



Social and Environmental Responsibilities

社會及環境責任





Social and Environmental Responsibilities 社會及環境責任

The Housing Society contributes to the community not only by improving housing, but also by helping those in need.

On our own initiative as well as collaborating with various local organisations, we undertake a wide range of activities to foster community spirit and promote the culture of caring. We call on not only our staff, but also residents in our estates to take part in volunteer work to help the under-privileged, particularly those elderly people who live alone. On a regular basis, our volunteers are engaged in activities that bring joy and warmth to the elderly.

To support the sustainable development of our society, we have put environmental considerations a mandate in our development and refurbishment projects. Besides, environmental awareness activities are persistently conducted throughout the year to reinforce a sense of environmental responsibility among our staff, tenants, property owners and their families.

As a socially responsible organisation, we are always prepared to support initiatives conducive to the development of the industry and the well-being of the community. Through the Hong Kong Housing Society Academy, we share our knowledge and experience and provide support, training, scholarships and intern opportunities for the long-term development of the housing industry. For the benefits of the wider community, we also actively support various activities of the industry, environment and community by way of sponsorship and participation.

Care for the Community

During the year, our staff participated in a total of 30 volunteer activities organised to provide services for over 950 recipients amongst 22 charity organisations.

房協致力服務社群，不單在於改善房屋及居住環境，亦向有需要的人士施予援手。

房協自發或透過與不同機構合作，籌辦多元化的活動，培養社區精神和推動關懷文化。除了號召房協的職員外，我們亦鼓勵轄下屋邨的居民加入義工行列，定期參與各項活動，協助弱勢社群，特別是獨居長者，為他們送上歡樂和溫暖。

房協在各個發展及翻新項目中，一直奉行環保原則，以支持社會的可持續發展。此外，我們亦於年內不斷舉辦活動，以提高環保意識，推動員工、租戶、業主及其家庭成員身體力行，為環保出一分力。

作為一個負責任的機構，房協全力支持推動業界發展及社會福祉的活動。透過「香港房屋協會專業發展中心」，我們與業界分享專業知識和經驗，並致力提供支援、培訓、獎學金及實習機會，促進房屋業的長遠發展。此外，我們亦透過贊助或直接參與，積極支持各項業界、環保及社區活動，造福社群。

關懷社群

年內，房協員工參與了共三十項義工活動，為二十二個慈善團體服務，超過九百五十人因而受惠。



The Housing Society Volunteer Team participated in a charity walkathon
「房協愛心隊」參與步行籌款

The Housing Society Volunteer Team organised eight visits to elderly residents during the review period. These included a visit in May 2009 to the Mrs Y K Fung Care and Attention Home for the Elderly at Lam Tin to celebrate the Dragon Boat Festival by making rice dumplings. The volunteers also visited The Hong Kong Community Care Association Limited – Tai Kok Tsui Care and Attention Home in July 2009 to coach the elderly residents in healthy exercising. In December, a group of volunteers provided hair-cutting service for the residents of Grace Nursing Home in Kowloon Tong. Another ten volunteers visited The Grace Nursing Home at Tak Tin Estate and celebrated Christmas with 45 elderly residents there.

During the Chinese New Year, 23 volunteers brought gifts to the residents of Po Leung Kuk Lau Chan Siu Po District Elderly Community Centre. Volunteers also helped raise funds in the Helping Hand HealthBank Cookie Campaign 2010 for the elderly and visited the elderly residents of Ta Kwu Ling Ping Che Village.

In recognition of their voluntary services, our volunteer team received special mention at the Chinese New Year Party of the Neighbourhood Active Ageing Project sponsored by the Labour and Welfare Bureau and the Elderly Commission in January 2010. In March 2010, the Hong Kong Playground Association presented a Certificate of Participation to our Volunteer Team recognising their contributions in volunteer activities.

Care for the Environment

For many years, the Housing Society has been conscious in providing environmentally-friendly designs, recreational facilities and landscaping at our housing estates.

We were the first housing development organisation in Hong Kong to be awarded an ISO 14001 certificate and have established a comprehensive Environmental Management System to systematically manage our environmental activities and conserve natural resources, minimise waste and prevent pollution.

