

Launching Greenhill Villa to Facilitate Home Ownership



推售 綠怡雅苑
協助市民置業





主席的話 Chairman's Message

繼青衣「綠悠雅苑」後，房協早前推售第二個位於沙田的資助出售房屋項目「綠怡雅苑」，提供1,020個中小型住宅單位，並與香港房屋委員會的「居者有其屋計劃」（居屋）一同接受合資格人士申請，合共收到逾53,000份申請，超額約13.5倍。

「綠怡雅苑」的售價於去年底釐訂，主要基於當時的住宅樓宇價格，並因應地點、設施及樓宇質素作出相應調整，折扣率為百分之三十，主要考慮買家的負擔能力。單位售價介乎260萬至630萬元，實用面積平均呎價約為7,700元。

雖然「綠怡雅苑」的售價於銷售期間維持不變，但折扣率將於買家揀樓時按當時市況轉變而調整，例如當樓價回落時，折扣率比訂價時的百分之三十為低，而將來買家轉售單位所需繳付的補價款額亦因而減少。若樓價上升，折扣率將會提高，日後的補價款額亦相應增加。

除了「綠怡雅苑」外，房協一直與政府保持緊密聯繫，研究在其他合適的地方興建更多的資助出售房屋。我們很高興去年得到政府批予房協兩幅分別位於將軍澳及屯門的土地作此用途。這兩個項目預計可於今年內完成規劃及批地程序，然後隨即展開建築工程，興建合共620個資助出售單位，預計可於2019年落成。

目前，房協須向政府繳付一半地價發展資助出售房屋項目，加上建築成本不斷上升及樓價調整，相信房協往後發展的資助出售房屋項目未必能夠達致收支平衡。但作為政府的緊密合作夥伴，房協將全力協助政府解決市民的住屋需要。只要有足夠的資源和能力許可，房協樂意繼續參與資助自置居所的發展，或以其它不同的發展模式，以配合社會的需求。

鄔滿海

The Housing Society recently put up the second Subsidised Sale Flats project Greenhill Villa in Sha Tin for sale subsequent to Greenview Villa in Tsing Yi, providing 1,020 small-and-medium-sized flats. Application was open to eligible persons in conjunction with the Home Ownership Scheme (HOS) of the Hong Kong Housing Authority. Over 53,000 applications were received in total, representing an over-subscription of about 13.5 times.

The prices of Greenhill Villa were set at the end of last year, benchmarking against the prices of residential buildings at the time and adjusted with regard to the location, facilities and quality of the buildings. The discount rate was 30%, mainly in consideration of the buyers' affordability. The sale prices of the flats ranged from \$2.6 to \$6.3 million at an average of \$7,700 psf in terms of saleable area.

The prices of Greenhill Villa remained unchanged during the sale period, yet the discount rate would be adjusted with regard to the prevailing market conditions upon flat selection. For instance, the discount rate will be lower than the original 30% if market prices fall. As such, the premium payable by the buyers to resell the units will also be reduced. If market prices go up, the discount rate will then be raised resulting in an increase of premium to be paid in future.

Apart from Greenhill Villa, the Housing Society has all along been working closely with Government to explore other suitable sites for building more subsidised sale housing. We are pleased that Government allocated two sites in Tseung Kwan O and Tuen Mun respectively to the Housing Society last year for this purpose. The construction works of these two projects will commence upon the completion of the planning and land-granting procedures this year. A total of 620 subsidised sale flats are expected to be delivered in 2019.

Currently, the Housing Society is obliged to pay half of the land premium to Government for the development of Subsidised Sale Flats projects. In view of the constantly rising construction costs and the adjustment of property prices, we anticipate that the Housing Society may not be able to break even in the future Subsidised Sale Flats projects. However, as a close partner of Government, the Housing Society will render full support in addressing the housing needs of the people. Given sufficient resources and if capable, the Housing Society will be happy to continue building subsidised sale flats or adopting different development models to meet the demand of society.

Marco Wu

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推售「綠怡雅苑」 協助市民置業

Launching Greenhill Villa to Facilitate Home Ownership

房協一直與政府緊密合作，並配合其施政目標，透過增加資助出售單位的供應，協助更多中等收入的家庭置業。

房協位於青衣的首個資助出售房屋項目「綠悠雅苑」於二零一二年開售，反應熱烈，988個單位迅速售罄。項目已於去年落成，而業主亦於年中開始陸續入伙。

今年初，房協再推出位於沙田小瀝源路的第二個資助出售房屋項目「綠怡雅苑」接受預售申請，1,020個中小型住宅單位預計於二零一九年落成。項目同樣以「實而不華」的設計原則，採用簡約實用的建築及設備，協助合資格的市民置業。



The Housing Society has all along been working closely with Government and supporting its housing policy to facilitate more middle-income families in home purchase by increasing the supply of subsidised sale flats.

The first Subsidised Sale Flats Project Greenview Villa launched in 2012 was well received by the market with all 988 flats sold out instantly. The project was completed last year and has been handed over to the owners since mid-2015.

Early this year, the Housing Society launched the second Subsidised Sale Flats Project Greenhill Villa at Siu Lik Yuen, Sha Tin for pre-sale. 1,020 small-and-medium-sized residential flats are expected to be delivered in 2019. The project will again follow the “practical but not extravagant” design principle by adopting no-frills construction and facilities to assist eligible in home ownership.



接受預售申請

房協發售資助出售房屋項目「綠怡雅苑」，與香港房屋委員會（房委會）的「出售居者有其屋計劃（居屋）單位2016」一同接受合資格人士申請，同時還有七個未能完成交易的「綠悠雅苑」單位亦一併推售。申請日期由今年二月二十九日至三月十四日。

「綠怡雅苑」有三座35至38層高的住宅大樓，合共提供1,020個中小型住宅單位，實用面積介乎375至742平方呎，其中約六成為兩房單位，近三成為一房單位，其餘一成為三房單位。標準設備包括冷氣機、廚櫃、抽油煙機、煤氣煮食爐及木地板。屋苑亦設有平台園藝花園及室內康樂設施，包括健身室、閱讀室、多用途室及兒童遊戲室等。

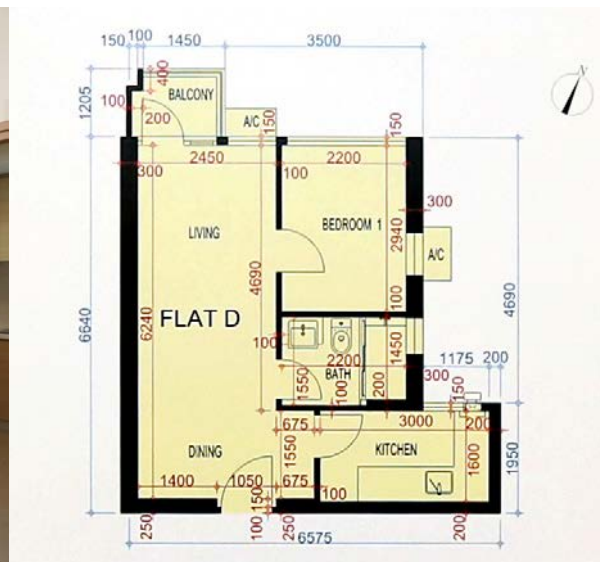


「綠怡雅苑」預計於二零一九年中落成
Greenhill Villa is expected to complete in mid-2019 the soonest

Open for Pre-sale Application

The Housing Society launched Greenhill Villa, a Subsidised Sale Flats Project, in conjunction with the Sale of Home Ownership Scheme (HOS) Flats 2016 of the Hong Kong Housing Authority (HA) for application by eligible persons. Concurrently, seven remaining flats of Greenview Villa resulting from uncompleted transactions were also put up for re-sale. The application period spanned from 29 February to 14 March 2016.

