



Chartered Institute of Housing Asian Pacific Branch

2011
Year Book

同學習 共進步 齊互動



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改善房屋 服務社群

Improving HOUSING for SOCIETY



**HONG KONG
HOUSING SOCIETY**
香港房屋協會

45th CIHAPB Anniversary

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Chairman's Report

主席報告

Chairman's Report 主席報告



Dear Members,

The year 2011 is also a year of challenges and opportunities for CIHAPB. ("APB") Apart from the regular activities of the Institute which are detailed in the reports of individual Sub-Committee chairpersons, I would like to highlight the following areas of work for members' information:

45th Anniversary for APB

The Year 2011 marks the 45th Anniversary of APB. With the full support from the members of Executive Council, a series of the celebrating activities have been planned including visits, charity film show and two major seminars, namely:

- a. Macau Housing Forum on Professional Housing Management held in Macau in June 2011,
- b. Housing Seminar on Subsidized Housing – Experience and Way Ahead held in City University, Hong Kong in November 2011.

I am very glad to see that the participation of the members was extremely good. Here, I would like to extend my most sincere thanks towards the unfailing support of the organizing Committee headed by my predecessor Mr. Sanford POON. Without their efforts, our 45th Anniversary activities have not been conducted so successfully.

致各會員：

2011年對本會是充滿挑戰和機遇的一年。除了各小組委員會主委匯報之一般慣常活動外，本人亦藉此特別向各會員總結本會在過去一年的工作成果。

亞太分會 45 周年活動

今年是亞太分會成立 45 周年，本會藉此舉辦了一連串慶祝活動如考察、慈善電影欣賞會及舉辦了兩個大型研討會，分別為：

- (一) 於本年 6 月在澳門舉辦之亞太區房屋管理論壇及
- (二) 本年 11 月於香港城市大學所舉辦之國外資助房屋經驗分享講座。

本人特別在此感謝潘源舫先生及各籌委會委員的努力及付出，才能令各活動能順利完成並取得空前成功。

Membership

With the continuous efforts in membership drive, it is certainly encouraging to see that the number of members for all categories has grown up from 1884 (Dec 2010) to 2018 (Dec 2011). This means a net growth of 7.1% especially in Macau and Taiwan. The growing number in these two areas fully demonstrates the success in our Membership and Training strategy in the areas. I firmly believe that the number of members will continue to grow with the continuous efforts in training cooperation with local academic and professional institutions in the coming year.

Finance

According to the reports from our Treasurer, the financial situation for APB as a whole is healthy though we have recorded a slight deficit. The deficit figure is primarily due to the lowering of membership fees (following the new fee scale adopted by the UK head office commencing 1.1.2011) and the expenses incurred in the celebrating activities for the 45th Anniversary. All along, the Executive Council has adopted very tight control over expenditure and will continue in the coming year to maintain a stable financial situation for the running of APB. On the other hand, we will consider seeking approval from the UK head office to upward adjust the Membership fee to offset the effect of increasing administrative costs due to high inflation rate and anticipated increasing commitment in the business of APB in the coming Year. I am very optimistic that the Institute will be running a surplus in the coming year when the training engagement in Mainland China goes into full swing, followed by the anticipated increase in the membership income from new members.

Enhanced Communication with the UK Head Office

A special meeting was held in early July with Mr. Alan Ferguson, who was appointed by The General Council in UK to work with APB to look into the difficulties faced by APB in membership drive and to further improve the financial situation of the APB operation in future.

會員數目

經過各委員的不斷努力，本年的會員人數已由去年年底(即2010年12月)的1884人上升至本年(即2011年12月)2018人，比去年增長了7.1%，特別是來自澳門及台灣之新會員，這代表了本會在地區培訓策略的成功。本人深信通過與當地的學術和專業機構合作，未來的會員人數將持續增長。

財政狀況

根據司庫的報告顯示，本會的本年度財政狀況錄得輕微赤字，主要是因為跟隨英國總會調低會員年費所致，其次則為45周年慶祝活動的支出，執行委員會一如以往貫徹實行嚴格控制開支，並將向英國總會建議作適當調整來年會費以抵消由於高通脹率引致的行政費用及工資成本上升。本人確信於中國內地之專業培訓持續進行，而會員數目亦因此而增長，於未來一年均可取得平衡並會錄得盈餘。

加強與英國總會的溝通

於7月上旬英國總會特委派Mr. Alan Ferguson到港與執行委員會面及了解現時亞太分會推動會務所面對的困難及商討如何改善亞太分會的財政狀況。

After presentation of the work progress and in depth discussion with our colleague from UK, it was agreed that the communication with UK should be further stepped up so that the General Council can have full and updated information of the operation of APB both inside and outside Hong Kong. The Administrative Office also took proactive measures (i) to submit regular reports to the UK head office, (ii) to centralize all contacts with the UK head office through our Hon. Secretary and (iii) to look for suitable candidate to take up the position of Council Member which has been left vacant after step down of the past Council Member. Through these measures, it is hoped that better communication link with our UK headquarters can be maintained in the years ahead.

Progress in the Training activities outside Hong Kong

With the efforts of our General Manager, APB has achieved remarkable progress in the collaboration of renowned firms and training institutions in PRC to provide training for practising property managers in China. Two separate training agreements have been signed in this respect:

- a. Agreement signed with **CB Richard Ellis** in May 2011; and
- b. Agreement signed with **Beijing Venci Standard Construction Culture Centre** in June 2011.

Through the cooperation, joint training classes will be organized by respective partners for candidates and management practitioners in various cities in China. Qualified candidates who have completed the courses will be considered to be practitioners and Corporate Member if they fulfill the requirement under Direct Final Route. Up to now, 3 classes had been held with a total of 120+ candidates successfully graduated from the courses. With substantial training fees generated from the joint Training Courses as well as the subsequent membership income to be received by APB, it is considered viable to continue with the Strategy in exploring new opportunities in other locations in PRC and to extend our membership catchment thereat. The income generated will become the resource for exploration of new market sectors and to support the existing operation in Hong Kong.

通過向英國總會的專員深入介紹和討論後，彼此均同意應加強雙方面的溝通，措施包括（一）定期向英國總辦事處提交報告；（二）經由義務秘書統籌與英國方面通訊；（三）物色適當人選填補「議會委員」之空缺。通過上述各項措施，相信定能大大增強與英國總會方面的溝通。

香港以外的專業培訓進度

全賴本會總經理的努力，本會分別於本年5月及6月成功與兩所著名機構，分別為CB Richard Ellis及 Beijing Venci Standard Construction Culture Centre達成培訓協作伙伴關係，為中國不同城市之物業管理從業員提供專業培訓。修畢課程並達至所定之要求的學員將可被考慮成為合資格從業者和會員。截至目前為止已開辦3班共超過120名學員成功修畢該課程。從培訓課程所產生之收入及培訓費等將成為本會新的收入來源，用以支持本會日後之運作。

Setting up of New Regulatory Framework for Property Management Industry in Hong Kong

Through the concerted efforts of the fellow professional Institutions and trade Associations in Hong Kong (HKIHL, HMRB and HKAPMC) over the past few years, the HKSAR Government has formally announced its intention to set up a regulatory framework for the PM Industry in Hong Kong in June 2011. As the chairperson of CIHAPB, I have been appointed amongst fellow presidents, as one of the members of the Advisory Committee for the preparation of the draft bill to be tabled for LegCo discussion in early 2013. The first meeting of the Advisory Committee has been scheduled in late Dec 2011. As the proposed regulation of the property management industry will have significant effect on the PM industry as whole, APB will continue its role to input expert opinion to the Committee to formulate the best scenarios for the regulating framework so as to safeguard the best interest of all members and practitioners as a whole.

The aforesaid report summarizes the major work of APB in the year 2011. Here I would like to extend my most sincere appreciation for the unfailing support from all the members of the Executive Council without which the operation of the APB is not running so smoothly.

Lastly, the long term mission of APB is to maintain our professional image and status in Hong Kong and the areas along the Asian Pacific rim. APB counts on the continuous patronage and supports from all of you to achieve the missions and to sustain in the years ahead. Please join us and work together with other EC members for our better future.

May I wish you all a prosperous and healthy Year of the Dragon.

Cliff Wong
Chairman
Chartered Institute of Housing Asian Pacific Branch

Jan. 2012

設立香港物業管理行業的新規管架構

過去幾年在各專業機構和行業協會的努力協助下，香港特區政府終於在本年6月正式宣佈為物業管理行業制定發牌及規管架構。本人作為本會主席，有幸與各同業協會機構主席等一同出任諮詢委員會委員，參予起草規管架構草案文件的前期籌備及諮詢工作，並於本年12月底前召開第一次諮詢會議。有關議案將於2013年初呈交立法局進行商討，本會定將致力向政府提供專業意見以保障及維護業界及會員之利益。

在此，我再次誠摯的感謝各執行委員的鼎力支持，致令本會的工作如此順利。

本人亦希望藉此機會，邀請會員繼續支持並參與執行委員會的工作，以貫徹本會在亞太地區，持續專業地位及形象之長遠使命及目標。

本人謹祝各位會員新年進步，身體健康！

黃繼生
主席
英國特許房屋經理學會亞太分會

二零一二年一月



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

About CIH & APB

The Chartered Institute of Housing (CIH), with headquarters in the United Kingdom, is a professional body for housing managers. Throughout the years CIH actively advises governments on housing management policies, promotes the code of ethics amongst housing practitioners, educates and nurtures housing professionals, and works to advance the development of the profession.

With a primary aim to promote the art and science of housing, CIH offers training programmes, provides professional advice and disseminates technical information to its members and the public. Moreover, it serves as a common platform for members of its 13 branches to exchange views and to share experience on housing management with other housing organizations.

The Hong Kong Branch of the Institute was first constituted in Hong Kong under the Societies Ordinance in 1966. In 1988 it registered under the Companies Ordinance as an overseas representative office of CIH and was later renamed as Asian Pacific Branch in 2001 to reflect the wider spectrum of services it renders.

CIH has over 22,000 members worldwide, with over 2,000 from the Asian Pacific Branch. Its members work predominately in government housing authorities, educational institutions, private corporations and non-government organizations in both the UK and the Asia Pacific Region. Professional qualifications validated by the CIH are widely recognized by both the public and private sectors in the UK and Hong Kong.

The Asian Pacific Branch has been involving actively in professional training on housing management in Hong Kong since 1968. It validates academic programmes that lead to professional qualifications in housing management. Upon completion of the Practical Experience Requirement, graduates of validated programmes are eligible to apply for CIH membership. CIH has engaged in partnership with the University of Hong Kong, City University of Hong Kong, The Hong Kong Polytechnic University, Hong Kong Institute of Vocational Education as well as Wuhan University in Mainland China and Hwa Hsia Institute of Technology in Taiwan in offering programmes accredited by CIH.

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(學會)為房屋管理的專業團體，總部設於英國；學會積極為政府的房屋管理政策提出建議、推廣房屋管理的專業操守、為房屋專業管理培訓人材，以至推動行業的專業發展等。

學會一直以推廣房屋管理的科學與藝術為使命，為有志投身房屋管理之人士提供專業指導及資訊，及透過十三個分會，為各地會員及有關房屋團體交流房屋管理的知識和經驗。

「英國特許屋宇經理學會香港分會」於一九六六年根據《社團條例》在香港成立。香港分會在一九八八年根據《公司條例》註冊為學會海外辦事處，並在二零零一年，改名為英國特許房屋經理學會亞太分會，以反映分會服務範圍的改動。

學會現時有會員約二萬二千人，其中亞太分會有會員約二千人。會員主要為英國及亞太區內不同的公營房屋管理機構、教育機構、私人機構及非政府團體服務。學會的專業資格受到英國及香港特別行政區之公營及私人機構廣泛承認。

學會一直致力推動房屋管理的專業訓練，並為認可大學及專上院校提供的專業資格課程進行認證。修畢認可課程的學員經完成實務訓練後可申請成為會員。分會自一九六八年，已為香港大學、香港城市大學、香港理工大學、香港專業教育學院，以至武漢大學及臺灣華夏技術學院認證其舉辦的優質物業及房屋管理課程。

CIH promotes steadfastly professionalism of housing management in the Asia Pacific Region and organizes regularly seminars, conferences and professional visits in Hong Kong and major cities in the Region. The Asian Pacific Branch is active in setting up working relationship with its counterparts in the Region to promote the Branch as the hub of the Region for professional exchange.

CIH welcomes people interested in pursuing housing management as a career and also those in participating the activities of CIH.

The Mission of CIH is "To maximize the contribution that housing professionals make to the well being of communities." through the following means:

- Promote the art and science of housing;
- Enhance the image of the CIH and its Asian Pacific Branch as a reputable professional body, thereby promoting the excellence in property management by well-trained and qualified professionals;
- Adapt to the ever-changing housing industry and share best practices amongst housing professionals;
- Provide training opportunities for acquisition and dissemination of technical information and professional knowledge for the purpose of upholding professional standards;
- Offer advice on public consultation papers on housing and ally with Hong Kong counterparts to maintain partnership;
- Strengthen collaborations in the Asia Pacific Region;
- Develop the CIH Asian Pacific Branch as a regional hub, thereby enforcing the membership drive in the Region;
- Organize conferences, forums, technical visits and symposia as discussion platforms for experts and industry leaders to gather and interact on topical housing issues; and
- Publish newsletters, books and publications to let members stay abreast of the latest development in housing management.