過去一年，「房協愛心隊」曾組織過八次長者居民的探訪，包括於二零零九年五月探訪藍田馮堯敬夫人老人宿舍，與長者一起包糰子歡度端午節。「愛心隊」亦於二零零九年七月探訪香港社區照顧協會大角咀安老院，帶領院友進行健身操。於十二月期間，我們的義工又到訪九龍塘頌恩護理院，為院友理髮，而另外十名義工則探訪德田邨頌恩護理院，與四十五名院友同慶聖誕佳節。

於農曆新年期間，二十三名「愛心隊」成員帶同禮物，探訪保良局劉陳小寶長者地區中心，同時參與伸手助人協會舉辦的二零一零年「保多康曲奇義賣運動」，為長者籌募善款，亦曾探訪打鼓嶺坪輦村的長者居民。

此外，由勞工及福利局與安老事務委員會共同贊助的「左鄰右里積極樂頤年計劃」於二零一零年一月舉行新春聯歡會。我們的義工在會上獲特別嘉許，認同他們為這計劃付出的努力。另外，房協的義工亦獲得香港遊樂場協會頒發參與證書，以表揚他們在義務工作方面的貢獻。

愛護環境

多年來，房協致力在轄下屋邨採取環保設計、提供休憩設施及園藝。

房協是香港首個獲得ISO 14001認證的房屋發展機構，制訂了一套完善的環境管理系統，有效地管理我們的環保工作，以節省天然資源、減少廢物及防止污染。



The volunteers playing group games with persons with disabilities
義工們與殘疾人士一起遊戲



The volunteers cutting hair for nursing home inmates
義工為護理院院友理髮



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Amongst the other environmental initiatives we have introduced, we used environmentally-friendly bricks made from construction waste and recycled aggregates in paving an open area in Sha Tau Kok Chuen and the pavement outside Kwun Tong Garden Estate, covering a total area of 7,000 square metre. Developed by the Hong Kong Polytechnic University, the amount of bricks used can reduce up to 220 tons of carbon emissions during their production. The projects were of the largest scale among the public housing estates in Hong Kong.

To ensure the adoption of environmentally-friendly design and construction methods, our urban renewal and elderly housing projects have adopted the Building Environmental Assessment Method (BEAM). For the redevelopment project in Sham Shui Po, we carried out a micro-climate study in order to prevent a wall effect blocking ventilation in the neighbourhood. We also incorporated natural ventilated corridors and sky gardens on the elderly floors for the mixed scheme development in Shau Kei Wan to provide better air quality and a healthier living environment. For the Tanner Hill Senior Residences project, we added sky gardens and cross-ventilated corridors as well as eight-metre wide wind corridors, and before we proceed with the development of the Wetland Park Road Integrated Elderly Community project, we have conducted an ecological study to assess its environmental impact on the ambient habitat.

For our rehabilitation and city revitalisation projects, we have made wide use of energy-saving lighting, lead-free paint and recycled materials, and our building services installations on all of our projects have received energy-efficiency certificates issued by the Electrical and Mechanical Services Department.

To minimise the environmental impact of our construction activities, we used hydraulic crushers in the demolition of our urban renewal projects for reducing noise nuisance and air pollution. On-site sorting of demolition waste was also implemented at our urban renewal sites, enabling us to recycle 85% of our demolition waste.

房協推行的其他環保計劃中，包括採用了環保磚鋪設沙頭角邨的路面及觀塘花園大廈對出的行人道，總面積達七千平方米，規模為全港公共屋邨之冠。這些環保磚由香港理工大學研發，以建築廢料及玻璃碎製成，在製造過程中已可減少高達二百二十噸碳排放。

為確保房協採用的建築設計和施工方法符合環保標準，我們的市區重建及長者住屋項目均已採納「建築環境評估法」。房協曾為深水埗的市區重建項目進行微氣候研究，目的是防止屏風效應，阻擋區內空氣流通。另外，在筲箕灣的混合發展項目中，房協特別於長者樓層設計天然通風走廊及空中花園，改善空氣質素和締造更健康的居住環境。房協亦為「丹拿山長者居所」項目加入空中花園、貫流通風走廊及八米寬的通風廊。我們在展開濕地公園路「長者綜合社區」項目前進行了生態研究，評估該項目對周圍環境及生態的影響。