Greenhill Villa comprises three towers, each of 35 to 38 storeys, providing 1,020 small-and-medium-sized flats with saleable areas ranging from 375 to 742 sf, among which about 60% are of two-bedroom design, 30% one-bedroom and the remaining 10% three-bedroom. All units will be fitted with air-conditioners, kitchen cabinet, cooker hood, gas cooker and timber flooring. Amenities include podium garden and indoor recreational facilities such as gymnasium, reading room, multi-function room and children games room.



其中一房單位的標準示範單位及圖則

One-bedroom standard show flat and layout plan

售價及銷售安排

單位售價按市值作出折讓，而單位市值主要參考區內私人屋苑及已繳付補價可於私人市場轉售的資助房屋單位的成交價，並因應地點、樓齡、設施及物業質素作出相應調整。

房協在考慮申請者的負擔能力及參考居屋項目的折扣率後，決定以市價七折出售「綠怡雅苑」單位，售價介乎260餘萬至627萬元，實用面積平均呎價約為7,700元。此外，房協亦將為銀行及其他認可財務機構提供按揭貸款保證，讓買家可獲高達九成的樓宇按揭。

「綠怡雅苑」的申請資格及銷售安排均與居屋一致，即公屋租戶可透過「綠表」申請，不設入息及資產上限。其他人士可用「白表」申請，二人或以上家庭的每月入息上限為49,000元，資產限額為170萬元；一人申請者的月入上限及資產限額則分別為24,500元及85萬元。

在優先次序及揀樓配額方面，安排亦與居屋相若。由於明華大廈現正進行重建，受影響的居民可獲優先資格認購「綠怡雅苑」的單位，配額共200個。

Pricing and Sale Arrangements

The prices of the flats are set at a discount to market value, benchmarking against the transaction prices of the private properties in the district and the subsidised flats with premium paid up for sale on the private market. Adjustments have been made with regard to the location, age, facilities and quality of the properties.

After considering the affordability of the buyers and taking reference of the discount rate of the HOS flats, the Housing Society decided to offer the Greenhill Villa units at a discount of 30%. The sale prices of the flats range from \$2.6 to \$6.27 million at an average of about \$7,700 psf in terms of saleable area. Besides, the Housing Society will provide guarantee for the buyers to obtain mortgage up to 90% of the property prices from banks and other recognised financial institutions.

The eligibility criteria and sale arrangements of Greenhill Villa are set in line with the HOS. Public housing tenants can tender applications via Green Forms without any restrictions on income and asset. Other members of the public may use White Forms for application. The monthly income and asset limits are set at \$49,000 and \$1,700,000 respectively for families with two or more members, and \$24,500 and \$850,000 respectively for single persons.

For flat selection priority and allocation quota, the arrangements are also similar to those of the HOS. As Ming Wah Dai Ha is undergoing redevelopment, the affected residents are given priority to purchase Greenhill Villa flats with a quota of 200.



「綠怡雅苑」示範單位吸引大批市民參觀
The show flats of Greenhill Villa attracted a multitude of visitors



房協的項目設計及建築工程專責小組定期檢討工程進度，並實地視察施工情況

Task Force on Design and Construction of the Housing Society regularly reviews the construction progress and inspects the site works

「綠怡雅苑」的轉售限制與以往「住宅發售計劃」項目一樣，買家五年內不可自由轉讓物業，除非得到房協同意；而在任何時間均須向政府繳付補價，才可在公開市場出租、出售或轉讓單位。此外，買家亦可於購買單位兩年後，經房協「住宅發售計劃」第二市場，將單位轉讓予合資格人士而毋須向政府繳付補價。

房協特別為於青山道413號東景大廈長沙灣辦事處設置兩個「綠怡雅苑」的交樓標準示範單位，另兩個位於「綠悠雅苑」的現樓示範單位亦供有興趣人士預約參觀，開放期間合共錄得參觀人數超過27,000人次。

「綠怡雅苑」已於三月十四日截止接受申請，連同房委會的居屋合共收到逾53,000份申請，超額約13.5倍。經初步審核申請者的資格後，將於五月十日進行攞珠，以決定審查申請者資格的次序，並於七月開始按該次序邀請合資格的申請者前往揀樓。

The re-sale restrictions of Greenhill Villa are the same as those of the previous Flat-for-Sale Scheme (FFSS) projects. Buyers are not allowed to sell their properties on the open market within the first five years without the consent of the Housing Society. A premium has to be paid to Government to alienate the restrictions on lease, sale or transfer of properties on the open market at any time. Besides, buyers may transfer the ownership of the flats to eligible persons through the FFSS Secondary Market after two years of purchase to waive the premium payable to Government.

The Housing Society has set up two show flats of handover standard for Greenhill Villa at Cheung Sha Wan office in Tone King Building, 413 Castle Peak Road. Another two show flats for Greenview Villa were also available on site for those interested by appointment. A total of over 27,000 visitors were recorded during the opening period.

Application for Greenhill Villa was closed on 14 March. Together with the HOS of the HA, over 53,000 applications have been received, representing an over-subscription of 13.5 times. After initial screening of the applicants, lot drawing will be held on 10 May to decide the sequence of eligibility verification. Eligible applicants will be invited to select flats in July.

房協首個資助出售房屋項目「綠悠雅苑」已於去年中入伙

The first Subsidised Sale Flats Project Greenview Villa was occupied by owners last year



「雋悅」租住新安排

New Lease Arrangements for The Tanner Hill



位於北角丹拿道的優質長者房屋項目「雋悅」於三月八日完成揀樓程序後，剩餘單位翌日起以先到先得形式公開接受租住，租住權費下調一成，並提供短期租約的選擇。

「雋悅」是香港首創的優質長者房屋項目，房協已預期長者需要較長時間去認識和接受這個嶄新概念，加上近期本港經濟環境及市況有所轉變，對長者的財務安排有一定的影響。因應目前的市場情況，房協決定將「雋悅」的租住權費下調一成，並為已簽訂租約的租戶作出相應調整。

此外，除現有的長期租約外，「雋悅」亦將推出兩年期的固定租約，讓對項目有興趣但未確定是否合適自己的長者，親身體驗這個住屋模式再作決定。租戶可在租約期內隨時申請轉為長租，而租住期間所繳付的租金半數可用作支付租住權費，上限為12個月，以鼓勵長者能在「雋悅」終身租住，達到「居家安老」的目的。

短期租約將以市值租金出租，平均月租為每平方呎\$42，另加管理費、服務費及差餉。租金按個別單位的面積、種類、樓層及座向等因素而訂，標準單位的租金由\$14,400至\$38,400不等。

After the completion of the flat selection process for the quality elderly housing project The Tanner Hill on 8 March, the remaining flats were open for lease commencing the next day on a first-come-first-serve basis. The Entry Contribution was reduced by 10% and the option of short lease was also offered.

The Tanner Hill is the first-ever quality elderly housing project in Hong Kong. The Housing Society has expected that the elderly would need more time to understand and accept this new concept. Moreover, the recent changes of the local economic environment and market have also posed certain impact on the financial arrangements of the elderly. In light of the current market situation, the Housing Society decided to reduce the Entry Contribution of The Tanner Hill by 10%. The adjustment also applies to those who have already executed the Lease Agreement.

