



**Chartered Institute of Housing Asian Pacific Branch  
英國特許房屋經理學會亞太分會**

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Chartered Institute of Housing Asian Pacific Branch - Year Book 2007

英國特許房屋經理學會亞太分會 - 2007年年報



2007 Year Book  
年 年報

# 2007 A year of thriving business 豐收的一年

Chartered Institute of Housing Asian Pacific Branch  
英國特許房屋經理學會亞太分會



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(全線諮詢中心免費為市民約見香港律師會、香港會計師公會、香港工程師學會及香港測量師學會等代表提供諮詢服務)



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香港房屋協會



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# **2007 Chairman's Report**

## **| 主席報告**





## Chairman's Report 主席報告 2007



### Chartered Institute of Housing Asian Pacific Branch Chairman's Report 2007

On behalf of the Asian Pacific Branch of the Institute, I am pleased to report on the Branch's achievements and development accomplished in 2007.

This year, the Branch focused on its development as the regional hub of the Institute in the Asia Pacific region by extending new links with our counterparts in Mainland China, Taiwan, Macao, Korea and Malaysia; validating more academic programmes and recruiting new corporate members, especially from Taiwan and Macao. These targets were achieved through a strong synergy of teamwork contributed by the various stakeholders of the Branch.

#### Establishment of the Professional Development Committee

The Professional Development Committee was established to proffer advice on the development strategies and execute development policy governed by the Branch. It aims to promote professionalism in housing, drive membership and enhance the professional image of the Institute. In the past year, the Committee has successfully enrolled, through a set of rigid guidelines, new corporate members from Taiwan and Macao as well as extended its

service by providing training programmes in Macao and Taiwan for new members.

#### New members from Taiwan and Macao

On 23 October 2007, a Certificate Presentation Ceremony was held in Taichung to confer membership certificates to the first group of CIH Corporate members in Taiwan. The Ceremony was officiated by Mr. Paul Diggory, the President of the Institute, Mr. Jason Wu, the Mayor of Taichung City, along with other municipal dignitaries and key executives of professional housing associations in Taiwan. This is a milestone in the history of the Institute which marks an official partnership of the Institute with the local housing industry.

Similarly, I am delighted to have witnessed the recruitment of corporate members from Macao for the first time, despite Macao is in the immediate vicinity of Hong Kong. With these new members on board, it is anticipated that they will act as an active vehicle to promote professionalism in housing and flourish the development of the Branch in Macao. The Branch has also explored new housing programmes with tertiary institutions in Macao, with the hope in creating more pathways to professionalism for housing practitioners there.

#### Validation of academic programmes

In the continuation of our work with Wuhan University on the Bachelor of Arts in Housing programme, it gives me much pleasure to recognise that the University has accepted the first batch of 30 students to the housing management stream. In January 2008, the Branch will launch a practical study in Hong Kong for the lecturers of the programme to enhance their hands-on knowledge of housing. These teachers will be introduced to an array of practical issues on housing management and will visit some commercial and residential premises in Hong Kong.

The Training and Education Committee has pioneered the validation of a new academic programme at Practitioner level in Macao, in addition to the new accreditation of a bachelor programme in Hong Kong for the Institute in

the July validation exercise. The Branch will endeavour to validate more academic programmes in the region with particular emphasis in Taiwan.

### Membership service

On membership service, the Branch had offered seminars and forums on a wide range of issues such as Building Management (Amendment) Ordinance 2007, legal case update on property management as well as technical visits to Lok Ma Chau Spur Line and Discovery Bay residential community through the joint effort of Activities Committee and Professional Practice Committee. The Branch is committed to keeping members well-equipped with up-to-date knowledge of housing which is crucial to the enhancement of continuing professional development and career prospect. We shall continue to offer more professional training to members next year.

The Information Technology and Public Relations Committee has revamped our web-page by giving it a more contemporary look to reflect our new corporate identity and has given a complete facelift on the "Web-mail" service for members to enjoy a larger disk volume of the email account. The Committee is also planning a few new features to our web-site in the near future, such as "Job vacancy", "Continuing professional development" and "Archives corner" to facilitate career advancement of members and to enhance their easy reference to information on property management in the region.

### New links

New links were developed with counterparts in Malaysia, Korea and Taiwan. I am particularly thrilled with the potential partnership with our Malaysian counterparts which is expected to be launched next year. The Branch will also strengthen its ties with our Korean counterparts by supporting some of the research projects in housing in Korea.

### New Chief Executive of the Institute

Mr. David Butler, the Chief Executive of the Institute since 1998, will retire from the position in December 2007. Ms. Sarah Webb will succeed him to become the new Chief Executive. The Branch bid our warmest farewell to Mr. Butler while he was performing his last official visit to Hong Kong in October this year. Let me take this opportunity to pay tribute to Mr. Butler for his invaluable contributions to the Institute and wish him all the best in future.

### Conclusion

In conclusion, I am proud to see the landmarks and outstanding achievements made this year. These contributions were attributed to the active involvement of the Branch Executive Committee members and the dedicated commitments of our Honorary Advisors. Entering into our 42<sup>nd</sup> year in the region, our focus on the development in Taiwan, Macao and Mainland China will prevail. The Branch will continue to strive for excellence in promoting professionalism and good professional - practice for a healthy development of the industry.

**Victor Chow**  
Chairman  
Asian Pacific Branch





## 英國特許房屋經理學會 亞太分會 2007年主席報告

我很高興可以代表英國特許房屋經理學會亞太分會，向各位報告分會2007年的工作成果和發展。

今年，分會專注發展成為學會在亞太地區同業的中心點，因此拓闊區內的聯繫網，包括中國內地、臺灣、澳門、南韓和馬來西亞等地，審核更多專業課程，和招收更多專業會員，特別是來自臺灣和澳門的會員。這個目標之所以實現，實在有賴分會上下同心強大的團隊協作精神。

### 設立《專業發展委員會》

設立《專業發展委員會》的目的，是向分會建議發展策略，和執行分會定下的發展政策。其他的目標還包括：提升房屋管理專業水平，增加會員人數，和提升學會的專業形象。這一年內，《專業發展委員會》透過一套嚴謹的規則，招收了來自臺灣和澳門的新會員。同時，在澳門和臺灣舉辦課程，越境提供服務給予這些新的會員。

### 臺灣和澳門的新會員

2007年10月23日，學會在臺中舉行了會籍頒授儀式，頒發會員證書予臺灣第一批的正式會員。當日的主禮嘉賓包括：英國總會會長狄格理先生、台中市長胡志强先生、和一些臺中市政府和房屋機構的行政主管。這是學會歷史上的一个里程碑，標誌著學會與當地同業的正式夥伴關係。

跟臺灣一樣，我非常高興可以見證在澳門招收了正式會員。儘管澳門跟香港近在咫尺，但招收會員還是第一遭。有了這些新會員的加盟，分會期望他們牽起了積極的媒介作用，以推廣房屋管理的專業標準，並弘揚分會在澳門的發展。還有，分會與澳門的大專院校探討開辦房屋管理課程的空間，和尋找多樣途徑，以提升當地房屋管理人員的專業水平。

### 審核課程

在跟進武漢大學辦理房屋本科課程時，得知大學已經招收了第一批共30名攻讀房屋管理的學生。於2008年1月，分會將會招待武漢大學有關講師，到香港來學習研究房屋管理的實際操作知識。我們會介紹一連串房屋管理的實務課題給這些講師，亦會安排他們實地考察香港的商業與住宅物業。

今年7月，我們的《培訓和教育委員會》首次在澳門審核了一個《房屋從業員》水平的課程，另外在香港也審核了

一個新的學士學位課程。分會將會在亞太地區，尤其是在臺灣，努力審核更多的課程。

### 會員服務

在會員服務方面，《活動委員會》和《專業實務委員會》聯合提供了很多專題研討會和論壇，例如《2007建築物管理(修訂)條例》、有關物業管理的法律個案研究等，還組織了一些技術訪問團，包括探訪當時的九鐵落馬洲支綫、參觀愉景灣住宅區等。分會致力於為會員以最新的房管知識裝備自己，這正是持續專業發展和事業前途的關鍵所在。來年我們會繼續向會員提供更多的專業培訓。

《資訊科技及公共關係委員會》為我們的網頁換上新裝，讓它更具時代感，和反映我們新的專業形象。還有，我們的網上電郵服務以全新姿態出現，為的是讓會員享有更大的電子郵件容量。該委員會也計劃了於短期內，在我們的網頁加插新的元素，例如：『職位空缺』、『持續專業發展』和『檔案園地』等，以方便會員事業晉升，和提供區內有關房屋管理的文章。

### 新的地區聯繫

我們跟馬來西亞、南韓和臺灣同業都建立了聯繫，我尤其感到興奮的是，明年可能跟馬來西亞同業建立夥伴關係。本分會更成為南韓一些房屋管理研究項目的香港顧問，籍以鞏固與南韓同業的關係。

### 學會的首席執行官

Mr. David Butler 自1998年開始出任學會首席行政官，並將在今年12月退休，由 Ms. Sarah Webb 繼任。Mr. Butler 在今年10月份因公務最後一次到香港時，分會親切地歡送他，我也借此機會，為他對學會作出的寶貴貢獻致敬，並祝願他萬事如意。

### 結語

總的來說，對於今年本分會所創的里程碑和傑出表現，我感到驕傲。這全賴分會執行委員會委員、榮譽顧問們全程投入工作，才能達致。學會在亞太地區踏入第42個年頭，我們仍然不斷地重點發展中國內地、臺灣、澳門等地。分會繼續奮力追求卓越、提升專業水平、推動良好專業操守，以求行業的健康成長。

英國特許房屋經理學會 亞太分會  
主席 周超雄



## **2007 About CIH & APB**

關於英國特許房  
屋經理學會及亞  
太分會



## About CIH & APB

### 關於英國特許房屋經理學會及亞太分會

2007



### About CIH & APB

The Chartered Institute of Housing with its headquarters in the United Kingdom, is a professional organization for people practicing in housing. The Institute offers training and education, provides professional advice and disseminates up-to-date technical information to housing practitioners. At the same time it also serves as a useful forum for its members and a platform for national and local speakers through its 13 branches in the United Kingdom and overseas to discuss housing issues. Its 20,000 members of various grades work in local housing and related authorities, housing associations, educational bodies, private sector and non-government organizations. Its membership is open to those with interest to pursue enhancement in housing practice.

The Hong Kong Branch of the Institute was first established in 1966 as a society under the Societies Ordinance. It was then registered under the Companies Ordinance as an overseas representative office of the Institute in 1988. The Branch was renamed as the Asian Pacific Branch in 2001 and also changed its Chinese name in 2003. It has now a membership of over 2000.

The Branch assists the Institute in validating academic courses which provide professional qualification examinations to course members for admission as a professional member of the Institute subject to the completion of Practical Experience Requirements. The Branch also coordinates professional housing management training courses. It has participated with the School of Professional and Continuing Education of the University of Hong Kong in running the Diploma Course in Housing Management since 1968 and the Certificate of Housing Practice Course later. Participation in running other quality educational courses in property / housing management include those offered by the City University of Hong Kong and other academic / vocational institutions in Hong Kong and other Asian Pacific areas.

The Branch continues to expand its services and project its image as a hub in the Asian Pacific Region. It is active in extending its professional links as well as fostering friendship and connections with China and other Asian Pacific Rim cities and countries through visits and information exchange.

