elderly bringing them a memorable Father's and Mother's Day.

房協冷知識  
Did You Know?

1948

房協正式成立，是第二次世界大戰後香港第一個為市民提供資助房屋的非牟利組織。

HS was founded. It was the 1<sup>st</sup> not-for-profit organisation offering subsidised housing in Hong Kong shortly after World War II.

1952

由房協興建的上李屋落成，是香港第一個出租屋邨，為低收入家庭提供優質而可負擔的廉租房屋，且破天荒設有獨立廚廁。

Sheung Li Uk, the 1<sup>st</sup> rental housing estate in Hong Kong, was completed to provide quality yet affordable housing at nominal rent for low-income families. Built by HS, Sheung Li UK broke new ground by offering self-contained flats with kitchens and bathrooms.

1970s

祖堯邨是全港第一個設有游泳池的公共屋邨，更憑著優美的環境設計奪得建築設計獎項。

Cho Yiu Chuen was the 1<sup>st</sup> public housing estate built with a swimming pool in Hong Kong, winning an architecture award for its aesthetically-pleasing environmental design

1970s

勵德邨是全港第一個圓桶形設計的建築，其獨特外貌可謂打破傳統，令它成為拍攝及社交媒體打卡熱點。

Lai Tak Tsuen brought to Hong Kong the 1<sup>st</sup> cylindrical buildings. Its unconventional design has made it a popular photo-taking and social media check-in spot.



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.hks.com

f 房協人·情·味 Housing Society Community 🔍

📷 hkhousingsociety 🔍

📺 Hong Kong Housing Society 香港房屋協會 🔍

in Hong Kong Housing Society 🔍