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HAIRMAN'S REPORT

主席報告 ▶▶

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Time flies and my term of chairmanship will soon come to an end by mid January 2011. This is the opportune time for me to report on the achievements made by the Executive Committee in the year of 2010.

It was a fruitful year for the Asian Pacific Branch. We had smooth operations for the various functional subcommittees with support by an efficient administrative service. Though we needed to operate under a tight budget, we have tried our best endeavour to provide services to members and to focus efforts on membership drive and professional development prudently. Starting from 2007, we continued to recruit members from Hong Kong, Macau, Taiwan and Mainland China. This professional platform maintained her total membership at around 2,000 throughout the year. And we maintained this professional linkage with our counterparts, as well as relevant government officials, locally and abroad.

As usual, Chartered Institute of Housing held the Annual General Meeting in Harrogate of the United Kingdom in June this year. Some of our EC members and I witnessed the first scholar, Professor Paddy Gray, to be elected as our new President. And members present also discussed the important issues of membership and governance reform of CIH. The new membership

時光飛逝，本人出任亞太分會主席的任期快將於明年一月中完結。此刻，正好由本人向各位會員總結執行委員會在過去一年工作的成果。

亞太分會剛又渡過了豐盛的一年。在有效的行政支援下，執委會屬下各事務委員會均能平穩妥善運作。雖然我們需要在有限的財務預算下營運，大家已各盡所能審慎地開展會籍拓展及專業發展的工作。自從二零零七年開始，我們招收了來自香港、澳門、台灣及中國大陸地區的會員。在這個專業平台下，亞太分會今年維持在會員總人數約二千名的水平。而我們亦繼續保持着在本地以至海外地區與專業伙伴的聯繫。

一如既往，英國特許房屋經理學會於本年六月在英國 Harrogate 市召開會員週年大會。本人及部份執委會委員親自見證本會選出韋百德教授成為新任及首位學者會長。於大會上，出席會員更就本會在會籍及管治改革事宜作出積極討論。改革後的會籍架構將會更精簡，從而鼓勵更多對房屋管理專業感興趣的人士加入；另外，本會的管治架構亦將會重組。兩項措施經過總會過去數年的深入研究後，皆旨在促進本會未來長遠的發展。隨着週年大會的結束，主要代表亞太分會與總會溝通聯繫的周富強先生，亦完成了其三年任期，正式圓滿結束了總會諮議會委員的任務。本人謹代表執委會在此感謝及欣賞「周哥」從上世紀九十年代中期開始對亞太分會的貢獻。

structure would be simplified to encourage more who has an interest in housing field to join us; while the current governance structure would be re-engineered. Both moves are used to facilitate CIH future long term development after serious considerations by the Headquarters in past years. By the end of the AGM, our Council Member, Mr Edmond Chau, also officially retired from the Council after his 3-year term. On behalf of the EC, I am much grateful and appreciate Edmond's accomplishments and contributions to the Branch since the mid 1990's.

In Taiwan, we co-organized the International Conference in Housing with Hwa Hsia Institute of Technology (HHIT) on 24 September, with our President as one of the keynote speakers. On the same day, the President and I officially opened the "Taiwan Liaison Office of Chartered Institute of Housing Asian Pacific Branch". Located in HHIT, the office is used to facilitate communication and our services to members in Taiwan. In the following month, we held another seminar on "Luxury Housing Management" in Taipei with stakeholders like housing professionals, government officials, developers and owners' representative who had actively involved in the discussion and experience sharing.