Apart from the existing long-term lease, The Tanner Hill has also put up a two-year fixed term lease option to allow those elderly who are interested in this project, but not sure whether it suits them, a trial experience. To encourage life lease so as to achieve the objective of “ageing in place” at The Tanner Hill, the tenants can switch to long lease at any time within the tenancy. Half of the rentals paid during the lease period can be used to pay for part of the Entry Contribution, up to a maximum of 12 months.

Short lease are offered at market rates, at a monthly average of \$42 psf, excluding management fee, service fee and Government Rates. The rental amount varies with the size, type, floor and location of individual flats, ranging from \$14,400 to \$38,400 for standard flats.



房協亦因應申請者的需求，放寬特准用戶的入住限制。在新措施下，租戶可申請直系親屬成為特准用戶以作照顧，入住期最長一年，有需要可向房協申請續期。此外，住戶亦可向房協申請親友入住單位以作短聚而毋須提交任何健康或關係證明，最長為一個月。開放式單位可容納最多一名特准用戶，其他單位則最多三名。

自新安排實施以來，已吸引部份新租戶分別以長租及短租形式簽訂租約。隨著住客陸續入伙，各項會所設施將分階段開放供住戶使用，另中西醫診所預計可於十一月開始營運。至於專業照護設施，日間照護和認知訓練中心已於五月開始運作，而護理安老院舍則預計可於八月投入服務。

In response to the need of the applicants, the Housing Society has relaxed the restrictions on Permitted Occupiers. Under the new arrangement, the tenants may apply for their direct family members to stay in the flat as Permitted Occupiers for caring needs. The duration of stay could be up to one year and renewable if needed. Besides, the residents may also apply for their relatives or friends to stay for short term in their flats for social reasons without proof of health or relationship. The maximum stay is one month. Only one Permitted Occupier will be allowed for studio flats while a maximum of three for the other flats.

Since the new arrangements took effect, more new tenants have been attracted to the project on both long and short leases. While the tenants start to move in, the club house facilities will be open for use by stages. The Chinese medicine and Western clinics are expected to come into operation by November. For the skilled-care facilities, the Day Care Centre and Cognitive Training Centre have commenced operation since May while the Residential Care Home for the Elderly (RCHE) is expected to open in August.

「喜韻」落成交樓 Heya Star Completed for Handing Over



「喜韻」的客戶服務團隊協助住戶收樓
The customer service team of Heya Star
assisted the tenants in taking over the flats

房協位於長沙灣青山道368號的私人住宅項目「喜韻」已於今年初落成，並於二月中展開交樓程序，業主亦相繼入伙。

「喜韻」共有兩幢樓高三十一層的大廈，共提供175個私人住宅單位，實用面積由459至730平方呎，屬房協位於長沙灣區的五個市區重建項目之一，沿用「實而不華」的設計概念，其中「喜雅」及「喜盈」已於二零一三及一五年相繼入伙，尚餘「喜薈」及「喜漾」預計於今年下半年落成。

The private residential project of the Housing Society located at 368 Castle Peak Road in Cheung Sha Wan, Heya Star, was completed earlier this year and has been taken over by the owners since mid-February.

Comprising two 31-storey blocks offering 175 private residential flats with area ranging from 459 to 730 sf, Heya Star is one of the five urban renewal projects of the Housing Society in Cheung Sha Wan designed under the principle of "practical but not extravagant". With Heya Green and Heya Delight handed over early in 2013 and 2015 respectively, the remaining projects Heya Crystal and Heya Aqua were expected to complete in the second half of this year.

駿發花園增設轉乘升降機

Adding Shuttle Lift in Prosperous Garden



房協致力為長者居民打造無障礙的居住環境
The Housing Society strives to create a barrier-free living environment for the elderly residents

(右起)房協總監(物業管理)葉錦誠先生、駿發花園互助委員會主席湛乃斌先生及房協助理總經理(物業管理)彭國華先生主持升降機啟用儀式

(From the right) Housing Society Director (Property Management) Mr Jacky Ip, Prosperous Garden Mutual Aid Committee Chairman Mr Cham Nai-bun and Assistant General Manager (Property Management) Mr Derek Pang officiated the opening ceremony of the shuttle lift

隨著屋邨的人口老化，房協持續改善屋邨的設施，以提升居民的生活質素。繼觀龍樓、明華大廈、樂民新村及祖堯邨後，房協再於駿發花園興建轉乘升降機，方便居民出入。

位於油麻地的駿發花園於一九九一年落成，除了提供896個「住宅發售計劃」單位外，還有665個出租單位，包括第五座的160個長者單位。

由於第五座地下為商舖，居民須從地下拾級而上才能到達一樓的電梯大堂。房協遂於去年三月動工興建轉乘升降機，由地面通往一樓大堂，建造費為440萬元。項目已於今年初落成，並於一月二十八日舉行啟用儀式。

In light of the ageing population in the estates, the Housing Society continuously improves the estate facilities to enhance the living quality of the residents. Following Kwun Lung Lau, Ming Wah Dai Ha, Lok Man Sun Chuen and Cho Yiu Chuen, the Housing Society recently built a shuttle lift in Prosperous Garden to facilitate the access of the residents.

Prosperous Garden in Yau Ma Tei was completed in 1991, providing 896 Flats-for-Sale units and 665 rental units including 160 elderly flats in Block 5.

Since there are retail shops on G/F of Block 5, the residents have to climb up the stairs from G/F to reach the lift lobby on 1/F. Thus in March last year, the Housing Society commenced building a shuttle lift to connect G/F with 1/F lobby at a construction cost of \$4.4 million. The project was completed earlier this year with an opening ceremony held on 28 January.

徵文比賽圓滿結束

Essay Writing Competition Rounded off

為推動「長幼共融」的概念，鼓勵年輕人了解及關懷長者的居住需要，房協於去年底舉辦第二屆「老有所居」全港高中學生徵文比賽，並邀得香港中文大學中國語言及文學系協辦。評判團成員包括香港中文大學中國語言及文學系講師葉嘉詠博士、資深傳媒人林超榮先生，以及房協總經理（長者服務）張滿華博士。

比賽共收到來自九十二間中學的一千一百多份參賽作品，反應熱烈。經評審後，冠軍由港大同學會書院中五同學伍峻延的《三種歸宿》奪得；亞軍及季軍分別為保良局姚連生中學中六同學麥德民的《家書》及東華三院辛亥年總理中學中四同學鄭莉莉的《一切安好》，各獲得獎狀及獎學金分別為港幣五千、三千及一千元。

頒獎典禮於三月十九日假「房協長者安居資源中心」舉行，由三位評判擔任頒獎嘉賓。出席同學及老師亦順道參觀資源中心，了解長者友善家居的設施。

為與公眾分享比賽的優秀作品，房協將得獎和其他入圍作品結集成書，免費派發至全港中學，同時亦上載至房協網站：

www.hkhs.com/writingcompetition

同學及老師參觀「長者安居資源中心」
Students and teachers visited the ERC



To promote the concept of “cross-generation harmony” and encourage young people to understand and care about the housing needs of the elderly, the Housing Society organised the 2nd “Housing for the Elderly” Essay Writing Competition for Senior Secondary School Students at the end of last year and co-organised by the Department of Chinese Language and Literature of The Chinese University of Hong Kong. The judging panel included Dr Yip Ka-wing from the Chinese Language and Literature Department of The Chinese University of Hong Kong, media veteran Mr Lam Chiu-wing and Housing Society General Manager (Elderly Services) Dr Cheung Moon-wah.



