

俊和通訊 Chun Wo News

September 2012



灣仔發展計劃第二期 -
中環灣仔繞道灣仔東段及香港會議展覽中心段
Wan Chai Development Phase II -
Central - Wan Chai Bypass at Wan Chai East & HKCEC

聚焦 FOCUS

黃金新世代 for a new golden era



彭一庭先生
Mr. Pang Yat Ting, Dominic
俊和發展集團主席
Chairman of Chun Wo Development Holdings Limited

主席的話 Chairman's Statement

「集團過去一年錄得總收益約 48 億港元（包括合營企業收益），創下歷史新高，印證集團在爭取大型合約方面的實力，以及於建築業界建立信譽的成果，我們將把握此穩固基礎，於未來數年提升盈利能力。在物業發展方面，我們正積極籌備於不久將來回歸香港物業市場，這亦是去年所制訂策略重心轉移計劃之其中一環。我們為未來數年設下目標為純利按年增長 10%，我相信於目前環境下此目標可望達成。」

“The Group recorded the highest total revenue in its history, at approximately HK\$4.8 billion (including share of revenue of jointly controlled entities) in the past year. Revenue on this scale is a testimony to our success in winning major contracts and our reputation in the industry; we see this as a good foundation on which to build up our profitability over the coming years. On the property development front, we have been active in preparing ourselves for re-entering the Hong Kong property market in the near future, as part of the strategic refocus planned last year. Our specific goal is to increase our net profit by 10% per annum in the coming few years, an achievement I believe to be manageable in the current environment.”

項目焦點 Project Spotlight



西貢福民路渠務署明渠改善計劃

Drainage Services Department Improvement of Fuk Man Road Nullah at Sai Kung

「香港後花園」西貢於本年度6月建立新地標。佔地約4,000平方米的「都市公園 - 遊艇停泊公園」經已開幕。上蓋美化工程是由一段180米長的明渠改建成箱形暗渠而成，園內擺放七米長中國傳統龍舟銅雕塑，由本地知名藝術家黎日晷教授設計。位於船上的涼亭及浪狀草坪亦甚具特色，為大眾市民和遊客增添綠化休憩勝地。

Sai Kung, the "Backyard Garden of Hong Kong", provides a new landmark in June this year. A 4,000m² "Urban Park-Marina Park" has already opened. The beautify project for upper covered area was constructed by turning a 180-meter open nullah into a covered culvert. The park features a 7m bronze sculpture of a Dragon Boat. This Dragon Boat is designed by a famous local artist, Prof. Lai Yat-fong. The pavilion at the ship's feature and the wavy lawn & shrub are the key features in the park. It provides a green area to enhance the quality of the local environment for public and visitors.



南港島綫(東段): 黃竹坑車廠地盤屋宇設備建造工程

South Island Line (East) : Building Services for Wong Chuk Hang Depot

由俊和機電及怡和聯營合作取得香港鐵路公司南港島綫(東段)黃竹坑車廠之屋宇設備合約，由俊和機電統領項目規劃車廠設計及建造樓宇設備系統，包括環境控制、電機、消防、水管和排水、車廠管理、壓縮空氣、廚房及煤氣等系統的安裝工程。工程於3月份動工，預計2015中完成。

JEC-CW E&M Joint Venture has successfully secured the contract of MTR Corporation Limited for the building services for Wong Chuk Hang Depot of South Island Line (East), Chun Wo E&M leading in this project to design and construct the building service systems including environment control system, electrical services, fire services, plumbing and drainage services, depot management, compressed air, kitchen and gas supply. This project commenced in March 2012 and will be completed in the middle of 2015.





香港中文大學圖書館擴建工程

Construction Works for the Library Extension of The Chinese University of Hong Kong

圖書館擴建部份佔地 8,000 平方米，連同地庫一共六層，已於本年度 6 月完成交樓程序。主大樓為採納更多自然光提升圖書館內的閱讀氣氛，特意採用玻璃幕牆設計。地庫天花為減低地庫溫度及增加自然光，則採用「水下天窗」設計，此舉同時兼具環保效益。為保留中大學生的集體回憶，工程保留原有圖書館外圍麻石牆，並且回復大學圖書館旁公園的原有面貌，為莘莘學子提供一個舒適優美的學研環境。

The six-storey library extension with an area of 8,000m² including basement has been completed in June 2012. The main building is surrounded by window panes to increase natural illumination. The ceiling of the basement has been designed with "underwater skylight", not only receiving more natural light, but also reducing the temperature of the basement to more effectively address of environmental concerns. We have preserved the original granite stone to match the appearance of the CUHK library and have restored the park nearby to offer a pleasant and comfortable study environment for students.

