



CONSTRUCTION
INDUSTRY COUNCIL
建造業議會



2011 ANNUAL REPORT | 年報





Vision 願景

To drive for unity and excellence of the construction industry of Hong Kong.

團結香港建造業 精益求精

Mission 使命

To strengthen the sustainability of the construction industry in Hong Kong by providing a communications platform, striving for continuous improvement, increasing awareness of health and safety, as well as improving skills development.

為加強香港建造業的可持續發展提供一個溝通平台，強化健康及安全意識，提升技能發展，力求不斷改善。

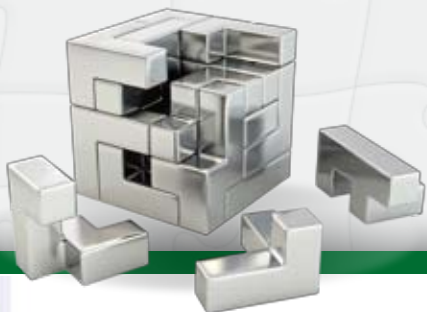


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Chairman's Message 主席的話



It is my pleasure to prepare this message along with our Annual Report. The Construction Industry Council (CIC) is now in its fifth year of service and I am proud to see the organisation making such wonderful progress over the years. This Annual Report will help you understand more about our evolution, and some of the works undertaken by the CIC in 2011.

I would like to begin with an overview of the construction industry in Hong Kong, which we are committed to serving. Our mission is to strive for improvements and excellence to ensure the continuous growth and prosperity of our industry.

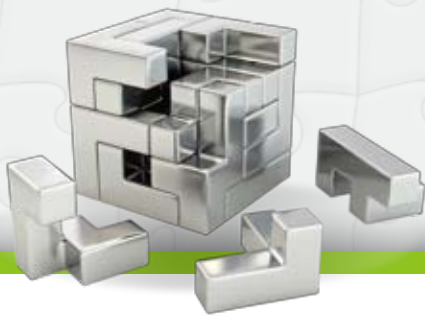
Today, the construction sector is booming with optimism that the upward trend will continue in the years to come. With various mega infrastructural developments in full swing, the demand for construction workers and construction-related professionals are expected to soar across the board. It is therefore crucial for the CIC, the government, and the construction industry to recognise and tap into these unprecedented opportunities to boost the development of the industry and the Hong Kong community at large.

很高興為建造業議會年報撰寫幾句感言。建造業議會（議會）的運作已踏入第五年，對於議會這多年來發展的佳績，我也感到自豪。各界人士可透過本年報了解更多有關議會的進展及議會在2011年所執行的工作。

現在讓我先簡介香港建造業，這亦是我們致力服務的對象。議會的使命是力求進步並精益求精，確保建造業持續發展及興旺。

今天，建造業發展蓬勃，而這好景象預計將會持續。各項大型基建項目正發展得如火如荼，致令業內對建造工人及建造相關專業人士的需求預期會全面急速上升，因此，議會、政府及業界充分識別及把握這些前所未有的機會，對推動業界及香港社會的發展，將極為重要。

Mr. LEE Shing-see, GBS, OBE, JP
李承仕先生，金紫荊星章，OBE，太平紳士



Chairman's Message 主席的話

Overview

The CIC was founded in 2007. Throughout the past years, the CIC has become well-recognised by the construction industry as a deliberation platform among industry practitioners. We also serve as an effective communication channel with the Government, thanks to the efforts of our past and present Members.

Continuous Improvement

The CIC is committed to supporting the sustainable development of the construction industry to meet future demands. To accomplish our mission of promoting only the “best practice” within our industry, the CIC published guidelines and safety alerts, and conducted research studies. To gauge the performance of the construction industry as a whole, we devised a set of key performance indicators to measure and benchmark their performance through different perspectives.

The CIC takes pride in striving for a better living environment. Our zero carbon building, which is currently under construction, is bound to raise the profile of Hong Kong's environmental efforts while educating the public on eco-building designs and technology. We look forward to the opening of our signature project.

Communication Platform

The CIC has established a number of standing committees dedicated to addressing specific issues and concerns associated with the industry. The committees comprise of members from different sectors in the industry. We believe it is important to develop and maintain strong connections with key stakeholders at all levels. By speaking out, listening to, and understanding one another, we are able to respond to their concerns in the most efficient manner.

We entered a new era in 2011 when we moved into our new headquarters in Wanchai. The new office offers more space to accommodate our current programmes and paves way for more collaborative activities with stakeholders.

概述

議會於2007年成立。過去數年，議會廣獲業界從業員認同為研究、交流的平台，並能作為與政府溝通的有效渠道，實有賴歷任及現任成員的努力。

持續改善

議會承諾支持建造業的持續發展以迎合未來的需求。為覆行在業內推廣「最佳作業」方式的使命，議會出版了各種指引及安全提示，並為此進行研究。為量度整體建造業的表現，議會制訂了主要績效指標，從各方面量度業界表現並以此作為表現基準。

議會努力締造更美好的生活環境，並對此工作感到自豪。而我們現正興建的零碳建築，必可提升香港在致力推行環保的形象，並教育市民大眾環保建築設計及技術。我們期待此零碳建築的開幕。

溝通平台

議會成立多個常務委員會專責處理與業界相關的及需特別關注的事宜，而委員會的成員來自業界不同界別。我們相信與各階層的主要持份者建立及維持穩固的聯繫是很重要的，通過對話、聆聽及互相了解，我們能以最有效的方式回應持份者的關注。

議會總部於2011年遷往灣仔，為議會展開新的一頁。新辦公室擁有更多空間，以配合現行的工作計劃，並為日後與持份者更多的合作活動鋪路。

Improving Industry's Image

One of the key priorities of the CIC is the enhancement of the construction industry's image. It is a common perception among the majority of Hong Kong people that the construction industry is one that carries less prestige. Construction workers are also labeled as having a grassroots background. Many also consider working on construction sites to be unpleasant and dangerous. The negative impression inhibits the industry's ability to attract young talents or retain the existing skilled workforce. In order to appeal to young people to join the construction sector, it is important that we project the industry in positive light. And the CIC did just that by developing an intensive publicity and promotional campaign.

CIC Cares

Apart from pushing forward the development of the construction industry, the CIC also attaches great emphasis on the livelihoods and families of construction workers. In November 2011, for example, the CIC joined hands with the Development Bureau to organise an industry-wide "Construction Industry Charity Concert" to raise over HK\$13 million for the Construction Charity Fund. The proceeds went to the families of workers who lost their lives in construction-related accidents, and illustrated our devotion to helping the needy.

All these would not be possible without the dedication and hard work of CIC staff. We regard our employees as our most valuable asset, thus additional resources have been allocated to improve communications with our staff to address their needs on continuous improvement. Apart from arranging annual staff activities, regular visits and tea gatherings were also organised at different centres to grasp a better understanding of their concerns and aspirations.

改善行業形象

議會其中一項首要任務是提升建造業的形象。香港市民普遍認為建造業並非一個顯赫的行業，建造工人也多被標籤為草根階層，有些更認為在建築工地工作是厭惡性及危險的，負面形象使業界難以吸引年青生力軍，也不能挽留現職熟練工人。為吸引年青人加入建造業，我們需為行業打造一個正面形象，故議會為此制定了密集式的宣傳及推廣活動。

議會的關懷

除了推動建造業的發展，議會亦高度重視工人的生計問題及他們家庭的福祉。故建造業議會和發展局在2011年11月攜手舉辦了「建造業慈善演唱會」，為「建造業關懷基金」籌得超過一千三百萬港元。所得善款為因工地意外身故的工友家庭提供直接經濟援助，展現了議會致力幫助有需要人士的承擔。

這些成果離不開議會員工的全情投入和致力工作，他們是議會最寶貴的資產。因此議會已撥出額外資源增進與員工的溝通，以配合員工不斷求進的需求。除了安排每年的員工活動外，並於不同的中心作定期探訪及舉辦茶聚與員工會面，以加深了解他們所關注的問題和對議會工作的期許。



Chairman's Message 主席的話

Improving Skills Development

The industry and the Government are mindful of whether the overall manpower resources of the industry can meet the demand for future developments. Some ten major infrastructural projects have already embarked on their construction stage. The implementation of the "Operation Building Bright" campaign also demanded an increase in skilled workforce. As such, the CIC and the Development Bureau have adopted a series of measures and initiatives to strengthen manpower training and enhance the skill levels of the existing workers.

Since September 2010, the CIC has been implementing in phases various training and trade testing initiatives to attract more individuals to join the construction industry. The planning of a Resource Centre was started in 2011 to provide a platform for job seekers and the public at large to learn about the construction industry. The CIC will continue to strengthen our training programmes to meet the needs of the industry.

2012 Outlook

To conclude, I am extremely gratified that the CIC has made impressive achievements over the past few years and accomplished various goals and objectives outlined in the strategic plan. We have improved site safety and launched environmental initiatives, boosted the industry's image, raised awareness and standards across the industry, conducted high quality, market-driven research and offered effective training, certification and trade test services.

We cannot, however, be complacent with our achievements. Moving forward, 2012 will likely be a year of positive growth. The CIC needs to adopt a more proactive and innovative approach to continue supporting the healthy and sustainable development of the construction industry. We must also gear up for the upcoming amalgamation with the Construction Workers Registration Authority in the latter part of 2012. The merger will put the CIC in a stronger-than-ever position to steer the growth of the sector.

Finally, I would like to thank all our employees, members of the Council, Committees, Task Forces and, above all, industry stakeholders for their continuous support in promoting the healthy development of the construction industry.

LEE Shing-see, GBS, OBE, JP
CIC Chairman

提升技能發展

業界及政府皆有留意行業整體人力資源能否達到日後發展的需求。多項十大基建項目開始施工，而「樓宇更新大行動」的推行亦使熟練工人的需求上升，故議會與發展局採取一系列措施及方案，加強人力培訓並提升現職工人的技能。

自2010年9月起，議會逐步推行各項培訓及工藝測試措施，吸引更多人士加入建造業，並於2011年開始規劃資訊中心，作為求職者及大眾了解有關建造業的平台。議會將繼續強化訓練課程，以符合及業界的需要。

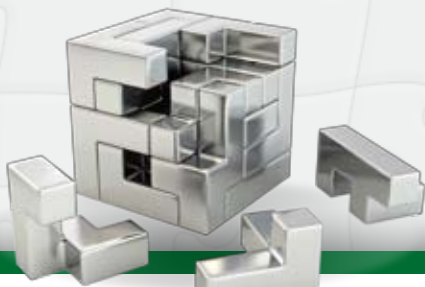
2012年展望

總結過去，對於議會在過去數年的重大成就，並達到策略計劃中的各項目的及指標，我深感欣慰。我們改善了工地安全及推行環保措施，提升了行業的形象，另一方面提高對業界的認識及技術標準，進行高質素及市場主導的研究並提供有效培訓，也提供認證及工藝測試服務。

然而我們切不可自滿，只要繼續努力，2012年將會是積極發展的一年。議會需採取更積極及創新的方式，繼續支援建造業健康及持續發展。議會可望於2012年下半年與建造業工人註冊管理局合併，我們亦必須為此作好準備，相信合併可令議會處於比以往更有利的位置，引領業界不斷發展。

最後，我衷心感謝所有員工、議會、委員會及專責小組成員，尤其是行業持份者，持續支持推廣建造業的良好發展。

李承仕，金紫荊星章，OBE，太平紳士
建造業議會主席



Executive Director's Report 執行總監報告



Mr. TO Wing, Christopher
陶榮先生

The Construction Industry Council (CIC) has made great strides and expanded tremendously since its founding almost five years ago. Today, the CIC has blossomed into a well-established organisation which is considered a key driving force in shaping the future direction of the construction industry in Hong Kong. We are committed to forge ahead with our core and extended functions in boosting the industry's development and reflecting its needs and aspirations to the Government.

