

Branch Activities

Taiwan International Housing Conference 台灣國際房屋會議《經濟衰退下房屋管理的新契機》

2009年2月27日

Taipei NTUH International Conference Centre 台大醫院國際會議中心



Opening Speech by Mr Sanford Poon, Chairman of Chartered Institute of Housing Asian Pacific Branch
英國特許房屋經理學會亞太分會主席潘源舫致開幕詞



Participation by Housing Professionals of Mainland China, Hong Kong and Taiwan
中港台同業齊參與



Group Photo of Speakers and Guest of Honour
主禮嘉賓及講者合照

Delegates from Chong Qing 重慶同業到港考察

2009年3月26日

Enterprise Square Three 企業廣場3期



Introduction by Membership Officer of Asian Pacific Branch
亞太分會培訓主任為重慶同業講解



Group Photo of Housing Professionals from Hong Kong and Chong Qing
重慶與香港同業合照

Branch Activities

Seminar on Joint Legal Talk on Public Liability and Recent Court Cases in Building Management

法律講座 - 《公共責任及最新法庭案例》

2009年3月28日

City University of Hong Kong 香港城市大學



Q&A Time
回答會員題問



(左起) 廖永泰先生、郭冠英律師、葉毅明博士與潘源舫主席合照

Signing of Memorandum of Cooperation and Exchange with Hwa Hsia Institute of Technology, Taiwan

與台灣華夏技術學院簽訂合作交流意向書

2009年4月17日

Branch Office of Chartered Institute of Housing Asian Pacific Branch



Signing Ceremony
簽署儀式



Exchange of Souvenir
交換紀念品

Seminar on Housing Management in Taiwan and Real Right Law of PRC

台灣房屋管理概況暨「台灣國際房屋會議」簡報及「物權法」的介紹

2009年4月25日

City University of Hong Kong 香港城市大學



Seminar in Progress
講座進行中



(左起) 葉毅明博士、顏世禮先生、陳俐茹博士和潘源舫主席合照

Branch Activities

Forum on Urban Renewal Strategy Review 專題論壇 - 〈市區重建策略〉

2009年5月9日

Hong Kong Housing Society 香港房屋協會



Souvenir Presentation
致送紀念品



Group Photo
合照

Seminar on Operation Building Bright 研討會 - 〈樓宇更新大行動〉

2009年5月11日

HKU SPACE Centre 香港大學專業進修學院



Speech by Mr Sanford Poon, Chairman of
Asian Pacific Branch
亞太分會主席潘源舫致辭



Presentation of Souvenir
致送紀念品

IT and Property Management 《IT與物業管理》圓桌研討會

2009年5月22日

The Hong Kong Polytechnic University 香港理工大學



Group Photo of Speakers
主講者合照

Branch Activities

Validation of Degree Programme of Taiwan Hwa Hsia Institute of Technology 英國特許房屋經理學會主管到台灣認證華夏技術學院 物業管理學位課程

2009年5月

Taiwan Hwa Hsia Institute of Technology 台灣華夏技術學院



Study and Discuss on Validation
研究及商討認證



Heads of Both Parties
雙方主管合照

Chartered Institute of Housing Annual Conference & Exhibition 2009 2009英國特許房屋經理學會週年 會議及展覽

2009年6月16-18日

Harrogate, UK



Hong Kong Delegates at Conference
香港代表



New President Mr Howard Farrand and Asian Pacific Branch Delegates
亞太分會代表與新任會長合照

SOE HK Symposium 2009

2009年6月20日

The Hong Kong Polytechnic University 香港理工大學



Presentation of Souvenir
致送紀念品



Speakers and Guest of Honour
主禮嘉賓及主講者合照

Branch Activities

Visit to Cathay City 學會會員參觀香港國際機場國泰城

2009年6月20日
香港國際機場國泰城



Have a Look at the Cabin Mock-up
參觀模擬客艙



Group Photo
大合照

"Property Management and Asset Services" Summit Conference 深港『物業管理及資產管理』高峰論壇

2009年6月24日
Shenzhen Golden Business Centre 羅湖商務中心



Full Participation
論壇會場座無虛席



*Group Photo of Guest of Honour, Speakers
and Members of Asian Pacific Branch*
主禮嘉賓及主講者與亞太分會成員合照

Branch Activities

Professional Development Update

Wong Hin Nang
Professional Development General Manager
CIH APB

Mainland China

Following the successful completion of a four-day bespoke course, submission of thesis and professional interview, application for membership through Direct Final route was approved for 35 managers of Vanke, the largest developer in China. Senior management of the company was satisfied with the result and happy with the achievement of their managers. Though the participants are well experienced in the field, opinion survey revealed that the process had broadened their views on property management in other countries and inspired their career in housing. This first batch professional member in China does not only mark a milestone of CIH development in Mainland China, they are expected dynamics in promoting professionalism in the area.