市建局重建觀塘舊區重點項目之一 觀塘月華街/協和街綜合發展項目上蓋工程

One of highlighted projects of the Urban Renewal Authority (URA) for the redevelopment of Kwun Tong Town Centre - Main Contract for Super-structure in the Proposed Composite Development at Yuet Wah Street and Hip Wo Street, Kwun Tong

俊和為該綜合發展項目的總承建商，承建 39 層高的樓宇工程。施工團隊本著以「安全、環境及公共利益」為先的精神，以及響應屋宇署推動可持續發展項目的指引 (APP-151)，其規劃、設計、施工、管理、營運及維修樓宇各方面，均符合香港綠色建築議會所訂立之 BEAM PLUS 4/04 標準。為爭取獲得 Platinum 級別的認證，俊和將與建築師及設計顧問通力合作。預計項目於 2014 年初竣工。

Chun Wo is the main constructor for this composite development project and is responsible for the super-structure of a 39-storey building. Our team has been particularly concerned about safety, environment and public interest, assigning these issues the highest priority. We also adhere to the Practice Note from Buildings Department (APP-151), therefore our project planning, implementation, management, operation and maintenance are compliant with the standard of BEAM PLUS 4/04 set by The Hong Kong Green Building Council (HKGBC). We are working diligently with the architects and consultants to obtain Platinum certification. The project is scheduled for completion in early 2014.



長江集團荃灣國瑞路 106 至 114 號住宅發展項目

Cheung Kong Holdings Residential Development at 106-114 Kwok Shui Road, Tsuen Wan

此項目將興建 43 層單幢式住宅大廈、會所、游泳池及其他綠化休憩設施。整個項目將為荃灣區提供約 400 個中小型住宅單位。工程預計 2014 年 5 月竣工。

This building project involves the construction of one 43-storey high tower block with a club house and swimming pool set within a landscaped area. The project will provide around 400 small-medium-sized apartments to the Tsuen Wan district upon completion. This project is scheduled to be completed in May 2014.

安全 · 環保 Concern



工程合約編號 Contract No: DC/2009/11
工程開展日期 Commencement Date: 15 / 12 / 2009
預期完工日期：2014年中 Completion Date: Mid-2014

屯門西部污水收集系統主要是修建一條全長約 6 公里的污水渠並建造污水泵房，改善屯門區的衛生情況及排污能力，以配合區內人口的增長及未來發展。

To cater for the population growth and future development in Tuen Mun, the Tuen Mun Western Trunk Sewerage project involves constructing a 6 km trunk sewer and a sewage pumping station to improve the flow capacity of the sewage collection system.

渠務署屯門西部污水收集系統（合約編號：DC/2009/11）建造全長共 6 公里的主幹污水渠，由寶田邨伸延至望后石污水處理廠，途經屯門區主要道路，故工程極富難度及挑戰性。

工程項目經理邱國橋 (Dickey) 以實現「安全及環保」核心價值為目標，制定完善的計劃，注重細節安排，確保前線工友安全為最重要，以及注重團隊合作，緊密溝通，為業界樹立良好榜樣。

The Drainage Services Department Tuen Mun Western Trunk Sewerage Project (Contract No. DC/2009/11), is to construct a 6km long trunk sewer from Po Tin Estate to Pillar Point Sewage Treatment Works which is generally being laid along the main roads of Tuen Mun district. Therefore the project is hard and challenging.

Dickey Yau, Project Manager, always places top priority on the safety of all workers to achieve the core value of Safety and Environmental Concern through well-planned project, a detailed safety arrangement and the good communications within the project team which strives to set a good example for others to follow.



Dickey 表示保障前線工友安全最為重要。
Dickey says that his top priority is to guarantee the safety of our frontline workers.



每天早上安全主任帶領工友們做早操活動舒展筋骨。
The safety officer leads workers to do exercise every morning.



地盤特設工友休息區，讓工友有一個舒適的地方休息。
Rest area is set for workers to take rest in a covered environment.

● 在阿布扎比的生活

My Daily life in Abu Dhabi



Reem Diamond天台無邊界游泳池
The Infinity Pool on the roof in Reem Diamond

俊和積極開拓阿布扎比物業發展市場，派駐經驗豐富的專業工程師及管理人員發展業務。面對文化差異，派駐阿布扎比的香港同事如何適應，非華裔同事又如何跟香港同事相處？

Chun Wo has embarked on property development business in Abu Dhabi. We have sent experienced engineers and management staff to develop the business there. How do our Hong Kong colleagues in Abu Dhabi adopt to live in a foreign country? How do the non-Chinese colleagues work with us?

