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房協 **動態**

HOUSING SOCIETY TODAY

更新樓宇 創造就業

Renovating Buildings and Creating Jobs



發展局
Development Bureau



樓宇更新大行動
OPERATION BUILDING UP



HONG KONG
HOUSING SOCIETY
香港房屋協會

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主席的話

Message from the Chairman

在金融海嘯影響下，政府年初宣布多項紓困措施，其中包括委託由房協及市建局合作推行的「樓宇更新大行動」，在短期內為業界提供就業機會，並進一步鼓勵業主儘快進行樓宇維修，從而提升香港的整體居住質素和安全。

事實上，房協早已關注本港樓宇失修問題嚴重，並於2005年展開為期十年的「樓宇管理維修綜合計劃」。該計劃成效理想，至今已協助超過四千二百多幢樓宇約二十萬個單位進行大廈維修，並促使近一千幢大廈成立業主立案法團。房協在樓宇管理及維修方面的豐富經驗，相信對於推行「樓宇更新大行動」有一定幫助。

大行動的初步反應良好，在一個月的申請期內，已收到一千多幢樓宇的申請，較預算的名額高出一倍以上，而當中約六成申請來自房協負責的地區。為了配合需要，立法會財務小組通過額外撥款十億元，以擴大行動，令更多業主能夠受惠。

另外，政府新一輪紓困措施中，還包括差餉及公屋租金寬免，房協租戶亦因而受惠。房協執行委員會通過於十月一日起，將為數約二千八百萬元的寬免差餉，分六個月退給出租屋邨租戶。同時，政府將於八及九月代屋邨居民繳付兩個月租金，當中包括房協所有長者單位及甲類屋邨單位，而乙類屋邨非長者租戶亦可獲政府代繳三分之二的租金，希望對居民有所幫助。

最後，值得一提的是，法庭執達吏剛於七月十三日成功收回深水埗K22市區重建項目最後一個佔用物業的管有權。我衷心感謝負責市區重建項目的同事，經過多年的努力，終於完成這項艱鉅的任務。房協將馬上進行有關項目的清拆及發展工作，為破舊社區注入新的氣象，從而優化地區的環境和市民的生活。

In the wake of the financial tsunami, the Government announced a series of relief measures at the beginning of the year to bring the economy back on track. Among these is the "Operation Building Bright" (OBB), a government initiative to be implemented by the Housing Society and the Urban Renewal Authority. The objective is to create job opportunities soon and assist property owners in carrying out building maintenance, thereby improving housing quality and safety in Hong Kong.

In fact, the Housing Society has been addressing the problem of urban decay in Hong Kong some years back and launched the Building Management and Maintenance Scheme (BMMS) to run for 10 years. Since its launch, the scheme has generated positive effect by providing assistance to around 200,000 units in over 4,200 buildings. It has also led to the formation of nearly 1,000 Owners' Corporations. It is expected that the experience gained by the Housing Society in building management and maintenance will be a valuable asset to the implementation of the OBB.

The Operation has been met with a positive response with applications received from more than 1,000 buildings within the one-month application period, more than twice the quota set by the budget. Around 60% of the applications fall within the jurisdiction of the Housing Society. In view of such demand, the Finance Committee of the Legislative Council approved the allocation of an additional \$1 billion to extend the benefits to more owners.

In the latest round of relief measures, the Government announced the rate rebates and public housing rent waivers which would also benefit the tenants of the Housing Society. The Executive Committee of the Housing Society has agreed to pass on the rates, totalling around \$28 million, to the tenants of the rental estates starting 1 October in six months. In addition, the Government will pay rents for the estate residents for the two months of August and September, including all elderly persons flats and Group A estate flats of the Housing Society. Non-elderly tenants of Group B estates will also enjoy two-third rent subsidy from the Government. Such measures are expected to help reduce financial pressure of the residents.

Lastly, it is worth mentioning that the possession right of the last occupied property in the Sham Shui Po K22 Urban Redevelopment Project was recovered by the court bailiff on 13 July. I sincerely extend my gratitude to the colleagues who have accomplished this arduous mission after so much hard work. The next step is for the Housing Society to demolish and develop the project to bring new life to the dilapidated communities and hence improve the living environment and quality of life of the people.

更新樓宇 創造就業

Renovating Buildings and Creating Jobs

財政司司長於二零零九至二零一零年度財政預算案中，宣布以十億元推出一項為期兩年的「樓宇更新大行動」，而房協及市區重建局除了各撥出一億五千萬支持該行動外，並負責執行工作。

In the 2009-2010 Budget, the Financial Secretary announced the launch of "Operation Building Bright" (OBB), a two-year campaign with a funding of \$1 billion. The Housing Society and the Urban Renewal Authority will each contribute \$150 million and implement the project.

計劃特色

Operation Highlights

「樓宇更新大行動」的目標樓宇必須為三十年樓齡或以上，可以是住用或綜合用途的大廈，住用單位數目不多於四百個，市區樓宇的住用單位平均應課差餉租值不多於每年十萬元，其他地區則不多於每年七萬六千元。

大行動的最大特色是「規模大、效益快」。為達致「快」的目的，行動以「樓宇為本」。符合資格的樓宇，業主無須接受入息或資產審查都會獲得資助，是樓宇維修資助計劃的一項突破。

這個大行動的另一特點是針對業主難於組織維修，例如無法成立業主立案法團，但樓宇的公用地方卻處於失修或破損的狀況，當中包括屋宇署已發出法定維修命令的樓宇。當這些樓宇未能履行維修令，屋宇署會直接介入聘任顧問及承建商為業主進行維修。

發展局局長林鄭月娥女士、房協主席楊家聲先生及市建局主席張震遠先生於五月七日聯合簽訂「樓宇更新大行動」合作備忘錄，正式開展「樓宇更新大行動」，為建造業界在短期內創造約一萬個就業機會，同時亦達致改善樓宇安全的雙重目標。



(前排左起)房協主席楊家聲先生、發展局局長林鄭月娥女士和市建局主席張震遠先生簽訂「樓宇更新大行動」合作備忘錄

(Front row from left) Chairman of the Housing Society, Mr Yeung Ka-sing, Secretary for Development, Mrs Carrie Lam, and Chairman of the Urban Renewal Authority, Mr Barry Cheung signed the Memoranda of Understanding for the OBB

Target buildings of the Operation are residential or composite buildings aged 30 years or above with no more than 400 residential units. The average rateable value of the residential units should not exceed \$100,000 per annum for buildings in urban areas or \$76,000 per annum in other areas.

