

俊和通訊 Chun Wo News



集團的「願景、使命和核心價值觀」

Our Vision, Mission and Core Values (VMV)

集團重新修訂的企業文化 (VMV)，讓管理層、員工和合作夥伴攜手步向目標。VMV的推廣工作已在進行中，期盼客戶和公眾人士更了解集團的全新理念。



Chun Wo has modified its vision, mission and core values and we aim to join hands with our management, staff members and business partners to pursue opportunities for future growth. The VMV promotion campaign is to be implemented in phases and hope that the message can reach our stakeholders to appreciate the full scope of Chun Wo's philosophy.

VMV風車標誌包含俊和七大核心價值，乃集團蓬勃發展及持續增長的重要元素。
VMV windmill embodies the core values critical for the prosperity and sustainable growth of Chun Wo.

願景 Vision

成為一間活力充沛、發展蓬勃、享譽亞洲的承辦商和發展商

To be an acclaimed contractor and developer in Asia with dynamic and sustainable growth

使命 Mission

1. 參與城市和基建發展，提升優質生活

Improve people's quality of life through city and infrastructure development

2. 提供完善的工作環境及事業發展機會，與僱員一起成長

Grow with our employees through fulfilling work environment and career development

3. 努力不懈，為股東賺取回報

Create value for shareholders

核心價值觀 Core Values (7Cs)

1. 承諾・互信 Commitment

我們以堅守承諾建立互信
We build trust through commitment

2. 安全・環保 Concern

我們以安全、環境及公共利益為先
Safety, environment, and the public interest take priority

3. 用心・可靠 Care

我們把客戶的需求放在首位
Our customers' needs come first

4. 團結・創造 Collaboration

我們群策群力、共創佳績
We deliver results through teamwork

5. 人才・獎勵 Credit

我們重視人才、獎勵傑出員工
We reward performers and value contributors

6. 勇氣・策略 Courage

我們敢於面對、突破困難
We are problem-solvers

7. 持續・卓越 Continuity

我們通過經驗和學習，追求卓越
We excel through experience and learning

灣仔發展計劃第二期－中環灣仔繞道 Wan Chai Development Phase II - Central-Wan Chai Bypass

香港會議展覽中心段 Hong Kong Convention and Exhibition Centre

俊和－利達聯營已建成管狀樁柱P1、海堤及鋪設演藝學院、瑞安中心和多幢政府大樓的冷卻用水喉管。而今年4月開始，香港會議展覽中心水道內的填海工程，灌漿前地基處理準備工程、隔板工程、預鑽工字樁以及過海海底水管準備及鋪設工程已先後開始。隊伍嚴格遵照安全標準做到「零意外」，特別於4月18日在地盤舉行了「零意外」典禮，由土木工程拓展署及AECOM的RSS代表頒發9個安全獎項予工程團隊。工程已於2009年12月動工，預計於2015年第三季竣工。



Chun Wo - Leader Joint Venture has completed a pipe pile wall P1, alternative seawall blocks, and a cooling main connections for the Hong Kong Academy for Performing Arts, Shui On Centre and government towers. Starting from April 2011, the reclamation filling works within the water channel at Hong Kong Convention and Exhibition Centre, preparation works of pre-grouting ground treatment, diaphragm works and pre-bored H piles, and preparation and pipe laying of cross harbour mains were commenced. The team demonstrated a high commitment on safety standard to achieve a "Zero-Accident-Record", thus a "Zero-Accident-Record" ceremony was held on site on 18 April attended by CEDD and AECOM's RSS to present nine safety awards to the project team. The works commenced in Dec 2009, and is scheduled to complete in Q3 2015.



灣仔東段 Wan Chai East



此項目由俊和及中國中鐵共同合作，其中，灣仔填海第一期合共16,000立方米之工程已於2010年12月完成。目前，隧道大口徑磨樁和地下連續牆施工工程正在進行中。當此工程建成後，集團將展開深坑開挖工程及興建中環灣仔繞道主隧道，而整段550米長的隧道將於2016年8月竣工。

Chun Wo and CRGL have cooperated on this project and the reclamation works at WCR1 Area, covering a total area of 16,000m³ was completed in December 2010. Currently, the tunnel bored piles and diaphragm wall construction works is ongoing. After completion of the bored piles and diaphragm wall, deep excavation will be carried out for the CWB main tunnel. The entire 550m long tunnel structure will be completed in August 2016.