“Reem Diamond”是一座高尚住宅項目，十層高級精品酒店式豪華住宅，位於阿布扎比Al Reem Island，天台設有無邊界游泳池，預計於2013年第一季末至第二季初落成。副工程項目總監YF Kai指當地生活節奏、文化及施工方法與香港大大不同，加上夏天天氣酷熱，最高可達到攝氏40-50度，當地政府規定建築工人於酷熱天氣下，需停止戶外工作於室內休息。

“Reem Diamond” is a ten-storey Boutique Apartments project with Infinity Pool on the roof. It is located in the Al Reem Island in Abu Dhabi. The project is scheduled to be completed before the second quarter of 2013. Deputy Project Director, YF Kai, said the lifestyle, culture and the construction method in UAE are totally different from Hong Kong and the weather can get extremely hot, with temperatures rising to 40 to 50°C at the highest. Local government regulates the outdoor works should be suspended and the workers should take rest in the indoor place under the extreme hot weather.

Masood是印度人任職公共關係主任，已於阿布扎比生活15年，於2010年加入俊和，負責與當地官員聯繫及處理官方文件。Masood盛讚香港人做事勤奮，說香港人工作如機械人般勤快。他放假時亦會相約香港同事一同外出購物，他很享受跟香港人共事。Masood期望到香港工作及到迪士尼樂園遊覽。

Masood is Indian. He is a Public Relations Officer. He has lived in Abu Dhabi for 15 years and joined Chun Wo since 2010. He is responsible for communicating with the officials and handling the government documents. He appreciates Hong Kong people are hard working as a robot and work so quickly and efficiently. Masood said he sometimes goes shopping with Hong Kong colleague in holiday and enjoys working together. Masood looks forward to working in Hong Kong and visiting Disneyland.



YF Kai (右一) 與同事們參觀當地Al Ain Zoo。
YF Kai (1st Right) visited Al Ain Zoo with Chun Wo colleagues.



俊和地產發展有限公司董事潘志才先生(右三)於今年3月到訪阿布扎比，並與當地同事聚餐。
Mr. Anthony Poon (3rd right), the Director of Chun Wo Property Development Limited, visited Abu Dhabi in Mar 2012 and had dinner with colleagues in UAE.

◎ 企業社會責任 · 企業活動 CSR and Corporate Events

「商界展關懷」標誌連續七年獲頒及
成為世界自然基金會純銀會員

Earns the "5 Years Plus Caring Company" logo for the seventh consecutive year & become WWF Corporate Silver Member

集團連續七年(2005-2012)獲香港社會服務聯會頒發「商界展關懷」標誌，以表揚集團多年來積極履行企業社會責任。今年更成為世界自然基金會純銀會員，為國際及本地保育事業出一分力。

The Group has been awarded the "5 Years Plus Caring Company" logo for the seventh consecutive year (2005-2012) by the HKCSS. This honour acknowledges the Group's efforts in fulfilling its corporate social responsibility. We also become the Silver Member of WWF this year to get involved in global and local conservation efforts.



集團獲頒發「商界展關懷」標誌(上)，及世界自然基金會純銀會員標誌(下)。

The Group has been honoured with the "5 Years Plus Caring Company" logo (upper) and the logo of silver member of WWF (bottom).



俊和榮獲優質建築優異獎

Chun Wo was accredited the Certificate of Merit at the Quality Building Awards 2012

俊和榮獲優質建築優異獎

Chun Wo Wins Certificate of Merit of QBA

銅鑼灣皇室堡改建及翻新工程在「2012年度優質建築大獎」中獲頒香港非住宅項目(翻新及活化項目)優異獎。

Chun Wo's alteration and addition works at Windsor House, Causeway Bay has been awarded the Certificate of Merit within the "Hong Kong Non-Residential Category [Renovation and Revitalisation of an Existing Building] at the Quality Building Awards 2012".



關懷社區工作

Caring in the Community

俊和一直致力關懷社區，鼓勵員工服務社會。於2012年上半年，俊和員工除了在2月參與香港基督教女青年會賣旗日，亦參加3月8日婦女節的「請飲『棗茶』日」活動。6月中旬，俊和 - 協興聯營的南港島綫(東段)黃竹坑車廠地盤平整及樁柱工程團隊，到訪位於東華三院賽馬會復康中心探望嚴重智障人士。7月11日俊和協青社合辦「協青俊和·真的愛你」，為協青夜間外展服務籌款。

Chun Wo is dedicated to caring for society and encouraging our staff to serve the community. Most recently we have participated in the Flag Day in February and the "ChariTea Day" on 8 March organised by YWCA. Colleagues from the Chun Wo - Hip Hing JV - Wong Chuk Hang Depot Site Formation and Piling, MTR South Island Line (East), have voluntarily visited the residents at the TWGH Jockey Club Rehabilitation Complex during mid-June. Chun Wo joined hands with Youth Outreach to organize a charity night on 11 July 2012, aiming at raising fund to support the services of Youth Outreach.



