

同心協作 助銀髮族樂享頤年 Making the Silver Years Golden



主席的話

今個業務年度轉眼已過了一半，就如我在上個月舉行的房協第70屆周年委員大會上所說，縱然社會環境仍然充滿挑戰，但因著房協同事的努力和政府及持份者的支持，各項工作大致進展順利。第三個「長者安居樂」項目即將於今年內落成，而我們在推動居家安老方面的工作亦接連獲得本地及海外機構的肯定，最近勇奪國際安老業界獎項「銀齡經濟及優質安老國際獎2022」，而房協新成立的「樂活安居生活實驗室」於九月亦正式獲得歐洲生活實驗室網絡(ENoLL)的國際認證，令人鼓舞。

作為政府的緊密合作夥伴，房協一向配合政府政策推行不同的房屋計劃。行政長官剛於本月中發表《施政報告》，宣布多項有關增加房屋及土地供應的新措施，房協對此表示歡迎，並會一如既往，全力支持政府增建房屋讓市民安居的目標。此外，房協剛與數碼港開展合作，成立全港首創的房地產科技共享工作室，以配合房協的長遠業務發展，並藉此鼓勵本港年輕科技人才運用創意和科技開發更多房地產應用方案，共同建設香港成為宜居宜業的智慧城市。

為了加快房屋供應，政府近年積極鼓勵業界採用「組裝合成」(MiC)建築法，以節省施工時間和提升質量。房協至今已在兩個房屋項目試行MiC建築法，當中包括位於洪水橋/廈村新發展區的資助出售房屋項目。近月，我們更搭建了一個兩層高由MiC組件裝嵌而成的「組裝合成」模擬住宅單位，供政府及業界代表觀摩和交流，當中收到了不少正面評價，推動我們未來在更多可行的項目中應用此創新技術。

過去三個月，房協獲得多個不同獎項，表揚我們在可持續發展、物業管理、企業傳訊等各方面的傑出表現。這全賴房協全體員工上下一心、群策群力，即使困難和逆境當前，仍發揮創意竭誠服務社會及居民，為房協創造令人引以為傲的成績。

陳家樂



Chairman's Message

While we are halfway through the business year, I am pleased to see all the work plans at the Housing Society are largely in good progress despite that the social environment remains challenging, as I reported at HS's 70th Annual General Meeting last month. That would not have been possible without the concerted efforts of our colleagues and the support from the Government and stakeholders. The third project under the Senior Citizen Residences Scheme is about to be completed later this year, and our efforts in promoting ageing in place have earned various recognitions from local and overseas organisations, including the "SilverEco and Ageing Well International Award 2022" awarded not long ago. Meanwhile, it is encouraging to see that HS's newly-established "Age-Friendly Home Living Lab" has been officially accredited by the European Network of Living Labs (ENoLL) last month.

As a close partner of the Government, HS has been implementing different housing schemes in support of the Government policies. We welcome the new measures to increase housing and land supply unveiled in the Policy Address announced by the Chief Executive in mid-October, and as always we will continue to fully support the Government's target of increasing housing supply to meet the community needs. In addition, HS has recently commenced a collaboration with Cyberport to set up the first-ever property technology (PropTech) co-working space in Hong Kong. The partnership is in line with HS's long-term business development while encouraging young technology entrepreneurs to develop more PropTech solutions with creative thoughts and new technology, helping to transform Hong Kong into a smart city good for people to live and work.

To expedite housing supply, the Government has been actively encouraging the industry to adopt Modular Integrated Construction (MiC) method in recent years, with a view to saving construction time and enhancing quality. At present, HS has deployed MiC in two housing projects, including the subsidised sale flats project at Hung Shui Kiu / Ha Tsuen New Development Area. In recent months, we have organised visits to a two-storey mock-up flat assembled by MiC for delegations from the Government and industry partners, and are delighted to receive from them positive feedback, that motivates us to extend the application of this innovative technology in more future projects wherever feasible.

Over the last quarter, HS won several awards in recognition of our outstanding performance in sustainable development, property management, corporate communications and more. The success is attributed to the dedication of our whole team who remains steadfast in serving the community and its residents amid difficulties and adversities, and have created proud achievements for HS.

Walter Chan

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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。

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同心協作 助銀髮族樂享頤年

Making the Silver Years Golden



因應本港人口老化，房協作為「房屋實驗室」，早於二十多年前，已預視到長者人口持續攀升而衍生的房屋需要，推出全港首創的長者房屋項目——「長者安居樂」住屋計劃。自此，房協積極發展長者房屋及相關配套服務，照顧不同能力以及經濟條件的長者所需。

「居家安老」是房協發展長者房屋的工作目標，並為房協贏得多項殊榮。最近，房協的「樂活安居生活實驗室」更獲得歐洲生活實驗室網絡(ENoLL)認證，成為香港首個亦是目前唯一一個取得該認證的生活實驗室。

長者房屋 享譽國際

World-Class Elderly Housing Projects

房協於九月榮獲國際安老業界獎項「銀齡經濟及優質安老國際獎2022」，表揚房協於長者房屋項目中推動豐盛頤年服務的卓越表現，是該獎項成立以來首次有香港機構獲得此項殊榮，也是本年度亞洲區唯一一個得獎者。雋悅及「長者安居樂」住屋計劃兩個長者房屋項目，提供結合住屋、康樂設施及醫療護理集於一身的居所，同時配合創新活動及樂齡科技，使長者住戶能夠積極樂頤年，令評審團留下深刻印象。

於九月獲ENoLL認證的「樂活安居生活實驗室」提倡以用家為本、體驗為主的創新方案，向社區推廣樂齡家居的理念。房協致力鼓勵用家參與其中，同時培育技術開發商，與持份者攜手將共創理念付諸實現，啟發並轉化樂齡構思成為實際可行的解決方案，讓長者居家安老的願望得以兌現，達致減少入住院舍的願景。

ENoLL獲歐盟委員會(European Commission)支持並於二零零六年成立，是一個國際非牟利獨立組織，至今已認證了全球超過440個生活實驗室，透過建立協作平台，讓業界合作夥伴及用戶在實際生活環境參與創新開發過程。



房協總經理(長者服務)吳家雯博士(中)及房協團隊親赴法國康城領取「銀齡經濟及優質安老國際獎2022」。

HS General Manager (Elderly Services) Dr Carmen Ng (middle) and HS colleagues receive the "SilverEco and Ageing Well International Award 2022" in Cannes, France.

