

Message from the Chairman



This year, the Branch had its new Executive Committee being elected in the Annual General Meeting on 22 January 2010. And I am much grateful to be elected again and continue my Chairmanship in 2010. To have an early and better planning for the year, the Executive Committee held the brainstorming session immediately on 6 February 2010.

As mentioned in my Chairman's Report 2009, the Branch is now acting as the single platform for housing professionals of the four places on both sides of the Strait i.e. Mainland China, Hong Kong, Macau and Taiwan since July last year, upon admission of the first batch of corporate members from Mainland China. On the frontier of professional development, I am pleased to inform members that we are assured by the new President of the Macau Housing Bureau that the training course for property management practitioners, operative since 2006 and accredited by CIH, will continue after the current 5th intake. The course will also be prepared to open to building owners and the general public in Macau. We were advised of this when the Executive Committee visited the Macau Housing Bureau on 9 April 2010.

I wish to take this opportunity to appeal for members' active participation in the followings:

1. The tragic incident of building collapse happened at Ma Tau Wai Road in late January arouses even more concern about the proper management and maintenance of aged buildings in Hong Kong. The Branch commits itself in various initiatives:
 - Building Management Professional Service Scheme: an initiative in collaboration with the Home Affairs Department, the Hong Kong Housing Society, and three other professional bodies i.e. HKIH, HMRB and HKAPMC, in order to assist owners of aged and dilapidated buildings to have proper management and maintenance. The Scheme is formally launched from 1 April 2010 for 12 months; and
 - Joint Forum of HKPPSA to be held on 15 May 2010: it is our aspiration, through the confluence of members' professional views, that we could assist the Government in shaping a timely strategy to resolve the long-standing management and maintenance problem of aged buildings.
2. The discussion on the proposed licensing of property management companies and individual managers has continued for decades. The Branch issued a press release on pursuing a regulatory system for the industry in February together with HKIH and HMRB. We have also attended the consultation workshop conducted by the consultant, appointed by the Home Affairs Department, and submitted our views indicating our support to the licensing regime for both the property management companies and individual managers in March. It is expected that the consultation report with a licensing proposal will be submitted to the Legislative Council for consideration in July. Members are requested to closely observe the development of the issue and express your views whenever necessary.

To keep members in various regions well-equipped with up-to-date knowledge of housing and to enhance continuing professional development, the Branch will continue to offer professional training opportunities, such as seminars, forums and visits, to members. In addition, we shall maintain the close relationship with our professional counterparts locally, as well as friends in the Asia Pacific region, so as to capitalize our privilege and role of the single professional platform.

The Branch is going to celebrate its 45th Anniversary in 2011. The Executive Committee will form an organizing committee to plan for the coming events; and your suggestions are much welcomed.

Sanford Poon
Chairman
Chartered Institute of Housing
Asian Pacific Branch
April 2010

主席的話

今年，亞太分會的執行委員會已於二零一零年一月廿二日舉行之週年大會上順利選出。本人很感激大家對我的信任，讓我連任主席一職。執委會為了更早妥善規劃好今年的工作，已於二月六日進行了集思會。

正如我在去年主席報告所述，亞太分會從去年七月招收了第一批中國內地的專業會員後，現時已構建起單一專業平台為兩岸四地，包括中國內地、香港、澳門及台灣的房管專業人士，提供專業交流及互相切磋的機會。至於專業發展方面，我很高興告訴大家一個好消息。執委會在四月九日拜訪澳門特區政府新一任房屋局局長譚光民先生時，得到他親自告知我們，從二零零六年開始舉辦及由本會認可至今的「物業管理專業技術人員培訓課程」，將會繼續延續下去，並計劃吸納一般大廈業主及公眾人士入讀，將專業房屋管理概念進一步推至更廣闊的層面。

我希望藉此機會呼籲會員積極參與下列各項活動：

1. 今年一月尾發生馬頭圍道塌樓的不幸事件後，引發了對香港舊樓的適當管理及維修的廣泛關注。就此，亞太分會主動參加及推動以下活動：

- 「大廈管理專業服務計劃」：此計劃通過由亞太分會及民政事務總署、香港房屋協會、香港房屋經理學會、房屋經理註冊管理局和香港物業管理公司協會共同合作舉辦；計劃之目的乃希望能夠協助居於樓齡高及破損樓宇的業主進行妥善的大廈管理和維修。此計劃已於今年四月一日正式展開，為期十二個月。

- 香港房地產專業服務聯盟於五月十五日主辦的聯合論壇：聯盟希望透過是次論壇及各專業團體會員的專業意見匯流，從而協助政府當局適時制定能夠解決長期存在的舊樓管理和維修的策略。

2. 針對擬議的物業管理公司及房管經理的發牌制度已討論多年。亞太分會聯同香港房屋經理學會及房屋經理註冊管理局於今年二月共同發表早日為香港物業管理業界爭取監管措施的新聞稿。隨後於三月份，本分會應邀參加由民政事務總署聘任的顧問所舉辦的諮詢工作坊，與其他多個相關專業團體交流，發表對上述發牌監管制度的意見。亞太分會並於工作坊後向顧問遞交了書面意見支持在本港同時推行就物業管理公司及房管經理之發牌監管制度。該諮詢報告估計將於本年七月制定完成後提交立法會審議。期望各委員能夠密切留意事態發展，並在有需要時積極表達您們的意見。

為使會員得到最新的房管知識及配合持續專業發展，亞太分會將致力為各會員提供更多的專業培訓，包括舉辦專題研討會、論壇和交流參觀活動等。再者，本會亦會繼續努力與本地業界友好伙伴，以至亞太區內朋友加強聯繫，進一步發揮專業平台的作用。

亞太分會在二零一一年將踏入第四十五個年頭。執委會為了及早計劃相關慶祝活動，將於短期內組成籌備委員會以配合有關工作，歡迎各會員對上述慶祝活動積極提出寶貴建議以供籌委會參考。

英國特許房屋經理學會亞太分會
主席 潘源舫
二零一零年四月