



CHAIRMAN'S REPORT

主席報告

Dear Members:

2017 is an important year for the housing management industry in Hong Kong. Following the enactment of the Property Management Services Ordinance (PMSO) in May 2016, the Property Management Services Authority (PMSA) was established at the end of the year. In 2017, APB has been closely participating in the discussion of the PMSO and actively submitted our views on the formulation of licensing criteria, codes of conduct, assessment of qualification, etc. to the PMSA. Also, we continue to promote APB and professional property management standard, so as to foster good communication with other professional bodies and related government departments in the Asia-Pacific region.

On this auspicious occasion, I would like to thank our Executive Committee for their contributions and our members for your active engagement, without which we would not be able to enhance the service level of property management and be recognized by the industry in the Asia-Pacific region. We will continue to promote the professional status of housing managers and collaborate with fellow counterparts to meet the upcoming opportunities and challenges.

Below please find the highlights of some of our achievements we have accomplished:

1 Promoting Business in the Asia Pacific Region

In September, APB delegates visited Hanoi, Vietnam to meet the officials of the local housing authorities, including the Head of Housing Department of Hanoi Construction Department, the Director of Vietnam Institute of Architecture, Ministry of Construction and the Head of Research and Development Division of Hanoi Urban Planning Institute to learn more about the public housing schemes and private housing projects of Hanoi.

In October, China Property Management Association invited APB to participate in the first international Property Management Industry EXPO. The EXPO provided an excellent platform for property management companies and relevant service providers to communicate directly, and demonstrated innovative ways to improve property management

各位會員：

2017年是香港房屋管理重要的一年，隨著在2016年5月通過的「物業管理服務條例」，物業管理業監管局亦於2016年底成立了。在2017年，亞太分會一直緊密參與這條法例的討論，並在制定發牌條件、專業守則及審核資歷等事宜上，適時向監管局提出專業的意見，為推動及提升行業的專業地位而努力。同時我們亦秉承學會的使命，以推廣學會及提升物業管理業質素為己任，致力與亞太各地的專業團體、政府部門等緊密溝通。

藉此，我特別感謝各執行委員會在今年所付出的努力和各會員的積極參與，令我們達到提升物業管理服務水平的目標，更得到了亞太區業界的認同。本會將繼續肩負起推動房屋經理的專業地位，與各同業攜手合作，迎接新的機遇和挑戰。

謹向各會員簡報年內完成的主要工作：

1 推動亞太區業務，成果豐盛

今年9月，我們帶領了會員到訪越南河內，並與河內市幾位主理房屋事務的政府人員會面，包括河內市建設部主管，越南建築署署長及河內市城市規劃院發展及研究部主管。通過這次的交流，令我們對河內的公共房屋體系和私人住宅項目有進一步了解。

在10月，中國物業管理協會邀請了亞太分會，參與在深圳舉辦的首屆國際物業管理產業博覽會。這次的博覽會提供了一個非常好的平台，讓物業管理公司、相關的服務企業和合作伙伴，進行面對面的交流，展示物業行業發展的成果和技術，促進物業管理行業品質的全



service performances. Apart from joining APB to visit Shenzhen, Ms. Julie Fadden, immediate past President of CIH, also delivered a speech in the China Property Management Innovation and Development Forum. It was learnt that “Guangdong, Hong Kong and Macao Region” would form a cluster leveraging our strength to foster overall development in the area. In the forum, participants also discussed the possibility to collaborate for better property development and management opportunities, which would in turn benefit our members in the long run.

2 Collaboration with Headquarters in UK

As always, APB maintains a close collaboration and a good communication with the Headquarters all the time. In August, Mr. Paul Fung, our Deputy Chairman, visited Coventry to meet the Executive Team of the CIH Headquarters. We also conducted video conference meetings with CIH headquarters to exchange views and explain the new laws in the Mainland and Hong Kong, such as “Property Management Services Ordinance” in Hong Kong and “The People’s Republic of China outside the non-governmental organizations Management law”. These new legislations will bring new challenges and opportunities on the property management industry in Hong Kong and the development of our Institute in Mainland China.

3 Local Property Management Legislation

The Property Management Services Ordinance was enacted in May last year. Property Management Services Authority (PMSA) was also established to examine the licensing mechanism and procedures for property management companies and property management practitioners. APB was invited by PMSA to attend two focus meetings along with other professional bodies in October 2017. We will continue to take part in relevant meetings and reflect the views of the industry.

In addition, the Building Management Ordinance is currently under review by the government. APB attended a meeting of the Panel on Home Affairs of the Legislative Council earlier this year, and submitted our views about the amendments.