### 關於英國特許房屋經理學會及亞太分會

英國特許房屋經理學會是一個房屋管理的專業團體，它的總部設於英國。學會的設立在於議定各項房屋管理政策，推廣房屋管理同業的良好專業操守，教育及培訓房屋管理人材，以至專業發展等。學會同時給予會員專業指導及資訊，透過英國和海外十三個分會的安排為各地會員交流房屋管理的知識和經驗。現時學會有不同類別的會員約二萬名，為不同的公營房屋管理機構、教育團體、私人機構及非政府團體服務。學會的會員資格是公開予有志從事房屋管理實務的人士申請。

英國特許房屋經理學會香港分會於一九六六年根據社團條例成立，而在一九八八年根據公司條例註冊為學會海外代表。更在二零零一年，香港分會改名為亞太分會，分會的中文名稱亦於二零零三年更改為“英國特許房屋經理學會亞太分會”。現時分會有會員約二千名。

分會協助總會為專業資格考試的學員修讀的課程進行認證。考試合格的學員經完成實習經驗後可申請為專業會員。亞太分會亦積極參與提供房屋管理的專業訓練。自一九六八年起，學會參與香港大學專業進修學院舉辦的房屋管理文憑課程及近年推出的房屋實務證書課程。此外，亞太分會亦參與香港城市大學，理工大學及香港的學術/職業訓練院校及亞太地區教育機構舉辦的優質物業/房屋管理課程。

亞太分會繼續推廣服務至亞太地區，提升分會成為亞太地區中心的形象。分會先後透過友好訪問，積極促進學會與亞太地區專業團體的學術交流及擴闊相互聯繫網絡。



## **2007 Services to Members** 會員服務



## Services to Members

會員服務

2007



### Services to Members

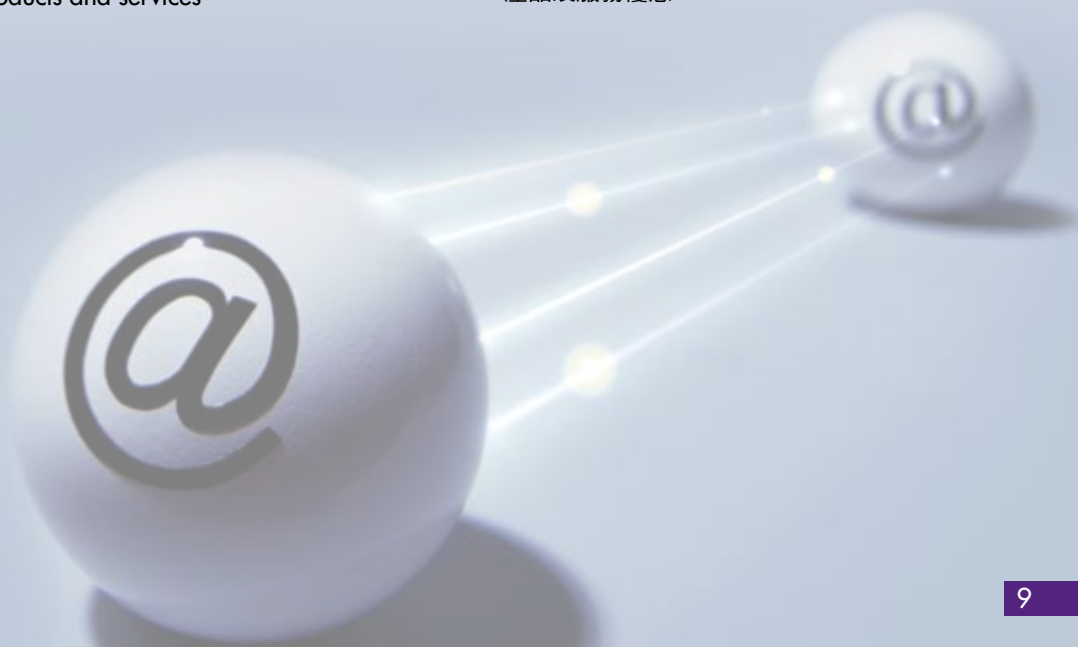
#### CIH member's services include:

- CIH Members Bulletin (e-zine)
- The APB Housing Express magazines
- Careers and Professional Development Service
- Practice Online
- Housing Law Services
- Members Credits
- CIH Yearbook and Membership Directory
- Irregular events and seminars
- A searchable online directory of CIH members and a facility for members to update their details online
- Discounts on a range of products and services

### 會員服務

#### 會員服務包括：

- 會員電子期刊
- 亞太分會房屋專訊
- 職業及專業發展服務
- 網上實習
- 房屋法律服務
- 會員特許權益
- 年報及會員通訊錄
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- 網上查閱及更新會員資料
- 產品及服務優惠





# **2007 The Executive Committee**

執行委員會



## The Executive Committee

執行委員會

2007



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Mr. CHOW Chiu-hung, Victor  
主席  
周超雄先生



Vice Chairman  
Mr. WONG Hin-nang  
副主席  
黃顯能先生



Immediate Past Chairman  
E.C. Member  
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CIH Council Member  
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Membership Officer  
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會籍主任  
陳永昌先生



E.C. Member  
Chairman - Activities  
Mr. FUNG Ping-yan  
活動委員會主委  
馮炳欣先生

## The Executive Committee

### 執行委員會

Year Book 2007 2007年年報



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Chairman - Professional Practice  
Mr. POON Yuen-fong, Sanford  
專業實務委員會主委  
潘源舫先生



E.C. Member  
Chairman - IT & PR  
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E.C. Member  
Chairman - External Affairs  
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刊物委員會主委  
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Co-opted Member  
Ms. AU Wah-tat, Christine  
增選委員  
區華達女士



Co-opted Member  
Mr. CHIU Sin-hung, Bonny  
增選委員  
趙善雄先生



Co-opted Member  
Mr. CHUA Kwok-cheung, Vincent  
增選委員  
蔡國璋先生



Co-opted Member  
Ms. FAN Chui-king, Agnes  
增選委員  
樊翠琼女士



Co-opted Member  
Ms. KWOK Pik-king, Theresa  
增選委員  
郭碧琼女士

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Co-opted Member  
Mr. MAK Yat-fung, Mason  
增選委員  
麥日豐先生



Co-opted Member  
Mr. NG Mei-chuen, Frederick  
增選委員  
吳美全先生



Co-opted Member  
Mrs. Susanna SO  
增選委員  
蘇譚潔瑩女士



Co-opted Member  
Mr. SZE Wing-luen, Wesley  
增選委員  
史永聯先生



Co-opted Member  
Ms. WONG Siu-ling, Linda  
增選委員  
王小玲女士

Our Honorary Lagel Advisor 我們的名譽法律顧問	Mr. CHUNG Pui-lam, O.B.E., J.P. 鍾沛林律師
Our Honorary Advisor 我們的名譽顧問	Mr. CHAN Ping-woon, S.B.S., M.B.E., J.P. 陳炳煥律師
	Dr. CHIANG Coc-meng 鄭國明博士
	Mr. LEE King-chi, Joseph, B.B.S. 李敬志先生
	Mr. LI Pak-ho, Simon, M.B.E., J.P. 李百灝先生
	Mr. TSAI Chin-lung 蔡錦隆先生
Our Administrative Officer 行政主任	Ms. TAM Wai-king, Pierra 譚慧琮小姐
Our Administrative Assistant 行政助理	Ms. KWOK Yik-che, Elise 郭亦芝小姐





# **2007 Subcommittee Reports**

小組委員會報告

## External Affairs Committee

對外事務委員會

2007



### External Affairs Committee

Chairperson: Mr WONG Ying-kit Romulus

Members: Mr CHIU Pak-lung  
Dr YIP Ngai-ming  
Ms KWOK Pik-king Theresa  
Ms WONG Siu-ling Linda  
Mrs SO TAM Kit-ying Susanna  
Mr Fung Ping-yan

#### Our Missions

- To maintain the well-established linkages with our counterparts in the region of Asian Pacific;
- To explore and build up new links with relevant housing, academic and professional institutes in the Region, especially in the Greater China region to promote the Art and Science of Housing Management;
- To continue to work closely with other committees to organize functions and activities to promote the branch's images and housing practitioners' professionalism;
- To foster closer ties with counterparts in the region to enhance CIH membership enrollment

#### Achievements in the Year

In the past year, with the dedication and support of the committee members, the Committee endeavored to expand and maintain linkages with relevant housing, academic and professional institutes in the Asian Pacific Region to promote the Art and Science of Housing Management. The Committee continued to work and coordinate with other committees to achieve the vision of CIH APB and support the branch to enhance the professionalism of Housing Practitioners in the region.

Our works completed during the year covered two main areas – 1) Visit to professional & academic institutes / organizations in the region including Macao, Taiwan, Malaysia; 2) Active participation to professional forums / seminars locally as well as in UK and China to facilitate more opportunities for experience sharing of housing management.



### 對外事務委員會

主席：黃英傑先生  
委員：趙伯龍先生  
葉毅明博士  
郭碧瓊女士  
王小玲女士  
蘇譚潔瑩女士  
馮炳欣先生

#### 我們的任務

- 維繫與亞太地區各團體的良好聯繫；
- 拓展與亞太地區各房屋、學術及專業團體的關係並著重於大中華區推動房屋管理學問；
- 繼續與其他委員會緊密合作安排活動及提升分會形象及房管人員之專業；
- 促進與亞太地區各團體的緊密關係並達致提高會員人數。

#### 年內完成工作

在過去一年，得到各委員的支持下，我們能在亞太地區與各房屋、學術及專業團體拓展及維繫良好緊密合作關係，並能為推廣房屋管理學問盡力。我們與其他委員會合作去達致分會長遠目標及提升區內房管人員之專業。

年內完成之兩大工作重點包括：1)與專業及學術團體之交流及拜訪，曾到訪澳門、台灣、馬來西亞等；2)積極參與本地、海外英國及內地之研討會及論壇，以達致提供更多機會分享專業房屋管理經驗。



### Professional Practice Committee

Chairperson : Mr. Poon Yuen Fong, Sanford

Members : Mr. Chan Chi Keung, Dunstan

Mr. Chiu Pak Lung

Mr. Lai Hon Tim, Gary

Mr. Lam Kin Hung, Patrick

Mr. Mak Yat Fung, Mason

Mr. Ng Mei Chuen, Frederick

Mr. Pun Lai Tun, Raymond

Mr. Tsang Kwok Chuen, Lobo

Mr. Wong Hin Nang

Dr. Yip Ngai Ming

### Our Missions

To promote professionalism and quality housing management in Hong Kong and Asian Pacific Region; and to enhance the professional image of the Institute and its members in Hong Kong.

- To provide professional comments to various government authorities on housing and related issues whenever necessary.
- To exchange best housing management practices

with counterparts in Asian Pacific Region.

- To promote good housing management by actively participating in government and local community activities.
- To liaise counterparts of relevant professional bodies and other Committees of the Institute to promote professional housing management in Hong Kong.

### Achievements in the Year

- Co-organized briefing seminar by Home Affairs Department and legal talk by practicing solicitor on the Building Management (Amendment) Ordinance 2007 before its enactment on 1 August 2007; and contributed an article on the amendment ordinance in our August Issue of Housing Express.
- Submitted views to the Subcommittee of Legislative Council on Building Management (Third Party Risks Insurance) Regulation, which will take effect from 1 January 2009.
- Participated the Hung Hom District Study, Stage 2 Public Engagement Program and shared comments from report of program consultant.
- Co-organized legal talk on legal cases of property management with HKIH.
- Participated the discussion of proposed licensing of property management companies and individuals in Hong Kong.
- Participated the HKIS annual conference on "Surveyors in Heritage – Preserving and Adding Value".



2007



## 專業實務委員會

主席：潘源舫先生

委員：陳志强先生

趙伯龍先生

黎漢添先生

林健雄先生

麥日豐先生

吳美全先生

潘禮敦先生

曾國全先生

黃顯能先生

葉毅明博士

- 與香港房屋經理學會合辦物業管理個案的法律專題講座。
- 參與討論建議中的物業管理公司及從業員的發牌制度。
- 參與香港測量師學會舉辦的週年專題會議。

## 工作目標

在香港及亞太地區推動專業及優質房屋管理服務；以及在香港促進本會及會員的專業形象。

- 向政府部門提供有關房屋政策的專業意見。
- 與亞太區同業交流最佳房管實務經驗。
- 積極參與政府及社區活動藉以推動優質房屋管理。
- 與相關專業團體及本會其他委員會聯系推動香港專業房屋管理。

## 年內完成的工作

- 就《2007年建築物管理(修訂)條例》聯同其他專業團體邀請民政事務總署及執業律師於修訂條例2007年8月1日正式生效前舉辦簡報會，使業界對該條例有更深入的了解；並於本會2007年8月出版的『房管專訊』就修訂條例撰文。
- 向立法會有關附屬委員會就《建築物管理(第三者風險保險)規例》提交書面意見；該規例將於2009年1月1日生效。
- 參與紅磡區域研究第二階段公眾參與計劃公開諮詢會，並分享計劃顧問報告的意見。



## **Publications Committee**

Chairperson: Dr Yip Ngai Ming

Members: Mr. Chung Pui Chung, Edmund  
Ms. Kwok Pik King, Theresa  
Mr. Lai Yew Cho  
Mr. Poon Yuen Fong, Sanford  
Mrs. Wong Ng Wenh-ky, Julia  
Mr. Wong Ying Kit, Romulus  
Mr. Wong Yun Chuen  
Mr. Wu Kit  
Mr. Vincent K.T. Wong

## **Our Missions**

- Disseminate best management practice to Asian Pacific Region
- Promote more readership of e-publications (Housing Express and yearbook)
- Assist the Professional Development Manager in the production of promotion materials

## **Achievements in the Year**

- One issues of Housing Express in electronic format have been published in April 2007 on activities of the

Branch.

