

俊和通訊

CHUN WO NEWS

AUGUST 2008 • 2008年8月 www.chunwo.com

俊和發展集團成立四十周年慶典

CHUN WO CELEBRATES ITS 40TH YEAR ANNIVERSARY



彭主席與主禮嘉賓及集團董事上台祝酒。
Mr. Pang and the company's management
toasted to all the guests.

—— 零零八年是俊和發展集團成立的四十周年，我們於七月十四日假
—— 香港洲際酒店舉行了慶祝酒會。發展局局長林鄭月娥女士、行政
會議召集人梁振英先生、立法會議員何鍾泰博士，與主席彭錦俊
先生主持亮燈儀式，象徵俊和發展集團屹立香港四十年。

集團主席彭錦俊先生表示：「俊和能夠由小型建築公司發展成現時的規模，屹立香港四十年。這是各位夥伴、客戶及員工各方長期的鼎力支持，以及全體員工努力的成果。未來，俊和除了積極在世界各地尋找更多建築工程及物業發展項目機會外，亦會繼續貫徹我們「取諸社會，用諸社會」的原則，積極投入資源進行企業社會責任工作，幫助弱勢社群，並為業界培育人才。」

Chun Wo Development Holdings Limited held a cocktail reception at the InterContinental Hong Kong Hotel on 14 July 2008. Mrs. Carrie Lam, JP, Secretary for Development, Mr. Leung Chun Ying, GBS, JP, the Convenor of the non-official members of the Executive Council, and legislative councillor Dr. Raymond Ho, together with the Group's Chairman, Mr. Pang Kam Chun, officiated at a special ceremony to mark the Group's 40th anniversary.

Pang Kam Chun, Chairman of Chun Wo Development Holdings Limited said, "Over the past 40 years, with the support of our partners and hard work of our employees we have developed from a small construction company into a leading real estate development business. In the future, we will continue to be guided by the principle "to take from the society and use for the society," playing an active role in the betterment of the communities in which we do business."



(左起) 主席彭錦俊先生、林鄭月娥女士、梁振英先生及何鍾泰博士主持亮燈儀式。

(from left) Mr. Pang Kam Chun, Mrs. Carrie Lam, Mr. Leung Chun Ying and Dr. Raymond Ho officiated at a special ceremony.



進軍阿聯酋阿布札比 Footprints in Abu Dhabi, the United Arab Emirates

自 2007年，集團積極在新興市場 - 阿聯酋阿布札比發展建築、物業發展及地基等承建工程。

Al Reem Island 是集團於阿聯酋阿布札比首個投資，發展建築及地產發展項目，而地基承建亦同步發展。集團與當地大型地產發展商、阿聯酋政府及外資建築企業組成分公司，拓展建築營造、建築顧問服務、物業發展及物業投資，在阿聯酋及鄰近地區大展拳腳。

集團於阿布札比購入兩幅用地，總投資額近港幣6億。一幅住宅用地位於日後市中心中央商業區，可建樓面合約6萬平方呎。另一幅為住宅及商場用地，可建樓面合約共24萬平方呎，現正規劃發展用途。

自去年，富經驗管理人員已駐守阿布札比物色項目、開拓市場。充足的土地儲備、專業人才、豐富的人際脈絡加速集團於當地的項目發展，提供全面性的地產建築服務。

The company has been embarked on construction, property development and foundation contracting projects in an emerging market – Abu Dhabi in the United Arab Emirates since late 2007.

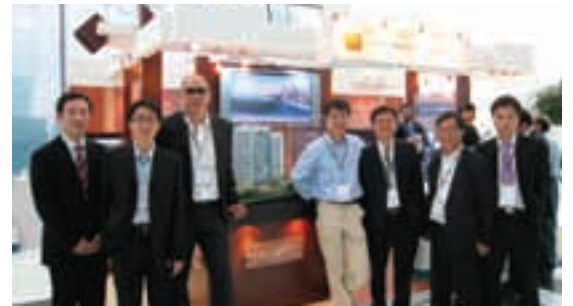
Al Reem Island is one of the premier investment opportunities in Abu Dhabi in construction and property development business whilst foundation contracting services have also been started off in parallel. Branch offices have been set up to partner with major local property developers and the UAE Highness Office as well as foreign construction corporations to develop thriving businesses in construction contracting, property development, property investment and construction consultancy services in the UAE and the surrounding regions.

Chun Wo acquired two land plots with a total investment of HK\$600 million. The first plot is located at the future central business district for residential use with a total gross floor area of 60,000 sq. ft. while the second plot has a total gross floor area of 240,000 sq. ft. for mixed residential and retail use.

Experienced management team has been stationed in Abu Dhabi to set up business and explore opportunities since last year. Land banks have been secured to develop property business fast, plus the personnel expertise and business networks are all in place to provide comprehensive property and construction services for each and every clientele.