As its most outstanding feature, the OBB is a massive campaign that could reap quick benefits. In order to see immediate results, the Operation is building-based which is a breakthrough in building maintenance incentive schemes. No income means test will be required for owners of eligible buildings under the Operation.

Another characteristic is that it targets owners having difficulties in organising building maintenance, such as buildings without Owners' Corporations (OCs) but in poor or dilapidated condition in the common areas, including those buildings with repair orders issued by Buildings Department. If the orders are not complied with, the Buildings Department will directly arrange contractors to carry out the repair works.

Secretary for Development, Mrs Carrie Lam, Chairman of the Housing Society, Mr Yeung Ka-sing, and Chairman of the Urban Renewal Authority, Mr Barry Cheung signed Memoranda of Understanding for the OBB on 7 May signifying the official launch of the project. Approximately 10,000 new jobs are expected to be created for the construction industry in the near future, while the objective of improving building safety will also be met.

簽署備忘錄當日，位於「房協物業管理諮詢中心」(中區)的「『樓宇更新大行動』資訊站」亦投入運作，為市民提供計劃資訊。

On the very same day that the memoranda were signed, the OBB Information Corner was opened at the Housing Society Property Management Advisory Centre (Central) to furnish the public with more information of the Operation.

反應踴躍 Favourable Response

大行動的目標樓宇分為兩類，第一類別為業主立案法團主動申請的樓宇；第二類別則屬於組織維修工程上有困難，而被屋宇署挑選成為行動的目標樓宇；每個類別的名額均為五百幢樓宇。

第一類別樓宇的申請期於六月六日結束，反應非常熱烈，合共收到一千一百二十八份申請，較原先預算的名額高出一倍以上。抽籤儀式於六月十九日舉行，以決定處理申請個案的優先次序。

由房協和市建局共同成立的「『樓宇更新大行動』行動小組」，會先向約五百幢樓宇發出批准，有關法團可開始委聘認可人士統籌樓宇維修工程，估計工程最快可於今年第三季陸續展開。



行動升級 Taking the Operation Further

財政司司長於五月二十六日公布的額外紓困措施中，包括額外撥款十億元，以擴大更新行動，協助更多有需要維修的樓宇。該撥款得立法會財務委員會通過，預計所有已提交申請的第一類別樓宇，只要符合資格均可得到資助，令更多業主受惠。

The new round of relief measures announced by the Financial Secretary on 26 May included an additional funding of \$1 billion to enable the Operation to cover more buildings in need. The funding has been approved by the Finance Committee of the Legislative Council. Extending the benefits to a larger number of owners, it is expected that all the applications for Category 1 buildings would be able to enjoy the benefit as long as the eligibility criteria are met.



嘉賓參觀「『樓宇更新大行動』資訊站」
Guests taking a look at the OBB Information Corner

Target buildings of the OBB are divided into two categories — buildings with OCs (Category 1) and buildings without OCs or those with difficulties in co-ordinating repair works (Category 2) — with a quota of 500 buildings for each category.

Application for Category 1 was closed on 6 June. The response was overwhelming and 1,128 applications were received, more than double of the target number. A ballot ceremony was held on 19 June to determine the priority by which the applications are processed.

The Operation Team jointly set up by the Housing Society and the Urban Renewal Authority will first grant approvals to 500 buildings. The Owners' Corporations can start appointing authorised persons to co-ordinate the repair and maintenance works which are expected to gradually kick off from the third quarter of this year.

以抽籤形式決定申請個案的優先次序
Priority for processing the applications was determined by lot drawing

活化西貢舊墟 美化天后環境

Revitalising Sai Kung Old Town and Beautifying Tin Hau

發展局局長林鄭月娥女士於五月二十九日巡視西貢區，了解房協所進行的西貢舊墟活化計劃，包括美化街道景觀和設置路標介紹舊墟歷史，而天后古廟前的空地將用作舉辦節日慶祝活動，以改善當地居住環境及推廣旅遊業。

同時，房協籌劃在港鐵天后站一帶進行街道美化工程，範圍包括興發街、電氣道、清風街及永興街的行人道，以地區歷史背景為主題，改善行人道設施及居住環境，達致活化社區的目的。

為讓天后區居民及商戶了解計劃詳情及表達對計劃的意見，房協聯同東區區議會及東區民政事務處於六月二十八日假銅鑼灣社區中心禮堂舉行簡介會。當日除了東區區議員外，亦有商戶及居民出席，並就美化工程提出寶貴意見。工程預期於本年第四季展開，需時一年完成。

Secretary for Development Mrs Carrie Lam paid a visit to Sai Kung on 29 May to understand the Sai Kung Old Town revitalisation project undertaken by the Housing Society. The project includes enhancing streetscape and installing road signs to introduce the history of the Old Town. The open area in front of Tin Hau Temple will be used for holding festival celebrations to enhance the living environment in the district and to promote tourism.

Meanwhile, the Housing Society is also planning to beautify the environment around Tin Hau MTR station. The area includes the pavement of Hing Fat Street, Electric Road, Tsing Fung Street and Wing Hing Street. Taking the historical background of the area as the theme, the project aims to revitalise the community by enhancing the pedestrian facilities and living environment.

A briefing session was held by the Housing Society in conjunction with the Eastern District Council and the Eastern District Office on 28 June in the Causeway Bay Community Centre for the Tin Hau residents and commercial tenants to understand the details of the project and express their views. Valuable opinions on the enhancement works were collected from the Eastern District Councillors, commercial tenants and residents. The project is expected to commence in the fourth quarter of this year and will take one year to complete.