- One special issue of Housing Express (hard copy) was published in August 2007 with special theme on the professionalization of Housing Management in the Asian Pacific Region. Contributions from experts in Mainland China, Korea, Taiwan, Macao as well as Hong Kong were solicited. The issue also reports the amendment of the Building Management Ordinance of Hong Kong as well as enactment of the Property Law in Mainland China.
- The next special issue, which would focus on the management and maintenance of dilapidated buildings in Hong Kong, is in the final stage of preparation and will be published in February 2008.
- Year book 2007 has been published in early 2008.
- Publicity materials of the Branch have been reviewed and necessary updating being made.

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## 刊物委員會

- 主席：葉毅明博士
- 委員：鍾沛生先生  
郭碧瓊女士  
黎耀祖先生  
潘源舫先生  
黃吳詠琪女士  
黃英傑先生  
黃潤泉先生  
胡傑先生  
黃錦棠先生

## 工作目標

- 於亞太區推廣國際頂尖房屋管理經驗
- 向會員推廣亞太分會電子刊物
- 研究改進亞太分會出版刊物的出版媒介及設計

## 年內完成工作

- 二〇〇七年四月出版了一期房屋專訊電子版，主要報導亞太分會活動。
- 二〇〇七年第一期印刷版房屋專訊已於八月份發行，主題為亞太區房屋管理專業化，並邀請到中國內地、韓國、台灣、澳門等地的專家撰文介紹；該期並報導香港建築物管理條例的最新修訂及中國內地物權法的實施。
- 第二期房屋專訊印刷版亦已在最後準備階段，大約會於二〇〇八年2月發行
- 二〇〇七年年報亦於二〇〇八年初出版。
- 年內已完成修訂亞太分會之宣傳單張。





### Activities Committee

Chairperson: Mr Fung Ping Yan

Members: Mr H N Wong  
Mr Eddy S H Mak  
Mr Wesley S L Sze  
Mr Mason Mak  
Ms Linda Wong  
Ms Theresa Kwok  
Ms Christina Au

### Our Missions

- Organize seminars, workshop, technical visit, study tour etc for the members to attend with the view to widen their vision and to update their professional knowledge;
- Through visit and regular communication, share housing management experience with our counterparts and housing professionals in the Asia Pacific Region;
- Foster cohesiveness of the members through participating in the activities of the Institute; and
- Uphold and promote the professional image of Chartered Institute of Housing Asian Pacific Branch.

### Achievements in the year

To accomplish its mission in fostering the cohesiveness of its members and to update their professional knowledge, this year, the Activities Committee has organized a number of seminars, study tours, visits, and workshops for members to attend. With the unfailing support of the Committee members and our fellow members, the activities planned in early of the year have successfully been completed. Furthermore, we have attended a number of seminars aboard and visited some of our counterparts in the region exchanging our view and experience in Housing Management. Some of the activities were jointly held with The Hong Kong Professional Property Services Alliance and The Hong Kong Institute of Housing. Major events held this year are as follows:

### 活動委員會

主席：馮炳欣先生  
委員：麥日豐先生  
麥兆鴻先生  
王小玲小姐  
郭碧琮小姐  
史永聯先生  
區華達小姐

### 我們的任務

- 定期舉辦研討會，工作坊，參觀及外訪等活動，擴闊各會員的視野及提升各會員的專業知識；
- 透過外訪及緊密的聯繫，與本港及亞太區內之物業管理從業員及專業團體，互相分享房管經驗；
- 透過活動參予和經驗分享，加強與各會員之聯繫；及
- 確立及提升英國特許房屋經理學會亞太分會之專業形象及地位。

2007



## 年內完成之工作

為加強與各會員之聯繫及提升各會員的專業知識，過去一年，學會舉辦了多項的研討會，工作坊，參觀及外訪等活動，供會員參加。在各委員及會員的大力支持下，委員會在年初定下的工作目標，得以順利舉行及完成。此外，學會亦派員出席多個境外及國際房管會議，及在區內進行訪問活動，與區內同業及專業團體交流房屋管理經驗。其中部份活動與香港房地產服務專業聯盟及香港房屋經理學會攜手合辦。年內完成的主要活動包括以下項目：

Activities 活動	Date Launched 舉辦日期
Spring Reception 春節團拜	March 2007 二零零七年三月
Visit Macao Housing Bureau and Macao Property Management Business Association 訪問澳門房屋局及澳門物業管理商會	March 2007 二零零七年三月
Brainstorming Exercise of the Executive Committee 執行委員會集思會	March 2007 二零零七年三月
Visit Taichung and kaohsiung 訪問台中及高雄	April 2007 二零零七年四月
Visit Macao Housing Bureau 訪問澳門房屋局	May 2007 二零零七年五月
Golf Tournament 2007 高爾夫球大賽	May 2007 二零零七年五月
Visit Discovery Bay 參觀愉景灣	May 2007 二零零七年五月
Visit Lok Ma Chau Railway Station – KCRC 參觀九廣鐵路落馬州火車站	June 2007 二零零七年六月
UN National Housing Conference at Harrogate 英國哈雷蓋特房屋會議	June 2007 二零零七年六月
BMO (Amendment) Workshop 建築物管理條例(修訂版)研討會	June and July 2007 二零零七年六月及七月
Visit Real Estate Development Association – Kuala Lumpur, Malaysia 訪問馬來西亞房地產發展商會	September 2007 二零零七年九月
Visit Fuzhou Urban and Rural Planning Bureau 訪問福州市城鄉規劃局	October 2007 二零零七年十月
Visit Taichung Housing Professionals and Institute 訪問台中物業管理同業及學會	October 2007 二零零七年十月
Visit Macao Housing Bureau 訪問澳門房屋局	October 2007 二零零七年十月
Annual Dinner 周年晚宴	October 2007 二零零七年十月
Visit to China Property Management Association – Beijing 訪問北京中國物業管理協會	October 2007 二零零七年十月



### Training and Education Committee

Chairman: Mr. Chiu Pak-lung

Members: Mr. Fung Ping Yan

Mr. Poon Kam Shing

Mr. Kwan Sze Ming, Mingo

Mr. So Chun Wah

Mr. Lau Ping Wah, Steve

Mrs. So Tam Kit Ying, Susanna

Mrs. Li Lam Chin Ching, Rita

Mr. Wong Hin Nang

Mr. Mak Siu Hung, Eddy

Mr. Wong Ying Kit, Romulus

Dr. Yip Ngai Ming

### Missions

1. To implement educational and training policies formulated by the Institute's headquarters in UK.
2. To assist the Institute in validating / re-validating housing / property management courses.
3. To liaise and work with the universities and other academic / vocational institutions in the provision of housing / property management courses.
4. To arrange / assist educational and training activities with other committees and institutions as and where required.

### Achievements in the Year

1. Representing in the Academic Committees of the following courses :
  - Master of Arts in Housing Studies, Department of Public and Social Administration, City University of Hong Kong (City U)
  - Professional Diploma in Housing Management, School of Professional and Continuing Education (SPACE), The University of Hong Kong (HKU)
  - Bachelor of Arts with Honours in Housing Studies, Department of Public and Social Administration, City U
  - Diploma in Property Management, School of Continuing and Professional Education (SCOPE), City U
  - Bachelor of Arts in Housing Management, School of Professional and Education and Executive Development (SPEED), The Hong Kong Polytechnic University (Poly U)
  - Higher Diploma in Real Estate Management, IVE (Morrison Hill)
2. Representing / participating in the selection on admission of students to the following courses;
  - Professional Diploma in Housing Management, HKU
  - Diploma in Property Management, SCOPE, City U
3. Briefing of Practical Experience Requirements (PER) to students of the following courses and vetting of PER Booklets:
  - Master in Housing Management (Professional Stream), HKU
  - Master of Arts in Housing Studies Programme, Department of Public and Social Administration, City U
  - Professional Diploma in Housing Management, HKU
  - Bachelor of Arts with Honours in Housing Studies, Department of Public and Social Administration, City U





- Diploma in Property Management, SCOPE, City U
- Bachelor of Arts in Housing Management, SPEED, Poly U
- Higher Diploma in Real Estate Management, IVE (Morrison Hill)

4. Liaising / meeting with academic and other institutions on validation / re-validation of courses.
- Assisting CIH(HQ) in the development of a proposed Distance Learning Course in Property Management in China.
  - Liaising with the Property Management Associations and tertiary education institutions in Taiwan with a view to assisting the property management industry in Taiwan in training qualified property management professionals.

### 培訓及教育委員會

- 主席：趙伯龍先生
- 會員：馮炳欣先生  
潘金城先生  
關仕明先生  
蘇振華先生  
劉炳華先生  
蘇譚潔瑩女士  
李林展青女士  
黃顯能先生  
麥兆鴻先生  
黃英傑先生  
葉毅明博士

### 工作目標

1. 執行由英國總會所制訂的教育及培訓政策。
2. 協助總會評核及重核房屋 / 物業管理課程。
3. 與大學及其他教育 / 職訓機構聯絡，協力提供房屋 / 物業管理課程。

4. 於須要時與分會其他委員會及其他機構安排 / 協助安排教育及培訓課程。

### 年內完成工作

1. 出席下述課程的學務會議：
  - 香港城市大學房屋學文學碩士
  - 香港大學房屋管理專業文憑
  - 香港城市大學房屋學榮譽文學士
  - 香港城市大學物業管理文憑
  - 香港理工大學房屋管理學文學士
  - 香港專業教育學院 (摩利臣山分校) 產業管理高級文憑
2. 出席 / 參與下述課程的新生入學申請篩選：
  - 香港大學房屋管理專業文憑
  - 香港城市大學物業管理文憑
3. 向下述課程的學生簡報“實習經驗需要”及核對手冊：
  - 香港大學房屋管理碩士 (專業課程)
  - 香港城市大學房屋學文學碩士
  - 香港城市大學房屋學榮譽文學士
  - 香港大學房屋管理專業文憑
  - 香港城市大學物業管理文憑
  - 香港理工大學專業進修學院房屋管理學文學士
  - 香港專業教育學院 (摩利臣山分校) 產業管理高級文憑
4. 與教育及其他機構聯絡及會面，處理課程評核及重核事宜。
  - 協助英國總會在中國發展一項擬設的物業管理遙距課程
  - 聯絡台灣的物業管理協會及專上學院，以協助台灣物業管理行業培訓合資格的專業物業管理人員

# Information Technology and Public Relations Committee

## 資訊科技及公共關係委員會

Year Book 2007 2007年年報



### Information Technology and Public Relation Committee

Chairperson: Mr. Raymond Sham

Members: Mr. PY Fung  
Mr. Chiu Sin-hung, Bonny  
Mr. Mak Yat-fung, Mason  
Mr. Ng Mei-chuen, Frederick  
Mr. Sze Wing-luen, Wesley

#### Our Missions

1. To uphold and promote the professional image of the Chartered Institute of Housing Asian Pacific Branch through website;
2. To leverage the use of Information Technology and the Branch website to enhance our communication with our members, housing professionals and practitioners and the public;
3. To support other subcommittees with information technology and
4. To be involved in various community, educational and promotional activities in Hong Kong and Asia Pacific to strengthen our communication with Government officials, professional bodies, housing management industry and the public.

#### Achievements in the year

In this Information Technology era, we recognized that information technology is an indispensable tool for the CIH APB Branch. With the dedication and support of the committee members, we have installed a new data storage system for the CIH APB Branch Office. Moreover, in order to enhance the efficiency of our server, we have enlarged the volume of our server and also relocated it to Hong Kong.