Taiwan

In May 2009, CIH validation team went to Taiwan and conducted validation for the Degree of Property Management course held by Taiwan Hwa Hsia Institute of Technology (HHIT). The validation team studied the course content thoroughly, toured around the campus to view the facilities, and had meeting with representatives of the trade, the Principal, teachers and students. Members were satisfied with the efforts made by HHIT in launching the programme, strong support by the top management and convinced that the course would benefit the property management industry. It is the first programme in Taiwan accredited by CIH.



Branch Activities



Over 100 property management practitioners enrolled in the Train-the-trainers Course jointly organized with Taiwan Hwa Hsia Institute of Technology launched in July. In light of emerging demand for high caliber housing managers, the programme aims at training the middle to senior position housing practitioners to become independent and competent housing managers. This 100 hours course provided a wide perspective on housing management including local housing policy and law, human resources management, land development, fire services, mechanical and electrical facilities management and maintenance, property management laws and regulations in Mainland China, Hong Kong and Macau, etc. Lecturers were from UK, Mainland China, Taiwan and Hong Kong. A number of participants were qualified for a professional membership and their

applications after the course was anticipated. It is expected that professionalism in Taiwan could be enhanced and the legislation could be further strengthened upon availability of more and more competent housing practitioners.

Branch Activities

Visit to Hong Kong Science and Technology Park

26 September 2009

Technical visit to the facilities and how such facilities are being management

Joint activity with HKIH

Details will be posted later to members

Registration required

Joining Legal talk

10 October 2009 14:30

City University Academic Building Lecture Theatre 6

Presented by Mr KY Kwok

Update of laws and recent cases on property management

Joint activity with HKIH

Registration required

Joint Annual Dinner

30 Oct 2009

Royal Plaza Hotel (Prince Edward Road West, Mongkok)

Guest of honour: Mr Edward Yau, JP , Secretary for the Environment

Dinner fee: \$600 / head.

Joint activity with HKIH

Registration required

Presidential Visit

Last week of October to first week of November

Mr Howard Ferrand, President of CIH and

Alan Ferguson, Director of Institute of Housing Scotland

They will join the HKIH / CIH APB joint annual dinner and

the November APB Executive Committee meeting

Visits to housing institutions and developments in Hong Kong,

Macau, Beijing and Shanghai will be made

Branch Activities

Motto Translation Competition

open to all, close to prejudice

Background: "Open to all, close to prejudice" is the motto of CIH. CIH is proud of the diverse membership and believe the more diverse the profession the better. We can understand and meet the needs of all our communities. We launched our new Equality and Diversity Strategy in 2008 with a broader focus and challenging targets along the major strands of equality and diversity. We want CIH to be a professional body in which everybody in the sector can participate regardless of race, gender, age, disability, sexual orientation, religion or belief.

APB would like to incorporate this motto in our Branch publications and publicity materials. The increasing use of Chinese in our business obliges us to have a proper Chinese translation of the motto.

Eligibility : all members of CIH and there is no limitation on the number of entries

Deadline : 31 October 2009

Prize : book coupons of \$500 will be awarded to the winning translation

Delivery : entries can be sent to the Branch Secretariat via email: apb@cih.org.hk; fax: 2356 7332

or post : Chartered Institute of Housing Asian Pacific Branch, Room 2709-2711, Shui On centre, 6-8 Harbour Road, Wanchai.

Remark : decision of the Executive Committee will be final and EC also reserves the right not to award any winners if no appropriate translation is received.

Important Notice

The Branch published a full list of members of APB in its 2008 Year Book. In order to offer a regular update of membership information, it is suggested that membership information can instead be published on the Branch web page. A form is attached in this issue of Housing Express asking members to update their information. Once the information is ready, it will be published on the Branch website.

