

Message from the Chairman

英國特許房屋經理學會亞太分會主席的話



Hi everyone, hope all of you are doing well! I am much pleased that I can share with you through this report in Housing Express again. The year of 2010 has passed more than half already, and I wish to give you an update on the few issues I have mentioned in March 2010.

1. Building Management Professional Service Scheme (BMPSS): Since the Scheme has been launched from 1 April till now, the expert volunteers have visited more than 1,000 units of target clusters. Through the contact with owners and explanation to them on the benefits of formation of owners' corporations, preparation of management audit reports for the target buildings, and provision of relevant information regarding the various management and maintenance assistance schemes, etc., we got the breakthrough on formation of the first owners' corporation under the Scheme in early July. I would expect that we can assist more needy owners living in aged buildings in the near future. I would like to take this opportunity to cordially express my gratitude to all expert volunteers who contribute their efforts in this Scheme.
2. Joint Forum of Hong Kong Professional Property Services Alliance (HKPPSA). The Alliance, formed by the Chartered Institute of Housing Asia Pacific Branch, The Hong Kong Institute of Housing (HKIH), Hong Kong Institute of Real Estate Administrators (HIREA) and Hong Kong Association of Property Management Companies (HKAPMC), held a forum on management and maintenance of aged buildings on 15 May 2010. After the active participation and discussion of the members in the forum, the Working Group summarized views from all parties in concern and prepared the Summary Report to assist the Government in shaping a timely strategy to resolve the long-standing management and maintenance problem of aged buildings. HKPPSA submitted the Report to the Development Bureau by end June.
3. Proposed Licensing of Property Management Companies and Individual Managers: The Branch, HKIH, Housing Managers Registration Board (HMRB) and HKAPMC have actively engaged in the development of the issue in past few months. Regarding the paper titled "Regulation of the Property Management Industry and Related Building Management Issues" prepared by the Home Affairs Department (HAD) for the discussion of LegCo Panel on Home Affairs on 9 July, we submitted our views in writing to HAD and Legislative Councilors including the Panel Chairman, Hon Ip Kwok-him, GBS, JP; in which, we expressed that we all support and welcome the proposed mandatory licensing system for regulation of both the property management companies and individual managers. I attended the Panel meeting on 9 July and noticed that all Legislative Councilors present expected the administration to expedite the legislation works and HAD to report back to the Panel on the progress in October.

Besides, some Executive Committee members and I have attended the International Housing Conference and Exhibition in Harrogate, UK, in June. The AGM of CIH was held on 22 June; in which, Professor Paddy Gray, was elected as our President for the coming year. Another resolution made in the AGM was to consolidate and simplify the different membership categories to two only i.e. CIH Chartered Member and CIH Member with effect from 1 January 2011. And there is an article in this Issue detailing the latest situation. If you wish to meet Paddy, please mark your diary early to reserve the night on 5 November (Friday) to attend our Joint Annual Dinner with HKIH, so that you can meet and chat with him directly to understand how he will lead CIH in future.

Last but not least, to facilitate the early planning of the Branch's celebration of our 45th Anniversary in 2011, the relevant Organizing Committee was formed with myself as the Chairman and the first meeting was held on 29 July. I sincerely hope that you will participate into the celebration activities actively and enthusiastically.

Sanford Poon
Chairman

Chartered Institute of Housing Asian Pacific Branch
September 2010

大家好！很高興能夠再次在「房管專訊」和您們作報告。轉眼間二零一零年已過了大半，現在就我於三月時所提及的幾件事，向大家講講最新發展。

- (一) 「大廈管理專業服務計劃」：本計劃從四月一日開始至今，各專家義工已走訪逾千個目標單位，通過接觸各業主及詳細講解組織業主立案法團的好處、制備樓宇核查報告及提供各類樓宇管理維修支援計劃的資料等，我們已於七月初成功協助首個在本計劃下成立的業主立案法團。本人殷切期望在不久之未來，我們可透過計劃協助更多有需要幫助的舊樓業主。在此，本人誠懇地感謝各專家義工過去所付出的努力。
- (二) 香港房地產專業服務聯盟於五月十五日主辦的聯合論壇：經過當天眾多會員的踴躍參與及熱烈討論後，工作小組匯集了各方意見，擬備好就長期存在的舊樓管理和維修問題的總結報告，並於六月尾遞交特區政府發展局參考。
- (三) 擬議的物業管理公司及房管經理的發牌制度：過去數月，本會、香港房屋經理學會、房屋經理註冊管理局及香港物業管理公司協會（三會一局）積極關注有關事態發展。三會一局並就民政事務總署向立法會民政事務委員會提交之「規管物業管理行業及相關的大廈管理事宜」文件向民政事務總署、立法會議員（包括民政事務委員會主席葉國謙議員）遞交書面意見，表達我們一致支持及歡迎當局以「強制發牌制度」同時規管本港物業管理公司和房管經理的訴求。本人亦親自出席旁聽民政事務委員會於七月九日的會議，得悉各出席議員均希望政府應盡早開展有關立法工作，並要求民政事務總署於十月再到立法會匯報工作進展。

除此以外，本人及幾位執行委員會委員參加了英國總會六月份於Harrogate舉行的國際房屋會議和展覽會。期間，總會的週年大會亦於六月二十二日舉行，選出了Professor Paddy Gray作為來年總會新一屆會長。大會並議決將現行的多種會員類別綜合及簡化為兩類，即「英國特許房屋經理學會特許會員CIH Chartered Member」及「英國特許房屋經理學會會員CIH Member」由二零一一年一月一日起生效。在本期房管專訊內，我們另有專題文章詳述有關最新情況。如大家想與新任會長會面，請預留您們十一月五日（星期五）晚上的時間，出席本會與香港房屋經理學會聯合主辦的週年晚宴，屆時大家可與總會會長直接交流了解他如何帶領學會未來的工作。

最後，為了更好地籌劃明年亞太分會四十五週年的會慶事宜，相關的籌備委員會已經成立，由本人出任主席一職，而我們的第一次籌委會會議已於七月二十九日召開。冀望各會員能夠積極參與來年的會慶活動。

英國特許房屋經理學會亞太分會

主席 潘源舫

二零一零年九月