The competition was well received with over 1,100 entries from 92 secondary schools. After review, Gold Award was won by Form 5 student Ng Tsun-yin of HKUGA College while Silver and Bronze went to Form 6 student Mak Tak-man of Po Leung Kuk Yao Ling Sun College and Form 4 student Cheng Lee-lee of TWGHs Sun Hoi Directors' College respectively. Each winner received a certificate and scholarships of \$5,000, \$3,000 and \$1,000 accordingly.

A ceremony was held on 19 March at the Housing Society Elderly Resources Centre (ERC) with the three judges presenting the awards. The students and teachers attended also took the opportunity to visit the ERC to understand the age-friendly-home facilities.

To share the outstanding entries of the competition, the Housing Society published a collection of the winning and other shortlisted articles and distributed to all secondary schools for free. The works were also uploaded to the Housing Society website:

www.hkhs.com/writingcompetition

得獎同學和評判及出席老師在頒獎禮上合照
The winning students, judges and teachers took photos at the ceremony





本年度得獎同學與房協主席鄺滿海先生(前排中)及出席委員合照
The awardees of the year taking photo with Housing Society Chairman Mr Marco Wu (centre front) and the Members in attendance

培育業界專才 Grooming Housing Talents

「香港房屋協會獎助學金計劃」於二零零六年設立，獎勵就讀房屋及長者服務相關學科的本港大專院校優異生。計劃自推行以來已有近七百名學生受惠，而頒發的獎助學金累計超過港幣350萬元。

今年頒獎禮於一月三十日假世界貿易中心會所舉行，共有四十七名分別來自十一家大專院校及其持續進修學院和社區學院的學生獲獎。除獎狀外，各人亦獲學金港幣六千元，以茲鼓勵。

此外，房協於一九九四年設立「樂年神父獎學金」，每年獎勵一至兩名香港大學「房屋管理碩士兼讀課程」的優異畢業生，而今年的得主為黃錫勤同學。

另一方面，房協自去年起另為職訓局學生設立獎/助學金名額。今年共四十三名學生獲獎，分別來自香港知專設計學院、香港高等科技教育學院，以及香港專業教育學院的摩理臣山、沙田、青衣及屯門分校，每名得獎生獲頒港幣五千元。



第六屆獎學金其中一位得主陳楚烽先生到場分享畢業後的工作心得
One of the awardees of the 6th HKHS Award, Mr Chan Cho-fung, was present to share his work experience after graduation

The Hong Kong Housing Society Award was set up in 2006 to recognise tertiary students for outstanding performance in studies related to housing or elderly services. Since its inception, the Award has benefitted nearly 700 students and granted scholarships and bursaries amounting to around \$3.5 million.

This year, the Award Presentation Ceremony was held at World Trade Centre Club on 30 January. The 47 awardees came from 11 local tertiary institutes including the universities and their continuing education schools and community colleges. In addition to the certificate, each awardee also received a cash prize of HK\$6,000 as a token of encouragement.

Besides, the Father Cronin Memorial Award which has been in place since 1994 to recognise outstanding students of the Master of Housing Management Programme of The University of Hong Kong went to Wong Sik-kan this year.

On the other hand, scholarships and bursaries have been extended to the Vocational Training Council students since last year. The 43 awardees this year came from the Hong Kong Design Institute, the Technological and Higher Education Institute of Hong Kong, as well as the Morrison Hill, Sha Tin, Tsing Yi and Tuen Mun campus of the Hong Kong Institute of Vocational Education (IVE).

提供實習機會

自二零零九年起，房協每年均為修讀香港專業教育學院(黃克競分校)電機工程學系高級文憑課程的學生提供實習機會，讓他們了解行業環境，為投身社會作好裝備。

於今年一月中獲安排到物業管理部保養組實習的梁秉鈞同學，曾到「雋悅」參與電力裝置相關的實務工作，並於四月底向學院導師及房協代表作匯報，總結實習成果。

梁同學(右)參與檢查「雋悅」的電力裝置系統
Leung (right) participated in the inspection of the electricity system at The Tanner Hill



促進委員交流 Fostering Communications

房協於四月十九日假世界貿易中心會所舉行委員午餐會，邀請了施羅德投資管理(香港)有限公司基金經理夏德信先生演講，分享投資理念及對中國的經濟展望，超過五十名委員及管理層同事出席。

The Housing Society hosted a Members' Luncheon in World Trade Centre Club on 19 April. Mr Toby Hudson, Fund Manager of Schroder Investment Management (HK) Ltd, was invited to share investment philosophies and the economic outlook of China with over 50 Members and management staff present at the luncheon.



委員踴躍參與午餐會
Members actively turned up for the luncheon

加強工程管理 Strengthening Project Management



於「喜濠」的工地舉行安全講座
Safety Seminar held at the site of Heya Aqua

房協工程策劃部於今年二月至四月期間安排廉政公署及職業安全健康局，為各工地分別舉行兩場誠信工作坊及四場安全講座，加強前線人員的防貪及職安健意識。

同時，該部門亦舉行兩次項目安全審核，透過定期審視承建商的安全表現，確保工地的安全。

Housing Society Projects Division held two Integrity Workshops and four Safety Seminars with the ICAC and Occupational Safety and Health Council respectively between February and April this year for the frontline workers at different sites to raise their awareness on anti-corruption and occupational safety and health.

Meanwhile, the Division also conducted two Safety Audits to review the safety performance of the contractors in order to ensure on-site safety.

Offering Internship Opportunities

Since 2009, the Housing Society has been offering internship opportunities to allow students of Higher Diploma in Electrical Engineering from IVE (Haking Wong) to experience the industry environment and gear up for their future career.

Intern Leung Ping-kwan was deployed to the Maintenance Section of the Property Management Division since mid-January and had been engaged in the electricity installations works at The Tanner Hill. The internship was wrapped up by a presentation to Leung's tutor and the Housing Society representatives in late-April.

實踐企業社會責任

Fulfilling Corporate Social Responsibilities

房協藉著參與及贊助不同類型的活動，支持業界及社會發展。在業界方面，房協贊助由香港工程師學會建造分部於三月十日舉辦的第十五屆周年研討會，房協主席鄺滿海先生更出席擔任演講嘉賓，就如何迎合新的房屋需求發表演說。另外，他亦於四月二十日及二十二日為香港測量師學會持續專業發展講座及荃灣商會午餐會擔任講者，主題分別為「香港的房屋問題—現在與未來」及「人口老化社區中的房屋需求」。

同時，房協贊助職業訓練局舉辦的「傑出學徒/見習員獎勵計劃」，行政總裁兼執行總幹事黃傑龍先生亦於三月二十三日舉行的頒獎典禮上主禮。此外，房協另贊助由職業安全局與勞工處合辦的「建造業安全獎勵計劃」，助理總經理（物業管理）彭國華先生亦於三月六日的頒獎典禮出席主禮。

房協近期贊助的其他業界活動包括：

- 由本地九大專業團體合辦的「優質建築大獎」
- 香港工程師學會環境分部的年度研討會
- 香港科技大學土木及環境工程學系和香港科技大學土木及環境工程校友會合辦的廿五周年慶祝活動

