



# S

## PEECHES AT **APB** ANNUAL DINNER

聯合晚宴演辭 ▶▶

## Speech by Professor Paddy Gray, President, CIH to the Joint Annual Dinner

總會會長韋百德教授於聯合周年晚宴演辭



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

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

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

The CIH has a large overseas membership and here in the Asian Pacific, membership of the CIH now stands at just under 2000..... some 10% of our total membership. My colleagues and I on the Institute's governing Council are extremely proud of this.

The needs of the housing industry in the United Kingdom, Hong Kong and elsewhere in the world are clearly different, although I am sure we might all be surprised at the amount of commonality

that does in fact exist. The CIH, however, has a unique role in working with colleagues in different countries, to ensure that people working in housing have good education, training and professional support to develop housing solutions which will meet local needs.

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

In the UK, the housing sector is facing significant challenge as the recently elected coalition government introduces measures to reduce public expenditure and re-draw the social housing landscape. Announcements made only two weeks ago following a comprehensive spending review will have a major impact on how the sector can deliver enough homes that people can afford to live in. CIH is engaging fully in the debate that is now raging in the UK to ensure that the deficit reduction measures do not have a disproportionate impact on the most vulnerable people in our society.

Here, in Hong Kong I am aware that building safety has aroused public concern about the rising problem of ageing buildings. In the 2010-2011 Policy Address, the Chief Executive responded to this and proposed measures to deal with the issue. Hong Kong Government will provide resources to enhance building safety and building management through introducing of legislation to tackle the problems of building dilapidation and unauthorised building works. Government will also educate the public and help owners' corporations better understand their rights and responsibilities. Property management professionals will be playing a very important role in supporting the government and the society to achieve this.



In the Policy Address, The Chief Executive also announced that the Government will monitor the operation of property management companies. Legislation on hiring of property management services and statutory licensing regime for the property management industry will be established. It is no doubt that it will improve the professionalism of property management in Hong Kong. I am sure that it is welcome by the industry and you will help Government to complete the consultation works for the benefits of the industry and the society as a whole.

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

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

At the CIH, one of the critical success factors in our Business Plan is to "equip the profession for today and tomorrow".

And we are well placed to achieve this.

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

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

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

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

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

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

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

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

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

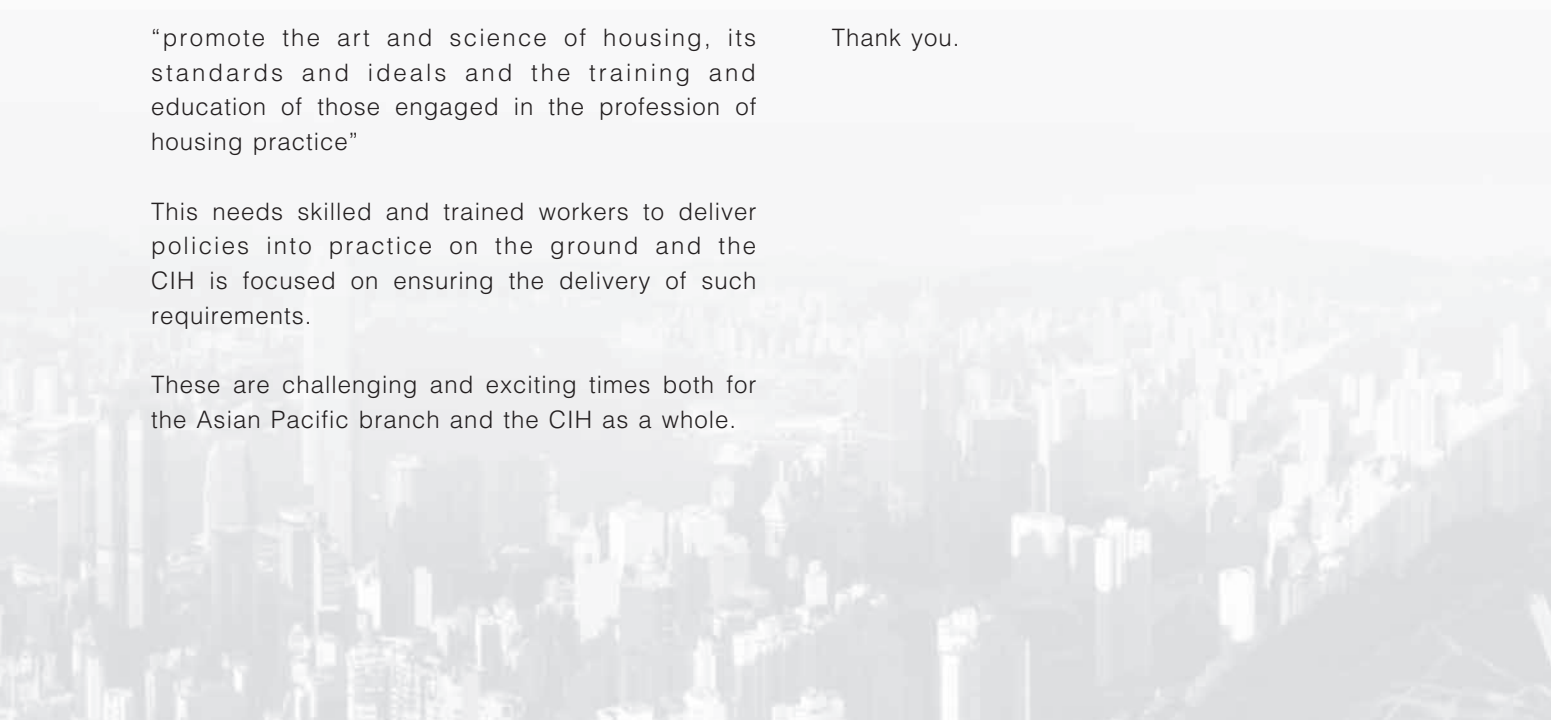
These are challenging and exciting times both for the Asian Pacific branch and the CIH as a whole.