同時，房協在屋邨復修及市區活化項目上廣泛使用節能照明、無鉛漆料及循環再用物料，而各項目的屋宇設備及裝置，亦均獲得機電工程署發出的能源效益證書。

為減低建築工程對環境造成的影響，房協於市區重建項目中採用了油壓鋼剪進行清拆工程，以減低噪音及空氣污染。此外，我們亦在市區重建項目的工地，把拆卸的廢物即場分類，令當中八成半的拆卸廢物可循環再用。



The pavement outside Kwun Tong Garden Estate was paved with environmentally-friendly bricks
觀塘花園大廈外的行人路鋪上環保地磚



Various environmental measures: noise control (left) and waste water treatment (right) were adopted on construction sites
建築工地採用各項環保措施：減低噪音 (左)及污水處理 (右)

To reduce noise levels at our urban renewal sites in Sham Shui Po and Shau Kei Wan, we utilised silent pilers and erected noise mitigation enclosures and barriers during the foundation works.

All waste water generated from ground investigation works and foundation works were processed by water treatment plants before discharge into public drains, and temporary hard pavings were provided at construction sites to minimise dust emissions.

We have also been introducing green features in our existing estates as part of our on-going programme of improvement works. These green features included the installation of new lift shafts and a green roof at the new transformer room at Ming Wah Dai Ha. At Hoi Au Lau and Ching Hoi Lau in Yue Kwong Chuen, we began installing solar panels on the main roofs as a supplementary power source for the lighting in common corridors on three floors.

Our concern for the environment is reflected not only in our development projects, but also in the wide range of green activities we undertake in our estates.

During the year, we organised or participated in programmes across Hong Kong, including the Public Engagement Launch Day of the Building Design to Foster a Quality and Sustainable Built Environment organised by the Council for Sustainable Development in June 2009. The objective of this programme was to find ways of resolving problems such as wall and canyon effects and encouraging energy efficiency.

The Housing Society also participated in the Dim it! Lights Out 6.21 event initiated by Friends of the Earth, the Green Hong Kong – Carbon Audit Anniversary Ceremony launched by the Environmental Protection Department, Hong Kong Tree Planting Day 2010 held by the Green Fun, the 7th Green Carnival co-organised by the Hong Kong Polytechnic University and the Green Council, and Organic Day 2010 – Organic Carbon Minus Carnival held jointly by the Hong Kong Organic Resource Centre and the Hong Kong Baptist University.

為減低深水埗及筲箕灣市區重建項目的噪音，我們在進行地基工程時，特別採用靜音打樁機，並設置消減噪音罩和屏障。

土地勘測及地基工程產生的污水，經污水處理系統處理後，才排放至公用污水渠。我們亦在建築工地鋪設臨時硬地面，以減低塵土飛揚。

房協為現時進行的屋邨改善工程引入環保元素，包括在明華大廈加建升降機槽及為新的變壓站打造綠化天台。我們亦在漁光村海鷗樓及靜海樓天台裝設太陽能板，為其中三個樓層公共走廊的照明系統提供補給電源。

房協對環境的關注，不但可從發展項目中表現出來，從轄下屋邨廣泛推行的環保活動亦可見一斑。

年內，房協曾舉辦及參與全港多項與環保有關的計劃，包括可持續發展委員會於二零零九年六月舉辦的「優化建築設計 締造可持續建築環境」社會參與過程啟動日。是項計劃旨在探討如何解決「屏風樓」及「峽谷效應」等問題，以及鼓勵提升能源效益。

此外，房協亦參與了「地球之友」舉辦的「6·21夠照·熄燈行動」、環境保護署的「綠色香港·碳審計」周年典禮、「綠的歡欣」舉辦的「二零一零年香港植樹日」、香港理工大學與環保促進會協辦的「第七屆環保嘉年華」，以及由香港有機資源中心與香港浸會大學協辦的「全城有機日2010—有機減碳嘉年華」。



The Housing Society set up a game booth in the Green Carnival to promote "Fighting Global Warming"

房協於「環保嘉年華」中設置遊戲攤位，宣揚「對抗全球暖化」



The Housing Society residents participated in the Tree Planting Day to save the environment

房協居民參與「香港植樹日」，綠化環境



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For our efforts in supporting sustainable development, we have received awards in the Power Smart energy saving contest for three consecutive years. Moreover, Cho Yiu Chuen, Lai Tak Tsuen and Moon Lok Dai Ha received the Wastewi\$e Label – Class of Excellence, while Sha Tau Kok Chuen earned the Wastewi\$e Label – Class of Good issued by the Environmental Protection Department. In the Competition on Source Separation of Domestic Waste Award organised by the Environmental Protection Department, 34 estates and managed properties of the Housing Society received awards and certificates of merit for their commitment to waste separation and recycling. These awards reflect the efforts of our estates to take effective environmental actions and promote a green lifestyle.