With the aim to strengthen our linkage with our counterparts in the Asia Pacific Region such as China, Taiwan, Macau, Singapore, Japan, and Malaysia etc through our website, we are now redesigning the front-pages and layout of our website to make it more Asian-Pacific look. Our website is an important means of communication between the Branch Office, its members and the public in the Asian Pacific Region and we will continue to make our website to be as much user-friendly as possible.

In this year, our committee members have visited China, Taiwan, Macau, Japan, United Kingdom and Malaysia to strengthen our linkage with the housing organizations and Government officials. Moreover, our Committee members have attended a number of community activities such as the Seminar on Building Management (Amendment) Ordinance 2007 organized by the Hong Kong Professional Property Services Alliance; the Distinguished Lecture Series-Valuation in Rehabilitation of Old Buildings hosted by the Vocational Training Council and the Integrate 2007- Facility Management Conference held by the Hong Kong Chapter of IFMA.



## 資訊科技及公共關係委員會

主席：沈偉民先生  
會員：馮炳欣先生  
趙善雄先生  
麥日豐先生  
吳美全先生  
史永聯先生

### 我們的任務

1. 透過本分會的網站來提昇本分會的专业形象及地位；
2. 使用資訊科技來加強與各會員、物業管理從業員及公眾人士之聯繫；
3. 以資訊科技來支援本分會各專責小組；
4. 參與本港和亞太區內之各項社區、教育及宣傳活動，增強與政府，專業團體，業界及公眾之溝通。

### 年內完成工作

在現時資訊科技年代，我們深信資訊科技乃本分會不可缺少的工具。在各委員的支持下，我們已為本分會的辦事處加裝一套新的電腦資料儲存系統。再者，為了提昇本分會網站的效率，我們已增加網站的容量及把我們網站的伺服器搬移到本港。

為加強本分會與本港和亞太區內如中國大陸、澳門、臺灣、日本、新加坡及馬來西亞等各會員、物業管理從業員及公眾人士之聯繫，我們已重新設計本會網站，使它有一個亞太區的形象。在此，我們鼓勵各會員能抽空多瀏覽本會網站。

在本年內為履行聯絡及溝通的任務，各委員曾出訪中國大陸、澳門、臺灣、日本、馬來西亞及英國等地方，與當地的房管組織及官員交流。此外，各委員亦積極參與本港的社區服務，如由香港房地產專業服務聯盟所主辦的2007年物業管理(修訂)法例座談會，由國際設施管理學會(香港分會)所舉辦的綜合2007—設施管理會議及由職業訓練局所主辦的傑出企業家講座—舊樓重建價值等。





### Membership Committee

Chairman: Mr. Chan Wing Cheong, Kenneth

Members: Ms. Au Wah Tat, Christine  
Mr. Cheung Chun Wah, Rocco  
Mr. Chiu Pak Lung  
Ms. Li Man Chi, Wendy  
Mr. Liu Wing Tai, Harvey  
Mrs. Ng Kan Wai Si, Silvia  
Mrs. So Tam Kit Ying, Susanna  
Mr. Tam Wai Po, Jerry  
Ms. Tang Sau Ching, Regina

### Works Completed in the Year

1. In the year of 2007, we have successfully recruited 7 and 33 local dignitaries of Macau and Taiwan respectively as Corporate Members through the "Distinguish Route" and "Direct Final".
2. We continue to recruit local members through briefing sessions for students and graduates of CIH recognized courses, and through Committee Members.
3. With the contribution of the Membership Committee, the Asian Pacific Branch has reached a membership of over 1,900 this year.
4. The Committee endorsed more than 250 membership applications this year and keep on maintaining and

updating the membership register for the Asian Pacific Branch.

5. This year has marked our first step forward to recruit members from Macau and Taiwan. We look forward to recruiting more members from regions other than Hong Kong in Asian Pacific.

### 會籍事務委員會

主席：陳永昌先生

會員：區華達女士  
張俊華先生  
趙伯龍先生  
李敏芝女士  
廖永泰先生  
吳簡惠詩女士  
蘇譚潔瑩女士  
譚偉葆先生  
鄧秀清女士

### 年內完成工作

1. 在2007年，我們成功招募7位澳門及33位臺灣在物業管理界的知名人士，分別透過以「卓越地位途徑」及「直接途徑」成為專業會員。
2. 我們繼續向已獲認可課程的學員推介本學會，及透過委員會委員，招收本地的會員。
3. 由於會籍委員會的努力，今年亞太分會的會員人數達到1,900名。
4. 本小組今年內審批超過250份會員申請書。同時我們不斷地更新會員名冊，並加以存檔。
5. 本年是我們邁向澳門及臺灣招收會員的第一步，我們期望在香港以外的亞太地區，招募更多會員。

## Professional Development Committee

專業發展委員會

2007



### Professional Development Committee

Chairperson: Mr. Yuen Wai Kay, Ricky  
Members: Mr. Chow Chiu Hung, Victor  
Mr. Wong Hin Nang  
Mr. Chan Wing Cheong, Kenneth  
Mr. Chiu Pak Lung  
Mr. Poon Yuen Fong, Sanford  
Mrs. So Tam Kit Ying, Susanna

#### Our Missions

- Promote Professionalism
- Drive Membership
- Enhance Professional Image of the Institute

#### Works Completed in the Year

The Professional Development Committee was established in 2007 to cope with both short-term as well as long-term development of the Branch in the Asia Pacific region. The primary functions of the Committee are to draw the blueprints for the development of the Branch in the region that echo with the overarching strategy of the Institute, and to act as an implementation arm to execute these strategies. There are three underlying objectives:

promote professionalism, drive membership and enhance professional image of the Institute.

With the ultimate goal of promoting professional development in the region, the Committee has succeeded in recruiting new professional members from Taiwan and Macao through collaborations with Membership and Training & Education Committees. On behalf of the Branch, we have also co-organised with HKU SPACE to offer in-house training programmes for officials of Macao Housing Bureau and has liaised with the universities in Macao and Hong Kong to develop an award-bearing programme that will serve as a pathway to Corporate membership. The Committee is committed to nurturing more housing professionals to embrace the ever-growing public aspirations for better living environment in Taiwan and Macao.

On China front, we endeavour to embark more housing programmes with leading universities and to promote a series of international conferences thereby enhancing the professional image of the Institute as well as professional standards and conduct. By providing some extensive training for lecturers of the first bachelor programme in housing at Wuhan University, the Branch aims to enrich the pragmatic contexts of programme. The Committee is also actively discussing with our Taiwanese counterparts on launching education programmes in their universities to lay a solid foundation for the future and continuous development of professionalism in the industry.

In the coming years, we shall continue to explore more opportunities in the neighbouring countries such as Malaysia, Vietnam and Korea.

### 專業發展委員會

主席： 阮偉基先生  
委員： 周超雄先生  
黃顯能先生  
陳永昌先生  
趙伯龍先生  
潘源舫先生  
蘇譚潔瑩女士

#### 工作目標

- 推動房屋管理專業化
- 推廣會員會籍
- 提升學會專業形象

#### 年內完成工作

為協調亞太分會在亞太地區短期及長期發展，亞太分會於2007成立「專業發展委員會」。其主要功能是為亞太分會設計發展藍圖，以配合總會整體發展策略，並擔任這些策略的執行部門。委員會有三個主旨：推動房屋管理專業化，招募會員及提升學會專業形象等。

就亞太地區推廣專業發展，委員會與亞太分會的「會籍委員會」和「教育及培訓委員會」積極合作，已成功在台灣及澳門等地招募新的專業會員，在區內積極推動房屋管理的發展。委員會亦代表亞太分會聯同「香港大學專業進修學院」為「澳門房屋局」提供機構內部培訓，並促進澳門與香港的大學合辦學位課程，畢業學員可通過此途徑成為我會的專業會員。委員會亦致力培育更多新一代的專業房屋經理，以滿足台灣及澳門的公眾對優質生活環境日益俱的需求。

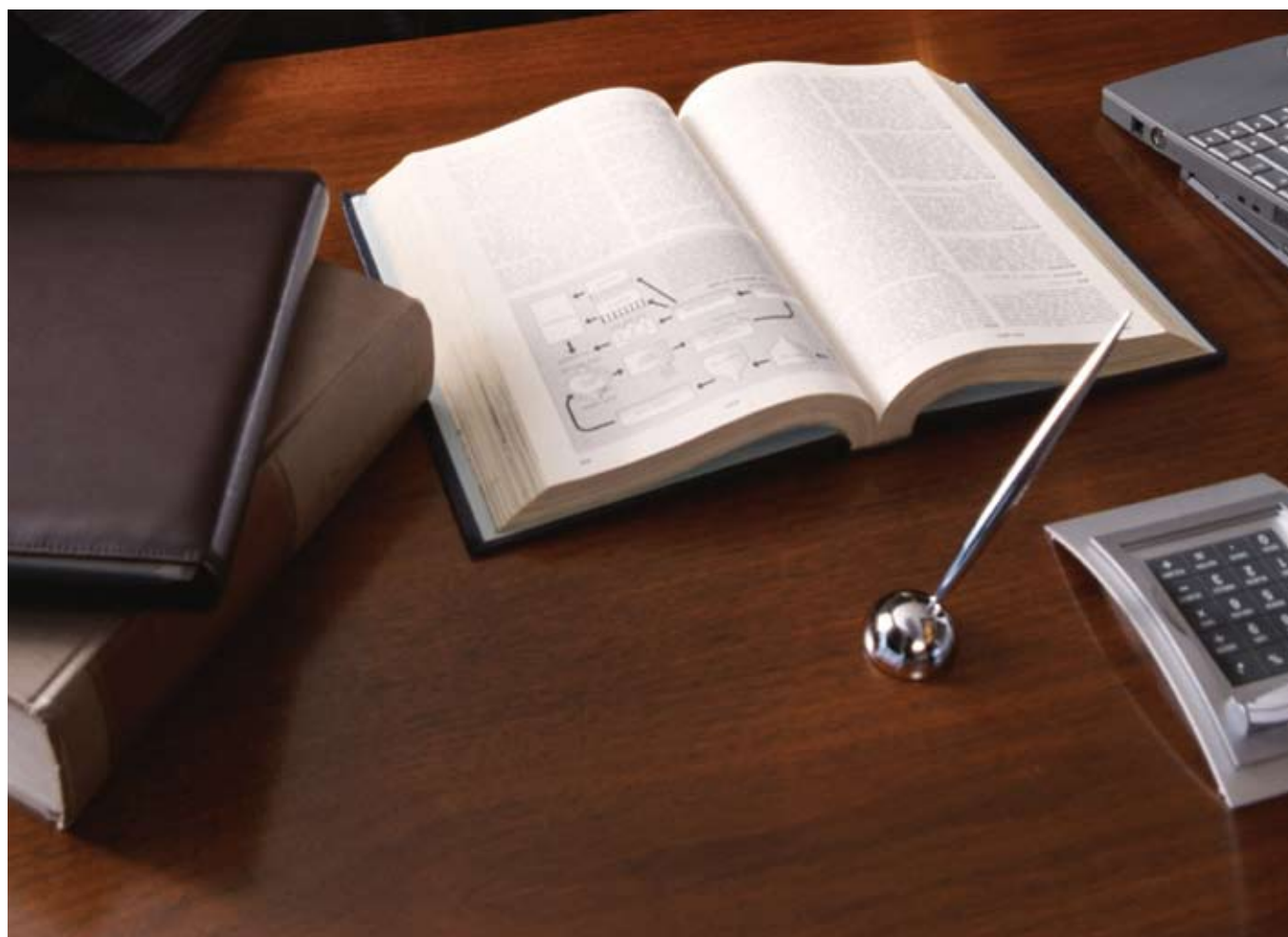
在中國的發展，我會致力開發更多房屋管理課程，並與中國重點大學共同舉辦一系列國際會議，將學會在房屋管理行業的專業形象深入社群及提升會員的專業水平及操守。

為進一步加強與「武漢大學」的夥伴關係，我會正準備為「武漢大學」第一個房屋管理學士課程的教授安排在香港進行一連串實務考察，讓教授們能多認識香港房屋管理的實務與操作。委員會亦積極與台灣的大學開辦新的房屋管理課程，為台灣業界建立一個專業及持續發展的平台。

在未來日子中，我們繼續會與亞太地區內的其他國家如馬來西亞，越南及韓國的同業友好合作，開拓更多發展的機會。







## **2007 President's speech at APB Annual Dinner**

會長於亞太分會  
週年晚宴講話



## Speech By Paul Diggory, President Of CIH, at the Annual Dinner 會長於亞太分會週年晚宴講話



### Speech By Paul Diggory, President Of CIH, at the Annual Dinner

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.

