



俊和集團

CHUN WO HOLDINGS LTD.

俊和通訊

CHUN WO NEWS



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## 銳意拓展國內市場

## Full Gear into Mainland Markets

集團為銳意發展中國業務，1992年已成立全資的俊和(中國)有限公司，致力於建築承建、地產發展及投資項目，並先後在中國各地成立辦事處及合資公司。1998年獲國家建設部頒發「港澳台地區企業承包工程資質證書」。

### 北京辦事處

1995年成立，致力集團在國內的房地產投資、建築業務及市場開拓。完成的重點項目包括北京航華科貿中心施工管理、北京國際金融大廈總承建、北京萬泰北海大廈總承建等。此外，於2001年協助集團在北京合資成立北京俊和線上網路科技有限公司，為各行業提供資訊網路和業務管理。

### 廣州辦事處

1996年設立，開拓珠江三角洲建築和房地產市場，搜集珠三角地區資訊、制訂投資決策及為項目進行勘察及評估。完成項目包括廣州市榮建大廈和中山市俊軒庭。

### 上海辦事處

1997年成立，業務包括房地產開發及建築工程的業務聯絡。完成項目包括上海港陸廣場、上海招商局廣場和上海金俊苑。

集團亦在各地成立獨資及合資公司，包括上海金俊和建設工程有限公司(1993)、廣州華俊建築工程有限公司(1993)、廣州俊和置業有限公司(2004)、石家莊俊景房地產開發有限公司(2004)、揚州俊傑房地產開發有限公司(2004)及俊和建築(石家莊)有限公司(2004)。業務覆蓋建築工程、物業管理、房地產開發與管理等投資項目。

集團確立發展中國市場的企業理念，將抓緊國內市場開發機遇，銳意拓展具潛力的項目及市場。

Chun Wo (China) was established in 1992 to develop the PRC markets with the scope of building construction contracts, property development and real estate investments. Wholly-owned and joint ventures were also set up in infrastructure projects, fitting out works and property management. Chun Wo (China) was honoured to be awarded the "Construction Qualification Certificate for Hong Kong, Macao and Taiwan Regions" in 1998.

Several representative offices were set up in major cities like Beijing, Shanghai and Guangzhou. In 2001, the Beijing Office assisted to establish the Beijing Chun Wo Online Technology Co., Ltd. to provide information technology services for various enterprises. The Guangzhou Office has good network with government authorities to identify potential projects in the Pearl River Delta.

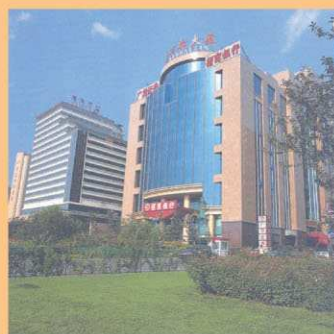
Chun Wo is determined to capture the opportunities in the PRC and secure new lucrative business.



上海港陸廣場  
Shanghai Harbour Ring Plaza  
Office Building



中山俊軒庭  
Elite Plaza



北京新中港萬泰大廈  
Beijing New China Hong Kong  
Office Building



北京國際金融大廈  
Beijing International Financial  
Centre Office Building



2005年對俊和而言，是豐盛的一年。我們於去年年底取得路政署青山公路近青龍頭的道路改善工程，並贏得由香港社會服務聯會頒發「商界展關懷2005/2006」殊榮等，為2005年的表現劃上完滿的結局。在短近的未來，我們面對的重大挑戰是為更創佳績而努力。透過提升自我做事的能力，以滿足工作上的需求。同時集團會著重於多元化發展，以迎接困難的經營環境，使業務得以增長。

自去年開展了「共建新天」計劃後，有關之活動於未來仍是大家的焦點所在。我希望在此特別指出「共建新天」的理念不單是激勵各位同事在工作及生活上之正面精神，及對事物應抱的積極態度，我們還須擴闊至專業知識、解決問題之能力等領域上，好讓大家能自我裝備，面對工作上的需要及對社會、安全、環保等要求。

我們為過往在業界所取得的優質成就及在各工程項目上的進展感到欣喜，對來年的展望懷著審慎樂觀而穩固的態度，我們會充份利用已取得的優勢，邁步向前，發展多元化業務，包括發展地產及投資藥業等項目，並把業務延伸至中國內地、澳門、越南及台灣等地。集團會不斷謀求改進，以達致精益求精之境界。

郭煜釗 董事總經理

Year 2005 was a fruitful one for Chun Wo. The year ends with our winning of the Highways' Castle Peak Road Improvement Project, as well as the award of a "Caring Company 2005/2006" by the Hong Kong Council of Social Services. The challenge in the immediate future will be to continue to achieve good results by upgrading our competence and capabilities, and diversifications. These initiatives will enable our business to continually grow against tough competitions.

