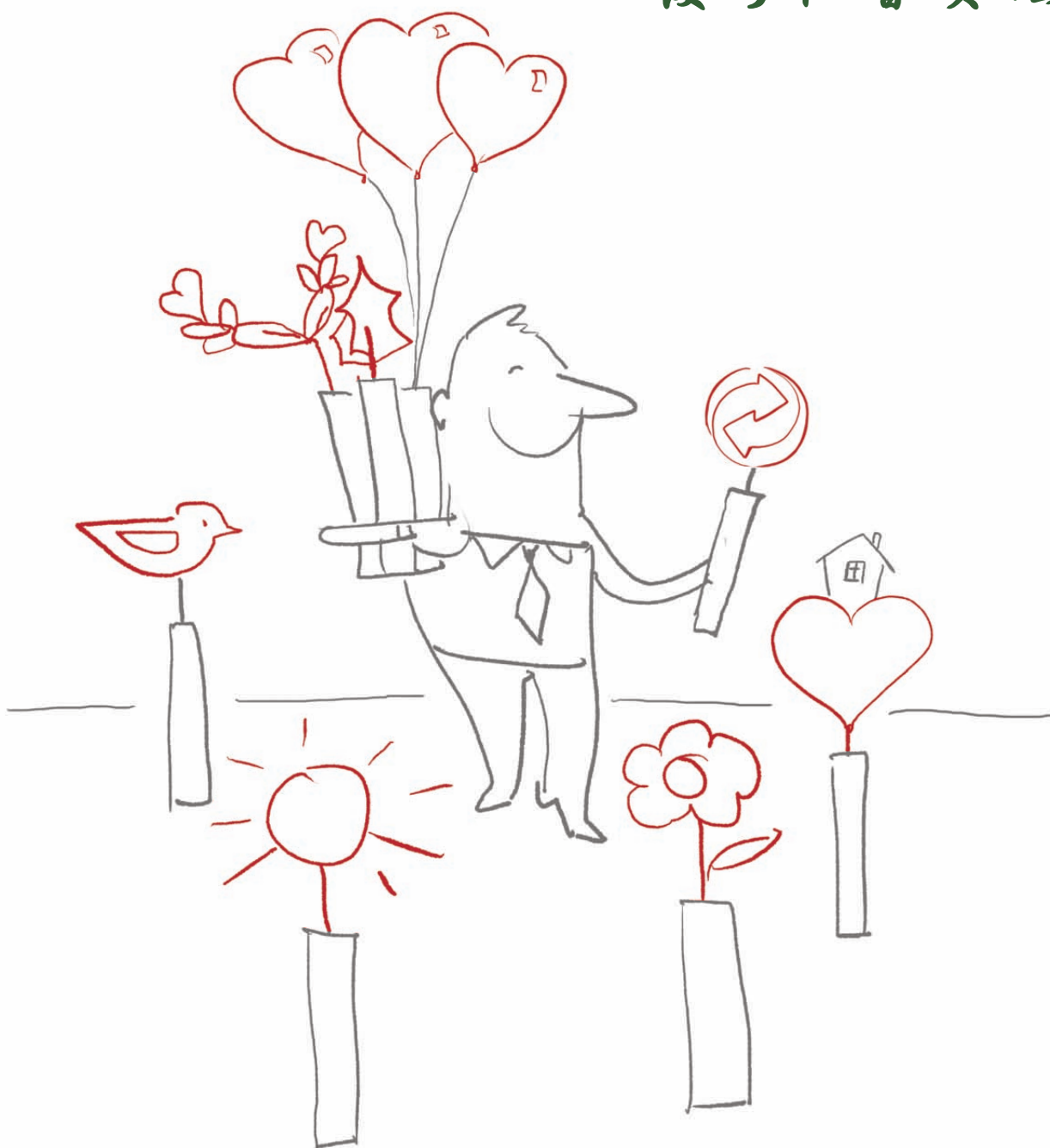


FULFILLING SOCIAL RESPONSIBILITIES

履行社會責任



SOCIAL AND ENVIRONMENTAL RESPONSIBILITIES

社會及環境責任



Care for the Community
關懷社群



Protect the Environment
愛護環境



Support the Industry
支持業界



香港測量師學會建築測量組研討會2010 Building Surveyors Conference 2010

廿一世紀樓宇維修大趨勢
The 21st Century Building Maintenance Trend

30 October 2010

Organizer: THE HONG KONG INSTITUTE OF SURVEYORS
香港測量師學會
BUILDING SURVEYING DIVISION