亞太分會銳意推廣服務至亞太地區，並於香港及亞太區的主要城市主辦或協辦學術交流及研討會。分會積極促進學會與亞太區專業團體交流及擴闊相互聯繫網絡，以建立亞太分會成為區內的專業交流樞紐。

學會歡迎有志從事房屋管理專業及其他對房屋管理有興趣的人士申請成為會員。

學會透過以下服務達至本會作為《促進房屋管理專業人員對社群作出最大貢獻》的宗旨。

- 推廣房屋管理專業的科學與藝術。
- 提高學會及分會的專業形象，通過曾接受良好訓練及具備專業資格的房屋管理人員推廣優質房屋管理服務。
- 適應不斷求變的房屋管理行業及分享最佳作業經驗。
- 為會員提供技術及知識培訓，以提高專業水平。
- 配合政府對房屋事務的諮詢工作，提供專業意見，並就房屋政策與區域團體合作。
- 加強與亞太區相關團體的合作與聯繫。
- 發展亞太分會成為亞太區專業合作的樞紐，並於區內推展會員招募。
- 舉辦各種研討會、專題會議、考察團及其他形式的論壇，為業內專家及業界領袖提供平台，促進專業知識的交流。
- 出版刊物及書籍，使會員獲得在房屋管理發展上最新的資訊。



Services to Members

會員服務

Services to Members 會員服務

CIH member's services include:

- CIH Members Bulletin (e-zine)
- The APB Housing Express magazines
- The APB e-Housing Express
- Careers and Professional Development Service
- Practice Online
- Housing Law Services
- Members Credits
- CIH Yearbook and Membership Directory
- 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

會員服務包括：

- 會員電子期刊
- 亞太分會房管專訊
- 亞太分會電子版房管專訊
- 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
- 研討會及活動
- 網上查閱及更新會員資料
- 產品及服務優惠



The Executive Committee
Members
執行委員會

The Executive Committee Members 執行委員會



Chairman
Mr Wong Kai Sang, Cliff
主席
黃繼生



Vice Chairman
Dr Yip Ngai Ming
副主席
葉毅明



Immediate Past Chairman
Mr Poon Yuen Fong, Sanford
前屆主席
潘源飭



Honorary Secretary
Ms Kwok Pik King, Theresa
義務秘書
郭碧琮



Honorary Treasurer
Mrs Li Lam Chin Ching, Rita
義務司庫
李林展青



Training Officer
Mr Ng Kwong Ming, Paul
培訓主任
吳光銘



Membership Officer
Mr Ng Mei Chuen, Frederick
會籍事務主任
吳美全



Chair of Activities Committee
Ms Wong Siu Ling, Linda

活動委員會主委
王小玲



Chair of External Affairs
& PR Committee
Mr Luk Wai Lun, Stanley

對外事務及公共關係委員會主委
陸偉倫



Chair of IT Committee
Mr Fung Ping Yan

資訊科技委員會主委
馮炳欣



Chair of Professional
Development Committee
Dr Yuen Wai Kay, Ricky

專業發展委員會主委
阮偉基



Chair of Professional Practice
Committee
Mr Ho Chun Nin, Edwin

專業實務委員會主委
何春年



Chair of Publications Committee
Mr Chan Wai Kong, Frankie

刊物委員會主委
陳偉光



Co-opted Member
Mr Cheung Shu Yan, Edmond

增選委員
張樹仁



Co-opted Member
Mr Chiu Pak Lung

增選委員
趙伯龍



Co-opted Member
Mr Chiu Sin Hung, Bonny

增選委員
趙善雄



Co-opted Member
Mr Chow Chun Ling, Kenny

增選委員
周駿齡



Co-opted Member
Mr Chui Ming Man, Jackey

增選委員
崔銘文



Co-opted Member
Ms Fan Chui King, Agnes

增選委員
樊翠琮



Co-opted Member
Mr Fung Po Kwong, Paul

增選委員
馮寶光



Co-opted Member
Mr Kwong Lap Shun, Keith

增選委員
鄭立信



Co-opted Member
Mr Lai Yuk Tim, Tim

增選委員
黎玉添



Co-opted Member
Mr Liu Wing Tai, Harvey

增選委員
廖永泰



Co-opted Member
Mr So Kai Ming

增選委員
蘇啟明



Co-opted Member
Ms Wong Siu Lai, Nora

增選委員
黃小麗

Hon Advisors

名譽顧問

Honorary Legal Advisors 名譽法律顧問	Mr Chung Pui Lam, OBE, JP 鍾沛林先生
	Mr Lam Kin Hung, Patrick 林健雄先生
Honorary Advisors 名譽顧問	Mr Chan Ping Woon, SBS, MBE, JP 陳炳煥先生
	Mr Lee King Chi, Joesph, BBS 李敬志先生
	Mr Li Pak Ho, MBE, JP 李百灝先生
	Mr Tsai Chin Lung 蔡錦隆先生
	Miss Wong Lai Chun, BBS 王麗珍小姐
	Mrs Wong Ng Wenh Ky, Julia 黃吳詠琪女士

Administration Support

行政支援

General Manager (Professional Development) 總經理(專業發展)	Mr Wong Hin Nang 黃顯能先生
Administrative Officer 行政主任	Ms Yung Po Kwan, Patsy 翁寶君女士
Administrative Assistant 行政助理	Ms Kwok Yik Che, Elise 郭亦芝女士



Subcommittee Reports

小組委員會報告

Activities Committee 活動委員會



Committee Members

Chairperson	:	Ms WONG Siu Ling, Linda	王小玲女士
Vice Chairperson	:	Mr CHEUNG Shu Yan, Edmond	張樹仁先生
Member	:	Ms FAN Chui King, Agnes	樊翠琮女士
		Mr FUNG Ping Yan	馮炳欣先生
		Mr HO Chun Nin, Edwin	何春年先生
		Ms KWOK Pik King, Theresa	郭碧琮女士
		Mrs LI Lam Chin Ching, Rita	李林展青女士
		Mr LUK Wai Lun, Stanley	陸偉倫先生
		Ms WONG Siu Lai, Nora	黃小麗女士
		Mr WONG Kam Tong, Vincent	黃錦棠先生
		Mr WONG Ying Kit, Romulus	黃英傑先生

Our Missions

To arrange logistics and support on local & overseas Conferences/Seminars/Talks/Study Tours and Technical Visits for members and Executive Committee.

Achievements in the Year

Overseas

- Study tour to Guangzhou in May
- Housing Conference in Taiwan in May & November
- Forum on Housing Management in Asian Pacific in Macau in June
- The International Housing Summit in Netherlands in November

Local

- Branch Annual General Meeting in January
- Brain Storming Session of Branch Executive Committee in February
- Monthly Branch Executive Committee Meeting
- Joint Annual Dinner with the Hong Kong Institute of Housing in November
- Received Mainland China and overseas visitors
- The 45th Anniversary Celebration Activities of the Branch such as Film Show in January and Housing Seminar in November
- Provided logistic support to various seminars/talks/workshops/local visits organized by External Affairs & Public Relationship Committee and Professional Practice Committee

工作目標

負責管理委員會及會員在本港及海外研討會、講座、訪問交流團等場地及後勤安排

年內完成工作

海外

- 5月廣州考察團
- 5月及11月台灣舉辦之房屋會議
- 6月澳門舉辦之亞太區房屋管理論壇
- 11月於荷蘭舉辦之國際房屋峰會

本港

- 1月分會週年大會
- 2月分會執行委員會集思會
- 分會執行委員會月會
- 11月與香港房屋經理學會合辦聯合週年晚宴
- 接待內地及海外同業
- 45週年慶典活動如1月之慈善電影欣賞會及11月之房屋講座
- 支援對外事務及公共關係委員會、專業實務委員會舉辦之研討會、講座、工作坊及訪問交流團

Education and Training Committee 教育及培訓委員會



Chairman : Mr NG Kwong Ming, Paul
Vice Chairman : Mr LAU Ping Wah, Steve
Members : Mr CHIU Pak Lung
Mr CHEUNG Shu Yan, Edmond
Mr TONG Wing Ho, Edmund
Mr KAM Kin Hong, Daniel
Mr CHUI Ming Man, Jackey
Ms TANG Po Yee, Polly
Ms FAN Chui King, Agnes

主席 : 吳光銘先生
副主席 : 劉炳華先生
委員 : 趙伯龍先生
張樹仁先生
湯穎豪先生
甘健康先生
崔銘文先生
鄧寶儀女士
樊翠琮女士

Missions

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

工作目標

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

Achievements in the Year

- Participating in the Academic Committees of the following courses:
 - Master of Housing Management (Professional stream) Department of Urban Planning & Design, The University of Hong Kong
 - 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)
- Participating in the selection on admission of students to:
 - Professional Diploma in Housing Management by HKU SPACE
 - Bachelor of Social Science with Honours in Administration and Public Management Housing Studies Stream by City University of Hong Kong
- 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
 - Bachelor of Arts with Honours in Housing Studies, Department of Public and Social Administration, City U

年內完成的工作

- 出席下述課程的學務會議：
 - 香港大學城市規劃及設計系房屋管理碩士(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
- 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
 - 香港城市大學公共及社會行政學系行政及公共管理榮譽社會科學學士
- 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

- Professional Diploma in Housing Management, HKU
 - Diploma in Property Management, SCOPE, City U
 - Bachelor of Arts in Housing Management, SPEED, Poly U
 - Bachelor in Housing Management Studies
Department of Management Science & Engineering,
School of Economics & Management Wuhan
University, China
- Liaising/meeting with academic and other institutions on validation/re-validation of the following:
 - Bachelor of Social Science with Honours in Administration and Public Management Housing Studies Stream by City University of Hong Kong
 - Diploma in Property Management, School of Continuing and Professional Education (SCOPE), City U
 - Professional Diploma in Practical Property & Facilities Management Institute of Professional Education and Knowledge Vocational Training Council
 - Bachelor in Housing Management Studies
Department of Management Science & Engineering
School of Economics & Management Wuhan
University, China
 - Bachelor of Management Construction Management
Department, Guangzhou University, Guangzhou
- 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
 - 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
- 與教育及其他機構聯絡及會面，處理課程評核及重核下列課程：
 - 香港城市大學公共及社會行政學系行政及公共管理榮譽社會科學學士
 - 香港城市大學物業管理文憑
 - 高峰進修學院實務物業及設施管理專業文憑
 - 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
 - 廣州大學商學院工程管理系管理學士

External Affairs and Public Relations Committee 對外事務及公共關係委員會



Chairperson : Mr LUK Wai Lun Stanley
Vice chairperson : Ms FAN Chui King, Agnes
Members : Dr YIP Ngai Ming
Dr YUEN Wai Kay, Ricky
Mr CHIU Sin Hung, Bonny
Mr CHUI Ming Man, Jackey
Mr FUNG Ping Yan
Mr FUNG Po Kwong, Paul
Mr HO Chun Nin, Edwin
Ms KWOK Pik King, Theresa
Mr LAI Yuk Tim, Tim
Ms LI Lam Chin Ching, Rita
Mr NG Kwong Ming, Paul
Mr NG Mei Chuen, Frederick
Ms WONG Siu Ling, Linda

主席 : 陸偉倫先生
副主席 : 樊翠琼女士
委員 : 葉毅明博士
阮偉基博士
趙善雄先生
崔銘文先生
馮炳欣先生
馮寶光先生
何春年先生
郭碧琼女士
黎玉添先生
李林展青女士
吳光銘先生
吳美全先生
王小玲女士

Our Missions

This year, we celebrate the 45th birthday of Asian Pacific Branch of our Institute in Hong Kong. We have to express our gratitude to our Immediate Past Chairman Mr Sanford Poon for his guidance and directive in leading the 45th Anniversary Working Committee and launched series of celebration events.

工作目標

本年度為亞太分會45週年會慶。感謝上屆亞太分會主席潘源舫先生領導及指引，策動及推行一連串會慶紀念活動。

The mission of External Affairs and Public Relations Committee is to endeavour to promote the Arts and Science of Housing Management in Asian Pacific region. To foster links with real estate and housing management academic and professional institutes. To liaise and work with government department and public authority on housing management related social subjects.

The Committee to work and coordinate with other branch committees towards enhancement of professionalism in housing management practitioners. To achieve a professional status in different societies and communities in Asian Pacific region.

Achievement over the year

In the light of sustainable growth in real estate and property development in Hong Kong and Asia, the need for professional housing management in mainland China and different Asian Pacific countries doubled up from year to year.

Under close cooperation with various branch committees, Asian Pacific Branch launched a series of thematic symposium, conference and experience sharing workshops on dominate housing management subjects in Shanghai, Wuhan, Guangzhou, Shenzhen, Taiwan and Macau.

From strength to strength, we continue to step up our efforts in further developing the professional image of Chartered Institute of Housing, and most of all, the recognition of leading professional expertise status of our chartered members in the society.

The Committee would like to express thankfulness to fellow committee members for their unfailing contribution and supports towards the successful accomplishment of the missions of the Institute.

對外事務及公共關係委員會旨在亞太區內致力推廣房屋管理的藝術和科學。拓展與各房屋相關的專業學會交流。積極與各物業管理相關的政府部門及社區團體維持良好的溝通和聯繫。

本委員會持續與亞太分會各工作委員會緊密合作，互相配合協調，發揮總會的专业精神目標。加強社會公眾人士對本會的認識，讓亞太區域的房屋管理專業人員以專業所長貢獻社會。

工作總結

隨著整個中國內地及亞太地區對專業化物業管理要求之提升，本會將會繼續安排各地區交流訪問，期待透過不同的經驗分享及瞭解，持續加強本學會的專業形象及領導地位。

同時憑藉各工作委員會的互相支持和共同努力，一系列的房管會議，交流會及專題論壇在中國內地、上海、武漢、廣州、深圳、台灣及澳門得以成功舉辦。

繼往開來，本會繼續努力與國內及亞太地區的專業團體及機構進行緊密的聯繫，協辦進行專業的交流及學習，務求推廣物業管理的專業地位。

委員會藉機會向各委員會就過往一年的努力與付出致以心謝意；更為各委員會在積極推動房屋管理專業精神所得的成果致賀。

Information Technology Committee 資訊科技委員會



Chairperson : Mr FUNG Ping Yan
Vice Chairman : Mr CHIU Sin Hung, Bonny
Members : Mr HO Chun Nin, Edwin
Mr LIU Wing Tai, Harvey
Mr NG Mei Chuen, Frederick
Mr PANG Kwok Wah, Derek
Mr SZE Wing Luen, Wesley
Mr WONG Kam Tong, Vincent

主席 : 馮炳欣先生
副主席 : 趙善雄先生
委員 : 何春年先生
廖永泰先生
吳美全先生
彭國華先生
史永聯先生
黃錦棠先生

Our Missions

1. To uphold and promote the professional image of the Chartered Institute of Housing Asian Pacific Branch (CIHAPB);
2. To leverage the use of Information Technology and the Branch website to strengthen our communications with our members, housing professionals and practitioners, Government officials and the public;
3. To provide IT support to CIHAPB; and production of promotional materials to facilitate housing professionals in Asia Pacific area, Government officials and the public to have a better understanding of CIHAPB.

