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房協

動態

HOUSING SOCIETY TODAY

推售夾屋 反應熱烈

*Sandwich Class Housing Flats
Warmly Received by Market*



HONG KONG
HOUSING SOCIETY
香港房屋協會

房協於今年三月初推出位於將軍澳疊翠軒464個「夾心階層住屋計劃」(「夾屋」)單位發售，市場反應極為熱烈，吸引大量市民參觀示範單位，而查詢電話不絕。房協與運輸及房屋局商討後，決定將所有「夾屋」餘下單位推出，以滿足需求。

餘下的374個單位分別位於葵涌浩景臺、何文田欣圖軒及將軍澳疊翠軒。連同早前開售的單位，房協共推出838個「夾屋」單位。在四月七日截止申請後，房協共收到33,743份認購表格，超額近四十倍，預計所有單位將可售罄。



In early March this year, the Housing Society launched 464 Sandwich Class Housing Scheme (SCHS) units at The Pinnacle in Tseung Kwan O for sale. The launch received an overwhelming response, attracting a multitude of visitors to view the show flats and entailing an influx of telephone inquiries. After discussing with the Transport and Housing Bureau, it was decided to put out all the remaining SCHS units to meet the demand.

The remaining 374 units are located at the Highland Park in Kwai Chung, the Cascades in Ho Man Tin and The Pinnacle in Tseung Kwan O. Together with the units offered previously, the Housing Society launched 838 SCHS units for sale in total. Subsequence to the close of application on 7 April, the Housing Society received a total of 33,743 application forms with an over-subscription of nearly 40 times. It is anticipated that all the units would be sold out.

楊家聲主席
Mr Yeung Ka-sing, Chairman

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另一方面，在政府的全力支持下，房協將在濕地公園隔鄰115區發展一個「社區為本」的「長者綜合社區計劃」，為退休人士提供一個寧靜悠閒的度假式居住環境，同時創造就業機會及推動地區經濟。

在過去一年，房協積極為這個項目進行籌備工作，包括擬備總綱發展藍圖及進行各項環境影響評估，現時這項目已進入工程勘測階段。早前，房協為有關工程進行啟動儀式，並很榮幸得到發展局局長林鄭月娥女士出席主禮，為我們這個項目打氣。

同時，房協亦將於未來五年，動用約二億元資金，在附近的濕地公園路112區約30,000平方米的用地上，設立職業培訓中心及長者社區設施等，以配合115區的「長者綜合社區計劃」的發展，產生協同效應。這些短期設施除可創造約二百個就業機會外，並為115區的項目提供所需人才，藉此推動地區經濟，為社區作出貢獻。

In another move, with the full support from the Government, the Housing Society will develop a community-based Integrated Elderly Community Project in Area 115 adjacent to the Wetland Park, providing a tranquil and resort-style retirement living environment as well as creating job opportunities and promoting local economy.

Over the past year, the Housing Society has been actively carrying out preparatory work for the project such as setting the master layout plan and conducting various environmental impact assessments. Site investigation is being conducted following an inauguration ceremony held earlier on. We were honoured to have the Secretary for Development Mrs Carrie Lam to officiate at the ceremony which gave us a shot in the arm.

The Housing Society will also spend about \$200 million in the next five years to develop Area 112 on Wetland Park Road in conjunction with the Integrated Elderly Community Project in Area 115 for synergy purpose. A vocational training centre and other community facilities for the elderly will be established on this site of about 30,000 square meters. By creating about 200 job opportunities and providing the required workforce for the project in Area 115, these short-term facilities aim to generate economic impetus in the area and benefit the community as a whole.

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推售夾屋 反應熱烈

Sandwich Class Housing Flats Warmly Received by Market



浩景臺 Highland Park ▲



欣圖軒 Cascades ▲



疊翠軒 The Pinnacle ▲

房協自二零零八年開始推售「夾心階層住屋計劃」(夾屋)餘下單位後，至今尚餘838個單位。今年三月，房協推出疊翠軒其中464個單位，並隨即加推其餘374個夾屋單位。除了疊翠軒外，其他單位分別位於葵涌浩景臺及何文田欣圖軒，而截止申請日期亦順延至四月七日。

首推疊翠軒部分單位

房協於三月三日首先推售將軍澳疊翠軒其中464個單位。疊翠軒鄰近港鐵寶琳站，交通便利，環境舒適，單位間格寬敞實用。單位位於第二至四座，建築面積由568至827平方呎，其中378個為三房兩廳及86個為兩房兩廳間格的單位，售價由130萬至280萬元，平均呎價約3,000元。

申請家庭每月收入必須介乎23,001元和39,000元，家庭總資產淨值限額為120萬元。現有公屋家庭亦可以「綠表」申請，並不受入息及資產限額規限。除家庭組合外，今次出售的「夾屋」單位亦接受單身人士申請，月入不超過19,500元，資產限額為60萬元，但售樓優先次序則以核心家庭為先。

Of the 838 units unsold since 2008 when the Housing Society first released the remaining Sandwich Class Housing Scheme (SCHS) units on the market, 464 located at The Pinnacle were launched by the Housing Society in March this year, followed immediately by an additional 374 units located at Highland Park in Kwai Chung and the Cascades in Ho Man Tin, apart from those at The Pinnacle. The deadline of application has been extended to 7 April.

Launching Part of The Pinnacle in the First Batch

464 flats of The Pinnacle have been first released for sale by the Housing Society on 3 March. The Pinnacle, conveniently located near Po Lam Station of the MTR, enjoys a delightful environment and practical layout design. The units available for sale are located in Block 2 to 4 with gross floor area ranging from 568 to 827 square feet, of which 378 and 86 units are of three-bedroom and two-bedroom design respectively. Sale prices range from \$1,300,000 to \$2,800,000 at an average of about \$3,000 psf.

To be eligible for application, the monthly household income has to lie between \$23,001 and \$39,000 with family asset not exceeding \$1,200,000 in total net asset value. Public housing tenants may apply as Green Form applicants subject to no income and asset restrictions. Besides, single persons with monthly income not more than \$19,500 and an asset not exceeding \$600,000 in money value are also eligible for application. However, priority will be given to core families.