北角段隧道和東區走廊連接路工程 Tunnel (North Point Section) and Island Eastern Corridor Link

俊和與合作夥伴成立的Chun Wo-CRGL-MBEC Joint Venture 成功取得路政署的中環灣仔繞道－北角段隧道和東區走廊連接路工程合約。工程包括在北角的東邊隧道出入口建造一段300米長隧道、建造與隧道接駁的連接路、道路工程及清拆工程等。此項目已於2011年1月動工，預計於2017年完成。

Chun Wo-CRGL-MBEC Joint Venture which was formed by Chun Wo and its partners has secured a project, from the Highways Department for the Central-Wan Chai Bypass Tunnel (North Point Section) and Island Eastern Corridor Link. The project involves construction of tunnel in North Point at the East Portal and the approach road to the tunnel, as well as roadworks and demolition works. The project commenced in January 2011 and is scheduled for completion in 2017.



元朗洪水橋建議住宅發展項目的上蓋發展工程 Carcass works for proposed residential development at Hung Shui Kiu, Yuen Long

此項工程包括興建七幢廿六層高的住宅大樓連地庫停車場、三十七座獨立屋、會所和游泳池等。

This residential development project comprises seven blocks of twenty-six storey residential towers and associated basement carpark, thirty-seven blocks of town houses, clubhouses and swimming pool, etc.



俊和與渠務署合辦「無坑挖掘工程展覽」 Chun Wo and Drainage Services Department Collaborately Hold "Trenchless Construction Exhibition"



集團與渠務署合作展開屯門西部主幹污水收集系統工程，工程由寶田邨伸延至望后石污水處理廠，包括建造全長約6公里的主幹污水渠和一座污水泵房。為讓市民瞭解相關資訊，集團聯同渠務署在屯門公園舉行「無坑挖掘工程展覽」。

The Group, in collaboration with the Drainage Services Department, has commenced the Tuen Mun Western Trunk Sewerage Project. The project extends for 6 km from Po Tin Estate to Pillar Point Sewage Treatment Works involving building a trunk sewer about 6 km long and a sewage pumping station. To better inform the public of the construction progress, Chun Wo and the Drainage Services Department collaborately held a "Trenchless Construction Exhibition" at Tuen Mun Park.

土木工程 Civil Engineering

將軍澳市中心南部海旁單車徑及配套設施工程

客戶：土木工程拓展署
動工日期：2011年7月
預計完工日期：2013年1月

Cycle Tracks and Associated Facilities along the Seafront at Tseung Kwan O Town Centre South

Client: Civil Engineering and Development Department
Commencement date: Jul 2011
Expected completion date: Jan 2013

淨化海港計劃第二期甲昂船洲污水處理廠改善工程 - 排放水隧道及消毒設施

客戶：渠務署
動工日期：2011年6月
預計完工日期：2014年12月

Harbour Area Treatment Scheme Stage 2A Upgrading Works at Stonecutters Island Sewage Treatment Works – Effluent Tunnel and Disinfection Facilities

Client: Drainage Services Department
Commencement date: Jun 2011
Expected completion date: Dec 2014

鐵路及運輸 Railway and Transportation

廣深港高速鐵路建造合約編號 830

客戶：香港鐵路有限公司
動工日期：2011年6月
預計完工日期：2015年5月

Express Rail Link Contract No. 830: Trackwork and Overhead Line System

Client: MTR Corporation Limited
Commencement date: Jun 2011
Expected completion date: May 2015

觀塘線延線建造合約編號 1002

客戶：香港鐵路有限公司
動工日期：2011年5月
預計完工日期：2015年5月

Kwun Tong Line Extension: Whampoa Station and Overrun Tunnel

Client: MTR Corporation Limited
Commencement date: May 2011
Expected completion date: May 2015

地基工程 Foundations

南港島線(東段)：黃竹坑車廠地盤平整及樁柱工程

客戶：香港鐵路有限公司
動工日期：2011年5月
預計完工日期：2012年12月

South Island Line (East): Wong Chuk Hang Depot Site Formation and Piling

Client: MTR Corporation Limited
Commencement date: May 2011
Expected completion date: Dec 2012

維修工程 Maintenance

合約編號 9/WSD/10 - 更換及修復水管工程 第4階段第1期 - 新界西部主要水管工程

客戶：水務署
動工日期：2011年7月
預計完工日期：2015年4月

Contract No. 9/WSD/10 - Replacement and Rehabilitation of Water Mains, Stage 4 Phase 1 - Major Mains in Western New Territories