使命

1. 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；
2. 透過資訊科技及分會網站，加強與各會員，物業管理從業員，政府及公眾人士之聯繫；及
3. 對分會提供資訊科技支援，並協助製作多媒體宣傳材料，增強政府、專業團體、業界及公眾人士對本會的認識。

Achievements in the Year

With the dedication and support of the Committee Members, we have kept on promoting the use of email, electronic newsletters, and website to communicate with our members. Furthermore, content of the website are updated regularly to keep members abreast of the latest development of the Branch.

Members may be aware of the Branch has increased the use of electronic message/notice to communicate with members updating members on the latest development of the Branch and to disseminate information. The increase of use of electronic newsletters, message and communication had successfully reduced the cost of postage of circular and contributed to environmental protection. Also, it has provided an efficient communication channel between the Branch and its members.

To facilitate members updating their personal profile in the Branch's website, a new webpage "CIH Member" has recently been constructed. With the new webpage, members can easily amend his/her personal profile, including employer, corresponding address, contact, personal email address etc. Members can log in the said webpage using the password of his/her CHIAPB email account given.

Our website is an important means of communication between the Branch Office and its members as well as dissemination of information, such as visits, seminars, news, announcement etc. Publications including Year Book, Housing Express are uploaded onto the website regularly to facilitate members to get access of it for environmental purpose. Members are encouraged to visit the website of the Branch at www.cih.org.hk

年內完成之工作

過往一年，在各委員的支持下，我們繼續透過電郵、電子刊物和分會的網站，加強分會與會員的聯繫。

不少會員已發覺分會已加強使用電郵，發放通告和訊息。這不但大大縮短郵寄信件所需的時間和減省郵費，並進一步推動環保。

為方便各會員更新個人資料，今年，我們完成製作一套新的軟件，以便會員在分會網站呈報及更新個人資料，包括僱主，通訊地址，個人電郵等。會員可使用分會提供的電郵密碼，登入分會網站內的「會員專區」更新自己的個人資料，手續非常簡便。

分會網站是分會與各會員溝通和發放消息的主要平台，希望各會員能抽空閱覽分會網站 www.cih.org.hk。分會將會不斷更新網站內容和定期把分會的刊物，如年報，房管專訊等上載於網站內，供會員和公眾人士閱覽。

Membership Committee 會籍事務委員會



Chairperson : Mr NG Mei Chuen, Frederick
Vice Chairperson : Ms TANG Sau Ching, Regina
Members : Ms AU Wah Tat, Christine
Mr CHAN Wai Kong, Frankie
Mr CHIU Pak Lung
Mr CHIU Sin Hung, Bonny
Ms FAN Chui King, Agnes
Mr FUNG Ping Yan
Ms KAN Wai Si, Silvia
Mr LEE Kwong Yiu, Ernest
Ms LI Man Chi, Wendy
Mr LIU Wing Tai, Harvey
Mr TAM Wai Po, Jerry
Mr TONG Wing Ho, Edmund
Mr WU Yi Cheng

主委 : 吳美全先生
副主委 : 鄧秀清女士
委員 : 區華達女士
陳偉光先生
趙伯龍先生
趙善雄先生
樊翠琮女士
馮炳欣先生
簡惠詩女士
李光耀先生
李敏芝女士
廖永泰先生
譚偉葆先生
湯穎豪先生
吳沂城先生

Our Mission

1. Recruit local members and members from other cities of the Asia Pacific region.
2. Vet and approve Corporate, Practitioner, Affiliate and Student Membership applications, vet and recommend Fellow Membership applications to the Executive Committee of APB for endorsement.
3. Vet Corporate Membership applications through the Direct Final or Distinguished Professional Routes and recommend to the Executive Committee of APB for further recommendation to the CIH Headquarter for final Endorsement.

工作目標

1. 於本地及亞太區內其他城市招募會員。
2. 審閱及批核專業會員、房屋從業員、附屬及學生會員，審閱及推薦資深會員之申請予亞太分會執行委員會審批。
3. 審閱經卓越或直接途徑成為專業會員的申請，然後向亞太分會執行委員會作出建議，從而審議後推薦予CIH總部作最後批核。

4. Liaise with CIH Headquarters and keep members updated regarding membership affairs.
5. Update membership database and monitor membership subscription collection.
6. Work with IT Committee closely on setting up of communication platform at website for members' convenience.

4. 與CIH總部保持聯繫，並就會籍事宜之最新訊息通知各會員。
5. 更新會員資料及監察會費繳交狀況。
6. 與資訊科技委員會緊密合作，提供網上溝通平台予會員。

Achievement in the Year

1. Membership Recruitment and Processing Applications

In 2011, we worked with the Training & Education Committee and the Professional Development Manager in membership drive locally as well as in Mainland China, Taiwan and Macao. During the year, we have vetted about 358 applications including 31 Direct Final and 11 Affiliate members from China, 31 Practitioner members and 23 Student members from Macao. Members of the sub-committee have taken part in the interview panel for applicants through Direct Final Route in Mainland and Taiwan.

2. Membership Drive

We liaise closely with CIH Headquarters in order to updating our APB members on membership issues from time to time. Recently, our members are advised regarding the 2012 annual subscriptions, the review of membership grades and designations through bulk email and Housing Express.

3. Membership Update

Our members have been maintaining at around 2000 which is comprising local members and members from Mainland China, Taiwan and Macao. In 2011, with the utmost effort of the Executive Committee and Professional Development Manager, recruitment of members outside Hong Kong has been increasing significantly. CIHAPB and the Membership Committee will keep on working strenuously with a view to recruiting more members in the region as well as to providing more services to our members.

年內完成的工作

1. 會員招募及處理會籍申請

於2011年，聯同培訓及教育委員會與分會專業發展經理於本地、國內、台灣及澳門等地推展會員招募工作。年內審閱約358宗申請個案，其中包括31宗國內直接途徑，11宗國內附屬會員申請，31宗澳門房屋從業員及23宗澳門學生會員申請。會籍小組委員會更參與於國內及台灣之直接途徑申請面試工作。

2. 會籍推展

小組與CIH總部保持緊密聯繫，致使會員就會籍事宜上不時獲得最新資訊，近日各會員已就2012年會費及會籍類別檢討等方面經電郵及房管專訊獲得通知。這檢討帶來之轉變，有利於亞太區招收更多會員。

3. 會籍匯報

現時本會會員人數維持約貳仟人，其中包括本地及來自國內、台灣及澳門。於2011年，透過執行委員會及專業發展經理的努力，我們於香港以外招收的會員有明顯增長。亞太分會執行委員會及會籍小組會繼續於亞太區內致力招收會員及提供更多服務予本會會員。

Professional Development Committee 專業發展委員會



Chairman : Dr Ricky Yuen
Vice Chairman : Mr Sanford Poon
Member : Mr Cliff Wong
Mr Frederick Ng
Mr Paul Ng
Mr Victor Chow
Dr Yip Ngai Ming
Mr Edwin Ho
Mr Wong Hin Nang

主委 : 阮偉基博士
副主委 : 潘源舫先生
委員 : 黃繼生先生
吳美全先生
吳光銘先生
周超雄先生
葉毅明博士
何春年先生
黃顯能先生

Our Mission

- To promote professional housing management practice
- To recruit members in Asian Pacific Region
- To enhance the professional image of Asia Pacific Branch

Achievements in the Year

2011 has been another successful year for the Professional Development Committee. Through tremendous efforts, our membership network has been established and is taking roots in various parts of mainland China.

During the year, CBRE and VENCI were appointed by APB as its training agencies in China. Housing management courses were and will continuously be launched by these agencies in major cities of China. Graduates of these courses can apply CIH membership thereby forming the growth engine for our membership drive in China.

工作目標

- 推廣專業房屋管理
- 招募亞太區會員
- 提升學會的專業形象

年內完成的工作

2011年是專業發展委員會成功的一年。通過努力，我們在中國的會員網絡已開始穩固而且續漸擴展。

在本年內，我們相繼委任了世邦魏理仕物業顧問公司及VENCI作為我們在中國的培訓中心在內地各主要城市開辦房屋管理課程。學員修畢課程後可申請成為CIH各級會員，成為國內會員增長動力的火車頭。

Apart from Wuhan University, the housing management programme of Guangzhou University was also accredited by CIH. We hope that more universities in China could offer housing management degree programmes to help raise the profile of the profession in the country.

In Taiwan, Hwa Hsia Institute of Technology continues its close ties with APB in offering housing management training to the local practitioners. The Institute is instrumental in promoting professional housing management and in serving as a solid base for our membership drive in Taiwan.

In collaboration with the Housing Bureau and the Labour Bureau of Macau, the seventh Professional Property Management Practitioners Training Programme was complete. The series of courses have been successful in training more than 200 property management practitioners in Macau.

APB has established high reputation and a solid foundation for our membership drive in China. We will leverage on our existing network to further promote professional housing management in the region.

除了武漢大學，我們還認證了廣州大學的房管課程。我們希望國內大學能相繼推出房管課程以提高房屋管理的專業形象。

在台灣，華夏技術學院繼續與本會保持緊密合作舉辦房管課程訓練當地從業員。該學院現已成為本會在台灣推廣會籍的基地。

在澳門房屋局及勞工局的推動下，第7屆物業管理專業人員培訓課程順利完成。這一系列課程已為澳門培訓了逾200名專業物業管理從業員。

亞太分會在中國已成功建立極高的名聲及堅實的基礎去推廣我會的會籍。展望未來，我們會利用現有的網絡在區內進一步推廣專業房屋管理。

Professional Practice Committee 專業實務委員會



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Mr CHAN Wai Kong, Frankie
Mr NG Mei Chuen, Frederick
Mr CHEUNG Shu Yan, Edmond
Mr LUK Wai Lun, Stanley
Mr NG Kwong Ming, Paul
Ms FAN Chui King, Agnes
Mr CHIU Sin Hung, Bonny
Mr LAM Kin Hung, Patrick
Dr YIP Ngai Ming
Mr LEE Kwong Yiu, Ernest
Mr FUNG Po Kwong, Paul
Mr LIU Wing Tai, Harvey

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廖永泰先生

Our Missions

To promote professional and high quality housing management in Hong Kong and Asia Pacific Region and strengthen the professional image of the Institute:

- To exchange best housing management practices with counterparts in Asian Pacific Region.
- To provide professional comments to various government authorities on housing policy and related issues.
- To promote good housing management by actively participating in government and local community activities.
- To collaborate with relevant professional bodies and other committees of the Institute for organizing workshops and seminars on topics relating to housing management.

Achievements in the Year

In the year of 2011, with the support and enthusiasm of committee members, we maintained an active role on housing professionalism. Through the linkage and participation with relevant housing, academic and professional institutes in the Region, we promoted the continuous development on housing practice in the following different areas.

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：

- 與亞太區同業交流最佳房屋管理實務經驗
- 向政府部門提供有關房屋政策的專業意見
- 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繫推動香港專業房屋管理

年內完成的工作

在各委員支持及熱心工作下，我們能夠在房屋管理專業方面保持活躍參與，透過與各相關房屋組織、團體及專業學會聯繫，我們已不斷發展房屋管理專業領域，年內工作包括以下各點。

- Co-organized with The Hong Kong Institute of Housing, HKAPMC and HMRB, a talk on “Licensing System on Property Management Industry” in January.
- A study tour and visiting the facilities of International Commerce Centre in January.
- Co-organized with The Hong Kong Institute of Housing, invited Mr Colin Cheung, Senior Building Surveyor of Buildings Department, to deliver a forum on “Minor Works Monitoring Scheme” in February.
- To deliver professional views and comments on “Putting in Place a Regulatory Framework for Property Management Industry” to Home Affairs Department in March.
- Participated the Focus Group Meeting for the “Public Engagement on Climate Change and related Issued”, organized by Council for Sustainable Development in May.
- Co-organized with The Hong Kong Institute of Housing, invited Mr. Allen Chan, Mr K K Fan and Mr Edwin Lee from China Light & Power Hong Kong Ltd to deliver a talk on “How to Upgrade Power Supply in Existing Buildings and EV Charging Development in Car Parks of Hong Kong” in May.
- A technical visit to Headquarter & Control Centre of Otis Elevator Company (HK) Ltd in June.
- Organized a talk on “Recognition of Prior Learning Mechanism under the Qualifications Framework on Property Management Industry” with the speaker from Secretariat of Qualifications Framework and RPL unit of VTC in September.
- To deliver professional views and comments on “Restriction of Sale of Energy Inefficient Incandescent Light Bulbs” to Environment Bureau in November.
- Co-organized with The Hong Kong Institute of Housing, a talk on “Combating Climate Change: Energy Saving and Carbon Emission Reduction in Buildings” in December with speaker Dr Winnie Law from the Kadoorie Institute of the University of Hong Kong.
- 在1月與香港房屋經理學會、香港物業管理公司協會及房屋經理註冊管理局合辦有關「物業管理發牌制度」研討會。
- 在1月參觀環球貿易廣場的各項設施。
- 在2月與香港房屋經理學會合辦並由屋宇署高級建築測量師鄭恆安先生擔任主講嘉賓有關「小型工程計劃」的論壇。
- 在3月向民政事務總署遞交有關「設立物業管理行業的規管架構」的公眾諮詢回應文件。
- 在5月參與由可持續發展委員會舉辦有關「舒緩氣候變化：公共樓宇節能減排開始」的專業團體會議。
- 在5月與香港房屋經理學會合辦有關「電動汽車充電及大廈電力供應提升」演講，主講嘉賓包括中華電力有限公司的代表陳強先生，范錦輝先生及麥健榮先生。
- 在6月參觀奧的斯電梯(香港)有限公司的運行總部及其設施。
- 在9月舉辦有關「物業管理行業資歷架構及過往資歷認可機制」的演講，由資歷架構秘書處及職業訓練局過往資歷認可事務組代表主講。
- 在11月向環境局遞交有關「限制銷售能源效益較低的鎢絲燈泡」的公眾諮詢回應文件。
- 在12月舉辦有關「舒緩氣候變化：從樓宇節能減排開始」的簡介諮詢會，主講嘉賓是香港大學嘉道理研究所羅惠儀博士。