房協總經理（物業發展）劉竟成先生（左一）向發展局局長林鄭月娥女士（左二）、西貢區議會主席吳仕福先生（左三）及西貢民政事務專員陳炳輝先生（左四）講解西貢舊墟活化計劃的進度

Housing Society General Manager (Property Development) Mr Daniel Lau (1st from left) explained the progress of the Sai Kung Old Town revitalisation project to the Secretary for Development Mrs Carrie Lam (2nd from left), Chairman of Sai Kung District Council Mr Ng Sze-fuk (3rd from left) and Sai Kung District Officer Mr Peter Chan (4th from left)

房協為石蔭邨提供管業服務 Housing Society Provides Management Services for Shek Yam Estate

房協成功透過房委會的「私營機構參與屋邨管理及維修保養服務計劃」取得石蔭邨的物業管理合約，在六月一日起為該邨二千六百七十一個出租單位提供物業管理及維修服務，為期三年。

除了石蔭邨外，房協亦為房委會管理馬頭圍邨及大坑東邨，服務單位共六千八百四十七個。

The Housing Society has successfully obtained the property management contract for Shek Yam Estate through the Private Sector Involvement Scheme in Estate Management and Maintenance of the Housing Authority. The management services for the 2,671 rental units started from 1 June for a period of three years.

Besides Shek Yam Estate, the Housing Society is currently providing management services for Ma Tau Wai and Tai Hang Tung Estates for the Housing Authority, serving a total of 6,847 units.



石蔭邨位於葵涌，共有四座大廈
Shek Yam Estate is a four-block development located in Kwai Chung

促進中港兩地交流

Promoting Cross-Border Exchange

近年，房協與內地保持緊密聯繫，互相學習和交流房屋管理的經驗。在七月二日舉辦的「內地房管官員交流活動」中，房協接待了兩名分別來自北京市住房和城鄉建設委員會房屋權屬處及上海市住房保障和房屋管理局的代表。他們除了與房協管理層會面，了解房協物業管理及長者住屋的經驗外，亦到祈德尊新邨作實地考察。

配合去年簽訂的「2008-2013年人才培訓合作備忘錄」，今年江蘇省政府再度派員來港交流。約三十名江蘇參訓人員於七月二十二至二十五日透過「江蘇省政策性住房金融人員赴港培訓合作項目」到訪房協，分別參觀「住宅發售計劃」屋苑景新臺及「長者安居樂」屋苑彩頤居。

同時，房協於七月二十二日接待十九名佛山市南海區建設局考察團成員，交流有關資助房屋的經驗，並安排他們到「長者安居樂」屋苑樂頤居參觀長者房屋。



上海及北京官員（右一、右二）與房協行政總裁兼執行總幹事黃傑龍先生（左二）及企業事務總監陳詠新女士（左一）會面

Shanghai and Beijing officials (1st and 2nd from right) met with the Housing Society Chief Executive Officer and Executive Director Mr Wong Kit-loong (2nd from left) and Director of Corporate Services Mrs Margaret Chan (1st from left)



江蘇培訓人員參觀彩頤居
Training participants from Jiangsu on a visit to Cheerful Court

In line with the 2008-2013 Memorandum of Understanding on Joint Professional Training signed last year, the Jiangsu provincial government again sent their officials to Hong Kong this year for cross-border exchange. About 30 delegates paid a visit to the Housing Society from 22 to 25 July through the Training Programme on Housing Finance in Hong Kong for Jiangsu Civil Servants. They visited Kingston Terrace of the Flat-for-Sale Scheme and Cheerful Court of the Senior Citizen Residences Scheme (SEN).

In addition, the Housing Society also received 19 delegates from Nanhai Construction Bureau (Foshan City) to share experience in subsidised housing. A tour to Jolly Place of the SEN was also arranged to introduce our elderly housing projects to the visitors.

In recent years, the Housing Society has been maintaining close ties with Mainland China for mutual learning and sharing of experience in property management. On 2 July in the One-day Attachment Programme for Mainland Officials, the Housing Society received two representatives from the Property Ownership Department, Beijing Municipal Commission of Housing and Urban-Rural Development and the Shanghai Housing Security and Building Management Authority respectively. The delegates met with the management of the Housing Society to learn about our experience in property management and elderly housing, followed by a site visit to Clague Garden Estate.



與佛山考察團交流經驗
Sharing experience with Fo Shan delegates

考察長者房屋 了解銀髮需求 Understanding Silver Hair Needs

香港與全球多個地區一樣面對人口老化問題，房協近年曾到訪日本及荷蘭等地參考長者房屋項目的經驗，為這方面的發展作好準備。

今年四月二十六日至五月二日，房協主席楊家聲先生及「長者房屋特別小組」主席鄔滿海先生率領委員到澳洲考察，了解當地發展長者房屋的經驗。考察團參觀分佈於布里斯本、悉尼及墨爾本的十一個退休設施及兩個市區重建計劃項目，親身體驗一站式住宅、商業、零售及娛樂的休閒式住屋項目的設計及運作，為房協於丹拿山及濕地公園發展優質長者房屋啟發嶄新概念。



房協考察團參觀澳洲不同模式的長者房屋
The Housing Society delegation on a study trip to various elderly housing projects in Australia

休閒長者項目為考察團
提供設計靈感
Leisure-oriented residential
elderly projects inspired
the delegates



考察團參考規劃模型
Delegates viewing the planning model

Like many other countries, Hong Kong is facing an ageing population problem. In recent years, the Housing Society had paid visits to countries including Japan and the Netherlands to find out more about their elderly housing projects and prepare for further development in this area.

From 26 April to 2 May, Housing Society Chairman Mr Yeung Ka-sing and Chairman of the Special Committee on Elderly Housing Mr Marco Wu led a delegation to Australia to learn their experience in elderly housing development. During the study trip, the delegation visited 11 retirement living facilities and 2 urban redevelopment projects in Brisbane, Sydney and Melbourne. The visit allowed the delegates to obtain first-hand knowledge in design and operation of leisure-oriented housing projects integrating residence, commerce, retail and entertainment, which would give Housing Society some insights in developing quality elderly housing in Tanner Hill and Wetland Park.