項目名稱 Project Name	Reem Diamond
位置 Location	阿布札比Al Reem Island - 日後市中心中央商業區 Al Reem Island, Abu Dhabi – future Central Business District
用途 Use	享有海景的豪宅用地 luxurious residential development with sea view
面積 Size	6萬平方呎 60,000 sq.ft.
單位 Units	38單位 (面積介乎900至3,000平方呎) 38 units (area ranges from 900 to 3,000 sq.ft.)
預計竣工 Target Completion	2009年底 end of 2009



參與當地物業展覽會「Cityscape」。
Participated in the local property exhibition
"Cityscape".





鳥瞰黃大仙第三期工程。
An aerial shot of the Upper Wong Tai Sin project.

黃大仙第三期興建工程

工程於2006年9月動工，興建一幢41層高非典型的住宅樓宇、景觀花園、兩條行人天橋、相關道路、下水道的修建、拆卸及打樁工程。此外，工程亦有大量的地盤平整工程，以提升鄰近斜坡之穩定性。工程預計於2009年年初完成。

工程的挑戰之一是於陡斜的地形上建造鑽孔灌注石工字樁。此樁將連接新住宅大樓與竹園村之行人天橋的地基。臨時運輸山路及工作台必須建造，以方便打樁工程。

另一挑戰是應用新技術(後壓漿技術)於建造房委會設計的新型樁。此技術可提高地下土層與樁身的摩擦力及填補地下土層的空隙，以提升質量。

工程最困難的部分，是必須於雨季進行大量的地盤平整和斜坡工程。為應付天氣，工程隊伍積極嘗試不同方法，如修改工作流程、改變填料及用臨時帆布覆蓋斜坡，以改善工程進度。

皇室堡改建及翻新工程

俊和高雅裝飾工程有限公司於2008年3月獲承造銅鑼灣皇室堡商場工程，項目包括商場之結構改建及翻新裝修。

施工隊伍必須與客戶、顧問公司、分判商及公眾保持緊密聯繫，以達致理想的工程進度。為保持商場之正常運作，工程施工(尤以拆卸等嘈吵工程)必須符合法規要求及減低對公眾的影響。

項目的挑戰在於工程性質及地盤位置。如位於商場低層天花之臨時鋼鐵平台需進行拆卸以興建新樓層，車輛通道及臨時交通需妥善安排以處理大量石屎及鋼鐵之棄置和興建，以及防水渠務系統需準確裝置以方便拆清商場天花。

此工程將於2009年底竣工。

Construction of Upper Wong Tai Sin Phase 3

The project commenced in September 2006 to construct one 41-storey non-standard domestic block, a landscape garden, associated roads and drainages modification, demolition works and two pedestrian footbridges with piling works. There are also substantial site formation works to upgrade the stability of existing slopes adjacent to the domestic block. The project is expected to be completed in early 2009.

One major challenge was to construct pre-bored socket H-piles on top of the existing hilly terrain. The piles would be the foundations of the pedestrian footbridge to connect the new building to Chuk Yuen Estate. Haul road and temporary working platform were formed to facilitate the piling works.

Another challenge arises from the new technique (post-shaft pressure grouting) to construct the Hong Kong Housing Authority's new type pile. This technique can enhance skin friction of piles and improve the quality of underground soil strata by filling up unneeded void.

The most difficult task is to carry out substantial amount of site formation slope works in the rainy season. Project team has used different methods to improve the works progress, including revising the working sequence, changing fill materials and erecting temporary shield.

Alteration and Addition Works at Windsor House

Chun Wo Elegant Decoration Engineering Company Ltd. was awarded the Windsor House project in Causeway Bay in March 2008, which is an alternation and addition works of structural modification and renovation with finishing and fitting-out works.

Close liaison among the project team, the client, the consultant, the subcontractors and general public is critical for optimal site progress. While maintaining the normal operations of the shopping arcade, the site works (noisy works in particular), are carried out to meet with regulatory compliance and minimize the disruption to the public.

The project challenges arise from the nature and the location of the site. For instance, a temporary steel platform is to be erected to form a new atrium opening. A new vehicular access and temporary transport arrangement (TTA) is required to handle the enormous disposal of and construction of concrete and structural steel. Substantial waterproofing and drainage system must be in place before removing the arcade roof.

The project is expected to be completed in late 2009.



皇室堡改建及翻新工程。
Alteration and addition works at Windsor House.