'Change for Good' (CFG) is definitely the main focus. I would like to stress that CFG is not just a booster on work-and-life morale and optimism but also a promotion of positive attitudes. On the other side of things, it is highly desirable that we have to enhance our competence and problem solving abilities so that we may better cope with the increasingly demand on social, safety and environmental requirements.

We are pleased with all of your contributions to quality achievements and project progresses and accomplishments. We are prudently optimistic in the outlook of Year 2006. We shall capitalize on our edges and continue to advance towards targeted diversifications, both geographically into Asian countries like China, Vietnam, Macau SAR, etc. and operationally into other segments of business like real estate and pharmaceutical developments.

Clement Kwok Managing Director

## 集團資訊 Corporate News

### 共建新天－電子文件管理系統

### "Change for Good" - Electronic Document Management System (EDMS)

集團於2005年底實驗性地推行電子文件管理系統(EDMS)，九個部門和一工程項目已參與和籌備工作。其餘的部門和工程項目將陸續在2006年第二季前採用該系統。屆時，集團將會全面採用EDMS經營運作。

EDMS的初訂目標，是提升全公司資訊的可及性及易用性，在最短的時間內提供準確資料。系統籍著不同項目的連接，把各部門和子公司聯繫在同一高速資訊平台，並綜合全公司的中央文件資料庫，建立穩固的溝通基礎。另外，系統劃一程序的功能，可改良文檔安全保障，將相關資訊授予員工使用。此系統可推進自動化業務流程，從而提升企業的靈敏度和營運效率。

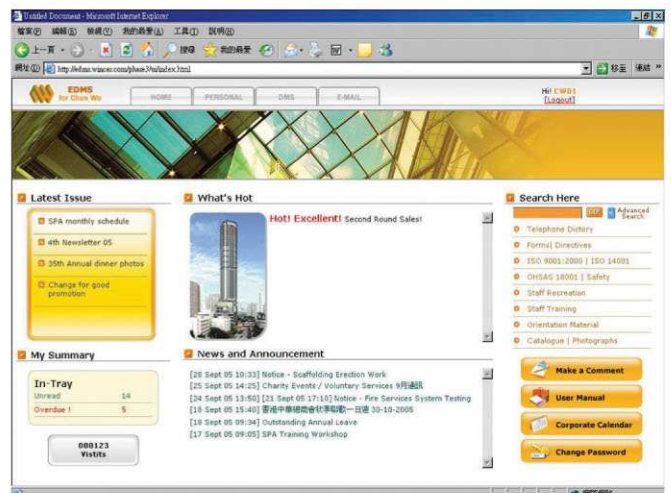
EDMS的落實，象徵集團採納最尖端科技，邁進新紀元。「共建新天」勢必為集團再創一番新氣象。

Chun Wo's Electronic Document Management System (EDMS) was launched in mid January 2006. Nine supporting departments and one project participated in the preparation of the launch while others were scheduled to join the system by the second quarter of 2006.

The EDMS is a centralized document database to accelerate access to critical corporate-wide content. Communication and productivity will be increased by linking projects, departments and subsidiaries into one

common information super highway. Ultimately, it will increase our business agility and efficiency by ensuring that we make the most informed decisions and automating business processes.

The adoption of EDMS clearly demonstrates that Chun Wo is prepared to embrace the best and latest technology in today's knowledge-based economy. "Change for Good" once again does its trick.





## 共建新天日誌 2005 Change for Good Episodes 2005

「共建新天」計劃於7月正式確立，現正全力推行，實現集團三大理念，達致均衡身心發展、愉快工作環境及關懷員工的三項成果。

The "Change for Good" (CFG) Programme, formulated since July 2005, was now in full swing to achieve the goals for a work-life balance, an enjoyable work environment and caring for staff.

### 正式成立 Formal Establishment

共建新天計劃於7月正式推行，六個跨部門小組亦同時成立以達致八個目標。範疇包括集團發展策略、管理架構、員工質素、營運流程以及資源分配等長遠及短期目標。

The "Change for Good" Programme was formulated in July to develop six Cross-Departmental Communication (CDC) Teams to drive for eight goals. The goals, ranging from corporate development strategy, management structure, people's quality, operational procedures to resources allocation, were the long-term and short-term targets.