悉數加推餘下單位

自疊翠軒首批單位推出後，市場反應極為熱烈。房協與運輸及房屋局經商討後，決定即時加推所有餘下單位，以配合市場需求。加推的其餘374個單位，分別位於葵涌浩景臺、何文田欣圖軒及將軍澳疊翠軒。連同早前開售的464個疊翠軒單位，房協已悉數推出所有838個「夾屋」餘下單位。

浩景臺位處葵涌半山，景觀開揚，屋苑設施齊備，餘下的161個單位均為三房兩廳間格，建築面積為727至816平方呎，售價約217萬至252萬元，平均呎價為3,100元。

位於何文田的欣圖軒交通方便，所屬學校網亦非常受歡迎，32個兩房兩廳單位建築面積由681至688平方呎，售價約232萬至264萬元，平均呎價為3,700元。

至於加推的181個疊翠軒單位，全部位於第一座，其中140個為三房及41個為兩房單位，建築面積由601至826平方呎，售價約158萬至264萬元，平均呎價維持約3,000元。

這些「夾屋」單位的訂價，主要考慮有關屋苑近期的二手成交價及合資格申請人仕的負擔能力，折讓率均為兩成三。

All Remaining Units Launched for Sale

The first batch of The Pinnacle has prompted overwhelming market response. The Housing Society decided to launch the rest of the remaining units immediately to meet the market demand after discussion with the Transport and Housing Bureau. The 374 units in the following batch were at the Highland Park in Kwai Chung, the Cascades in Ho Man Tin and The Pinnacle in Tseung Kwan O. Together with the 464 units at The Pinnacle launched earlier, the Housing Society has cleared all the leftover of 838 SCHS units.

The Highland Park is situated at Kwai Chung mid-level with a delightful, open view and comprehensive facilities. The 161 units for sale are all of three-bedroom and two-living-room design with gross floor area ranging from 727 to 816 sq ft. The sale prices range from \$2,170,000 to \$2,520,000 at an average of \$3,100 psf.

The Cascades, located at Ho Man Tin, is popular for its excellent school network and transport convenience. There are 32 two-bedroom and two-living-room units with gross floor area ranging from 681 to 688 sq ft, selling between \$2,320,000 and \$2,640,000 at an average price of \$3,700 psf.

The additional 181 units at The Pinnacle are all located in Block 1 with gross floor area ranging from 601 to 826 sq ft, of which 140 are of the three-bedroom and 41 of two-bedroom design. The sale prices range from \$1,580,000 to \$2,640,000 at an average of about \$3,000 psf.

The sale prices are set with reference to recent secondary market transactions of the respective SCHS estates and the affordability of the eligible applicants at an discount rate of 23%.

申請踴躍反映需求

今次推售的所有「夾屋」單位已於四月七日截止申請，反應極為熱烈，共接獲33,743份申請表，其中「白表」佔31,777份，「綠表」佔1,966份。經初步審查申請表後，房協於四月二十二日進行攪珠，決定認購的優先次序，預計五月底可開始進行揀樓程序。

Enthusiastic Response Reflecting Market Demand

By the closing date on 7 April, a total of 33,743 applications had been received including 31,777 White Forms and 1,966 Green Forms. Ballot for the sequence of subscription was drawn on 22 April by the Housing Society after preliminary vetting of the application forms. The flat selection process is expected to commence at the end of May.



▲ 房協主席楊家聲先生主持攪珠儀式
The ballot was drawn by Chairman of the Housing Society Mr Yeung Ka-sing



▲ 三個「夾屋」屋苑反應熱烈，示範單位共吸引超過五萬人參觀
The three SCHS properties had drawn enthusiastic response and the show flats attracted some 50,000 visitors

推動大廈管理維修

Promoting Building Management and Maintenance



房協行政總裁兼執行總幹事黃傑龍先生(右四)出席「大廈管理專家義工服務計劃」記者會 ▲
Housing Society Chief Executive Officer and Executive Director Mr Wong Kit-loong (4th from right) speaking at the press conference of the "Building Management Expert Volunteer Service Scheme"

馬頭圍道發生的塌樓事件，喚起社會對舊樓維修的關注。民政事務局聯同房協和多個物業管理專業團體，包括香港房屋經理學會、房屋經理註冊管理局、英國特許房屋經理學會亞太分會及香港物業管理公司協會，於四月推行「大廈管理專家義工服務計劃」，為舊樓業主免費提供專業的物業管理意見及跟進服務，協助改善舊樓管理。

計劃的服務對象為兩大類：第一類是由民政事務總署及房協共同選定的大廈群組，服務單位約九百個；第二類是由有興趣的業主向民政事務總署提出申請，服務單位約一百個。

專家義工隊由房協及物業管理專業人士組成，於未來十二個月到目標大廈群組進行家訪及提供專業意見，包括撰寫大廈改善報告，以及協助申請資助及貸款計劃等。

另一方面，為響應差餉物業估價署於去年推出的「門牌展示運動」，房協於四月一日起為舊樓業主免費提供門牌號數牌，展示於大廈入口處，以便市民識別位置。

The collapse of a building in Ma Tau Wai has aroused public concern on building maintenance. The Home Affairs Bureau joins hands with the Housing Society and various property management institutes, including the Hong Kong Institute of Housing, the Housing Managers Registration Board, the Asian Pacific Branch of the Chartered Institute of Housing, and the Hong Kong Association of Property Management Companies, to launch the "Building Management Expert Volunteer Service Scheme" in April to provide free professional advice and follow-up services to owners of old buildings to improve property management.

Target buildings of the Scheme are divided into two categories. The first category of about 900 flats covers buildings jointly selected by the Home Affairs Department (HAD) and the Housing Society. Other property owners who are interested in the Scheme may submit applications to the HAD through Category 2 which serves about 100 flats.

In the next 12 months, the volunteer team formed by the Housing Society and housing professionals will pay visits to the targeted building clusters and offer professional advice to the owners such as preparing building improvement plans and assisting loan and subsidy schemes applications.

Meanwhile, in support of the Building Numbering Campaign launched by the Rating and Valuation Department, the Housing Society offers free street number plate to owners of old buildings starting 1 April to be displayed at the building entrance for easy recognition of location.

HONG KONG HOUSING SOCIETY
香港房屋協會

樓宇管理維修綜合計劃

展示門牌號數 房協幫到你!