As the CIC continues to grow in strength and braces itself for future challenges, it is crucial that we maintain excellent corporate governance and impose strict risk management controls. This will pave the way for us to increase the scope of our contribution to the development of the construction industry.

Strengthening Governance

CIC staff is required to maintain the highest level of moral and ethical conduct. All employees are expected to adhere to their Codes of Conduct while discharging their duties and responsibilities.

As a statutory body, the CIC is determined to stamp out any corrupt practices. We will continue to seek assistance from the Independent Commission Against Corruption - Corruption Prevention Department (ICAC-CPD) to maintain a clean and corruption-free environment within the establishment.

自從大約五年前成立迄今，建造業議會（議會）邁步向前並作出重大擴展。今天，議會經已發展完善，並被視為一股主要動力，帶動香港建造業日後發展的方向。我們致力持守議會的核心價值及延伸的職能，穩步向前，促進行業發展並向政府反映業界的需要及期許。

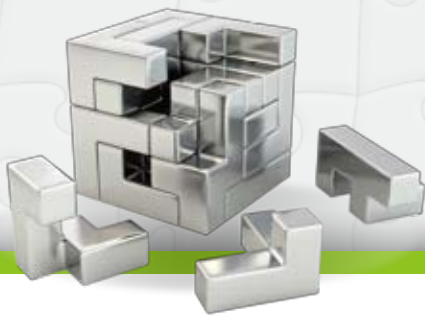
當議會持續發展及為未來挑戰作準備時，維持優秀的企業管治及實行嚴謹的風險管理監控是十分重要的，這將幫助我們進一步為業界發展貢獻力量。

加強管治

議會職員須保持良好品格及道德操守。在履行職責時，所有員工都須遵守議會的操守守則。

作為法定機構，議會堅決杜絕貪污行為。我們將繼續尋求廉政公署 - 防止貪污處的協助，以保持廉潔無污的工作環境。





Executive Director's Report 執行總監報告

The CIC views its employees as one of the organisation's biggest assets, and our aim is to make the best use out of our talent pool. Upon the completion of our Human Resources Review Project, we have implemented many of its recommendations. A performance-based appraisal system, for example, was adopted to boost staff morale and encourage them to strive for excellence.

To further boost staff communication, the CIC moved into its new headquarters in Wanchai through consolidating a few satellite offices scattering over different places. Not only is the office equipped with state-of-the-art facilities, it also allows for extra facilities to cater for our expansion in the years to come. Ideally located within Hong Kong's prime central business district, meanwhile, we have also managed to improve ties with industry stakeholders. Our proximity to their offices have made it possible for us to provide better and more efficient services. Visiting delegates from overseas organisations have expressed their appreciation of our new headquarters as well.

Meanwhile, plans are in the pipeline to gradually upgrade the rest of our administrative and training facilities across Hong Kong. The Kowloon Bay Training Centre, for instance, has already received a facelift and has generated a lot of positive response.

All of these measures have drastically improved the CIC's efficiency and cost-effectiveness. We are now making preparations ahead of the planned amalgamation with the Construction Workers Registration Authority scheduled for late 2012. Once the merger is completed, the CIC will assume a centralised and even more proactive role in facilitating the growth of the construction industry.

Engaging the Industry / Public

The CIC recognises the importance of engaging both the industry as well as the public if it is to support the development of the construction sector. We produced a number of promotional videos that were aired on Hong Kong's prime television channels in 2011. The move proved to be an extremely successful one which not only raised our profile in the society, but also sent out a clear message to the construction industry to seek assistance from the CIC on any matters concerning the industry.

議會視員工為機構的最重要的資產，並以讓員工發揮所長為目標。在完成人力資源檢討項目後，議會已推行多項有關建議的措施，例如採用以表現為本的評核制度，提升員工士氣並鼓勵他們精益求精。

議會為進一步加強員工的溝通，遷至座落於灣仔的新總部，將部分分散各區的辦公室聚集一起。新總部不但備有先進設施，而且有空間令議會在來年繼續擴展。其位處香港黃金商業中心區域，環境理想，同時也有助促進與行業持份者的聯繫。再者，由於鄰近持份者的辦公室，我們能提供更高質素及更有效率的服務。海外到訪的代表也對我們的新總部表示欣賞。

與此同時，我們正逐步提升分佈在香港各處的行政及訓練設施，例如九龍灣訓練中心已完成翻新並廣受好評。

以上所有措施均大大改善了議會的效率及成本效益。我們現正籌備2012年底與建造業工人註冊管理局合併的計劃，合併完成後，預期議會將可集中、積極地促進建造業的發展。

業界 / 公眾參與

議會深明如要支持建造業的發展，業界及公眾的參與是很重要的。在2011年，我們製作了數段宣傳短片在香港主要電視頻道播放。此舉措極之成功，不但向社會大眾宣傳了議會，而且向建造業傳達了任何有關行業的事宜均可向議會尋求協助的訊息。

Our publicity campaigns were also taken to a whole new level in 2011, organising a number of press conferences and gatherings to update the media on our latest projects.

Meanwhile, the CIC's Resource Centre will come into operation in 2012 to provide a one-stop platform for members of the public to learn about the construction industry. With the use of stunning interactive multi-media effects and interactive display systems, interested parties get to experience first-hand how it's like working on a construction site. The exhibits have attracted many young people who have now expressed an interest in developing a career in the industry.

As an advocate of environmentally-friendly developments, the CIC is committed to combating climate change and reducing the carbon footprint of Hong Kong. Preparations are now in full swing ahead of the grand opening of our Zero Carbon Building in 2012. Located within the Kowloon East Central Business District (CBD2) at Kowloon Bay, the CIC's signature project is the first of its kind in the city aimed at educating both the construction industry and the public on eco-building technologies and sustainable living. The project is the result of the concerted efforts of professionals, academics and environmentalists from all walks of life who share the same aspiration of cutting carbon emissions in Hong Kong. As the sole funding-backer of the Hong Kong Green Building Council (HKGBC), the CIC vows to continue working hand-in-hand with the HKGBC to promote green building initiatives.

The "Construction Industry Charity Concert" was another major event that the CIC undertook in 2011. The concert was jointly organised with the Development Bureau as well as a number of other establishments, and its success is a standing proof of the solidarity within the construction industry. The fund raised from the concert was donated to the Construction Charity Fund to help the families of workers who lost their lives in construction-related accidents. This event is only one of many that demonstrate the CIC's desire to fulfill our social corporate responsibilities.

Driving the Construction Industry

The CIC has been doing whatever it takes to improve the prospect and working conditions of the construction industry. We have embarked on a number of research studies, organised seminars and workshops on topics that are of interest to the industry, and set out a framework of key performance indicators to boost the safety and efficiency of the sector.

2011年，議會的宣傳活動亦步向新的層面，舉辦了不少記者招待會和聚會向傳媒發布我們的最新計劃。

此外，議會的資訊中心將於2012年開始運作，提供一站式的平台讓市民大眾了解建造業的狀況，更運用巧妙的多媒體效果及互動展示系統，使用者能親身感受在建築工地工作的情況。這些展品吸引了不少年青人，對在建造業發展事業產生興趣。

議會提倡環保發展，致力打擊氣候轉變及減少香港的碳排放量，而議會現正全力籌備將於2012年隆重開幕的零碳建築。零碳建築位於九龍灣東九龍中心商業區，是本港首座向建造業及公眾人士宣揚有關環保建築技術及可持續生活方式的建築物。各界專業人士、學者及環保份子一直期望減低香港的碳排放量，所以共同努力打造了這座零碳建築，而議會作為香港綠色建築議會唯一的經費資助單位，承諾會繼續與香港綠色建築議會攜手推廣綠色建築的措施。

「建造業慈善演唱會」是議會在2011年另一項重要活動，是次活動由議會及發展局聯同其他機構舉辦，亦成功展示了建造業界的團結精神。演唱會所籌得的善款將捐贈建造業慈善基金，以幫助因建造相關意外而喪生的工人的家庭。是次活動只是議會舉辦的眾多同類活動其中之一項，展現了議會履行社會企業責任的決心。

推動建造業

議會一直都不遺餘力為改善建造業工人的工作前景及環境而努力。我們展開數項研究，就業界關注的課題舉辦研討會及工作坊，並設計主要績效指標的框架以提升業界從業員的安全和效率。



Executive Director's Report 執行總監報告

One of our major challenges is tackling labour shortage and the skills mismatch within the construction industry. Phase one of our Manpower Research Model has been completed in 2011. Phase two, which involves the adjustment and fine-tuning of the model, will be carried out in 2012. Once completed, it is hoped that the model will provide a better forecast of future labour demands to more effectively address our manpower issues.

With the continuous support of the government, we implemented the Enhanced Construction Manpower Training Scheme. The programme, which was aimed at providing effective training for construction workers, proved to be very successful and nurtured many young talents to work in the sector.

We are also highly committed to expanding the scope of our training services. The CIC liaised with the Tai Po District Council in 2011 and conducted risk assessments with the hope of building a new training ground in the area. Through the Contractors Cooperative Training Scheme where the construction industry would themselves offer special training courses, the CIC was able to ensure that there was always a wide range of programmes on offer to trainees.

Conclusion

2011 has been a thrilling year for the construction industry, and there are bound to be even more challenges and uncertainties ahead. If the CIC is to continue its key role in backing the ever-growing construction industry, it is vital for us to be well-equipped and well-prepared for what's in store. We will continue to work hand in hand with the government and our stakeholders to foster a bright future for the construction industry.

I am also highly grateful to our Chairman, Council Members as well as our colleagues for their never-ending support. Without them, the CIC would not be what it is today. Exciting opportunities await us and I am looking forward to working even more closely with you all to strive for unity and excellence within Hong Kong's construction industry going forward.

