



## 揚州、石家莊、宜興項目陸續推售 | CHINA PROPERTY DEVELOPMENT PROJECTS IN PIPELINE

集團在中國國內的房地產業務進展順利，多個房地產發展項目將於今年下半年陸續開始預售。

揚州的「名門都匯」是由6座住宅和兩層商場組成的大都會式住宅項目，位於中心的廣場將會成為揚州市潮人聚集的新景點。揚州項目的住宅部分將於9月底開售。

石家莊的「名門華都」是集團在國內最大型的綜合性房地產發展項目，整個項目共26幢分3期發展。第一、二期為住宅項目，第三期包括商廈、商場及商務酒店式公寓。第一期第一批三百多個住宅單位已在去年底預售，於開售當天數小時內已差不多全部售罄，市場反應良好。第一期第二批單位預算於本年第四季開售。第一期首批預計在2008年第一季度入伙。

宜興市項目位於鄰近市中心的豪華住宅區，是商務酒店式公寓及商場，將發展為蘭桂坊式的時尚飲食娛樂中心。項目將於2008年初開售。

房地產開發是集團正積極開拓的其中一個主要業務，集團有感一線城市地價較高，競爭相對較大，但利潤未必比二線城市高，因此集團會採取審慎策略，主力發展二三線城市的地產項目。

Chun Wo has been developing real estate projects in recent years with target developments at second tier provincial cities. Our prominent real estate and property development projects in Yangzhou, Shijiazhuang and Yixing cities in Mainland China will be for sale in the second half of the year to generate good business revenue.

Designed with a cosmopolitan style, "The Metropolis" in Yangzhou consists of a six-block residential and a 2-storey shopping mall. It is situated at the city centre which will become a new city landmark. The premises will be for sale in September 2007.

Being the largest property development project in Chun Wo, the "Arc De Royal" in Shijiazhuang is a 26-block residential and commercial complex. An overwhelming response was made in the Shijiazhuang "Arc De Royal" during the sale of the first batch 300 residential units in late 2006. The sale of the next batch will be launched in late 2007 and the occupancy will be available in early 2008.

The Yixing project is situated at a deluxe residential area near the city centre. It is a serviced apartment hotel with a shopping centre, which will be for sale in early 2008.

Understanding the fierce market competition and minimal profit margins in major provincial cities, a prudent approach will be adopted in our PRC real estate development. Strategically, the business and development will gear towards property development projects in the second and third tier of the provincial cities for better market share and higher profit margins.



石家莊的「名門華都」"Arc De Royal" in Shijiazhuang



宜興市的「香港城」  
"Hong Kong" in Yixing



揚州的「名門都匯」  
"The Metropolis" in Yangzhou



## MESSAGE FROM THE MANAGEMENT

2007年上半年，集團的多元化業務發展策略已進入新的階段。現時，集團以物色及發展優質的地產項目為目標，致力在五年內於建築、房地產發展、地產投資及專業服務幾項主要業務達致平均的多元化發展，務求提高整體盈利能力的同時，亦繼續贏得市場及品牌的聲譽。

為進一步提升營運效率以配合業務發展，集團於期內繼續致力推行「共建新天2」計劃。在建築業務方面，重點是加強執行、積極推廣業務、共享成果及利潤。集團致力在香港及澳門物色優質的工程項目，並選擇在亞洲及中東拓展業務，包括專營工程如鐵路鋪設、預應力構件工程及高樓建設等。在工程執行方面，集團致力在工程項目的每一個施工環節維持安全、高質素及效率，在嚴謹的管理下，充分運用公司、分判商及供應商的資源，按照計劃完成工作。

此外，集團成立工程項目執委，負責監察建築工程運作。為使營運更靈活，架構更完善及培養企業精神，工程項目共分為土木、樓宇及維修三個分部。目標是提高營運效率、縮減決策時間及更有效地分配人手及資源。每組別須獨立兼備各種功能如投標、收支、營運效率及監控表現。透過增加團隊的決策自主度，使每個工程項目的管理架構更具認受性，令工程項目執委更易於監察工程的進度及減少問題的發生。

