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Wuhan University Students Placement Programme

Dr Ricky Yuen

Chairperson, professional Development Committee



Following on last year's successful experience, six third year students from the Wuhan University Property Management Degree Course attended their summer placement in Hong Kong in the month of August. The programme was again sponsored by APB, the Hong Kong Housing Society and Funing Property Management Ltd.

The Wuhan University Degree Course is the first of its kind in China and is fully accredited by the Ministry of Education of China and CIH. Its graduates are recognized to have attained the level of professional knowledge and qualification for admission to corporate membership of the Institute on satisfactory completion of the Practical Experience Requirements (PER).

During their three weeks' stay in Hong Kong, the students were stationing at different properties for internship training under the careful mentorship of experienced housing managers. The aim of this programme was to orientate and expose the students to the diversified aspects of property and facility management in Hong Kong. The students were arranged to visit a portfolio of properties ranging from up-market office buildings and residential estates to rental housing; from the Small Claims Tribunal to

university campus. The students also attended serial lectures and forums facilitated by members of APB on topics of interest to enrich their knowledge of the profession.

In the closing ceremony, the students expressed their heartfelt gratitude towards their sponsors in organizing this internship programme which they found to be extremely valuable. They described themselves as having been liberalized from the ivory tower of their university to the frontier of the most advanced property management practice in the world. The internship programme had proven to be an "eye-opener" for this group of young and promising property management students.

Mr Howard Farrand, CIH President and Mr Alan Ferguson, Director of CIH Scotland, together with a delegation from the APB attended a property management forum organized by the Wuhan University on 9 November 2009. The delegation was warmly welcomed by the senior management of the University. Both parties pledged to further collaborate in order to attract more students to the property management degree course.

香港實習感言





編者按:武漢大學物業管理專業六位同學2009年8月在香港實習了三個星期,以下是他們實習後的一些感受。

或許,一生可以來香港好多次;或許,一生可以有實習好幾次;或許,一生會和物業有無數的交集;但是,在學生時代,能來香港參與物業管理相關實習的機會卻僅有一次!這21天,我們收穫的不僅是專業知識的擴充,更有視野見識的拓展,思想層次的提升,深厚友誼的開端,團隊意識的萌發。

因為緣分,我們一路認識了那麼多熱心的朋友;因為幸運,我們得到了那麼多朋友熱心的幫助。每到一處,總會是充滿著溫馨,瀰漫著感動。我們的記憶裏定格了這段歷程,我們的人生裏記下了這一筆!

魏巍









我們帶著滿心的好奇與興奮到達香江邊上,我們留下忙碌的腳印和身影在高樓大廈裏,我們與屋邨的同事建立普通但深刻的友誼,我們帶著全新的知識和感動離開這座美麗的城市。相隔千里,思念萬里長,我們在珞珈山懷念銅鑼灣的繁華街道和小巷裏的雲南米線店,依然滿懷感激那些熱情接待我們的各個單位的好心人,並對翠塘花園的可愛的同事們日思夜想。只歎我們身在此地,無法去重新體會那些美好的時刻了,但我們有信念,有動力,那就是為了物業管理,此生不倦。

白明

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There're amazing history and attractive scenery here, there're kind-hearted people and advanced culture here, there's simple but excellent property management here. We have gained practical experience, decisive confidence and greater team spirit from the cherished placement, we're equipped better for our future development and the property management of Mainland China. Thanks a million!

Gong Man

短暫的經歷,永恆的回憶。我原以為香港要麼是夢想中的「天堂」,要麼是磨練人的「地域」,一如許多人曾經對 紐約的評價。可當我走進香港,穿行其中時,我發現整個城市的平和:清潔的街道、有條不紊的隊列、恭謙的 笑容、熱心的幫助……一次難得的機會,讓我走進了香港;三個平凡的禮拜,讓我見識了香港;許多熱情的笑容,讓我瞭解了香港———個不需要在乎他人的議論,各種風格都可以並存的城市。

李偉瑜

忘不了初到香港時的興奮激動

忘不了百德新街上那匆忙的腳步

忘不了香港地鐵上那感人的一幕幕

忘不了和 Eric、Maggie 一起吃飯的溫馨

忘不了在各個物業參觀所受到的熱情接待及那些沉甸甸的收穫

忘不了在麗城花園管理處實習那短暫卻豐富多彩的日子 忘不了維港邊上的把酒臨風,與鍾先生等開懷暢談,聆 聽人生的經驗,忘不了海洋公園裡的挑戰自我,挑戰極 限,那些的放肆呼喊

忘不了實習總結時各位前輩對我們的指點及期望

忘不了離別時那不捨的擁抱及眼神

忘不了的香港,忘不了的經歷

吳恆河

香港之行,使我們六個人,與其説明確了定位,不如説 重塑了方向。實習,堅定地使我們這些原本物業管理的 局外人搖身一變,成了一個個名副其實的局內人。物業 管理也開始像一個愛人一樣,讓你不停地牽腸掛肚;它 也像一眾魂魄,使你著魔,使你張嘴必是它,聊天必是 它,也總少不了「我學物業管理」。

盲目地自豪以及樂觀都是不可取的,於是我試圖解釋這種強烈的行業自豪感,可是無果。在一步步地將自己對專業的專一以及熱愛投入行動的過程中,我逐漸嘗試到艱辛和不易。於是,我在認真定制自己的人生規劃的同時,開始從深一層次思考行業的發展。

雖然業內人士的決心、信心、努力不可缺,但是內地的物業管理,仍在匍匐前進。就像我在學校網站的宣傳中提到的,一個行業的發展,不能脱離社會這個大環境。目前,大家還不習慣用法律法規條例解決問題,還不習慣政府放手房屋管理給市場,也不習慣其他很多市場化的東西。不過,物業管理的普及是發展的必然,只不過它需要配之以整個第三行業的壯大、人們生活水平的提高以及內地執法體系的完善。

同時,我們行業的發展,跟其他國家和地區相比,還少點什麼。寫字樓、商場物業備受親睞的同時,住宅物業尤其是較為低檔的社區管理,卻在逐漸被廣大物業企業,尤其是比較大的物業企業忽略或冷落。雖然說企業要創收、要盈利,但是社會是一個整體,局部的管理也不是人不夠的。服務業並不低級,住宅物業的管理也不是沒有前途。沒有優秀的住宅管理,社會的小風浪就不會的上,物業管理也不能算成功。避重就輕只能解決暫時的問題,長遠來看,根本的才是最重要的。當下,一個企業只有勇於承擔社會責任,才能更易於得到社會的認可,我們行業也是同樣的道理。

一切在潛移默化中轉變,人才在積累,發條在增加,市場在一步步做大,行業也在一天天壯大。我們不能急能躁,更不能懷疑和退卻。總有一天,人們居住的社區公寓,上班的寫字樓,出門乘搭的地鐵,銷品購物的的方,都少不了物業管理的影子;總有一天,不管是大都市,還是新農村,都不能沒有物業管理的運作;也總有一天,物業管理的從業人員,都成為和諧社會構建不可或缺的角色。而我,會一直為「那麼一天」的到來而努力奮鬥。

孫寧華