TO Wing, Christopher
Executive Director

議會其中一項重要挑戰，就是處理建造業人手短缺及技能錯配的問題。人力研究模型第一階段已於2011年完成，第二階段包括校正及微調模型的工作將於2012年進行。期望模型於完成調整後，可為日後的人力需求提供更準確的預測，更有效解決建造業的人力問題。

有賴政府持續的支持，議會推行了「強化建造業人力培訓計劃」。這項計劃旨在為建造工人提供有效的訓練，並成功培育了不少年青生力軍在業界工作。

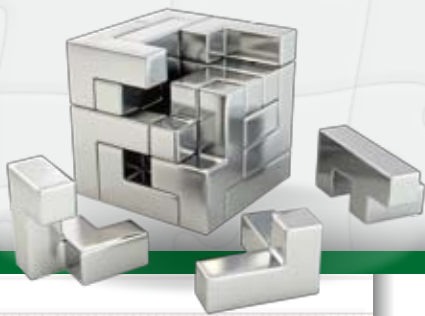
我們也致力擴展議會的訓練服務，例如，為籌備在大埔建立新訓練場，議會與大埔區議會聯繫，進行風險評估。也透過「承建商合作培訓計劃」，令業界可自行提供特別訓練課程，確保業內常設有多種課程供學員修讀。

總結

2011年對建造業來說是令人振奮的一年，未來將面對更多挑戰及未知之數。如議會要繼續在支援建造業發展中擔任重要角色，於現階段最重要是作完善裝備及充足準備。我們會繼續與政府及持份者攜手合作，為建造業締造美好將來。

我十分感謝主席、議會成員及同事一直的支持。全賴有他們的支持，議會才有今天的成就。面前還有無數的機遇，期望與大家更緊密合作，使香港建造業團結一致，精益求精，邁步向前。

陶榮
執行總監



Council Information

議會資料



Name of Organisation

Construction Industry Council

機構名稱

建造業議會

Chairman

LEE Shing-see, GBS, OBE, JP

主席

李承仕·金紫荊星章·OBE·太平紳士

Executive Director

TO Wing, Christopher

執行總監

陶榮

Contact Information

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Wanchai, Hong Kong

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聯絡方法

建造業議會

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網址

www.hkcc.org

Auditor

KPMG

Certified Public Accountants

8/F, Prince's Building

10 Chater Road, Central

Hong Kong

核數師

畢馬威會計師事務所

執業會計師

香港中環遮打道10號

太子大廈8樓



Membership of CIC 議會成員



Mr. LEE Shing-see
李承仕 先生
Chairman, Construction Industry Council
建造業議會主席
Chairman, Committee on
Administration and Finance
行政及財務委員會主席



Ir Dr. CHAN Ka-ching, Andrew
陳嘉正 博士工程師



Ir CHAN Siu-hung
陳紹雄 工程師



Ir HO On-sing, Thomas
何安誠 工程師



Prof. KO Jan-ming
高贊明 教授



Mr. KWAN Yuk-choi, James
關育材 先生



Mr. WONG Chik-wing, Mike
黃植榮 先生
Chairman, Committee
on Subcontracting
工程分判委員會主席



Ir WONG Tin-cheung, Conrad
黃天祥 工程師
Chairman, Committee on Environment
and Technology
(up to 31 January 2012)
環境及技術委員會主席
(截至2012年1月31日)



Ir WONG Wing-hoo, Billy
黃永灝 工程師
Chairman, Construction Industry
Training Board
建造業訓練委員會主席
Chairman, Committee on Manpower
Training and Development
人力培訓及發展委員會主席



Ms. CHENG Yeuk-wah, Teresa
鄭若驊 女士
Convener, Objections Committee
處理反對事宜委員會召集人



Mr. CHEUNG Hau-wai
張孝威 先生
Chairman, Committee on
Construction Site Safety
工地安全委員會主席



Ir CHEW Tai-chong
周大滄 工程師
Chairman, Committee on Procurement
採購委員會主席



Mr. CHOW Luen-kiu
周聯僑 先生



Mr. LAM Wo-hei
林和起 先生



Mr. MAK Tak-ching
麥德正 先生



Mr. WAN Koon-sun
溫冠新 先生



Mr. YU Wai-wai
余惠偉 先生
Chairman, Committee on
Environment and Technology
環境及技術委員會主席
(From 1 February 2012)
(由2012年2月1日起)



Ir WAI Chi-sing
韋志成 工程師
Permanent Secretary for
Development (Works)
發展局常任秘書長 (工務)



Ms. FUNG Yin-suen, Ada
馮宜萱 女士
Representing Permanent Secretary
for Transport and Housing (Housing)
代表運輸及房屋局常任秘書長 (房屋)



Mr. AU Choi-kai
區載佳 先生
Director of Buildings
屋宇署署長



Membership of CIC 議會成員



Prof. LEUNG Kin-ying, Christopher
梁堅凝 教授



Mr. CHONG Kin-lit, Paul
莊堅烈 先生



Mr. HO Wai-wah
何偉華 先生



Mr. HUI Hon-chung, Stanley
許漢忠 先生



Mr. NG San-wa, Lawrence
伍新華 先生

New Members 新成員

(From 1 February 2012)
(由2012年2月1日起)

Retired Members 卸任成員

(up to 31 January 2012)
(截至2012年1月31日)



Mr. LAM Oi-ki, Peter
林煦基 先生



Ir Kevin POOLE
潘嘉宏 工程師



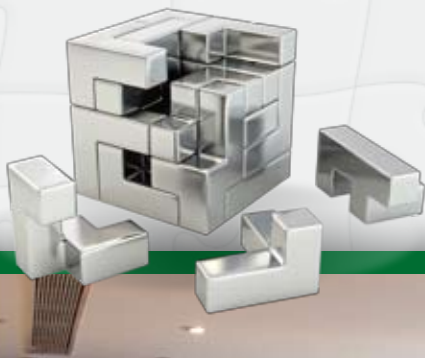
Sr WONG Bay
黃比 測量師



Mr. YU Kam-hung
余錦雄 先生



Prof. LEE Hun-wei, Joseph
李行偉 教授



Council Profile

議會簡介



About the Construction Industry Council

The Construction Industry Council (CIC) was formed on 1 February 2007 under the *Construction Industry Council Ordinance* Cap. 587. CIC consists of a chairman and 24 members representing various sectors of the industry including employers, professionals, academics, contractors, workers, independent persons and Government officials.

The main functions of CIC are to forge consensus on long-term strategic issues, convey the industry's needs and aspirations to Government, as well as provide a communication channel for Government to solicit advice on all construction-related matters.

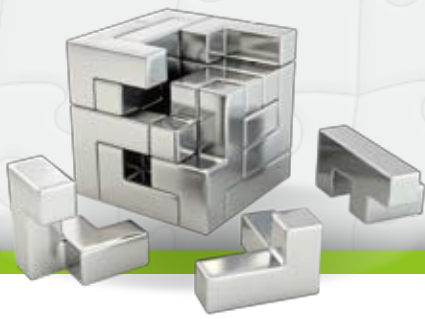
To learn more about the CIC, please visit <www.hkcic.org>.

有關建造業議會

建造業議會（議會）根據《建造業議會條例》（第587章）於2007年2月1日成立，由一位主席及24名成員組成，成員來自代表業內各界別的人士，包括聘用人、專業人士、學者、承建商、工人、獨立人士和政府官員。

議會的主要職能是就長遠的策略性事宜與業界達成共識、向政府反映建造業的需要及期許，並為政府提供溝通渠道，取得與建造業所有相關事項的意見。

如欲了解更多建造業議會資料，請瀏覽<www.hkcic.org>。



CIC Functions 議會職能



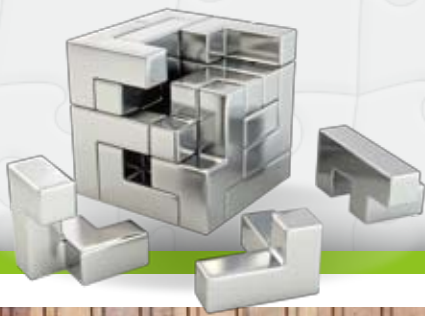
Under Section 5 of the *Construction Industry Council Ordinance*, CIC has the following functions:

1. to advise and make recommendations to the Government on strategic matters, major policies and legislative proposals, that may affect or are connected with the construction industry, and on matters of concern to the construction industry;
2. to reflect to the Government the construction industry's needs and aspirations;
3. to elevate the quality and competitiveness of the construction industry by promoting the ongoing development and improvement of the industry;
4. to uphold professionalism and integrity within the construction industry by promoting self-regulation, formulating codes of conduct and enforcing such codes;

根據《建造業議會條例》第5條，議會具有下列職能：

1. 就可能影響建造業或與建造業相關的策略性事宜、重大政策及立法倡議，以及就建造業所關注的事宜，向政府提供意見及作出建議；
2. 向政府反映建造業的需要及期許；
3. 促進建造業的持續發展及進步，藉以提升建造業的質素及競爭力；
4. 促進自律規管、制訂操守守則及執行該等守則，藉以維護建造業的專業精神及持正；

5. to improve the performance of persons connected with the construction industry through establishing or administering registration schemes or rating schemes;
 6. to advance the skills of personnel in the construction industry through planning, promotion, supervision, provision or coordination of training courses or programmes;
 7. to encourage research activities and the use of innovative techniques and to establish or promote the establishment of standards for the construction industry;
 8. to promote good practices in the construction industry in relation to dispute resolution, environmental protection, multi-layer subcontracting, occupational safety and health, procurement methods, project management and supervision, sustainable construction and other areas conducive to improving construction quality;
 9. to enhance the cohesiveness of the construction industry by promoting harmonious labour relations and the observance of statutory requirements relating to employment, and by facilitating communication among various sectors of the industry;
 10. to serve as a resource centre for the sharing of knowledge and experience within the construction industry;
 11. to assess improvements made by the construction industry through the compilation of performance indicators;
 12. to make recommendations with respect to the rate of the levy imposed under this Ordinance; and
 13. to perform any other functions relevant to the construction industry, including those functions conferred or imposed on it by or under this Ordinance or any other enactment.
5. 透過設立或管理註冊計劃或評級計劃，改善與建造業有關連的人士的表現；
 6. 透過策劃、推廣、監管、提供或統籌訓練課程或計劃，增進建造業從業員的技術；
 7. 鼓勵研究活動及創新技術的應用，以及設立適用於建造業的標準或促進該等標準的設立；
 8. 在解決爭議、環境保護、多層分判、職業安全及健康、採購方法、項目管理及監管、符合可持續原則的建造及有助改善建造質素的其他範疇方面，推廣建造業良好作業方式；
 9. 透過促進和諧勞資關係及提倡遵守關乎僱傭的法例規定，以及透過增進建造業內各界別之間的溝通，增強建造業的凝聚力；
 10. 發揮資源中心功能以供建造業同業分享知識及經驗；
 11. 透過製訂表現指標，評核建造業達致的進步；
 12. 就根據本條例徵收的徵款率作出建議；及
 13. 執行對建造業屬相干的其他職能，包括本條例或任何其他成文法則賦予或委予議會的職能，或根據本條例或任何其他成文法則賦予或委予議會的職能。



CIC Functions 議會職能

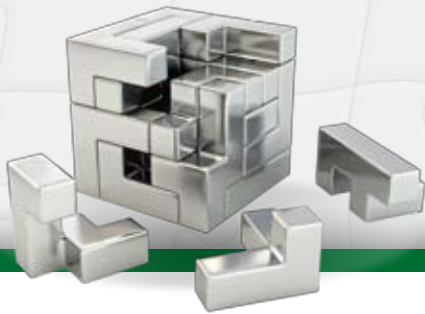


Under Section 6 of the CIC Ordinance, the supplementary functions of CIC are:

1. to provide training courses for the construction industry;
2. to establish and maintain industrial training centres for the construction industry;
3. to assist, including by the provision of financial assistance, in the placement of persons who have completed training courses provided for the construction industry;
4. to assess the standards of skills achieved by any person in any kind of work involving or in connection with the construction industry, to conduct examinations and tests, to issue or award certificates of attendance or competence, and to establish the standards to be achieved in respect of any such work;
5. where it is appointed under the Construction Workers Registration Ordinance (Cap 583) as the Registrar of Construction Workers under that Ordinance, to perform the functions conferred or imposed on the Registrar by or under that Ordinance or any other enactment.