社區發展方面，房協今年繼續贊助由「綠色力量」於一月三十日舉辦的「第二十三屆綠色力量環島行」，並派出隊伍參加「物業管理盃」二十五公里賽事，讓同事身體力行支持環保。

另房協再度響應香港公益金於三月十八日舉行的「公益折食日」籌款活動，資助露宿者、籠屋及板間房居民的服務經費。



同事參與「綠色力量環島行」
Colleagues participated in the Green Power Hike

The Housing Society sponsored and participated in different activities to support the development of the industry and the community. With regard to the industry, the Housing Society sponsored the Building Division 15th Annual Seminar of The Hong Kong Institution of Engineers (HKIE) held on 10 March, and Housing Society Chairman Mr Marco Wu was invited to speak on “Building to Meet New Housing Needs”. Besides, he also attended the Continuing Professional



鄺主席在香港工程師學會的研討會上發表對房屋需求的見解

Chairman Mr Wu shared his views on the housing needs at the HKIE seminar



Development Talk of The Hong Kong Institute of Surveyors on 20 April and the Tsuen Wan Trade Association Luncheon Talk on 22 April, speaking on “Housing Problems in Hong Kong, Present and Future” and “Housing Demand in an Ageing Community” respectively.

黃傑龍先生為「傑出學徒/見習員獎勵計劃」主禮
Mr Wong Kit-loong officiated the Outstanding Apprentice/Trainee Awards

The Housing Society also sponsored the Outstanding Apprentice/Trainee Awards held by the Vocational Training Council. Housing Society Chief Executive Officer and Executive Director Mr Wong Kit-loong officiated the award ceremony on 23 March. Moreover, the Housing Society also sponsored the Construction Industry Safety Award Scheme co-organised by the Occupational Safety and Health Council and the Labour Department. Assistant General Manager (Property Management) Mr Derek Pang was an officiating guest at the Award Presentation Ceremony on 6 March.

Other industry activities recently sponsored by the Housing Society include:

- The Quality Building Award co-organised by nine local professional associations
- The HKIE Environmental Division Annual Forum
- The 25th Anniversary Celebration co-organised by the Department of Civil and Environmental Engineering of The Hong Kong University of Science and Technology (HKUST) and HKUST Civil and Environmental Engineering Alumni Association

For community development, the Housing Society continued to sponsor the 23rd Green Power Hike on 30 January this year. A team was also sent to compete for the 25km Property Management Cup, allowing the colleagues to support environmental protection through action.

Once again, the Housing Society supported The Community Chest Skip Lunch Day fund-raising activity on 18 March to benefit the services for street sleepers, residents in cage homes and cubicles.

交流房屋經驗

Exchanging Housing Experience

「房協專業發展中心」近期先後接待多個國內及海外訪問團，包括來自中山市小欖鎮政府、佛山市南海區民政局及印尼雅加達塔魯瑪迦大學的代表，以及理工大學與浙江大學合辦的國際房地產碩士課程的學生，分別於二月至四月期間參觀「長者安居樂」屋苑彩頤居，了解房協的長者房屋發展。

另北京清華大學《住區》雜誌與清華大學建築學院合辦的養老建築規劃設計培訓班一行三十人，於四月十一日參觀彩頤居，並到「房協長者安居資源中心」了解「長者友善家居」的概念。

此外，六名來自上海市浦東新區海外聯誼會的代表於三月十七日到訪，與房協主席鄔滿海先生及行政總裁兼執行總幹事黃傑龍先生會面，分享兩地的房屋經驗，並到最近落成的優質長者房屋項目「雋悅」參觀，了解屋苑內的專業照護設施和服務。

另一方面，房協物業管理部維修組於二月二十四至二十五日遠赴新加坡，考察建屋發展局及建設局轄下得獎的綠色建築，汲取當地的環保經驗。



房協同事到新加坡體驗綠色城市建設
Housing Society experienced green city construction in Singapore



Recently, the Hong Kong Housing Society Academy received a number of delegations from the Mainland and overseas, including officials from Zhongshan XiaoLan Town and Foshan City Nanhai District, representatives from Universitas Tarumanagara from Jakarta of Indonesia, as well as students from the joint MSc programme of PolyU with Zhejiang University in International Real Estate. They visited Cheerful Court of the Senior Citizen Residences Scheme to learn about the elderly housing development of the Housing Society.

Besides, a 30-member delegation from an elderly construction planning and design training programme co-organised by the Community Design, a magazine of Tsinghua University, and the School of Architecture of Tsinghua University visited Cheerful Court on 11 April. They also visited the Housing Society Elderly Resources Centre to understand the concept of “age-friendly home”.

Moreover, six delegates from Shanghai Pudong Overseas Association paid a visit to the Housing Society on 17 March, meeting with Chairman Mr Marco Wu and Chief Executive Officer and Executive Director Mr Wong Kit-loong to exchange views. They also visited the quality elderly housing project The Tanner Hill which was recently completed to understand its skilled-care services and facilities.

On the other hand, the Maintenance Section of Housing Society Property Management Division traveled to Singapore to study the winning green architectures of the Housing Development Bureau as well as the Building and Construction Authority to acquire overseas experience in environmental protection.

房協主席鄔滿海先生(左二)親自接待上海訪問團
Housing Society Chairman Marco Wu (2nd from left) receiving Shanghai visitors in person



推廣「長者友善家居」 Promoting Age-friendly Home

房協透過不同途徑推廣「長者友善家居」的概念，其中於一月三十日舉行的「黃金時代展覽暨高峰會」，高級經理（長者服務）盧少清女士就「居家安老」主題介紹房協推行的「樂得耆所」居家安老計劃及「長者住安心」計劃。

在翌日舉行的「香港長者友善措施致意行動」嘉許禮中，香港社會服務聯會向房協推展「樂得耆所」的十一個出租屋邨頒發「地區彩星獎」，包括明華大廈、勵德邨、觀龍樓、漁光村、觀塘花園大廈、真善美村、樂民新村、家維邨、祈德尊新邨、滿樂大廈及祖堯邨。評審準則參照世衛指引，當中包括「長者友善社區」的八個範疇：室外空間和建築、交通、住所、社會參與、尊重和社會包容、社區支持與健康服務、信息交流及社區參與和就業。

同時，「房協長者安居資源中心」亦設置展覽，透過互動遊戲及社區教育，向業界人士及公眾推廣「長者友善家居」。

房協盧少清女士於高峰會中分享房協如何協助長者實踐「居家安老」

Ms Selina Lo shares at the Symposium on how the Housing Society help the elderly to age in place



The Housing Society promotes the concept of “age-friendly home” via different channels, including the Symposium of Golden Age Expo and Summit held on 30 January this year. Senior Manager (Elderly Services) Ms Selina Lo was invited to speak on the theme “Smart Design and Build” by introducing the Ageing-in-Place (AIP) Scheme and Elderly Safe Living Scheme run by the Housing Society.

On the following day at the Age-Friendly Hong Kong Appreciation Scheme Award Presentation Ceremony, the Hong Kong Council of Social Services presented the “District Award” to 11 rental estates of the Housing Society which implemented the AIP Scheme, namely Ming Wah Dai Ha, Lai Tak Tsuen, Kwun Lung Lau, Yue Kwong Chuen, Kwun Tong Garden Estate, Chun Seen Mei Chuen, Lok Man Sun Chuen, Ka Wai Chuen, Clague Garden Estate, Moon Lok Dai Ha and Cho Yiu Chuen. The adjudication was based on the guidelines of the World Health Organisation, encompassing eight major areas of “Age-friendly City”: Outdoor Space and Buildings, Transportation, Housing, Social Participation, Respect and Social Inclusion, Community and Health Services, Communication and Information, as well as Civic Participation and Employment.