另一方面，房協繼去年首次為物業管理部的同事舉辦「關愛銀髮一族」課程後，由於反應良好，隨即開辦第二屆課程，當中的八個環節包括與長者溝通的技巧、家居安全管理、生理及心理的老化過程等。課程以多元化模式進行，有助學員了解現時年長居民的需要，同時為未來長者房屋發展的需要作好準備。

這項證書課程為期八個月，與香港老年學會、義務工作發展局及香港醫學組織聯合會合辦，二十二名學員包括房協物業管理部同事及六名房委會同事。他們在七月十日舉行的畢業典禮作結業匯報，並獲頒發「最佳報告獎」及「對長者最具效益獎」。

Following the success of "Cares for the Silver Hair" held last year, the Housing Society launched the second batch of the programme for staff of the Property Management Division. Adopting a holistic training approach, the 8-module curriculum covered the topics of communicating with the elderly, home safety management as well as physical and mental ageing. It allowed participants to gain a better understanding of the needs of the elderly residents and prepare for the development of elderly housing projects in future.



「關愛銀髮一族」課程有助服務長者居民
The elderly care course facilitates better services for senior residents

The 8-month certification course was organised by the Housing Society in partnership with Hong Kong Association of Gerontology, Agency for Volunteer Services and The Federation of Medical Societies of Hong Kong. In addition to the staff from the Property Management Division of the Housing Society, the 22 participants also included 6 staff members from the Housing Authority. During the graduation ceremony held on 10 July, the participants presented their study reports and were granted the Award for Best Report and Award for Utility for Elderly.

會見傳媒 加強溝通 Fostering Media Relations



黃傑龍先生(左一)會見傳媒記者
Mr Wong Kit-loong (1st from left) meeting with the reporters

房協行政總裁兼執行總幹事黃傑龍先生於今年四月上任後，先後與各報章總編輯會面，加強彼此的溝通，並於七月二十二日與認識多年的記者茶聚，分享上任以來的感受，並介紹房協未來的工作重點，他表示房協在長者房屋、樓宇管理維修及市區重建等業務上投放大量資源，因此出租屋邨的租金明年難有下調空間。

Since the taking up of the position of Chief Executive Officer and Executive Director of the Housing Society in April this year, Mr Wong Kit-loong met with the chief editors of the press to enhance communications. On 22 July, he invited those well-acquainted reporters to a tea gathering to share his feelings in his new capacity and update them on the business focuses of the Housing Society. He pointed out that the Housing Society had made substantial financial commitments on elderly housing, building management and maintenance as well as urban renewal so that there would be no room for rent reduction for the rental estates in the coming year.

暑期實習 學以致用

Practice through Summer Internship



同學參與「香港房屋協會暑期實習生計劃2009開幕禮」
Students at the Opening Ceremony of the Hong Kong Housing Society
Summer Internship Programme 2009

Since its inception in 2005, the Housing Society Academy offers Hong Kong students the opportunity to learn more about housing management through different internship programmes every year. Up to the end of July this year, 79 internship vacancies were provided to the local students. With the slogan "Active Learning through Work Experience", the Housing Society Academy is holding the summer internship programme again this year which allows students to acquire practical experience in a real working environment and thereby enhance their competitiveness.

The Summer Internship Programme 2009 is the fifth of its series. 66 tertiary students have been selected to participate in the Programme. An opening ceremony was held on 19 June to launch the two-month programme. The interns were briefed on the history, businesses and organisation structure of the Housing Society. This was coupled with a series of group activities designed to let the interns expand their human network with the fellow interns and practice their communication skills as well as to set up personal goal for the internship.

自 2005 年成立以來，「房協專業發展中心」每年均透過不同的計劃為本港學生提供與房屋管理有關的學習機會。至今年七月底止，房協共提供了七十九個實習名額給本地學生。於今年暑假期間舉辦的實習生計劃，以「投入工作 積極學習」為口號，讓學員從工作環境中得到實際經驗，從而提高競爭力。

已經是第五屆的「暑假實習生計劃」，今年共取錄了六十六名大專院校學生，並於六月十九日舉行開幕禮，為為期兩個月的實習揭開序幕。當日除了介紹房協的歷史、業務及架構外，學員亦透過小組遊戲互相認識及學習溝通技巧，並訂立了實習目標。



通過一連串遊戲建立團隊精神
Interns building team spirit through games

另一方面，房協亦透過「元朗區學生實習計劃」，為十二位來自元朗及天水圍的中五學生提供兩周的實習機會。「房協專業發展中心」安排他們於七月中到不同部門實習及參觀，親身體驗企業運作。

Meanwhile, the Housing Society also gave 12 Form 5 students from Yuen Long and Tin Shui Wai the chance to gain working experience through its Yuen Long District Students Internship Programme. As part of the programme, the Housing Society Academy arranged the students to visit and work in different departments over a two-week period July. This allowed the interns to experience how an enterprise is run.



房協主席楊家聲先生及副主席鄔滿海先生與元朗區學生會面，聽他們分享工作及學習感受

Housing Society Chairman Mr Yeung Ka-sing and Vice-Chairman Mr Marco Wu met with the Yuen Long students to listen to their experience in work and learning

實習個案 An Internship Experience

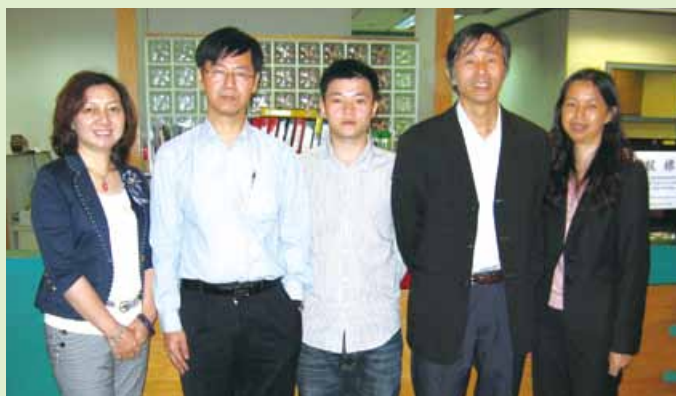
今年初，房協透過「行業為本專題項目實習計劃」，取錄一名香港專業教育學院(黃克競分校)修讀電機工程學系的同學，於物業管理部進行為期三個月畢業前的實習。

在今年二月，何啟幫同學被安排到健康村參與屋邨第三期的電力改善工程及第一、二期的恆常保養及維修工作，當中包括協助檢查大廈天線、機房、泵房等，並監察承建商維修進度。

何同學認為房協管理完善，並能提供安全的工作環境。完成三個月的實習工作，何同學表示獲益良多：「很高興能參與屋邨保養及維修工作，汲取實際經驗，最重要是能學到不少課本以外的知識。畢業在即，相信這些經驗必定有助我找工作。」

除工作外，何同學亦與屋邨同事相處融洽，他表示：「房協同事很樂意協助我，令我很快便能適應工作環境。」屋邨主管及同事亦對何同學的表現十分滿意，認為他工作態度良好，投入且勤快，短短三個月內已對工作有一定掌握。

由於初次合作計劃的效果理想，學院導師葉老師期望有更多同學可以參與這項計劃。



何同學(中)於健康村辦事處與導師及同事拍照留念
Intern Ho Kai Pong (middle) in photo taken with his instructor and colleagues at the Healthy Village

Through the Industry-based Project Scheme, the Housing Society granted a 3-month internship for the first time to a final-year Electrical Engineering student from the Hong Kong Institute of Vocational Education (Haking Wong) who was offered a placement in the Property Management Division early this year before his graduation.