More than two decades ago, HS had already anticipated the housing needs associated with the growing ageing population in Hong Kong. As a "housing laboratory", HS pioneered a housing scheme for the elderly in Hong Kong, named the Senior Citizen Residences Scheme. Since then, elderly housing and related services have been well developed by HS, catering for the needs of senior citizens of different socio-economic groups.

"Ageing-in-place" is what to achieve in the elderly housing services of HS, which have earned us numerous awards over the years. One of our recent achievements is the "Living Lab in Gerontechnology for the Age-Friendly Home" ("Age-Friendly Home Living Lab"), the first and currently the only living lab in Hong Kong recognised by the European Network of Living Labs (ENoLL).

In September, HS received the "SilverEco and Ageing Well International Award 2022", an award in the global elderly care industry, in recognition of our exemplary service promoting active ageing in elderly housing projects. HS is the first-ever Hong Kong winner of the award and the only Asian winner this year. The jury was highly impressed by The Tanner Hill and the Senior Citizen Residences Scheme which integrate housing, recreation, medical and care services under one roof, together with the application of innovative programmes and technologies, truly enabling active ageing for elderly tenants.

Recognised by ENoLL in September, the "Age-Friendly Home Living Lab" advocates the concept of age-friendly homes through user-driven and experience-based innovative solutions. Users are involved in the co-creation process, while HS collaborates with stakeholders and incubates developers to transform age-friendly concept into practical solutions, honouring the elderly's wish to age in place as well as minimising the likelihood to reside in institutions.

Founded in 2006 with the support of the European Commission, ENoLL is an international, non-profit and independent association. It has recognised over 440 Living Labs across the globe for the establishment of a collaborative platform where industry partners and users can contribute to the innovation process in real-life settings.



各式活動推展積極健康生活

Activities to Promote Active Ageing

房協在長者活動和服務上屢創新猷，讓不同年齡或經濟背景的長者均可實現積極健康生活這共同目標。

HS pioneers a range of innovative activities and services for seniors, aiming to help the elderly enjoy active ageing, regardless of their age or economic backgrounds.

樂齡科技大使分享

Ambassadors Tell the Benefits of Gerontechnology

在八至十月期間，房協於八個出租屋邨舉行了巡迴展覽，過百名樂齡科技大使與長者分享樂齡科技的好處，並介紹他們使用有用產品。

Between August and October, a roving exhibition was staged across eight rental estates of HS where over 100 gerontech ambassadors talked about the benefits of gerontechnology and introduced useful products to the elderly.



藝術與精神健康

Art for Mental Health

房協與新生精神康復會及香港藝術中心合作，於十一月起在祖堯邨推行一個為期兩年的藝術計劃，建立心靈友善屋邨。透過活動，長者和照顧者可以與藝術家一同創作壁畫及參與不同藝術活動，鼓勵彼此一起減減壓，保持心靈健康。

A two-year art programme, co-organised with the New Life Psychiatric Rehabilitation Association and Hong Kong Arts Centre, will be introduced at Cho Yiu Chuen starting from November to build up a mind-friendly estate. By co-creating murals with artists and participating in various art activities, elderly residents and their carers are encouraged to relax and keep a healthy mind.

運動連繫跨代情

Connecting Generations through Sport

北歐式健步行訓練於十月在乙明邨舉行，讓長幼一起探索區內的健步行路線，透過體育活動促進跨代溝通共融。

In October, a class on Nordic Walking was conducted at Jat Min Chuen, engaging seniors and the younger generations to explore local walking routes together, aiming to enhance intergenerational solidarity through sport.





與業界協作 讓長者安享頤年

Collaborating with Industry to Create a Better Place for Seniors

房協於八月五至七日參與第七屆黃金時代展覽暨高峰會，透過攤位展示房協各種全方位照顧長者需要的服務。房協總經理(長者服務)吳家雯博士出席兩場講座，就「促進香港居家安老的生態圈」及「培育長期護理專業人才」兩個題目，與業界分享經驗。另外，她亦於十月二十八日出席數碼港創業投資論壇，與創業投資專家、投資者、創科企業及初創企業等介紹房協的生活實驗室，以及於長者友善家居使用的嶄新樂齡科技。

另外，房協於十月二十二至三十日出席了創新科技署舉辦的創新科技嘉年華，與大眾分享在房屋服務、長者照護和樂齡科技方面的創新成果。

多年來，房協創新的長者房屋項目及服務已成為本地以至國際社會的典範，全力支持長者安享愉快自主的晚年生活。

On 5-7 August, HS hosted a booth at the 7th Golden Age Expo and Summit (GAES) organised by the Golden Age Foundation, showcasing our efforts in catering to every need of the seniors. HS General Manager (Elderly Services) Dr Carmen Ng spoke to industry practitioners at two sessions of the Summit on the topics of "Facilitating Ageing-in-Place in the Hong Kong Society" and "Nurturing Professionals in Long-term Care". On 28 October, she talked to venture capital experts, investors, technology enterprises and start-ups at the Cyberport Venture Capital Forum, introducing HS's Living Lab and the latest gerontechnology for age-friendly homes.