Client: Water Supplies Department
Commencement date: Jul 2011
Expected completion date: Apr 2015

合約編號 12/WSD/10 - 更換及修復水管工程 第4階段第1期 - 東區及南區水管工程

客戶：水務署
動工日期：2011年7月
預計完工日期：2015年12月

Contract No. 12/WSD/10 - Replacement and Rehabilitation of Water Mains, Stage 4 Phase 1 - Mains in Eastern and Southern Districts

Client: Water Supplies Department
Commencement date: Jul 2011
Expected completion date: Dec 2015

樓宇建築 Buildings Construction

山頂僑福道德瑞國際學校第三期重建工程

客戶：德瑞國際學校
動工日期：2011年6月
預計完工日期：2014年6月

German Swiss International School Redevelopment, Phase 3, Guildford Road, The Peak

Client: German Swiss International School
Commencement date: Jun 2011
Expected completion date: Jun 2014

俊和在中國房地產市場之發展



俊和早於九十年代初已積極發展中國房地產市場，更是首家進駐河北省石家莊的港商。其中，「名門華都」第一、二期項目均取得優秀成績，成功確立集團的品牌，為日後擴展內地市場打下強心針。今期我們專訪俊和(中國)有限公司董事潘志才先生，暢談當初進軍內地市場的經驗以及集團未來發展大計。

引入多種「港式」概念打響頭炮

潘先生當年身兼「名門華都」第一期的設計顧問，提出「將優質生活帶進石家莊」的口號，與「提升優質生活」的集團使命不謀而合。「俊和是首家港商將國外一流的建築、物業管理概念推廣到石家莊，引進銷售大廳、樣板房及會所設計，我們相信這正是該市希望尋求優質生活方式的居民所缺乏的。」結果「名門華都」創出銷售記錄，就連當地許多地產商高層也是買家，成功打響俊和的品牌。



悉心設計提升優質生活

繼「名門華都」第一期取得佳績後，第二期發展項目自去年初預售至今已售出超過九成單位，大部分為1至4房戶，成績相當理想。潘先生透露，現時第二期待售單位中最矚目的為8號「樓王」，「8號樓位處整個項目的中心位置，獨擁第一、二期之園林美景，且全幢樓中一半均屬複式設計，戶戶享有南北對流，複式戶的主人套房更同樣面向正北正南方，這種設計一向受當地買家歡迎。」

至於即將發展的「名門華都」第三期為商業綜合發展，包括辦公室、服務式住宅及購物商場。集團認為目前石家莊以甲級寫字樓最為缺乏，乘著集團在石家莊的品牌優勢，再加上內地大力發展『一小時生活圈』的高鐵概念，相信落成後將可滿足該市對優質商廈的需求。

未來聚焦珠三角覓地發展

現時集團除了石家莊外，在汕尾及瀋陽等地擁有發展項目，其中汕尾「名門御庭」住宅及商業項目之上蓋結構經已平頂，計劃總建築面積約為70,000平方米，已於2011年3月開始預售。潘先生透露：「名門御庭將會成為該市最高的商住項目，且鄰近未來高鐵站，潛力優厚。」未來集團擬於廣州、珠海、石家莊和香港物色新的投資機會。

Chun Wo Continues Development of High-end Residential / Business Projects in Greater China

The dawn of the 1990s marked the beginning of Chun Wo's large scale expansion into the real estate market in Mainland China. Chun Wo, as the first Hong Kong developer entering the Shijiazhuang market in Hebei Province, has established its brand name with the encouraging pre-sale results of Arc de Royal Phase 1 and Phase 2. In this issue, Mr Anthony Poon, Director of Chun Wo (China) Ltd shares with us his experience with the challenges as well as the Group's development plan.

Bringing the Best in Hong Kong Living Style

As the design consultant of Arc de Royal Phase 1, Mr. Poon advanced the slogan of "Bringing quality living to the people in Shijiazhuang" which was reinforced by Chun Wo's mission of Improving people's quality of life. "Chun Wo was the first Hong Kong developer introducing a multitude of international property management models and high-end architecture to Shijiazhuang's market, including the establishment of Sales Office, a Showflat and Clubhouse design. We do believe that those standards catered for

consumers' increasing desire for quality of life." The first batch of units offered to the market were sold promptly to home buyers and even top managements from local developers.