Ho Kai Pong was assigned to Healthy Village where he was involved in the electrical renovation works in Phase III and routine maintenance and repair works in Phase I and II, providing support in the inspection of building antenna, machine room and pump room and monitoring the progress of the maintenance contractors.

Ho felt that the Housing Society had a comprehensive management system with a safe working environment and had gained a lot after his three-month internship. He said, "I am pleased to be involved in the maintenance and repair works of the estate. I have gained practical experience and knowledge of matters outside of the regular curriculum. Graduation is coming up and these experiences will be useful to job seeking."

Ho also got on well with his fellow colleagues in the estate. He said, "They were very helpful so that I can familiarise with the working environment in a short period of time." After spending three months on the job, Ho had not only gained the basics of his work but was also praised by the estate-in-charge and colleagues for his positive attitude, commitment and diligence.

In view of the success of the programme, Mr Yip, instructor of the Institute, said that he hoped more students could participate in the internship programmes in future.

支持業界活動 秉承企業責任 Supporting Industry Activities

房協積極支持業界及公益活動，秉承企業責任。在業界方面，房協最近贊助多項活動，包括由香港測量師學會於四月二十六日舉辦的「25周年銀禧聯歡會」、由香港中文大學工商管理碩士課程於五月六日舉辦的「2009年企業社會責任會議」、由香港規劃師學會於五月二十二至二十三日舉辦的「共建低碳都市」國際級研討會、由職業安全健康局於七月三日舉辦的「建造業安全推廣活動」、英國皇家特許測量師學會於七月二十五日舉辦的「市區重建策略會議」，以及由英國特許建造學會(香港分會)於七月三十一日舉辦的「香港傑出建造經理2008年度選舉」等。

至於公益活動方面，房協除了於「公益金商業及僱員募捐計劃二零零八年/二零零九年度公益榜」中獲頒「銅獎」外，多名同事於早前參加了「公益慈善馬拉松」及支持六月七至八日舉行的「公益綠『識』日」，籌募善款之餘，亦協助推行環保。

The Housing Society actively supports industry and community activities while embracing corporate responsibilities. Recently, the Housing Society sponsored a number of industries events, including the Silver Jubilee Party hosted by the Hong Kong Institute of Surveyors on 26 April, the Corporate Social Responsibility Conference 2009 hosted by the MBA programmes of the Chinese University of Hong Kong on 6 May, the International Conference on Planning for Low Carbon Cities hosted by the Hong Kong Institute of Planners from 22 to 23 May, the Construction Safety Promotional Campaign hosted by the Occupational Safety & Health Council on 3 July, the RICS Urban Renewal Strategy Conference hosted by The Royal Institution of Chartered Surveyors Asia on 25 July and the CIOB Construction Manager of the Year Awards 2008 hosted by the Chartered Institute of Building (Hong Kong) on 31 July.

In terms of community activities, the Housing Society was awarded the bronze award in the Community Chest Corporate and Employee Contribution Programme 2008/09. Moreover, a number of colleagues also participated in the Community Chest Corporate Challenge 2009 earlier and supported the Community Chest Green Day held on 7 and 8 June. Their effort not only helped to raise funds for the charity, but also promote environmental awareness.



履行公職 貢獻社會

Contributing to Society through Public Service



鄔滿海先生
Mr Marco Wu

房協副主席鄔滿海先生於今年七月獲行政長官委任為土地及建設諮詢委員會以及安老事務委員會委員，任期分別為三年及兩年。透過有關任命，鄔先生將進一步為社區及房協的業務發展作出貢獻。

In July this year, Vice-Chairman of the Housing Society Mr Marco Wu was appointed by the Chief Executive as a member of the Land and Building Advisory Committee and the Elderly Commission for a term of three years and two years respectively. In taking up these appointments, Mr Wu would further contribute to the community and the business development of the Housing Society.

收集員工意見 Collecting Employees' Opinions

房協重視與員工之間的溝通，透過不同渠道聽取員工的意見，以提升管理質素。

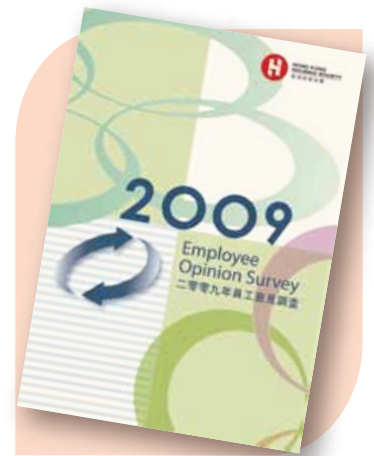
繼二零零三年度進行一次「員工意見調查」後，房協今年於三月至四月期間，再次委託韜睿國際調研公司進行全面意見調查，同事反應極為理想，回應率高達九成八。

顧問公司已於七月完成初步的調查結果，房協將參考同事對各方面的看法及建議，從而制訂出適當的方案，加強員工的歸屬感，發揮更大的團隊力量。

The Housing Society attaches great importance to communications with the employees. By collecting staff opinions through various channels, the Housing Society strives to enhance its management quality.

Following the Employee Opinion Survey conducted in 2003, the Housing Society appointed Towers Perrin-International Survey Research to conduct another comprehensive opinion survey in March and April this year. The employees actively participated in the survey, with a response rate as high as 98%.

The research company has completed its preliminary survey results in July. Basing on the opinions and suggestions collected, the Housing Society would draw up plans for boosting the sense of belonging among employees to develop greater team spirit.



