



Speeches at  
APB Annual Dinner  
聯合晚宴演辭



## Speech by Howard Farrand, President of CIH, at the Joint Annual Dinner 總會會長夏孝維演辭



Good evening ladies and gentlemen and thank you for your very kind invitation to say a few words at your prestigious dinner this evening. I am delighted to have already met Mr Henry Chan, President of the Hong Kong Institute of Housing; Mr Sanford Poon, Chairman of the Chartered Institute of Housing Asian Pacific Branch; Dr Kitty Poon, Under Secretary for the Environment.

It is a huge honour for me to be here this evening and to be able to have spent the last few days learning about housing across the Asia Pacific area. I have been truly impressed with all that I have seen and I have only been here in Hong Kong 24 hrs. I love the energy of your city, the friendliness of your people

and the professionalism with which you address what surely must be some of the most concentrated housing management demands to be found anywhere.

Of course, many of the issues I have seen are also concerns back in the UK – and, indeed all over the world. At home CIH is working hard to press for a continued supply of affordable homes – both to rent and buy – a task made so very much harder by the credit crunch and recession. Our house building sector has been badly damaged in recent months with development work coming to a virtual standstill across much of the country. Work on sites across the UK stopped almost overnight causing our major house builders to lay off construction workers in their





thousands – all the result of buyers losing confidence in the market and finding themselves unable to secure mortgage finance as banks and building societies stopped lending.

House prices have fallen by about 20-25% – not necessarily a bad thing – as they were largely unaffordable before the credit crunch – but the overall impact of the drying up of housing finance and of the global recession has meant that our efforts to boost the supply of affordable housing has been severely undermined.

The UK government has worked hard to minimise the worst of these credit crunch impacts – for example, by introducing a mortgage rescue scheme to try and ensure that those people already in an owner occupied home – don't lose it. It has also brought forward a significant amount of public expenditure in the form of a housing stimulus package in order to try and keep the construction of social and affordable housing going. Both initiatives have had some success but still the levels of house reposessions and homelessness have been increasing whilst the numbers of new homes built or started has been decreasing.

Our inability to build enough housing of all kinds to meet the needs of an increasing population is an issue that we share with many countries around the world. In such circumstances the temptation to build quantity rather than quality is huge but, in the UK we have lived with the consequences of doing this for the last 40 years. In the 1960s and 70s in particular we threw up large numbers of poor quality high rise blocks of flats which proved dreadful to live in and expensive to maintain. Our government-funded programme to make all social housing reach a minimum level of decency has helped to tackle these problems but it has proved an expensive legacy.

Of course when we built those houses – and, indeed when we built huge numbers of terraced homes from

brick in the early part of the last century – we had no idea about global warming. Today we know that a massive 27% of the CO2 emissions in the UK come from our housing stock – and so a huge amount of work and money is needed to make our new and existing homes carbon neutral. Exciting technologies now exist to help us with this huge task but this is another area in which I hope we can share learning from around the world.

Despite all these problems CIH continues to support housing professionals both at home in UK and across the world to be the best that they can be. Record numbers of students have been studying on CIH accredited courses around the world – including here in Asia Pacific where there have been eight courses of different levels launched by Hong Kong Institutions.

A Degree level course launched by Wuhan University, China; and a Degree course launched by Hwa Hsia Institute of Technology, Taiwan – this commitment to encouraging career-long learning remains at the heart of what CIH stands for. As part of this commitment we have also been looking at new ways in which we can support learning and I'm really proud of our new e-learning methods which allow students to learn and share via the internet rather than necessarily having to go to classrooms. Whilst I have been here in Hong Kong I have been talking to my colleagues in CIH Asia Pacific about the opportunities for expanding our distance learning programmes in this area and am hopeful that this will soon be possible.

I'm also proud that our membership continues to grow – both at home and across the world and I have had/will have the opportunity to welcome new members whilst I am here. Speaking of which it is my great pleasure to present Mr Li Jia Lin, Chairman of Shenzhen Property Management Association with his Certificate of Honorary Membership.