At the InnoCarnival organised by the Innovation and Technology Commission on 22-30 October, HS again presented to the public on its creative initiatives in advancing housing services, elderly care and gerontech development.

Over the years, the innovative elderly housing schemes and services developed by HS have earned it the credit of being a local and global exemplar, fully supporting the elderly to lead an enjoyable and autonomous life as they age.



房協於第七屆黃金時代展覽暨高峰會中設置攤位展示各種照顧長者的服務和房屋項目。

HS hosts a booth at the 7th Golden Age Expo and Summit to introduce its elderly housing projects for seniors and associated services.



透過參與黃金時代展覽暨高峰會，房協與不同企業、社區領袖及國際專家交流，推廣積極樂頤年。

By supporting the Golden Age Expo and Summit, HS exchanges insights with business entrepreneurs, community leaders and global professionals to promote active ageing.

「樂活銀齡」會員計劃 推廣豐盛樂頤年

Happy Silver Club Promotes Joyful and Healthy Living



位於紅磡利工街的第三個「長者安居樂」項目現正全速興建，將於今年年底前落成，另外三個分別位於粉嶺、觀塘及筲箕灣的項目亦正在進行規劃。為配合「長者安居樂」項目的宣傳工作，加強社區聯繫，房協於七月推出全新的「樂活銀齡」會員計劃連繫會員及其家人，提供實用的居家安老資訊及精彩活動，深受會員歡迎。

為了加強會員與社區的聯繫，「樂活銀齡」會員計劃每月均會舉辦不同的有趣活動，七月份打響頭炮的是烹飪班，對廚藝有興趣的會員一邊炮製薯仔雞咖喱角美食，一邊聆聽社企廚房員工分享動人細膩的個人經歷。

八月份有茶道工作坊，讓參加者透過茗茶放鬆心情。九月份則有網上講座，房協邀請了金融科技專家與近二百名會員暢談有關元宇宙及非同質化代幣(NFT)兩個城中熱門話題，讓大家度過了一個充實的下午。

立即瀏覽sen.hkhs.com，成為會員，了解樂齡生活，享受多姿多彩的人生。

Construction of the third project under the Senior Citizen Residences Scheme at Lee Kung Street in Hung Hom is now in full swing with completion scheduled in late 2022. Another three projects under the Scheme located at Fanling, Kwun Tong and Shau Kei Wan are being planned. As part of the community engagement and promotion of the Scheme, HS launched the "Happy Silver Club" (the Club) in July 2022 to engage members and their family. The brand new membership programme that offers useful "ageing-in-place" information and interesting activities is well received.

To help members better connect with the community, the Club organises monthly fun activities, the very first of which was a cooking class in July for culinary lovers. They not only learnt how to make their own chicken potato curry puffs, but were also touched by the heart-warming stories told by staff at a social enterprise kitchen.

In August 2022, a tea tasting workshop was held, allowing participants to slow down and relax with a soothing tea ceremony. In September, an online talk about metaverse and NFT, two of the hottest topics in town, was organised, attracting nearly 200 members who enjoyed a fruitful afternoon with a Fintech expert.

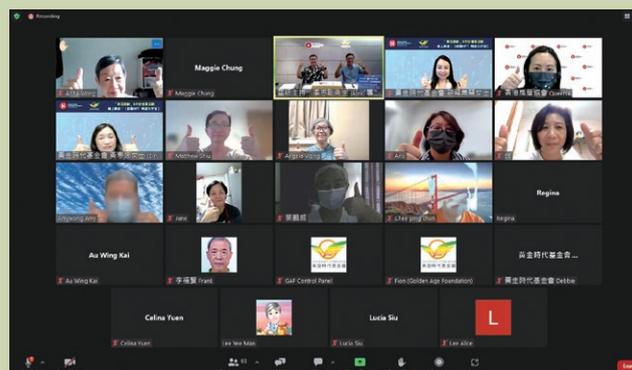
Visit sen.hkhs.com now. Become a Club member to learn more about active ageing and enjoy a fruitful life!



七月：「樂活銀齡」第一項活動烹飪班大受熱愛廚藝的會員歡迎
July: Cooking class, the first activity of "Happy Silver Club" draws culinary lovers



八月：茶道工作坊
August: Tea tasting workshop



九月：非同質化代幣與元宇宙網上講座
September: NFT and metaverse online talk

房協選出新一屆監事會

HS Announces the Newly Elected Supervisory Board

房協於九月二十三日舉行第70屆周年委員大會，並選出新一屆監事會委員。監事會當天隨即舉行今屆首次會議，並委任新一屆執行委員會委員。

房協是一個由委員管治的獨立非牟利機構，採取以監事會及執行委員會組成的雙層管治架構。監事會負責訂立房協的宗旨、願景、核心價值和企業原則，並監管有關提名、委任及審核事宜；執行委員會則負責制訂業務策略和政策，以履行房協的宗旨及目標，並監察管理層的工作。

HS convened its 70th Annual General Meeting (AGM) on 23 September, at which [Members of the new-term Supervisory Board were elected](#). Following the AGM, the Supervisory Board held its first meeting and appointed Members of the new-term Executive Committee.

As a not-for-profit organisation governed by Members, HS operates under a two-tier board governance structure comprising a Supervisory Board and an Executive Committee. The Supervisory Board determines the mission, vision, core values and guiding principles of HS, and oversees nomination, appointment and audit functions. The Executive Committee sets business strategies and policies to achieve the mission and objectives, and monitors the performance of the management.