萬丈高樓從地起

Building Trust as Foundation

地基工程為建築項目中最重要的一環，它是整個工程的基礎，承托蓋在上面的建築物。事實上，地基工程是行內的一門專業，而俊和地基工程有限公司（俊和地基工程）憑藉多年的經驗及技術，與業界建立緊密的夥伴關係，提供優質及專業的地基工程服務。

俊和地基工程成立於1992年，是集團首間全資附屬公司。該公司配備大直徑螺旋鑽孔樁等設備，曾參與多項不同種類的地基工程及專門地下室建築工程。配合集團的營運方針，俊和地基工程的業務亦伸展至阿聯酋的阿布扎比。

地基工程是建築項目的第一步，所以公司很多時都最先接觸到新客戶。因此，公司非常重視與客戶建立良好互信關係。「如能取得客人的信任，除了可以為公司帶來更多生意，也能惠及集團其他附屬公司。」董事總經理楊兆堅（Eddie）說。Eddie認為，要達成這個共同目標，培養團隊之間的信任亦同樣重要。公司鼓勵同事多與上司溝通，互相分享工作經驗，不但有助公司建立互信的團隊，更能建立融洽的環境栽培員工。

現時公司手頭上有多項位於澳門的工程。隨著香港政府落實多項基建項目，Eddie預期公司未來主要承接本港的地基項目。

Foundations are one of the most important structures in a building, enabling the construction of multiple floors of flats and offices. Chun Wo Foundations Ltd. has the experience and technical know-how to undertake this critical task of building foundations.

Established in 1992, Chun Wo Foundations Ltd specializes in bored pile construction and has undertaken foundations and underground construction work for a variety of projects. Following the Group's strategic expansion, Chun Wo Foundations has recently expanded beyond Hong Kong to Abu Dhabi, in the United Arab Emirates.

As the company is often the first contact point with new clients, building relationships and trust is important. "Client satisfaction and a trusting relationship may bring new business not only to the company but to other subsidiaries of the Group," said Eddie Yeung, Managing Director of Chun Wo Foundations Ltd. To achieve this goal, Eddie thinks that cultivating trust among team members is as important. A close relationship with direct supervisors certainly helps foster more experience sharing among team members and a stable environment in which everyone can grow.

While most of the company's current contracts are located in Macau, Eddie expects more foundation projects in the territory in the near future.

重點項目

- 港鐵將軍澳線五桂山隧道工程
- 港鐵大圍站及烏溪沙站公共交通工具交匯處地基工程
- 香港「清水灣道 8 號」地基工程
- 澳門「威尼斯人」活動及展覽中心地基工程



港鐵大圍站公共交通工具交匯處地基工程。
Public transport interchange for MTRC Tai Wai Station.

Signature Projects

- Black Hill Tunnel, MTRC Tseung Kwan O Extension
- Public transport interchange for MTRC Tai Wai and Wu Kai Sha Stations
- No. 8 Clear Water Bay Road, Hong Kong
- The Venetian Event and Convention Centre in Macau



港鐵烏溪沙站公共交通工具交匯處地基工程。
Public transport interchange for MTRC Wu Kai Sha Station.



澳門「星麗門」地基工程。
Foundation works for Studio City, Macau.



俊和地基工程團隊。
Teams members of CW Foundations.



1-8. 建築業務工作坊合照。
Group photos of Construction Business Plan Day.

集團發展 Corporate Development

在 2008年4月26日，逾50名管理層出席一天的建築業務工作坊，為集團之建築業務未來三年落實計劃和目標。

子公司主管、分部經理、項目經理、工料測量經理及功能部門經理共同了解業務策略、市場發展和面對的挑戰。董事彭一邦與董事林志榮強調大家為迅速的建築發展作好準備，首要建立一個強勁的工程隊伍來推行分散式架構，以及建立一套完善的業務運作，包括投標、採購、分判、機械等流程的配合及監管。

當天亦分享了新的專業建築，包括裝修翻新工程、能源節省和非挖掘式技術，印證集團建築業務趨向多元化及專業技術的方向。

More than 50 management personnel attended a one-day "Construction Business Plan Day" workshop on 26 April 2008 to endorse the various business plans and targets under the construction sector in the coming three years.

Subsidiary Heads, Divisional Managers, Project Managers, Quantity Surveying Managers and Functional Department Heads gathered to understand the business strategies, market development and upcoming challenges. Director, Mr. Derrick Pang and Director, Mr. Eric Lam both highlighted our preparations for the construction boom, developing a strong project team development was a priority to support the decentralization strategy and establish robust business operations and processes on tendering, purchasing, subletting and plant operations.

Along the construction developments, success stories of new specialist businesses including fitting-out renovations, energy saving and trenchless technology were shared to understand our corporate advancement.



2. 集團榮獲九個獎項。
The Group was awarded nine prizes.



3. 房屋署副署長（發展及建築）馮宜宣女士太平紳士致送感謝狀給總經理（規範管理）關泉堅先生。
Deputy Director of Housing (Development and Construction) Ms. Ada Fung, JP acknowledged General Manager (Compliance) Mr. Peter Kwan.