Care for the Industry

The Hong Kong Housing Society Academy (HSA) was established in 2005 by the Housing Society to promote the professional development of the housing industry through knowledge sharing and training.

Since the inception of the HSA, the Housing Society has been collaborating with the tertiary institutions in Hong Kong as well as leading universities in Mainland China to organise courses, workshops, internship programmes and seminars relating to the housing industry.

During the year under review, the Academy organised a training programme for a delegation of 27 civil servants from Jiangsu Province from 22 to 25 July 2009. A training programme was also arranged for 17 teachers from Beijing Union University from 3 to 7 August 2009. Together with the Chartered Institute of Housing and Funning Property Management Company Limited, we organised the 2nd Wuhan University Students Internship Programme for six final year students from 10 to 29 August 2009.

房協全力支持可持續發展，連續三年於「知慳惜電」節能比賽中贏得獎項。此外，祖堯邨、勵德邨及滿樂大廈獲環境保護署簽發「減廢標誌－卓越級別」，而沙頭角邨則取得「減廢標誌－良好級別」。三十四個房協轄下屋邨及管理物業於環境保護署舉辦的「家居廢物源頭分類獎勵計劃」中獲獎及取得優異證書，表揚他們在實踐廢物分類及循環再用的努力。這些獎項反映出房協的屋邨在推動綠色生活及實踐環保方面的工作成效。

支持業界

房協於二零零五年成立「香港房屋協會專業發展中心」(專業發展中心)，透過知識交流和培訓，推動房屋的專業發展。

專業發展中心成立以來，一直與香港專上院校及內地頂尖大學合辦與房屋業相關的課程、工作坊、實習計劃及研討會。

年內，中心為來自江蘇省的二十七名公務員，於二零零九年七月二十二日至二十五日期間舉辦培訓課程，並於二零零九年八月三日至七日期間，為十七名北京聯合大學教師安排培訓。同時，中心於二零零九年八月十日至二十九日期間，聯同英國特許房屋經理學會及富寧物業管理有限公司，舉辦「第二屆武漢大學物業管理專業學生暑期實習計劃」，為六名準畢業生提供實習機會。



A number of estates and properties received awards in the Competition on Sources Separation of Domestic Waste
多個屋邨及屋苑於「家居廢物源頭分類獎勵計劃」中獲獎



Wuhan University students visiting the Housing Society Elderly Resources Centre to understand the special needs of the elderly
武漢大學學生到「房協長者安居資源中心」參觀，了解長者的特別需要

To share our experience in developing elderly housing with our counterparts in Mainland China, we published a Mainland edition of the *Universal Design Guidebook for Residential Development in Hong Kong* in collaboration with the China Architecture and Building Press. The book was released during an elderly housing forum at the Tsinghua University in Beijing on 29 October, organised with the Architectural Design and Research Institute of the Tsinghua University and the China Architecture and Building Press.

For the local community, we supported the educational and career aspirations of around 500 students during the year. We received 66 students in our summer internship programme, offered 76 scholarships and bursaries (including two under the Father Cronin Memorial Award), and job placements for some 360 students.

One of our employees, Mr Chong Kin-hei, was awarded the 2009 Outstanding Apprentice by the Committee on Apprenticeship and Trade Testing of the Vocational Training Council in March 2010. Through the Apprenticeship Programme for Tradesman, Mr Chong joined the Housing Society for three years of on-the-job training at Kwun Tong Garden Estate in August 2007. His apprenticeship programme involved the installation, testing, examination and maintenance of various systems at the estate.

All of these initiatives are key components in our on-going support of education and professional development, and will remain integral to our commitment of serving the community.

