

CONTENTS

主席報告	2	Chairman's Report
關於英國特許房屋經理學會 及亞太分會	8	About CIH & APB
會員福利	12	Member's Benefits
執行委員會	14	The Executive Committee
其他委員會	18	Other Committees
活動剪影	34	Activities Snapshots
晉身會籍的課程	45	Courses Leading to Membership
一個里程碑	48	A Milestone
香港以外的房屋事務經驗	51	Housing Experience outside HK
相關網站	70	Useful Websites
廣告	73	Advertisements
鳴謝	85	Acknowledgement

Chairman's Report

主席報告



Chairman's Report

主席報告



Year 2004 has been a busy, eventful and fruitful year for Asian Pacific Branch. With the strong commitment and full support of the Branch Executive Committee, APB has organized large number of activities during the year, which is a record in APB history.

As Chairman of APB for Year 2004, I am pleased to highlight some of the more important events, or milestones for members' reference and information:

(1) Activities

APB had altogether organized / attended a total of 4 talks / workshops, 11 visits and 6 housing forums. A full account of these activities has been documented under the Activities / External Affairs Committees Section. Nevertheless there are a few worthy of mentioning:

i) *Housing Exhibition / Conference / Forum*

APB was involved / took part in the following functions:

- a) The "Hong Kong Infrastructure and Real Estate Services Expo" in Shanghai organized by the Hong Kong Trade Development Council in January 2004.
- b) "Asia Pacific Region Property Management Forum" held in Shanghai in May 2004. APB was one of the organizers of the activity.
- c) The Chongqing Hong Kong Week - Infrastructure and Real Estate Services in Chongqing and Hong Kong organized by Hong Kong Government and Chongqing Municipal Government. Ms Amy SIU, Chairlady of External Affairs Committee, delivered a paper on property management in Hong Kong at the conference.
- d) The Tianjin Hong Kong Week - Infrastructure and Real Estate Service organized by Hong Kong Government and Tianjin Municipal Government. Linkage was established with Tianjin Property Management Association and Tianjin TEDA Construction Group Limited for further contacts.
- e) The 2004 China Property Management Strategic Forum - Shenzhen. I shared experience by delivering a paper on property management in Hong Kong and the way forward at the Forum.

- f) Official Visits to Housing Bureaux of Nanlin and Gualin organized by 中聯辦 jointly for CIHAPB and the Hong Kong Institute of Housing.
- g) Presidential Visit to Chongqing and Shenzhen, Mr. Ian Richardson, President of CIH, visited APB in November 2004. He was accompanied by a delegation from APB led by myself to visit Tsinghua University in Shenzhen and Chongqing Property Management Association in Chongqing.
- h) 2004 Property Management Strategic Development Conference - Chongqing. Views, information and new ideas of property management were exchanged with various provinces of China. I delivered a paper to share the experience in Hong Kong during the conference.

ii) Maintaining and Building Closer Ties with Housing Bureaux / Property Management Association and Educational / Non-Profit Making Institutions in China

- a) To reinforce the already established ties, during the Year exchange visits were organized by APB to Shanghai, Shenzhen, Macau, Zhuhai, Hainan and Foshan to visit the housing bureaux and corporations there.
- b) After about a year's discussion and preparation with the Chongqing Property Management Association, APB signed a Friendly Exchange Agreement with Chongqing Property Management Association during the Presidential Visit in November to facilitate future

exchange of professional knowledge and visits.

- c) The signing of a Memorandum of Understanding (MOU) with Tsinghua University in Shenzhen for rendering professional advice and assistance to Tsinghua University's training programme of 180 hours diploma certificate course in Property Management heralded a breakthrough of APB in encouraging / assisting mainland educational institutions in organizing properly structured property management courses in China.

As stated in my last report, APB had signed a MOU with China Chamber of International Commerce in November 2003 with a view to setting up a professional property management committee under the China Chamber of International Commerce in November 2003 for the purpose of establishing a sub-office in China to recruit/serve members in China. Discussion on detail arrangement was still being held.

iii) Harrogate Conference in U.K.