房協現為樓齡20年或以上，而住宅單位不多於400個的屋苑或樓宇(私人住宅或綜合用途)業主免費提供門牌號數牌，展示於大廈入口處，以便市民識別位置。

樓宇管理維修 房協幫到你

申請手續
有意申請的人士，可到房協各區物業管理處或中心索取或在網址 bmms.hkhs.com 下載申請表格

2839 7188

房協免費為舊樓業主提供門牌號數牌
The Housing Society offers street number plate to owners of old building

推動社區經濟 締建優質退休生活

*Boosting Local Economy
with Quality
Retirement
Living*



主禮嘉賓參觀「長者綜合社區計劃」項目模型 ▲
The officiating guests viewing the model of
the Integrated Elderly Community Project

房協於三月二十九日在天水圍115區舉行「房協濕地公園路項目—天水圍『長者綜合社區計劃』工程勘測啟動儀式」，由發展局局長林鄭月娥女士、房協主席楊家聲先生，以及元朗區議會副主席鄧胤楚先生主禮。

該項目毗鄰濕地公園，面積約六萬平方米，將發展為鄉村俱樂部式的休閒退休園地，除了提供約一千個長者住屋單位，並附設完善的綜合配套設施，包括康健中心、安老院舍、酒店、培訓及社區康樂設施等，推廣「原居安老」概念，讓住戶享受豐盛充實的退休生活。此外，亦為該區注入經濟動力，創造就業機會。第一期項目預計於二零一四年完工。

在儀式當日，發展局局長林鄭月娥女士亦宣布將毗鄰的天水圍112區，以短期租約的形式批予房協。房協計劃在約三萬平方米的用地上，設立長者資源中心、康健中心及由職業訓練局營辦的職業訓練中心，在未來五年投放約二億元，配合「長者綜合社區計劃」的發展，以發揮協同效應。項目預計於二零一一年啟用。



(左起)楊家聲先生、林鄭月娥女士及鄧胤楚先生主持「工程勘測啟動儀式」 ▲
(From left) The Site Investigation Inauguration Ceremony was jointly officiated by
Mr Yeung Ka-sing, Mrs Carrie Lam and Mr Tang Yun-chor

The Housing Society held the HKHS Wetland Park Road Project — Tin Shui Wai Integrated Elderly Community Project Site Investigation Inauguration Ceremony in Tin Shui Wai Area 115 on 29 March. The event was jointly officiated by the Secretary for Development Mrs Carrie Lam, Housing Society Chairman Mr Yeung Ka-sing and Vice-Chairman of Yuen Long District Council Mr Tang Yun-chor.

Adjacent to the Wetland Park occupying an area of around 60,000 square metres, the resort-style retirement housing project will provide about 1,000 residential units for the elderly, a wellness centre, a residential care home for the elderly, a hotel as well as various training and recreation facilities to promote the concept of “ageing in place”. It will enable the elderly residents to actively participate in the community and enjoy a fulfilling and quality life upon their retirement. The project also aims to bring new economic impetus and job opportunities to the local community. Phase I of the project is expected to be completed in 2014.

The Secretary for Development, Mrs Carrie Lam also announced on the same day that Tin Shui Wai Area 112 in the vicinity will be granted to the Housing Society by way of short-term lease. The Housing Society will spend approximately \$200 million in the coming five years to set up an elderly resources centre, a wellness centre and training facilities operated by the Vocational Training Council on the site of about 30,000 square metres to complement the development of the Integrated Elderly Community Project for synergy purpose. The project is expected to come into being in 2011.

活化街道舊墟 改善商住環境

Revitalising Old District to Enhance Business and Living Environment



「荃灣眾安街街道活化計劃竣工典禮」
Tsuen Wan Chung On Street Revitalisation Project Completion Ceremony

「荃灣眾安街街道活化計劃竣工典禮」已於二月二十八日假荃灣荃新天地舉行，由發展局局長林鄭月娥女士、房協主席楊家聲先生、市區重建局主席張震遠先生及荃灣區議會主席周厚澄先生主禮。

該計劃於二零零九年二月動工，為眾安街帶來全新景象，包括美化街道和設置特色雕塑等，提升營商環境，工程費用約一千一百萬元。典禮後，各主禮嘉賓到眾安街視察，並探訪商戶代表，了解活化為他們帶來的好處。

Upon the completion of the Tsuen Wan Chung On Street Revitalisation Project, the Completion Ceremony was held on 28 February at Citywalk, Tsuen Wan and officiated by the Secretary for Development, Mrs Carrie Lam, Chairman of the Housing Society, Mr Yeung Ka-sing, Chairman of the Urban Renewal Authority, Mr Barry Cheung and Chairman of Tsuen Wan District Council, Mr Chau How-chen.

Commencing in February 2009, the revitalisation project gave a facelift to Chung On Street by beautifying the streetscape and installing sculptures to improve the shopping environment of the area. The project costed about \$11 million. The officiating guests took this opportunity to talk to the commercial tenants to understand the benefits brought about by the revitalisation.



房協委員視察眾安街街道活化工程項目
Members of the Housing Society touring the revitalisation project of Tsuen Wan Chung On Street



楊家聲先生陪同林鄭月娥女士到眾安街聽取商戶意見
Mr Yeung Ka-sing accompanying Mrs Carrie lam to visit Chung On Street and listen to the commercial tenants



「西貢舊墟活化計劃古廟開幕典禮」▶
Sai Kung Old Town Revitalisation Project Temple Square Opening Ceremony

另外，房協的「西貢舊墟活化計劃」亦於今年三月竣工，工程包括美化西貢舊墟的行人通道和設立介紹歷史的路標，而天后古廟前的停車場亦變身成為悅目的廣場，作表演及慶祝活動之用，工程耗資約一千萬元。

「西貢舊墟活化計劃古廟廣場開幕典禮」於四月二十四日舉行，由房協主席楊家聲先生、民政事務總署副署長李美美女士及西貢區議會主席吳仕福先生等，為廣場的紀念碑揭幕。

房協多名監事會及執行委員會委員當日撥冗出席典禮，並隨即到荃灣眾安街視察當地的美化工程。

Meanwhile, the Sai Kung Old Town Revitalisation Project undertaken by the Housing Society was also completed in March 2010. The project includes enhancing the pedestrian paths and installing road signs to introduce the history of the Old Town. The parking lot in front of Tin Hau Temple has been transformed into a nice open space plaza ideal for performances and celebrations. The project cost amounted to \$10 million.