此外，房協與中國建築工業出版社合作，出版內地版《香港住宅通用設計指南》，與內地同業分享我們發展長者房屋的經驗。十月二十九日，房協聯同清華大學建築設計研究院及中國建築工業出版社，在北京清華大學舉行長者住屋論壇，並同時為該指南舉行發布會。

在本地社區方面，房協年內為約五百名學生提供教育及職業相關的支援。我們的暑期實習計劃招收了六十六名學生，並提供共七十六項獎／助學金，包括兩項「樂年神父獎學金」，以及為近三百六十名學生提供實習機會。

另外，我們的其中一名員工莊建熙先生，於二零一零年三月獲學徒訓練及技能測驗委員會評選為「2009年度傑出學徒」。莊先生於二零零七年八月透過「屋宇設備技工學徒計劃」加入房協，在觀塘花園大廈接受三年在職培訓，學習邨內各種系統設備的安裝、測試、檢查及維修保養工作。

這些計劃都是房協一直支持教育及專業發展的重要元素。我們將繼續往開來，以實踐服務社群的承諾。



Mr Chong Kin-hei who received on-the-job training at Kwun Tong Garden Estate was selected as Outstanding Apprentice 於觀塘花園大廈接受在職培訓的莊建熙先生獲選為「傑出學徒」



The annual Summer Internship Programme provides opportunities for students to acquire working experience 每年舉辦的「暑期實習生計劃」讓學生汲取工作經驗



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Sponsorships and Donations in 2009/2010 二零零九/二零一零年度贊助及捐款

Category 類別	Event 活動	Organiser 機構
Industry 業界	HKIP 30 th Anniversary International Conference — Planning for Low Carbon Cities 香港規劃師學會成立三十周年暨國際級研討會 — 共建低碳都市	The Hong Kong Institute of Planners 香港規劃師學會
	Construction Safety Promotional Campaign 2009 建造業安全推廣活動	Occupational Safety and Health Council 職業安全健康局
	RICS Urban Renewal Strategy Conference 市區重建策略會議	The Royal Institution of Chartered Surveyors Asia 英國皇家特許測量師學會亞洲區分會
	The Construction Manager of the Year Award 2008 2008 年度傑出建造經理選舉	The Chartered Institute of Building (Hong Kong) 英國特許建造學會(香港分會)
	Council of Asian Shopping Centre Conference 2009 亞洲購物中心協會 2009 周年會議	Institute of Shopping Centre Management 商場管理學會
	2009 HKIS Annual Conference — Surveyors in Urban Regeneration 香港測量師學會周年研討會 2009 — 測量師與市區再生	The Hong Kong Institute of Surveyors 香港測量師學會
	Symposium on Urban Climate and Urban Greenery 2009 城市氣候與城市綠化研討會 2009	Professional Green Building Council 環保建築專業議會
	The International Conference on Sustainable Integrated Design Process for Buildings and Construction 可持續綜合樓宇及建築設計過程國際研討會	The Hong Kong Institute of Facility Management 香港設施管理學會
	The 8 th Hong Kong Occupational Safety and Health Award 第八屆香港職業安全健康大獎	Occupational Safety and Health Council 職業安全健康局
	Joint Annual Dinner 2009 of CIH (Asian Pacific Branch) and HKIH 英國特許房屋經理學會(亞太分會)及香港房屋經理學會 聯合周年晚宴 2009	Chartered Institute of Housing (Asian Pacific Branch) and The Hong Kong Institute of Housing 英國特許房屋經理學會(亞太分會)及 香港房屋經理學會
	Conference on Property and Facility Management — A Greater China Perspective 物業設施管理研討會 — 透視大中華區的機遇	The Hong Kong Institute of Surveyors 香港測量師學會
	HKIS Young Surveyors Award 2009 香港測量師學會青年測量師獎 2009	The Hong Kong Institute of Surveyors 香港測量師學會
	Quality Improvement and Experience Sharing Convention 2009 優質改善經驗交流會 2009	QIES Organising Committee 優質改善經驗交流會策劃及工作委員會
	HKQAA Symposium 2009 — Sustainable World Beginning from Sustainable Business 香港品質保證局專題研討會 2009 — 從企業開始創建可持續發展的世界	Hong Kong Quality Assurance Agency 香港品質保證局
	Occupational Health Promotional Campaign 2009-10 職業健康推廣活動 2009-10	Occupational Safety and Health Council 職業安全健康局
	Good Housekeeping Promotional Campaign 良好工作場所整理推廣計劃	Occupational Safety and Health Council 職業安全健康局
	Construction Safety Award Scheme 2009-10 建造業安全獎勵計劃 2009-10	Labour Department 勞工處
	The HKIE Building Division 9 th Annual Seminar — Smart and Green Building: Design, Construction and Management 香港工程師學會建造分部第九屆周年研討會 — 智能及環保大廈：設計、建造及管理	The Hong Kong Institution of Engineers 香港工程師學會
	The First Outstanding BRE Alumni Award 首屆傑出理大建築及房地產學系校友選舉	The Hong Kong Polytechnic University 香港理工大學
	Quality Building Award 2010 優質建築大獎 2010	Nine professional bodies of the construction industry 建築界九大團體