香港房屋協會執行委員會委員 (二零二二/二零二三) Executive Committee Members of Hong Kong Housing Society (2022/2023)

主席 Chairman

陳家樂先生 SBS, JP Mr Walter Chan Kar-lok SBS, JP

副主席 Vice-Chairman

凌嘉勤教授 SBS Prof Ling Kar-kan SBS

委員 Member

區載佳先生 SBS Mr Au Choi-kai SBS
陳顯瀨先生 Mr Victor Chan Hin-fu
許智文教授 MH, JP N² Prof Eddie Hui Chi-man MH, JP N²
劉文君女士 JP Ms Julia Lau Man-kwan JP
梁國權先生 N² Mr Lincoln Leong Kwok-kuen N²
譚贛蘭女士 GBS, JP Miss Annie Tam Kam-lan GBS, JP
黃錦沛先生 BBS, JP N¹ Mr Wilfred Wong Kam-pui BBS, JP N¹
黃遠輝先生 SBS, JP Mr Stanley Wong Yuen-fai SBS, JP

當然委員 Ex Officio Member

王天予女士 JP Miss Agnes Wong Tin-yu JP
(香港特別行政區房屋局常任秘書長) (Permanent Secretary for Housing, HKSAR)

房協行政總裁兼執行總幹事

Chief Executive Officer and Executive Director, HKHS
陳欽勉先生 Mr James Chan Yum-min

N¹ 再委任委員
Re-appointed member

N² 新委任委員
Newly appointed member



房協監事會二零二二/二零二三
HS Supervisory Board 2022/2023

香港房屋協會監事會委員 (二零二二/二零二三) Supervisory Board Members of Hong Kong Housing Society (2022/2023)

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陳家樂先生 SBS, JP Mr Walter Chan Kar-lok SBS, JP

副主席 Vice-Chairman

凌嘉勤教授 SBS Prof Ling Kar-kan SBS

經選舉產生的委員 Elected Member

陳家駒先生 GBS, JP N² Mr Chan Ka-kui GBS, JP N²
陳國傑先生 N² Mr Desmond Chan Kwok-kit N²
馮國強先生 Mr Conrad Fung Kwok-keung
關治平工程師 BBS, JP Ir Edgar Kwan Chi-ping BBS, JP
林正財醫生 SBS, JP Dr Lam Ching-choi SBS, JP
林永德先生 Mr Wallace Lam Wing-ted
劉國裕博士 JP Dr Lau Kwok-yu JP
劉詩韻女士 JP Ms Serena Lau Sze-wan JP
羅啟華教授 N¹ Prof Philip Lo Kai-wah N¹
馬錦華先生 MH, JP Mr Timothy Ma Kam-wah MH, JP
麥鄧碧儀女士 MH, JP Mrs Agnes Mak Tang Pik-ye MH, JP
麥永森先生 N¹ Mr Alvin Mak Wing-sum N¹
吳家鏞博士 Dr Isaac Ng Ka-chui
彭贊榮測量師 SBS N² Sr Kenneth Pang Tsan-wing SBS N²
施家殷先生 MH Mr Kyran Sze MH
尹德輝博士 Dr Danny Wan Tak-fai
黃比教授 N² Prof Wong Bay N²
楊詠珊女士 Ms Theresa Yeung Wing-shan

當然委員 Ex Officio Member

王天予女士 JP Miss Agnes Wong Tin-yu JP
(香港特別行政區房屋局常任秘書長) (Permanent Secretary for Housing, HKSAR)
黎志華先生 JP Mr Andrew Lai Chi-wah JP
(香港特別行政區地政總署署長) (Director of Lands, HKSAR)
鍾文傑先生 JP Mr Ivan Chung Man-kit JP
(香港特別行政區規劃署署長) (Director of Planning, HKSAR)
余寶美女士 JP Ms Clarice Yu Po-mei JP
(香港特別行政區屋宇署署長) (Director of Buildings, HKSAR)

房協行政總裁兼執行總幹事

Chief Executive Officer and Executive Director, HKHS
陳欽勉先生 Mr James Chan Yum-min

N¹ 再選委員
Re-elected member

N² 新選委員
Newly elected member

續推紓緩措施助屋邨住戶及商戶 Relief Measures for Domestic and Commercial Tenants Continue



經平衡營運成本及考慮租戶負擔能力後，房協轄下 [20個出租屋邨的租金水平](#) 於二零二二年十月一日起上調百分之二，直至二零二四年九月三十日，屋邨租戶每月平均將多繳48港元租金。

關注到新冠疫情對社會經濟及租戶帶來的影響，房協由二零二二年十月一日至二零二三年九月三十日，寬免租戶每月因租金調整而須繳付的額外金額。另外，房協現時設有「租金援助計劃」，有短暫財政困難的合資格租戶可獲減免四分之一或一半租金。

作為自負盈虧的非牟利機構，房協按既定機制每兩年檢討租金一次。經是次調整後，預計未來兩年，房協每年的平均屋邨營運虧損仍達九千八百萬港元。

另外，房協再度延長轄下超過400個合資格商戶的 [租金寬減](#)，上限為百分之75，為期三個月至二零二二年十二月三十一日，以減輕轄下商戶的經營壓力。今次亦是房協第七度為商戶推出有關措施。

After a balanced review of the operating costs and tenants' affordability, the [rent for the 20 HS rental estates](#) is increased by two per cent, effective on 1 October 2022 until 30 September 2024. The average monthly adjustment per household after the review is about HK\$48.

Taking into account the impact brought by the pandemic to the socio-economic situation and to domestic tenants, the extra rent payable by tenants monthly as a result of the rent adjustment will be waived between 1 October 2022 and 30 September 2023. Meanwhile, the current HS Rent Assistance Scheme offers a 25 or 50 per cent rent reduction to eligible tenants who encounter short-term financial difficulties.

As a self-financing not-for-profit organisation, HS conducts rent reviews every two years, in accordance with established practice. It is anticipated that, after the adjustment, the annual operating deficit of HS rental estates will still reach HK\$98 million on average in the next two years.