Concurrently, the Housing Society Elderly Services Centre also set up a booth at the event to promote “age-friendly home” to the industry practitioners and general public by means of interactive games and community education.



房協多個屋邨憑「樂得耆所」榮獲彩星獎

A number of Housing Society estates received “District Award” in recognition of the AIP Scheme



計劃成效顯著

房協於二零零四年中委託香港大學在十一個屋邨進行為期一年的追蹤研究，了解「樂得耆所」居家安老計劃對長者居民的服務效益。研究發現，計劃能有效提升長者的家居安全、健康、防跌及快樂指數，並增進腦部功能。另外，研究指出計劃所提倡的「長者友善家居」概念能進一步增強長者居於社區的信心，提升對居住環境的滿意度，並驅使他們更積極使用社區護理服務及參與長者活動等。

另一方面，房協委託香港社會效益分析師學會就「樂得耆所」為長者居民及社會帶來的經濟效益及社會價值進行研究，結果顯示每投入港幣\$1於計劃內，可帶來\$4.5的社會價值回報，遠高於英國1:3作為實效的參照水平，反映此計劃除了惠及長者及其照顧者外，更對醫療及福利機構、政府以至整個社會帶來莫大裨益。

房協於三月八日舉行一場「樂得耆所」工作坊，由香港大學社會工作及社會行政學系主任林一星教授及香港社會效益分析師學會行政總裁阮耀啓博士就以上兩項研究的分析，向執行委員會及長者房屋特別委員會作匯報。當日，委員亦實地考察祈德尊新邨及祖堯邨，了解「樂得耆所」的五大服務主題，包括「頤家」、「頤康」、「頤健」、「頤樂」及「頤智」的成效，並透過探訪長者住戶，親身聆聽長者對有關服務的認同。



AIP Scheme Proven Effective

To understand the effectiveness of the AIP Scheme on the elderly residents, the Housing Society appointed The University of Hong Kong (HKU) to carry out a one-year longitudinal study at 11 rental estates in mid-2004. The findings showed that the AIP scheme had effectively enhanced home safety, health, anti-fall, happiness and brain function for the elderly. Moreover, the study also pointed out that the “age-friendly home” concept advocated by the scheme could further boost the confidence of the elderly staying in their community, improve their satisfaction with the living environment, and encourage them to use community care services and participate in active-ageing activities.

On the other hand, the Housing Society appointed the Hong Kong Institute of Social Impact Analysts (HKI-SIA) to conduct an analysis on the Social Return on Investment (SROI) of the AIP Scheme to measure its economic effectiveness and social value for the elderly residents and society. The findings showed that for every HK\$1 invested, the AIP Scheme generated HK\$4.5 of social value in return which well exceeded the ratio of 1:3 in the UK as a benchmark of solid return. The beneficiaries included not only the elderly and their care-givers, but also the medical and welfare sectors, Government and society as a whole.

On 8 March, the Housing Society held a Workshop on the AIP Scheme for the members of the Housing Society Executive Committee and Special Committee on Elderly Housing. Head of HKU Department of Social Work and Social Administration Professor Terry Lum and Chief Executive Officer of the HKI-SIA Dr Terence Yuen were invited to present the analyses of the two studies. On the day, Members also went to Clague Garden Estate and Cho Yiu Chuen to understand the effectiveness of the five domains of the AIP Scheme, namely “Home Safety”, “Healthiness”, “Autonomy”, “Happiness” and “Able Brain”. Through these home visits, Members were able to get direct testimony from the elderly residents about the services under the Scheme.



主席鄒滿海先生(右二)及委員了解屋邨推行「樂得耆所」的情況

Chairman Mr Marco Wu (2nd from right) and Members learned how AIP Scheme was implemented in the housing estates

耆樂展藝能

Artistic Talents Never Too Late

房協的「長者安居樂」住屋計劃除了照顧長者的住屋需要外，亦關顧住戶的身心健康，致力實踐「居家安老」的理念。

去年十一月，「樂頤居」及「彩頤居」聯同轄下兩間護理安老院「安頤閣」和「喜頤閣」，舉辦了「耆樂 HeARTs Station：藝術治療體驗工作坊」。在藝術治療師的帶領下，一群六十至九十高齡的長者透過藝術創作抒發內心情感，從而提升自信及加強人際關係。

今年二月十九至二十二日，房協在「彩頤居」禮堂舉辦「老爹媽藝術作品展」，以「心花花」、「許願樹」和「手中瑰寶」三個主題展出七十多件學員的作品。這些作品不但反映長者的人生觀及願景，亦向各家庭、護老者，以至社會各界宣揚關注長者心靈健康的信息，讓長者享受豐盛的晚年。

Apart from fulfilling the housing needs of the elderly, the Senior Citizen Residences Scheme of the Housing Society also looks after the physical and mental well-being of the residents in the pursuit of ageing in place.

In November last year, Jolly Place and Cheerful Court held the HeARTs Station for the Elderly: Art Therapy Workshop” in conjunction with the two Care Homes for the elderly, Jolly Place Care Home and Cheerful Court Care Home. Under the guidance of the Art Therapist, a group of elderly aged 60 to 90 expressed their feelings through art creation to build up self-confidence and brush up interpersonal skills.

From 19 to 22 February, the Housing Society held the Grandma Grandpa Art Exhibition at the Hall of in the Cheerful Court featuring over 70 art pieces from the students under three themes: “Love Blossom”, “Wishing Tree” and “Treasures in Hands”. These works not only reflected the elder’s philosophies and visions, but also aroused the awareness of the mental health of the elderly among their families, carers and the community so as to enjoy their golden age.

工作坊讓長者發揮藝術潛能，並鍛練手部肌肉
The workshop allowed the elders to extend their artistic potentials while training their hand muscles



引入社企營運商 Bringing in Social Enterprise

位於彩頤居的餐廳由今年二月起，由推動長者就業的社會企業「銀杏館」經營，除了提供優質健康的餐飲服務外，並定期舉辦各種社區聯誼活動，主題包括懷舊音樂及茶藝等，促進住戶間及與區內居民的睦鄰關係。

The operation of the restaurant in Cheerful Court has been taken over by Gingko House, a social enterprise promoting elderly employment, with effect from February this year. Besides providing quality healthy food, the restaurant would also arrange social activities with various themes such as Golden Oldies and Tea Art to foster relations among the residents and with the neighbourhood community.



「銀杏館」安排長者樂隊現場演唱，令席上的長者食客聞歌起舞
The elderly diners dance to the live music played by the elderly band of Gingko House

房協新管理層上任 New Executives on Board

楊嘉康先生於去年十一月加入房協出任助理總監(物業發展及市場事務)一職。楊先生擁有逾二十年物業發展經驗，履新前任職於香港建設(控股)有限公司。楊先生為香港測量師學會會員、英國皇家特許測量師學會會員及註冊專業測量師(產業測量)。

助理總監(物業發展及市場事務)
楊嘉康先生

Assistant Director (Development and Marketing) Mr Eric Yeung



Mr Eric Yeung joined the Housing Society as Assistant Director (Development and Marketing) in November 2015. Mr Yeung has over 20 years of experience in property development and previously worked with Hong Kong Construction (Holdings) Ltd. Mr Yeung is a member of The Hong Kong Institute of Surveyors and The Royal Institution of Chartered Surveyors, as well as a Registered Professional Surveyor (General Practice).