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THE HONG KONG INSTITUTE OF SURVEYORS
香港測量師學會
BUILDING SURVEYING DIVISION



The Housing Society Volunteer Team brought festive warmth to the elderly

「房協愛心隊」於節日為長者送暖

As an organisation that carries a social mission, the Housing Society cares about the less fortunate in the community and those in need, particularly the elderly. This commitment to help is shared by our staff who throughout the year contributed generously their time and heart in a wide range of volunteer activities organised by the Housing Society and other charitable organisations.

During the year, we also continued to promote social sustainability in our new development projects, our housing estates, the community and other business initiatives. And for the industry, we supported internship programmes and offered scholarships, exchanged views on best practices with other organisations and shared experience in housing for the elderly and other business operations.

Care for the Community

The Housing Society focuses on initiatives that promote the well-being of the community, including the elderly and less privileged members of Hong Kong society. We particularly encourage volunteerism among our staff who are ardent supporters of the activities organised by the Housing Society Volunteer Team.

房協肩負社會使命，關懷弱勢社群及有需要的人士，尤其是長者。我們的員工亦同樣秉承這項使命，無私地奉獻出時間及心意，參與房協及其他慈善團體所舉行的各項義工活動。

年內，房協繼續在各項新的發展項目、屋邨、社區及其他業務上推廣社會的可持續發展。在業界方面，我們支持實習計劃及提供獎助學金，並與不同機構就最佳作業常規交流意見，以及分享長者房屋及其他業務運作的經驗。

關懷社群

房協著重推動社會福祉的活動，包括為香港的長者及弱勢社群服務。我們特別鼓勵員工參與義務工作，而他們亦非常支持「房協愛心隊」所組織的活動。



The HS Volunteer Team regularly visits the elderly who are the main service targets

「房協愛心隊」以長者為主要服務對象，經常舉辦探訪活動



The Housing Society supports the Green Carnival to promote environmental messages to the community

房協參與「環保嘉年華」，向社區推廣環保信息

During the year, they took part in volunteer activities involving about 115 staff and family members who provided volunteer services to over 350 recipients in various charity organisations. These included Employee Volunteer Week launched by the Community Business, a Halloween Party organised by the Hong Kong Playground Association, the E&M Safety Campaign 2010 organised by the Electrical Mechanical Services Department and Green Day of the Community Chest to raise funds for its medical and health services.

As the elderly are the main service target of the Housing Society Volunteer Team, a series of voluntary activities were held to care for the senior citizens in need. One of the regular events was the Spring Gathering for the Elderly to celebrate Chinese New Year at the Cham Shan Monastery in Sai Kung. A total of 41 volunteers helped organise an outing for more than 250 elderly participants from Po Leung Kuk, Tsung Tsin Mission of Hong Kong Social Service Division and the Hong Kong Society for the Aged. On the occasion, the seniors were treated to Cantonese opera, dancing and magic performances as well as gift packs prepared by our volunteers.

年內，約一百一十五名員工及其家人曾參與義工活動，服務不同的慈善團體，令超過三百五十人受惠。這些活動包括由公益企業舉辦的「員工義工週」、香港遊樂場協會的「萬聖節派對」、機電工程署的「機電安全香港通2010」及公益金為其醫療及保健服務籌款的「綠識日」。

「房協愛心隊」的主要服務對象為長者，因此一系列的義工活動亦是從關懷有需要的長者出發。其中一項活動是與長者在西貢湛山寺舉行新春團拜。此外，四十一名義工亦特別協助組織了一項外遊活動，安排超過二百五十名來自保良局、基督教香港崇真會社會服務部及香港耆康老人福利會的長者欣賞粵曲、舞蹈及魔術表現，並預備禮物包派發給參加的長者。



Making a greener environment for Cho Yiu Chuen
為祖堯邨增添綠色的居住環境



The Housing Society received a silver award at the Hong Kong Awards for Environmental Excellence
房協於「香港環保卓越計劃」取得銀獎

Protect the Environment

In 2002, the Housing Society became the first property developer in Hong Kong to achieve ISO 14001 certification which recognised our environmental initiatives and practices in property development.

We will continue to implement ISO 14001 environmental management standards on our future development contracts, and have successfully increased the number of ISO 14001 certified main contractors on our shortlist for major projects.

