



# CHAIRMAN'S REPORT

主席報告

Dear Fellow Members,

This year marks the 50th Anniversary of Asian Pacific Branch. I would take this opportunity to thank for the contributions of the past Chairmen. It is an irrefutable truth that with their achievements, the branch has developed to a reputable professional housing institute in the Asia Pacific Area. I am glad to observe that property management has been well recognized in the region as a professional industry by different communities as well as the governments. The number of property management practitioners has experienced a remarkably growth in the past few years. In Mainland China, with the prosperous property market, the number of property management practitioner has arrived at 7.5 million this year.

With relentless support from our members in the Executive Committee, I was able to cope with the challenges in the past two years and continue with our mission to promote the art and science of property management in the region.

2016 has been a challenging year for the Branch and I would conclude the major works done by us over the year as follows:

### Celebration of the 50th Anniversary

An organising committee chaired by our immediate past chairman, Professor Yip Ngai Ming, was established to launch a series of activities including charity film show and housing forums:

- (i) Seminar on Development and Practice of Professional Property Management was jointly organised with Property Management Business Association Macau and Macau property Management Professionals Association in July, 2016.
- (ii) "Seminar on Housing in Aging Societies – Challenges and Opportunities" with academics from Japan, China and Hong Kong to be held on the 11th of November, 2016 before our Annual Dinner.
- (iii) Seminar on 'the development of property management industry in Britain in the past one hundred years' jointly organized with Shenzhen Property Management Association will be held in Shenzhen on the 12th of November, 2016.

各位會員

今年是亞太分會成立50周年。我藉此機會感謝前任主席們的貢獻。他們成就是個顛撲不破的真理，過去在他們的領導下亞太分會已發展為在區內享負盛名的專業房屋學會。我欣悉物業管理已能夠得到區內多個社區及政府認可為專業。過去幾年，專業物業管理人員的數目有明顯增長。隨着中國房地產市場的蓬勃發展，在國內物業管理從業人員已達到750萬。

在過去兩年，我得到執行委員會成員不斷支持，使我能夠面對挑戰，繼續承擔學會的使命，在區內推廣物業管理的科學與藝術。

2016年是亞太分會極具挑戰性的一年，我在此總結年度學會的主要工作：

### 五十週年慶祝活動

籌備委員會於年初成立，在去屆主席葉毅明教授領導下，我們開展一系列的活動包括電影慈善籌款及房屋論壇：

- (i) 我們和澳門物業管理業商會及澳門物業管理專業人員協會在七月份合辦了2016物業管理專業及發展實踐研討會，並已順利完成。
- (ii) 在十一月將與來自日本、中國及香港的學者舉辦研討會討論關於「高齡社會的房屋問題 - 挑戰與機遇」。
- (iii) 將於十一月十二日在深圳與深圳物業管理協會聯合舉辦研討會「英國物業管理行業在過去的一百年的發展」

I would convey my sincere thanks to Professor Yip and members of the organising committee for their effort and support to ensure that these activities are conducted successfully.

### Communication with Headquarters in UK

The communication with the administration in headquarters was further strengthened during the year. Video conferences were held frequently with Judy Waugh and the other directors in UK.

In order that the operations of APB can be in line with that of UK, Directors Judy Waugh and Glyn Rees-Jones visited APB in June this year. During the meeting with the EC members, the Directors were briefed about the situation in Hong Kong and our legal status under the Hong Kong Societies Ordinance. We also made known to them the difficulties APB has been facing when conducting membership drive in China.

A comprehensive review to the operation of APB was conducted by an independent auditor whose recommendations were relayed to our Executive Committee in August. The recommendations were examined by the Executive Committee and response was sent to Headquarters in early September.

### Our Works in the Region

Our development in China is at crossroads, as The People's Republic of China's Law on the Management of the Activities of Overseas NGOs within Mainland China was passed in April and to be enforced in January next year.

Communication with the members in China is a problem, since our emails are usually blocked by the firewall of their companies. Meanwhile, we are unable to set up an official account in WeChat due to the fact that we have not registered as a legal entity in Mainland China. Payment of membership fees is another problem with the members in China since many of them do not have a PayPal account, which is not a popular mode of payment in Mainland China. Worst of all, the Union Pay including the one card through is no longer allowed by the Chinese Government. The problem can only be solved when we can successfully open a bank account in Mainland China.

我在此感謝葉教授和籌備委員會各成員的努力和支持，使這些活動得以成功開展。

### 與英國總部的溝通

亞太分會今年進一步加強了與英國總部的溝通，經常以視頻會議與Judy Waugh和英國其他行政人員交流意見。

為了在行政上與英國總會配合，今年六月Judy Waugh和Glyn Rees-Jones訪問了亞太分會。會議期間，他們了解有關在香港的情況和亞太分會在香港社團條例的法律地位。我們也陳述了亞太分會在中國招收會員所面對的困難和挑戰。