Enhancing Quality Living with Top Design

Following the success of Arc de Royal Phase 1, more than 90 percent of units in Phase 2 were sold in a recent sale, most of them were 1-4 bedrooms units. Block 8 will be one of the highlights among the units for sale in Phase 2 according to Mr. Poon, he commented "Block 8 is located at the most central place within the whole project and residents can enjoy the spectacular view surrounded by lushly landscaped gardens. Block 8 also comprises an unusual mix of apartments and duplex apartments. With cross-ventilating windows

installed, each unit enjoys good natural ventilation which is always attractive to local buyers."

For the upcoming Phase 3 of Arc de Royal which combines office tower, serviced apartments and a shopping arcade, Chun Wo expects that the currently insufficient supply of grade-A office tower space in Shijiazhuang together with the development of the express railway concept 'One-Hour Living Circle' has caused a huge demand for high-quality office space in the next few years. Chun Wo believes this project can cater for these needs for the next three to four years.

Spotlight on the Pearl River Delta for Future Development

Currently, the Group has other development projects in Shanwei, Shen Yang and elsewhere. The superstructure work of Le Palais Royal at Shanwei Commercial and Residential Development Project has been completed. With a total building area of 70,000 square metres, it was launched for sale on March 2011. Mr. Poon said "Le Palais Royal will be the tallest residential/commercial complex development in Shanwei, plus it is to be located near the city's proposed high-speed railway station scheduled to be constructed in the future, thus ensuring huge potential." Looking ahead, the Group intends to continue to seek opportunities in Guangzhou, Zhuhai, Shijiazhuang and Hong Kong.



與僱員一起成長

俊和發展集團於2010-2011年度進一步優化各項員工福利，自去年11月起陸續實行，包括：有薪年假日數按員工受僱年資和職級遞增、增設男士侍產假、考試假、生日假及各項嶄新的在職培訓計劃等，為不同職級的同事創造更優越的工作前景。

多元化員工福利及培訓

新增設的員工福利，男同事可享連續5天的侍產假陪伴妻子和新生兒，員工每年一度的生日亦可獲贈「生日假」，相關專業試的考試假則讓員工在考試當天全力應戰。

另外，集團亦推出不同的晉升培訓計劃予不同職級的同事，包括：

- 精英培訓計劃
- 工程畢業生培訓計劃
- 技術學徒培訓計劃
- 助理環境健康及安全主任培訓計劃
- 核心計劃



建造業發展機會多

俊和人力資源經理周宗祐認為，相比其他行業可能要「論資排輩，肯學肯做定可按步升遷。「以技術學徒為例，累積一定經驗並持續進修，就可晉升為助理工師。再者，建造業涵蓋工種極廣，從業員甚至有機會在不同工作領域發展，舉例曾有高級工程師中途轉職為助理合約經理，或工料測量師轉職為工程師等，發揮空間甚大。」

「技術學徒」培訓計劃開鑼 / 「大學招聘巡禮」

獲項目經理推薦的學徒參與計劃，獲得高級工程師/地盤總管擔任導師傳授寶貴經驗。此外，人力資源部於3月份在各大專院校設置招聘攤位，介紹集團的培訓計劃及最新招聘詳情。

Grow with our employees

Starting from November 2010, Chun Wo Group adjusted its staff benefits to further enhance the working conditions. These benefits include an **increase in annual leave entitlement according to their grades and years of services, and the implementation of paternity leave, examination leave and birthday leave, as well as a variety of on-the-job training programs.**

Diversified employee benefits and training opportunities

Five days' paternity leave is among the most desirable benefits, enabling male employees to help their wives in the care of the newborn. Birthday leave is given to employees to celebrate their special day with family and friends. Employees who study for relevant professional qualifications are also entitled to examination leave.

The Group also implements various training programs for staff members including:

- Elite Training Program
- Graduate Engineer Training Program
- Technical Apprentices Training Program
- Assistant Safety & Environmental Officers Training Program
- Core Program

Promising career opportunities in construction industry

Unlike some other industries which job promotions are largely based on seniority, Wilfred Chau, Human Resources Manager of Chun Wo believes that there is a more structured career path in the construction industry and those transferrable work skills can be applied in many different projects. "For example, a technical apprentice who accumulates years of experience and qualifications would be considered for promotion to assistant engineer. There is also great variety in the types of jobs available in the field. A lot of people started their new career in this industry and take a different career path. Senior engineers sometimes would change their jobs to become assistant contracts manager, or quantity surveyors would shift to become engineering staff etc."