In our redevelopment, rehabilitation and city revitalisation projects, we have adopted environmental-friendly design and construction methods and aimed to achieve the platinum standard of BEAM (Building Environmental Assessment Method) for measuring, improving and labelling the environmental performance of buildings. In particular, our redevelopment and city revitalisation projects in Sham Shui Po and Tai Po have adopted a number of innovative green features, including vertical greening, energy-saving lighting, 'soft' landscaping and the extensive use of recycled materials.

Environmental protection in property management has always been a key focus of the Housing Society. In all of our housing estates, we are committed to preventing pollution and protecting the environment, conserving natural resources, minimising waste and complying with all applicable environmental legislation and regulations.

愛護環境

早於二零零二年，房協成為香港首家獲得 ISO 14001 認證的物業發展機構，確認我們在致力環保及物業發展的常規工作。

我們日後在處理發展合約時，將繼續奉行 ISO 14001 的環境管理標準，同時在總承辦商的入圍名單當中，亦增加了獲 ISO 14001 認證的數目。

我們的重建、復修及市區活化項目，亦採納了符合環保標準的建築設計和施工方法，來評估、改善及標籤樓宇的環保表現，以達到「建築環境評估法」的白金級別。至於深水埗的重建及大埔的市區活化項目，更特別採納了一些創新的環保元素，包括垂直綠化、節能照明、園景設計及廣泛使用循環再用物料。

房協一直重視推行環保物業管理。我們在轄下的所有屋邨致力防止污染及保護環境、節省天然資源、減少廢物及遵守各項環境法例及規定。



Greening the slope in Kwun Lung Lau
於觀龍樓綠化斜坡



The solar energy and wind power lighting
installation in Cho Yiu Chuen
於祖堯邨的太陽能及風力照明裝置

Recognising the need to lower carbon emissions in our estates, we were among the first organisations in Hong Kong to sign the Carbon Reduction Charter and co-organised activities with the Friends of the Earth (HK) to promote environmental protection and low carbon living.

We have also pioneered recycling in our estates. This year, we launched a number of pilot projects on renewable energy, use of rainwater, kitchen waste, green roofs, green slopes and energy-efficient devices. In the second half of 2010, we participated in the Conscientious Recycling initiative organised by Friends of the Earth (HK) by setting up collection points from tenants for used computers and electronic equipment.

Other environmental initiatives included installing solar-power lights and LED signboards at several of our estates and setting up a pilot Dual Feed Solar Irrigation System at Lai Tak Tsuen to save energy and water consumption while reducing carbon emissions.

Apart from promoting environmental awareness among staff and business partners, we also encouraged residents of our estates to participate in environmental protection by signing a Green Living Charter as a commitment to adopt environmental practices in daily life.

房協明白必須減少屋邨碳排放量，故率先簽訂「減碳約章」，成為香港首家簽訂該約章的機構之一，並與「香港地球之友」合辦活動，推廣環保及低碳生活。

我們不但於屋邨率先推動循環再用，今年更嘗試推行一系列計劃，包括再生能源、雨水運用、廚餘回收、綠化天台、斜坡綠化及使用節能設備。於二零一零年下半年，我們參與「香港地球之友」舉辦的「良心回收」計劃，在屋邨設立收集點，讓租戶棄置電腦及電器。

其他的環保措施包括於屋邨安裝太陽能發電燈及發光二極管顯示牌，並於勵德邨試行裝設太陽能雙饋式灌溉系統，以節省能源及降低耗水量，同時減少碳排放。

除了向員工及業務夥伴推廣環保意識外，我們亦鼓勵屋邨居民簽訂「綠色生活約章」，承諾於日常生活中支持環保。



The new office on King's Road provides a green and healthy work environment to staff.

位於英皇道的新辦公室為員工提供環保及健康的工作環境



To practice what we preach, we make sure we implement best environmental practices in our World Trade Centre head office. During the year, we replaced the fluorescent lighting tubes which will save about 20,000Kwh of electricity and 14,000kg in carbon emissions each year. We also introduced a lights-off policy to reduce power consumption and carbon emissions.

To enhance indoor air quality, we installed a carbon filter at our World Trade Centre office and glue-free carpet tiles in our King's Road office to reduce air-borne volatile organic compounds.