The Sai Kung Old Town Revitalisation Project Temple Square Opening Ceremony was held on 24 April. Chairman of the Housing Society Mr Yeung Ka-sing, Deputy Director of Home Affairs Ms Mimi Lee and Chairman of Sai Kung District Council Mr Ng Sze-fuk unveiled the monument at the open plaza together.

Members of the Housing Society Supervisory Board and Executive Committee also attended the ceremony and paid a visit to Tsuen Wan Chung On Street afterwards to see the result of the revitalisation project.



房協獎助學金 培育業界人才 *Scholarships and Bursaries for Housing Talents*

「房協專業發展中心」於二月六日假香港世界貿易中心會舉行一年一度的「香港房屋協會獎助學金計劃」頒獎禮，向來自本港二十一家大專院校、香港專業教育學院及社區學院的學生頒發獎助學金，培育房屋、物業管理及相關行業的專業人才。

今年共頒發七十六個獎項，為歷年最多的一次，當中十七個為獎學金、五十九個為助學金，而香港大學「房屋管理學碩士兼讀課程」的優異畢業生何國志更同時獲頒兩項「樂年神父獎學金」，包括「最佳論文」及「最佳成績」。

自計劃成立五年以來，「專業發展中心」共頒發三百一十七個房協獎助學金，合共一百五十多萬元，為成績優異或有經濟困難的學生提供獎助學金，鼓勵同學提升學習水平，並吸引更多年輕人選擇修讀與房屋相關的課程。



房協主席楊家聲先生(前排中)及委員於頒獎禮上，與獲獎同學合照 ▲
Housing Society Chairman Mr Yeung Ka-sing (front row middle) and members taking photo with the award-winners

The annual presentation ceremony of the Housing Society Award was held by the Hong Kong Housing Society Academy at the World Trade Centre Club on 6 February, where students from 21 local tertiary institutions, the Hong Kong Institute of Vocational Education and community colleges were awarded. The programme aims at nurturing talents in housing, property management and related sectors.

A record high of 76 awards were presented this year, comprising 17 scholarships and 59 bursaries, of which both the Father Cronin Memorial Award and Best Dissertation Award went to Mr Ho Kwok-chi, an outstanding part-time student in Master of Housing Management at The University of Hong Kong.

Since the inception of the programme five years ago, the Academy has presented an aggregate of 317 scholarships and bursaries amounting to over \$1,500,000. It provides scholarships to outstanding or otherwise impoverished students to encourage academic excellence and pursuit in housing related studies.

團年晚宴 增進交流 *Gathering to Foster Relations*

房協於二月二日假香港賽馬會會所舉行團年晚宴。房協主席楊家聲先生、副主席鄒滿海先生，聯同行政總裁兼執行總幹事黃傑龍先生及其他委員及管理層同事，宴請發展局和運輸及房屋局多位高層官員，包括發展局局長林鄭月娥女士、發展局常任秘書長(規劃及地政)周達明先生、運輸及房屋局副局長邱誠武先生、運輸及房屋局常任秘書長(房屋)陳鎮源先生、屋宇署署長區載佳先生、地政總署署長譚贛蘭女士，以及規劃署署長伍謝淑瑩女士等，大家共聚一堂，加強連繫。

The Housing Society hosted a Chinese New Year gathering at the club house of the Hong Kong Jockey Club on 2 February for government officials to enhance communications. Chairman of the Housing Society Mr Yeung Ka-sing together with Vice-Chairman Mr Marco Wu, Chief Executive Officer and Executive Director Mr Wong Kit-loong, members and senior management gave their warmest welcome to a number of senior officials of the Development Bureau as well as the Transport and Housing Bureau including Mrs Carrie Lam, Secretary for Development, Mr Thomas Chow, Permanent Secretary for Development (Planning and Lands), Mr Yau Shing-mu, Under Secretary for Transport and Housing, Mr Thomas Chan, Permanent Secretary for Transport and Housing (Housing), Mr Au Choi-kai, Director of Buildings, Ms Annie Tam, Director of Lands, and Mrs Ava Ng, Director of Planning.



推廣職業安全 關注員工健康

Promoting Occupational Safety and Health at Workplace

繼二零零六年後，房協今年再次於四月十七日假荃灣滿樂大廈舉辦「職安健推廣日2010」，以「職安文化攜手創 健康生活樂悠悠」為主題，邀請全體員工參與，推廣工作場所的安全及健康信息。

活動現場設有八個介紹職安健的專題攤位遊戲，以及體驗合作精神的競技賽，共超過三百名員工及居民出席參加。籌委會亦於當日舉行「最佳清潔承辦商嘉許計劃」頒獎儀式，表揚十家推行安全管理的承辦商，並向房協十八個轄下屋邨和屋苑頒發二零零五至零九年「工作場所零工傷意外證書」，以及嘉許「職安健攝影比賽」的得獎同事。

另一方面，由勞工處主辦的「建造業安全獎勵計劃頒獎典禮暨嘉年華會」於三月二十一日灣仔修頓運動場舉行。作為協辦機構，房協物業管理部總經理阮偉基先生應邀擔任主禮嘉賓，獎勵在職安健方面有優異表現的承辦商、分判商、管理人員及工友。



同事透過參與攤位遊戲學習職安健知識 ▲
Colleagues know more about OSH through booth games



房協總監(物業管理)葉錦誠先生(左一)、職業安全健康局首席顧問黃潔玲博士(左二) ▲
及香港清潔商會會長陳國輝先生(左三)主持「職安健推廣日」開幕儀式
Director (Property Management) of the Housing Society, Mr Jacky Ip (1st from left), Principal Consultant of Occupational Safety and Health Council, Dr Louisa Wong (2nd from left), and Chairman of Hong Kong Cleaning Association, Mr Chan Kwok-fai (3rd from left), officiating at the opening ceremony of the Safety Day

Following a similar event in 2006, the Housing Society organised Health and Safety Promotion Day 2010 at Moon Lok Dai Ha, Tsuen Wan again on 17 April 2010, featuring "Together We Pursue Occupational Health and Healthy Living". All staff were invited to join the event to learn more about safety and health at workplace.