Twelve months ago, along with a number of colleagues from the CIH Council, I attended your last annual dinner which coincided with the Asian Pacific Branch's 40th anniversary celebrations. That was a memorable occasion and one that fellow members from the UK still recall with great pleasure.

Since your last dinner the debate on housing policy in the UK has shifted.

For the last decade, housing has been regarded as a means towards an end – wrapped up in the wider language of communities or regeneration. That has now been re-enforced by a commitment to increase new housing supply as an objective in its own right.

The Government has also made it clear that with its new focus on supply, Ministers will neither be constrained by existing institutional relationships nor producer

interests. Future provision will be based on a new model in which an increasing variety of providers work both in competition and in partnership.

The Government propose a mix of carrots and sticks to achieve new targets on housing supply: including increased competition between Housing Associations and private developers for public subsidy. In turn, developers will need to progress existing schemes more quickly or risk losing planning permission and Government will be looking to Housing Associations to make resources go further through more efficient procurement and by using reserves to finance extra borrowing.

Local Government will also be expected to up its game – both at a strategic level and in supporting delivery.

With new pressure on public spending it is also clear that the future must be one that is based on a far more robust assessment of value for money. The solutions that count going forward will be the ones that make the best use of scarce public resources. Increased Government funding is important – but it's how we use that subsidy to create even more resources that is the key – whether that's in the form of cheap land, developer contributions, private finance or any other combination of initiatives.

The political imperative is to make this money work as hard as it possibly can – and that means giving it first to those who can maximise its value.

The CIH has worked hard over the past 12 months to influence government policy and to "Make the Case for Housing". As a result, housing in the UK now has a much higher profile: but the CIH also needs to respond to developments that are taking place internationally.

The CIH has a large overseas membership. The Asian Pacific Branch now comprises around 2,000 of our 20,000 members worldwide. That is an impressive



2007



statistic, and one that my colleagues and I on Council are extremely proud of.

Obviously the needs of the housing industry in the UK, here in Hong Kong and elsewhere in the world are different. Housing policy and housing practice have to be set within the context of very different economic circumstances, societies and cultural values.

But whatever differences there may be between us, policies to create sustainable communities: ensuring adequate housing for those in greatest need and doing so in a way which encourages different organisations and different sectors of the community to work together more effectively are not restricted to any one country.

The goal of creating sustainable communities is a common one shared by Governments and peoples throughout the world.

In the next twelve months, for the first time in history, more than half of the Earth's population will live in cities. The number of city-dwellers is expected to top 5 billion before 2030, accounting for 60% of the total population. In Asia and Africa their number is expected to double in just one generation.

Almost all future population growth will be concentrated in the cities of the developing world, which are already battling with serious problems such as poverty, lack of drinking water and sanitation.

The challenge for housing professionals is not so much to try to control where people will live – wider social and economic policies drive that agenda – but how to provide better conditions for individuals and for families: to help them improve their lives and also ensure that the communities in which they live are healthy and safe places to live in.

Only 2 weeks ago I was in South Africa where, as in the UK, discussion was focused on how to secure investment to improve the existing stock and to provide new accommodation.

In the UK the housing sector is responding imaginatively – particularly in creating new vehicles to attract private sector funding – and as a result we have a much more diversified housing sector than even a decade ago. The question is now whether these new vehicles can not only deliver the investment that's needed but whether they can also bring about further improvements in service delivery.

A key challenge for the CIH, is to ensure that within the housing profession we have professionals in place who can cope with these changes and still focus on providing high quality services which will help to create and maintain sustainable communities.

I know that many people in this room tonight are striving to deliver good quality services which satisfy tenants and other service users, and many of you are using your skills and expertise to help regenerate communities.

But, whatever success we have achieved, it is my view that we need to do more.

As a profession and as individual organisations, we need to have a clear vision of where we're going; we need to recognise the changes that are taking place in our operating environment; and we need 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.

We are concerned about improving standards, which we achieve through promoting professional practice,





## **Speech By Paul Diggory, President Of Cih, To The Annual Dinner**

### **會長於亞太分會週年晚宴講話**

and we strive to influence housing policy, drawing on our members' experience to influence new ideas and initiatives.

But most importantly 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.

This is at the heart of what we do.

In recent years my colleagues in the Asian Pacific have done much to extend networking with individuals and to strengthen communications with friendly organisations in the Peoples Republic of China, Taiwan and Macao. Six 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. And we have been working closely with the Asian Pacific Branch to further develop the opportunities for membership of the CIH in the region.

Earlier this week I visited both Taiwan and Macao. It was inspiring to meet housing and property management colleagues in those countries, and to discuss some of the challenges they are facing at the present time. It is remarkable how familiar many of those challenges are to those faced by housing professionals in the UK.

In Taiwan I was delighted to present certificates to 33 individuals who recently successfully completed a study programme to become fully qualified members of the CIH. This was the first group of professionals from Taiwan to become members of the CIH, and their achievements represent a true milestone in the history of our organisation.

Members of the Asian Pacific Branch of the CIH have worked tirelessly to develop links in Taiwan, Macao, China and elsewhere across the region and they deserve full acknowledgement for their vision and commitment. 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 management.

Chairman, distinguished guests, ladies and gentlemen..... the Chartered Institute of Housing's mission is... "to maximise the contribution that housing professionals make to the well being of communities." This needs skilled and trained workers to deliver policies into practice on the ground.

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 begun to develop the CIH as a truly international organisation.

May I wish you all an enjoyable evening.

\*The annual dinner was hosted jointly by The CIH (Asian Pacific Branch) and The Hong Kong Institute Of Housing on Friday 26 October 2007





**2007 Speech of Ms Xia  
Jia Jin, President  
of China Property  
Management  
Institute, at the  
Annual Dinner of  
APB**

中國物業管理協會會長謝家瑾女士於亞太分會週年晚宴講話

# The Development and Current working focus of Property Management in China

Year Book 2007 2007年年報

## 中國物業管理的發展與當前工作重點



### 中國物業管理的發展與當前工作重點 ——在英國特許房屋經理學會亞太分 會週年晚宴上的講話

#### 中國物業管理協會會長 謝家瑾

這次應邀專程前來香港參加英國特許房屋經理學會亞太分會及香港房屋經理學會之聯合週年晚宴，感到非常榮幸。首先，請允許我代表中國物業管理協會向兩學會週年晚會慶典表示熱烈祝賀！同時，也借此機會向到會的各位嘉賓就中國物業管理的發展做一個簡要介紹。

我國大陸的物業管理是在住房制度改革帶來房屋產權格局變化，房地產綜合開發帶來大規模住宅社區建設的大背景下產生和發展起來的。改革開放以來，隨著城鎮住房制度改革的深化，房屋所有權結構發生了重大變化，90%以上的公有住房出售給了個人，新建住宅基本由個人購買，住房產權多元化格局逐漸形成，原有房管所獨家管理公房的維修管理體制已不能適應形勢的變化。而且，隨著住房成為大多數居民家庭的最主要財產以及財富積累的主要形式，居民對住房財產的使用、維護、保值提出了較強的服務需求；隨著人民生活水準的提高，居民對居住環境、社區秩序也有了較高的追求；與此同時，還產生了協調房屋所有權人公共空間、共用設施設備等共同利益的需要。在這樣的大環境下，包括房屋及相關設施設備維修養護、環境保潔、綠化養護、公共秩序維護、家政等眾多服務內容的社會化、專業化、市場化的物業管理作為一種新形式的

住房消費服務應運而生。從80年代初開始，深圳和廣州借鑒香港和國外的經驗，從對住宅區實施物業管理起步，走出了一條適合我國國情，適應社會主義市場經濟體制的，建立在平等互利合同簽訂基礎上，由業主自治、企業提供專業服務與政府監管相結合的新路，開創了我國內地物業管理的先河。

二十多年來，隨著住房制度改革的深入和住房商品化的推進，以及城市化進程的加快，物業管理在全國呈現勢不可擋的發展速度，覆蓋了住宅社區、寫字樓、工業區、學校、商場、醫院、機場、會展中心、體育場館、步行街等，去年以來還進入了對鄉村的管。據不完全統計，全國物業管理企業已超過3萬5千家，其中一級資質企業300多家，從業人員超過350萬。目前，實行物業管理的房屋面積超過100億平方米，北京、上海、深圳等城市物業管理企業創造的產值已佔當地國民生產總值的2%左右。物業管理的發展，不僅有利於改善人居和工作環境，維護社區穩定，提高城市管理水平；同時，對促進第三產業發展，吸收城鄉剩餘勞動力，以及對擴大住房消費、拉動經濟增長都起著不可忽視的作用，為全面建設小康社會和構建社會主義和諧社會作出了積極貢獻。

但是，物業管理行業在快速發展的過程中，也遇到諸多的困難和壓力，暴露出一系列的問題和矛盾。

1. **相關主體的關係尚未理順。**物業管理涉及業主之間的關係，涉及業主、物業管理企業、建設單位相互間的關係，也涉及業主組織與其他組織的關係。單個業主的利益與業主共同利益的平衡，房屋品質的維修責任，共用部位、共用設施設備的利用與收益的歸屬，物業服務的品質，專項維修資金的使用等等，都是容易出現糾紛的熱點問題。
2. **物業管理企業服務意識不強。**相當一部分物業管理企業習慣以管理者出現，與業主之間的服務與被服務關係沒有端正。部分物業管理企業，過度追求利潤，不按照合同約定提供相應服務，收費與服務不相符。一些物業管理企業擅自處分應由業主處分的事項，侵犯業主權益現象時有發生。





3. **對業主委員會缺少制約。**由於缺乏對業主委員會的有效制約和監督機制，民主協商和少數服從多數的原則沒有得到充分體現。有的業主委員會不能真正代表大多數業主的利益，個別成員甚至把個人利益置於業主共同利益之上，任意決定業主共同事務，損害其他業主利益或業主的共同利益。
4. **業主自律機制不完善。**房屋公共空間、共用設施設備以及土地共同使用權，決定了業主財產的關聯性和業主共同利益，也構成業主共同決定實施物業管理的財產權基礎。但在不少社區和大廈，業主規約沒有得到嚴格遵守。在業主中樹立權利義務對等及守約意識，協調和維護業主共同權益的任務還很艱巨。
5. **建管不分體制對物業管理的制約。**很多物業管理企業作為開發商的子公司，在對共用部位、共用設施設備交接過程中缺乏嚴格的承接驗收手續。對暴露出來的品質與配套設施等問題，不能站在為業主排憂解難的公正立場上，督促開發商加快解決。此外，一些開發建設單位為促銷商品房，對物業管理作出不切實際的承諾，使得下屬的物業管理企業在日後管理中成了“替罪羊”，一旦出現承諾無法兌現的問題，板子都打在物業管理企業身上，造成物業管理代人受過的被動局面。
6. **從業人員的素質亟待提高。**在物業管理快速發展中，從業人數急劇膨脹，但由於人才儲備基礎薄弱，使得隊伍建設遠滯後於行業的發展。尤其突出地表現在稱職的職業經理人匱缺，職工隊伍的專業技能培訓也跟不上行業發展。個別運作不規範的企業和職業素質較低的從業人員的存在，使物業服務水準不盡人意、客戶關係緊張，甚至引發激烈衝突和矛盾，損害行業形象。

上述問題充分反映了我們依法規範物業管理的緊迫性。2003年國務院頒佈了《物業管理條例》，確立了業主大會、業主公約、物業管理招投標、物業承接驗收、企業資質管理、專業人員職業資格、住房專項維修資金等7項制度。之後，建設部先後印發了《前期物業管理招標投標暫

行規定》、《業主大會規程》、《物業管理企業資質管理辦法》等行政規章，各地也紛紛制定和完善了當地的配套法規和實施細則。《條例》實施以來，我們已經基本形成了比較完善的物業管理法規規章體系，各項制度也正在逐步建立和健全，物業管理市場總體呈現良好的發展勢頭。

