



CHAIRMAN'S REPORT

主席報告

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Dear Members,

I have to thank all of you for your unfailing support in the year 2014 to the Executive Committee of CIHAPB. Continued on our success that has been accumulated for years, the year 2014 is another significant year in which we have made impressive progress.

I would like to take this opportunity to highlight some of the achievements we have accomplished. Details of such accomplishments can be found in relevant reports of the subcommittees.

1. Licensing of Housing Managers

Hong Kong Government has started the legislation in granting housing management practice license in May 2014 with the Property Management Services Bill being submitted to the Legislative Council. As licensing would mark an important watershed of professionalization of housing management in Hong Kong, CIHAPB will definitely play an active role in the public consultation. We have joined hand with six other sister professional institutes in organizing a joint forum for our members to solicit their views. In July 2014, seven professional institutions have submitted a joint letter to the relevant bills committee of the Legislative Council to reflect our stance. CIHAPB has also made a separate supplementary submission on our views that have not been included in the joint submission.

各位會員，

年內我們不但參與了對香港房屋管理影響深遠的重要法例的討論，也發揮了我們應有的貢獻；並借此加強學會在區內的形象；在此我特別感謝各會員對執行委員會工作的支持。

我希望借此機會向各會員簡報年2014年完成的重要工作，有關工作的詳情各位可參考有關小組委員會的報告。

一、房屋經理註冊制度

香港的房屋經理註冊的立法工作已醞釀多年，法例草案終於在2014年5月呈交立法會審議。房屋經理註冊作為香港房屋管理專業化的一個重要里程碑，亞太分會當然義不容辭的積極參與法例修訂的討論。就此，學會出席了相關的聽證會，反映了我們的意見；也與其他六個友好團體，聯合舉辦了論壇，及透過不同途徑收集會員對法例的意見；最後把意見的總匯，於7月份向遞交與立法會的法例委員會提交了一份聯合意見書。其中亞太分會的部分建議，由於未能與其他團體達成共識，我們其後以分會名義再致函立法會補充。

2. Amendment of Building Management Ordinance

Upon the recommendations of a working group of the Home Affairs Department, public consultation has been launched in November 2014 on the amendment of the Building Management Ordinance. CIHAPB has joined hand with the Hong Kong Institute of Housing in December in holding a seminar for members of the two institutes. It attempted to offer an in-depth briefing of the proposed changes to members whilst at the same time to take in their views towards the proposed changes. A survey was also being administered to solicit views of members who might not have the chance to present in the joint seminar. Besides channeling the views of CIHAPB to the Home Affairs Department, members were also encouraged to submit their own personal views.

3. Continual Growth of Membership

We are able to advance our membership by 7% in 2014. In Mainland China, despite the high speed growth of 42% in 2013, we were still able to achieve an increase of 9%. With continual effect of membership drive, we are confident that such increase will continue.

4. Communications with CIH Headquarters

In the year, we have strengthened our communications with the Headquarters in the UK. During the visit of Judy Wagne, Director of Membership and Education and Janet Payne, Head of Membership, to the Branch, we have discussed in depth the future development plans of APB. Through field visits in Mainland China, they also have had the first hand information on what we have achieved in Mainland China. In June, APB has organised a 7-persons delegation to the Annual Conference of CIH in Manchester, UK. Meetings have been set up for the branch Chairman to brief the Headquarters works of APB as well as to discuss with the president, Chair of the Governing Board and Chief Executive future plans of APB. We also have the opportunities to meet with Chairpersons of other Branches in experience sharing. In addition, our Membership Officer and Chairmen of the Information Technology committee have worked with their counterparts in the Headquarters in improving the workflow of the Branch.

二、物業管理條例修訂

物業管理條例修訂的建議，也於11月份以政策諮詢文件公開徵求意見；其中部分修訂影響深遠。亞太分會與香港房屋經理學會於12月初聯合舉辦了論壇，一方面更深入的介紹修訂的內容，另一方面也借此更廣泛的收集會員意見；我們也透過問卷，讓未能出席論壇的會員表達意見。亞太分會除了把執行委員會的建議，以書面形式遞交予民政事務總署外；也鼓勵會員以個人名義向當局提交他們的意見。

三、會員增長持續

年內亞太分會會員整體增加百分之七，其中中國內地會員，在2013年百份之四十二的高速成長的基礎下，2014年仍能達到百分之九的增幅；我們有信心在我們的努力下，會員的增長將可以穩定的速度持續發展。