On the occasion, eight booths were set up to promote occupational health and safety (OSH), together with a contest to demonstrate teamwork. More than 300 staff and residents were attracted to the event. Best Cleaning Service Contractor Award was presented to 10 contractors practicing safety management. Certificates for Zero Occupational Injuries and Accidents at Workplace 2005-2009 were also presented to 18 estates and properties of the Housing Society and prizes were presented to winners of OSH Photo-shooting Competition.

The Construction Industry Safety Award Scheme Award Presentation Ceremony cum Fun Day was held at the Southern Stadium by Labour Department on 21 March. As one of the supporting organisations, Housing Society General Manager (Property Management) Mr Ricky Yuen was invited to present awards to contractors and sub-contractors, management and manual staff with outstanding performance in OSH.

阮偉基先生(中)頒獎給「建造業安全獎勵計劃」得主 ▶
Mr Ricky Yuen (middle) presented prizes to the Construction Industry Safety Award winners



為學生提供實習培訓

Offering Student Internship and Training Programme

「房協專業發展中心」去年首次參與香港專業教育學院（黃克競分校）的「行業為本專題項目實習計劃」，為該校學生提供實習機會。今年二月至五月，房協再度安排一名電機工程學系應屆畢業同學在物業管理部實習，參與提升真善美村電力系統的準備工作，汲取實際的工作經驗。

另外，房協亦首次與香港基督教女青年會持續教育部合作，安排兩位修讀會所管理文憑課程的同學，在三月至五月期間分別到浩景臺及疊翠軒實習，參與屋苑會所的管理和操作，為期兩個月。

The Hong Kong Housing Society Academy provided internship opportunities to students of the Hong Kong Institute of Vocational Education (Haking Wong) through its Industry-based Project Scheme for the first time last year. From February to May 2010, a placement opportunity was offered to a final year student from the Department of Electrical Engineering in the Property Management Division of the Housing Society. The student participated in the preparation work for the enhancement of the power system at Chun Seen Mei Chuen gaining hands-on experience of the profession.

The Housing Society also collaborated with the Continuing Education Department of Hong Kong Young Women's Christian Association for the first time during the year providing internship opportunities to two students taking the Diploma Programme in Clubhouse Management. They were engaged in the management and operation of the clubhouse at Highland Park and The Pinnacle respectively for a term of two months from March to May.

學徒訓練成績理想

在房協觀塘花園大廈工作的學徒莊建熙，參加了由學徒訓練及技能測驗委員會主辦的「2009年度傑出學徒及見習員獎勵計劃」，並在二百多名參賽者中脫穎而出，獲選為十位「2009年度傑出學徒」之一，頒獎儀式已於三月十八日在葵涌青年學院舉行。

莊同學於二零零七年八月，透過「屋宇設備技工學徒計劃」加入房協，在觀塘花園大廈接受三年的在職培訓，學習及參與屋邨內各種設備系統之安裝、測試、檢查及維修保養等工作，將於今年八月完成培訓。

回顧過去兩年多的學徒生活，莊同學坦言獲益良多：「除了知識及技術方面的提升外，在同事身上亦學習到『多聽、多看、多問、多做』的重要性。」談到未來，莊同學透露在房協工作令他找到了事業的目標，他期望可以朝物業保養方面發展，並正修讀高級文憑，藉以裝備自己。他很感謝房協讓他實踐工作之餘，亦有充足的進修機會。

Apprentice Training Programme in Blossom

Chong Kin-hei, an apprentice of the Housing Society serving at Kwun Tong Garden Estate, participated in the 2009 Outstanding Apprentice and Trainee Award Scheme organised by the Committee on Apprenticeship and Trade Testing. He was awarded "2009 Outstanding Apprentice" with nine other awardees among over 200 participants at the award presentation ceremony held on 18 March at Youth College (Kwai Chung).

Through the Apprenticeship Programme for Tradesman, Chong joined the Housing Society for a three-year on-the-job training at Kwun Tong Garden Estate starting from August 2007. His apprenticeship programme involved the installation, testing, examination and maintenance of various systems of the estate. Chong is expected to complete his training in coming August.

Looking back at his two-year apprentice career, Chong felt greatly benefited from the programme. "In addition to enhancing my professional knowledge and technical skills, I also learned from my colleagues the importance of active listening, observing, questioning and practicing." Chong expressed that the experience he gained from the Housing Society helped him identify his career goal. He has now enrolled to a higher diploma programme to better equip himself in the field of property maintenance. He was grateful that the Housing Society had provided him the practical working experience and opportunity to expand upon his study.



莊建熙同學(左)接受「傑出學徒」的獎項 ▲
Chong Kin-hei (left) was bestowed Outstanding Apprentice

接待訪問團體 促進對外交流

Receiving Delegations for Exchange and Sharing

黃傑龍先生(右三)向新加坡考察團介紹位於濕地公園路的長者項目
Mr Wong Kit-loong (3rd from right) introduced the elderly housing project located on Wetland Park Road to the Singapore delegates



房協經常與國內及海外機構保持緊密聯繫，交流經驗。二月六日，香港大學建築系聯同韓國檀國大學、湖西大學及南首爾大學八名學者到房協考察，並到彩頤居參觀「長者安居樂」屋苑的設施及居住環境。

「房協專業發展中心」亦於二月二十三至二十五日安排十名北京清華大學建築學院的師生到訪房協，了解香港物業管理概況及長者房屋發展方向。他們亦藉此機會參觀房協轄下的祖堯邨、滿樂大廈、彩頤居及「房協長者安居資源中心」。

同時，十六名來自北京及成都百年職校的教職員亦於二月二十五日來港進行職業教育培訓考察，並到觀塘花園大廈參觀，將香港管理經驗帶返國內。

此外，新加坡國家發展部長馬寶山先生率領七名官員於四月一日到訪房協，了解不同的房屋計劃，其中對「夾心階層住屋計劃」及長者房屋尤感興趣。

另一方面，房協行政總裁兼執行總幹事黃傑龍先生於四月二十二日到武漢大學，與該校於內地首設的物業管理學系的師生會面，了解其課程發展，並為他們介紹行業的前景。同時，黃先生亦順道到訪武漢市住房保障和房屋管理局，以及湖北省住房改革與發展研究會，交流鄂港兩地的房屋服務發展經驗。

The Housing Society has maintained close rapport with both local and overseas organisations for experience sharing. On 6 February, the Department of Architecture of The University of Hong Kong, together with eight scholars from Dankook University, Hoseo University and Namseoul University in Korea visited the Housing Society and Cheerful Court to learn about the facilities and the living environment of the Senior Citizen Residence Scheme.