Our President paid his annual visit to the Branch and joined the Annual Dinner with us on 5 November. Professor Paddy Gray had a busy itinerary to Beijing, Wuhan, Macau and Shenzhen, other than that in Hong Kong. The President was accompanied by EC members to visit the China Property Management Institute in Beijing. A property management conference was held with the Vanke Property Management Academy of Geely University, Beijing, to give students there an overview of the housing management industry and its future prospect in Mainland China. Paddy focused on professionalism in housing management in his speech. In Wuhan, he had the opportunity to meet students of the validated property management degree course of Wuhan University; in which, he spoke to broaden students' horizon and perception to the housing management profession. To foster regular communication and the closer tie with the Macau Housing Bureau and Macau Property Management Business Association, President and the EC visited them on 15 November. On next day, Paddy spoke in the seminar

於九月二十四日，亞太分會與台灣華夏技術學院共同主辦了國際房屋會議，韋百德會長親臨會議並為主講嘉賓發表演說。同日，會長與本人共同主持了「英國特許房屋經理學會亞太分會台灣聯絡處」的開幕儀式。聯絡處設於華夏技術學院，其主要目的是加強與台灣地區會員的溝通和服務。在十月時，亞太分會邀請了有關業界，官方、發展商及業戶代表，共同就「豪宅房屋專業管理」議題在台北進行熱烈討論及分享經驗。

韋百德會長今年參加了亞太分會於十一月五日在香港舉行的週年晚宴。隨後展開一系列緊湊的外訪活動，地點包括北京、武漢、澳門及深圳。在執委會委員陪同下，會長拜會了總部設在北京的中國物業管理協會，並與謝家瑾會長及其他領導進行親切交流。訪京期間，我們在北京吉利大學萬科物業管理學院與其他業界代表向二百多名學生詳述了房屋管理專業在中國大陸未來的宏觀發展前景。韋百德會長更在其演講中集中在房屋管理的專業性發表精辟意見。到了武漢後，我們有機會與亞太分會認可的武漢大學物業管理本科學位課程的學生會面。在互相交流的過程中，會長通過其演說擴闊及加深學生們對房管專業的認知。為了加強彼此溝通及聯繫，會長及執委會於十一月十五日拜訪了澳門特區政府房屋局及澳門物業管理業商會。翌日，會長出席了亞太分會在深圳主辦的「綠色管理與持續發展」為題的研討會並發表講話。留港期間，韋百德會長除拜訪香港房屋協會外，更與香港房屋經理學會理事會共晉午餐並親切交流。

with the theme on “Green Management and Sustainable Development”, which was co-organized by the Branch in Shenzhen. During his stay in Hong Kong, he also visited the Hong Kong Housing Society and had a friendly lunch gathering with Council members of HKIH.

I have given a timely update to members on the important issues we have been pursuing locally in my Chairman's Messages in March and September, as well as the last issue of Housing Express. Due to the tragic building collapse at Ma Tau Wai Road in late January, the Building Management Professional Service Scheme (BMPSS) was launched by Home Affairs Department (HAD) with Hong Kong Housing Society, our Branch, HKIH, HMRB and HKAPMC from 1 April for 12 months. With the active participation of volunteer members, we have achieved the objectives of encouraging owners of aged and dilapidated buildings to form owners' corporations, introducing to them the importance of timely management and maintenance, as well as the availability of building maintenance incentives and financial assistance schemes. We are glad to learn that HAD has already secured on-going resources to appoint professional management agents from the private sector to continue the service after March 2011.

Another active response from the industry was the prompt organization of the Joint Forum by the Hong Kong Professional Property Services Alliance in May, and the follow up submission of a Summary Report to the Development Bureau by end June on how to assist the Government in shaping a timely strategy to resolve the long-standing management and maintenance problem of aged buildings.

After long years of sustained and concerted efforts of our industry, I am much pleased that the Government finally took the initiative of putting forward the consultation paper to the LegCo Home Affairs Panel and the public on “Putting in Place a Regulatory Framework for Property Management Industry” in mid December. The Government expects that after the 3-month consultation period by mid March 2011, a decision on how to regulate the industry by the administration will be made before end June next

本人曾就本地發生的重要議題在本年三月及九月發出「主席的話」及最近一期「房管專訊」中向會員及時匯報。由於在一月尾發生了馬頭圍道塌樓的不幸事件，民政事務總署聯同香港房屋協會、亞太分會、香港房屋經理學會、房屋經理註冊管理局及香港物業管理公司協會共同推行「大廈管理專業服務計劃」。計劃由四月一日開始為期十二個月。在各專業學會會員及協會成員踴躍的義務支持下，我們成功達致鼓勵樓齡長及殘破失修樓宇業主組織業主立案法團，傳達適時管理及維修的重要性，以及向他們介紹由不同公營機構推行之各種樓宇維修鼓勵和財務支援計劃之種種目標。我們非常高興得悉民政事務總署已取得相關恆常資源在明年三月底後委聘私營物管機構在計劃結束後繼續向該等業主提供服務。