Additionally, a [rent concession](#) of up to 75 per cent is extended to support more than 400 eligible HS commercial tenants for three months until 31 December 2022, in the hope of helping to alleviate the pressure on businesses. This is the seventh round of rent concession implemented by HS for its commercial tenants.

管理層年會連繫跨部門同事

Management Forum Connects Staff Across Divisions



一年一度的管理層年會於八月十日舉行，超過200名經理級或以上的同事參與。年會以「New Horizon - Venture with Faith & Vision」為主題，首先由房協行政總裁陳欽勉與同事回顧過去一年房協的業務運作，隨後各總監簡介其業務範疇年內的工作成果以及未來的目標。

The annual Management Forum was held on 10 August for over 200 staff of managerial grade or above this year. Themed "New Horizon - Venture with Faith & Vision", HS Chief Executive Officer James Chan gave an overview of HS business operations throughout the year, followed by presentations by directors telling the achievements and upcoming goals of their respective business units.



業界參觀「組裝合成」模擬單位

Delegations from Industry Visit

MiC Mock-up Flats

業界代表參觀洪水橋項目的「組裝合成」模擬單位。

Delegates from the industry take a closer look at the MiC mock-up flat of Hung Shui Kiu project.



房協積極在各個建築項目應用創新科技，提升建屋質量及管理效率，更率先於粉嶺搭建兩個「組裝合成」模擬單位，供政府及業界代表觀摩交流。該模擬單位屬洪水橋／廈村新發展區第一期甲項目的「組裝合成」單位，為全港首個以「組裝合成」技術興建的資助出售房屋項目。參觀者除可親身體驗「組裝合成」單位的優良質素，亦能了解房協試行這創新建築方法的實際經驗。

洪水橋／廈村項目使用混凝土「組裝合成」建築法興建，第一期甲於二零二四年落成，提供300個單位。整個項目共分三期，預計於二零三零年落成，合共提供約2,600個單位。

房協現時共有超過1,200個興建或規劃中的單位採用「組裝合成」建築法，包括洪水橋／廈村新發展區第一期甲、乙明邨長者房屋及古洞北一幢出租屋邨大樓。

HS has been actively deploying innovative technology in a range of housing projects to enhance construction quality and project management efficiency. In this context, two mock-up flats built with Modular Integrated Construction (MiC) method were set up at Fanling for the Hung Shui Kiu/Ha Tsuen New Development Area project Phase IA (HSK IA), the first MiC subsidised sale flats project in Hong Kong. Delegates from the Government and industry were invited to visit the quality units in person to find out more about HS's experience in pioneering the innovative construction method and exchange their thoughts.

Built with concrete MiC technique, the HSK IA development project will offer 300 units by 2024. The entire three-phase Hung Shui Kiu/Ha Tsuen project will be completed by 2030, providing around 2,600 units in total.

At present, over 1,200 MiC units are under construction or planning by HS, including the HSK IA project and Jat Min Chuen elderly housing project, as well as a rental block in Kwu Tung North.

全港首個房地產科技共享工作室成立

Hong Kong's First PropTech Co-working Space Set Up

十月十四日，房協與數碼港簽署合作備忘錄成立全港首個房地產科技共享工作室，鼓勵本港年輕科技人才運用創意和科技開發更多房地產應用方案，共同建設香港成為宜居宜業的智慧城市。北部都會區將以創新產業為發展引擎，為房屋建設創造廣闊空間。房協抓緊這機遇，於粉嶺新區域辦事處撥出兩層，並提供開發資助，讓本地初創企業進行與房地產相關的科技概念驗證測試及開發方案。房協的專業人員亦會與初創企業分享房屋發展及管理知識和經驗。是次合作先為期五年，預計明年初接受申請，明年中首批初創企業進駐共享工作室。

On 14 October, HS and Cyberport signed a [Memorandum of Understanding \(MOU\)](#) on setting up the first-ever property technology (PropTech) co-working space in Hong Kong, encouraging young technology entrepreneurs to make use of their creativity and new technology to develop new PropTech solutions, helping to transform Hong Kong into a smart city good for people to live and work. With innovation industry anticipated to be its development engine, the Northern Metropolis will create great potential for housing development. Seizing these opportunities, HS will allocate two floors in its new regional office in Fanling, and offer funding support, for the local start-ups to conduct PropTech-related, Proof-of-Concept solution development and validation. HS will also provide mentorship support by professional staff, sharing their knowledge and experience to these start-ups on housing development and management. This collaboration programme will initially last for five years. Recruitment of the first batch of start-ups is expected to commence early next year for moving into the co-working space in the middle of the year.



房協行政總裁陳欽勉(左)與數碼港行政總裁任景信(右)簽署合作備忘錄，成立全港首個房地產科技共享工作室。

HS Chief Executive Officer James Chan (left) signs the MOU with the Chief Executive Officer of Cyberport Peter Yan (right) on setting up the first-ever PropTech co-working space in Hong Kong.



房協行政總裁陳欽勉（右六）、企業傳訊總監梁綺蓮（左六）與團隊於「PR Awards 2022」頒獎禮上獲頒「年度最佳公關團隊」組別金獎及「最佳COVID-19應對」組別銅獎。

HS Chief Executive Officer James Chan (sixth from right) and Corporate Communications Director Pamela Leung (sixth from left) receive the Gold Prize in "PR Team of the Year" and the Bronze Award of the "Best COVID-19 Response" at the "PR Awards 2022" presentation ceremony with the team.