房地產業務方面，集團會把重點放在國內市場，積極尋找增值的房地產發展及地產投資項目，重點包括有潛力的二線及三線城市。集團會運用建築的專才，為消費者提供優質的樓宇建築、創新的設計意念和良好的管理系統為目標。透過深化的市場分析及網絡，集團未來會增購更多優質土地儲備，以供長遠的持續發展。除著眼於中國市場外，集團亦密切留意香港、澳門及越南具潛力及合適之物業發展機會。總括而言，積極發展房地產業務是集團的首要目標。至於專業服務方面，集團將保安護衛及物業管理業務合併歸入同一管理組織，從而在人力及其他資源分配上取得最佳的協同效益及靈活度。

總而言之，「共建新天2」標誌著集團與時並進，努力求變的決心，我希望大家能上下一心推動變革的巨輪，共同攜手建立「新俊和」。

In the first half of 2007, the Group took its diversification strategy into the next stage. Our goal now is to identify and develop quality projects and expand the scope of our core businesses of construction, property development and investment and professional services in the next five years. We hope to enhance our overall profitability and at the same time win acclaims of the market.

The Group's "Change for Good" Programme entered into the second phase ("CFG2") in October 2006. On the construction front, the main directions have been execution enhancement and active promotion, with an aim of achieving more lucrative profits. We strive to look for quality engineering projects in Hong Kong and Macau, and regional expansion in Asia and the Middle East, via projects such as trackwork, pre-stressing works and high-rise construction. We are committed to maintaining safety and the highest quality and efficiency in every construction phase under stringent management to complete the works on schedule.

We have formed a Project Executive to monitor progress of our construction projects. To ensure operational flexibility, construction projects are divided into three divisions namely civil, building and maintenance. Our aim is to improve operational efficiency, hasten decision making and more effectively allocate human resources.

As for property business, the Group will focus on identifying suitable property development or investment projects in Mainland China, especially in second and third-tier cities with strong potential. With in-depth market knowledge and extensive network, the Group will seek to acquire more quality landbank for future development. In addition to the Mainland China market, we will also keep an eye on potential property development opportunities in Hong Kong, Macau and Vietnam. As for professional services, the Group has merged the security service and property management businesses under one management team to enhance synergies.

In conclusion, "CFG2" speaks to the Group's determination to keep in pace with times and embrace changes. It is my hope that staff at all levels will work together in helping the Group to transform into a "new Chun Wo".

## 建造業安全獎勵計劃 2006 / 2007

### CONSTRUCTION INDUSTRY SAFETY AWARD SCHEME 2006 / 2007

「建造業安全獎勵計劃」是勞工處每年一度與業界合辦的安全推廣活動。今年的頒獎典禮暨嘉年華會已於2007年3月25日舉行。

有感於社會各界日益關注裝修及維修業的職安健表現，大會今年特別增設了「裝修及維修工程」及「裝修及維修工程 — 一次分判商」兩個比賽組別。

建築署小型定期工程 TCN309 在「裝修及維修工程」組別獲優異獎。港島及鴨洲水務維修合約及黃大仙上邨第三期重建工程在「安全隊伍」組別獲優異獎。

The Construction Industry Safety Award Scheme 2006 / 2007 Award Presentation Ceremony cum Fun Day was held on 25 March 2007. The annual event is presented by the Labour Department and co-organized by various trade organizations.

ASD Minor Works Term Contract TCN309 received the Merit Award in the category of "Fitting Out and Minor Works". WSD Maintenance Contract 1/WSD/06(H) and Construction of Upper Wong Tai Sin Phase 3 were Merit Award recipients in the category of "Safety Team".



關泉堅總經理(規範管理)帶領得獎隊伍出席頒獎典禮。  
Mr. Peter Kwan, General Manager (Compliance) and his team in the ceremony.