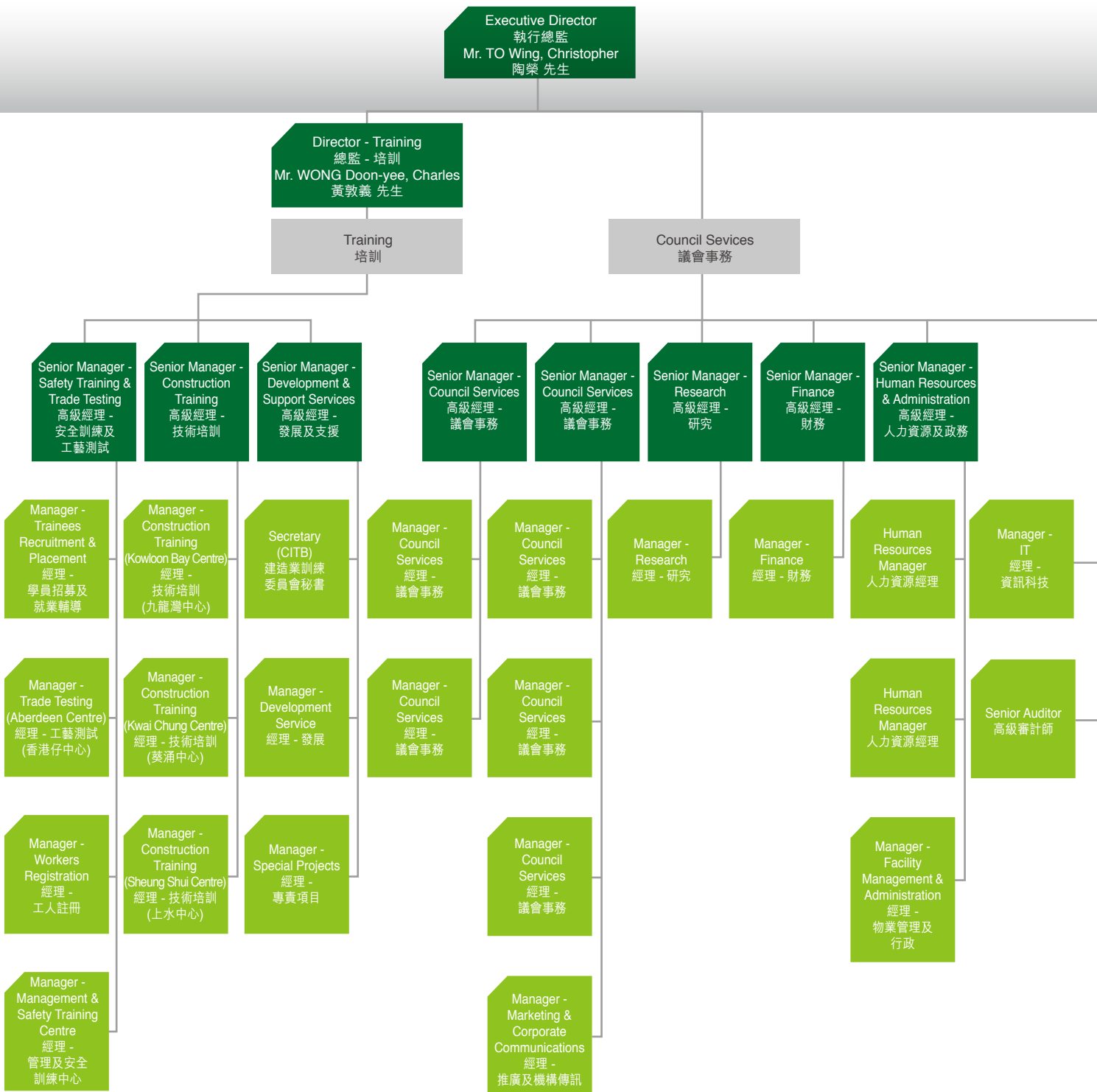
按《建造業議會條例》第6條，議會的補充職能如下：

1. 向建造業提供訓練課程；
2. 為建造業設立及維持業界訓練中心；
3. 協助已完成向建造業提供的訓練課程的人就業，包括以提供財政援助的方式給予協助；
4. 評核任何人在涉及建造業或與建造業相關的任何種類的工作方面已達致的技術水平，並就任何該等工作舉行考核及測試、發出或頒發修業證明書或技術水平證明書和訂定須達致的水平；
5. （如議會根據《建造業工人註冊條例》（第583章）獲委任為該條例下的建造業工人註冊主任）執行該條例或任何其他成文法則賦予或委予註冊主任的職能，或根據該條例或任何其他成文法則賦予或委予註冊主任的職能。



Organisation Chart

組織架構



(as of 31 December 2011)
(於2011年12月31日)



Corporate Governance Report

企業管治報告

We are pleased to present the Corporate Governance Report for the year ended 31 December 2011.

Commitment to Corporate Governance

CIC has established a corporate governance system which is contained within the corporate governance manual. This is to further strengthen our foundation in order to pursue objectives that are in the interests of CIC and its stakeholders with the view of facilitating effective monitoring. On this basis we are committed to building an effective corporate governance system aiming at:

- Contributing to the effective performance of the roles and functions of CIC;
- Serving to maintain the trust built on CIC by the public regarding the use and stewardship of levies collected and other assets which CIC is entrusted; and
- Enhancing stakeholders' confidence that CIC upholds the best quality with the highest ethical standards.

Governance

The governance of the CIC is monitored by the Construction Industry Council (the "Council"). The Council consists of a chairman and 24 members (the "Members") representing various sectors of the industry. The Council provides strategic guidance and leadership, sets overall direction and monitors organisational and managerial performance. The Council has delegated certain of its functions under the remit of the Construction Industry Council Ordinance to eight committees (the Committees), including the Construction Industry Training Board. The Council had convened six meetings in 2011.

議會謹呈列截至2011年12月31日止年度的企業管治報告。

致力推行企業管治

議會已建立了一套企業管治的制度，並將制度內容載列於企業管治手冊內。這套制度是為進一步鞏固議會的基礎，促進有效監管，令議會的工作符合議會本身和其持份者的利益。因此，議會致力建立有效的企業管治制度，其目標是：

- 致使議會充分發揮其角色和職能；
- 維持公眾對議會所收集的徵款及其他受託處理的資產在運用和管理上的信心
- 提高持份者對議會以最高道德標準來維持最優質服務的信心。

管治

議會的管治由建造業議會（「議會」）所監察。議會由一位主席和24位代表業內不同界別的成員（「成員」）所組成。議會提供策略性指引與領導、設定整體方向及監察組織及管理層面上的表現。議會已將《建造業議會條例》下之若干議會職權委派轄下八個委員會（「委員會」）執行，當中包括建造業訓練委員會。議會於2011年共召開了六次會議。



The Chairman of the CIC leads the organisation to establish collaborative relationship among stakeholders and the Government. Under his leadership, the CIC promotes its roles and functions so as to arouse public awareness on the construction industry and pursue excellence in the industry. The Executive Director is a non-public officer and a separate individual from the Chairman of the CIC and the Members, responsible for the entire operations under the CIC remit and executes the strategies set by the Council and its Committees.

CIC is devoted to effective governance and in addition to the bi-monthly meetings among the Chairman and senior management of the CIC, CIC established the Strategic Planning Steering Committee (SPSC) represented by the Chairman, the chairmen of the various committees of the CIC and the Permanent Secretary for Development (Works). The SPSC strives for enhancing concerted strategies among the various committees of the CIC and advises the Council on strategic matters that affect the industry.

Five Cornerstones

CIC's corporate governance system is built on five cornerstones, namely Standard of Behaviour, Organisation Structure and Business Processes, Risk Management and Control, Reporting and Communications and Corporate Citizenship.

Standard of Behaviour

CIC has specific Codes of Conduct for Members and its staff which Members and staff are expected to adhere to when discharging their duties and responsibilities. CIC stresses a clean and corruption free environment within its establishment and has invited the Corruption Prevention Department (the CPD) of the Independent Commission Against Corruption (ICAC) to hold regular trainings/courses/seminars to our trade testing staff in 2011 to refresh their knowledge and skills to handle suspected incidences in relation to corruption and to prevent such from happening in the first incidence.

Organisation Structure and Business Processes

The recommendations arising from the external human resources consultant are gradually being implemented. The organisation structure has been enhanced to support the CIC's enlarged function of collaboration with the industry and the Government. As CIC reckons the success of its operations and its executions rely on the endeavours of its management staff, the Human Resources Department has embarked on a series of training as part of its staff development programme to support the work of staff, so that staff can carry out such duties diligently.

議會主席帶領整個機構在持份者和政府當中建立協作關係。議會在主席的領導下推廣其角色和職能，以喚起公眾對建造業的關注，追求業界的卓越表現。議會執行總監為非公職人員，獨立於議會主席及成員，負責議會職權下的全面運作，以及執行議會和議會轄下委員會訂立的策略。

議會致力令管治有效益，除了議會主席與高級管理層每兩個月進行的一次會議外，議會亦成立了由議會主席、各委員會主席及發展局常任秘書長（工務）所組成的策略規劃督導委員會，該委員會致力加強議會各委員會之間的協同策略，並就影響業界的策略事宜向議會提供意見。

五項基石

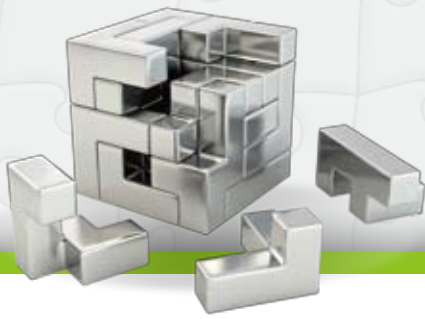
議會的企業管治制度建基於五項基石上，包括行為標準、組織架構及程序、風險管理及監控、匯報及溝通，以及企業社會責任。

行為準則

議會對成員及員工備有特定的行為標準，期望成員及員工於行使權責時切實遵守有關標準。議會強調整個架構必須廉潔和無貪污，因此於2011年邀請廉政公署（廉署）的防止貪污處（防貪處）向議會工藝測試員工舉辦定期培訓課程 / 研討會，以向員工提供關於處理貪污的懷疑事件和防止發生貪污事件的最新知識和技巧，防患於未然。

組織架構及程序

議會正逐步實施外聘人力資源顧問所作出的建議，而組織架構已得以改進，以支援議會對業界及政府日漸增多的協作職能。由於議會認為其政策上運作和執行的成功是有賴管理人員的努力，因此人力資源部已展開一系列培訓工作，作為員工發展計劃一部份，致令員工能勤勉地履行其職責。



Corporate Governance Report

企業管治報告

Risk Management and Control

The CIC has established a five year strategic plan setting the tone for development in the near future. A detailed annual plan is worked out annually. Incorporated in the strategic plan are the departmental goals to be achieved which form the basis to assess the achievements of the departments and its individuals.