今年三月，第十屆全國人民代表大會第五次會議高票通過了《中華人民共和國物權法》，從民事基本法律的層面，將物業管理活動相關的基本概念以法律形式予以確認。其中“業主的建築物區分所有權”和“相鄰關係”兩章對物業管理有很強的針對性，將條例確立的業主大會、業主公約、專項維修資金等基本制度由行政法規上升為法律，提高了上述制度的適用範圍與效力等級。因此，《中華人民共和國物權法》的頒佈，對促進物業管理的法制化進程、物業管理矛盾糾紛的防範化解、業主自我管理、自我約束機制的形成、物業管理服務職能定位與責任邊界的明晰以及物業管理服務品質的提高都將起到重要的推動作用。

當前，全行業正在抓住《中華人民共和國物權法》頒發和實施的契機，從以下方面入手，進一步推進物業管理的健康發展。

1. **抓住《物權法》出臺的契機，大力推進物業管理的法制化進程。**《物權法》具體、詳盡地規定了不動產相鄰關係以及業主建築物區分所有權的法律準則，為預防和妥善解決業主與物業管理企業之間的糾紛、住宅社區鄰里糾紛提供了法律依據。我們要在管理區域大力宣傳《物權法》有關內容，並通過建立健全相應制度依法規範物業管理運作；通過普及法律法規、引導業主妥善處理鄰里糾紛，保障物業管理的順利推進。
2. **加強對物業管理活動的監管，建立物業管理的和諧氛圍。**近些年各地都通過整合政府主管部門、街道、社區的力量，加大對物業管理的監管，收到了很好的效果。最近深圳人大通過的《物業管理條例》對市區主管部門在物業管理監管上應履行的職責有明確要求，對街道辦事處在組織、協調業主大會成立及業主委員會的選舉工作，指導、監督業主大會和業主委員會的日常活動，以及社區工作站協助街道辦事處開展



# The Development and Current working focus of Property Management in China

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## 中國物業管理的發展與當前工作重點

物業管理相關工作等方面都作了明確要求；還通過物業管理聯席會議制度，協調和調動一切可以調動的要素，推進物業管理中熱點難點問題的解決。

3. **強化服務意識，規範物業管理服務。**首先要求企業擺正服務業主的位子，切實轉變“管理者”的角色，強化服務意識，通過建立良好的客戶關係，為業主提供物有所值的服務。其次，重視物業服務合同簽訂和執行，細化合同條款，依據合同妥善解決和處理矛盾，切實提高服務質量和管理水平。
4. **整頓和規範物業管理市場秩序，建立良好的市場秩序。**開展物業管理市場的專項整治工作。對無資質或開發企業內設機構從事物業管理，不按合同約定的內容和標準提供服務，擅自提高收費標準、巧立名目收費或服務收費不實行明碼標價，擅自佔用物業共用部位和相關場地牟取利益等違法行為，加大依法查處力度。與此同時，要大力規範物業管理專案的招投標活動，創造公平競爭的市場環境。
5. **加快物業管理的市場化進程，大力推進建管分離。**一方面鼓勵物業管理企業在開發階段就早期介入，協助開發商控制好工程品質，減少與工程品質和配套設施相關等問題的發生；另一方面，規範物業管理企業承接驗收物業共用部位、共用設施設備的內容、程式，以及開發建設單位對解決查驗所發現問題的相應責任。此外，要大力推進物業管理與房地產開發的建管分離步伐，使物業管理企業成為獨立於開發企業之外的經濟實體，只有脫離了開發企業，其工作重心才會由服務開發商真正轉為服務業主。
6. **抓好物業管理師考試註冊工作，全面提高隊伍素質。**在物業管理師制度設計中，強調了物業管理專業人員應當具備的執業能力，明確了物業管理專業人員的基本職責，並從遵守物業管理法律、法規及有關規定和恪守職業道德方面作了強調，還對物業管理師接受繼續教育，更新知識，提高業務水準提出了要求。去年10月我們在全國開展了物業管理師資格認定考試，有

1000多名經理人通過了考試和嚴格審查，年內將開展註冊工作並召開全國首次物業管理師大會。原定今年10月的考試因故推遲到明年進行。相信隨著物業管理從業人員職業資格制度的建立，對行業管理人員整體素質的提高將起到重要的促進作用。此外，我們還要注重企業關鍵崗位和一線員工的技能培訓，建立一支具有良好敬業精神，恪守職業道德，具備熟練專業技能的員工隊伍，以適應行業、企業發展的需要。

各位嘉賓：我國的物業管理一步一個腳印，走過了不平凡的昨天，取得了今天來之不易的成就。儘管前進的道路上有很多困難，但是我們有法律法規的規範、約束、引導和保障，有香港地區和發達國家的經驗借鑒，有廣闊的物業管理市場，有一大批勇於開拓、競爭力強的物業管理企業，有幾百萬熱愛事業、無私奉獻的物業管理工作人員，我們相信，物業管理的明天更加美好。



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## 分享文章





# A comparative study of housing policy in Britain, United States, Singapore and Taiwan

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## 安得廣廈千萬家 - 英國、美國、新加坡及台灣住宅政策之比較研究

### 安得廣廈千萬家 - 英國、美國、新加坡及台灣住宅政策之比較研究

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#### 摘要

台灣的經濟發展，向來被政策擬定者引以為傲，然而台灣的住宅政策傾向於片面且不連續的。數十年以來，當政者多著重於工業發展，尤其是出口產業相對上內需的住宅市場多以短期性之權宜措施因應，至於台灣住宅政策的方向應如何調整才能使一般民眾的居住問題在品質與數量上都獲得最佳之解決，其他國家的經驗非常值得吾人的參考。故本文將比較英國、美國、新加坡及台灣四地的住宅政策的研擬經驗，來看台灣近年來的住宅政策發展，以收他山之效，本論文之結論提出未來政府制訂住宅政策時，應考慮相關配合措施是否能因應長期住宅發展的型態，以免徒勞無功。長期的住宅政策不但應反映當前的住宅問題，甚至應前瞻未來理想中之願景，而非片面、短期的被動式的解決住宅問題。

#### 一、前言

台灣的經濟發展，向來被政策擬定者引以為傲，人均國民所得從1965年的203美元到1980年的2155美元及1990年的7332美元；五分位所得比在1966年為5.25，1980年為4.17，1988年為4.85，空閑住宅率在1966年為-0.22%，在1980年為13.12%，在1990年為13.16%，這些數據，從經濟政策擬定者的角度來說，台灣的經濟發展可以說從低度開發，渡過中度開發，正跨入已開發地區之林；而且貧富差距不大，住宅匱乏現象已消失，還有餘裕，確實足以為傲。不過，也正是在1980年及1990年這兩個年頭，台北市的住宅價格分別攀上了兩次高峰，1979年價格上漲了38%，1980年價格上漲了47%；1989年價格上漲了96%，1990年後半年價格才開始回跌（張金鶚1990：82-83），台北市的住宅價格又向來是台灣地區住宅價格的領先指標；以住宅價格的波動而言，消費者在1980年及1990年前後可以說分別經歷了兩次惡夢，台灣住宅政策的方向到底應如何調整才能使一般民眾的居住問題在品質與數量上都獲得最佳之解決，其他國家的經驗非常值得吾人的參考。本文將比較英國、美國、新加坡及台灣四地的住宅政策的研擬經驗，來看台灣近年來的住宅政策發展，以

收他山之效。

#### 二、各地住宅政策的發展與特色

##### （一）台灣

台灣土地面積約為三萬六千平方公里，截至1998年底約有二千二百萬人口，人口密度高達610人/平方公里。在傳統「有土斯有財」之觀念下，台灣人民似乎較偏愛自有住宅，民間市場上提供之住宅亦屬求售居多，出租多是在市場難以去化下之次要選擇，在此偏好下，台灣住宅市場傾向於擁屋，如表一所示。

表一 台灣之住宅權屬型態（%），1970-1993。

	1970	1975	1980	1985	1990	1993
住宅自有	66	70	75	79	80	82
租賃型	20	20	14	13	12	10
其它	14	10	11	8	8	8

資料來源：行政院主計處（1993年）；本研究整理。

就住宅的供給主體而言，住宅的供給大體可分為公部門供給與私部門供給兩方面，過去台灣的住宅，由於政策之導向大部分由私部門供給，故以下先就私部門先來說明，台灣的經濟成長帶動了股市及房地產市場之飆漲，過去五十年來，台灣的房地產市場曾歷經三波漲幅，第一波及第二波分別在1973年及1980年，乃因國際原油價格上漲導致之通貨膨脹引發之房地產市場上揚；第三波在1987年，乃因台灣高度的經濟成長，在新台幣升值壓力下，貨幣供給額增加，國際熱錢流入，且因當時台灣投資管道有限，先後引起大家的瘋狂、股票的狂飆及房市交易的熱絡（林左裕，1998年），此波漲勢亦導致台灣家庭住宅負擔能力之衰退。1980年代後期的房地產市場的飆漲吸引了大量的投資，且政府鑑於都市生活品質日益惡化之情形下，宣佈自1993年起逐地實施容積率限制，此方案更催化了房屋之興建，住宅供給因此遽增，根據統計，全台有效空屋量自1991年的47萬戶增加至1997年的68萬戶，空屋率約12%（經濟日報，1999年），房地產市場亦因此停滯。

而台灣地區的公部門住宅政策，長期以來局限於所謂的「國宅政策」，一方面反映了開發中國家在開發的路程上，將住宅視為消費財，將公部門住宅的供給視為政府對福利品的提供與補貼的負擔，另一方面顯示了開



發中國家長期以來缺少自己的住宅發展系統，希望引入已開發國家之模式（蔡定芳1987，同內政部營建署1991: 94）的種種挫折。一般而言，台灣的住宅政策傾向於片面且不連續的。數十年以來，當政者多著重於工業發展，尤其是出口產業相對上內需的住宅市場多以短期性之權宜措施因應，如1989年之選擇性信用管制措施，大幅降低貸額度；1993年起逐地實施容積率管制導致建商搶建，造成超額供給；乃至於東南亞金融風暴後，為搶救滯留大量閒置資金的房市，在1999年初提撥一千五百億5.95%低利購屋貸款等，在顯示出政府缺乏一長期、整體之住宅政策規劃。而當政府有感於制訂整體住宅政策的必要之際，以下就新加坡、英國、及美國之住宅政策、歷史發展及現況進行比較分析，期以他國經驗為借鏡，為台灣二千二百萬人居住需求謀長遠之對策。

## （二）新加坡

新加坡之土地面積僅640平方公里，至1994年止其人口約計三百一十萬人，人口密度高達4,840人/平方公里，其有限之土地資源實限制了其住宅發展可行性。新加坡之第一個住宅組織為新加坡進步信託（Singapore Improvement Trust, 或SIT），成立於1972年英國殖民時期，其基本功能為土地開發及公共設施之建設（Lin, 1988），因無權參與土地規劃及住宅政策，基本上其定位多被視為一行政執行機關而非住宅政策制訂者。

現就新加坡住宅政策之特點可分述如下：

### 1. 政府全力投入住宅建設

新加坡的住宅專責機構——建屋發展局（Housing Development Board, HDB），因事權統一，故易於推動各項政策，其職責不但包括興建國宅與國宅相關之公共設施及管理，更擴及新鎮的規劃及建設。

### 2. 以公權力徵收土地之辦法

正當一些國家為其都市過分膨脹，宅地難求苦惱之際，新加坡政府卻可「輕鬆」獲得土地。其關鍵在於新加坡1973年修正的土地徵收法，此種強力的土地徵收權，其土地獲得成本低，雖然1986年已修改其徵收價格，但90%以上的土地均已在政府掌握中。

### 3. 中央公積金強迫儲蓄之購屋計畫

自1955年起，新加坡政府即強迫有薪資的人民，儲存薪資的某個比率於中央公積金，作為日後年老的退休金。自1968年起准許將一部分的中央公積金存款作為購屋之用（包括頭期款及分期付款），不但存款本金與利息免稅，日後購買國宅尚可得到低利貸款（比中央公積金存款利息高0.1百分點）。