### 公佈推行 Launch Announcement

9月至10月舉行共建新天的介紹會，使各同事瞭解計劃的方向及目標，並從多個部門及地盤搜集意見及提議。

A corporate-wide orientation programme was implemented in September and October to understand the directions and goals. Constructive feedback was gathered from different departments and projects to identify their concerns.



### 定期檢討 Regular Reviews



籌委會每月定期舉行會議，釐定策略、計劃及制度給各跨部門小組以達致集團的理念及目標。

The Committee held monthly meetings to set strategic plans and systems for all CDC Teams to align the corporate visions and goals.



項目經理聯絡小組成立以制定工程項目的溝通渠道，將計劃進度及活動傳達致前線階層。

Project Managers' Liaison Groups were formed to establish a communication channel among the project sites on the CFG progress and activities.



10月24日於朗豪酒店舉行中期進度匯報，各同事的共識是匯報會的重要成果。

An interim presentation by all CDC Teams was held on 24 October in Langham Place Hotel. All teams gave an update on respective progress and achievements. The presentation was a success with consensus and momentum by all members.

### 活動剪影 Activity Snapshots



■ 共建新天標誌設計及中文譯名比賽於12月成功舉行，勝出作品成改革計劃的標誌。

The CFG Logo Design and Translation Competition was held in December to arouse staff awareness towards the Programme. The new icon would be used as the identity on corporate change.



■ 12月舉辦管理工作坊，是計劃內〈員工質素〉目標的首項培訓項目。工作坊強化全體項目經理的工作態度及面對企業和市場轉變的能力。接著的培訓項目包括項目管理、合約與財務管理及技術知識三大範疇。

The first programme of the Goal on "People's Quality", a general management workshop on work attitudes and approaches towards corporate change and market practices was organized for all Project Managers in December 2005. Upcoming training programmes include project management, contractual and financial management as well as technical knowhow.



■ 為加強同事對SPA的落實推行，2005年12月進行問答大賽，以測試同事對計劃的認識。

A quiz game was held in December 2005 to validate the understanding of all staff members in the implementation of the SPA Programme.



## 揚州俊傑房地產

揚州俊傑房地產開發有限公司，是集團在揚州的全資附屬公司。雖然成立年期較短，但公司架構完善，擁有行政部、工程部、開發部、財務部等部門，有條不紊地開展各項工作。公司已獲得江蘇省建設部門頒發揚州地區目前最高等級的房地產開發資質。

公司現推行揚州揚子江路商住項目，各項工作正順利進行。目前正積極進行項目設計的優化工作。揚子江項目結合揚州歷史文化與現代城市建築風格，以體現集團對優質新生活的理念。公司將力求臻善，為揚州建設寫出光輝的一頁。

The Yangzhou Junjie Real Estate Development Ltd. is well-structured with engineering, real estate, finance and administration departments. The company has been awarded with the highest grade of qualifications for property development by the Provincial Construction Bureau. The project in Yangzhou is situated at Yang Zi Jiang Road comprising both residential and commercial elements which is now under a refining stage of the schematic designs. It is envisaged that the project will create a modern and energetic environment in Yangzhou.

## Yangzhou

## Junjie Real Estate



揚州俊傑房地產開發公司的同事。

The team of the Yangzhou Junjie Real Estate Development Ltd.

## 石家莊俊景豪庭

石家莊市中央商務區之大型綜合性房地產發展項目「俊景豪庭」已於2005年底正式動工。「俊景豪庭」位於省會商圈黃金街廣安大街北端，向南依臨交通樞紐和平路中段，鄰近省會文化中心省博物館。整項工程佔地約11萬平方米，總建築面積約為38萬平方米，包括高尚住宅、商業及社區設施。項目共分三期建造，預計於2009年底竣工。



「俊景豪庭」的地理環境。

The geographical landscape of the Shijiazhuang project.

## Shijiazhuang

## Development Project

Located in the business centre, the integrated real estate development project in Shijiazhuang was commenced in late 2005. The site is approximately 110,000m<sup>2</sup> with a total gross floor area of around 380,000m<sup>2</sup>. The three-phase development comprises high-rise residential, commercial and social facilities, with target completion by the end of 2009.



負責石家莊發展項目「俊景豪庭」的同事。

The Shijiazhuang development project team.