Publications Committee

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Missions

- To consolidate and enhance our professional status via propaganda
- Disseminate best management practice to Asian Pacific Region
- To propagate our Institute's 45th Anniversary celebration via promotional materials
- Promote more readership of e-publications and try to dispatch e-copies to all members in order to environmental protection
- Liaise with members/partners in the Asian Pacific Region via Housing Express

工作目標

- 透過宣傳活動以鞏固及加強亞太分會之專業化地位
- 推廣及宣傳卓越房屋管理經驗於亞太區
- 透過宣傳及推廣活動／刊物以宣傳學會四十五周年慶典
- 為支持並配合全球環保趨勢，致力向會員推廣亞太分會電子刊物
- 透過房管專訊刊物以加強亞太地區會員及伙伴之聯繫

Achievements in the Year

- The theme of Housing Express of June 2011 focuses on “Professional Housing management — Trend & Challenge in Asia Pacific”, some relevant Professional practitioners from various Countries or Cities within Asia Pacific Region (incl. Mainland China, Taiwan, Macau and Hong Kong etc.) were invited to introduce their Countries’ or Regions’ current housing management development.
- Some legal experts were also invited to express their views on new established Laws within the year 2011 in Hong Kong, such as the statutory minimum wage and the coming establishment of a regulatory framework (A mandatory licensing system) of the property management industry in Hong Kong so as to enhance our members a better understanding of relevant legislation.
- The Publications Committee also took the responsibility of producing this 2011 year book with propagated APB’s 45th Anniversary celebration.
- In order to strengthen the APB’s 45th Anniversary celebration, all past chairpersons of APB had been invited to give their suggestions on APB’s future development.
- Several issues of e-Housing Express had been issued & published in this year.

年內完成工作

- 二零一一年六月份之房管專訊以「亞太區專業房屋管理 — 趨勢及挑戰」為題，並特別邀請亞太區(包括：中國、台灣、澳門及香港本地等)之學者及專家撰寫專題文章介紹該地區之房管專業化發展及前景。
- 就香港特區於二零一一年內生效之相關法例，例如：最低工資條例及未來物業管理公司註冊及發牌制度等邀請相關法律界專家發表意見及分析以給予會員加深了解相關法例。
- 刊物委員會亦於年內出版二零一一年年報(包括亞太分會四十五周年慶典宣傳及亞太分會相關之宣傳品。)
- 為加強亞太分會四十五周年之慶祝，特邀請歷屆主席為亞太分會未來發展給予保貴之意見。
- 年內已出版數期之房屋專訊電子版以供會友瀏覽。



Speeches at
APB Annual Dinner
聯合晚宴演辭

CIH Presidential Message for APB 45th Anniversary 英國特許房屋經理學會會長給亞太分會 45 周年賀詞



I am delighted to acknowledge the 45th Anniversary of the Asian Pacific Branch of CIH. It is a wonderful achievement to reach such a milestone and I would like to pay tribute to each and every member of the Executive Committee, both past and present, for their hard work and dedication to our organisation.

I would also like to acknowledge the professionalism and commitment to the housing sector shown by all CIH members in the region. The professional values that you embrace and the effort and determination that you put into your work inspire us all and your efforts lead directly to improved living conditions for countless individuals.

Thanks to the work of all CIH members in the region the organisation has a strong and influential voice and is widely respected across the sector.

Links between the Asian Pacific Branch and the membership of the CIH in the United Kingdom continue to remain strong, and I know that links with housing professionals elsewhere in the world are also being actively developed by the Executive Committee.

As President I offer my sincere thanks and congratulations to everyone involved with the Asian Pacific Branch.

Helen Collins
President 2011

Past Chairman's Congratulatory Message with Expectation to our Institute 過往主席對學會的祝賀及期望

我對於本會歷屆主席及執委會經45年的共同努力，在亞太地區推動專業物業管理的成就，感到十分鼓舞。

為配合將來可持續發展的方向，本會應繼續在亞太區的物業管理，提供與時並進的專業知識及技術，以培育更多年青的專業經理，並推廣環保意識及建立綠色社區。本會亦可以考慮多利用我們中西合璧的優勢，以翻譯文章及中文寫作引進創新的思維，加強在中、港、澳、台等大中華文化圈內的專業化推展工作。

關仕明

★
★
★
★
45th CIHAPB Anniversary

Being the Chairman of the Branch in the turn of the century (1999 to 2001), I am looking forward to a more leading role played by the Branch in promoting professional housing management in the region in this Pacific Century riding on the solid foundation laid by various Chairpersons together with the support of their Committee members as well as the forthcoming effort of future Chairpersons and Committee members.

Jimmy Mak

We are glad that CIH APB is promoting the professionalism of housing management across the Asian Pacific countries and cities. We are not only helping to upgrade the value of the asset of our customers but also providing them with harmonious and healthy living environment. The development of the profession rests in our hands. Let us work hard to bring it to new heights.

Joesph Lee

Speech of Mr Shih Wing Ching, JP, Founder of Centaline Group, to The Joint Annual Dinner 中原地产創辦人施永青太平紳士於聯合周年晚宴致辭

各位房屋經理，嘉賓：

今天與各位分享近日特首的施政報告內容對於房土地產市場的影響。今年施政報告最大轉變為政府恢復興建居屋。興建居屋之理念是為了解決市民住屋問題。對於復建居屋概念會產生之變化，在施政報告當中並未有清楚交代。

於早年政府公布興建居屋政策以每年8萬5仟伙之數量推出後，房地產市場氣氛蕭條，當時政府亦已有很明確的取態在房地產買賣市場上不再扮演任何角色，只是興建廉價公屋解決市民住屋問題。對於香港的高地價環境，房屋問題亦反映民生問題；市民以有限之入息不能承擔高昂私人市場租金。由於高地價環境是不可一下子改變的，市民無法負擔私人市場租金，那政府便有責任興建公屋，以較低租金之樓房給市民租住以解決民生問題；但出售居屋乃牽涉到投資，政府並沒有責任協助市民投資。

原先我是反對興建居屋，因政府沒有責任去幫助市民擁有資產；如果政府提供方式讓市民容易置業，但基於物業資產價格會因應不同之市場環境隨時轉變，如樓價下跌，市民就會埋怨政府。事實上政府曾就上述之建屋概念，在彭定康時代曾經實施夾屋政策，為社會夾心階層人士提供自置居所機會；據了解，沒有市民於夾屋政策上獲得真正受惠。同樣，政府投放頗多公帑及資源於居屋政策上為夾心階層人士提出自置居所機會，但市民卻未能享有預期之利益。

須知物業價值會因應市場情況改變，故投資物業的風險責任應該由投資者自行承擔。但因香港確有貧富懸殊的問題，有人擁有物業資產，但亦有大部分人沒有。沒有物業的市民只靠每月工作之有收入扣除正常開支後的儲蓄以作為置業資本，但要達到置業目標的路程卻需要很長的時間。對於已擁有物業資產的業主們，除了工作上之入息外還可以獲得資產增值所獲取的資產性收入。對此，就連中央領導人在報告裏也提及「要讓人民有資產性的收入」。人民享有資產性收入，減少對政府依賴方能造就一個富強的社會。

貧富懸殊的問題會令市民對社會產生怨氣。為了加強社會和諧，香港政府便實行房屋政策讓更多市民自置物業；因此，我接受政府在某程度上協助市民置業。

回顧過去，政府推出居屋政策會考慮市民的經濟能力調整居屋售價及折扣優惠，好讓市民置業後有能力供款。居屋業主擁有全部居住權，但只擁有部份業權；業主將物業出售時需要補地價歸還政府。居屋業主於物業升值後出售，其所得之利潤只佔物業升值後市值差額之部份。

早期居屋以資產升值計算補地價的金額相對很高，所以很少市民願意補地價而出售其所擁有之物業，故居屋之交易在市場上流通性偏低。為了增加流通性，政府其後作出修訂以居屋之出售價計算補地價，情況像政府借錢給市民置業；即於轉售物業時如樓價升值，市民便不用補地價；這樣的話，處於樓價下滑之情況，物業價格貶值，市民還是需要支付按較高的買入價計算出的補地價金額，那時候的社會定必有反對聲音。

在一個電視節目上，我曾就上述出售居屋補地價問題訪問特首；當時特首之回應表示於樓價下跌時，補地價的金額可算便宜點。如此回應反映政府出售居屋的概念等同輸打贏要，而實際對有關政策之概念還未清晰。按照現有政策，若是當作政府提供借貸優惠給市民置業，會引出優惠利率須如何釐定等問題。但現在處於銀行利息偏低之環境，政府仍能夠調低之空間已沒太多；此外，市場上居屋數量供應有限，有待政府於數年後完成現時興建中的居屋工程項目後方能供應市場需求。若提供借貸優惠政策，以現時私人樓宇供應，政府同樣亦可提供借貸優惠予市民購置私人樓宇。對此，我認為政府提供借貸優惠政策的幫助不大。

對於有政客發表言論表示政府未來會幫助市民置業，政客公言為市民爭取權益，例如增加居屋實用面積、提高樓宇素質包裝得更好及提升入息上限以達致「人人有份」等。此等方案於實際上不能達到確保物業之升值能力。現時申請購買居屋之入息上限為1.6萬至3萬元，而置安心計劃之入息上限則為4萬元；實際上超逾七成符合入息資格家庭均寄望政府協助購置居屋。若市民可購置居屋之機會增加，私人物業市場規模便會收窄。屆時，除了政府令私人市場的買家減少外，還有其他政治因素之影響下，香港物業樓價於長遠亦會相應受壓。因為有不少政客會吹捧增加興建公屋和居屋數量，從而增加民意認受性。

我認為未來特首應該帶領香港人轉型成功，造就高增值行業與社會一起進步，在世界上佔有一定競爭力之席位。好的特首應減低依賴政府的基層市民數目，香港才能有更美好的將來。



Best Dissertation Awards

最佳碩士論文獎

A Study on Efficiency of Open Space Utilization in Private Development

Mr WU Ho Fung, Eric

Master of Housing Management
The University of Hong Kong



HKU — Department of Urban Planning and Design
Mr Wu Ho Fung, Eric (胡浩峰)

1. Introduction

In this thesis, it investigates the efficiency of utilizations of public open space within private development (“POSPD”). Public open space plays an important role for cityscape, as well as provides places for public life for citizen.

The subject efficiency is studied in three dimensions: policy, management and spatial quality. In policy dimension, the policy is systematically illustrated from different government sources and documents, and compared and analyzed in view of overseas experiences; in management dimensions, it identifies the critical aspects in management in legal basis, spaces by-law and rules as well as permission for activities; in space quality dimensions, a quality scoring measure is developed to assess the quality of POSPD. The efficient utilization of POSPD, measured in terms of number of patrons, is analyzed in correlation with such quality scores, in search of the quality scores of high significance to the popularity of POSPD.

The findings revealed that, in policy dimension, POSPD lacks adequate regulations in the space design, construction, operation and modification; in management dimension, the legal basis for private owners to set management rules for POSPD is inadequate; the procedure for activities permission is not clear delineated and the vetting process is not efficient; in quality space dimension, it is found that the below quality criteria are critical to efficient utilization of POSPD: 1) space relation to the surrounding neighborhood; 2) social activities inside spaces; 3) Internal design and external enclosure of the space.

By the above research, certain policy recommendation has been made. A highly efficient utilization of POSPD requires involvement of government, private owners and space builders. First, the POSPD policy shall be further reviewed to provide a framework regulating the space design, operation and enforcement of POSPD; second, builders may focus on certain criteria with high level of significance; third, a clear and efficient guideline vetting procedure for activities/amenities inside POSPD. The above measures are considered to clearly delineate the grey area in procedures and contribute towards a higher quality space provision.

2. Literature Review

In literature review, the schools of thought in traditional architecture and design in open plaza and urban planning theories form the basis of discussion. In particular, Camillo Site (1889), Unwin Raymond in traditional era, Jane Jacobs (1961) and William Whyte (1980) in modern era are reviewed in particular. From an urban planning perspective, from a macro point of view, Jane Jacobs looks from a wider angle from urban planning as a whole. Her discourse based on importance role of streets to flourish the diverse social life in the context in a city.

Successful open spaces are those used by people extensively and influential to social life in the district. Apart from design, accessibility and management, more important is the diverse use of the space and nearby facility support including retails, restaurants, etc.

From a micro view, While William Whyte looks on more detail perspectives of space. From the design and management, successful attributes include seating, visual permeability and comfort of entrance, natural elements such as sun light, fountains, and attractive support of retail facilities. The approach and methodology of above two scholars are important reference of this paper.