Due to onset of SARS in Hong Kong, APB did not attend the Harrogate Conference in U.K. in Year 2003.

This Year, four Executive Committee members and myself attended the Harrogate Conference, an annual big event in June organized by CIH.

(2) Branch Administration

- i) A new "Integra" membership database

system had been adopted by H.Q. and U.K. Branches in April 2004.

To prepare for implementation of the new database in APB by December 2004, APB's Administrative Officer was sent to U.K. to undergo practical training in September 2004.

- ii) As a relief for the heavy workload of the Administrative Officer and to maintain normal service while she was on overseas training, a temporary Administrative Assistant had been employed since early September 2004.
- iii) To prevent abuse and misrepresentation of the name, logo and designatory letters of CIH by unauthorized persons to the disrepute and detriment of CIH, APB had completed the registration of the intellectual property rights of CIH under the Hong Kong Trade Marks Ordinance. Similar registration would be made with the Chinese authorities after getting clearance from HQ.
- iv) As at the close of 2004, there are altogether 2,197 nos. of members of all categories.

(3) Main Objectives and Challenges Ahead

i) Distinguished Professional Route to Corporate Membership

A scheme to select and nominate VIPs/ key figures from prominent housing management enterprises and property management associations in major Chinese cities for admission to corporate membership had been made and suggested candidates are being screened for further processing.

Tailored made short courses were being planned for those successfully picked candidates under this scheme.

ii) Setting up of APB sub-office in China to recruit members and collect subscription in China

Further discussions would be held with China Chamber of International Commerce and Tsinghua University to explore the best avenue and the most cost effective way for APB to set up a sub-office in China.

iii) Launching of Housing Management degree and post graduate courses in China

Discussions are being pursued with 2 leading universities in China on feasibilities and logistics of introducing housing management degree programmes. The response received had been positive and encouraging.

The signing of the MOU with Tsinghua University for the diploma programme in Property Management was a breakthrough. Hopefully, it would be further upgraded to a full time degree / postgraduate programme in future.



iv) Lobbying for a Representative in the Hong Kong Government Legislative Council under Functional Constituency

APB joined the other three professional institutions viz HKIH, HKAPMC and HIREA under the Professional Property Services Alliance to lobby the Hong Kong Government for a seat in the Legislative Council in the 2008 election to represent the interest of the industry. Lobbying work had already commenced.

Finally, I wish to take this opportunity to thank all the E.C. members for their relentless contribution to the work of APB and all friends and friendly institutions for their advice and support during the year that make 2004 a successful year for the Branch.



Wong Kit Loong

Chairman

Asian Pacific Branch

Chartered Institute of Housing



對亞太分會來說，2004年是繁忙、精彩及豐收的一年。得到執行委員會的全情投入及鼎力支持，分會今年籌辦了多項活動，數目為歷來之冠。

身為分會的主席，本人很高興為大家介紹今年的重要事項，及我們所建的里程碑，以供參考。

(1) 活動

分會共舉辦／參與4個講座／工作坊、11次訪問及6次房屋論壇。詳情載於活動及外事委員會報告內。其中值得一提的是：

i) 房屋展覽／會議／論壇

(a) 參與於2004年1月香港貿易發展局在上海舉行的「香港基建及房地產服務博覽」。

(b) 於2004年5月，與其他團體在上海合辦「亞太地區物業管理論壇」。

(c) 參與重慶－香港週「渝港基建房地產交流座談會」。

此會議由香港政府及重慶市政府合辦。分會外事主委蕭惠君女士在會議上作主講嘉賓之一，介紹了香港的物業管理。

(d) 參與天津－香港週「基建及房地產交流座談會」。

此會議由香港政府及天津市政府合辦。分會同時拜訪天津物業管理協會及天津TEDA建築集團作初步接觸，為未來發展物業管理交流事宜作好準備。

(e) 在“2004中國物業管理策略論壇－深圳”中，本人作為主講嘉賓之一，分享了香港物業管理的經驗和前瞻。

(f) 應中聯辦之邀，分會與香港房屋經理學會代表聯訪南寧及桂林的房屋局。

(g) 學會會長李義仁先生(Mr Ian Richardson)在2004年11月訪問亞太分會。由本人帶領的分會代表團陪同，訪問清華大學深圳研究院及重慶市物業管理協會。