I hope that we will be able to meet again to take forward the initiatives we have already started, in order to develop the CIH as a truly international organisation.

Today Hong Kong is on the forefront of some significant changes as globalisation gains momentum. This brings with it new challenges and opportunities in the property business. As professionals in the housing, retail and commercial sectors, you more than any other stand in a unique position to help shape and determine that future. Your dedicated efforts will help to meet the rising expectations of the people of Hong Kong for a higher standard of living and a more sustainable living and working environment.

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

Thank you.



## Speech of Ms Florence Hui, JP, Under Secretary of Home Affairs, to the Joint Annual Dinner

### 民政事務局副局长許曉暉太平紳士於聯合周年晚宴致辭



余(泰基)會長、潘(源舫)主席、學會的各位會員、各位嘉賓：

今晚香港房屋經理學會及英國特許房屋經理學會亞太分會聯合舉行周年晚宴，我很高興參加這個盛會，與各位物業管理專業人士共聚一堂，交流意見。

兩個學會一直致力推廣行業的專業規範、培訓人材，會員都具備優秀的專業知識，為全港甚至內地的物業，提供高效率和高水平的管理專業服務，貢獻良多。

近年，香港的物業管理水平無疑提高了不少，但現時仍有很多舊式樓宇，沒有任何形式的管理組織，甚至缺乏基本的樓宇管理，以致大廈日久失修。

我衷心感謝香港房屋協會、在座兩個專業學會以及另外兩個物業管理專業團體的支持，與民政事務局合作，於今年四月推出了為期12個月的「大廈管理專業服務試驗計劃」，為約1,000個舊樓單位的業主，免費提供專業的物業管理意見及跟進服務，從而改善舊樓的管理。自試驗計劃推出半年以來，專家小組已為約800個單位業主提供有關服務，受到有關業主的歡迎。

我們將參考試驗階段的寶貴經驗，進一步完善此項計劃，並打算於明年上半年進一步加強對舊樓業主的支援。此外，我們亦會展開一系列推廣活動，促進樓宇妥善保養，包括(一)成立大廈管理糾紛顧問小組，為涉及大廈管理糾紛的業主提供中肯及權威的意見；(二)與專上院校合作，為法團的委員舉辦培訓課程；(三)提供平台讓業主分享經驗，並藉此持續推廣妥善保養大廈的文化。另一方面，政府亦會積極研究修訂法例，確保大廈不會因為管理不善，而威脅到住客或公眾的安全，必要時有效地強制業主或法團聘用物業管理公司。

縱觀香港物業市場的發展，預計本港未來對物業管理專業服務的需求會愈來愈大，需要確保物業管理公司的營運受到妥善監察，我們理解業界大致上認同有需要就物業管理行業引入發牌制度，確保服務質素。如果日後推行大廈強制聘用物業管理公司，則更需要相關的監管機制。發牌制度在落實上涉及不少細節，因此我們會在年底進行公眾諮詢，希望業界踴躍發表意見，好使我們能集思廣益。深信只要大家同心協力，本港的大廈管理質素定可進一步提高，讓市民有更優質的生活環境。

最後，我謹祝兩個學會百尺竿頭，更進一步。多謝各位。