A risk management mechanism was established in the current year. Management staff were invited to provide their views and comments towards the risk assessment with the results being reported to the Committee on Administration and Finance which further advised and commented on the CIC risk profile. The risk assessment result was incorporated within the internal audit plan and was used to assist management to deploy appropriate resources to those high priority risk areas, which needed attention.

The Internal Audit Team undertook the following key projects in 2011:

- i. Executing internal audit projects to review compliance with the laid down policies and procedures and business process effectiveness and efficiency. Areas of review included treasury process, levy collection, committee operations and marketing processes;
- ii. Establishing the corporate governance manual; and
- iii. Reviewing reported cases concerning suspected violations to the CIC policies and procedures and suggesting improvement measures to prevent such incidents from happening again in the near future.

Furtherance to the internal audit work, the CIC continues to seek assistance from the Independent Commission Against Corruption (ICAC) to enhance the business processes which may be vulnerable to possible corruption from occurring. In 2011, the ICAC commenced a study on the administration of trade tests within the CIC and with the findings CIC hopes to further strengthen its trade test operations in due course.

The external auditors independently carried out the statutory audits and no other non-audit work had been engaged during the year.

Reporting and Communication

CIC continues to strengthen its ties with the various stakeholders, the Government and the industry and in 2011 it published three newsletters, distributing such to 130 organisations to keep them updated on the developments of CIC and the industry at large. In addition to publishing the training and trade testing output statistics on the CIC website, a bi-monthly CIC training academy report was issued to the Hong Kong Construction Association to highlight the latest initiatives and manpower trends.

風險管理及控制

議會已設定一套五年策略規劃，定出未來的發展基調。議會每年均會制定一份詳細的年度計劃；此策略規劃中加入了各部門所訂立的達成指標，以此評核各部門和各員的達標度及工作表現。

議會已於本年度設立一套風險管理機制。管理人員獲邀就有關風險評估提供意見及建議，而結果已向行政及財務委員會匯報，委員會更就議會風險概況作出進一步的指引和提出意見。風險評估結果已載入內部審計計劃中，並已用於協助管理層調動適當資源於需要優先關注的高風險範疇。

內部審計團隊於2011年已實施下列主要項目：

- i. 就檢討對既定政策和程序的遵行情況，以及業務流程的成效和效率而執行了內部審計項目。檢討的範疇包括庫務程序、徵款收集、委員會的運作，以及推廣工作之流程；
- ii. 制定企業管治手冊；及
- iii. 檢討有關懷疑違反議會政策和程序的舉報個案，並建議改善措施，以防止同類事件再發生。

為推進內部審計工作，議會繼續向廉政公署尋求協助，改進較易受貪污影響的程序，以防止貪污發生。廉署已於2011年展開一項就議會工藝測試流程的研究，議會希望透過有關的調查結果，在適當時候進一步改進工藝測試的運作。

外聘審計師已獨立進行法定審計，而年內並無為議會進行其他非審計工作。

匯報與溝通

議會繼續加強與各持份者、政府和業界的聯繫，而於2011年，議會出版了三份議會通訊並分發予130所機構，令有關機構獲得議會，以致整個業界發展的最新資訊。除了在議會網站發表培訓及工藝測試統計報告外，議會每兩個月亦向香港建造商會發佈一份議會訓練學院報告，重點指出最新措施和人力趨勢。

CIC proactively updates the public about its new initiatives via press briefings and press releases. CIC holds regular meetings with the Development Bureau to exchange ideas and ways to enhance the industry. CIC also extended its outreach to overseas organisations and had received construction industry delegates from Finland, France, Korea and Indonesia to share and exchange experiences as well as ideas with the ultimate aim of creating a positive image going forward.

CIC treasures the opinions raised by the public and is committed to addressing enquiries proactively with a pledge to provide a reply (or interim reply where appropriate) within 5 working days. CIC would follow up on the opinions raised where appropriate to continue enhancing its operations and its services to the industry and public at large.

Corporate Citizenship

The CIC staff and trainees have been participating in various kinds of events relating to corporate social responsibilities. Three main areas of focus were targeted, namely:

- i. Contributing to the charitable donation programmes held by the Community Chest, Médecins Sans Frontières, and Oxfam Hong Kong.
- ii. Contributing to society by volunteering and employing the less privileged. Walk for Millions and blood donation are our regular annual events. In 2011, CIC supported World Visions Hong Kong in a 30-hour Famine activity, joined the Hong Kong Dragon Boat Association in the Hong Kong International Dragon Boat Races and co-organised the Construction Industry Charity Concert to raise funds for the Construction Charity Fund. CIC also engaged the services rendered by Fu Hong Society Supported Employment Service.
- iii. Contributing to environmental protection by establishing the Committee on Environmental and Sustainability Issues to draw in efforts from all our staff to focus on reducing, recycling and being eco-friendly. CIC has placed recycle bins in its premises and has kept track of the use of environmental friendly products including recycled paper and air-conditioners that have energy saving labels.

Recognising CIC's efforts in corporate social responsibilities, CIC was awarded the Caring Organisation by the Hong Kong Council of Social Services during the year.

議會亦透過新聞簡報會和新聞稿，積極向公眾提供有關議會新措施的最新資料，並與發展局舉行定期會議，就提升業界表現交換意見。議會亦已擴展其網絡至海外機構，接待來自芬蘭、法國、韓國和印尼的建造業交流團，分享及交流經驗和理念，為未來發展建立正面形象。

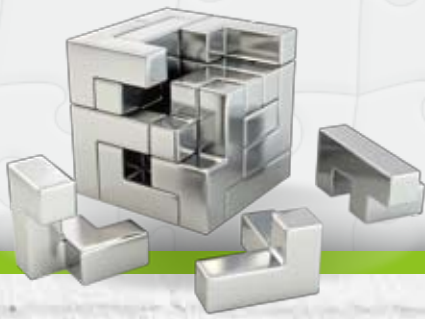
議會重視公眾提出的意見，致力積極處理查詢，並承諾於五個工作天內作出回覆（或視乎情況作出初步回應）。議會亦視乎情況跟進所提出的意見，繼續為業界及公眾提升其運作和服務。

企業社會責任

議會員工和學員一直參與各類型關於企業社會責任的活動，主要集中在三個領域，包括：

- i. 捐助公益金、無國界醫生、以及香港樂施會的慈善捐款計劃。
- ii. 透過志願工作和僱用弱勢人士，對社會作出貢獻。議會每年均參與百萬行和捐血活動；於2011年支持香港世界宣明會的「饑饉三十活動」；亦參加香港龍舟協會的「香港國際龍舟邀請賽」，並合辦「建造業慈善演唱會」，為建造業關懷基金籌募經費。議會亦指定使用扶康會「輔助就業服務」所提供的服務。
- iii. 透過成立環境及可持續發展事項委員會，鼓勵議會所有員工支持減少使用、循環再用和支持生態環保。議會於各辦事處放置回收箱，並使用包括再造紙及有節能標籤的空調等環保產品。

議會於本年度獲香港社會服務聯會頒發「同心展關懷」標誌，肯定了對議會就企業社會責任所付出的努力。



Report on Activities 工作報告

A great leap forward for the Construction Industry Council as it enters its fifth year of service. Established in 2007, the CIC has been entrusted with the duties of providing a platform to unify the efforts of different stakeholders within the construction industry. Since then, the CIC has been striving to meet the needs of its stakeholders with the goal of driving for improvements within the industry.

這一年標誌著建造業議會（議會）正式投入第五個年頭的服務，對議會來說是一個非常大的躍進。成立於2007年，建造業議會肩負著凝聚業界的持份者、為他們提供一個溝通平台的使命。自此，議會一直致力切合不同持份者的需求，精益求精、不斷改善香港建造業。



From a few staff back in 2007 when the CIC was established almost five years ago and the amalgamation with the then Construction Industry Training Authority in 2008, the Council has expanded into an organisation of a sizeable scale. With the concerted effort of Members, industry stakeholders and the Government, the CIC has accomplished a number of key tasks over the past few years. Substantial developments were made in 2011 and will now be elaborated further.

從約在五年前議會剛剛成立時，只有幾個工作人員，到在2008年與當時的建造業訓練局合併，議會擴展至現時已頗具規模。在議會成員、持份者和政府的共同努力下，議會在過去幾年完成了多項重要的任務。而在2011年更取得實質性的進展，我們將在下面的篇章中進一步闡述。

Internal Development

In keeping with the Construction Industry Council's commitment to continuously improve the quality of its services, the CIC initiated new efforts to meet the growing needs of those involved with the industry. On this basis, an effective facilitation is of paramount importance.

內部發展

為履行不斷提高服務質素的承諾，議會積極主動、努力不懈以滿足業界日益增長的需求。有鑒於此，有效的支援設置是至關重要的。

New Headquarters

The new CIC Headquarters in Wanchai came into operation in 2011. The relocation offers more space to accommodate current programmes and created capacity for further expansion in the coming years. The new state-of-the-art office also served as a perfect location for stakeholders, as well as local and overseas visitors, to meet.

新總部

議會設於灣仔的新總部於2011年正式投入服務。新的總部提供了更多的空間配合目前議會的發展計劃，且為未來幾年議會的進一步擴大作好準備。而新總部作為業界的最佳示範，其理想的地理環境為持份者、本地和海外的訪客提供了更多便利。



I.T. System Revamp

To make the CIC more automated, an information technology services review was completed and nine I.T. projects have been initiated. They include:

- i. Trade Test and Training Course Information System
- ii. Trade Test Management System
- iii. Training Course Management System
- iv. Voluntary Sub-Contractor Registration System
- v. Electronic Document Management System Phase One
- vi. Human Resources Management System Phase One
- vii. Procurement Management System Phase One
- viii. Levy Assessment and Collection System Enhancement
- ix. Disaster Recovery Setup Phase One

I.T.系統的改造

為了使作業系統更自動化，議會完成了資訊科技項目檢討及九個資訊項目已經開展，包括：

- i. 技能測試和培訓課程信息系統
- ii. 技能測試管理系統
- iii. 培訓課程管理系統
- iv. 非強制性分包商註冊系統
- v. 電子文檔管理系統一期
- vi. 人力資源管理系統一期
- vii. 採購管理系統一期
- viii. 徵款評估及收集系統改善
- ix. 事故還原設置一期



Report on Activities

工作報告

People Management

The community at large has already accepted the proposition of pay-for-performance and as an industry-wide organisation, the CIC needs to comply with the expectation of its stakeholders. As such, the CIC's Human Resources Review suggested the adoption of a performance-based appraisal system to boost staff morale and efficiency. The system is now in place and there is no doubt that CIC employees have become more motivated and driven towards success.