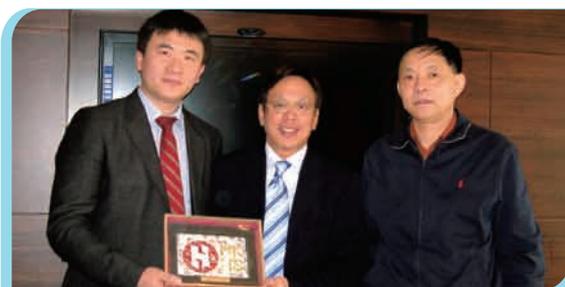
Arranged by the Hong Kong Housing Society Academy, 10 teachers and students from the Department of Architecture of Tsinghua University in Beijing visited the Housing Society from 23 to 25 February to understand the property management and elderly housing development in Hong Kong. Taking this opportunity, they also visited Cho Yiu Chuen, Moon Lok Dai Ha, Cheerful Court and the Housing Society Elderly Resources Centre.

Meanwhile, 16 teaching staff from Beijing and Chengdu BN Vocational School were in Hong Kong on 25 February to receive occupational and educational training. They also visited Kwun Tong Garden Estate and bring home the management experience they learned from Hong Kong.

Moreover, Mr Mah Bow Tan, the Minister for National Development of Singapore, led a delegation of seven officials to visit the Housing Society on 1 April to familiarise with its different housing schemes, focusing on the Sandwich Class Housing Scheme and the elderly housing projects.

On the other hand, Mr Wong Kit-loong, Chief Executive Officer and Executive Director of the Housing Society, visited Wuhan University on 22 April and met with the teaching staff and students of the Property Management Department which was the forerunner of similar degree course on the Mainland. Besides understanding the

course development, he also shared with them the career prospect of the industry. During the trip, Mr Wong also visited Wuhan Housing Security and Management Bureau and Hubei Housing Reform and Development Society to exchange views on housing service development.



黃傑龍先生(中)接見北京清華大學代表
Mr Wong Kit-loong (middle) received the representatives from Tsinghua University



黃傑龍先生(右二)訪問武漢市住房保障和房屋管理局
Mr Wong Kit-loong (2nd from right) visiting Wuhan Housing Security and Management Bureau

員工培訓招聘 推助企業發展

Recruiting and Training Staff for Corporate Development

房協定期舉辦培訓課程，為員工及企業發展增值。於今年二月至三月期間舉行的「正向心理學到積極領導」培訓工作坊，對象為前線的管理同事，為工作團隊營造「正能量」，提升服務質素。同時，「輔導對話引領正向領導」工作坊亦於二月及三月舉行，增強同事領導才能。

由於自二零零八年推出的「關愛銀髮一族」課程成效理想，房協於今年三月四日至二十七日舉辦新一屆課程，讓更多同事學習護老技巧。

房協亦於三月六日舉辦「東平洲暨塔門賞石之旅」ISO 14001環保團，讓百多名同事及其家人到島上欣賞「更樓石」、「難過水」等地質奇景，在工餘時間接觸大自然，再將環保意識帶返辦公室。

The Housing Society organises training regularly to add value for its staff as well as corporate development. The "From Positive Psychology to Active Leadership Workshop" for frontline management staff was held from February to March 2010, aiming to create "positive energy" for team building and improve service quality. Another workshop entitled "Show Your Positive Leadership by Coaching Conversation" was also held in February and March to enhance leadership among staff.

In view of the satisfactory result of the "Cares for the Silver Hair" programme commenced in 2008, the Housing Society arranged for another batch from 4 to 27 March 2010 to equip staff with elderly caring skills.

The Housing Society also organised the "Tung Ping Chau Cum Tap Mun Rock Appreciation Trip" ISO 14001 eco-tour on 6 March. Over 100 colleagues and their families enjoyed the wonderful geological sight in Kang Lau Shek and Lan Kwo Shui. The exposure to nature enabled them to bring a sense of eco-consciousness back to office.



房協人力資源主管麥婉婉女士(右)接受「ERB人才企業嘉許計劃」嘉許
Head of Human Resources Ms Cindy Mak (right) receiving the ERB Manpower Developer Award



同事於「正向心理學到積極領導」中汲取「正能量」
Colleagues cultivating "positive energy" at the "From Positive Psychology to Active Leadership Workshop"



◀▲ 房協透過招聘會(左)及職業講座(右)招募人才
The Housing Society recruits staff through job fair (left) and career talk (right)

在人才招聘方面，房協於三月二十五日參與香港理工大學一連兩日舉行的招聘會，介紹物業管理的工作性質，同時提供見習主任(物業管理)等職位空缺，吸引了超過三百名學生查詢，反應理想。房協亦參與香港城市大學在四月十六日舉行的職業講座，向八十多位準畢業學生提供就業資訊。

此外，由僱員再培訓局於四月二十三日主辦的第一屆「ERB人才企業嘉許計劃」頒授典禮暨論壇上，房協獲嘉許為「人才企業」，表揚在人才培訓方面的卓越表現，與其他獲獎機構交流具效益的人才培訓及發展策略。

In terms of staff recruitment, the Housing Society participated in the two-day recruitment fair at The Hong Kong Polytechnic University on 25 March, introducing the job nature of property management. The Housing Society offered job vacancies including Trainee (Property Management) on the day and received over 300 enquiries from students. At the same time, the Housing Society also attended the career talk held by the City University of Hong Kong on 16 April to provide vocational information to more than 80 undergraduates.

In addition, at the first ERB Manpower Developer Award Presentation Ceremony cum Forum held on 23 April by the Employees Retraining Board in recognition of excellence in manpower training, the Housing Society was accredited "Manpower Developer" and given the opportunity to exchange effective manpower training and development strategies with other award-winning organisations.



