Full Gear into Mainland Markets

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.
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新界段的公路改善工程，並獲得由香港社會服務聯會頒發「社會服務貢獻獎2005/2006」殊榮等，為2005年的表現劃上完滿的結局。在短的未來，我們面對的重大挑戰是為業績而努力。透過提升自我做業的能力，以滿足工作上的需求。同時集團會著重於多元化發展，以迎接挑戰的經營環境，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，及對事物應有的積極態度，我們還需擴闊及專業知識，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賞，對未來的展望胸懷負責任觀而謹慎的態度，我們仍會充份利用所取得的優勢，邁步向前，發展多元化業務，包括發展地產及投資業務等項目，並把業務延伸至中國內地、澳門、越南及台灣等地。集團會不斷求變，以達致精英的要求境界。

郭煒創 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-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

グループ資訊 Corporate News

"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的初定目標，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。系統藉著不同項目的連結，把各部門和子公司聯繫在同一高速資訊平台，並結合全公司的中央文件資料庫，建立穩固的溝通基礎。另外，系統開一程序的功能，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，象徵集團採納最先端科技，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.
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.

Activity Snapshots

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.

Launch Announcement

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

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.

12月舉辦管理工作坊，是計劃內＜員工質量＞目標的首項培訓項目。工作坊強化參與項目經理的工作態度及面對企業和市場轉變的能力。接著進行項目包括項目管理、合約與財務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.

10月24日於朗豪酒店舉行中期進度匯報，各位同仁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.
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。

公司現進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，以體現集對優質新生活的理念。公司將力求善終，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 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.

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」位居省會商圈黃金街廣安大街北端，向南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。

Located in the business centre, the integrated real estate development project in Shijiazhuang was commenced in late 2005. The site is approximately 110,000m² with a total gross floor area of around 380,000m². The three-phase development comprises high-rise residential, commercial and social facilities, with target completion by the end of 2009.
江蘇省 宜興市—
太華龍珠山莊項目

Resort and Recreation Centre

Yi Xing, Jiangsu

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.

繼宜興市圍湖湖畔首個重點項目－「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，發展為度假別墅區及綜合休閒中心，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人到場觀禮。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、人民政府王曉輝副市長、外經委潘杏軍委員會書記、太華鎮人民政府葉毅平書記、儲紅飈鎮長等光臨出席。

當日下午，集團亦與宜興市電台台長舉行了「宜興市鴨寶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。

A foundation stone laying ceremony of the resort and recreation centre near the Dragon Pearl in Yi Xing.
新高層管理 Welcome On Board

張冠霖 Johnson Cheung

尹惠民 William Wan

林安娜 Anna Lam

BSc, BArch, PgDip(Real Estate), MRIBA, AMRAIC, MRIPH, MIHKIA, MIHKIS, RA, AP(Arch)
總經理 (發展)
General Manager (Development)

入職日期 Date Joined: 9/2005

擁有23年內地和海外土地業及物業發展管理經驗，曾在內地、香港、澳門及海外業界工作，為業界領袖人物，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 mainland China, Hong Kong, Macau, and overseas companies including China Power H.K. Ltd. and Henderson Land Development Co. Ltd.

MCom, BA, FCAP(HK), FCFA(Aust)
財務總監 (中國區)
Financial Controller (PRC)

入職日期 Date Joined: 10/2005

擁有20多年會計、財務政策、中國和香港的經驗，曾在內地和海外業界工作，為業界領袖人物，包括中華電力及恒基發展。

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.

BBA
企業傳訊經理
Corporate Communication Manager

入職日期 Date Joined: 11/2005

擁有14年內地和海外傳訊市場及財務經驗，曾在內地和香港業界工作，為業界領導人物，包括中華電力及恒基發展。

Equipped with 14 years’ experience in corporate communication, marketing and financial relations in various public-listed and non-listed 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

集團除本地的房地產業務外，近年更積極拓展海外市場，現在多
項內地投資計劃皆由執行董事聶潤榮先生策劃及帶領。

聶先生加入和記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。

對於和記多元化業務，聶先生強調平衡及多方面的投資為發展
的必然方向。他相信集團的財務及在中國業務管理的經驗，定能
為內地政府及四川發展協作出重要貢獻。

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 Wei Kai 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.

呂金偉先生為和記(中國)有限公司董事，專責和記中國房地產發展及建築工程項
目，包括瑞士萬萬豪及萬麗酒店項目。呂先生曾在中國發展業界工作，為業
界領袖人物。他一直強調中國業務為發展的必然方向。他相信和記的財務及
中國業務管理的經驗，定能為和記中國業務及四川發展協作出重要貢獻。

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 Tsing 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、職業安全衛生局高級顧問陳妙良先生、茂業(亞洲)工程顧問有限公司工程師梁健忠先生、麗晶酒店總經理、高級安全管理經理兼華麗文理職業經理在「良好工地管理推廣計劃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 Loung, 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".

11/2005集團捐贈港幣一億萬元給香港理工大學，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展現大學的發展及為業界培訓更多優秀人才。主席高顧俊先生(右二)、董事總經理郭隆釗先生(右一)、董事高李偉明女士(左一)、理大校長(學生事務)梁天光教授(左二)及理大校長(科研發展)高偉明教授(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).

12/2005主席高顧俊先生、董事呂金偉先生、總經理高李偉明先生宴請石家莊市新华區委員會張志峯書記、張軍副書記等人。

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

11/2005 美國機械工程師肯羅拔(在港)及顧俊明(滬江)及東華三院船灣安老綜合中心於2005年正式開幕。

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.

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」義工隊隊長總經理顧俊先生出席開幕儀。

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

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.

(左起) 賈錦強董事、劉榮德董事、黃耀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.

商界展關懷2005/2006
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標準中的任何兩項。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、傳授知識及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會三項標準。

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.