# 江蘇省宜興市一

## 太華龍珠山莊項目

### Resort and Recreation Centre

### Yi Xing, Jiangsu

繼宜興市團汧湖畔首個重點項目 - 「香港城」項目後，集團於2005年9月初與宜興市太華鎮人民政府達成合作協議，共同開發鎮內龍珠水庫旁的竹海景區，發展為渡假別墅區及綜合休閒中心，並於10月18日隆重舉行龍珠山莊項目奠基儀式。宜興市政府積極為龍珠山莊項目景區提供旅遊宣傳及配套工作，故此項目在當地獲得非常高的知名度。

奠基當日盛況空前，約有2000人到場圍觀支持。典禮中舞龍舞獅助興，並舉行放炮等儀式。宜興市人民政府各領導，包括中共宜興市委員會宣傳部長許偉英女士、人民政府王曉棟副市長、外經委潘杏軍黨委副書記、太華鎮人民政府葉毅平書記、儲紅飆鎮長等光臨出席。

當日下午，集團亦與宜興市廣播電視台舉行了「宜興市銅官山旅遊觀光休閒娛樂培訓中心」的合作意向書簽約儀式，進一步落實集團在宜興發展旅遊觀光事業的投資策略。

Following the co-operative agreement between Chun Wo and Yi Xing government on the development of a resort and recreation centre in September 2005, a foundation stone laying ceremony of the resort and recreation area near the Dragon Pearl in Yi Xing, Jiangsu province was held on 18 October 2005. A memorandum was also signed with a television station to develop a tourist and entertainment training centre. The series of development project paved way for Chun Wo in investing into tourism in Yi Xing.



■ 集團於宜興市中心首個重點項目 - 「香港城」項目周邊優美的宜園全景。

The adjacent landscape of "Yi Yuen" garden of the "Hong Kong City" project.



■ 宜興市太華鎮龍珠山莊項目奠基儀式。

A foundation stone laying ceremony of the resort and recreation centre near the Dragon Pearl in Yi Xing.



■ 宜興市銅官山旅遊觀光休閒娛樂培訓中心項目。

A tourist and entertainment training centre in Tong Kung Shan.

新高層管理 Welcome On Board



張冠寰  
Johnson Cheung

BSc, BArch, PgDip(Real Estate), MRIBA, AMRAIC, MRIPH, MHKIA, MHKIS, RA, AP(Arch)

總經理(發展)

General Manager (Development)

入職日期 Date Joined: 8/2005

擁有23多年豐富之土地及物業發展管理經驗，曾於香港、泰國及中國等地工作，服務之機構包括中華電力及恒基發展。

Equipped with over 23 years' extensive experience in handling land acquisitions and property development management in Hong Kong, Thailand and PRC companies including CLP Power H.K. Ltd. and Henderson Land Development Co. Ltd.



尹惠民  
William Wan

MCom, BA, FCPA(HK), FCPA(Aust)

財務總監(中國部)

Financial Controller (PRC)

入職日期 Date Joined: 10/2005

擁有20多年豐富會計、財務政策、中國稅務之經驗，於中國多個省份工作，如廣州、合肥、成都及武漢。曾參與多項大型物業項目，包括政府津貼房屋、城市改建及傳統物業發展工程。

With over 20 years' accounting experience in financial controlling, PRC taxation, financial practices in various types of property projects including government subsidized housing, city core re-development and conventional property development in provinces including Guangzhou, Hefei, Chengdu and Wuhan.



林安娜  
Anna Lam

BBA

企業傳訊經理

Corporate Communication Manager

入職日期 Date Joined: 11/2005

擁有14多年豐富企業傳訊、市場及財務經驗，曾於不同之大型機構工作，如港龍航空及英國特許公認會計師公會香港分會。

Equipped with 14 years' experience in corporate communication, marketing and financial relations in various public-listed and sizable organizations including Hong Kong Dragon Airlines Ltd. and Association of Chartered Certified Accountants.

人物專訪 People Profile

聶潤榮 Horace Nip 呂金偉 Isaac Lui



集團除本地的地產業務外，近年更積極涉及中國市場。現在多項內地投資計劃是由執行董事聶潤榮先生策劃及帶領。

聶先生加入俊和前曾於中國海外發展有限公司及惠記集團有限公司等多間上市公司任職執行董事及財務總監，擁有廿多年處理集團財務、上市事務、收購及合併經驗。

對於俊和多元化的業務，聶先生強調平衡及多方面的投資為發展的必然方向。他相信憑著集團的財務及在中國業務管理的經驗，定必能與內地政府及伙伴公司產生協同作用。

工作之餘，聶先生於九年前開始參與高爾夫球活動。他表示此運動需講求心智，反映個人於壓力下做好工作的能力。他鼓勵同事透過持續進修，以強化及發展技能及經驗。同事欲躍進更高職位，必須於本身專業範疇內尋求突破。聶先生便是當其中成功的佼佼者，他自1984年始便突破自己會計師的範疇，涉足其他發展空間。

Mr. Horace Nip, Chun Wo Holdings' Executive Director, who has devoted much time recently on the Group's investments on the Mainland, expresses top management's confidence in diversifying Chun Wo's business in different fields.