All these initiatives have raised the profile of the CIC. With anticipated growth expected, the CIC is now in a stronger-than-ever position to take matters forward to meet the growing expectations of industry stakeholders.

Striving for Excellence of the Industry

The CIC is dedicated to its role of serving as a platform for industry stakeholders to work together towards a more promising future. This is being carried out through a number of different means.

追求業界的卓越表現

議會致力於為持份者提供一個平台，以集結力量共同為業界締造更美好的將來。而議會通過不同的措施達成這個目標。

Knowledge Enrichment

Collaboration and communication are key elements in boosting the development of the construction industry. A whole-day inaugural conference named "The Construction Industry – A Safe and Equitable Approach" was held in March, providing a platform for stakeholders to share their knowledge and acquire the latest information on construction trends, both domestically and globally.

Taking things one step further, nine forums, seminars and workshops covering various aspects of industry-interested topics from collaborative contracting, safety, and construction technology to sub-contracting were organised by the CIC. They were aimed at updating and strengthening the knowledge base of industry practitioners and assisting them in their day-to-day tasks to create a better environment for all.



人事管理

公眾普遍認同按表現支薪的理念，而議會作為業界的統籌組織，需要符合其持份者的

期望。因此，議會的人力資源檢討建議採用以績效為基礎的考核制度，以提高員工的士氣和工作效率。該制度經已實行，並促使議會員工更加積極努力邁向成功。

此種種舉措均提升了議會的形象。面對預期的增長，議會現正處於比昔日更有利的位置，滿足業界持份者與日俱增的期望。

豐富知識

協作和溝通，是促進建造業發展的關鍵要素。議會於2011年3月舉行了為期一天、名為「建造業 — 邁向安全與公平之道」的首屆研討會，為本地和全球的持份者交流知識和掌握建造業發展趨勢的最新資訊提供了溝通的平台。

此外，議會更舉辦了九個研討會、論壇及工作坊，涉及各方面業界關注的課題，從合作承包、工地安全、施工技術、以至分判等等。旨在更新和鞏固從業員的知識基礎，協助他們順利履行日常的職務，為業界人士創造更好的工作環境。



Good Practices

Owing to the willingness of industry practitioners to share their valuable knowledge and experience, the CIC has been able to issue regular guidelines to promulgate the importance of maintaining good practices throughout the construction life cycle.

良好作業方式

得益於業界的從業員樂意分享他們的寶貴知識和經驗，議會得以定期編纂發佈指引，倡導於整個建造工程週期內保持良好作業方式的重要性。



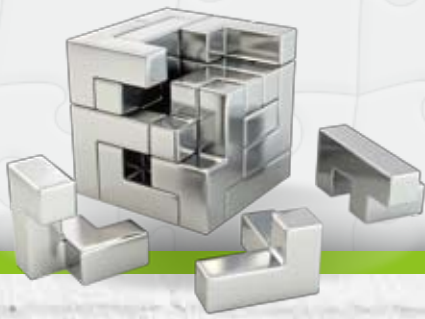
The CIC is a staunch supporter of construction safety. Workers' well-being cannot be compromised in any event, and the CIC will do what it takes to safeguard their interests. In order to minimise the number of construction accidents, two guidelines and one safety alert were issued in 2011 to not only remind the industry of the importance of adhering to safety regulations, but also to engage in responsible practices. They include:

- i. Technical Guidelines on the Design, Installation & Maintenance of Cast-in Anchors at External Walls of New Buildings
- ii. Guidelines on Handling Construction Work Injury and Fatal Accident Cases
- iii. Safety Alert 001/11 on the Fabrication of Reinforcement Cages of Bored Piles

議會是締造建造安全工作環境的堅定支持者。無論在任何情況下，工人的福祉都不能受到損害，而議會將盡一切努力維護他們的利益。而為減少建造業意外事故數字，議會在2011年發佈了兩本指引、一個安全提示，不僅提醒業界遵守安全法規的重要性，同時向從業員展示何為負責任的作業方式，這些刊物包括：

- i. 新樓宇外牆上設計、安裝及維修澆注錨固裝置技術指引
- ii. 建造工傷及致命意外個案處理指引
- iii. 安全提示 第001/11 號 扎結鑽樁鐵籠（扎籠）





Report on Activities 工作報告

The CIC also advocates a clean working environment. As such, the Guidelines on Trip Ticket System for Disposal of Construction & Demolition Materials was published to help industry practitioners better monitor the movement of construction waste.

議會倡導工作環境必須保持整潔，因而發表了《私人工程處置拆建物料運載記錄制度指引》，以幫助從業員更好地監測建築廢物的運送過程。



The impact of inflation and the rise in material prices are a source of worry for the industry and may hinder our growth. Through the publication of the Guidelines on Contract Price Fluctuation System, the CIC took on a proactive role to help the industry better manage such risks.

另一方面，通貨膨脹令原材料價格上漲，可能阻礙到建造業未來的發展，也引起了業界對前景的擔憂。議會通過出版《合約價格調整制度指引》，積極幫助業界更好地管理此類風險。

These sets of good practices could not have been produced without the valuable input from industry practitioners. A large number of volunteers representing construction project clients, professional organisations, trade associations, academics, labour unions and even government officials contributed their expertise and efforts to the preparation of the guidelines through their participation in various committees, task forces and working groups.

如沒有從業員所付出的寶貴意見，這些良好的作業方式不可能得以順利推出。而眾多業界持份者的代表，包括工程項目的聘用人、專業團體、行業協會、學術界、工會、以至政府官員，均透過參加各委員會、專責小組和工作組，為編制指引無償貢獻他們的專業知識及努力。



Research

Many of these guidelines are also backed by the results of scientific research or studies. Several research studies commenced during the year in collaboration with industry stakeholders, research institutes and academia. They are:

- i. Roadmap for wider application of prefabrication and modular construction (in-house research)
- ii. Adhesion technology of external wall tiles (external research)
- iii. Carbon labeling of construction material (external research)
- iv. Definition and scope of duties of construction site supervision personnel (external research)
- v. River sand substitutes (external research)

研究

議會出版的刊物亦得到科學研究結果的支持。而議會於本年度與持份者、研究機構和學術界合作展開另外一些研究，包括：

- i. 預製及組合式建築方法的廣泛應用路線圖（內部研究）
- ii. 外牆瓷磚粘合技術（外部研究）
- iii. 施工材料的碳標籤（外部研究）
- iv. 工程監督人員的定義（外部研究）
- v. 河沙替代品研究（外部研究）



Realising the issues of payment problems within the construction supply chain, the CIC worked hand-in-hand with the Development Bureau on the survey on payment practice in the construction industry. The purpose was to ascertain the scale of the payment problems and the views of the industry on the need for legislation to secure payments throughout the entire construction supply chain. Once the survey results are known, the CIC will review them and suggest appropriate strategies going forward.

了解到建造業供應鏈中存在的付款問題，議會與發展局攜手就業界目前的付款流程展開調查。其目的是為了分析付款問題的嚴重性和收集業界對用立法方式來自保障整個業界供應鏈內付款的意見。待調查結果完成，議會將進行檢討並就未來的發展策略提出適當的建議。



市場轉型

因對氣候變化和全球變暖的日益關注，許多人都趨向更健康、可持續的「綠色」生活方式；而在香港，議會已率先將這套理念付諸實行。我們的地標性項目，全港首座零碳建築 - 零碳天地（ZCB）將在2012年年中完成。這項對保護環境生態的措施，反映了議會對積極參與綠色建築運動以及業界對長期減少二氧化碳排放量的承諾。

Market Transformation

On growing concerns over climate change and global warming, many are now “going green” by switching over to a healthier and more sustainable lifestyle. Here in Hong Kong, the CIC has taken the lead by putting theory into practice. Our signature project, the city's first zero carbon building (ZCB) will be completed in mid 2012. The eco-friendly development is a reflection of the CIC's active engagement in green building movement and the industry's commitment to cutting carbon emissions in the long run.



Report on Activities 工作報告

Meeting Manpower Needs

As many of the territory's mega infrastructural projects enter into their construction stage, the sector is facing an increasing tension in labour shortage. Many of our workers will soon be reaching their retirement age. Another major problem that needs to be tackled is a mismatch in skills. One of the CIC's key missions, therefore, is to attract fresh blood into the industry and provide appropriate training according to the latest manpower demands.

貼合對人力資源的需求

本港的大型基建項目已進入施工階段，整個業界正面臨勞動力短缺日益緊張的挑戰，許多勞動力將很快達到退休年齡，而另一個需要解決的主要問題則是技能錯配。因此議會的重要任務之一，是吸引新人加入業界以補充流失的人才，並根據現時的人力需求為他們提供適當的培訓。

JobsNet

In an effort to attract talents into the industry, the CIC organised a number of job fairs for the industry. The CIC also launched the "JobsNet" to provide an electronic and easily-accessible platform for interested individuals to look for jobs. The highly-popular website boasts the participation of up to 220 employers and provides more than 940 vacancies, and attracted tens of thousands of hits since its official launch on 18 October 2011.

建工網

為吸引更多人才投身業界，議會為業界舉辦了多個招聘會。議會更推出了「建工網」，為有興趣尋找建造業相關工作的人士，提供簡易便利的電子搜尋平台。網站於2011年10月18日正式推出以來大受歡迎，吸引了數萬以上人次的點擊，並有約220位僱主參與，共提供超過940個空缺。



Training

The Council implemented the Enhanced Construction Manpower Training Scheme in 2011, and the training output for the year ending 31 December 2011 was 458. The total training output for the academic year 2010/11, meanwhile, stood at 1,337 for full time courses and 67,753 for part time courses. A total of 15,063 candidates also took part in various trade tests for the year ending 31 December 2011.

培訓

議會於2011年實施了「強化建造業人力訓練計劃」。截至2011年12月31日，全年的培訓輸出是458名學員；而在2010/11學年，全日制課程的培訓輸出為1,337名學員，兼讀課程為67,753名。截至2011年12月31日，共有15,063人報名參加了各種工藝測試。

149 trainees also took part in the Contractors Cooperative Training Scheme and another 30 commenced training in 2012.