Members are also reminded to settle the outstanding membership fee as soon as they receive the debit note from the Branch Office. We are obliged to strike off the name of the member from the membership list if outstanding membership fee is not settled by the end of September.

In order to save resources and speed up the dissemination of information to members, the Branch will rely more on email to communicate with members. Members are reminded to check regularly their CIH email account. A forwarding instruction can be issued to redirect messages from the CIH email to another email address members may check regularly. However, important information will still be posted to members to ensure no one miss out such information. Members are reminded to update their corresponding address.

Forward your CIH Email

You can set an instruction to forward messages from your CIH account to an email you would check regularly.

1. Go to <http://www.cih.org.hk>

2. Choose webmail then click <http://mailadmin.cih.org.hk> under the Mail forwarding heading

3. You can refer to the instructions on the web page for details

If you lost your user name and / or password, please Contact the Branch Office apb@cih.org.hk

Branch Activities

Report on Consultation on Regulatory Model for Property Management Companies / Persons in Promoting Effective Building Management in Hong Kong

Ricky Yuen

Chairman, Professional Development Committee, CIH APB



Introduction

After prolonged pursuit by the property management industry in Hong Kong, the Home Affairs Department has finally commissioned Deloitte Consulting (Hong Kong) Limited to conduct a detailed study on the feasibility of introducing a licensing regime to regulate property management industry. The purpose of such regulatory framework aims to upgrade building management standards and to protect owners' interest.

Deloitte Consulting (Hong Kong) Limited (the Consultant) met with a panel of representatives from CIHAPB comprising Mr. Sanford Poon, the Chairman, Mr. Chiu Pak Lung, the Vice Chairman, Mr. Ricky Yuen, Mr. Victor Chow, Mr. Paul Ng on 1 September 2009. The following matters were discussed:

1. Study background and approach

The Consultant explained in details their scope of duties is to conduct a study of all current issues of the property management industry in Hong Kong with a view to identify the need for a licensing regime to regulate the industry. The Consultant has started preparations for a phased study on the regulation of property management industry. In the first phase, they will collect and analyse information about three major areas namely, the mode of operation and market conditions of Hong Kong's property management industry, the ways in which overseas authorities (including mainland authorities) regulate property management industry and Hong Kong's experience of regulating other types of industries. The study is expected to last for 8 months until March 2010 and an interim report will be submitted to the Home Affairs Department in November 2009. For the purpose of this study, all property management related professional bodies will be surveyed.

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2. Recap of current issues in property management in Hong Kong

There was a quick review of all current issues in property management in Hong Kong. These included the proposed legislation on Mandatory Building Inspection Scheme (MBIS), the launching of the Building Maintenance Grant Scheme for the Elderly (BMGS), the recent Operation Building Bright (OBB) and issues concerning urban renewal in the older districts. The panel voiced out their concern about the prevailing ecology of the industry in which cut throat competition has further trimmed down business margins and the amendments of BMO giving excessive authority of owners incorporations over the management of their buildings.

3. Adequacy of existing legal framework and industry self-regulation

The Home Affairs Department adopts an open attitude towards the introduction or otherwise of a licensing regime to regulate property management companies. There are 3 options for consideration namely, a licensing regime, the enforcement of relevant legislations, i.e. BMO; and industry self-regulation through industry associations and professional bodies.

On the question of whether legislation should be introduced to regulate property management companies, the public has divided views. Those in favour of the proposal generally consider that a licensing system will help improve the quality of services provided by property management companies, while those against it generally view that a licensing system will exert pressure on the operation of small-sized companies.

Members of the Panel were of the opinion that a licensing system by grading of various sized property management companies would solve the problem.

4. Existing roles and responsibilities of owner / PMC / Government / professional bodies

There are conflicting views among different stakeholders in property management. The Government has been reluctant to introduce a licensing regime to regulate the industry hoping that market force would gradually eliminate the less competitive property management companies. The owners are eager to gain more control over their property manager and they are divided over the implementation of licensing system wondering whether or not it would cost them more money to engage a licensed property manager. Both the property management companies and the professional bodies are pushing for a licensing regime in order to raise the professional profile of the industry.