Before joining Chun Wo in 2005, Horace was the executive director and financial controller in various listed companies including China Overseas Land and Investment Ltd. and Wai Kee Holdings Limited. He has over 20 years' experience in handling corporate finance, investment, listing, merger and acquisition matters.

Outside working hours, Horace has played golf for more than 9 years. He says that golf is a mental game to reflect one's capability to deliver his best under stress. He encourages us to strengthen and expand our experience and skills through continuous learning. "If you want to advance to a senior management position, you must break through your profession. Like me, I have not been a typical accountant since 1984," he said.



呂金偉先生為俊和(中國)有限公司董事，專責俊和中國房地產發展及建築工程項目，包括石家莊俊景豪庭及揚子江路項目。呂先生在加入集團前曾於澳洲、新加坡及中國的不同公營及私營機構、承建商及發展商任職。面對中國日漸開放市場，呂先生經常建議同事及年青工程師多廣闊的視野及思維去面對工作。

工作背後，呂先生亦曾是香港及中國數間大學的講師及客席教授。他亦有捐資大連理工大學「浩隆獎學金」。呂先生自中學時期便醉心於笛樂及中國書法，他曾任香港童軍總會油尖區會主席。

As the Director of Chun Wo (China) Ltd., Mr. Isaac Lui participates in property development and construction in Mainland China, including the Shijiazhuang and Yangzhou projects. Before joining Chun Wo, he worked for several government departments, contractors and developers in Australia, Singapore and the PRC. Coping with the more global market in the PRC, he always reminds himself and especially young engineers, that a global view with microscopic control is the key to success.

Off work, Isaac is a visiting lecturer and adjunct professor with various universities in Hong Kong and Mainland China. He enjoys dizi, a Chinese musical instrument, and Chinese calligraphy since he was a teenager. He has been the chairman of the Yau Tsim District Committee of the Scout Association of Hong Kong.





11/2005 (左起)勞工處分區職業安全主任萬治德先生、職業安全健康局高級顧問陳妙泉先生、茂盛(亞洲)工程顧問有限公司工程師梁健忠先生、關泉堅總經理、馮國恩署理安全經理、葉燦文營運經理在「良好工地整理推廣計劃2005」開幕儀式中。

November 2005, (From left) Mr. Man Chi Tak, Divisional Safety Officer, Labour Department, Mr. Jason Chan, Senior Consultant, Occupational Safety & Health Council, Mr. Johnny Leung, Resident Engineer, Maunsell Consultants Asia Ltd., Mr. Peter Kwan, General Manager (Compliance) and Safety Leader, Mr. Mike Fung, Acting Safety Manager and Mr. John Yip, Operations Manager at the kick-off ceremony of "Good Housekeeping Campaign 2005".



12/2005主席彭錦俊先生、董事呂金偉先生、總經理吳惠明先生宴請石家莊市新華區委員會張石峰書記、張軍副書記等人。

December 2005, Mr. K. C. Pang, Chairman, Mr. Isaac Lui, Director and Mr. Patrick Ng hosted a dinner for the Government officials from Xin Hua District, Shijiazhuang.



11/2005 泰國政府運輸部官員到訪集團及參選地航天廣場工程項目。

November 2005, a delegation of Thailand officials visited Chun Wo Head Office and the SkyPlaza project.



11/2005集團捐贈港幣一佰萬元給香港理工大學，校園一所電子計算研習中心以俊和集團命名，以表彰集團支持理大建設及地政學院的發展及為業界培訓更多優秀專才。主席彭錦俊先生(右二)、董事總經理郭煜劍先生(右一)、董事李蕙嫻女士(中)、理大副校長(學生培育)梁天培教授(左二)、理大副校長(科研發展)高贊明教授(左一)出席儀式。

November 2005, Chun Wo donated HK\$1,000,000 to the Hong Kong Polytechnic University in support of the development of its Faculty of Construction and Land Use. The ceremony was officiated by Chairman, Mr. K. C. Pang (second right), Managing Director, Mr. Clement Kwok (first right), Mrs. Christina Pang (middle), Prof. Leung Tin Pui, PolyU Vice President (Student Development) (second left) and Prof. Ko Jan Ming, PolyU Vice President (Research Development) (first left).