In order to meet the industry's latest needs, the CIC developed 13 new training courses including heritage conservation as well as the highly demanded site safety courses for site management and supervisory personnel. While the CIC relocated its training facilities from Sheung Yuet Road Training Ground to other locations, plans are also on hand to build a new training ground in Tai Po. The CIC will also step up efforts to identify new training grounds in suitable accessible areas to attract new entrants to the industry.

此外，有149名學員參加了「承建商合作培訓計劃」；而有30名則於2012年開始接受培訓。

為了滿足業界的最新需求，議會開發了13個新的培訓課程，包括文物保護以及需求殷切的工地管理和督導人員安全課程。議會已將設置於常悅道訓練場的訓練設施遷往其他場地，也計劃在大埔建立新的訓練場所，並將加緊努力在交通便利的地區尋找新的訓練場地，以吸引更多新人加入建造業。



Skills Exchange

In order to tap into overseas experiences, the CIC bolstered its exchange with Mainland and overseas organisations in Australia, Indonesia and Malaysia to strengthen the skills of those trainees under the various training schemes.

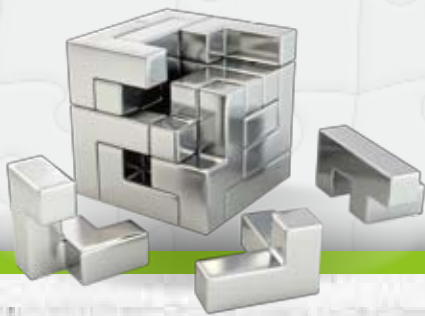
技術交流

另一方面，議會加強與內地以及包括澳洲、印尼和馬來西亞等海外機構的交流，以強化在不同培訓計劃下受訓之學員的技能，與海外的技術發展接軌。

In the past year, CIC trainees actively took part in three construction trade competitions in the "41st WorldSkills Competition 2011" and one of them won the Medallion of Excellence in the Wall and Floor Tiling Trade, signifying the recognition of CIC trainees in delivering quality workmanship of the highest standard.

在過去的一年，議會積極參與「第41屆世界技能大賽2011」中三個有關建造業工藝測試的比賽。而議會派出的學員代表更在牆面和地面貼磚比賽贏得了卓越獎，標誌著對議會為訓練學員提供最高標準及質素工藝課程的認同。





Report on Activities 工作報告

Building Image of the Industry

The CIC prides itself over how much it has done to help the construction sector grow over the years, and there's a need for both the industry and the public to acknowledge its role. In building the CIC's corporate image as well as the image of the industry at large, the CIC set forward three key ingredients for success – Awareness, Apprehension and Appreciation commonly known as the “3 Straight A's”.

建立行業形象

議會為多年以來竭盡所能支援建造業的發展感到自豪，而現時更有需要增加業界和公眾對我們的認識。為了建立議會以至整個建造業界的行業形象，議會進一步確立了三個成功的關鍵因素 - 認識、認知、認同。

Awareness

In terms of raising the public's awareness about the CIC, a number of TV commercials were aired on television. Advertisements placed at bus shelters as well as journals helped boost the Council's presence in the community at large.

認識

在提高公眾對議會的認識方面，議會安排了一系列廣告在電視上播出，並在公共汽車候車亭上展示以及雜誌上刊登廣告，大大有助提高社會對我們建造業的認知。



Apprehension

Building on public engagement, a series of RTHK documentary episodes named “A Dream Comes True” were aired in prime-time television slots which attracted a large number of audience. Many were of the view that the programme was touching and they formed an impression that the industry was doing something good for Hong Kong. To supplement, the CIC established a Resource Centre that world come into operation in Kowloon Bay in 2012. The centre's main mission is to engage those contemplating in joining the industry. Through interactive games and displays, visitors and potential job seekers could experience first-hand what it's like to work in the construction sector.

認知

為了吸引公眾的了解、參與，推出一系列名為「總有出頭天」的電視片集，在黃金時段於香港電台播出。片集吸引了大量觀眾收看，而觀眾普遍認為片集內容令人感動，並認同建造業為香港的發展付出了貢獻。為了進一步提高社會對業界的了解，議會更於2012年在九龍灣建立資訊中心，為有志加入建造業的人士可通過互動遊戲和展覽，體驗建造行業的工作模式。



Appreciation

With corporate social responsibility high on the CIC's agenda, a charity concert was jointly organised with the Development Bureau. The proceeds, amounting to over HK\$13 million dollars, went to the Construction Charity Fund which provides financial assistance to the families of construction workers who unfortunately lost their lives in construction-related accidents. Such scale of co-operation in a single event was unprecedented. The activity was a show of unity and solidarity among industry stakeholders towards the construction industry.

認同

企業的社會責任一向是議會議程上的重要項目，故議會與發展局聯合舉辦了「建造業慈善演唱會」。活動籌得的善款超過港幣一千三百萬元，為因建造意外身故的工友家庭提供經濟援助，解決他們的燃眉之急。是次演唱會不論在規模及合作形式上都是史無前例的，展現出建造業持份者之間團結一致、齊心協力的精神。

Conclusion

2011 has been a year of challenges and the CIC is proud to have made such positive progress. Laying down a solid foundation which will set the scene for future endeavours is an ingredient for success. Special thanks must be given to the CIC's former and current Members. Without them, many of the items mentioned in this report would not have been possible. The CIC would also like to welcome its new Members, who bring in new ideas and act as a catalyst to drive the CIC's development further in the years to come.

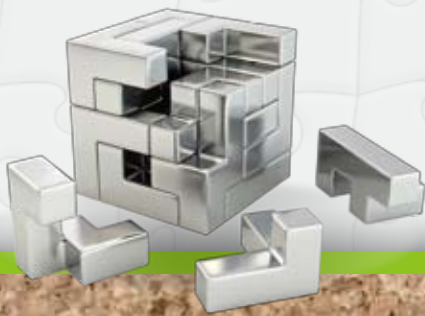
With your continuous support and co-operation, the CIC is confident that it will continue to make great strides in 2012 and meet the increasing demands and opportunities of the construction industry, now and the future. Together we can make things happen for the betterment of our society.

結論

2011年是充滿挑戰的一年，議會對各項工作上取得的積極進展感到自豪，這種種成果為今後的工作奠定了堅固的基礎，也是成功的先決條件。藉此機會，我們希望向議會的卸任和現任成員致以衷心的感謝。沒有他們付出，這份報告中提到的許多工作不可能圓滿完成。我們同時對新加入的成員表示歡迎，期待他們帶來新的思維，協助進一步推動議會今後的發展。

我們堅信，有大家不懈的支持與通力協作，議會將繼續努力在2012年再創佳績，以滿足建造業在現在和未來不斷增長的需求，把握業界發展的機遇。只要團結一致，我們可以為我們的社會創出更美好的明天。





Events Calendar 活動日誌

Events organised by the CIC are as follows:
議會主辦之活動如下:

January

1月

12. 01. 2011



Technical Seminar - Collaborative Contracting Approach
技術研討會 - 協作模式的承包合約

21-22. 01. 2011 / 25-26. 02. 2011



CIC Training Academy Open Day
建造業議會訓練學院開放日

January

1月

27. 01. 2011



Technical Seminar - Safety of Lift Shaft Works
(During Construction Stage and Before Handing Over to Lift Installation Contractor) - (Additional Session)
技術研討會 - 升降機槽工程安全 (施工期間直至交予升降機安裝承建商前) - (加場)

February

2月

17-20. 02. 2011



Education & Career Expo 2011
2011教育及職業博覽

26-27. 02. 2011 / 15-16. 10. 2011



Job Fair for the Construction Industry (Co-organised with MTR)
建造業就業博覽 (與港鐵合辦)

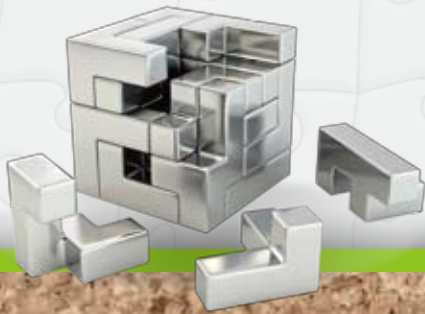
March

3月

11. 03. 2011



Inaugural CIC Conference - "The Construction Industry – A Safe and Equitable Approach" (Co-organised with Development Bureau)
建造業議會首屆研討會 - 「建造業 — 邁向安全與公平之道」 (與發展局合辦)



Events Calendar 活動日誌

Events organised by the CIC are as follows:
議會主辦之活動如下:

March

3月

13. 03. 2011



Construction Industry Safety Award Scheme - Award Presentation / Exhibition Tour 2010/2011 (Co-organised with Labour Department)
建造業安全獎勵計劃 - 頒獎禮 / 巡迴展覽2010/2011 (與勞工處合辦)

20. 03. 2011



CIC Training Academy Sports Day cum Fun Day
建造業議會訓練學院運動會暨遊戲日

April

4月

08. 04. 2011



Voluntary Subcontractor Registration Scheme Briefing Session
非強制性分包商註冊制度簡介會

15. 04. 2011



Technical Seminar - Use of Prefabrication and Modularisation: Innovation and Enhancement
技術研討會 - 採用預製及組合式建築方法: 創新及改進

April
4月

26. 04. 2011



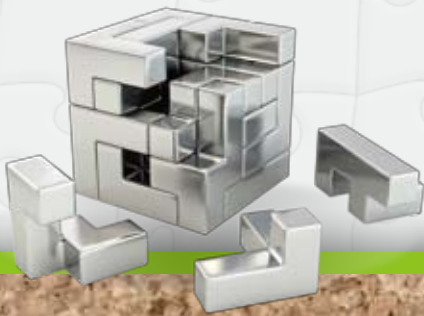
Workshop on "Zero Carbon Building Design and Technologies"
零碳建築設計及應用技術工作坊

May
5月

20. 05. 2011



Opening Reception of CIC Headquarters
建造業議會總部開幕酒會



Events Calendar 活動日誌

Events organised by the CIC are as follows:
議會主辦之活動如下:

July
7月

04. 07. 2011



Construction Safety Forum and Award Presentation (Co-organised with OSHC)
建造業安全分享會暨頒獎典禮 (與職業安全健康局合辦)

13. 07. 2011



Activities on Lu Pan Patron's Day
魯班先師寶誕活動

July
7月

22. 07. 2011



Technical Seminar - Safety of Tower Cranes
技術研討會 - 塔式起重機的安全措施

30. 07. 2011



CIC Training Academy Formwork Recruitment Day
建造業議會訓練學院模板工招聘日

September

9月

30. 09. 2011



Dinner Reception of the Hong Kong Construction Industry to Celebrate the 62th Anniversary of the PRC (Co-organised with Other Stakeholders)
香港建造界慶祝中華人民共和國成立62周年聯歡宴會(與業界其他團體合辦)