另外，由今年四月一日起，謝宇山先生獲委任為房協總監(企業規劃及財務)，負責企業規劃及會計組、財務組、資訊科技組和企業秘書及行政組的工作。謝先生於一九九五年加入房協，前為庫務及信貸管理主管。在加入房協前，謝先生曾任職安永會計師事務所及香港靚殼有限公司，專責核數及會計工作。謝先生為香港執業會計師和英格蘭及威爾斯特許會計師。



總監(企業規劃及財務)謝宇山先生
Director (Corporate Planning and Finance) Mr Peter Shieh

Besides, with effect from 1 April 2016, Mr Peter Shieh was appointed as Housing Society Director (Corporate Planning and Finance). He is responsible for the Corporate Planning and Accounts Section, Finance Section, Information and Technology Section, as well as Corporate Secretarial and Administrative Services Section. Mr Shieh who joined the Housing Society in 1995 was previously the Head of Treasury and Loan Administration. Before joining the organisation, he worked in Ernst & Young and Shell Hong Kong Ltd, specialising in audit and accounting works. Mr Shieh is a Hong Kong Certificate Public Accountant (Practising) and a Chartered Accountant in England and Wales.

為房協注入新動力 Injecting New Blood into Housing Society

為配合業務發展，房協不時舉辦招聘簡介會，招募新力軍。在今年一月十二至十四日期間，人力資源組為雋悅「雋康天地」的護理安老院、日間護理中心及復康中心舉辦三場招聘會，讓求職者進一步了解房協的長者服務發展、工作性質及職位要求。

此外，人力資源組亦定期參與各大專院校的職業展覽，例如三月到香港理工大學職業展覽會，向應屆畢業生提供相關的就業資訊。



畢業同學對加入房協的職位空缺感興趣

The graduates were interested in the job openings of the Housing Society

In tandem with its business development, the Housing Society held recruitment briefings from time to time to recruit new staff. The Human Resources Section held three Job Fairs for the Residential Care Home for The Elderly, Day Care Centre and Rehabilitation Centre of the Joyous Circle of The Tanner Hill between 12 and 14 January this year to allow the job-seekers to learn more about the development of elderly services of the Housing Society, as well as the job nature and requirements.

Besides, the Human Resources Section regularly participated in Job Fairs organised by different universities and institutions, such as the Career Fair of The Hong Kong Polytechnic University in March to provide related employment information to the graduates-to-be.

愛心探訪

A Caring Visit

「房協愛心隊」的成員連同家人於二月二十日前往香港盲人輔導會位於石峽尾的賽馬會盲人中心，探訪視障及中輕度智障人士，一起進行簡單的體操及集體遊戲，並送上禮物包，聊表心意。

On 22 February, the Housing Society Volunteer Team and their family members visited persons with visual impairment and mild-to-moderate intellectual disabilities at the Jockey Club Centre for The Blind in Shek Kip Mei operated by the Hong Kong Society for the Blind. They did simple exercises and played group games together with the participants, and gave out gift packs as a token of goodwill.



「愛心隊」成員攜同下一代傳遞愛心與關懷
The Volunteer Team joined by their junior family members in a caring visit

關注健康生活

Awareness on Healthy Living

房協積極推動工作及生活平衡，讓同事在工作、家庭及個人生活上取得健康正面的互動關係。

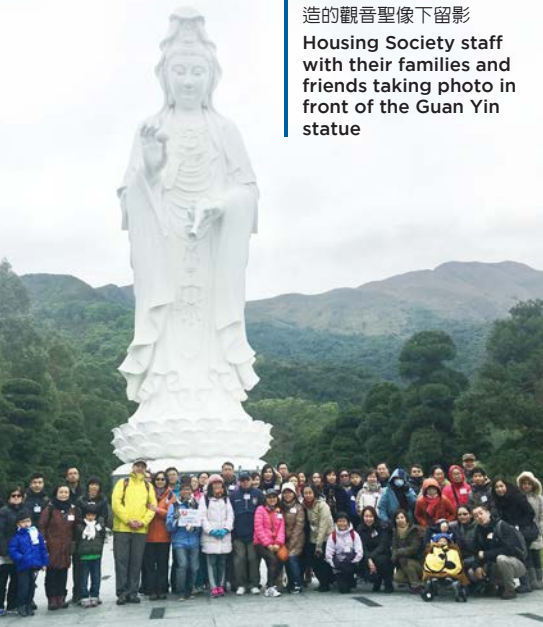
農曆新年前，房協人力資源組舉辦「工作與生活平衡」活動 — 玩得健康「文化導賞之旅」，帶領五十五名同事及親友遠離繁囂，參觀位於大埔洞梓的慈山寺，感受靈秀的景色，觀賞莊嚴的寺宇及觀音聖像。同日，參加者亦有機會品嚐正宗客家菜，再參觀年花農場，學習親手切割及浸發應節的水仙，並購買有機蔬菜。

為提升員工的健康意識，房協於三月舉辦了三場午間健康講座，邀請物理治療師為同事講解常見的職業痛症及如何預防「短訊頸」，並示範工作間運動，以減低肌肉勞及工傷意外的機會，共吸引逾八十同事出席。



物理治療師指導同事練習
正確坐姿及舒緩頸部肌肉
A physiotherapist giving guidance on
proper sitting posture and easing neck muscle

房協員工及親友在由青銅鑄造的觀音聖像下留影
Housing Society staff with their families and friends taking photo in front of the Guan Yin statue



The Housing Society actively promotes work-life balance to facilitate the employees to lead a healthy and positive life by balancing work, family and personal life.

Before Chinese New Year, the Human Resources Section of the Housing Society organised a cultural tour as part of the Work-Life Balance series. 55 colleagues together with their families and friends got away from the hectic city to Tsz Shan Monastery at Tung Tsz in Tai Po to enjoy the magnificent view and visit the spectacular temple and Guan Yin statue. On the day, they took the opportunity to taste the authentic Hakka cuisine, followed by a visit to a flower farm to learn cutting and soaking of festive narcissus. They also bought home some organic vegetables.

To enhance health awareness among the employees, the Housing Society also organised three health lunch seminars in March. A physiotherapist was invited to speak to over 80 participants on the common occupational diseases and “text neck” while demonstrating workplace exercises to avoid muscle strain and accidents.

積極推動環保

Supporting Environmental Protection

房協轄下出租屋邨推動環保不遺餘力，其中滿樂大廈、祈德尊新邨、觀塘花園大廈、乙明邨、沙頭角邨及樂民新村於今年二月獲環境運動委員會認證為「香港綠色機構」。

同時，乙明邨、翠塘花園、宏福花園及滿樂大廈於二月獲「香港環保卓越計劃」簽發「減廢標誌 — 卓越級別」，而滿樂大廈則獲簽發「節能標誌 — 卓越級別」。另多個屋邨亦於去年持續參與「香港地球之友」的「舊衣回收計劃」及「環保以物換物大行動」而獲嘉許。

另外，在環境局於四月一日舉辦的「戶外燈光約章計劃啟動禮」中簽署約章，房協轄下共二十四個屋邨及屋苑，連同英皇道1063號的商業大廈，承諾在預定時間關掉影響環境的裝飾、宣傳或廣告燈光，支持環保節能。

The rental estates of the Housing Society spare no effort in environmental protection, among which Moon Lok Dai Ha, Clague Garden Estate, Kwun Tong Garden Estate, Jat Min Chuen, Sha Tau Kok Chuen and Lok Man Sun Chuen were certified as the “Hong Kong Green Organisation” by the Environmental Campaign Committee in February this year.