房協奪年度最佳公關團隊殊榮 HS Named Best PR Team of the Year

房協於「PR Awards 2022」中榮獲「年度最佳公關團隊」組別的最高殊榮金獎，以及「最佳COVID-19應對」組別銅獎，表揚房協於疫情期間傑出的公關及關懷社區表現。

疫情期間，房協推出一系列措施支援轄下出租屋邨的居民、商戶及社區。例如在第五波新冠肺炎疫情初期推出「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支援有需要人士。同時，房協運用創意突破疫情下的社交距離限制，以線上或線上與線下混合模式舉辦多項活動，連繫持份者和公眾，並善用傳統媒體及社交媒體，有效傳遞支援社會抗疫的信息。

「PR Awards 2022」由《MARKETING-INTERACTIVE》主辦，旨在表揚亞洲區內卓越的公關活動，評審委員會由來自區內不同業界的獨立資深公關專才擔任。

In the "PR Awards 2022", HS clinched the highest accolade – a Gold Award in the "PR Team of the Year" category, as well as a Bronze Award in the "Best COVID-19 Response" category, in recognition of its remarkable performance in public relations and community care during the pandemic.

HS launched a series of initiatives to support rental estate residents, commercial tenants and the community during the pandemic. For example, the Community Care Campaign rolled out at the onset of the fifth COVID-19 wave offered anti-pandemic, economic and mental health support to those in need. Meanwhile, HS adopted innovative ways to overcome the limitations brought by the pandemic, by hosting activities online or in hybrid mode to engage stakeholders and the public. Traditional and social media channels were also used to deliver anti-epidemic messages effectively.

The "PR Awards 2022", organised by MARKETING-INTERACTIVE, is dedicated to honouring excellent public relations campaigns in Asia. The judging panel comprises independent public relations veterans from across various sectors.



疫情期間，觀塘花園大廈社區攝影比賽頒獎禮以網上結合實體形式舉行，得獎者與嘉賓即使身處不同地方，仍能分享一樣的喜悅。

During the pandemic, Kwun Tong Garden Estate Community Photo Competition went hybrid, offering equally enjoyable experiences to winners and guests who were physically apart.



房協在第五波疫情期間，製作及派發五萬份抗疫包予地盤工友、屋邨租戶、清潔工等一眾有需要人士。

During the fifth wave of COVID outbreaks, HS produced and distributed 50,000 anti-epidemic packs to construction site workers, estate residents, cleaning workers and many others in need.

年報再奪國際獎項

More International Accolades for Annual Report



2021/22年度年報及可持續發展報告新鮮出爐，掃描以瀏覽更多。
The Annual and Sustainability Reports 2021/22 are hot off the press. Scan to view more.



房協2020 / 21年報再奪佳績，當中在「澳大拉西亞年報獎 2022」中獲得金獎以及「最佳首次參與獎」，與年報同步出版的可持續發展報告則得到銅獎。同時，該年報亦在美國評選機構MerComm, Inc. 舉辦的「ARC Awards 2022」及「Galaxy Awards 2022」中分別奪得銀獎和銅獎，以及英國「IADA Awards 2022」中獲頒銀獎。

另外，年報也獲本地機構表揚——在香港管理專業協會「二零二二年最佳年報大獎」中榮膺「優秀年報」、「優秀慈善機構年報獎」及「優秀環境、社會及管治資料報告獎」。

HS Annual Report 2020/21 has scored more notable successes recently. In the 2022 Australasian Reporting Awards, the publication won a gold award and was named “Best First-time Entry” while the Sustainability Report, published together with the Annual Report, also received a bronze award. In addition, the Annual Report won the silver and bronze awards in the ARC Awards 2022 and Galaxy Awards 2022 respectively, both organised by the US-based MerComm, Inc, along with a silver UK IADA Awards 2022.

What's more, the Annual Report gained local recognition in the Hong Kong Management Association “2022 Best Annual Report Awards”, receiving the “Excellence Report Award”, “Excellence Award for Charitable Organisation” and “Best Environmental, Social and Governance Report Award (Non-Profit Making / Social Service Organisation)”.

推動可持續發展 卓越表現備受嘉許

Exemplary Performance in Promoting Sustainable Development



八月三十日，房協獲環境社會企業管治及基準學會頒發「特別環境、社會、企業管治大獎——年度傑出環境、社會、企業管治非牟利機構」。

On 30 August, HS receives the “Special ESG Awards – Outstanding ESG Performer of the Year – NGO/NPO” from the Institute of ESG & Benchmark.

房協於新城財經台主辦的「灣區企業可持續發展大獎2022」第二年蟬聯「傑出灣區企業—社會可持續發展獎（可持續城市和社區）」及「傑出灣區企業—綠色可持續發展獎（氣候行動）」。

For the second year in a row, HS has been honoured with the “Greater Bay Area’s (GBA) Outstanding Corporation – Social Sustainability Award (Sustainable Cities and Communities)” and “GBA’s Outstanding Corporation – Environmental Sustainability Award (Climate Action)” in “GBA Corporate Sustainability Awards 2022” organised by the broadcaster Metro Finance.



房協於八月首度獲《東周刊》頒發「環保品牌大獎2022」。

HS received its first-ever “Eco-brand Awards 2022” from the East Week magazine in August.



家維邨及真善美村最近分別獲得香港綠色機構「減廢證書」卓越及良好級別認證，表揚屋邨推動減廢及回收工作不遺餘力。

Recently, Ka Wai Chuen and Chun Seen Mei Chuen were awarded “Excellent” and “Good” Wastewi\$e Certificates respectively by the Hong Kong Green Organisation in recognition of their exemplary efforts in waste reduction and recycling.