### 紀律部隊部門宿舍清拆 - 第一期 | DEMOLITION OF DISCIPLINED SERVICES DEPARTMENTAL QUARTERS - PHASE 1

此項目包括清拆現有政府紀律部隊部門宿舍，由樓高6至21層不等，覆蓋香港、九龍及新界多個地區，工程價值約1億港元。個別清拆地盤位置的懸挑結構、懸索橋及石棉結構構成一定難度。

地盤亦非常關注安全及環保問題，例如聘用滅蟲專家及隔音顧問，並採用油壓混凝土破碎機以減低對鄰近居民之騷擾。工程同時成立聯絡小組，與鄰近居民保持緊密聯系。

The HK100-million dollar project involves the demolition of existing Government Disciplined Services Departmental Quarters varying from 6 to 21 storey high at various locations on Hong Kong Island, and in Kowloon and the New Territories. Some of these demolition sites are found to have cantilevered structure, link bridges and asbestos structure which posed great challenges.

The project commanded extra resources for addressing safety and environmental issues. Hydraulic concrete crushers are used to reduce noise nuisance to nearby residents. A liaison team was set up to attend regular meetings with residents and a pest control specialist and an acoustic consultant have been employed to monitor and control pests and noise at all work sites.



### 裝修及翻新 | RENOVATION AND FITTING OUT



「清水灣道8號」 No. 8 Clear Water Bay Road



大坑「名門」會所裝飾工程。  
Fitting out works for clubhouse, 'The Legend'.



「杏花新城」 Paradise Mall



「青衣城」 Maritime Square

集團為樓宇和商場提供高質量的裝修及翻新服務，包括機場鐵路沿線的「青衣城」、「杏花新城」、「清水灣道8號」會所等進行裝修及翻新。大坑道「名門」會所經已竣工，現正為馬鞍山「嵐岸」的會所及大堂、樂富商場進行裝修及翻新工程。

Chun Wo provides high-end interior decoration and refurbishment services to different properties. The Maritime Square, Paradise Mall at Heng Fa Chuen and the No. 8 Clear Water Bay Road clubhouse are fine examples of our work. The Legend at Tai Hang Drive was completed while the Club Sausalito at Ma On Shan and the Lok Fu Shopping Centre are currently underway. The Company continues to aggressively pursue renovation and fitting out business capitalizing on opportunities in the growing market.



### 共建新天 2 - 改革旅程 | CHANGE FOR GOOD 2 - TRANSFORMATION JOURNEY



同事積極參與口號比賽。Overwhelming entries on slogan competition.

總寫字樓的簡佈會。 Briefing sessions at Head Office.

俊和正進入一個以「有盈利項目」為業務多元化企業的新階段。「共建新天2」計劃於2006年10月推行，體現了公司不斷成長的決心及目的。集團透過多個途徑，提倡員工均衡生活，優化公司文化及形象。改革旅程的第一階段經已完成，同事透過一個形象化比喻（動物農莊）瞭解公司策略及方向。集團更特設資訊牆及電郵，方便各同事提出意見或構思。此外，成立行動學習小組以檢討工程項目運作流程，將以分權至地盤之政策為目標，提升工程隊伍的效率。

第二階段將鞏固公司營運計劃以發展新商機。在建築業務，公司將大力支持各子公司的發展。公司更成立了三大建築分部：樓宇、土木及維修，藉此完善架構及培養企業精神。公司會繼續優化培訓與發展計劃、改善表現管理系統及引入工程項目流程回顧。集團將在電腦平台上作出改革，引入企業資源規劃(Enterprise Resource Planning) 軟件方案，以簡化業務流程，加速業務發展。