From a design point of view, traditional architects mentioned several qualities that form a successful open space. They are artistic beauty (Camillo Sitte, 1889, Unwin Raymond, 1909, Paul Zucker, 1595), location and accessibility (Marcus and Francis, 1990), relation with surrounding (Marcus and Francis, 1990; Jane Jacobs, 1961), socialability (Marcus and Francis, 1990; Jane Jacobs, 1961), natural and artificial elements (Marcus and Francis, 1990; William Whyte, 1980) and retail and food facilities (William Whyte, 1980).

By the above review, it is intended to form assessment criteria for successful open space on the basis of above works of architects and urban planners, and facilitate the discussion in later chapters.

3. Methodology

The research involves three main objectives:

1. to map out the overall conditions of POSPD;
2. to analyze the quality and performance of POSPD;
3. to discuss if the PSOPS is an efficient option for space provision

To achieve the above objective, the research methodology is designed to collect the necessary data for the studies. The research design involves both qualitative and quantitative approach.

In qualitative approach, literature and policy papers concerning both local and overseas POSPD policy and management are reviewed, so as to form a comprehensive picture on policy in this aspect, and analyze its utility in light of overseas experiences. Case study and field research are conducted to collect the data for analysis.

In quantitative approach, the research design aims at collecting demographic and site data for an empirical research. The steps for such research design are as the following:

1. Site data from field study
2. Morphological data from site plans
3. Patronage and spatial data
4. Demographic and property data in the vicinity of the space
5. Assessing different attributes of sample spaces
6. Correlating the data between space attributes, patronage, demography and property data in the vicinity of samples space
7. Observation and reference to established theoretical framework

In connection to above, the study is conducted in three research methods: Morphological Mapping, Patronage Mapping and Grading of Open Space. Site visit is the main method to collection information. In prior to each site visit, locations plans are prepared to map out the morphological setting of each space, including its connectivity

to the surrounding, its surrounding diversity and facilities; At each site visit, the visitors features and open space are mapped out and graded. By these methods, the information required can be collected for further analysis. For ease of reference, the procedures of data collection in listed at below chart:

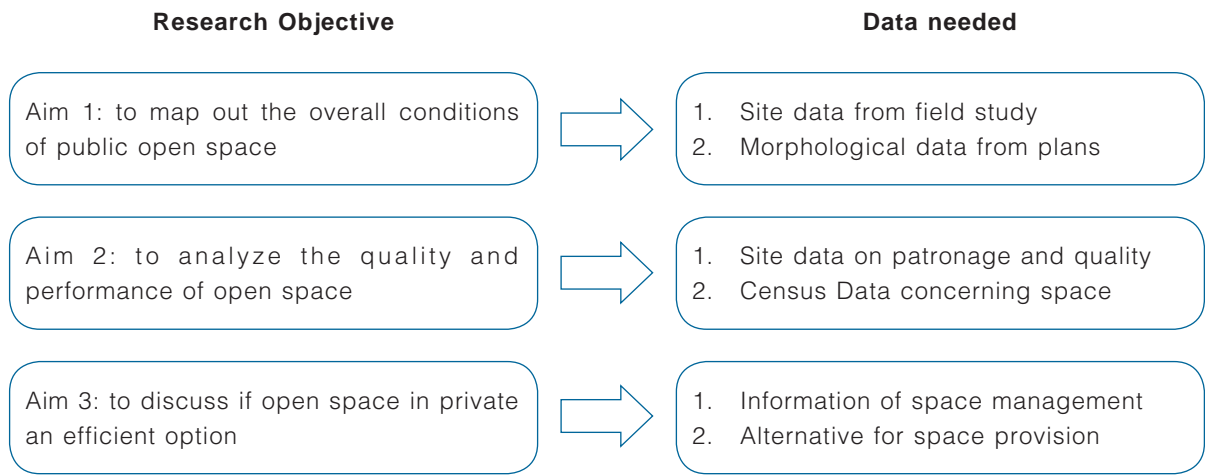


Table 1: Flow chart for aims and data needed for studies

The final grade of each space is adopted to correlate different characteristics of the space. The purpose of correlation analysis is to find out which factors are influential in the utilization of space.

As mentioned in paragraph 3.5.1, the spaces are classified according to the characteristics. These

characteristics are compared with the space grading and patronage details, in search of any correlation between the two. In this analysis, it is aimed to search for the dependent variable affecting the performance of open space by the independent variable, listed as below chart for easy reference.

4. Policy Dimension of Public Open Space within Private Development

In this chapter, the policies for policy open space within private development (“POSPD”) are briefly introduced. It aims to provide a brief picture of provision of public open space within private development through the history of incentive zoning and its particular adoption to local context in policy dimension.

Policy dimension analysis will be divided into 3 parts. First, it reviewed and examined the policy experience of incentive zoning in New York; second, it reviewed and analyzed how the incentive zoning policy has been adopted in the local context in Hong Kong; third, it analyzed the policy shift in provision of public open space within private development since a series of public open space controversy

It was found that POSPD policy in Hong Kong is an adaption from Incentive Zoning Policy originated from New York at the early of last century. It intends to mobilize the space within private development for public use, due to certain constraint that land resource is not sufficient to mobilize for public space purpose, as well as a better integration with existing private development as a planning gain to the public. The developers, after fulfilling relevant administrative vetting procedure, were certified to fulfill planning requirement and enjoyed bonus GFA or concession as a return for its provision of public space.

Incentive Zoning was further tailored in the context of Hong Kong. Instead of giving incentives for developers to provide public space, the administration incorporates its planning requirements for space provision and translated them into lease condition. Only the Areas within Private Properties Dedicated for Public Use” is capable for bonus GFA or permission under Cap 123 (F), Section 22. The space mainly includes buildings setback for street widening and public passage. A restraint over space provision by POSPD after controversy arisen in 2008 and guidelines established in regard of design and management presents a policy shift in its policy.

There is no doubt that POSPD is deemed a critical component of space provision in urban fabrics. POSPD policy in Hong Kong, in reflection of New York experience, however is lack of complete, clear and well delineated procedures.

By comparing the policy between Hong Kong and New York, Hong Kong POSPD policy lacks a clear and adequate policy regulating the space construction, operation, as well as empowering on enforcement. Within POSPD framework it lacks flexible modification arrangement as operating in New York policy. In case of Hong Kong, it generally lacks the procedure for such modification. The result is, the space design and operation cannot keep pace with the change of surrounding and unleash its full functionality and works efficiently accordingly, nor, worse still, remedy the design problems arisen from its space location inseparable from residential block giving rise to privacy and security concern. The inflexibility constrains efficiency of utilization and remedy of latent problem due to space design.

To conclude, in policy dimension, the utilization of POSPD in Hong Kong is not efficient. As the interests of builders and private owners need not be in line with the members of the public, in lack

of effective regulation on several key aspects such as spatial design, construction, operation, modification as well as enforcement, the space cannot fully utilized to suits the recreational needs of citizen. A more concrete policy framework of the above space provision will foster the efficiency utilization.

5. Public Open Space in Management Dimension

In this chapter, efficiency in Public Open Space utilization is analyzed from dimension of management. Following the policy discussion in chapter 4, it aims to study the empirical observation of space operation.

As mentioned in chapter 4, administration implemented the Public Open Space within Private Development Design and Management Guideline, with effective from 14 February 2011. The guideline has covered 3 main aspects of POSPD management: first, contractual obligation to provide space to public and continuous management and maintenance responsibility; second, classification of permissible activities and relevant vetting procedure; third, operation details of POSPD. The empirical observation is conducted with reference to the above aspects mentioned by the guideline.

In this chapter, it aims to review the legal basis for POSPD management, as well as the how its management and uses are affected by different arrangements. It is studied in 4 key dimensions: legal basis and enforcement, by laws and rules, management mode and permission mechanism for activities/ amenities in POSPD, in combination with the experience of New York, which has an experience of privately owned public space of a century by extensive application of Incentive Zoning.

The legal basis for effective POSPD management, which foundation is stipulated expressly in provision of Government Lease/Government Grant, are brief and vague on the delineation of rights and obligation, powers and responsibilities, on both parts of private owners/ managers and public users. Under this ambiguity and vagueness in delineation of rights and obligation, the legal foundation for setting by laws and rules for POSPD by private owners are questionable.

Another dimension into the characteristic of POSPD management is its differentiation of those from POS ran by government. In both spaces, the ordinance Cap 132 BC by government and by-laws and rules by private owners shares the common clauses of “use restriction” for public users in majority of provisions; yet due to the different roles between the two, their execution is substantially different. Certain clauses reflect the owners’ high alertness on legal compliance and management issues.

Permission mechanism is another significant dimension to enhance the POSPD use. It has been more common in New York privately owner public space than in Hong Kong POSPD to have community and commercial activities and amenities. The reasons behind is the lack of a broad legal framework and a series of legal modification actions that support to integrate the vetting procedures of different departments and community boards. This integration is also significant as it makes the application more clear and foreseeable. In the case of Hong Kong, lack of such clear application procedure and vague delineation between public and private realm give rise to grey area for unauthorized commercial amenities. For remedy, despite of the administration effort to delineate the permission procedure, the recently established guideline is inefficient to establish clear and foreseeable permission procedures for such provision. The applications often results

In view of above three dimensions, the legal basis (in case of Government Lease/Grant) is ambiguity and inadequate to empower management of space, and the procedures for activities amenities permission is not clearly defined, leads to inefficient utilizations of public space. Nevertheless, it is argued that in private space private owners and management companies over manage the space and restrict the public use and enjoyment. After the above analysis, it is found that the rules between the government and private sector share similarity in lot of area, and by rules it could not conclude the use and enjoyment are being seriously affected.

6. Public Open Space in Quality Dimension

In this chapter, it intends to map out the utilization of POSPD in space design aspects. It attempts the map out the significant attributes that contributes to successful POSPD.

The POSPD are classified by its use (as residential spaces, shopping arcade spaces, and office spaces), and by its spatial types (as plaza spaces, courtyard spaces, public green spaces, promenade spaces as well as pocket spaces), as the basic analytical unit.

The mapping out study involves the methodology of scoring and correlation analysis. A measure of successful attributes, as summarized by typical schools of thought in this field, contains 6 aspects and 20 criteria. First, each space is measured of its quality score accordingly; second, the scores are measured of its significance in relation to utilization of space, through correlation analysis with its patrons.

After the correlation analysis between the spatial quality and patronage of sampled spaces, it is found that the spatial relation with the surrounding and socialability remain the critical aspect to the space success. While certain spatial attributes this is considered important in traditional architecture shows insignificant correlation in the empirical research.

Case studies on typical open spaces are selected to illustrate the conclusion on the empirical data research. Contrary to the emphasized importance of permeability in traditional school of thought in architecture, this attribute has insignificant to negative correlation in the context of Hong Kong. In case study, it is illustrated that the prevailing by-street pedestrian walkway system — concourse and skyway system — replace the function of street. Most Central Business District and urban area are even impermeable — this once again proves the importance of space relation to the surrounding to its success.

The above empirical research reflects the inadequacy in the established guideline on POSPD. The guideline misses the important dimension of space quality “relation with surrounding”, and though the guideline attempts to promote community/commercial activities inside the space, it ignores the building design that sustains social activities, such as enclosure, centering and linkage and quality of sitting area provision.

7. Discussion and Conclusion

The aim of this thesis is to map out the factors that affect the efficiency utilization of POSPD. The study is conducted in 3 aspects that shape efficient utilization of POSPD: policy, management and quality. The thesis makes reference to “Public Open Space in Private Developments Design and Management Guidelines” (Development Bureau, HKSAR, 2011) as the framework of reference to the study of efficiency of POSPD in Hong Kong.

Generally, it is concluded that currently POSPD in Hong Kong has very large room of improvement for further fostering in efficient utilization. In particular, the major findings have already been covered at the summary of each chapter. In this chapter, upon the basis of the above findings, it attempts to propose recommendation for further enhancing the public open space utilization and future policy making.

With reference to above summary of highly correlated criteria to popular space, strategy to enliven POSPD can be developed for spaces of different spatial types according to their varying correlation.

The low correlation of permeability for space popularity has far reaching implication in the studies of urban environment design. The low significance of permeability for space popularity implies the fading functions of street. Instead, off-street urban fabrics, such as underground system and skyway networks, are taking more significance role. Opposite to the traditional view points, public spaces need not to be built at ground level adjacent to street, but podium-located public space can also be highly utilized.

Instead of permeability, integration of different spatial spaces is a more critical quality: through blocks arcade and pedestrian walkways, pedestrian networks formed by skyways and undergrounds, smooth spatial transition between indoor atrium and outdoor piazza, etc, become more important aspect in space design. This context is especially relevant to POSPD, due to its nature with high integration with private development.

Public space within private development is an adoption of Incentive Zoning Policy from New York. It aims to provide public open space by private owners, with well intention to allow higher flexibility and integration with surrounding development, finally reaping into planning gains for public. Yet seen as extra amenities for public, private open space has its social cost to the public. The extra built floor area results in extra loading on transportation and congestion, higher demand on municipal services, loss of ventilation, sunlight and wind due to high floor height and bulk size (William Whyte, 1988; Kayden, 2000).

Inefficient utilization of POSPD leads to extra social cost. Bonus SC/GFA in exchange for public space (under Building Ordinance Cap 123) may increase the development density of urban fabrics, generating urban environment issues. As per the investigation in this thesis, the utilization of POSPD has further room to improve for its efficiency. An efficient space involves the joint effort of government, private owners as well as builders. In combination, the public may enjoy high quality of space.

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A Study of Environmental Protection Practices in Hong Kong Properties

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environmental protection to their customers. The main objective of the study is to enhance the popularity of launching environmental protection practices in Hong Kong properties. Factors that influence the willingness of public to perform environmental protection practices and several reasons in relation to the degree of environmental protection attitude of the property owners will be explored in this study.