面提升，會員都覺得獲益良多。前任學會會長費德宜女士更隨亞太分會到訪了深圳，並擔任中國物業管理創新發展論壇的演講嘉賓。透過這次的參與，我們更深入了解到「粵港澳大灣區」是國家的重點物業發展地區，而論壇中亦有討論到區內的融合發展及物業服務定位等議題，相信日後會員在大灣區會有更好的發展機會。

2 與英國總部合作無間

一如既往，亞太分會與英國總部合作無間，時刻保持緊密聯繫。今年8月，常務副主席馮寶光先生到訪了總部，與總部的管理團隊交流分享。亞太分會亦經常以視頻會議與英國總部交流意見，讓總部了解到中國內地及香港的新法案，包括：本港的「物業管理服務條例」、《中華人民共和國境外非政府組織境內活動管理法》等，而有關法案分別對本港物業管理行業及本會在國內推廣學會業務增加了挑戰及機會。

3 本地物業管理行業立法

「物業管理服務條例」於去年5月正式通過，物業管理業監管局亦已於2016年底成立，並正研究訂立物業管理公司和從事物業管理服務人員的發牌機制和程序，並向業界收集意見。於本年10月，本會獲監管局邀請與相關專業團體代表進行兩場聚焦小組會議。我們會繼續積極參與相關會議，踴躍反映行業意見。

此外，政府正檢討《建築物管理條例》，立法會民政事務委員會早前舉行一個特別會議，討論有關《建築物管理條例》（第344章）的檢討事宜。本會已就是次檢討內容向立法會作出回應，就有關的修訂及行政措施的內容提出意見。

4 Continuing Professional Development (CPD)

It is with pleasure to receive an enthusiastic support from members on our Continuing Professional Development (CPD). In 2017, we held a number of seminars, workshops, professional forums and other activities to provide an access to new industry information and a platform to share knowledge and generate innovative ideas for our members. We are glad to see that a positive attitude has been developed among members to cope with the needs of the ever-changing demand on our industry from the society.

5 Validation of Professional Training Programmes

APB has been professionally implementing the educational and training policies of CIH HQ. This year, we validated the “Higher Diploma in Surveying, Quantity Surveying and Property & Facility Management Stream” and “Bachelor of Science (Honors) in Surveying, Quantity Surveying and Property & Facility Management Stream” of The Technological and Higher Education Institute of Hong Kong (THEi), Vocational Training Council.

6 Membership Promotion and Management

In order to manage membership affairs effectively, we re-formulated various policies such as professional codes of conduct, complaints handling mechanism and application for Re-admission to or Re-instatement of Membership by Ex-members.

We are glad to announce that our membership has exceeded 3,000 this year, including members from Hong Kong, Mainland China, Taiwan and Macao. Although we expect there may be challenges from the new statutory requirements in Mainland China, Hong Kong and Macao in the foreseeable future, we are still confident that APB will keep moving forward to achieve sustainable development with the concerted efforts of the Executive Committee and our members.

4 持續專業發展計劃

強制性的持續專業發展實施以來得到會員踴躍的支持。在2017年，我們舉行了多個研討會、工作坊和專業論壇等活動，除了讓會員更新行業資訊，也提供了一個推動會員作業內交流的平台，不斷創新求變，以積極的態度及步伐去迎接瞬息萬變的行業需求。

5 專業課程認證

我們執行由英國總會制定的教育及培訓政策，並評核了由職業訓練局香港高等教育科技學院舉辦的「測量學高級文憑 — 工料測量和物業及設施管理專業主修」及「測量學(榮譽)理學士 — 工料測量和物業及設施管理專業主修」。

6 會籍推廣及管理

我們制訂了一系列政策，有效地管理會員事務，包括會員專業守則、投訴處理機制、前會員重新申請會籍機制等。

今年亞太分會會員數目整體已超過3,000名，當中包括本地及來自國內、台灣及澳門地區的會員。在可見的未來，即使中國、香港、澳門的新政策法例有機會為本會發展帶來影響，在執行委員會及會員的同心協力下，我們有信心本會定能繼續邁步向前，持續發展。



Looking ahead to year 2018, there are full of opportunities and challenges in the field of property management. We will continue to collaborate with fellow professional institutes to monitor government's progress in legislation, make every effort to uphold the professionalism of the industry, and update our members on any latest development in our newsletters on a timely basis.

Chow Chun Ling, Kenny

Chairman

Chartered Institute of Housing Asian Pacific Branch

展望2018年的房屋管理業務充滿機遇和挑戰，我們會繼續與各專業團體合作，緊貼政府的政策發展，竭力捍衛行業的專業地位，並會適時在會訊內向會員報告有關進展。

周駿齡

主席

英國特許房屋經理學會亞太分會