### 4. 目前最新之住宅政策趨向

由以上，可發現新加坡政府受到對其住宅干預過度，易造成資源浪費，與市場經濟互相矛盾，同時住宅供給不足的問題已大致獲致解決，故最近有逐漸減少干預程度之趨勢。

## （三）英國

英國之國土總面積為244,046平方公里，至1993年止，人口數約為五千八百萬人，人口密度約為140人/平方公里。至1971年起，英國之人口成長趨緩，以每年2.3%成長，至1990年止，全國已幾近都市化，而某些城市如倫敦，人口已開始外移（Harloe, 1990）。

傳統上，英國屬高社會福利之國家，然自其經濟成長率漸減及政治環境改變以來，其福利政策亦稍作修正，二次大戰後主要由兩政黨輪政，即保守黨及工黨。保守黨傾向於市場經濟，認為政府僅需在自由市場失靈時予以輔助，且多應為短期措施（Blake, 1976）；而工黨偏好政府計畫及福利政策，認為所有住民都應有一舒適之住所，不應因低收入而喪失此權利，且宣稱其履行「住者適其屋」之意願（Smith, 1984），並認為住宅乃福利政策不可或缺之部分，政府應身兼住宅之主要供給者及中低收入戶住宅之管理者。

英國的住宅政策有如下幾個特點：

### 1. 國宅佔住宅存量的比例很高

英國國宅之興建是以中央政府補貼地方政府興建為原則，原以出租為主，自1960年後，出租國宅佔



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### 安得廣廈千萬家 - 英國、美國、新加坡及台灣住宅政策之比較研究

住宅存量的比率為25%-30%，約1/4強。

#### 2. 房租管制使私部門租屋市場大幅萎縮

英國的房租管制自1914年開始實施，一次大戰後雖有放寬，但二次大戰開始，管制又趨於嚴格。戰後兩黨輪流執政，在保守黨執政期間，均放寬管制。由於房東擔心得到解除管制的租屋，將來又被納入管制，遂大量拋售，使私有租屋的供給急速減少，房租大幅提升。

#### 3. 鼓勵住宅自有，透過建設公會(Building Society)融資

在融資方面有專門從事住宅融資的建設公會，在全國有大小二百多個公會，資金來源為會員的投資及存款。

#### 4. 民間團體在建屋上扮演重要角色

英國民間住宅協會(housing associations)可由住宅公會(Housing Corporation)與地方政府處得到金融貸款補助，故有能力在所建之住宅上實施比私部門租金低而比公部門租金高的「公平房租」，其在財政上以非營利之收支平衡為目標，負起英國住宅補貼方案的部分責任。

#### (四) 美國

美國是崇尚市場機能，政府儘量減少干預經濟活動的國家，在住宅市場方面干預使於1930年代的經濟大恐慌。至1994年止，美國人口數為兩億六千萬人，在面積九百一十六萬平方公里的國土上，其人口密度為每平方公里28人，與英國的240人及德國的320相較之下，「美國夢」擁有自有住宅願望之達成，自是容易多了，因此自1970年代以來，其住宅自有率多高於64%，乃世人稱羨之國家之一(Boleat, 1985)。美國住宅自有率高應可歸因於：(1)傳統以來美國夢(American Dream)的延續；(2)聯邦政府住宅政策之主要目標；以及(3)多數住宅自有者寓消費於投資(Grigsby, 1990; Marcuse, 1990; Megbolugbe and Linneman, 1993; Reeder et al., 1987)。二次大戰後，因聯邦住宅管理署(FHA)及退撫(退伍軍人)署(VA)所提供之房貸保險或保證、低貸款利率及購屋貸款利息之稅賦優惠，均是住宅建設大幅提升之原因，且聯邦國家房貸協會

(FNMA, 1992)調查指出，約八成以上之美國人視購屋為一良好之投資管道。

美國住宅政策的特色可分述如下：

#### 1. 住宅金融制度十分完備

由於美國金融制度良好，發展健全，故美國的一些補助多經由溫和間接的金融貸款為之，其中最重要者為聯邦住宅署(FHA)對金融機構的住宅貸款提供擔保以降低風險。

#### 2. 對自用住宅之稅法過於優惠致令對住宅部門過份投資

由於美國政府為減輕購屋者負擔，故實施房貸利息免稅，並實施暫緩交「出售自用住宅之資本利得稅」，鼓勵換屋以提高生活品質，如果換屋者所買之屋價一直高過前屋屋價，則可暫緩繳納資本利得稅，直至售屋者不再購屋時，才需繳交所有的暫緩稅款。

#### 3. 對低所得者房租補助之演變

美國之房租補貼行之有年，其中經歷數度變革，最初是採補貼新建、整建之出租住宅方式，其後則停止較屬供給面之租金補貼方式，改採需求面之補貼政策，即低所得可自行租屋。

### 三、結論與建議

經由以上探討可知，住宅政策之發展方向對於家庭的住宅租賃偏好及相關方案的成功與否具關鍵性的影響。住宅政策中對於提高住宅自有率可以說是各國住宅政策的重心。住宅自有率高不但是代表著一個社會經濟發展的成就，同時亦有安定社會的作用。本文所討論的國家及台灣均在財稅、金融方面對於自用住宅會第一次購屋者給予各種優惠，亦有政府直接興建住宅提供者，以提高住宅的自有率。對於租屋政策而言，如能適當之房租管制但又不影響出租提供者的權益補貼租屋的供給者，或是由政府直接提供出租住宅，亦將改善出租問題。對於宅地供給政策而言，台灣長久以來一直飽嘗土地價格高漲，連帶住宅價格偏高之苦。如能仿效新加坡





運用公權力大量徵收土地的模式，將可避免土地由政府集中管理，避免民間炒作，造成價格變異甚大的問題。因此未來訂住宅政策時，應考慮相關配合措施是否能因應長期住宅發展的型態，以免徒勞無功。對公部門住宅發展分期加以概觀，台灣住宅政策從早期救急式的住宅供給（如因災害而有受災戶重建，或因人口短期內大量遷移而形成工兵自建等方式之住宅供給）逐漸發展到後期以國民住宅機構為主體的住宅供給，就政策的制度化而言此一趨勢雖然十分正確，但是長期的住宅政策不但應反應當前的住宅問題，甚至應前瞻未來理想中之願景，而非片面、短期的病急投醫服藥，或單靠某一政黨之意識型態而失去政策執行之連續效率。

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## **2007 Recent Membership Drive of Asian Pacific Branch**

亞太分會會員  
招募工作新動向

# The Development of Asian Pacific Branch: Past, Present and Future

## 亞太分會會員招募工作新動向

2007



### The Development of Asian Pacific Branch: Past, Present and Future

Ricky Yuen

As the Chairman of Professional Development Committee, I am particularly pleased to have participated in the inception of this new Committee earlier this year. Not only has the establishment constituted an important chapter in the development of the Branch, but also it has officially marked the beginning of a new era: the active engagement of the Branch in the Asia Pacific Region.

During the past decades, the Branch has been steadfastly promoting membership and professionalism in housing within the region. Assuming this role has never been an easy task where obstacles and hindrance such as differences in professional recognition and geographical spread have made the road to success a difficult one. How should we overcome these problems? How could we derive and implement a set of strategies that would progressively and effectively resolve these contentious matters? Under careful deliberation, the Executive Committee of the Branch decided to form a new Committee in 2007: **the Professional Development Committee**. The primary aim of the Committee is to navigate the roadmap of the development of the Branch hoping to provide a more comprehensive picture when formulating the overarching development strategy in the Asia Pacific region for the Institute.

With the concerted effort made by the Executive Committee Members of the Branch, I am very proud to pronounce that the Institute, for the very first time, has successfully recruited new professional members from Taiwan and Macao. As what Mr. Paul Diggory, our President, expressed vividly to the 33 new members at the Certificate Presentation Ceremony in Taiwan on

23 October 2007: "Because you are the first group of professionals in Taiwan to become corporate members of the *Chartered Institute of Housing*, this is a milestone in the history of our organisation.....". I could not agree with Paul more on this issue. The presentation ceremony was graced with the presence of the Mayor of Taichung City, Mr. Jason Wu, along with the prominent members of other professional housing management associations in Taiwan. To the Taiwanese counterparts, the new members of CIH have allied to set a benchmark of professionalism in housing, thereby enhancing the imminent licensing mechanism which is expected to be enforced soon. Our next endeavour will be collaborating with the Taiwanese universities to establish long-term development on the validation of high quality academic professional programmes at bachelor level or above in order to nurture more housing professionals to tackle the ever-changing housing demands in Taiwan.

At the Joint Annual Dinner with the Hong Kong Institute of Housing (HKIH) this October, we celebrated with our members from Macao and Taiwan, adding some valuable members to the big family of Hong Kong. Against the backdrop of the fast-growing economy in Macao, gambling consortium and luxury residential premises have proliferated in the last two years, calling for a wide spectrum of services rendered by local, Hong Kong and expatriate professionals, let alone the housing and housing-related practitioners. To capitalise the rising demand for professional property managers, the Committee has conducted a recruitment exercise for corporate members in Macao through a series of rigorous and discreet procedures. It is anticipated that these new members will enhance the housing profession by contributing their networks and expertise to our worldwide platform of knowledge exchange and sharing of good professional practice. The Committee has also participated in pursuing possible collaboration





## The Development of Asian Pacific Branch: Past, Present and Future

### 亞太分會會員招募工作新動向

on housing management programmes between the universities in Hong Kong and Macao.

Training and education are correlative and instrumental elements in the continuing professional development of any housing professional during the course of his career advancement. The Committee will be offering training programmes on professional practice and technical visits for members to stay abreast of topical issues and the latest development in property management and other relevant industries.

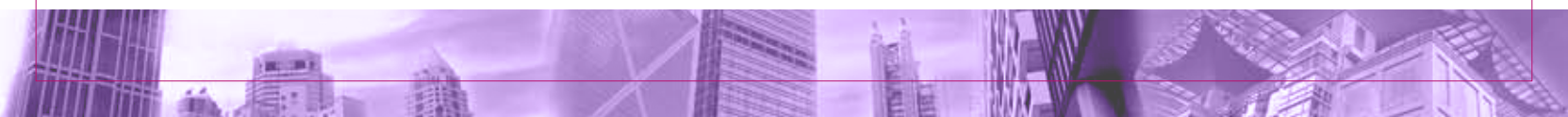
To face and endeavour a myriad of opportunities and challenges, the next natural progression for the Branch is to convert into a Business Unit, appreciating the same achievements as other business units like those in North Ireland, Wales and Scotland. The Branch will be seriously considering the merits of adopting this proposal by the headquarters of the Institute to capture the future development in the region. Upon successful transformation, the Asian Pacific Business Unit (APBU) will become more independent and resourceful in terms of allocating its manpower and be more financially viable to cope with the expansion in the region. The Board of APBU will act as an Advisory Board to steer the directions and advise on the policy of the Unit. Performing the role as the think-tank and the highest management body of APBU, the Board will be fully assisted by a strong executive team acting as an execution arm for the Board. This complementary partnership is envisaged as a feasible solution for the Branch to move forward.

Prior to the turn of the millennium, Asia has been overwhelmed by a cycle of financial crisis and economic prosperity. It was imperative for governments of the countries on the Pacific Rim to maintain social stability through effective housing management for the communities. The nature of housing management and

core services provided by property managers have evolved vigorously. Since then, the licensing regime for professional property managers was introduced in many Asian countries, for instance, Korea introduced the licensing mechanism for property managers more than a decade ago, the mainland government launched the regulatory regime for *Certified Property Manager* in last November, and the governments of Malaysia, Macao and Taiwan are all heading towards this direction. Hong Kong is lagging behind the development of this provision. In my opinion, the industry should ally to seek active involvement in lobbying the government on this initiative.

The proposition of professional recognition across the border was put forward in a pleasant conversation among Ms. Xie Jiajin, the President of China Property Management Institute, and the management of the Branch, the HKIHL, and Hong Kong Institute of Real Estate Administration. The industry generally welcomed this proposal and agreed that now is an opportune time for the industry to foster closer ties with our mainland counterparts and open the dialogue on recognising professional acknowledgment and accreditation in the region.

Looking forward, we must review our present situation. How can we build stronger relationships among members in the different regions? How can we sustain our development to continue to preach the gospel of housing management? How can we maximize the contributions by our members in order to meet the increasing public aspirations for better living environments for the communities in the global village? I am confident that the Branch, including myself, is ready in each and every way to embrace these challenges!



