

PRESIDENT'S SPEECH 會長的話



Speech by Mr Barrington Billings, President, CIH at The Joint Annual Dinner - Friday 4 November 2005 英國特許房屋經理學會會長鮑禮敦先生於週年晚宴致辭

Dr Ho, President, Chairman, distinguished guests, ladies and gentlemen, can I begin by saying how pleased I am to be here this evening, and to be able to visit my friends and colleagues in the Asian Pacific branch during my year as President. I consider it a great privilege and an honour to be given the opportunity to address you this evening and I would like to thank you for such a privilege.

The past twelve months since your last annual dinner have been another busy period for the Chartered Institute of Housing, both in the United Kingdom and internationally.

Housing in the UK now has a much higher profile, and professional institutions like the CIH have had to continually review the way we relate to emerging political issues. But the CIH also needs to respond to developments that are taking place internationally.

The CIH has a large overseas membership and here in the Asian Pacific, membership of the CIH now stands at 2,200.....some 12% of our total membership. My colleagues and I on the Institute's governing Council are extremely proud of this achievement.



The needs of the housing industry in England, Hong Kong and elsewhere in the world are different. The CIH, however, has a unique role in working with colleagues in different countries, to ensure that people working in housing have adequate education, training and professional support, to develop housing solutions which will meet local needs.

And this is critical, because the sector we work in is undergoing significant change. Much of the debate about the future of social housing has been, and will continue to be, about how to secure sufficient investment both to improve the existing housing stock and to provide new homes.

In the UK, the housing sector has responded imaginatively – particularly in creating new vehicles to attract private sector funding – (totalling over HK\$286B since 1988) and as a result, we have a much more diversified housing sector than even a decade ago. The question to ask is not only whether these new vehicles can deliver the investment that's needed, but whether they can also bring about improvements in service delivery?

Here, in Hong Kong I am aware for example, of the issues around the need for compulsory inspection of buildings aged 30 years or more. I have been privileged to be given the opportunity to visit the Hong Kong Housing Society earlier this week, including the Property Management Advisory Service and have heard and seen at first hand, some of the excellent and innovative initiatives being undertaken by them. This includes its

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Building Management & Maintenance Scheme, designed to help address the issue of disrepair within the privately owned older housing stock.

I am also aware of the future plans to look at the establishment of a registration scheme of professional property managers. This is a combined effort by the various professional organisations involved in property management in Hong Kong and demonstrates the continued close working relationship of all key professional organisations under the auspice of the Hong Kong Professional Property Services Alliance. It is clearly in everyone's interest that a properly regulated register of professional housing managers as well as Property Management Companies is established to ensure the highest standards of professional practice is maintained.

A key challenge for the CIH Asian Pacific branch and all other professional management organisations, therefore, is how to ensure that you have the support of the appropriate government agencies who can see the benefits of having such a register and at the same time convert and retain the large numbers of unprofessional management organisations that currently operate within Hong Kong's property management sector.

I know that many people in this room tonight are striving to deliver good quality services which satisfy tenants,

residents and other service users, and many of you are using your skills and expertise to help regenerate and sustain communities.

As a profession and as individual organisations, we need to have a clear vision of where we're going; to recognise the changes that are taking place in our operating environment; and, to inspire our staff in contributing positively to what must be a shared agenda.

At the CIH, one of the critical success factors in our Business Plan is to *"help improve individual and organisational performance"*. And we are well placed to achieve this.



As the Chartered Institute, we are concerned about all aspects of housing. We represent individuals working across all tenures, and we are concerned about improving standards, which we achieve through promoting professional practice. And we are concerned about shaping housing policy, drawing on our members' experiences to influence new ideas and initiatives.

In each case, we support this by helping to develop the knowledge and skills of housing professionals.....working with Universities and Colleges to implement our education programmes.....providing training courses and other events.....and, through our professional practice publications and advice. It is at the heart of what we do.

Housing offers a great career and here in Hong Kong this transcends both the public, private and commercial sectors – but within the UK, we are striving to encourage people to join the sector and make housing a career of first choice, and I do believe that all housing organisations have a major role to play, in achieving this.

On a different note, I would like to acknowledge that in recent years, my colleagues on the Asian Pacific branch committee, have done much to extend networking with individuals and to strengthen communications with friendly organisations in the Peoples Republic of China. I am looking forward to visiting Beijing over the next few days to meet some of these organisations and individuals, to get a better understanding of some of these opportunities and to add further support in enhancing and fostering such positive developments.



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Four years ago the branch changed its name, and its focus, to reflect the challenges and opportunities that were emerging because of the strong desire for increased professionalism across the region as a whole. I am encouraged to see that the Asian Pacific branch has maintained a mutually beneficial and supportive working relationship with the Hong Kong Institute of Housing who over the years, have both contributed significantly to the improvement of the living environment including the promotion of good quality housing management services for the public, private and commercial sectors.

We have been working closely with the Asian Pacific branch and hope soon to announce new proposals to develop further the opportunities for membership of the CIH in the region.

Members of the Asian Pacific branch of the CIH deserve full acknowledgement for their vision, hard work and commitment and on behalf of the CIH's council, I would like to publicly thank all those members who have contributed to that vision and who continue to promote the role the CIH plays, in promoting professional housing practice. In particular I would like

to thank, the Hong Kong Institute of Housing, the Hong Kong Housing Society, the Hong Kong Association of Property Management Companies and the Hong Kong Housing Authority.

Dr Ho, President, Chairman, distinguished guests, ladies and gentlemen.....the Chartered Institute of Housing's prime purpose is to:

“promote the art and science of housing, its standards and ideals and the training and education of those engaged in the profession of housing practice”

This needs skilled and trained workers to deliver policies into practice on the ground and the CIH is focused on ensuring the delivery of such requirements.

These are exciting times both for the Asian Pacific branch and the CIH as a whole. I hope that we will be able to meet again to take forward the initiatives we have already started, in order to develop the CIH as a truly international organisation.



Thank you for taking the time to listen to me this evening and for being such wonderful hosts to me and my wife during our visit here in Hong Kong. I would like to say a special thank you to everyone who have taken the time to make us feel welcomed. In particular, I would like to say a special thank you to the Hong Kong Institute of Housing, the Hong Kong Housing Society, the Hong Kong Association of Property Management Companies and the Hong Kong Housing Authority. Most of all, I would like to thank the Asian Pacific branch for the professional and efficient way it has organised this visit and for the genuine warm reception we have received.

Today Hong Kong is on the forefront of some significant changes as globalisation gains momentum. This brings with it new challenges and opportunities in the property business. As professionals in the housing, retail and commercial sectors, you more than any other stands in a unique position to help shape and determine that future. Your dedicated

efforts will help to meet the rising expectations of the people of Hong Kong for a higher standard of living and a more sustainable living and working environment.

Dr Ho, President, Chairman, distinguished guests, ladies and gentlemen, as the CIH Asian Pacific branch & the Hong Kong Institute of Housing celebrate another year of achievement, I would like to wish both organisations every success in your continued efforts to raise professional standards in property management and in your pursuit of excellence in service delivery. Thank you.