Although it has been demonstrated that “Environmental Protection” practices generates financial benefits, the respond of public is not satisfactory in Hong Kong. What is the major reason that owners of Hong Kong properties are not interested in “Environmental Protection”? How can the HKSAR Government and property managers in Hong Kong overcome such obstacles and cooperate with the owners to take part in “Environmental Protection”? This study will investigate the relationship between property owners and environmental protection practices.

Introduction

Environmental protection is highly promoted and is an emerging trend in many countries including Hong Kong. It is a significant practice in improving Hong Kong environment and for financial benefits. It is worth for the landlords or property management companies to help promoting

Literature Review

Environmental protection practices can be regarded as a kind of public goods. According to Ostrom et al (1994) and Hindriks and Myles (2006), goods and services can be categorized as Public Goods, Common Pool Resources, Toll/ Club Goods and Private Goods.

Categories of goods and services

Excludability	Subtractability	
	Low	High
Difficult	Public Goods	Common Pool Resources
Easy	Toll/Club Goods	Private Goods

For Samuelson (1954), the consumption of public goods by an individual would not affect the consumption of others and it is not possible to exclude the consuming of such goods by others. Problems of free-riders are created in the production of public goods, known as (Olson 1965). The collective action dilemma phenomenon exists because no one is willing to contribute at an equilibrium level. The provision of public goods is affected by human behaviour involving collective actions.

Collective actions can be further divided into three levels. They are individual, organization and neighborhood and can be studied from social or economic perspectives. At the individual level, people will engage in environmental action to “save the earth” when they have a certain “quality of life” that they are able to engage in sustainable practices (Mark Bhatti & Andrew Dixon, 2003). The ability to alleviate, mitigate or even escape from ecological deterioration is dependent on how much income we have, where we live, which social class we belong to and whether we suffer discrimination in other areas of our lives.

At the organizational level, Ostrom suggested that different actors play different roles and different objectives in the development process (Ostrom, 1986, p. 463). Interdependency between the actors in the process is important. Elias (1971) describes dependency as a fundamental aspect of human interaction and dependency relations, such as Economic, Juridical and Communicative Dependency, between persons as the counteraction of power relations. The dependency and power relations influence the negotiations and in consequence the residential environment. We assume that the residential environment is affected by the amount of money available, the division of this money and the division of the power in the development process (See Goverde, 1987; Dekker et al., 1992; van Damme and Verdaas, 1996).

At the neighborhood level, Jencks & Mayers (1990) Jencks & Mayer (1990) argued that the literature was characterized by three distinct models: ‘epidemic’ or ‘contagion’ model, ‘collective socialisation’, and ‘institutional’ model (Jencks & Mayer, 1990, p. 115). In addition, communitarianism (Etzioni, 2004) is an ideology with strong moral overtones, emphasizing the collective responsibilities of citizens, as opposed to their rights. Hence, rather than imposing fines for social problems such as litter, it is more effective to rely on peer pressure and social disapproval as a discouragement, aiming to reach a point where behavior becomes a self-sustaining personal norm (Halpern & Bates, 2004, p5). This process of responsabilization (Flint, J. 2006) in housing practice has a wider significance, serving to construct new forms of citizenship that may empower some subject transgressive groups to a greater variety of sanctions and disciplinary mechanisms.

Solution to Collective Actions

Allocation of cost and benefit from public/common level to personal/individual level can be treated as a solution to the dilemma. Positive incentives have been created that makes benefit is bigger than cost after cost and benefit allocation.

Besides the production of small group of dedicated and resourceful individual who contribute most the cost of such action according to the critical mass theory (Oliver et al 1985), Incorporated Owners (I.O.) and Owners Committee (O.C.) is an example of the existence of critical mass that can contribute to the collective action. The owners would be benefit more from the collective good in condition with the more heterogeneous the group is. According to Bengtsson, it is a group of agents to make others co-operate by promises of rewards or threats of punishment. (Bengtsson 2001, p.184) People can be motivated by the selective incentives. In order to encourage the public to participate in

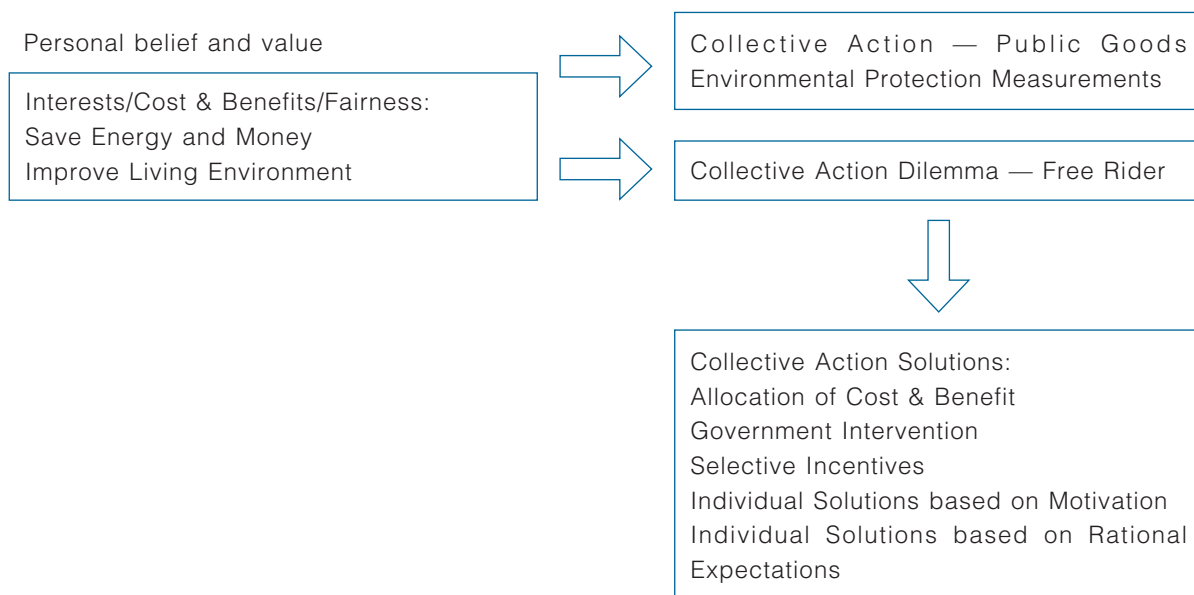
environmental protection schemes, the award or punishment can be implemented by the government. In addition, The solution to collective action would be explained by the theory of changing the simple prisoners' dilemma games to assurance game. As suggested by Bengtsson (1998), people will change the policy to reach stable equilibrium that cooperation will eventually be generated. People hope to get the best payoff by knowing the others will cooperate through the exchange of information.

Conceptual Framework

In this study, public participation is conceptualised as solution to the collective action problem that helps promoting environment protection practices. The reasons, process and solutions can cause impact on motivating people to launch and participate in environmental protection practices.

The analytical framework of this study is illustrated as follows:

Framework of public participation in environmental protection practice



Research Findings, Data Analysis and Discussion

With the aim of observing the comprehensive and complicated reasons and beliefs behind of environmental protection behaviors and practices, hypothesis are tested by setting related questions in in-depth interview and questionnaire survey. The main aim for the in-depth interview and questionnaire survey is to investigate the validity of the categories as listed below to support the conceptual framework and explore any invisible or interesting factors that influence the willingness to performance environmental protection practices.

In-depth interview had been conducted with six interviewees who were playing important roles in their developments. They included the Chairman of I.O. of HOS; the Representatives from the Landlord of shopping centre and commercial building; the I.O. members of private housing estate; the Vice-chairman of I.O. of private single-unit building; and the Representative from the developer. In addition, survey was conducted through sending the questionnaires to the management staff of property management companies from different types of properties in Hong Kong. The response rate was around 70%. Data is analyzed by statistical tool to test the hypothesis.

For the purpose of analyzing the factors that affect the willingness to perform in environmental protection practices. The in-depth interview is mainly divided into the following main categories:

1. Investigation of personal background;
2. Discussions on views regarding environmental protection in Hong Kong;

3. Factors that affect the involvement in environmental protection practices;
4. Intervention by HKSAR Government;
5. Difference between personal perceptions and general views;
6. Outcomes of environmental protection practices within the developments; and
7. Other opinions regarding environmental protection practices.

Data Analysis and Discussion

After conducting both in-depth interview and questionnaire survey, the factors related to the problem can be categorized into the following seven aspects:

1. Demographic factors;
2. Neighborhood relationship;
3. Availability of financial incentives;
4. Sense of ownership;
5. Cost-benefit reallocation;
6. Involvement of the I.O./O.C.; and
7. Provision of information

Demographic Factors

Small families are the main stream in Hong Kong with working couples. Data from the Census and Statistics Department in 2008 show that the average household size was 3.0 and it is predicted to further decrease to 2.7 in 2036. In 2008, one fourth of households had only two members, whereas only 14% of households had five or more members. It is no uncommon to hire domestic helpers to take care of the household, in 2009, around 259,000 foreign domestic helpers had been working in Hong Kong.

Small families with working couples and the existence of large number of domestic helpers hinder the implementation of environmental protection in Hong Kong. When sharing with us the unsatisfactory outcome in pilot scheme of “Separation of Domestic Waste at source”, the Chairman of I.O. of HOS mentioned that “Young couples living here normally go out for work and therefore paying little effort on environmental protection”, he also expressed that “We cannot ensure that the helpers will help the owners to separate the domestic waste”.

It is observed that a busy-working life results in the overlooking of environmental protection. Their sensitive level on environmental protection is very low especially for the groups which normally stay at home i.e. domestic helpers. These all hinder the implementation of environmental protection measures in Hong Kong.

Neighborhood Relationship

Neighborhood relationship can affect the willingness to participate in environmental protection practices in household level. The Vice-chairman of I.O. of private single-unit building mentioned that the close relationship between neighborhood and management staff could enhance the promotion of environmental protection. He thought that the security staff and cleansing staff helped a lot in promoting environmental protection.

In addition, pressure will be increased if the neighborhoods show support to the environmental protection and to push particular developments to perform environmental protection practices. The Chairman of I.O. of HOS said that “Funding schemes related to separation in domestic waste and energy-saving are highly welcomed by residential properties in Hong Kong”. Neighborhood relationship is an important factor to promote environmental protection. Residential buildings are more or less influenced by other developments nearby.

Availability of financial incentives

When discussing the obstacles and hurdles in launching environmental protection practices in Hong Kong, the Representatives from the Landlord of commercial building mentioned that the amount to be invested and the money available are main concerns when decision on the investment proposal related to environmental protection is made.

Financial incentive is a factor that influences the decision on investment related to environmental protection scheme. Subsidies from the government is one good incentive. This acts as an important selective incentive to the solutions to the collective action which helps to reduce the financial burden of citizens. From the interviewees’ point of view, positive incentive is a good catalyst for promoting environmental protection in Hong Kong.

Sense of Ownership

Owners are more likely to perform environmental protection practices than tenants as no direct benefits for tenants to perform such practices. While exploring the obstacles and hurdles in launching environmental protection practices in Hong Kong, the Representatives from the Landlord of commercial building mentioned that “Most of the tenants mainly concentrate on their own business”. The Chairman of I.O. of HOS also shared similar point of view. Tenants concern more on the rent level and its own business while speculators focus more on the value of the developments. As a result, people do not have incentive to produce public goods as the non-excludability of the goods makes the marginal cost of production zero and non-excludability makes the supplier goods difficult to compensate the cost of production. Hence, free rider problem created as mentioned in the literature review.

Cost-Benefit Reallocation

Cost-Benefit reallocation is a major factor that alters the overall performance of environmental protection in Hong Kong. Incentives are typically used in shifting costs or benefits to the citizens. Most of the interviewees shared same point of view regarding this issue. The best evidence can be shown by the Chairman of I.O. of HOS. He expressed that “Environmental protection activities were very successful and welcomed by residents if material incentives like souvenirs would be

provided”. He argued that “Shifting of cost to the citizens can result in a more immediately effect on environmental protection measures, instead of education and promotion”, and “The most effective way to promote environmental protection practices is to shift the cost of performing it to the citizens, and through the means of legislation”. The Representatives from the Landlord of commercial building also pointed out that “Many Hong Kong people are increasing their awareness in the environmental protection. Yet, very few of them are taking actions in joining the environmental protection practices until the government imposing tax on them”.

Selective incentives can motivate the public to participate in environmental protection. Incentives can be divided into positive and negative incentives, and in the forms of monetary or non-monetary. Positive incentives for launching the environmental protection practices usually refer to subsidies, funding and achievements like positive reputation or image and brand name gained by the parties. Negative incentives normally refer to the taxation or charges that sufficed. Most of the interviewees admitted that negative incentives can cause immediately effect on environmental protection when discussing the issue of levy on plastic bags. People will comply the regulations once money is involved.

It is no doubt that monetary incentives can enhance the willingness of environmental protection practices. Yet, it should be noted that some parties focus more on non-monetary incentives than monetary incentives when making decisions related to environmental protection practices. Companies concern more on the brand name, reputation, image, and achievement more than cost saving. The Representatives from the Landlord of commercial building shared similar point of view by stated that “In competitive business environmental, most of the companies would like to take the social responsibility to increase the reputation and competitive power in the market”. It shows that non-monetary incentives are more important for parties like developers, landlords and I.O./O.C..

More than 80% and 90% of the respondents in our survey believed that both positive and negative incentives are effective in increasing the awareness and participation on environmental protection. Yet special parties like developers, landlords and I.O./O.C. concerned more on the non-monetary incentives. For instance, for developers and landlords, better reputation means more income for their companies or developments which are much greater than the saving from environmental protection practices. For I.O./O.C., better reputation and achievements bring immediate admiration, and sometimes also contribute in extending their career in the local political arena. In order to promote environmental protection, the HKSAR Government should learn from the results and analysis above, better utilize the subsidization schemes, awarding schemes and taxation plans to improve the involvement level in environmental protection of Hong Kong citizens.