四、與英國總會的聯繫

年內亞太分會再進一步加強與英國總會的聯繫；年初總會會籍與培訓總監 Judy Waugh與會員事務主管 Janet Payne親臨分會，商討亞太區會務發展；分會也安排他們到中國內地考察，親身了解分會在內地的工作。年中分會派出七人代表團參加總會在曼徹斯特舉行的年會，並安排了分會主席向總會匯報分會工作，及與會長、管理委員會主席、行政總監討論學會在亞太區的發展路向，分會的計劃獲得總會充分的支持；同時亦有機會與各地分會的主席進行交流。此外，會籍事務與資訊科技委員會主席也與總會相關人員會面，商討工作流程的具體工作。

5. Our Works in Mainland China

CIHAPB have organised training seminars in Shanghai, Chongqing, Beijing and Shenzhen in 2014. The international seminar in Shenzhen has been able to invite President of the Property Management Association of China as the officiating guests and have involved international experts as speakers. Training programmes in Mainland China also have new advancement. We have renewed the appointment of CBRE (China) and Venci as training partners and have appointed a new partner, Bozhong Real Estate Management and Research Institute to take of the training need of CIH in the south-west region of China.

6. Validated New Professional Programmes

APB has assisted the Headquarter of CIH in validating new professional training programmes. Preparation of new programmes in Beijing and Malaysia is at the mature stage and validation is expected in early 2015. In addition, there will also be some programmes in Hong Kong which need to be revalidated in 2015.

7. Mandatory Continuing Professional Development (CPD)

CPD is becoming a norm for professional institutions and APB has decided to implement a mandatory CPD for all professional members in 2015. Membership renewal after 2015 is required to complete 20 CPD units in the year preceding year. Relevant system has been setup in 2013 and the operations have been smooth.

五、中國內地會務

年內我們在上海，重慶，北京，深圳舉行了房屋研討會，其中在深圳的國際研討會更邀請到中國物業管理協會會長主禮及國外專家分享經驗；內地會員的培訓工作也有新的進展，除世邦魏理仕物業顧問公司及北京萬喜基準建築文化中心繼續作為我們的培訓中心外，分會剛與重慶博眾房地產研究院簽訂協議，委任博眾為中國西南區的培訓基地。

六、新專業課程認證

分會在年內協助總會為亞太區房屋管理課程專業進行認證；其中在北京及馬來西亞的本科課程已準備就緒，大概會予2015年初進行認證，另外多個香港的課程也會於2015年續期認證。

七、強制持續專業進修

強制持續專業進修已成為專業界別的共識，分會也決定於2015或以後的會籍更新，需於上一年度完成最少二十持續專業進修小時；自助持續專業進修登記系統也已於2013年中開通，並運作順利。

8. New Branch Office

The need for future expansion has pushed the utility of the Branch office at Shui On Centre to the limit. The Branch Office would be relocated to Telford House of Kowloon Bay in early 2015 in which a joint office with our three sister institutions is still maintained. The New Office is bigger and more accessible and hence being able to support the further development of the Branch.

Last but not least, I have to express my gratitude to the dedication and contribution of our Executive Committee in devoting their time and energy for the betterment of the housing management profession in the Region. Of course, the secretariat, under the leadership of our General Manager, is the most valuable asset we need to register. Without their efficient and unfailing support, the Branch could not be able to achieve the level of accomplishment we currently have. I am sure, under the leadership of the newly elected executive committee, the momentum of APB would continue.

May I wish you a prosperous year of 2015 and a thriving year of the goat.

Professor YIP Ngai Ming
Chairman
Chartered Institute of Housing Asian Pacific Branch

八、分會新會址

由於會務擴充，瑞安中心的會址已不敷應用。分會秘書處將於2015年初搬往九龍灣德福大廈，仍維持四會的聯合辦事處。新辦事處交通更方便，地方更寬敞，對分會會務的未來發展更為有利。

在這裏，我要衷心感謝執行委員會，在過去一年為促進亞太區房屋管理的發展，貢獻了不少時間與精神。最後我更要多謝分會秘書處，在分會總經理的領導下，為分會提供的有效支援，實在居功至偉。我希望在新一屆的執行委員會領導下，會務更大步向前。

在此我祝大家新年進步，羊年興盛。

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葉毅明教授