

## Message from the Editor

In recent months, there have been lots of hot topics for discussion in Hong Kong and around the world. In particular, an earthquake of 9 in Richter magnitude as well as the enormous and destructive tsunami that followed on 11 March, 2011 struck the northeastern coastal city of Sendai, the city in Miyagi Prefecture of Japan. However, the most serious devastation was the radiation leak caused by the damaged nuclear plants in Fukushima. All relevant experts of Japan & other countries are still trying to repair the damaged plants.

Notwithstanding the above, all countries shall not only establish a set of comprehensive crisis response measures, but shall also set up response and handling system on all major facilities, so as to avoid any occurrence of injury, death and to minimize loss. We sincerely hope that all experts can solve all the related problems as soon as possible, and allow the Japanese to resume their normal lives.

Recently, in Hong Kong, there have been lots of topics for discussion related to the following issues in the property management industry:

1. "Minor Works Control System" (MWCS) was fully implemented by the Buildings Department with effect from 31 December 2010.
2. The Statutory Minimum Wage came into force on 1 May 2011, creating great effects to employees and employers, especially creating heavy impact to the property management, security and cleaning industries inside which around 110 thousand people working.
3. The coming establishment of a regulatory framework (A mandatory licensing system) of the property management industry in HK.

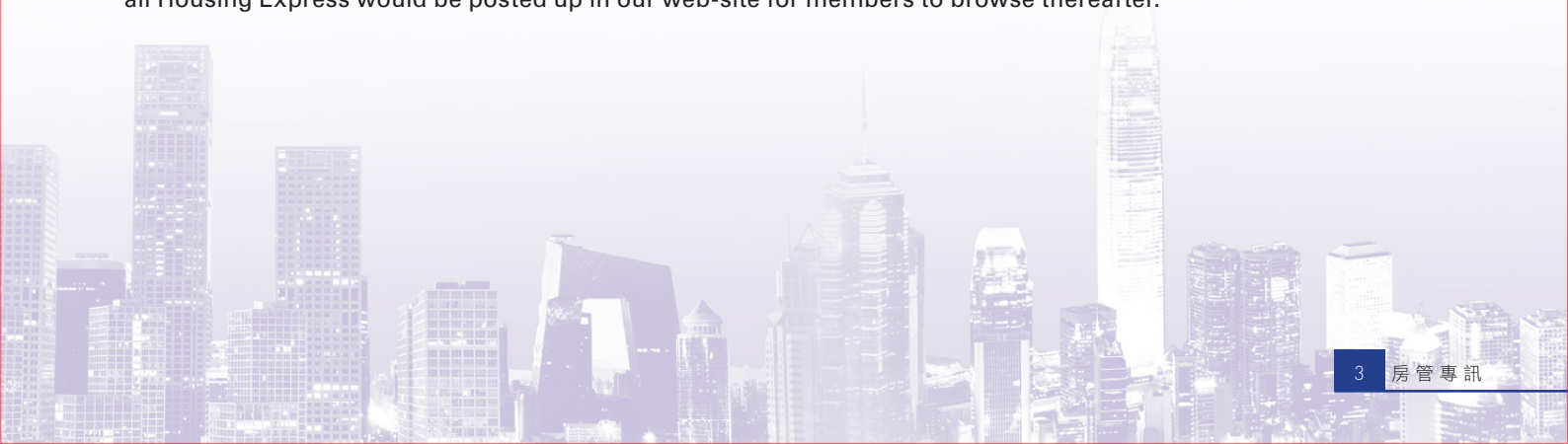
Apart from the above, an "Integrated Building Maintenance Assistance Scheme (IBMAS)" was implemented on 1 April 2011 by the Housing Society and the URA under full support from Development Bureau.

Nowadays, the style and operation mode of the housing/ property management is unlike in the past. There is a trend towards professionalism and reform. Example can be taken from the development towards professionalism of the property management industry in Mainland China, Taiwan and Macau. In view of this, CIH (APB) has invited some HK and Asia Pacific regions' specialists to write articles for various topics in order to furnish us reference and induce further discussion.

**Frankie Chan**  
**Chairperson of Publications Committee**

### Remarks:

In order to support responsible forest management worldwide & environmental protection, all members are encouraged to be environmental friendly by changing to electronic copies of all CIH (APB) publications. Hence, all Housing Express would be posted up in our web-site for members to browse thereafter.



## 編者之言

近月，香港甚至世界各地均有很多熱門話題作討論；特別是日本宮城縣仙台市於2011年3月11日發生達黎克特制9級大地震及隨後之巨大破壞力海嘯。最嚴重的還是「福島」核電站在該次地震中受到極大之破壞，繼而造成嚴重核輻射洩漏，至今日本及其他各國的專家仍在努力搶救中。

故此，各國除了應該設立「突發危機事故應變措施及機制」外，更應在任何重要設施裝置一套完善之應變處理系統，以避免傷亡事故發生。冀望各專家能盡快解決所有問題並阻止輻射外洩，使日本國民得以安心地生活。

最近香港亦有下列多宗涉及物業及房屋管理業之話題被討論：

1. 屋宇署於2010年12月31日之「小型工程監管制度」全面實施。
2. 於2011年5月1日實施之「最低工資」法例，對各行業之基層員工及其僱主均帶來極大之影響，特別是具有約11萬從業員之物業管理、保安及清潔行業。
3. 將設立物業管理行業的規管架構並立法通過之「物業管理公司」/「從業員」註冊或發牌制度等。

此外，最近由「房協」及「市建局」在香港特區政府「發展局」大力支持下共同制訂出一套統一而全方位的「樓宇維修綜合支援計劃」，亦於2011年4月1日正式啟動。

時至今日，各國之物業設施及房屋管理模式已不像過往般那麼簡單，都向深化改革及專業化發展。例如：中國，台灣以至澳門等地方之物業管理已日趨專業化發展。本會有見及此，特邀請本地及亞太區相關之專才撰寫專題文章，以供會員多加深入了解，並可作日後進一步之研討。

陳偉光  
刊物委員會主委

註：為支持環保，懇請各會員使用電子刊訊閱覽，故日後之「房管專訊」將刊登於學會網頁以便會員瀏覽。