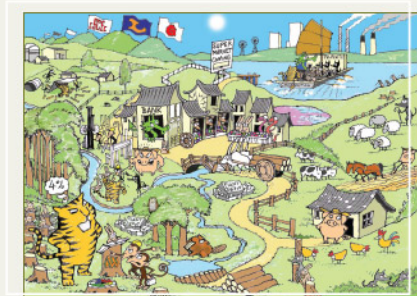
此改革旅程有賴同事們能群策群力，參與建設新的俊和。

Chun Wo is entering a new phase of development. It is focusing on "profitable projects" and becoming a diversified conglomerate. The "Change for Good 2" Programme was launched in October 2006 to promote the company's latest focus and pledge its commitment to transform and grow. In the first part of the journey, members of staff received an Engagement Pack that used the "Animal Farm" as the metaphor to communicate the Company's corporate strategic objectives. A "Knowledge Wall" and a specific email account were set up to encourage participation of everyone in the Company and encourage submission of ideas and suggestions. Kick off of "Change for Good 2" has so far seen several Action Learning Teams reviewing processes and decentralization procedures at project sites.

In Stage 2, the Company's Business Plans will be reviewed and strengthened to create new opportunities. In the Construction Business, greater support will be provided to the Subsidiaries to develop their profitable businesses. 3 Divisions, namely Building, Civil and Maintenance were established to restructure our corporate organization and cultivate entrepreneurial spirit in the company.

Efforts will also be made to improve the Company's training and development plan, review the Performance Management System and introduce a Project Review Process. We will continue to improve processes through the adoption of Enterprise Resource Planning software solution to streamline the operation procedures for business growth.

The Transformation Journey will involve all members of staff in creating "The New Chun Wo".



形象化比喻（動物農莊）瞭解公司策略及方向。 The corporate strategic objectives illustrated via the "Animal Farm".

# 歡賀魯班先師寶誕



## CELEBRATING LO PAN FESTIVAL

### 歡賀魯班先師寶誕 | CELEBRATING LO PAN FESTIVAL

魯班先師寶誕聯歡晚會於2007年7月20日晚假九龍灣會議展覽中心隆重舉行，逾1500位合作夥伴、分判商、供應商及員工出席。當晚頒發多項工程卓越表現及安全獎項，場面非常熱鬧。

The Lo Pan Dinner was celebrated by more than 1,500 business associates, suppliers, subcontractors and members of staff at the Hong Kong International Trade and Exhibition Centre on 20 July 2007. A climax reached when prominent project and safety awards were presented to the subcontractors and site personnel.



在晚宴上頒發各傑出安全獎項。  
Prominent safety awards were presented at the dinner.



集團管理層向賓客祝酒。  
Chun Wo Management drunk a toast to all participants.



賓客與同事們一同盡歡。  
Happy snapshots.



## CORPORATE SOCIAL RESPONSIBILITY

### 俊和慈善基金 | CHUN WO CHARITABLE FOUNDATION

自2006年成立以來，俊和慈善基金一直致力推廣及支持各項社會服務、教育及培訓、保健服務、體育、文化及康樂、環保及慈善活動，為創造更美好社會作出貢獻。

俊和慈善基金自2005年開始向香港大學及香港科技大學學生提供獎助學金，並捐出100,000元予浙江大學浚生貧困學生助學基金，為中國一些學生提供教育及培訓。此外，基金亦捐出2,600,000港元予2009年東亞運動會主辦商，作為對該項即將於香港舉行的體育盛事的支持。有關贊助包括現金1,000,000港元及以實物支付的贊助1,600,000港元。

The Chun Wo Charitable Foundation was set up in 2006 to promote and support community services, education & training, health care services, sports, culture and recreation, environmental and charitable activities for the betterment of the Hong Kong society.

The Company started to offer scholarships and bursaries to university students at the University of Hong Kong and Hong Kong University of Science and Technology in 2005. The Company has also donated \$100,000 to the Zhejiang University Junsheng Foundation for Needy Students, contributing to the education and training of talents in Mainland China. To show our support to the 2009 East Asian Games to be held in Hong Kong, the Foundation was a sponsor of the event including HK\$1m in cash and HK\$1.6m in kind.