今年八月，總會委派獨立審計師全面審查亞太分會的財務運作。執行委員會了解這些由審計師作出的建議後，已於九月初回饋給總部作研究。

### 我們在區內的工作

本年四月，「中華人民共和國境外非政府組織境內的活動管理法」通過，並於明年一月實施，我們在中國的發展正處於十字路口。

我們與中國大陸的會員溝通經常遇到問題，因為我們的電子郵件經常被他們公司的防火牆阻截。同時，由於亞太分會還沒有在中國大陸註冊為合法組織，我們無法在微信設立官方帳戶。此外收取會員費用也是其中一個問題，因為很多在中國的會員沒有PayPal帳戶，（在中國大陸這不是流行的付款模式）。更困難的是中國政府不再允許通過在線銀聯卡付款。這問題只有當我們能夠成功地中國大陸開立銀行戶口才能得到解決。



Nevertheless, we are pursuing hard to provide membership services in the region. A remarkable activity was arranged in May; whereby a visit to the tallest building in China, Shanghai Centre had won applause from the members.

In Macau, the 11th Professional Diploma for Property Management Practitioners that we organized in collaboration with the Housing Bureau and the Labour Bureau will be completed in November. The programme has so far nourished over 400 professional housing practitioners for Macau. In the meantime, our members are also in consultation with the Government of Macau to legislate 'the law on Property Management business for strata-title buildings' (分層建築物管理商業業務法) and 'the legal system for management of common areas within strata-title buildings' (分層建築物共同部分的管理法律制度).

We are delighted that in Macau, the development of property management industry is on the track of professionalism.

### Validation of Professional Training Programmes

In October, we would join with the Training Director from UK to validate a professional training course run by the Fujian Jiangxia University in Mainland China. In the meantime, we are working with Technological and Higher Education Institute of Hong Kong on the feasibility in validating their Bachelor of Science (Honours) programme in Surveying. We would continue to expedite feasibility in validating training courses which are able to nourish professional property management practitioners in the region.

### Local Legislations Relating to the Industry

Building Management Service Ordinance, the legislation which requires property management practitioners to obtain licence from the Property Management Services Authority was passed on the 26th of May, 2016. Upon establishment of the Authority in October, we would continue to monitor the developments of the issue and by-laws proposed by the Authority.

The Report on consultation for the Review of the Building Management Ordinance Chapter 344 was released in June this year. It is likely that the amendments would be put forward to Legislative Council for approval in the coming year. We would join with the other property management professional institutes to further reflect our opinions on the amendments.

儘管如此，我們仍努力在區內提供會員服務。我們在五月安排參觀中國最高的建築物 - 上海中心，是次活動大受會員歡迎。

我們與澳門房屋局和勞動局合辦的第十一屆物業管理從業人員的專業文憑將於十一月完成。該計劃至今已培訓了超過400名房屋從業員。我們在澳門的會員正與澳門政府研究就“分層建築物管理商業業務法”和“分層建築物共同部分的管理法律制度”進行立法。

我們很高興澳門物業管理行業發展已續漸邁向專業。

### 專業認可培訓計劃

我們將於十月聯同英國培訓主管到中國福建江夏學院認證該大學開辦之專業課程。同時我們正和香港高等教育科技學院研究對該學院的測量學(榮譽)理學士課程進行認證。我們將繼續在區域內對物業培訓課程進行認證，希望能夠培養區內的專業物業管理從業人員。

### 本地物業管理行業立法

香港立法會於今年五月二十六日通過《物業管理服務條例》，正式啟動有關物業管理公司及從業員的發牌機制。管理局將根據法例在十月成立後，我們將繼續跟進有關進展。

今年6月公佈了關於建築物管理條例《第344章》的檢討諮詢報告。有關修訂可能會於明年在立法會通過。我們將與其他物業管理專業機構商討有關修訂以反映行業意見。

### Continuing Professional Development (CPD)

Compulsory continuing professional development requirement for local members was successfully implemented. I would express my thankfulness to the assistance provided by our Professional Practice Committee.

### Membership Drive

Although compulsory CPD requirement is introduced, the number of members in Hong Kong remains stable. However, the membership drive in Mainland China would be on a thorny road after the law for management of overseas NGOs' activities become effective early next year.

Lastly, it is an unforgettable experience to be the chair of APB before my retirement from the property management industry in the coming future. I would take this opportunity to express my sincere gratitude to the Executive Committee members, the members in Hong Kong, Mainland China, Macau and Taiwan for their steadfast support to me in the past two years.

**Ng Kwong Ming, Paul**

*Chairman of the Executive Committee  
Chartered Institute of Housing Asian Pacific Branch*

### 持續專業發展計劃 (CPD)

強制性的持續專業發展已經實施。我在此感謝專業實務委員會成員在持續專業發展計劃上提供的協助。

### 會員推廣

雖然強制性持續進修機制已實施，香港的會員數目仍保持穩定。而會員推廣在中國大陸頒布外國非政府組織的法規草案對我們未來的發展帶來不明朗因素。

最後，對我來說能夠成為英國特許房屋經理學會亞太分會主席，是我在不久將來退休前一個難忘的經歷。我想藉此機會衷心感謝過去兩年各執行委員會委員，及在香港、中國、澳門及台灣會員的支持。

**吳光銘**

*執行委員會主席  
英國特許房屋經理學會亞太分會*