In all Housing Society offices, we began making extensive use of FSC-certified and 100% recycled paper and launched a recycling policy for materials such as waste paper, toner cartridges and obsolete desktop computers and accessories.

In recognition of our workplace environmental practices, we were once again awarded an ISO 14001 certificate by the Hong Kong Quality Assurance Agency. The head office received Carbon 'Less' certificates by the Environmental Campaign Committee and an award at the Hong Kong Awards for Environmental Excellence for our efforts to reduce office greenhouse gas emissions. As another environmental achievement by our head office, we received the Wastewi\$e Label — Class of Good and Energywi\$e Label — Class of Good granted by the Environmental Protection Department in both 2010 and 2011.

我們身體力行實踐環保承諾，於世貿中心總辦事處實施最佳環保措施。年內，我們取代了螢光燈管，每年將節省二萬度耗電量及一萬四千公斤碳排放量，並實施開燈政策，減少能源消耗及碳排放。

我們亦於世貿中心總辦事處裝設碳過濾器，提升室內的空氣質素，並於英皇道辦事處選用免膠水安裝地毯，以減少揮發性有機化合物排放。

房協亦已開始在所有辦事處使用森林管理委員會認證的100%再造紙，並推行廢紙、碳粉匣以及舊電腦及配件等物資的回收政策。

房協再次獲得香港品質保證局的ISO 14001認證，以確認我們在工作間推行的環保措施。我們亦因致力減少總辦事處的辦公室溫室氣體排放而獲頒環境保護運動委員會的減碳證書及香港環保卓越計劃的獎項。總辦事處的另一項環保成就，是於二零一零年及二零一一年獲環境保護署頒授「減廢標誌」及「節能標誌」的良好級別。



The interns presented what they learnt from the summer programme through short plays
暑期實習生透過短劇表達他們在房協工作的體驗



Hong Kong Housing Society Award encourages students in housing-related disciplines
「香港房屋協會獎助學金計劃」鼓勵同學修讀與房屋相關的學科

It was encouraging to receive recognition for our environmental practices at the Hong Kong Awards for Environmental Excellence 2010, winning the Sectoral Awards — Public Organisations and Utilities — Silver Award. This awards programme organised by the Environmental Campaign Committee of the SAR Government encourages businesses and organisations to practice sustainability and recognises those who have achieved environmental excellence.

房協的環保措施獲得2010香港環保卓越計劃「界別卓越獎」的公營機構及公用事業銀獎，成績令人鼓舞。這獎勵計劃由特區政府環境保護運動委員會舉辦，以實踐可持續發展及表揚環保表現卓越的機構。

Support the Industry

As in previous years, we organised and supported a number of events and activities last year to promote a sustainable housing industry in Hong Kong.

To bring new blood into the industry, we sponsored a number of student internship initiatives and organised the Hong Kong Housing Society Summer Internship Programme for the sixth year. A total of 66 students from 24 local and overseas tertiary institutions acquired real-life experience and practical work knowledge during the summer of 2010 as a result of this programme.

支持業界

一如以往，我們去年籌辦及支持多個項目和活動，以推動香港房屋業的可持續發展。

為協助房屋業培育新血，我們贊助多項學生實習計劃，並籌辦「第六屆香港房屋協會暑期實習計劃」，在二零一零年的暑假為來自二十四家本地和海外大專院校合共六十六名學生提供實習機會，讓他們從中汲取實際經驗和實用的工作知識。



The Tsinghua University delegation visiting Cheerful Court
清華大學訪問團到彩頤居考察



The Housing Society Academy sponsored for the third time the Distinguished Lecture Series organised by The University of Hong Kong
「房協專業發展中心」第三度贊助香港大學舉辦「傑出講座系列」

We offered other internship opportunities to students through the Hong Kong Housing Society Academy (HSA) established in 2005 to promote professional development of housing and related services. These opportunities were offered in conjunction with the YWCA Internship Programme, IVE (Haking Wong) Student Internship Programme, CityU Surveying Student programme and Yuen Long Students Placement Programme.

Students from Mainland China also benefited from the internship opportunities we offer. Under the Wuhan University Students Internship Programme, we brought 11 students who studied property management to Hong Kong to learn about property management business in real life last year.

At the 6th Hong Kong Housing Society Award Presentation Ceremony, we presented awards to outstanding students in housing-related disciplines and provided financial assistance to students in need. Last year, we awarded HK\$5,000 each to 56 students from 14 local tertiary institutions and continuing and professional studies institutions, the Hong Kong Institute of Vocational Education and community colleges.