業界就上述事件另一積極回應乃香港房地產專業服務聯盟於五月中主辦的聯合論壇，及其後於六月尾向香港特區政府發展局遞交總結報告，內容主要就長期存在的舊樓管理和維修問題向當局提出各方會員意見。

物業管理業界經過多年持續及不懈的努力後，本人非常高興知悉政府終於在十二月中向立法會民政事務委員會及公眾人士提交名為「設立物業管理行業的規管架構」的諮詢文件。政府預期在明年三月十五日完成三個月諮詢期後，可在明年六月尾前就如何規管物業管理業界作出決定。正如本人過往的滙報所述，亞太分會、香港房屋經理學會、房屋經理註冊管理局和香港物業管理公司協會均提倡一個同時就物業管理公司及個別房屋管理從業員強制發牌的規管制度。就此，本人熱切期望各會員能夠支持上述倡議，並在諮詢期內積極表達意見。上述種種有關樓宇安全，針對舊樓的適時管理及維修問題，以及就物業管理行業規管事宜，行政當局均予以高度重視。這反映在今年十月中香港特區行政長官的施政報告中；歷年來，這種情況皆罕有出現。

year. In my past report, the Branch, HKIH, HMRB and HKAPMC advocate a mandatory licensing regime for both the property management companies and individual housing practitioners. In this connection, I would appeal to all members to voice out actively in supporting our advocacy during the consultation period. All these issues of building safety, timely management and maintenance especially for aged buildings, and regulation of property management industry are highly regarded by the administration, as they were all reflected in the Policy Address of the Chief Executive in mid October, which was rarely made in the past.

Looking back to the objectives set by the EC in early 2009 when I assumed the Branch chairmanship, namely (i) to continue and strengthen the professional development efforts locally and in surrounding regions especially Mainland China, Taiwan and Macau; (ii) to develop further our membership and related services; and (iii) to enhance the Branch profile locally and in the Region, the EC and I have tried our best to meet all these objectives. And I believe my successor will have your support to discharge his duty as you did to me.

I would like to thank again all of our members, locally or abroad, Honourary Advisors, Honourary Legal Advisors, EC members, and professional partners for your unfailing support to our services in 2010. And I believe every one of you will share with me the pride and joy that our Branch is marching into the 45th anniversary in 2011 shortly. We had planned and prepared for the celebration activities well in advance since July. Members are anticipated to participate into the various functions actively and enthusiastically.

Finally, I wish the new Executive Committee of 2011 will have every success.

Sanford POON
Chairman
Chartered Institute of Housing Asian Pacific Branch

December 2010

回望在二零零九年本人剛出任亞太分會主席時，執委會定下的三個重點工作：(一)繼續及強化在區內外，尤其是中國大陸、台灣及澳門的專業發展工作；(二)進一步發展會員及相關服務；及(三)促進亞太分會在本埠及亞太區的知名度及專業地位。執委會及本人均盡力達成以上各項目標。本人深信各會員將不會吝嗇您們曾給予本人的支持，繼續協助本人的繼任者履行任務。

我希望再次向各本地及海外之會員、榮譽顧問、榮譽法律顧問、執委會各委員及專業伙伴在過去一年給予本會無限的支持表示衷心謝意。本人相信您們將會與我一起分享亞太分會快將於明年昂然邁進四十五週年的這份自豪感和喜悅。我們早已於七月開始籌劃和預備有關事宜。屆時，希望各會員能夠積極參與來年一系列的誌慶活動。

最後，本人摯誠祝願二零一一年新一屆執行委員會事事順利。

英國特許房屋經理學會亞太分會
主席 潘源舫

二零一零年十二月