快樂之道 顧己及人 To Care for Happiness

房協重視員工的身心健康，繼去年推出了「工作生活平衡日」，今年分別在六月二十三及二十九日舉行「開心由我揀」講座。講者透過遊戲向五十多名同事分享快樂之道，內容包括「開心笑一餐」、「快樂多面睇—認識正向心理學」及「快樂雞湯—正面思考法」等，鼓勵同事在待人處事方面抱樂觀態度。

另一方面，房協於五月十五日舉辦「四川賑災分享講座」，邀請了宣明會代表講述四川最新情況，並分享參與四川賑災的體驗，共有二十多名同事參加。



同事從遊戲中認識快樂之道
Attendants learned the ways to happiness through games

The Housing Society attaches great importance on employee's well-being. Following the Work-Life Balance Day held last year, seminars entitled "Happiness is a Choice for Me to Make" were held on 23 and 29 June this year. The speaker shared the philosophy of happiness with more than 50 colleagues through interactive games revolving the topics of "Make a Good Laugh if You are Happy", "Different Perspectives of Happiness – Understanding the Positive Psychology" and "Happiness is Chicken Soup – Methods of Positive Thinking", encouraging the colleagues to stay optimistic in everyday life.

On another note, the Housing Society held an experience sharing session on disaster relief of the Sichuan earthquake on 15 May. Attended by more than 20 colleagues, representatives of World Vision talked about the latest situation in Sichuan and shared their personal experience on disaster relief.



事隔一年，同事對四川災後情況仍十分關心
Colleagues were still deeply concerned about the update of Sichuan one year after the disaster

敬老展關懷

Care and Respect for the Elderly

本港人口不斷老化，而房協轄下屋邨的居民亦趨向老齡化。房協透過「房協之友」、「房協愛心隊」及「房協長者安居資源中心」等積極關懷長者的需要。

由社會福利署沙田區安老服務協調委員會「推廣關懷長者及社區支援服務工作小組」主辦的「『耆•望•里』關懷長者鄰里計劃誓師禮暨『敬老屋苑』嘉許禮」於四月二十九日假沙田大會堂舉行，當日乙明邨及晴碧花園獲嘉許為「敬老屋苑」，而「房協長者安居資源中心」亦有派代表到場宣傳長者家居安全的信息。

乙明邨亦於五月十一日獲社會福利署頒贈感謝狀，嘉許屋邨積極支持「老有所為活動計劃」，鼓勵長者創造豐盛晚年及推動跨代共融。

「房協之友長者園地『端陽送暖心連心』暨生日茶聚2009」於五月十四日舉行，為近三百名房協長者居民提早慶祝端午節，並為五月及六月份生日的長者賀生辰。為推動「樂安健」，即快樂、安全、健康的信息，當日大會安排了健康講座，以及設置「關懷健康站」為長者測試身體狀況。



於「耆•望•里」活動中，乙明邨獲嘉許為「敬老屋苑」（左）
At the "Neighbourhood Care for Elderly" event, Jat Min Chuen was recognised as a "Respect-for-the-Aged Estate"

In view of the ageing trend in Hong Kong and with a particular concern for its elderly, the Housing Society has been keen to care for the elderly residents through programmes organised by the HS Community, Volunteer Team and Elderly Resources Centre.

Elderly Care Awareness Promotion and Community Support Group of Sha Tin District Coordinating Committee on Elderly Services of the Social Welfare Department held the "Neighbourhood Care for Elderly Pledging Ceremony cum Respect-for-the-Aged Estates Recognition Ceremony" at the Sha Tin Town Hall on 29 April. Jat Min Chuen and Sunshine Grove were commended as Respect-for-the-Aged Estates on the day. Representatives of the Housing Society Elderly Resources Centre were also present to promote home safety for the elderly.

Jat Min Chuen was also conferred a Certificate of Appreciation by the Social Welfare Department on 11 May for its enthusiastic support of the Active Ageing Project which aimed to encourage the elderly to enrich their golden years and enhance cross-generation harmony.

HS Community Elderlyland held the "Tuen Ng Heart to Heart cum Birthday Gathering 2009" on 14 May celebrating Dragon Boat Festival with close to 300 elderly residents and throwing a party for the birthday stars of May and June. Among the activities on the day were a seminar to promote the message of "Happy, Safe and Healthy" and a "Health Conscious Station" to conduct health-check for the elderly.



義工跟一眾長者在茶聚中打成一片，樂也融融
Volunteers and the elderly getting along cheerfully in the tea gathering

另外，「房協愛心隊」於五月二十三日在黃色暴雨訊號下如期舉辦「喜洋洋迎端陽」長者探訪活動，由義工帶領香港耆康老人福利會馮堯敬夫人老人宿舍六十多名院友進行健身操及包裹粽子，讓長者及「愛心隊」隊員歡渡愉快的端午節；而「愛心隊」再於七月四日探訪香港社區照顧協會大角咀安老院，帶領長者參與健身操及集體遊戲。



「愛心隊」帶領安老院院友進行健身操
Volunteer Team members coaching the elderly inmates on healthy exercise

六月二十七日，「房協長者安居資源中心」代表出席「流金頌：賽馬會長者計劃新里程」及假東涌富東邨舉行的「光輝歲月流金頌」專題研討會作主講嘉賓，以「安居之所」為題，探討老齡感知能力適應對年長人士的重要性，並介紹如何運用通用設計提升家居安全和舒適程度。

「房協長者安居資源中心」代表
(右一) 出席「流金頌」活動
The Housing Society Elderly Resources
Centre representative (1st from right)
attended the CADENZA event



「愛心隊」和長者合力製作二百多隻粽子
The HS Volunteer Team and the elderly joined hands to make more than 200 rice dumplings

In addition, the Volunteer Team held the "Dragon Boat Fun Day" elderly visitation on 23 May despite an amber rainstorm signal in effect. The volunteers led over 60 elderly residents from the SAGE Mrs. Y. K. Fung Hostel for the Elderly to take part in activities such as healthy exercise and making rice dumplings. These activities brought festive joy to both the elderly inmates and the volunteers. On 4 July, the Volunteer Team also visited Hong Kong Community Care Association Tai Kok Tsui Care and Attention Home where the elderly participated in healthy exercise and group games.