For the third time, the HSA sponsored the Hong Kong Housing Society Distinguished Lecture Series organised by the Centre of Urban Studies and Urban Planning of The University of Hong Kong. The lecture of this year featured Professor Victor Regnier from the School of Architecture and Gerontology at the University of Southern California. Some 200 people turned up to listen to Professor Regnier on the latest developments in elderly housing and ways of integrating housing with services to provide better support to the elderly.

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）。該中心聯同「基督教女青年會實習計劃」、「香港專業教育學院（黃克競）學生實習計劃」、「城大測量學學生計劃」及「元朗區學生實習計劃」，透過為學生提供實習機會，推動房屋及相關服務的專業發展。

此外，來自內地的學生亦可受惠於我們的實習機會。去年，十一名修讀物業管理的學生參加「武漢大學學生實習計劃」，前赴香港汲取物業管理業務的實戰經驗。

於第六屆「香港房屋協會獎助學金計劃」頒獎典禮上，我們向修讀房屋相關學科的成績優異學生頒發獎項，並向有需要的學生提供資助。去年，房協向十四家本地專上院校、持續專業進修學院、香港專業教育學院及專上院校共五十六名學生各頒贈五千港元。

專業發展中心再次贊助香港大學城市研究及城市規劃中心主辦的第三屆「香港房屋協會傑出講座系列」。今年的主講者為美國南加州大學建築及老年學的Victor Regnier教授。他與出席是次講座的二百多名人士分享長者房屋的最新發展情況，並講解如何在房屋供應中結合服務，提供切合長者需要的支援。



The Chartered Institute of Housing delegates paid a visit to Lai Tak Tsuen
英國特許房屋經理學會的代表到勵德邨參觀

Through the HSA, we had also arranged some 20 visits and exchange activities with government officials, professionals, scholars and students from around the world. Among these, we received a 17-person delegation from Tsinghua University in Beijing who came to learn about our strategy in developing elderly housing. Other visitors included government officials from Jiangsu, Zhejiang, Shenzhen Municipality, Hangzhou, Zhongshan of Mainland China and Singapore, as well as professionals and scholars from Australia, New York and South Korea. To share best practices with our counterparts in the region, we maintained close ties with overseas housing bodies such as the Chartered Institute of Housing and the Housing and Development Board of Singapore.

All of these activities underline our commitment to the community, the environment and the housing industry. In the year ahead, we will continue to raise the bar for social responsibility in our own organisation, while striving to set an example for the industry in Hong Kong.

我們亦透過專業發展中心安排二十多項探訪和交流活動，與世界各地的政府官員、專業人士、學者及學生交流，當中包括北京清華大學十七人代表團來港考察發展長者房屋的策略。其他探訪包括來自中國江蘇、浙江、深圳市、杭州、中山及新加坡的政府官員，還有澳洲、紐約及南韓的專業人士及學者。我們亦與英國特許房屋經理學會及新加坡建屋發展局等海外房屋團體保持緊密連繫，藉以與地區同業交流最佳的作業常規。