(h) 在“2004物業管理策略發展會議－重慶”中，本人及學會其他執委與中國各地的代表分享了彼此的資訊、觀點

及物業管理的新概念。在會議中，本人作為主講嘉賓之一並分享了香港物業管理的概念。

ii) 與中國房屋局／物業管理協會／教育機構及非牟利機構建立及保持更緊密關係

- (a) 為加強現有連繫，分會在2004年分別訪問了上海、深圳、澳門、珠海、海南及佛山的房屋局及有關機構。
- (b) 經過了一年的籌備，分會與重慶市物業管理協會在學會會長於2004年11月訪渝期間簽署了友好交流協議書，以便日後進行專業知識交流及互訪。
- (c) 分會於2004年11月與清華大學深圳研究院簽署合作備忘錄，為清華大學提供專業意見及協助，以舉辦一個180小時的物業管理課程。此舉標誌着分會素來推動及協助國內教育機構籌辦具規範物業管理課程的一個突破。

本人於去年年報中提及，分會曾於2003年11月與中國國際商會簽訂了合作備忘錄，以便透過該商會設立一個專業物業管理委員會，好能在中國設立一個辦事處，在中國招收會員及為中國的會員服務。雙方現繼續磋商有關細節。

iii) 英國國際房屋會議

去年，由於沙士的關係，分會沒有派代表參加學會在英國 Harrogate 舉行的國際房屋會議。今年，本人與四位執行委員在6月到英國參加了此盛會。

(2) 分會行政

- i) 2004年4月，學會在總會及英國的分會設立了一個嶄新的會籍資料電腦系統。為使系統能夠於同年12月應用於亞太分會，分會的行政主任在9月到英國接受有關訓練。
- ii) 為應付繁重的行政工作及在行政主任於海外受訓期間維持分會正常運作，分會從2004年9月起聘請了一位臨時行政助理處理會務。
- iii) 為防未經認可人士濫用或誤用學會的名字、徽號及簡稱，分會已在香港完成商標

註冊。同類註冊將在中國進行，有關細節正待總會批示。

- iv) 直至2004年年底，分會共有2,197位會員。

(3) 主要目標及未來路向

i) 從卓越專業途徑獲取會籍

學會現正在中國主要城市的房屋管理企業及物業管理協會裏揀選業界尖端人物，以作進一步篩選。被提名者在修讀一個特定的短期課程後，可以成為學會會員。

ii) 在中國設立辦事處以招募會員及收集會費

分會正與中國國際商會及清華大學磋商，尋找最佳及符合成本效益的方法在中國設立辦事處。

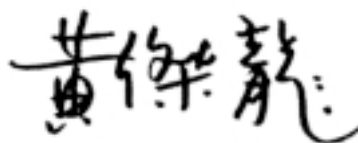
iii) 在中國開展房屋管理學位及研究生課程

分會現正與中國兩間主要大學商討有關開設房屋管理學位課程的細節，並獲得積極回應。另一方面，分會與清華大學簽署合作備忘錄，以舉辦物業管理文憑課程，這是我們與國內大學合作的重要突破。期望將來能夠進一步發展成為一個正規的學位及研究生課程。

iv) 謀求在香港政府立法會成為一個功能組別

分會與其他三個專業團體，即香港房屋經理學會、香港物業管理公司協會及香港地產行政人員學會，以專業物業服務聯盟的名義，向香港政府爭取在2008年立法會選舉中增設一個功能組別席位，以代表行業利益，籌備工作現正開始。

最後，本人欲藉此機會，向各執行委員致謝，感謝他們不斷對分會作出貢獻。同時，本人亦感謝各界好友及友好學會的指導及支持，使本會能成功地完成2004年的工作。



黃傑龍先生

主席

亞太分會

英國特許房屋經理學會