On 27 June, the representative of the Elderly Resources Centre attended as a guest speaker at the "CADENZA 18-District Programme" seminar of the "CADENZA: A Jockey Club Initiative for Seniors" held at Fu Tung Estate in Tung Chung. Themed "Home Adaptation", the event aimed to explore the importance of sensibility and perceptibility to the elderly and demonstrate how to apply universal design to enhance home safety and comfort.



關懷送暖顯愛心

Extending Care and Warm Regards

七名「房協愛心隊」隊員於六月二十七日探訪「明愛樂謙展能中心及明愛樂敬宿舍」的院友，引領弱能人士及輪椅使用者參與熱身操及摺紙飛機遊戲，並舉行紙飛機裝飾比賽，最後還向院友送贈禮物包以表心意。

此外，十多名「愛心隊」隊員再於七月十一日參與由義務工作發展局舉辦的全港賣旗日，為義務工作發展籌募經費，幫助更多有需要人士。

於五月至七月期間，勵德邨、家維邨及漁光村獲社會福利署頒發「義務工作嘉許金獎」，乙明邨獲頒「義務工作嘉許金獎」及被嘉許為「卓越愛心屋苑」，觀塘花園大廈亦獲頒「愛心屋苑最高服務時數獎」及同時被嘉許為「卓越愛心屋苑」，而晴碧花園則獲頒「義務工作嘉許銀獎」及被嘉許為「愛心屋苑」，以表揚居民熱心義工服務。



弱能人士及輪椅使用者透過遊戲舒展筋骨
Inmates with disabilities stretching their joints through fun-filled games



院友投入參與摺紙飛機遊戲
The inmates showed great enthusiasm in making paper planes

Seven members of the Housing Society Volunteer Team paid a visit to the Caritas Lok Him Day Activity Centre & Caritas Lok King Hostel on 27 June and led the inmates with disabilities to participate in warm-up exercises and make paper airplanes, followed by a plane decoration contest. The visit was rounded off with the volunteers distributing gift bags to the inmates to show their care and concern.

Meanwhile, about a dozen members of the Volunteer Team participated in the Territory-wide Flag Day on 11 July organised by the Agency for Volunteer Service to raise money for volunteer services and help those in need.

Between May to July, Lai Tak Tsuen, Ka Wai Chuen and Yue Kwong Chuen were conferred the Gold Award for Volunteer Service by the Social Welfare Department. To commend the residents' enthusiasm towards volunteer work, Jat Min Chuen was conferred the Gold Award for Volunteer Service and recognised as a Leading Caring Estate. Kwun Tong Garden Estate was granted the Highest Service Hours Award of Caring Estate and recognised as a Leading Caring Estate. In addition, Sunshine Grove was also granted the Silver Award for Volunteer Service and recognised as a Caring Estate.

攜手推動環保 共建綠色城市

Joining Hands in Building a Green City



物業管理部總監葉錦誠先生(前排左一)代表房協出席「『優化建築設計 締造可持續建築環境』社會參與過程啟動日」

On behalf of the Housing Society, Director (Property Management) Mr Ip Kam-shing (front row, 1st from left) attended the "Public Engagement Launch Day of the 'Building Design to Foster a Quality and Sustainable Built Environment'"

支持可持續發展及保護環境是房協業務運作的重要原則。透過積極參與環保活動，房協更致力把有關信息帶給居民。

作為其中一個夥伴機構，房協動員六百多名居民於六月二十日參與由可持續發展委員會假沙田馬場舉辦的「『優化建築設計 締造可持續建築環境』社會參與過程啟動日」，並為優化建築設計的公眾諮詢揭開序幕。社會參與過程分五個階段進行，公眾參與屬第三階段。公眾諮詢於七月十日展開，在全港各區域進行一系列的論壇、講座和工作坊等，探討一系列環境問題包括如何透過可持續建築設計解決「屏風樓」及「峽谷效應」、如何提升能源效益等。

同時，房協繼續支持「香港地球之友」的活動，曾經連續三年於「知慳惜電」節能比賽中獲取多個獎項。今年房協更被邀成為協辦機構之一，並於六月七日舉行發佈會。活動目標是在七月至九月期間減省最少一千二百萬度用電量，降低溫室氣體排放及空氣污染。

此外，房協轄下二十七個屋邨及代管屋苑共一百五十九座大廈，一同響應「地球之友」舉辦的「6•21 夠照•熄燈行動」，於晚上八時至十時齊齊關燈二小時。除了當晚行動外，房協其中十七個屋邨共一百座大廈更簽訂「夠照•熄燈企業約章」，承諾節省能源消耗，減少光污染。

繼去年成為「碳審計•綠色機構」之一，房協於今年七月三日假香港會議展覽中心舉行的「綠色香港•碳審計」週年典禮上，亦設置展板介紹其減碳措施。

在環保獎項方面，房協的祖堯邨、勵德邨及滿樂大廈均獲環境保護署簽發「減廢標誌—卓越級別」，而沙頭角邨則取得「減廢標誌—良好級別」，表揚各邨在推行環保工作的努力，及共同實踐綠色生活的決心。

Sustainable development and environmental protection are important operation principles of the Housing Society. Through active participation in environmental activities, the Housing Society also conveys related message to the residents.

As a partnering organisation of the Council for Sustainable Development, the Housing Society invited more than 600 residents to attend the "Public Engagement Launch Day of the 'Building Design to Foster a Quality and Sustainable Built Environment'" at Sha Tin Racecourse on 20 June, marking the prelude to the public consultation process.

The community participation exercise is divided into five phases, with the public engagement process in the third phase. With the commencement of the public consultation on 10 July, a series of territory-wide forums, seminars and workshops would be held to explore into various environmental issues, including the application of sustainable building design in resolving the "wall buildings" and "canyon effect" problems and different ways to increase energy efficiency.

Meanwhile, the Housing Society continues to support the activities of the "Friends of the Earth (HK)" and has received a number of awards from the "Power Smart" energy saving contest for three consecutive years. This year, the Housing Society was invited to be one of the co-organisers and attend a press conference on 7 June. The objective of the event is to save at least 12 million kWh of electricity from July to September, reducing greenhouse gases emission and air pollution.