Meanwhile, Jat Min Chuen, Lakeside Garden, Tivoli Garden and Moon Lok Dai Ha received the “Wastewi\$e Label - Class of Excellence” in the Hong Kong Awards for Environmental Excellence in February while Moon Lok Dai Ha was granted “Energywi\$e Label - Class of Excellence”. A number of estates were also commended for their continuous participation in the Used Clothes Recycling Programme and the Waste-to-Goodies Recycling Programme of the Friends of the Earth last year.

Besides, 24 rental estates and properties of the Housing Society, together with the commercial building at King’s Road No. 1063, signed The Charter on External Lighting at the Launching Ceremony of the programme. They pledged to switch off lighting installations of decorative, promotional or advertising purposes that would affect the environment during the preset time for the sake of the environment.



房協總經理（市場事務）謝加耀先生（右三）
代表房協簽署約章，承諾減低光滋擾

On behalf of the Housing Society, General Manager (Marketing)
Mr Byron Tse (3rd from right) pledged to reduce light nuisance



「房協之友」 多姿彩 An Eventful HS Community

義工於寒流下展開送暖行動
Volunteers sent warmth under
the cold snap



彩頤居的長者住戶共賀新歲
Senior residents in Cheerful Court
celebrating Chinese New Year

關懷送暖

「房協之友」定期於出租屋邨舉辦不同類型的活動，在增進鄰舍關係之餘，亦能擴闊居民的生活圈子。

今年冬天特別寒冷，「房協之友」於一月底啓動「愛心行動」，探訪觀塘花園大廈、明華大廈及健康村的獨居或雙居長者，傳送溫馨暖流。另外，多個屋邨的長者休息室亦於嚴寒日子延長開放時間，讓有需要的居民避寒，加強對長者的照顧。

新春期間，「房協之友」在一月二十六日假烏溪沙青年新村舉辦「喜氣洋洋迎新禧2016 敬老顯愛心 靈猴賀歲」，與近千名來自二十個出租屋邨的長者居民賀新歲，同場並舉行「萬歲生日會」，參加者當中有七名更達九十歲高齡。

其後，「長者安居樂」屋苑彩頤居及樂頤居亦分別在二月二十五日及三月四日舉辦「靈猴賀歲慶新春2016」，與百多名長者住戶歡聚。

Extending Warmth and Care

The HS Community holds a variety of activities in the rental estates regularly to boost harmony in the neighbourhood and broaden the social circles of the residents.

In light of the severe coldness this Winter, the HS Community rolled out the "Love Action" project in end-January this year visiting the elderly living alone or with their spouses in Kwun Tong Garden Estate, Ming Wah Dai Ha and Healthy Village to bring them warmth. Besides, as an elderly-care measure, the opening hours of the Elderly Lounge in the estates were extended on the chilly days to serve as cold shelters for the residents in need.

During Chinese New Year, the HS Community held the "Blissful Welcoming of Chinese New Year 2016" in Wu Kwai Sha Youth Village on 26 January 2016 to celebrate the festival with nearly a thousand senior residents from the 20 rental estates. They also took the opportunity to hold a "Thousand-year-old Birthday Party" for the participants, seven of whom were as old as 90.

Thereafter, Cheerful Court and Jolly Place of the Senior Citizen Residences Scheme held Year of the Monkey Spring Gatherings 2016 on 25 February and 4 March respectively to enjoy the season with over 100 senior residents.

房協與長者居民送羊迎猴
The Housing Society and the senior residents greeted the
Year of the Monkey together



融入社區 Integrating into Community

另外，「房協之友」亦帶領長者居民走進社區，參與由香港灣仔坊會於三月三十一日假香港灣仔伊利沙伯體育館主辦的「全城動『融』全港長者花式體操節」，主題為「社區共融」。房協除了贊助活動外，總經理（物業管理）佘姚玉心女士亦親臨為活動主禮。

在比賽當中，乙明邨隊憑著優美靈巧的演繹，榮獲「專業評判評審大獎」及「公開組」金獎，祖堯邨隊獲「最佳服裝獎」和「公開組」優異獎，而「祈德尊寶石隊」則取得「公開組」優異獎。

「房協之友」在提升居民環保意識方面亦不遺餘力，最近一次活動為「綠的歡欣」於三月十九日假元朗大堂主辦的「香港植樹日」。房協行政總裁兼執行總幹事黃傑龍先生當日出席擔任嘉賓，而「房協之友」更率領超過八十名居民及「房協環保大使」栽種樹苗，合力締造可持續發展的環保城市。

環保將房協居民凝聚起來
Environmental protection connects
the residents of the Housing Society

Meanwhile, the HS Community also led the senior residents into the community through the “Movement of Integration – Hong Kong Rhythmic Gymnastics Festival for the Elderly” hosted by the Aberdeen Kai-fong Welfare Association at the Queen Elizabeth Stadium in Wanchai on 31 March. Apart from sponsoring the event, the Housing Society was also represented by General Manager (Property Management) Mrs Ada Share to officiate the event.

In the competition, Jat Min Chuen Team won the Professional Jury Award and the “Open Category” Gold Award with their fine and dexterous performance. Cho Yiu Chuen Team was also granted the Best Costume Award and the “Open Category” Merit while the Clague Bo Shek Team took the Merit Award.

The HS Community spares no effort in arousing environmental awareness among the residents as manifested in the recent participation in the Hong Kong Tree Planting Day held by the Green Fun in Tai Tong, Yuen Long, on 19 March. Housing Society Chief Executive Officer and Executive Director Mr Wong Kit-loong served as one of the guests on the day while the HS Community with over 80 residents and Environmental Ambassadors sowed seedlings for a sustainable green city.

黃傑龍先生(右一)身體力行參與植樹
Mr Wong Kit-loong (1st from right)
went all out for tree planting

乙明邨隊的體操表演獲得一致好評
Jat Min Chuen Team was commended for
their gymnastics performance



新春樂歡聚

Blissful Spring Gathering

來自不同屋邨的同事在晚宴上聚首一堂
Colleagues from different estates gathered at the dinner



踏入猴年，房協物業管理部於二月十九日舉行「丙申年新春歡聚」，與來自港九及新界各出租屋邨的互助委員會，以及租者置其屋的業主立案法團聚首一堂，加強聯繫及溝通。

At the onset of the Year of the Monkey, the Property Management Division of the Housing Society held a Spring Gathering on 19 February to strengthen ties and communications with the representatives of the Mutual Aid Committees of the rental estates and the Owner's Corporations under the Tenants Purchase Scheme.

當晚除了醒獅表演外，還有幸運抽獎、糖果攤位及有獎遊戲等，氣氛熱鬧，喜氣洋洋。

Apart from lion dance performance, lucky draw, candy booth and games with prizes were also held to perk up the warm and jubilant atmosphere.

房協總監（物業管理）葉錦誠先生（中）聯同物業管理部的同事向住戶拜年
Housing Society Director (Property Management) Mr Jacky Ip (centre) was joined by fellow colleagues of the Division to extend festive greetings to the residents