◀ 東平洲之旅提升同事的環保意識
The Tung Ping Chau tour enhanced eco-consciousness among colleagues

義工服務展關懷

Extending Care with Volunteer Service



「愛心隊」成員與長者一同進行健身操，舒展筋骨
Volunteer Team members performed gymnastic exercises with the elderly to relax their bodies

春節前夕，二十多位「房協愛心隊」成員於二月六日的「歲晚探訪大行動」中，探訪藍田區獨居及雙老長者，並送上慰問及新春福袋，以表關懷。

「愛心隊」義工再於三月二十七日到打鼓嶺坪輦村探望六十多位長者，並帶領他們進行健身操及唱粵曲，度過愉快的一天。

除了長者外，「房協愛心隊」亦將關懷送給其他有需要人士。於三月六日假荃灣城門谷運動場舉行的新春步行籌款中，義工鼓勵及協助明愛樂謙展能中心及明愛樂敬宿舍的弱能人士及輪椅使用者走畢路程，體驗傷健共融的精神。

其後，義工於三月十三日再次帶領明愛樂謙展能中心及明愛樂敬宿舍的院友參與「綠色種植行」活動，學習栽種小盆栽及觀賞蔬果花卉，並在陽光下享用戶外午餐，為他們帶來溫暖。

Prior to the Chinese New Year, over 20 members of the Housing Society Volunteer Team visited the single elderly and elderly couples in Lam Tin District under the Lunar Year End Visiting Campaign on 6 February. Apart from extending festive greetings, the volunteers also prepared New Year Fortune Bags to express their care for the elderly.

Meanwhile, the Volunteer Team visited more than 60 elderly residents in Ping Che Village, Ta Kwu Ling on 27 March and performed gymnastic exercises and Cantonese opera with them, ending the day with fun and happiness.

Besides the elderly, the Housing Society Volunteer Team also showed concern for under-privileged people. In the Lunar New Year Charity Walkathon held at the Shing Mun Valley Sports Ground on 6 March, the volunteers assisted the mentally-handicapped and the wheelchair users from Caritas Lok Him Day Activity Centre and Caritas Lok King Hostel to complete the route to demonstrate inclusion of persons with disabilities.

On 31 March, the volunteers again led the inmates of Caritas Lok Him Day Activity Centre and Caritas Lok King Hostel to participate in the Green Planting Trip. Through this activity, the inmates enjoyed the fun of planting and appreciating flowers. Together with an outdoor lunch in fair sunshine, the day was filled with warmth.



義工帶領明愛院友參與步行籌款(左)及種植活動(右)
The volunteers led the Caritas inmates to participate in the charity walkathon (left) and planting activity (right)



分享豐盛成果

Sharing Fruitful Achievements



▲ 樂民新村、真善美村及家維邨的物業管理服務獲表揚
Lok Man Sun Chuen, Chun Seen Mei Chuen and Ka Wai Chuen were recognised for outstanding property management services

明華大廈、健康村及勵德邨共十四名大廈主管於三月六日獲警務署、民政事務處及區議會頒發「東區傑出保安員獎」；樂民新村及家維邨則於四月九日獲警務署頒「最佳管理物業獎」及「最佳管理公眾停車場獎」，而真善美村除了獲得「最佳管理公眾停車場獎」外，更因連續四年獲頒「最佳管理物業獎」而奪得「星級管理物業獎」，表揚優質管理服務。

另外，由東頭(二)邨業主立案法團聯同其他八個社會服務團體組成的「東頭珍惜生命聯盟」，於去年四月至十二月推行「東頭守望展關懷」。該計劃在社會福利署舉辦的「社區關懷新網絡義工服務優秀計劃」中獲得「最佳小社區協作獎」，義工嘉許禮於今年三月六日舉行。

在推行環保方面，房協屋邨於環境保護署舉辦的「香港環保卓越計劃」中亦取得佳績。宏福花園、東頭(二)邨及滿樂大廈分別於三月及四月獲發「減廢標誌—卓越級別」，而乙明邨則於二月取得「減廢標誌—良好級別」。同時，滿樂大廈亦於四月取得「減碳證書」，成為房協首個取得該證書的屋邨。

另一方面，三名物業管理部同事於二月六日代表房協參加「第17屆綠色力量環島行慈善行山比賽」，並連續第二年蟬聯五十公里「物業管理盃」冠軍，成績令人鼓舞。

14 building supervisors from Ming Wah Dai Ha, Healthy Village and Lai Tak Tsuen were bestowed "Eastern District Outstanding Security Guard Award" jointly presented by the Hong Kong Police Force, Home Affairs Department and District Council on 6 March. At the same time, Lok Man Sun Chuen and Ka Wai Chuen received the "Outstanding Property Management Award" and "Outstanding Carpark Management Award" presented by the Hong Kong Police Force on 9 April. Apart from the "Outstanding Carpark Management Award", Chun Seen Mei Chuen was also honoured the "Star Managed Property" in virtue of its winning streak of the "Outstanding Managed Property Award" for four consecutive years.

In addition, "Tung Tau Life Appreciation Union", comprising the owners' corporation of Tung Tau (III) Estate and eight other social service groups, launched the "Tung Tau Caring Neighbourhood" programme from April to December last year. The programme was honoured "Best Community Co-operation Award" in the "Community Caring

Network-Volunteer Service Scheme" organised by Social Welfare Department at the award ceremony on 6 March.

In terms of environmental protection, the Housing Society received outstanding achievements in the Hong Kong Awards for Environment Excellence held by the Environmental Protection Department. Tivoli Garden, Tung Tau (III) Estate and Moon Lok Dai Ha received the "Class of Excellence — Wastewise Label" in March and April respectively, while Jat Min Chuen got the "Good Class" label in February. At the same time, Moon Lok Dai Ha was also granted the Carbon "Less" Certificate and became the first estate of the Housing Society in attaining this accreditation.

Meanwhile, it was most encouraging that three colleagues from the Property Management Division who participated in the 17th Green Power Hike on behalf of the Housing Society on 6 February won the 50-kilometre Property Management Cup for the second year.