Category 類別	Event 活動	Organiser 機構
Environmental 環保	Earth Partner 2009-10 地球之友 Earth Partner 2009-10	Friends of the Earth (HK) 香港地球之友
	Walk for Nature @ Mai Po 2009 步走大自然 @ 米埔 2009	World Wide Fund for Nature — Hong Kong 世界自然(香港)基金會
	Power Smart Contest 2009 「知慳惜電」節能比賽 2009	Friends of the Earth (HK) 香港地球之友
	The 7 th Green Carnival 第七屆環保嘉年華	Green Council 環保促進會
	The 17 th Green Power Hike 第十七屆綠色力量環島行	Green Power 綠色力量
Community 社區	Sai Kung District Dragon Boat Race 2009 西貢區龍舟競渡 2009	Sai Kung District Dragon Boat Racing Preparatory Committee 西貢區龍舟競渡籌備委員會
	CUMBA Corporate Social Responsibility Conference 2009 — Creating Sustainable Impact: CSR as a Competitive Edge 香港中文大學工商管理碩士課程企業社會責任會議 2009 — 以企業社會責任打造可持續的競爭力	The Chinese University of Hong Kong 香港中文大學
	Bowling with Love 慈善保齡獻愛心	Christian Action 基督教勵行會
	The Community Chest Green Day 公益綠「識」日	The Community Chest of Hong Kong 香港公益金
	The Community Chest Corporate and Employee Contribution Programme 2009/10 — Bronze Award 二零零九/一零年度公益金商業及僱員募捐計劃 — 銅獎	The Community Chest of Hong Kong 香港公益金
	Delivering Love in Mid-Autumn Festival 2009 同心關懷賀中秋 2009	Yang Memorial Methodist Social Service 循道衛理楊震社會服務處
	The 60 th Anniversary National Day Celebration Dinner 國慶六十周年慶祝晚會	The Hong Kong Coalition of Professional Services 香港專業聯盟
	Dress Special Day 公益服飾日	The Community Chest of Hong Kong 香港公益金
	Tai Hang Fire Dragon 大坑中秋舞火龍盛會	Tai Hang Residents' Welfare Association 大坑坊眾福利會
	Hong Kong Rhythmic Gymnastic Festival for the Elderly 2009 「躍動晴」全港長者花式體操節 2009	Aberdeen Kai-fong Welfare Association Social Service Centre 香港仔街坊福利會社會服務中心
	The 8 th SCHSA Charity Walk 第八屆同心展步獻長者	Senior Citizen Home Safety Association 長者安居服務協會
	Haven of Hope Fundraising Golf Tournament 2009 靈實高爾夫球慈善賽 2009	Haven of Hope Christian Service 基督教靈實協會
	Hong Kong Volunteer Award Presentation Ceremony 2009 香港義工嘉許典禮 2009	Steering Committee on Promotion of Volunteer Service of Social Welfare Department 社會福利署推廣義工服務督導委員會
	Volunteer Movement 2010 義工運動 2010	Social Welfare Department 社會福利署
	Web Care Campaign 2009 網絡齊關注行動 2009	Internet Professional Association 互聯網專業協會
	The Community Chest Corporate Challenge 2010 公益慈善馬拉松 2010	The Community Chest of Hong Kong 香港公益金
	Lifeline Express Charity Golf Day 2010 健康快車慈善高爾夫球日 2010	Lifeline Express 健康快車
	The Clearwater Bay Charity Golf Tournament 清水灣高爾夫球慈善賽	Haven of Hope Christian Service 基督教靈實協會