5. Overseas regulatory models for property management

Overseas regulatory models for property management were discussed during the meeting. These included the Chinese CPM model and the Korean model which was considered to be the most successful as it has been implemented for more than 15 years. A scan through the Asian Pacific Region reveals that Taiwan and Macau are fully ready to introduce their licensing legislations while Malaysia is undertaking study on similar regulations. Hong Kong claims to be most advanced in the implementation of professional property management, yet it lags

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behind its neighbors in the relevant licensing regulations.

6. Conclusion

The overall consensus among panel members was that Hong Kong is in a best position to introduce a licensing regime for the property management industry because we have practiced professional property management for over 40 years and there are sufficient qualified managers to cope with the licensing requirements (counter example is Mainland China where the licensing system is handicapped by the lack of qualified practitioners). The time is ripe to take property management services one level higher in order to address the pressing problem of building neglect in the city. Only by regulating the industry would property management be recognized by the public to be important in preserving building safety and their quality of living, thereby the overall professional image of the industry can be enhanced.

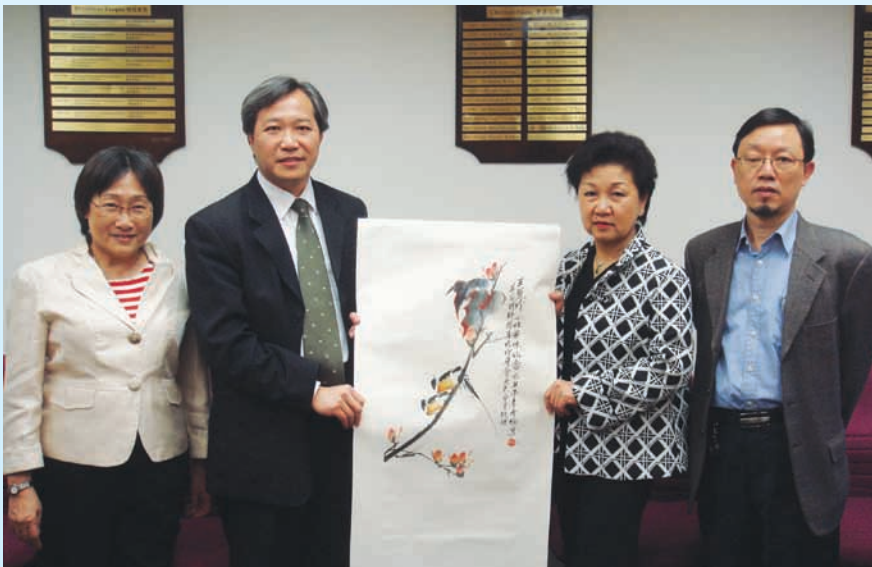


Branch Activities

Newly Appointed Honourary Advisor of APB

Mrs Julia Wong

Mrs Julia Wong (黃吳詠琪) has been APBs' Hon Treasurer, Chairlady and Council Member. She is currently Registrar of the Housing Managers Registration Board and has devoted much effort in promoting housing management profession. She always gives unfailing support to APB and still serves APB in the Publications Committee.



Miss Wong Lai Chun

Miss Wong Lai Chun (王麗珍) is very familiar with the housing policies and development of Hong Kong. She has served for the Hong Kong Housing Society (HS) for over 40 years and has retired from the post of Chief Executive Officer and Executive Director in March 2009. During her tenure, Miss Wong has strived to promote the corporate culture of "love and care" and "fact-finding." She has been driving various business initiatives of HS to achieve its social mission.

Miss Wong also actively promotes the development of the housing industry. She is a fellow of the Hong Kong Institute of Housing and the Chartered Institute of Housing (Asia-Pacific Branch) and had been the President of the Hong Kong Institute of Housing in 1993 and 1994. She was appointed the Chairlady of the Hong Kong Housing Managers Registration Board in 2004 and 2005. Currently, she is a Member of the Subsidized Housing Committee of the Hong Kong Housing Authority and the Land & Building Advisory Committee. She had also been a Co-opted Member of the Land, Rehousing and Compensation Committee of the Urban Renewal Authority.

Miss Wong was awarded the Bronze Bauhinia Star (BBS) by the Hong Kong SAR in 2008.

HOUSING EXPRESS

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