1. 優質建築大獎頒獎典禮。
Quality Building Award Presentation Ceremony.

優質建築大獎2008 Quality Building Award 2008

集 團與香港鐵路公司合作發展的住宅項目「清水灣道8號」獲選為2008年度優質建築大獎「入圍作品」。兩年一度的「優質建築大獎」，旨在公開認同優質的建築項目，並表揚能充分發揮團隊精神的隊伍。

No. 8 Clear Water Bay Road, a residential project jointly developed with MTRC, was awarded the Finalist in Quality Building Award 2008. The Quality Building Award is a biennial award giving public recognition to buildings of outstanding quality that have demonstrated excellent teamwork.

建造業安全分享會暨頒獎典禮2008 Construction Safety Forum and Award Presentation 2008

「建 造業安全分享會暨頒獎典禮2008」於6月26日舉行，勞工及福利局局長張建宗太平紳士擔任主禮嘉賓。今年俊和獲得共九個獎項。

The Construction Safety Forum and Award Presentation 2008, officiated by Mr. Matthew Chueng Kin Chung, JP, Secretary for Labour and Welfare, was held on 26 June to recognize outstanding occupational health and safety performance. This year, Chun Wo was awarded a total of nine prizes.

工程和物業管理工地安全研討會2008 Site Safety Forum for Works Contracts and Property Services Contracts 2008

房 屋署及職業安全健康局於2008年7月10日舉辦「工程和物業管理工地安全研討會2008」，七間建築公司行政總裁及職安局代表應邀出席安全研討會。總經理（規範管理）關泉堅先生出席「CEO論壇」環節，與多名業界管理層分享安全管理經驗，大談最近的安全氣候指數調查結果。

The Site Safety Forum for Works Contracts and Property Services Contracts, organized by the Housing Authority and the Occupational Health and Safety Council, was held on 10 July 2008. Seven construction corporations were invited to participate in the seminar, in which General Manager (Compliance) Mr. Peter Kwan attended the "CEO Forum" to opine the recent hot topic of safety climate index.

逾100萬捐贈四川地震賑災

Over 1 Million Donations to Sichuan Earthquake Relief

俊和(中國)有限公司捐出人民幣50萬元給河北省救災中心，而集團撥出31萬元予香港建造商會、香港中華總商會、香港新界工商業總會及香港工程、管綫及資訊科技界支持賑災救援。各同事在短短一星期內籌得善款逾15萬元，集團亦同時捐出相等數目，令善款總數達117萬元。

Chun Wo (China) Ltd. donated RMB500,000 to Hebei Province Disaster Relief Centre while Chun Wo Development Holdings Limited contributed HK\$310,000 to the Hong Kong Construction Association, the Chinese General Chamber of Commerce, the Hong Kong New Territories Commercial and Industrial General Association Ltd. and the engineering, utility and information technology industries to support disaster relief work. Over HK\$150,000 was raised by staff members within a week and the donation was matched by the company to further swell the fund to reach \$117 million.



1. 賽前合照。

Group photo before the race walking.

2. 「公司隊際賽」之同事 — (左起)簡仲銘、鄺嘉輝、鄭超龍及陳家平。

Members in the "Corporate Team Challenge" – (from left) Terence Kan, Robot Kwong, Steve Cheng and Murphy Chan.

3. 董事彭一邦。

Director, Mr. Derrick Pang.

港鐵競步賽

MTR Hong Kong Race Walking

集團一向履行企業社會責任，董事彭一邦及4名同事於2008年4月20日身體力行，第四度參與「港鐵競步賽2008」的「主席邀請賽」及「公司隊際賽」。

Chun Wo participated in the MTR Hong Kong Race Walking 2008 for the 4th at the "Chairman's Invitational" and "Corporate Team Challenge". Director, Mr. Derrick Pang and four robust staff members joined the event on 20 April 2008 to honour our corporate social responsibility.

香港工程師學會參觀 KRS 910

HKIE Technical Visit to KRS 910

香港工程師學會土木工程分部組織30年青工程師於2008年6月21日參觀集團港鐵公司九龍南環綫工程。項目經理伍華德介紹工程範疇及所面對之戰，增強參與者之專業技術。

Organized by the Hong Kong Institution of Engineers Civil Division, 30 young engineers visited the Kowloon Southern Link of MTR (KRS 910) – Installation of Permanent Way project on 21 June 2008. Our Project Manager, Mr. Walter Ng and the MTRC Resident Engineer briefed the project scope and its challenges to enrich their professionalism.



香港工程師學會致送紀念品給項目經理伍華德(左)。

HKIE presented the souvenir to Project Manager, Mr. Walter Ng (left).