▲ 房協同事於環島行比賽中奪冠
Colleagues of the Housing Society won the Green Power Hike

推動減碳生活 Promoting Carbon-minus Living



◀ ▲ 房協於「環保嘉年華」(左)及「有機減碳嘉年華」(右)設置攤位及展覽車，宣揚環保信息
Housing Society sets up game booth and exhibition at the Green Carnival (left) and the Organic Carbon Minus Carnival (right) to promote environmental message

由環保促進會主辦，香港理工大學協辦的「第七屆環保嘉年華」於一月三十一日在理工大學校園舉行，以「對抗全球暖化」為主題。

「房協之友」聯同其他三十多個機構設置攤位遊戲，推廣環保信息。當日，大會亦舉辦了「第九屆環保創意模型設計比賽 — 環保創意氣墊船比賽」，喚起青少年的環保意識。

此外，香港有機資源中心及香港浸會大學亦於三月二十八日假中環遮打花園至遮打道一帶舉辦「3.28全城有機日 — 有機減碳嘉年華」，「房協之友」特別設置「流動展覽中心」介紹房協的環保工作。當日除了設有八十多個攤位遊戲及展覽外，亦有農友種植比賽及歌舞表演等，向市民灌輸有機減碳生活的重要，共吸引二千多人參加。

另一方面，世界自然基金會於三月二十七日晚上八時半發動「地球一小時」全球關燈活動，房協轄下共十九個屋村及屋苑響應。這次活動亦為該會推廣的五項減碳行動之一，其他包括拒絕備用電器、縮短洗澡時間、少用即棄餐具及奉行多菜少肉等，呼籲市民實踐綠色生活。

Hosted by the Green Council and co-organised by the Polytechnic University of Hong Kong, the 7th Green Carnival was held on 31 January at the PolyU campus with the theme "Fighting Global Warming".

Members of the HS Community, together with over 30 organisations, set up game booths at the Carnival to deliver the message of environmental protection. The 9th Creative Eco-model Tournament — Eco-Hovercraft Design Competition was also held on the same occasion to arouse environmental awareness among young people.

Besides, the Organic Day 2010 — Organic Carbon Minus Carnival was jointly held by the Hong Kong Organic Resource Centre and the Hong Kong Baptist University at Chater Garden and along Chater Road in Central on 28 March. The HS Community set up the Mobile Exhibition Centre to demonstrate the environmental efforts of the Housing Society. Through more than 80 game booths, a planting contest and a variety show, the Carnival attracted over 2,000 visitors and promulgated the importance of organic and carbon-minus living.

At 8:30pm on 27 March, 19 estates of the Housing Society dimmed the lights to show their support to the "Earth Hour" initiated by the World Wild Fund (WWF). The action was one of the five ways promoted by the WWF to support low carbon living. The other initiatives to encourage green living among the public included eliminating the use of stand-by electricity, reducing shower time, using less disposable tableware and consuming less meat.

節日聯誼樂歡聚

Festive Gatherings



居民代表於團拜中致送紀念品予總監(物業管理)葉錦誠先生，表揚房協的優質管理服務 ▲
The resident representatives presented a memento to Housing Society Director (Property Management) Mr Jacky Ip to appreciate the quality management services of the Housing Society

房協分別於二月二十一日及二十八日假旺角帝京酒店舉行「庚寅年新春團拜」，與約六百名屋邨屋苑的居民及業主代表歡聚一堂，共賀新春。現場更設有醒獅表演，「房協之友」小提琴及拉丁舞班學員表演和「啤酒競飲大賽」等節目，氣氛熱鬧。

另外，「房協之友至真至純音樂聚會」於四月三日假上環文娛中心演講廳須利舉行。當日，「房協之友」成人及兒童歌詠團、小提琴班及拉丁舞班的團員在台上傾力演出，到場支持的觀眾除了欣賞精彩的表演外，亦增進了鄰舍關係。

「房協之友復活節派對暨賀年揮春創作比賽及創意填色比賽頒獎典禮」亦於四月四日假九龍恆豐酒店舉行。各得獎者於兒童節及復活節聚首，交流創作心得。此外，現場亦設有手工藝製作坊及小丑表演，增添節日氣氛。



表演者於音樂會上分享學習成果 ▲
The performers shared their learning achievements in the concert



The Housing Society held Spring Gatherings at Royal Plaza Hotel in Mongkok to celebrate Lunar New Year with around 600 residents and owners of our rental estates and managed properties. A number of programmes were staged at the gatherings, including lion dance, violin and latin dance performances by members of the HS Community, and a "Beer-Drinking Competition" to spice up the atmosphere.

Meanwhile, the HS Community Music Show was successfully held at the lecture hall of Sheung Wan Civic Centre on 3 April. Programmes were performed by the adult and children choirs, the violinists and the latin dance team of the HS Community which earned the support of the audience and helped foster the neighbourhood spirit.

Moreover, the HS Community Easter Party cum Award Presentation Ceremony for Chinese New Year Slogan Competition and Creative Colouring Competition was held at Prudential Hotel in Kowloon on 4 April. The winners were present to exchange creative ideas on this coincidental occasion of Children's Day and Easter Holiday. There were also handcraft workshops and clown performance enhancing the festive atmosphere.

◀ 小丑為小朋友帶來不少歡樂
The children were amused by the clown

支持植樹 綠化城市

Planting Trees for a Greener City



◀「房協之友」會員浩浩蕩蕩齊植樹
HS Community members planting trees in high spirits



一年一度的「2010香港植樹日」於三月二十七日假西貢蕉坑順利舉行。作為支持機構之一，房協主席楊家聲先生及行政總裁兼執行總幹事黃傑龍先生亦出席支持，一同參與植樹。

此外，「房協之友」超過一百五十名來自寶石大廈、宏福花園、樂年花園、頌賢花園、萬盛閣及駿發花園的居民亦參與這項環保活動，共同締建綠色未來。

The annual Hong Kong Tree Planting Day 2010 was held on 27 March at Tsiu Hang, Sai Kung. As one of the supporting organisations, Housing Society Chairman Mr Yeung Ka-sing and Chief Executive Officer and Executive Director Mr Wong Kit-long attend the tree planting activity to show their support.

Besides, over 150 members of the HS Community from Bo Shek Mansion, Tivoli Garden, Cronin Garden, June Garden, Prosperity Court and Prosperous Garden also joined this environmental activity to build a green city.



楊家聲先生(右)及黃傑龍先生親手栽種樹苗，綠化環境 ▲
Mr Yeung Ka-sing (right) and Mr Wong Kit-long planting saplings for a green environment