與香港一同成長 Growing Together with Hong Kong

適逢香港特別行政區成立25周年，房協於「香港回歸25周年企業貢獻大獎」中榮獲「企業貢獻大獎(公共事務)」。

獎項由新城電台頒發，嘉許來自不同行業的優秀企業自回歸以來對香港的貢獻，同時鼓勵企業繼續為社會和諧及可持續發展出一分力。

房協作為「房屋實驗室」，一直因時制宜，按市民需要發展不同房屋計劃及相關服務。除了資助房屋，房協20多年前已開展長者房屋項目，以應對香港人口高齡化的趨勢，亦致力建立跨代共融的社區。此外，房協積極培育年青新力軍，為他們提供多元化的學習及交流機會。

房協總經理(企業傳訊)符肇廉代表房協領取「企業貢獻大獎(公共事務)」。

HS General Manager (Corporate Communications) Gary Fu receives the "Outstanding Enterprise Contribution Award (Public Utilities)" on behalf of HS.



As the city celebrates the 25th anniversary of the establishment of the Hong Kong Special Administrative Region (HKSAR), HS was honoured with the "Outstanding Enterprise Contribution Award (Public Utilities)" in the "HKSAR 25th Anniversary Enterprise Outstanding Contribution Awards".

Organised by Metro Broadcast, the Awards pay tribute to the contributions of outstanding corporations from different sectors since the handover, encouraging them to continue working towards a harmonious community and sustainable development of Hong Kong.

As a "housing laboratory", HS keeps pace with the times to develop housing projects and relevant services in line with the needs of Hong Kong people. As well as building subsidised housing, HS launched elderly housing projects more than two decades ago to serve the ageing population of Hong Kong and spared no efforts in building an intergenerational community. What's more, HS is committed to nurturing young talent by providing a diverse range of learning and exchange opportunities.



為慶祝香港特別行政區成立25周年，房協舉辦一系列活動，包括「創科樂『耆』中」樂齡科技設計比賽2021/22決賽暨頒獎禮、奪領爭霸電競賽決賽以及多個出租屋邨活動等。

In celebration of the 25th anniversary of the establishment of the HKSAR, HS hosts a series of events including the HKHS Gerontech Competition 2021/22 award ceremony and finale, the eSports Competition and various activities at rental estates.

出色僱主 傑出管理 Outstanding Employer and Property Manager



房協最近獲香港中小型企業總商會頒發「友商有良」嘉許，表揚房協作為關懷僱主為建立共融社會所作的超卓貢獻。

HS was recently presented with the "Partner Employer Award" by the Hong Kong General Chamber of Small and Medium Businesses in recognition of our outstanding contributions to the development of an inclusive community as a caring employer.

真善美村、喜薈、喜盈及喜濠分別在「二零二一年度西九龍最佳保安服務選舉」中被選為「最佳管理物業」。

Chun Seen Mei Chuen, Heya Crystal, Heya Delight and Heya Aqua were commended as "Outstanding Managed Properties" at the "2021 Kowloon West Best Security Services Awards".





Claire
人力資源組
Human Resources Section

“我在房協實習時得到很多機會接觸各種類型的工作，例如籌辦一年一度的管理層年會，學習到舉辦大型活動的技巧。每當我遇到疑難，同事都十分樂意教導我，讓我更有信心面對未來的挑戰。”

“Through my internship at HS, I had the opportunity to experience different tasks and learn new skills such as organising a large-scale event called the annual Management Forum. My colleagues willingly offer guidance whenever I face difficulties, boosting my confidence in tackling future challenges.”

Alan

長者服務組（滿樂大廈）
Elderly Services Section
(Moon Lok Dai Ha)



“我負責為屋邨內的長者舉辦各種康樂活動，幫助他們解決日常生活遇到的問題，例如使用智能設備。當中我學習到與長者及工作夥伴溝通的技巧，對日後投身職場非常有幫助。”

“I helped to organise various recreational activities for the elderly on rental estates and assisted them to tackle daily difficulties such as using smart devices. Through these experiences, I learnt skills like how to communicate with senior citizens and my colleagues, which are very useful to my future career.”

暑期工作初體驗 Summer Job Tasting



房協於六月至八月期間舉行年度「暑期實習生計劃」，共有70位有志投身房屋及相關行業的大專生參加。房協按照實習生修讀的學科及興趣，將他們分派到各個部門參與日常工作。為了讓同學們更了解房協不同範疇的業務，房協亦安排實習生到轄下出租屋邨及不同設施參觀。同時，他們亦透過面試工作坊等活動，學習不同的軟技巧，有助日後投身職場。

房協亦積極與不同機構合作，為大專生及中學生提供實習機會，當中包括教育局「工作體驗計劃」和香港工業總會的「影子領袖師友計劃」。今個夏天，一共有十一名學生透過各項計劃體驗房協的工作。

HS ran its annual “Summer Internship Programme” between June and August this year for 70 tertiary students aspiring to pursue a career in housing and related fields. The students were assigned to different departments according to their interests and the subjects they studied. They were also given exposure to various businesses of HS by visiting different rental estates and facilities. In order to better equip themselves for future careers, interview workshops were arranged for the students to learn useful soft skills.

HS also actively collaborates with different organisations and institutions to provide internships for tertiary and secondary students, including the Education Bureau Work Experience Movement and the Federation of Hong Kong Industries Job Shadowing Mentorship Programme. This summer, a total of 11 students were given a taste of working at HS through our various programmes.

房協球隊《邨JUMP!》慈善賽奪冠

Well Done, HS Team, at the “WELL DUNK” Charity Tournament!



八月二十日，五名房協同事聯同房協屋邨青少年籃球隊「花園夢想家」的青年球員，組隊出戰《邨JUMP!》慈善三人籃球企業邀請賽，最後成功奪冠。

「花園夢想家」籃球隊由三名房協出租屋邨的籃球健兒與來自基層家庭的青年於去年年底組成，並於四月至八月期間代表觀塘花園大廈參加由凝動香港體育基金舉辦的第三屆《邨JUMP!》屋邨籃球聯賽。「花園夢想家」由房協贊助，透過不同的專業訓練及比賽，讓參加者發揮運動才華，從中亦學習團隊精神，建立自信和積極人生態度，勇敢追夢。

On 20 August, five HS colleagues joined a young player from “Garden Dreamers”, a basketball team formed by youths from HS rental estates, to take part in the “WELL DUNK!” Charity Corporate 3x3 Basketball Tournament and became the champion.