11/2005黃碧嫦領隊(投標部)帶領關家傑(投標部)、莊明忠(工程部)、劉士豪(數碼港工程)及雷昌榮(資訊科技部)及支援隊伍第二年度參加樂施毅行者。

November 2005, headed by captain Wong Pik Seung (Tendering), Kwan Ka Kit (Tendering), Alan Chong (Engineering), Jacky Lau (Cyberport) and Rico Lui (Information Technology) and the Support Team participated in the Oxfam Trailwalker 2005.



11/2005俊和足球隊及籃球隊今年參加由康樂及文化事務署主辦的工商機構運動會2005的七人、十一人足球及籃球比賽。兩班球員竭盡所能，全情參與。

November 2005, Chun Wo Soccer Team and Basketball Team participated in the 7-a-side, 11-a-side soccer and basketball competitions of the Leisure and Cultural Services Department Corporate Games 2005.



10/2005集團與社會福利署、東華三院船灣安老綜合中心合辦「松柏康健樂安居」，義工隊長總經理關泉堅先生出席開幕禮。

October 2005, Mr. Peter Kwan, General Manager, the leader of Voluntary Services Team attended the opening ceremony of an elderly programme jointly organized by the Social Welfare Department, the Tung Wah Group of Hospitals and Chun Wo.

## 香港傑出企業2005

### Hong Kong Outstanding Enterprises 2005

集團很榮幸獲本港財經雜誌《經濟一週》評選為「香港傑出企業2005」。本年的評審範疇包括優秀業績增長、良好企業管治及受股東歡迎三方面。在22間獲選的上市公司中，藍籌企業佔5間、主板企業14間，其餘3間為創業板，而俊和是工程界中唯一取得這獎項的上市公司。頒獎典禮於2005年11月25日在中環麗嘉酒店舉行。

Chun Wo was selected as one of the Hong Kong Outstanding Enterprises by the Economic Digest. The assessment criteria include excellent achievement in growth, quality enterprises management and shareholders' favourite. Among the 22 enterprises, 5 enterprises from Blue Chips, 14 from Main Board and the remaining 3 from Growth Enterprise Market. Chun Wo was the only construction company in receiving the award. The presentation ceremony was held on 25 November 2005 in the Ritz-Carlton Hong Kong.



財經事務及庫務局常任秘書長(財經事務)何鑄明先生(左)頒獎予執行董事聶潤榮先生。  
Mr. Kevin Ho, JP, Permanent Secretary for Financial Services and the Treasury (Financial Services) (left) presented the trophy to our Executive Director, Mr. Horace Nip.



(左起) 黎錦雄董事、劉譽德董事、聶潤榮執行董事及楊家賢董事出席典禮。  
(From left) Mr. Joe Lai, Director, Mr. Robert Lloyd, Director, Mr. Horace Nip, Executive Director and Mr. Edward Yeung, Director at the ceremony.

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## 商界展關懷2005/2006

商界展關懷  
caringcompany<sup>2005/06</sup>

## Caring Company Award 2005/2006

由香港社會服務聯會舉辦的「商界展關懷」計劃，目的為表揚及嘉許實踐公民精神的私營公司。當選為「商界展關懷」公司，機構必須最少實踐六項評審準則中的任何兩項。準則包括鼓勵義務工作、關心員工家庭、聘用弱勢社群、建立伙伴合作、傳授知識技術及樂於捐助社群共六項。

集團很榮幸獲東華三院推薦參加「商界展關懷」計劃，並成功榮獲商界展關懷2005/2006標誌，以表揚集團對社會服務的貢獻，包括鼓勵義務工作、關心員工家庭及樂於捐助社群三項標準。

The "Caring Company", organized by the Hong Kong Council of Social Services, aims to recognize private companies with good corporate citizenship. The award goes to companies which can meet at least two of the six criteria including Volunteering, Family Friendly, Employing Vulnerable, Partnering, Mentoring and Giving.

Chun Wo was honoured to be nominated by the Tung Wah Group of Hospitals to the Caring Company Programme and successfully awarded the 2005/2006 Caring Company Logo to recognize our contribution to the community in Volunteering, Family Friendly and Giving.

恭賀新禧

俊和集團全人恭賀