I see global membership as being absolutely fundamental to our collective ability to work together to share experiences and learning – enabling us to better tackle the significant problems we all face in providing enough affordable housing for everyone to enjoy.

So, Chairman, thank you again for your very kind invitation to share your dinner this evening. I have had a fantastic time and met some great people I hope I will be able to stay in contact with.



## Speech of Dr Kitty Poon, Under Secretary of the Environment

### 環境局副局長潘潔博士於聯合周年晚宴的講話



各位嘉賓：

大家好！我很榮幸今晚獲邀出席香港房屋經理學會及英國特許房屋經理學會亞太分會的聯合晚宴。物業管理業界是我們推動環保事業的重要夥伴，我感謝業界一直在你們的專業範疇推動環保，也希望業界繼續支持我們所推行的節能措施，共同為香港環保工作出一分力。

#### 能源效益

香港與世界各地一樣，正面對氣候變化帶來的挑戰。要應對這個挑戰，就要提高能源效益，特別是大廈的能源效益。大家知道，香港平均每年約有 500 至 700 座新大廈落成。在 2008 年 12 月香港共有 41,000 座大廈，其中新落成大廈共有 754 座，而建築物用電佔香港電力的九成。因此，提高大廈能源效益，可以有效地減少因發電而產生的溫室氣體排放，紓緩氣候變化帶來的影響。

為此，我們在今年四月在「環境及自然保育基金」下推出共 4 億 5 千萬元的「建築物能源效益資助計劃」，以一元對一元形式，資助商業、住宅及工業建築物公用地方進行能源及二氧化碳排放綜合審計，以及在公用地方進行提升能源效益工程。兩項資助計劃自四月推出以來，獲得建築物業主及物業管理業界的支援，我們至今已收到超過 800 份申請。我希望在座未參加計畫的房屋經理，能積極鼓勵你們服務的大廈業主，考慮參與這項個既能省錢又有造福社會的工作。

事實上，加強能源效益是各個國家積極進行的工作。特區政府目前正草擬強制實施《建築物能源效益守則》的新法例，以提升新建及現有建築物的能源效益表現。我們期望在今年年底將條例草案提交立法會審議。在建議的立法框架下，新建樓宇內的所有屋宇裝備裝置都需符合《建築物能源效益守則》的基本能源效益要求。此外，現有及新建樓宇在進行主要裝修工程時，亦需符合相關的能源效益要求。我們亦會要求商業大廈每十年進行一次能源審核，通過檢視樓宇使用能源的情況，發掘改善能源效益的空間。

隨著未來政府提升對建築物能源效益的要求，業主更需要物業管理業界的支援及協助。我們將於法例正式生效前，為物業管理業界人士提供簡報及資料，以加強大家對《建築物能源效益守則》及有關法例規定的認識。

#### 廢物回收

另一項大家可以參與的環保工作是廢物回收。廢物回收再造可以減低對香港堆填區的壓力。環保署於 2005 年 1 月開始在全港推行「家居廢物源頭分類計劃」。截至 2009 年 9 月底，已有 1,250 個屋苑參加計劃，涵蓋約 67% 的人口。在該計劃及其他減廢措施的實行下，家居廢物回收率已由 2004 年的 14% 大幅提升至 2008 年的 31%。而 2008 年的家居廢物棄置量亦較 2007 年下降了 4%，成績令人鼓舞。

環保署亦已於 2007 年 10 月推行「工商業廢物源頭分類計劃」，以提高工商業廢物的回收量。我們會繼續努力，透過各項計劃，推動廢物分類的重要訊息。我們會繼續招攬更多屋苑參加計劃，目標是在 2010 年年底將計劃推廣至全港 80% 的人口。我亦鼓勵物業管理業界在你們轄下的建築物內設立「源頭分類」的機制。我希望在座各位能積極參與這項工作。

最後，我再一次感謝房屋經理業界一直以來對環保的支持，讓我們共同努力，建設一個綠色香港。多謝各位。