於俊和寫字樓舉行獎學金頒贈儀式。  
Scholarship Presentation Ceremony held at Chun Wo office.



孫明揚先生(右二)、霍震霆先生(右一)及何志平先生(左一)  
接受彭一邦董事捐贈支票。  
Mr. Michael Suen (second right), Mr. Timothy Fok (first right) and Mr. Patrick Ho (first left)  
received the cheque from Mr. Derrick Pang, Director.



### 東華三院 — 良好夥伴 |

### TUNG WAH GROUP OF HOSPITALS – GOOD PARTNERSHIP

俊和的義工隊為東華三院提供多項義工服務，包括老人院的維修服務、製作手工藝品作義賣等，獲東華三院嘉許為良好企業夥伴。  
We were honoured by the Tung Wah Group of Hospitals as a good corporate partner. The voluntary services included maintenance at elderly homes of TWGH, making handicraft for charitable sale, etc. were greatly appreciated.



社會福利署署長鄧國威太平紳士（右二）及東華三院代表頒發嘉許狀予關泉堅總經理（規範管理）（左二）。  
Mr. Paul Tang, Director of Social Welfare (second right) and representatives from Tung Wah Group of Hospitals presented the award to Mr. Peter Kwan (Compliance) (second left).

### 綠野先鋒 | TREE PLANTING CHALLENGE

集團義工隊組成四隊於4月29日參與由地球之友舉辦之「綠野先鋒」。  
Chun Wo Voluntary Team organized four teams to participate in the annual "Tree Planting Challenge" of Friends of the Earth" on 29 April 2007.



### 地鐵競步賽 2007 | MTRC RACE WALKING 2007

集團一向履行企業社會責任，連續第三年參與「地鐵競步賽」中「主席邀請賽」及「公司隊際賽」。  
It is the third year we participated in the MTRC Race Walking in 2007 at the "Chairman's Invitational" and "Corporate Team Challenge" to honour corporate social responsibility.





### 城市護衛 | CITY SECURITY

城市護衛有限公司(城市護衛)於1997年成立，初期主要負責俊和各地盤的保安工作，其後擴展至為其他客戶提供優質的物業保安服務。城市護衛現已是全港甲級護衛公司其中之一，擁有員工約1000人。

城市護衛致力保持在業內之競爭力，在為客戶提供優質服務的同時，亦為員工提供定期的培訓及良好的薪酬及考核等制度。管理層務求做到公平、公正，聆聽員工意見，具備危機意識及遠見。



董事總經理黃永堂。Michael Wong, Managing Director.

為提升生產力，城市護衛及城市專業管理有限公司於2007年6月進行合併，共享協同效益，並借助香港房屋委員會及市區重建局提供的樓宇復修貸款計劃向舊建築物提供維修及其後的物業管理服務。

在推廣及宣傳方面，城市護衛將會革新企業標誌，員工將換上新的制服，電視廣告亦於2007年6月底推出，務求讓更多目標客戶瞭解公司的優質服務。

City Security Company Limited (City Security) was established in 1997 to provide security and guarding services to Chun Wo construction sites. Its services have since been extended to customers outside. City Security has around 1,000 employees now and is today among the A Class security companies in Hong Kong.

To maintain competitiveness, regular training is provided to the company's employees, coupled with a sophisticated remuneration and appraisal structure. The management is visionary and flexible in crisis management, and strives to be fair and listen to the staff's opinions.

City Security and City Professional Company Limited came under the same management to generate the greatest synergy and flexibility in operations for both companies in June 2007. The two companies will provide comprehensive property service packages to existing aged buildings in accordance with the specification of Home Renovation Loan Scheme and Building Rehabilitation Loan Scheme provided by the

Hong Kong Housing Society and the Urban Renewal Authority.

City Security will take on a new logo and introduce new uniforms for its employees. A television commercial was aired in late June 2007 to promote their professional services to the target clientele.



團體精神盡體現。A group snapshot to demonstrate team work.