Involvement of the I.O./O.C.

I.O./O.C. is an example of the existence of critical mass that can contribute to the collection action. The higher involvement of I.O./O.C. usually results in better performance in environmental protection. IO/OC usually acts as leader and pioneer in making collective decisions and implementing new arrangements within the developments they represent.

From the results obtained in the interview, I.O./O.C. with high involvement in environmental protection normally have better understanding in environmental protection, come across more information regarding environmental protection, more willing to join environmental protection activities and subsidization schemes, holding more environmental protection related activities and hence resulting in better performance in environmental protection.

It is observed from our survey that I.O./O.C. were also more active in initiating environmental protection programs. Although almost 70% of I.O./O.C. supported the implementation of environmental protection practices, only around 35% of I.O./O.C. put the environmental protection issues into I.O./O.C. regular meeting, and around 7% of property set up environmental concern group. The result shows that the enforcement of involving the environmental protection issues in the I.O./O.C. meeting can enhance the implementation of environmental protection measures of Hong Kong.

Provision of Information

Although in quantitative terms, information and education provided by the HKSAR Government regarding environmental protection are perceived to be enough, much more effort should be kept for long term commitment. The Vice-chairman of I.O. of private single-unit building mentioned that “Sometimes posters issued by the government were received, and the topics of these posters mainly focus on encouraging recycling, beware of noise nuisance and keep the environment clean, etc. It makes me feel that the effort paid by the government is not enough”. Both of the participation level in the environmental protection programs of residents and the number of environmental protection programs implemented and residents’ or tenants’ awareness toward environmental protection news/notices are positively dependent on each other.

Summary for Findings

After conducting the research, we discovered that the mentioned seven factors can affect the willingness of performing environmental protection practices in Hong Kong.

The busy lifestyle in Hong Kong discourage the sense of environmental protection, and in-result the sparse of the neighborhood relationship which further depress their enthusiasm of carrying out environmental protection measures. Moreover, the availability of financial incentive is a realistic fact in the study, and the sense of ownership also has significant impact. Cost-benefit reallocation is one of the main factors that motivate or demotivate environmental protection behavior. As a result,

the involvement of the I.O./O.C. and management company seems to be very important as they have the rights and responsibilities to organize and implement the said measures. Last but not least, the provision of information takes an important role in the enhancement of environmental protection measures.

Recommendations and Conclusion

The result of this research reflects that there are seven factors that can affect the willingness of performing environmental protection practices in Hong Kong. Some factors has been mentioned in the previous part of literature review and matched with the conceptual framework. HKSAR Government, landlords, property management companies and I.O./O.C. can play a crucial role in promoting and implementing environmental protection.

According to the critical mass theory (Oliver et al 1985), the production of small group of dedicated and resourceful individual who contribute most the cost of such action. I.O./O.C. is an example of the existence of critical mass that can contribute to the collective action. The findings of survey reflected that higher involvement of I.O./O.C. results in better performance in environmental protection.

Raising public awareness is the first and basic step in promoting environmental protection. Selective incentive is one important means in pushing the public to take action. Both positive and negative incentives should be considered. Subsidy as a kind of positive incentives can be offered to the public to reduce their financial burden though more promotion would surely help. For

the property management companies, positive incentive e.g. providing free gifts to the residents or tenants who joined the recycling programmes is one of the common practices in Hong Kong.

Apart from monetary or tangible incentives, non-monetary and intangible incentives, such as the enhancement of brand name and reputation can also be employed as positive incentive that most of the property management companies highly concerned. Our survey findings suggest that pressure from peers will reinforce community support to environmental protection. Property management companies, which concern for their image and competitiveness, may be more motivated in joining environmental programmes.

In addition, the majority of the survey respondents agreed that taxation is one of the effective methods to motivate the public to participate in environmental protection. The government should consider negative incentives like tax on high power consumption in order to encourage people saving electricity. Government intervention is one method in solving collective action problem.

As most developed countries are paying more attention and initiate prompt action in environmental protections in recent years. Hong Kong should not be lagging behind. The environmental protection performance in Hong Kong properties could be further enhanced by more cooperation efforts of the Government, landlords, property management companies, residents and owners' organizations.

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Membership

會籍

Courses to Membership

學會認證課程

Hong Kong 香港

Institution 院校	Programme 課程	Duration 年期	Completion of Practical Experience Requirements 完成「實務訓練」	Type of Membership (Pre 2012) 會籍類別(舊)	Type of Membership (Post 2012) 會籍類別(新)
School of Professional and Continuing Education (SPACE), The University of Hong Kong 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 入會必須條件	Corporate Member 專業會員	Chartered Member 特許會員
Department of Urban Planning and Design (DUPAD), The University of Hong Kong 香港大學城市規劃及設計系	Master of Housing Management (Professional Stream) 房屋管理碩士(專業課程)	2 years (Part-time) 2年(兼讀)	Compulsory for membership 入會必須條件	Corporate Member 專業會員	Chartered Member 特許會員
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 Member 專業會員	Chartered Member 特許會員
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 Social Sciences with Honours in Administration and Public Management Housing Studies Stream 行政及公共管理榮譽社會科學學士	2 years (Full-time) 2年(全日制)	Compulsory for membership 入會必須條件	Corporate Member 專業會員	Chartered Member 特許會員
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	1 year (Full-time) 2 years (Part-time) 1年(全日制) 2年(兼讀)	Compulsory for membership 入會必須條件	Corporate Member 專業會員	Chartered Member 特許會員

Institution 院校	Programme 課程	Duration 年期	Completion of Practical Experience Requirements 完成「實務訓練」	Type of Membership (Pre 2012) 會籍類別(舊)	Type of Membership (Post 2012) 會籍類別(新)
School of Professional Education and Executive Development (SPEED) 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」或「實務訓練」 (ii) 於畢業後完成二年的在職「實務訓練」	(i) Housing Practitioner (ii) Corporate Member (i) 房屋從業員 (ii) 專業會員	(i) Member (ii) Chartered Member (i) 會員 (ii) 特許會員
School of Continuing & Professional Education (SCOPE), City University of Hong Kong 香港城市大學專業進修學院	Continuing Education Diploma in Property Management 物業管理持續教育文憑	1 year (Part-time) 1 年(兼讀)	Compulsory for membership 入會必須條件	Housing Practitioner 房屋從業員	Member 會員
Hong Kong Institute of Vocational Education — Morrison Hill Vocational Training Council 香港專業教育學院摩理臣山分校	Higher Diploma in Real Estate Management 產業管理高級文憑	3 years (Full-time) 1.5-6 years (Part-time) 3 年(全日制) 1.5-6 年(兼讀)	Compulsory for membership 入會必須條件	Housing Practitioner 房屋從業員	Member 會員
Institute of Professional Education And Knowledge (PEAK), Hong Kong Institute of Vocational Education — Morrison Hill Vocational Training Council 職業訓練局高峯進修學院 — 香港專業教育學院摩理臣山分校	Professional Diploma in Practical Property and Facilities Management 實務物業及設施管理專業文憑	240 hours (Part-time) 240 小時(兼讀)	Compulsory for membership 入會必須條件	Housing Practitioner 房屋從業員	Member 會員

Macau 澳門

Institution	Programme	Duration	Completion of Practical Experience Requirements	Type of Membership (Pre 2012)	Type of Membership (Post 2012)
院校	課程	年期	完成「實務訓練」	會籍類別(舊)	會籍類別(新)
Hong Kong Institute of Vocational Education — Morrison Hill Vocational Training Council 香港專業教育學院摩理臣山分校	Professional Diploma in Property Management for Macao Housing Practitioners 澳門物業管理專業技術人員課程	310 hours — about 7 months 310 小時 — 約 7 個月	Compulsory for membership 入會必須條件	Housing Practitioner 房屋從業員	Member 會員

Mainland China 中國國內

Institution	Programme	Duration	Completion of Practical Experience Requirements	Type of Membership (Pre 2012)	Type of Membership (Post 2012)
院校	課程	年期	完成「實務訓練」	會籍類別(舊)	會籍類別(新)
Department of Management Science and Engineering School of Economics and Management Wuhan University, China 中國武漢大學經濟及管理學院管理科學及工程系	Bachelor in Housing Management Studies 房屋管理學學士	4 years (Full-time) 4 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」或「實務訓練」 (ii) 於畢業後完成二年的在職「實務訓練」	(i) Housing Practitioner (ii) Corporate Member (i) 房屋從業員 (ii) 專業會員	(i) Member (ii) Chartered Member (i) 會員 (ii) 特許會員
Construction Management Department, Guangzhou University, Guangzhou 廣州大學商學院工程管理系	Bachelor of Management 管理學學士	4 years (Full-time) 4 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」或「實務訓練」 (ii) 於畢業後完成二年的在職「實務訓練」	(i) Housing Practitioner (ii) Corporate Member (i) 房屋從業員 (ii) 專業會員	(i) Member (ii) Chartered Member (i) 會員 (ii) 特許會員

Institution	Programme	Duration	Completion of Practical Experience Requirements	Type of Membership (Pre 2012)	Type of Membership (Post 2012)
院校	課程	年期	完成「實務訓練」	會籍類別(舊)	會籍類別(新)
CB Richard Ellis 世邦魏理仕有限公司	Property Management Training Course for Housing Professionals (For Corporate Membership through Direct Final route) 高級培訓班 (專業會員直接途徑)	About 40 hours 約 40 小時(兼讀)	Not necessary 毋須	Corporate Member 專業會員	Chartered Member 特許會員
CB Richard Ellis 世邦魏理仕有限公司	Property Management Training Course for Housing Practitioners 物業管理從業員培訓班	About 80 hours 約 80 小時(兼讀)	Compulsory for membership 入會必須條件	Housing Practitioner 房屋從業員	Member 會員
Beijing VENCI Standard Construction Culture Center, China 北京萬喜基準建築文化中心	Property Management Training Course for Housing Professionals (For Corporate Membership through Direct Final route) 高級培訓班 (專業會員直接途徑)	About 40 hours 約 40 小時(兼讀)	Not necessary 毋須	Corporate Member 專業會員	Chartered Member 特許會員

Taiwan 台灣

Institution 院校	Programme 課程	Duration 年期	Completion of Practical Experience Requirements 完成「實務訓練」	Type of Membership (Pre 2012) 會籍類別(舊)	Type of Membership (Post 2012) 會籍類別(新)
Graduate School and Department of Assets and Property Management Hwa Hsia Institute of Technology, Taiwan	Bachelor of Commerce in Housing Management	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 Member	(i) Member (ii) Chartered Member
台灣華夏技術學院資產與 物業管理系暨研究所	房屋管理商學士	4年(全日制)	入會必須條件 (i) 完成在學時「外派 學習」或「實務 訓練」 (ii) 於畢業後完成二年 的在職「實務訓練」	(i) 房屋從業員 (ii) 專業會員	(i) 會員 (ii) 特許會員

Update on Review of CIH Membership

CIH 會籍檢討速遞

Following our previous notice regarding the review of CIH membership, we have pleasure to advise our members that the proposed review has been approved in the Extraordinary General Meeting and also gone through other necessary formalities. As a result, there are changes in respect of the membership grades as well as the designatory letters with effect from **January 2012**. Details are set out below for your reference. 繼月前報導會籍檢討事宜，我們欣然敬告各位會員，有關建議已獲特別大會確認及通過所須程序。新的會員類別及榮譽／專業簡稱已於**2012年1月**起生效。現將有關詳情列表如下供各會員參閱。

Membership Grades and Designations

類別及榮譽／專業簡稱

Previous Grade (Pre 2012) 舊類別	Previous Designation (Pre 2012) 舊榮譽／專業簡稱	New Grade (Post 2012) 新類別	New Designation (Post 2012) 新榮譽／專業簡稱
Student 學員	No designation —	Member 會員	CIHM or CIH Member
Affiliate 附屬會員	No designation —	Member 會員	CIHM or CIH Member
Practitioner 房屋從業員	Cert. CIH	Member Cert. CIH 會員 Cert. CIH	CIHM (Cert. CIH) or CIH Member (Cert. CIH)
Corporate 專業會員	MCIH	Chartered Member 特許會員	CIHCM or CIH Chartered Member
Fellow 資深會員	FCIH	Chartered Member 特許會員	CIHCM or CIH Chartered Member or FCIH
Honorary 名譽會員	Hon. CIH Hon. MCIH Hon. FCIH	Member or Chartered Member 會員 或 特許會員	(1) CIHM (Hon) or CIH Member (Hon) (2) CIHCM (Hon) or CIH Chartered Member (Hon) (3) CIHCM (Hon. FCIH) or CIH Chartered Member (Hon. FCIH)

2012 Membership Subscription

2012 亞太分會會費

2012 Membership Subscription for Hong Kong, Taiwan and Macao members

2012 本地會員，台灣及澳門會員會費

Previous Grade (Pre 2012) 舊類別	New Grade (Post 2012) 新類別	Rate 2011 HK\$ 2011 年收費 (港幣)	Rate 2012 HK\$ 2012 年收費 (港幣)
Student (Hong Kong) 學員(香港會員)	Member (Hong Kong) 會員(香港會員)	425	467
Student (Macao and Taiwan) 學員(台灣及澳門會員)	Member (Macao and Taiwan) 會員(台灣及澳門會員)	Free 免費	Free 免費
Housing Practitioner 房屋從業員	Member Cert. CIH 會員 Cert. CIH	510	506
Retired and Career Break 暫休及退休	Retired and Career Break 暫休及退休	600	600
Affiliate 附屬會員	Member 會員	760	628
Corporate below 3 years 專業會員(3年以下)	Chartered Members less than 3 years 特許會員(3年以下)	1,032	1,230
Corporate above 3 years 專業會員(3年以上)	Chartered Member more than 3 years 特許會員(3年以上)	1,404	1,417
Corporate between 7 years and 10 years 專業會員(7-10年)	Chartered Member more than 7 years 特許會員(7年以上)	1,520	1,475
Corporate above 10 years 專業會員(10年以上)	Chartered Member more than 10 years 特許會員(10年以上)	1,634	1,532
Fellow 資深會員	Chartered Member 特許會員	1,634	1,532
Life member (i.e. people with at least 50 years CIH membership) 終生會員(即持有會籍至少50年)	Life member (i.e. people with at least 50 years CIH membership) 終生會員(即持有會籍至少50年)	Free 免費	Free 免費