主席彭一庭(左二)及副主席彭一邦(左一)將港幣十三萬八千元捐款頒予協青社。

Mr. Dominic Pang, the Chairman (2nd Left) and Mr. Derrick Pang, the Deputy Chairman (1st left) presented a HK\$138,000 donation to Youth Outreach.

集團再度榮獲香港管理專業協會「優質管理獎銅獎」

The Group Captures “HKMA Quality Award – Bronze Award” for the Second Time

集團今年再獲香港管理專業協會頒發「優質管理獎銅獎」，是2005年後，再次對集團竭力追求卓越品質和服務成果的肯定和鼓舞。香港管理專業協會「優質管理獎」是備受本港業界尊崇及最具認受性的獎項之一，2012年度優質管理獎金獎為麥當勞有限公司，而另一位銅獎得獎企業為領匯管理有限公司。

The Group wins the “2012 HKMA Quality Award – Bronze Award” for the second time since 2005. Winning this honor is both strong recognition and encouragement for the Group’s continued success in the implementation of Total Quality Management in our operations. The “HKMA Quality Award” is one of the most widely recognized accolades for quality management in Hong Kong. This year, the winner of Gold Award is McDonald’s Restaurants (Hong Kong) Limited and the other Bronze Award winner is The Link Management Limited.



俊和發展集團有限公司主席彭一庭先生（左）和副主席彭一邦先生（右）領取2012年度香港管理專業協會「優質管理獎銅獎」。

Mr. Dominic Pang (left), Chairman, and Mr. Derrick Pang (right), Deputy Chairman of Chun Wo Development Holdings Limited received the “2012 HKMA Quality Award – Bronze Award”.



現任行政長官梁振英先生曾於去年9月出席集團商務午餐會發表演講。

Mr. C Y Leung, the current Chief Executive gave address in our Business Luncheon in September 2011.

俊和商務午餐會

Chun Wo Business Development Luncheon

俊和定期舉辦多元化的商務午餐會活動，以加強業界凝聚力，提供一個溝通平台。午餐會特意邀請不同界別演講嘉賓出席，先後邀請行政長官梁振英先生、食物及衛生局局長高永文醫生及香港聯合交易所獨立非執行董事許照中先生，分別就香港土地發展、醫療制度及金融分享經驗及心得。

Chun Wo has been holding Business Development Luncheon on a regular basis to provide a communication platform for the construction industry and strengthen the cohesiveness. The Group has invited leaders from different sectors such as Mr. C Y Leung, the Chief Executive, Dr. Ko Wing Man, JP, the Secretary for Food and Health and Mr. Stephen Hui, JP, the Independent Non-executive Director of HKEx to share Hong Kong land development, medical and financial system respectively.

俊和參與將軍澳南社區植樹日

Chun Wo Participated in the Tseung Kwan O South Community Planting Day

俊和多年來積極參與各項優化環境項目，並於2012年3月21日參與將軍澳南社區植樹日活動。

Chun Wo has been actively involved in many environmental enhancement projects. The Group participated in the Tseung Kwan O South Community Planting Day on 21 March 2012.



現任政務司長林鄭月娥女士 GBS, JP（左）曾向俊和董事總經理郭煜釗先生（右）頒發感謝狀。

Mrs. Carrie Lam, GBS, JP (left), the current Chief Secretary for Administration presented the Certificate of Appreciation to Mr. Clement Kwok (right), Managing Director of Chun Wo.



核心價值觀 Core Values



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



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



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



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



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



我們敢於面對、突破困難
We are problem-solvers



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

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

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

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

努力不懈，為股東賺取回報

Create value for shareholders

如您對俊和發展集團VMV想有更深入的認識，歡迎瀏覽我們VMV網站了解更多。
If you are interested in our VMV, please visit our VMV website for more details:

www.chunwo.com/VMV

聯繫我們
Contacts

香港九龍長沙灣大南西街 601 至 603 號香港紗廠工業大廈一期五樓C座
5C, Hong Kong Spinners Industrial Building Phase 1, 601-603 Tai Nan West Street, Cheung Sha Wan, Kowloon, Hong Kong.
Tel: (852) 3758 8711 Fax: (852) 2307 0090 Website: www.chunwo.com Email: info@chunwo.com