此等活動均顯示房協對社區、環境及業界的承擔。來年，房協將繼續肩負社會責任，籌辦更多活動，為香港業界樹立良好的榜樣。

Sponsorships and Donations in 2010/2011 二零一零／二零一一年度贊助及捐款

Category 類別	Event 活動	Organiser 機構
Industry 業界	The HKIE Environmental Division Annual Seminar 香港工程師學會環境分部周年研討會	The Hong Kong Institution of Engineers 香港工程師學會
	The HKIE Building Division Annual Seminar 香港工程師學會建造分部周年研討會	The Hong Kong Institution of Engineers 香港工程師學會
	The HKIE 5 th Symposium on Sustainable Development, Cooperation among Hong Kong, Macau and Guangzhou 香港工程師學會第五屆粵港澳可持續發展研討會	The Hong Kong Institution of Engineers 香港工程師學會
	HKIS Annual Conference 2010 香港測量師學會周年研討會 2010	The Hong Kong Institute of Surveyors 香港測量師學會
	Building Surveyors Conference 2010 香港測量師學會建築測量組研討會 2010	The Hong Kong Institute of Surveyors 香港測量師學會
	The Quality Property and Facility Management Award 2010 優質物業設施管理大獎 2010	The Hong Kong Institute of Surveyors and The Hong Kong Association of Property Management Companies 香港測量師學會及香港物業管理公司協會
	RICS Hong Kong Annual Conference 2010 英國皇家特許測量師學會周年研討會 2010	Royal Institution of Chartered Surveyors 英國皇家特許測量師學會
	CIH Asian Pacific Branch 2010 Yearbook 英國特許房屋經理學會亞太分會 2010 年報	Chartered Institute of Housing Asian Pacific Branch 英國特許房屋經理學會亞太分會
	E&M Safety Carnival 2010 機電安全香港通 2010	Electrical and Mechanical Services Department 機電工程署
	Construction Safety and Health Promotional Campaign 2010 建造業安全推廣活動 2010	Occupational Safety and Health Council 職業安全健康局
	The 9 th Hong Kong Occupational Safety and Health Award 第九屆香港職業安全健康大獎	Occupational Safety and Health Council 職業安全健康局
	Construction Safety Award Scheme 2010–11 建造業安全獎勵計劃 2010–11	Labour Department 勞工處
	The 5 th Mass Appraisal Valuation Symposium 第五屆批量評估技術研討會	International Property Tax Institute 國際財產稅學會
	HKQAA Symposium 2010 香港品質保證局專題研討會 2010	Hong Kong Quality Assurance Agency 香港品質保證局
	Green Building Award and Green Building Conference 2010 環保建築大獎及綠色建築研討會 2010	Hong Kong Green Building Council 香港綠色建築議會
	Silver Market Symposium 香港銀髮市場發展研討會	Cyber Senior Network Development Association 長者網絡發展協會
	The Hong Kong Housing Society Distinguished Lecture Series 香港房屋協會傑出講座系列	The University of Hong Kong 香港大學
	Age-friendly Cities with Coopreation and Participation — The Asian Pacific Perspective Regional Conference 長者友善城市 — 亞太地區在合作和參與方面的經驗區域會議	The University of Hong Kong 香港大學
	The HKU Centre of Urban Studies and Urban Planning 30 th Anniversary Dinner and Town and Gown Symposium 香港大學城市研究及城市規劃中心三十周年晚宴及研討會	The University of Hong Kong 香港大學

Category 類別	Event 活動	Organiser 機構
Environmental 環保	Walk for Nature @ Mai Po 2010 步走大自然 @ 米埔 2010	World Wide Fund for Nature — Hong Kong 世界自然(香港)基金會
	Green Council 10 th Anniversary and Hong Kong Green Awards 2010 環保促進會成立十周年暨「香港綠色企業大獎2010」	Green Council 環保促進會
	Green Carnival 2011 環保嘉年華2011	Green Council 環保促進會
	The 18 th Green Power Hike 第十八屆綠色力量環島行	Green Power 綠色力量
	Green Christmas 2010 綠色聖誕2010	Friends of the Earth (HK) 香港地球之友
Community 社區	Web Care Campaign 2010 網絡齊關注行動2010	Internet Professional Association 互聯網專業協會
	Volunteer Movement 2011 義工運動2011	Social Welfare Department 社會福利署
	The Community Chest Corporate and Employee Contribution Programme 2010/11 二零一零/一一年度公益金商業及僱員募捐計劃	The Community Chest of Hong Kong 香港公益金
	The Community Chest Green Day 公益綠「識」日	The Community Chest of Hong Kong 香港公益金
	Dress Special Day 公益服飾日	The Community Chest of Hong Kong 香港公益金
	The Community Chest Corporate Challenge 公益慈善馬拉松	The Community Chest of Hong Kong 香港公益金
	Skip Lunch Day 2011 公益行善「折」食日2011	The Community Chest of Hong Kong 香港公益金
	Standard Chartered Hong Kong Marathon 2011 — Leaders Cup 渣打馬拉松 2011 — 領袖盃	Hong Kong Amateur Athletic Association 香港業餘田徑總會
	The 61 st PRC Anniversary Celebration 國慶六十一周年慶典	Hong Kong Social Welfare and Service Organisation 香港社會福利服務機構
	Wan Chai Festival 2010 灣仔節2010	Wan Chai District Council 灣仔區區議會
	The 13 th Anniversary Haven of Hope Fundraising Golf Tournament 第十三屆靈實高爾夫球慈善賽	Haven of Hope Christian Service 基督教靈實協會
	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