2012 Membership Subscription for Mainland China members

2012 中國國內會員會費

Previous Grade (Pre 2012) 舊類別	New Grade (Post 2012) 新類別	Rate 2011 HK\$ 2011 年收費 (港幣)	Rate 2012 HK\$ 2012 年收費 (港幣)
Student 學員	Member 會員	Free 免費	Free 免費
Housing Practitioner 房屋從業員	Member Cert. CIH 會員 Cert. CIH	193	229
Retired & Career Break 暫休及退休	Retired and Career Break 暫休及退休	85	100
Affiliate 附屬會員	Member 會員	266	277
Corporate (1 years) 專業會員(1年)	Chartered Member (1 years) 特許會員(1年)	266	277
Corporate (2 years) 專業會員(2年)	Chartered Member (2 years) 特許會員(2年)	326	338
Corporate (3 years) 專業會員(3年)	Chartered Member (3 years) 特許會員(3年)	375	400
Corporate (4 years) 專業會員(4年)	Chartered Member (4 years) 特許會員(4年)	435	450
Corporate (5 years) 專業會員(5年)	Chartered Member (5 years) 特許會員(5年)	483	513
Corporate (6 years) 專業會員(6年以上)	Chartered Member (more than 6 years) 特許會員(6年以上)	532	543
Fellow 資深會員	Chartered Member 特許會員	532	543


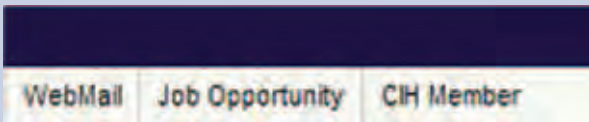
Membership System Self Service 個人資料更新系統

Update of Personal Profile

To facilitate members managing their own personal profile in the Chartered Institute of Housing membership record, please be informed that the Branch Office has recently upgraded its website and a new webpage “CIH Member” has been added. Members can easily amend their personal particular record, including employer, corresponding address, contact, personal email address etc. after log in the said “CIH Member” webpage using their CIHAPB Electronic ID and the password of their CIHAPB email account. For those who have previously changed their password, the password mentioned above will be the revised password of the members. Members can follow the steps below to update their Personal Profile at the Branch website.

In case members have difficulties in updating their personal particulars, members are welcomed to contact Ms Elise Kwok, Administrative Assistant of the Branch at 2356-8680 or email to the Branch Office at apb@cih.org.hk.

Quick Reference – Update of Personal Profile

	<p>Step 1: Go to CIHAPB website at: http://www.cih.org.hk</p>
	<p>Step 2: Select the menu option “<i>CIH Member</i>”</p>



Step 3:

In the “CIH Member”, you can follow the instruction and click “[here](#)” to go to the “Membership System Self Service” to manage your personal profile.



Step 4:

On the “Membership System Self Service” login page, please type (i) *User Name* which is “*your email address*” given by CIHAPB such as abc@cih.org.hk. You can just type your Electronic ID as the last few characters “[@cih.org.hk](mailto:abc@cih.org.hk)” has been preset in the system; (ii) your *Password*; and (iii) “*the 4-letter security code*” generated by the system. Thereafter, click “**LOGIN**” to enter the system.

If you forget your password, you can click the “[Forget your password: Please click here](#)” and go to forget password handling page.



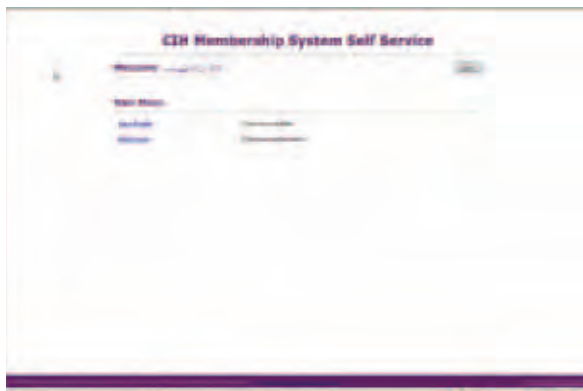
Step 5:

If you forget your password, you can type in your member ID or email given by CIHAPB together with the system generated 4-letter security code and click “**Submit**” to allow the system to resend the password to you via email.



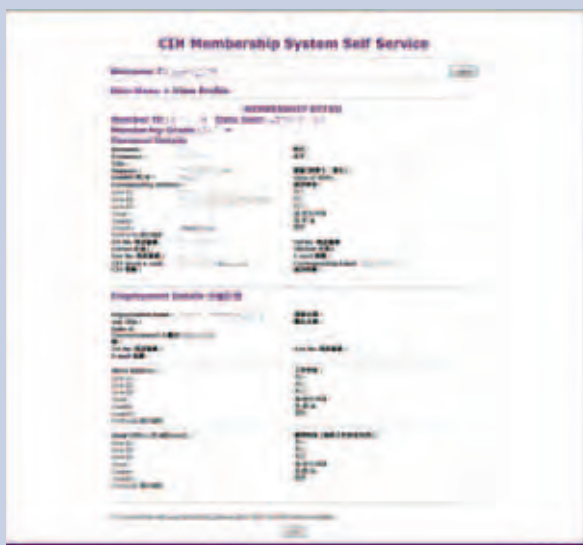
Step 6:

Once again, please type the 4-letter security code generated by the system.



Step 7:

After log-in the system, you will find the system menu page with two functions; one is “*view your personal profile only*” and the other is “*edit your personal profile*”.



Step 8:

When you select the “*View*” function, your personal profile will be shown. If you want to edit your personal profile, you can click “*Edit*” to edit your personal profile.

The screenshot displays the 'CIH Membership System Self Service' web application. The 'NAVIGATION' menu on the left includes 'Personal Details', 'My Profile', 'My Account', 'My Settings', 'My Documents', 'My Messages', 'My Alerts', 'My Notifications', 'My Reports', 'My Tools', 'My Help', and 'My Logout'. The 'Personal Details' section is active, showing a form with fields for 'Personal Information' (Name, Title, Address, City, State, Zip, Country, Phone, Email) and 'Professional Information' (Company Name, Company Address, Company City, Company State, Company Zip, Company Country, Company Phone, Company Email). The 'Company Name' field is highlighted. Below the form, there is a 'Save' button and a 'Cancel' button. The footer of the page contains the text '© 2011 CIH. All rights reserved.' and 'CIH is a registered trademark of the International Council of Home Towns and Communities, Inc. (ICHTC)'. The page is titled 'CIH Membership System Self Service' and has a 'Logout' button in the top right corner.

Step 9:

After editing your personal profile, you can click “Save” to save the edited data. Thereafter, you can click “Logout” to leave the system; or to click “Back” or “Main” to return back to the Main Menu page.

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Ms Wong Wai Shuen	Mr Yeung Hung Cheong Kenneth	Mr Yung Chi Hung
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Ms Ho Sau Kuen	Mr Lai Wing Cheong Libby	Ms Lee Ka Man
Mr Ho Shing Lau	Mr Lai Wing Kan	Mr Lee Kai Hong Alfred
Mr Ho Shiu Lun	Mr Lai Wing Yan	Mr Lee Kin Ho
Ms Ho Sin Ping	Mr Lam Chi Wai	Ms Lee Kit Ching
Ms Ho Tim Mui	Mr Lam Chung Hong	Mr Lee Pak To
Mr Ho Tung Hoi	Mr Lam Hon Sing	Mr Lee Shek Sun
Ms Ho Wai Ling	Mr Lam Kam Ping	Mr Lee Sheung Tao
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Ms Ho Yuk Yin	Mr Lam Man Yiu	Ms Lee Tung Yi
Ms Hon Man Yi	Ms Lam Pik Shan	Ms Lee Wai Ming
Ms Hui Chak King	Ms Lam Suet Ling	Mr Lee Yeuk Fai
Mr Hui Chi Him Leonard	Ms Lam Suk Fong Jennifer	Ms Lee Yin Ling
Mr Hui Chun Ning	Ms Lam Wing Yee	Mr Lee Yiu Ming
Mr Hui William Ong	Mr Lau Chin Wa	Mr Lei Yu Hin Dominic
Ms Hung Wai Man	Ms Lau Chui Yu	Mr Leung Cheuk Sun
Mr Im Wai Chung	Mr Lau Chun Hung	Ms Leung Chui Ching Josephine
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Ms Leung Ka Ying	Ms Mak Sin Ying	Ms Siu Pui Hung
Mr Leung Kam Yuen	Ms Mak Yan Ki	Mr So Chi Wai
Mr Leung Ping Wah	Mr Mak Yik Cheong	Ms So Man Yee
Mr Leung Tak Wai Teddy	Mr Mak Yiu Yuen	Ms So Siu Lan
Ms Leung Tsz Lam	Ms Man Lai Sze	Ms So So Man
Mr Leung Wing Chung	Ms Man Siu Fong	Mr So Wing Po
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Mr Tse Humbert	Mr Wong Man Wai	Ms Yeung Shan Shan
Mr Tse Kwok Hang	Mr Wong Ming Chi	Ms Yick Mei Ling Miriam
Mr Tse Tsz Man	Ms Wong On Ni Annie	Ms Yim Ching Man
Mr Tse Wing Hin	Ms Wong Po Ching	Mr Yim Yiu Wai
Ms Tsui Hoi Yi	Ms Wong Sau Wai	Mr Yip Cheuk Ting
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Ms Wong Ka Ming	Ms Wong Yue Ching	
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周 楓女士
易永春先生
易永秋先生

林永清先生
許立達先生
陳明章先生
陳建謀先生
曾煥義先生
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Mr Cheung Yat Sun	Ms Lam Wai Yuk	Ms Tsang Wai Yee Deborah
Mr Chim Wai Kit	Mr Lau Dick Woon	Mr Tse Tin Leung
Mr Chow Ka Yee	Ms Lau Lai Yung	Mr Wong Cho Keung
Ms Choy Hau Chee	Mr Lau Leung Fat	Ms Yeung Suk Miu
Ms Choy Sheung Hing Sharon	Mr Lee Hin Wai	
Mrs Chung Tam Pik Chun Marisa	Dr Lee Kwok Yu Edward	

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Mr Lau Shu Tak	Mr Poon Kam Sing	

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Mr Chan Hon Keung

Singapore 新加坡 — Retired Members 退休會員

Ms Yip Yee Sheung

Note: The aforesaid members' list is based on records of Asian Pacific Branch as of November 2011. For enquiries, please contact the Secretariat.

註：相關資料乃根據本會2011年11月的記錄登載。如有查詢，請與秘書處聯絡。



Activity Snapshots

活動剪影

Activity Snapshots 活動剪影

2010 Annual General Meeting
2010 年周年大會

18 January 2011



Visit to International Commerce Centre (Celebration Activities for APB 45th Anniversary – Series 1)

22 January 2011

物業管理發牌制度研討會

19 January 2011
26 January 2011



Spring Cocktail Reception of The Hong Kong Professional Property Services Alliance
香港房地產專業服務聯盟新春酒會

10 February 2011

Joint Forum on Minor Work Monitoring Scheme

19 February 2011





Brain Storming Session of Branch Executive Committee
執行委員會集思會

19 February 2011



Charity Film Show
(Celebration Activities for APB 45th Anniversary – Series 2)

25 February 2011



Property Management Course for Housing Practitioners in China
物業管理高級研修課程

26-27 February 2011
5-6 March 2011



Visitors from CIH South East Branch

11 April 2011



廣州旅遊考察團

11 May 2011



A talk on "How to Upgrade Power Supply in Existing Buildings and EV Charging Development in Car Parks of Hong Kong"

27 May 2011



CIHAPB & CBRE Collaboration
Training Signing Ceremony

30 May 2011



亞太區房屋管理論壇
(亞太分會 45 周年慶祝活動系列之 3)

10 June 2011



Technical Visit to Otis
Headquarter & Control Centre
(Celebration Activities for APB
45th Anniversary – Series 4)

18 June 2011



CHIAPB & VENCI Collaboration
Training Signing Ceremony

24 July 2011



黃大仙區優質大廈管理比賽頒獎典禮

30 August 2011



安居及物管與法規之關係探索論壇

2 September 2011



資歷架構及「過往資歷認可」
機制專題講座
(亞太分會 45 周年慶祝活動系列之 5)

30 September 2011

CIHAPB & HKIH Joint Annual
Dinner

4 November 2011



APB Housing Seminar on
“Subsidized Housing –
Experience and the Way Forward”
(Celebration Activities for APB
45th Anniversary – Series 6)

5 November 2011

A talk on “Combating Climate
Change:
Energy Saving and Carbon
Emission Reduction in Buildings”

1 December 2011



中西區優質大廈管理先鋒

2 December 2011

武漢房屋學術研討會

7 December 2011



25th
anniversary
1986 - 2011

5 years +
商界展關懷
caring company
Awarded by The Hong Kong Council of Social Service
香港社會服務聯會頒發

專業管理廿五年

用心服務每一天



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CHINA OVERSEAS PROPERTY SERVICES LTD.

中國海外集團有限公司附屬機構

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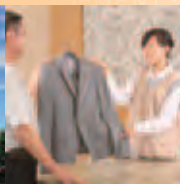


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