Launch of Technical Apprentices Training Program / Recruitment Roadshow at Universities

Nominated by project managers, apprentices participate in the TA Program will be coached by senior engineers / site agents who will share their knowledge gained from years of experience. Besides, Human Resources Department set up recruitment stands in universities in March, introducing various training programs for graduates and the latest employment opportunities.



集團榮獲「ERB人才企業」榮譽及 連續六年獲得「商界展關懷」標誌

The Group earns kudos as "ERB Manpower Developer" and "5 Years Plus Caring Company" logo

俊和於僱員再培訓局的「ERB人才企業嘉許計劃」中獲頒「人才企業」殊榮，以表揚其致力人才培訓及發展的卓越表現。

大會評價俊和的高級管理層悉心推廣學習文化並重視以人為本的企業精神。俊和不單參與員工培訓及發展活動，更透過設計見習生培訓計劃，以及在培訓的不同階段提供指導，致力發展員工能力。

Chun Wo has been honoured as "ERB Manpower Developer" under the "ERB Manpower Developer Award Scheme" organised by Employees Retaining Board (ERB) in acknowledgement of our accomplishments in manpower training and development.

The organizer commented that Chun Wo is an organisation in which top management is highly committed to promote learning initiatives and its people-oriented culture. Chun Wo does not only participate in the training & development activities as participants, but is also committed to develop the competency of their staff by designing the structure of Management Trainee program and instructing different sessions.

另外，俊和連續六年榮獲由香港社會服務聯會頒發的「商界展關懷」標誌(2005-2011)，反映集團在企業公民責任理念所付出的努力得到認同。

In addition, the group has been awarded the "5 Years Plus Caring Company" logo (2005-2011) by HKCSS in recognition of our efforts and contribution to the society for sixth consecutive years.



俊和足球隊衛冕建造業議會盃足球賽

Chun Wo Football Team Wins CICTA Football Cup

俊和足球隊以衛冕為目標，再次參與建造業議會盃足球比賽。球隊先以全勝姿態奪取小組首名，順利晉身杯賽組別，最終成為首支連續兩年衛冕「建造業議會盃」冠軍的勁旅。

The Chun Wo Football Team has participated in the CICTA Football Cup aiming to defend their championship. The team won three straight games and competed for the championship, and then lifted the championship trophy setting a record as the first team to win the CICTA Cup for two consecutive years.



俊和 Vs 利基 羽毛球友誼賽

Friendly Badminton Match with Build King

11月22日晚上，俊和聯同利基控股有限公司進行了一場羽毛球友誼賽。由於雙方實力接近，勢均力敵，要經過10場激戰才分出勝負，最終由利基羽毛球隊奪標，而雙方友誼亦更進一步。

In the evening of 22 November, the Chun Wo badminton team competed in a friendly match with Build King Holdings. Both teams showed their outstanding sportsmanship and performance as it took ten matches to determine the victory. Build King won the championship in this friendly competition, and two teams become much more amicable towards each other.



俊和於過去數月參加了不同的慈善活動，其中包括贊助慈善團體舉辦大澳棚屋修復項目、於2010年9月至2011年3月期間協助長者改善家居環境安全及提供探訪服務，企業體育競賽，及為社會的弱勢社群及有需要人士籌募善款。



集團主席彭一庭擔任10月10日「仁人同心 共建家園」人居日之主禮嘉賓
Chairman Dominic Pang was invited to officiate the opening ceremony of "World Habitat Day" organized by Habitat for Humanity on Oct 10.



港鐵競步賽2011
MTR Hong Kong Race Walking 2011



公益競技大比拼2011
The Community Chest Sports Corporate Challenge 2011



於明愛籌款賣物會中設立銷售攤位
Charity sales booths at Caritas Hong Kong's fund raising activities.



與東華三院大埔及北區安老服務合辦「耆年復康入村莊」計劃
Collaborated with the Tung Wah Group of Hospitals Tai Po and Northern District Service Centres to organize the "Caring of Rural Elderly" charity project.



「衝勁樂2010」
Outward Bound Corporate Challenge 2010

Chun Wo has participated in various charity programs such as supporting the Tai O stilt houses restoration project and to provide home improvement and visits services to the elderly from September 2010 to March 2011, charity events and sports corporate challenges to raise fund for the underprivileged and needy in the past few months.

若你對《俊和通訊》有任何意見，歡迎隨時與我們聯絡，電郵地址為 info@chunwo.com
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