Late last year, three basketball enthusiasts from HS rental estates and youngsters from grassroots families formed the HS-sponsored “Garden Dreamers”, representing the Kwun Tong Garden Estate, to participate in the third “WELL DUNK!” public-estate-based basketball league, organised by InspiringHK between April and August. Through professional trainings and competitions, participants unleashed their talent and, in turn, developed the team spirit, positive attitude and confidence to pursue their dreams.



「房協友里獎學金」表揚文憑試優異生 CES Scholarship Commends Outstanding DSE Students



房協總經理（長者服務）吳家雯博士（左三）、總經理（物業管理）余姚玉心（左四）及總經理（物業管理）彭國華（右四）向傑出文憑試考生頒發嘉許狀及獎學金。

HS General Manager (Elderly Services) Dr Carmen Ng (third from left), General Manager (Property Management) Ada Share (fourth from left) and General Manager (Property Management) Derek Pang (fourth from right) present certificates and scholarships to outstanding HKDSE students.

二零二二年「房協友里獎學金」頒獎禮於八月三十日舉行。今年，共有十四名來自十個出租屋邨的香港中學文憑考試優異生得獎，每名學生獲頒5,000港元，當中一名學生成績更達30分或以上，獲頒發額外5,000港元的卓越獎賞。

房協設立「房協友里獎學金」，旨在向居住於轄下出租屋邨並在文憑試取得佳績的學生頒發獎學金，鼓勵青年人勤奮向學。自二零一四年以來，共有119名學生獲表揚。

今屆的得獎者表現出色，在新學年升讀的學科遍及多個範疇，包括醫科、護理及社工等。出席頒獎典禮的房協管理層寄語各得獎學生繼續積極學習，發揮潛能，日後回饋社會。

The CES (Caring, Engaging and Smart) Scholarship Award Presentation Ceremony was held on 30 August 2022. A total of 14 students from 10 rental estates were awarded the Scholarship in recognition of their outstanding results achieved in the Hong Kong Diploma of Secondary Education Examination (HKDSE). Each student was granted HK\$5,000 while one of them scoring 30 points or above was awarded an additional HK\$5,000 for the "Award of Excellence".

The CES Scholarship is set up to honour young talents achieving outstanding results in HKDSE and encourage the pursuit of academic excellence. A total of 119 students have been awarded under the scheme since 2014.

Given their exceptional performance, the awardees are now furthering studies in various disciplines covering medicine, nursing and social work. Speaking on the occasion, HS management encouraged the awardees to keep up their good work, and develop their talents to give back to society one day.



「花園夢想家」籃球隊成員在球場上合作無間，終在慈善賽中奪冠。
The teamwork of the "Garden Dreamers" basketball players earns them the Champion title at the charity tournament.

中秋「友里」慶團圓

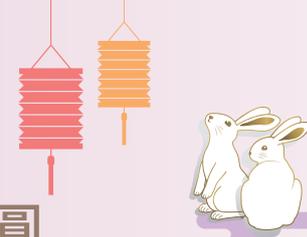
Mid-Autumn Reunion with Neighbours

房協屋邨一眾長者租戶於九月一起度過了充滿人情味的中秋節。義務工作發展局的義工於九月五日到觀龍樓舉辦義工服務日，與長者居民玩遊戲，並到訪長者單位。

另外，「房協友里」團隊於九月三日聯同煤氣公司在觀龍樓合辦慶祝活動，透過線上及線下形式與大約200名出租屋邨長者歡度節日。除了有趣的攤位遊戲及氣氛十足的明星嘉賓表演外，屋邨居民更悉心準備舞蹈及歌唱表演，盡展才華。



長者居民投入參與觀龍樓的中秋活動。
Elderly residents immerse themselves in mid-autumn activities at Kwun Lung Lau.



民政及青年事務局局长麥美娟（右二）探訪房協觀龍樓長者戶。

The Secretary for Home and Youth Affairs Alice Mak (second from right) visits an elderly household at Kwun Lung Lau, an estate of HS.

In September, the elderly residents of HS rental estates celebrated a blissful Mid-Autumn Festival together with love. The Agency for Volunteer Service (AVS) held its volunteer day at Kwun Lung Lau on 5 September. The volunteers visited some of the elderly units at the estate and interacted with them through games.

Meanwhile, the CES (Caring, Engaging and Smart) Team jointly hosted a festive event with Towngas at Kwun Lung Lau on 3 September. About 200 seniors from HS's rental estates celebrated the Mid-Autumn Festival virtually and physically. Alongside interesting game stalls and entertaining performances by artistes, residents were invited to showcase their dancing and singing talents.



房協冷知識 Did You Know?

房協一直致力將可持續發展融入業務及日常營運中。
HS is committed to weaving sustainability into our business and daily operations.



以2012/13年度作為基準年，目標在2029/30年度前，整體營運的能源消耗量

With 2012/13 as the baseline year, we aim to lower energy consumption across our operations by 2029/30

↓ 15%

於2021/22年度，透過應用智能方案，建築工程能源消耗強度按年

Through the adoption of smart solutions, the year-on-year energy consumption intensity of our construction projects in 2021/22

↓ 9.2%



組裝合成建築法及預製組件

↓ 建築廢料

Modular Integrated Construction and precast fabrication

↓ construction waste

日後建築合約招標時，規定承建商須從制定採購名單中選擇經認證的

綠色建築材料

Contractors are required to procure prescribed certified green building materials in future building contracts