## Development of CIH APB in Taiwan

亞太分會在台灣的發展

2007



CIH delegates to Taiwan

總會及亞太分會代表訪問台灣



After a long selection process, the examiners ready to conduct the final interviews

經過嚴謹的考核，考試委員正準備最後的面試



Courses for Housing Professionals applying for membership via the distinguished professional and direct final routes

特設課程供房屋專才循「卓越地位途徑」或「直接途徑」申請成為學會專業會員



## Development of CIH APB in Taiwan 亞太分會在台灣的發展

Year Book 2007 2007年年報



President of CIH met Mr. Jason Wu, Mayor of Taichung City, at the membership presentation ceremony

總會會長與台中市市長胡志強先生於專業會員授證典禮會面



Presentation of membership certificate to new members  
為專業會員授證



New members from Taiwan  
新專業會員合照



Exchange of friendship  
與台灣同業建立更緊密聯繫



## Development of CIH APB in Macau

亞太分會在澳門的發展

2007



First batch of graduates of the training course for practitioners in Macau

澳門房屋管理技術人員培訓班第一屆畢業同學



Class in progress - Course for Housing Professionals applying for membership via the distinguished professional route

課程進行中 - 房屋專才循「卓越地位途徑」申請成為學會專業會員



Dr. Chiang Coc-meng, President of Macau Housing Bureau addressed at the graduation ceremony of the Macau Training course

澳門房屋局局長鄭國明博士於培訓課程結業禮致辭

## Development of CIH APB in Macau 亞太分會在澳門的發展

Year Book 2007 2007年年報



Mr Victor Chow, Chairman of CIH APB addressed at the graduation ceremony of the training course in Macau  
亞太分會周超雄主席於培訓課程結業禮致辭



Happy Moment After the Hard Work  
辛勞終獲成果



President and CEO of CIH met new CIH members in Macau  
總會會長及首席執行官與澳門新會員合照



## **2007 Courses Leading to Membership**

晉身成為會員的  
訓練課程



# Courses Leading to Membership

## 晉身成為會員的訓練課程

Year Book 2007 2007年年報

Name of Institution	Course Name	Duration	Completion of Practical Experience Requirements	Type of Membership
學院名稱	課程名稱	課程為期	完成「實習經驗」	會籍類別
School of Professional and Continuing Education (SPACE), The University of Hong Kong (HKU) 香港大學專業進修學院	Professional Diploma in Housing Management 房屋管理專業文憑	3 years (Part-time) 3年（兼讀）	Compulsory for membership and course requirement 入會必須條件及課程需要	Corporate 會員
Centre of Urban Planning and Environmental Management and SPACE, HKU 香港大學城市規劃及環境管理中心及香港大學專業進修學院	Master of Housing Management (Professional Stream) 房屋管理碩士（專業課程）	2.5 years (Part-time) 2.5年（兼讀）	Compulsory for membership 入會必須條件	Corporate 會員
Department of Public and Social Administration, City University of Hong Kong 香港城市大學公共及社會行政學系	Bachelor of Arts with Honours in Housing Studies 房屋學榮譽文學士	4 years (Part-time) 4年（兼讀）	Compulsory for membership 入會必須條件	Corporate 會員
Department of Public and Social Administration, City University of Hong Kong 香港城市大學公共及社會行政學系	Master of Arts in Housing Studies 房屋學文學碩士	2 years (Part-time) 2年（兼讀）	Compulsory for membership 入會必須條件	Corporate 會員
School of Professional Education and Executive Development, The Hong Kong Polytechnic University 香港理工大學專業進修學院	Bachelor of Arts in Housing Management 房屋管理學文學士	1.5 years (Full-time) 1.5年（全日制）	Compulsory for membership (i) completion of attachment type of PER during study (ii) completion of two years on the job PER after graduation 入會必須條件 (i) 完成在學時「外派學習」式「實習經驗」 (ii) 於畢業後完成二年的在職「實習經驗」	(i) Housing Practitioner (ii) Corporate (i) 房屋從業員 (ii) 會員
School of Continuing & Professional Education, City University of Hong Kong 香港城市大學專業進修學院	Diploma in Property Management 物業管理文憑	1 year (Part-time) 1年（兼讀）	Compulsory for membership 入會必須條件	Housing Practitioner 房屋從業員

## Courses Leading to Membership

晉身成為會員的訓練課程

2007



Name of Institution	Course Name	Duration	Completion of Practical Experience Requirements	Type of Membership
學院名稱	課程名稱	課程為期	完成「實習經驗」	會籍類別
Institute of Vocational Education - Morrison Hill, Vocational Training Council	Professional Diploma in Property Management for Practitioners, Macao	310 hours - about 7 months	Compulsory for membership	Housing Practitioner
職業訓練局專業進修學院摩利臣山分校	澳門物業管理專業技術人員課程	310小時 - 約7個月	入會必須條件	房屋從業員
Institute of Vocational Education - Morrison Hill, Vocational Training Council	Higher Diploma in Real Estate Management	3 years (Full-time) 1.5-6 years (Part-time)	Compulsory for membership	Housing Practitioner
職業訓練局專業進修學院摩利臣山分校	產業管理高級文憑	3年(全日制) 1.5-6年(兼讀)	入會必須條件	房屋從業員
Department of Management Science and Engineering, School of Economics and Management, Wuhan University, China	Bachelor in Housing Management Studies	4 years (Full-time)	Compulsory for membership (i) completion of attachment type of PER during study (ii) completion of two years on the job PER after graduation	(i) Housing Practitioner (ii) Corporate
中國武漢大學經濟及管理學院管理科學及工程系	房屋管理學學士	4年(全日制)	入會必須條件 (i) 完成在學時「外派學習」式「實習經驗」 (ii) 於畢業後完成二年的在職「實習經驗」	(i) 房屋從業員 (ii) 會員

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# **2007 Activity Snapshots**

## 活動剪影





## Activity Snapshots 活動剪影 2007



### Official Visit by the Taiwan Institute of Property Management (TIPM) to Hong Kong Professional Property Services Alliance (PPSA) 台灣物業管理學會考察團訪問香港房地產專業服務聯盟 22 January 2007



Mr. Edmund Chung, Honorary Secretary of APB, receiving souvenir from the Chairman of TIPM

台灣物業管理學會主席致送紀念品與本會，由義務秘書鍾沛生先生接收

### Annual General Meeting 週年大會 1 February 2007 World Trade Centre Club, HK 世貿中心，香港

Executive Committee for 2007  
2007年執委會



**Visit by the Selangor Branch of the Real Estate and Housing Developers Association of Malaysia**

馬來西亞物業管理同業到港交流

**15 March 2007**

**APB Branch Office**

本分會辦事處



Visitors taking a photo with Branch Representatives  
交流團與本會代表合照

**Visit to Macao Housing Bureau**

拜訪澳門房屋局

**16 March 2007**

**Macao**

澳門

Group photo with officials from Macao Housing Bureau taken outside their headquarters

在澳門房屋局總部前  
與房屋局官員合照



## Activity Snapshots 活動剪影 2007



### Visit to Macao Property Management Business Association 拜訪澳門物業管理商會 16 March 2007



Housing Professionals briefing delegates from APB  
澳門物業管理界向訪問團介紹當地物業管理情況

### Brain Storming Session for the 2007/08 Executive Committee 2007/08 執委會集思會 17 March 2007

Members sharing their views on the strategic development of the Branch  
會員在集思會中分享對未來路向發展的意見





**The Hong Kong Professional Property Services Alliance Spring Cocktail**

香港房地產專業服務聯盟2007年春茗酒會

**1 March 2007**

**Hong Kong Convention and Exhibition Centre**

香港會議展覽中心



Chairmen of the four Institutes  
四會主席祝酒

**Technical Visits to Tokyo and Yokohama**

日本東京及橫濱技術交流團

**21 March 2007**



Delegates in Japan  
訪問團在日本合照

**Activity Snapshots**  
活動剪影 2007



**The Hong Kong Professional Property Services Alliance Golf Tournament**  
香港房地產專業服務聯盟主辦高爾夫球聯賽  
5 May 2007

**Zhu Hai**  
珠海



The winner takes it all  
獲勝的會員

**Visit to Macao Housing Bureau and Property Management Business Association of Macao**  
澳門訪問交流 - 拜會澳門房屋局及澳門物業管理業商會  
4 May 2007



Group photo with the officials from Macao Housing Bureau  
與澳門房屋局官員合照

**Visit to Discovery Bay**  
參觀愉景灣  
26 May 2007



The visit ended with  
happy smiles

面露笑容，參觀者都  
感到獲益良多

**Visit to Lok Ma Chau Spur Line**  
參觀東鐵落馬洲支線  
9 June 2007

Briefing by KCRC Operation Staff at Lok  
Ma Chau Station  
職員為會員講解落馬洲站內運作





## Activity Snapshots 活動剪影 2007



**Harrogate Conference 2007**  
2007英國特許房屋經理學會  
週年會議及展覽  
19-22 June 2007  
Harrogate, UK  
英國哈蒙蓋特



Mr. Paul Diggory, President of CIH and Mr. Victor Chow, our Branch Chairman  
狄格理會長與本分會主席周超雄

HK delegates  
香港代表團

**Seminar on Building Management (Amendment) Ordinance**  
2007年建築物管理(修訂)條例研討會  
26,27 June 2007  
KEC College Theatre, HKU Space, Kowloon East Campus  
香港大學專業進修學院九龍東分校演講廳

Miss Angelina Cheung of HAD explained the amendment and answered questions raised by participants  
政務總署張小姐解釋修訂內容及回答問題



**Legal Seminars 法例研討會**

**Legal Cases Update**

物業管理最新案例

**21 July 2007**

**Tin Ka Ping Hall, City University of Hong Kong**

香港城市大學田家炳演講廳



APB Chair & HKIH President presented  
souvenir to speaker Mr. K. Y. Kwok

本會主席與香港經理學會會長致送紀念品  
予講者郭冠英律師

**Impact of BMO Revision on Property Management**

修訂條例對物業管理的影響

**11 August 2007**

**YMCA of Hong Kong**

香港基督教青年會

Members participated enthusiastically  
會員踴躍參與





## Activity Snapshots 活動剪影 2007



### Visit to Malaysia - REHDA 訪問馬來西亞 27 Sep 2007



Presentation of Estate Design in Front of a Model  
主辦單位用模型講解小區設計



Group Photo of Representatives from HK & Malaysia  
兩地代表大合照

### 10th Anniversary of the HKSAR - Building Safety Carnival 香港回歸十年 - 樓宇安全嘉年華 14 Oct 2007



Queue Up to Play Games  
排長龍參加遊戲



Through Co-operation We Work (Representatives of the Alliance)

四會合作無間（四會代表合照）



**Visit to Fuzhou**  
訪問福州  
18 Oct 2007



Design of Residential Estate and Landscape is Perfect  
住宅小區及園林設計盡善盡美



Friendly Discussion on Housing Management of  
Fuzhou and Hong Kong  
兩地代表共同研討房管問題

**Joint Annual Dinner with HKIH**  
與香港房屋經理學會聯合舉辦週年晚宴  
26 Oct 2007



Council and Executive Committee Members of  
both Institutes  
兩會理事、濟濟一堂



Executive Committee of APB  
亞太分會執行委員會合照

## Activity Snapshots 活動剪影 2007



Members and Guests at the Party  
會員與嘉賓共聚一堂



A Toast to All Participants  
兩會領導及主講嘉賓祝酒



Chairman Making a Speech  
主席致詞



President Welcomed our Hon. Guests  
會長歡迎嘉賓



Happy Meeting of Representatives from Beijing and Taiwan  
海峽兩岸同業代表喜相逢



**Presidential Visit 2007 - Beijing**  
**會總會長訪問北京**  
**29 Oct 2007**



The President Exchanged Views with Professionals in China about Housing Management Developments in UK and China

會長與中國物管代表交流兩地物管最新發展



Exchange of Souvenirs for Friendship

互贈紀念品，以示友好

**Mainland and Hong Kong Building Industry Forum -**  
**Changsha, Hunan**

**2007年內地與香港建築業論壇 - 湖南省長沙市**  
**8 Nov 2007**

An assembly of experts from Hong Kong and Mainland China

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