Moreover, 159 buildings of the Housing Society in 27 estates and properties managed by the Housing Society, jointly participated in the "Dim it! Lights out 6.21" event to switch off lights for two hours from 8 to 10pm on the day. In fact, a total of 100 buildings from 17 estates of the Housing Society have signed the "Dim It Charter" committing to energy saving and light pollution reduction.

Being a Carbon Reduction Partner since last year, the Housing Society participated in the Green Hong Kong — Carbon Audit Anniversary Ceremony on 3 July and exhibited its carbon reduction measures.

In terms of environmental awards, Cho Yiu Chuen, Lai Tak Tsuen and Moon Lok Dai Ha all received "Wastewi\$e Label – Class of Excellence" and Sha Tau Kok Chuen received "Wastewi\$e Label – Class of Good" issued by the Environmental Protection Department. These awards reflect the efforts of the estates in taking environmental action and the determination to lead a green life.

建立安全文化 提升健康意識 Promoting Safety Culture and Health Awareness



房協獲發職業健康安全標準認證
Housing Society obtained Occupational Health and Safety Certification

房協物業管理部及怡心園於六月二十三日獲香港品質保證局簽發 OHSAS18001:2007 職業健康安全標準認證，標誌著推動職安健方面的努力。

為凝聚業界力量提升安全水平，房協物業管理部近二十名同事聯同五百多名來自其他物業管理及建築公司的員工，於五月十九日早上參與由職業安全健康局在金紫荊廣場舉行的「建造業安全推廣活動2009啟動禮暨工地健康操」，宣揚職安健信息。

同時，職安局亦於七月三日舉行的「建造業安全分享會暨頒獎典禮」上頒發「最佳職安健物業管理公司」銀獎予馬頭圍邨，表揚屋邨為住戶、商戶及附近居民提供一個安全且優質的生活環境。於頒獎禮當日，屋邨同事更憑著創意及精湛演出，以宣揚職安健為主題的短劇奪得「最佳演繹獎」銅獎，令人鼓舞。

房協員工參與健康操，身體力行推廣職安健
Housing Society staff participated in the exercise to promote occupational health and safety

The Housing Society and Serenity Place received OHSAS18001:2007 Certification in Occupational Health and Safety (OSH) from the Hong Kong Quality Assurance Agency on 23 June in testament to their efforts in promoting occupational health safety.

To raise the awareness of the industry in enhancing safety, about 20 employees from the Property Management Division of the Housing Society joined over 500 employees from other property management and construction companies at the Golden Bauhinia Square on 19 May for the 2009 Construction Safety Promotional Campaign Launching Ceremony and Site Safety Exercises hosted by the Occupational Safety & Health Council (OSHC) to promote health and safety at work.

At the Construction Safety Forum and Award Presentation Ceremony on 3 July, Ma Tau Wai Estate was conferred "The Best Property Management Company in OSH" Silver Award to recognise its safe and high-quality living environment for the residents, commercial tenants and the community. On the same occasion, a group of estate staff claimed the Best Presentation Bronze Award for a highly creative and skilfully acted play themed on occupational health and safety.



在四月二十八日職安局舉辦的「世界工作安全健康日暨全港傑出職安健員工嘉許計劃 2009 頒獎禮」中，房協物業管理部安全工作小組兩名同事亦獲頒優異獎。

另一方面，鑑於人類豬型流感肆虐，房協於七月十日簽署由職安局及勞工處訂定的「抗流感職業衛生約章」，承諾提升工作場所的衛生水平，締造整潔健康的工作環境。



馬頭圍邨獲頒發「最佳職安健物業管理公司」銀獎
Ma Tau Wai Estate was conferred "The Best Property Management Company in OSH" Silver Award



房協同事及「房協之友」兒童歌詠團以職安健為題演出話劇，精彩表演獲得好評

A play on occupational health and safety performed by Housing Society staff and HS Community Children's Choir received great applause

During the World Day for Safety & Health at Work cum Best OSH Employees Award Scheme 2009 Award Presentation Ceremony held by the OSHC on 28 April, two members of the Housing Society Safety Working Team from the Property Management Division were presented merit award.

Under the swine flu epidemic, the Housing Society signed the Workplace Hygiene Charter Against the Influenza organised by OSHC and the Labour Department on 10 July, showing its commitment to enhance the workplace hygiene and strive for a tidy and healthy working environment.



總經理（物業管理）陳伍潔英女士（右二）代表房協簽署「抗流感職業衛生約章」
General Manager (Property Management) Mrs Josette Chan (2nd from right) signed the Workplace Hygiene Charter Against the Influenza on behalf of the Housing Society

繽紛嘉年華 居民齊參加 Carnival Brings Residents Together

為了促進家庭和諧及鼓勵健康生活，「房協之友」在五月三十一日於乙明邨中央廣場舉辦「家家有禮繽紛嘉年華」，節目包括流行樂隊表演，而乙明邨明耀樓互助委員會亦以經典金曲及粵曲客串娛賓，贏得不少掌聲。

當日場內設置環保攤位遊戲、手工藝製作坊及幸運輪抽獎遊戲等，吸引不少居民及區內人士參加。大會亦設有「健康站」為居民進行簡單健康狀況評估，提倡健康生活。這項活動不但為居民帶來輕鬆愉快的一天，亦有助加強鄰舍關係。



互委會成員獻唱令全場氣氛高漲

Performance by the Mutual Aid Committee members greatly boosted the party atmosphere

To promote family harmony and encourage healthy living, the HS Community hosted the Spectacular Carnival for Family Fun at the central plaza of Jat Min Chuen on 31 May with performances by popular bands. A Cantonese opera and singing of classical songs by Ming Yiu Lau Mutual Aid Committee were widely received by the residents with great applause.

On the same day, there were booths offering environmental games, handcrafted trinkets and wheel-spinning giveaways which were enjoyed by many residents. There was also a health counter providing basic health-check and promoting healthy lifestyle to the residents. The event not only gave residents the opportunity to relax and have fun, but also a good time to strengthen neighbourhood ties.



透過攤位遊戲向居民灌輸環保信息
Conveying environmental messages to the residents through game booths



「健康站」為居民提供簡單健康評估，深受長者歡迎
The health counter provided basic check for the residents and was well received by the elderly