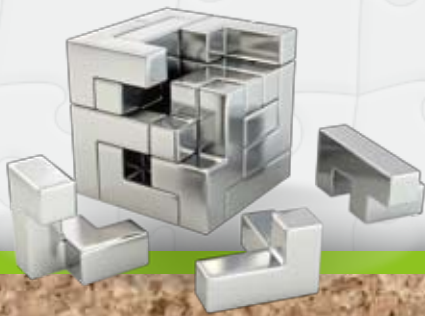
October

10月

5-8. 10. 2011



The 41st WorldSkills Competition
第41屆世界技能大賽



Events Calendar 活動日誌

Events organised by the CIC are as follows:
議會主辦之活動如下:

October

10月

11. 10. 2011



Technical Seminar - Building Information Modelling for the Future
技術研討會 - 建築資訊模型對未來建造業的影響

November

11月

10-11. 2011



"Build Up" Training Programme Roving Exhibition
「Build 升」培訓計劃巡迴展覽

03. 11. 2011



Seminar - Zero Carbon Building Design and Technologies
研討會 - 零碳建築物設計及科技

November

11月

24. 11. 2011



Construction Industry Charity Concert (Jointly Organised with DEVB; Co-organised with Hon Abraham SHEK, HKCA, HKFEMC, HKCSA & HKCIEGU)

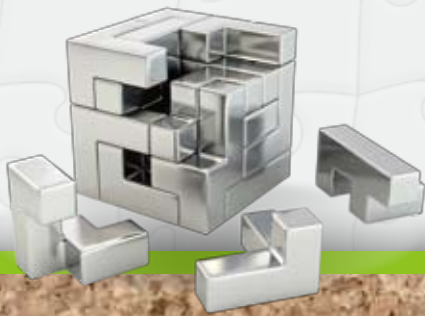
建造業慈善演唱會 (與發展局主辦，並與石禮謙議員、香港建造商會、香港機電工程商聯會、香港建造業分包商聯會及香港建造業總工會合辦)



Mr. Andy HUI generously volunteered to perform at the Concert
本地著名歌星許志安先生為演唱會義務演唱



CIC Training Academy Graduation Ceremony 2011
建造業訓練學院2011年度畢業典禮



Events Calendar 活動日誌

Events organised by the CIC are as follows:
議會主辦之活動如下:

November

11月

27. 11. 2011



Zero Carbon Building Ground-breaking Ceremony
香港首座零碳建築動土儀式

December

12月

03. 12. 2011



Quality Public Housing Construction and Maintenance Awards 2011 (Co-organised with Hong Kong Housing Authority)
優質公共房屋建造及保養維修大獎 2011 (與香港房屋委員會合辦)

16. 12. 2011



Seminar - Handling Construction Work Injury and Site Safety
研討會 - 處理建造工傷個案及工地安全

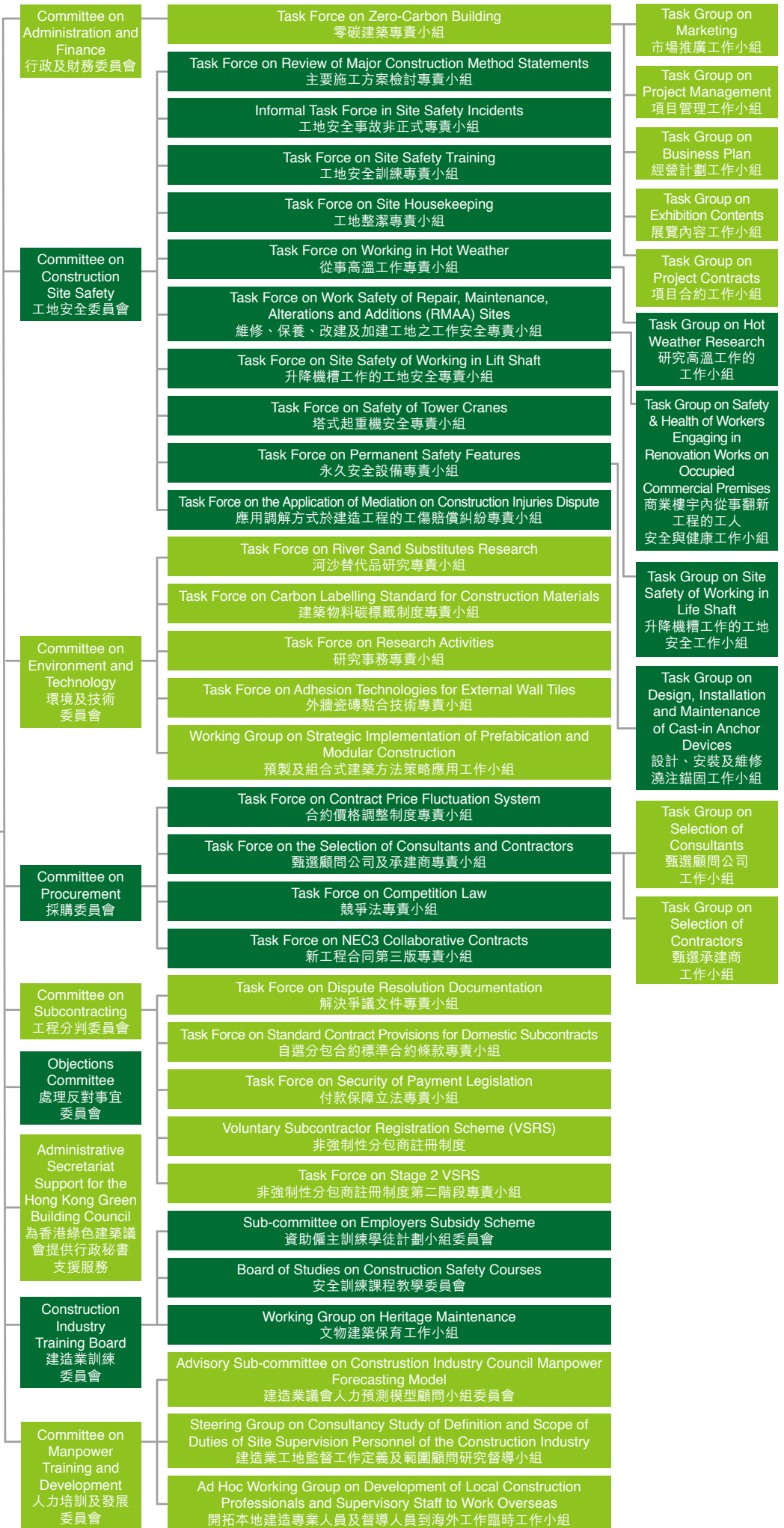


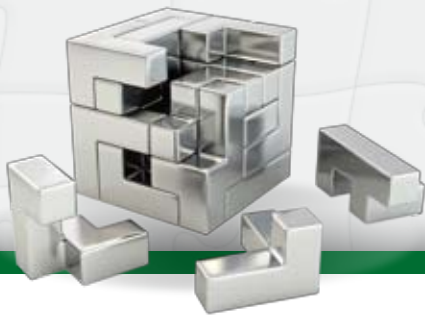


The Council and its Committees

議會及其轄下委員會

Construction Industry Council
建造業議會





Committee on Administration and Finance Report

行政及財務委員會

Chairman

Mr LEE Shing-see

Members

CIC Members

Ir CHAN Siu-hung

Ir WONG Wing-hoo, Billy

Mr YU Wai-wai

Permanent Secretary for Development (Works)

主席

李承仕 先生

成員

議會成員

陳紹雄 工程師

黃永灝 工程師

余惠偉 先生

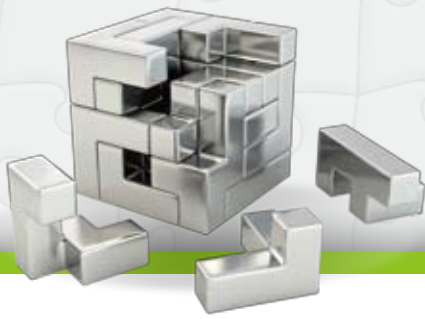
發展局常任秘書長(工務)

Terms of Reference

1. To advise CIC on staff matters, including recruitment, salary and other conditions of service.
2. To advise CIC on general administration matters, including accommodation and facilities.
3. To co-ordinate and prepare annual estimates of income and expenditure and programme of activities for approval of CIC.
4. To recommend appropriate investments of surplus funds.
5. To advise CIC on other financial matters.

職權範圍

1. 就人事事宜(包括招聘、薪酬及其他服務條件)向議會提供意見。
2. 就一般行政事宜(包括辦公地方及設備)向議會提供意見。
3. 統籌和擬訂年度開支預算及活動計劃,供議會審批。
4. 就議會盈餘款項建議合適投資策略。
5. 就其他財政事務向議會提供意見。



Committee on Administration and Finance Report

行政及財務委員會

Highlights of financial results

In the financial aspect, the total income of CIC for the year 2011 was \$432.94 million (2010: \$351.41 million) representing an increase of 23.2%. The total expenditure for the year 2011 was \$317.44 million (2010: \$259.95 million). The impairment loss on available-for-sale investments reclassified from equity and recognised in profit and loss for the year 2011 was \$8.32 million (2010: nil). The operating result for the year after the impairment loss on available-for-sale investments showed a surplus of \$107.18 million (2010: \$91.46 million).

In 2011 there was \$1.18 million loss in other comprehensive income for the year. This \$1.18 million represented a net decrease in fair value of the available-for-sale securities investments held at the balance sheet date (2010: decrease of \$3.68 million) which was recognised in 2011 in accordance with the requirement of the Hong Kong Financial Reporting Standards. Setting off against the 2011 surplus of \$107.18 million (2010: \$91.46 million), total comprehensive income for 2011 amounted to \$106.00 million (2010: \$87.78 million).

Construction levy amounted to \$365.54 million in 2011 (2010: \$298.39 million), which accounted for about 84.4% of the total income of the year, was the main source of income of the Council. The increase of levy income by 22.5% from 2010 was mainly due to more income received from building and civil engineering works undertaken in the year 2011 particularly in public sector and others. Levies assessed on the value of the construction works in private sector, public sector and others (others included port and airport development, Mass Transit Railway, Express Rail Link, South Island Line, Kwun Tong Line Extension, West Island Line and Shatin / Central Line) were \$162.82 million, \$152.04 million and \$50.31 million respectively, representing 44.5%, 41.6% and 13.8% of the total levy income for 2011. In addition, penalty received on overdue levy was \$0.37 million (0.1% of the total levy income) for 2011.

The investment and interest income for 2011 was \$10.25 million as compared to \$5.87 million for 2010. The increase in income for 2011 was mainly due to higher interest earnings (contributed by both principal and interest rate) from placing time deposits in banks.

財務結果摘要

至於財務方面，建造業議會2011年全年總收入為4億3,294萬元（2010年：3億5,141萬元），增加了23.2%。2011年總支出是3億1,744萬元（2010年：2億5,995萬元）。2011年由權益重新分類及確認損益的可供出售證券投資減值為832萬元（2010年：無）。全年營運在扣除可供出售證券投資減值出現了1億718萬元之盈餘（2010年：9,146萬元）。

2011年其他全面收益產生了118萬元虧損。此118萬元是來自可供出售證券投資於年結日的公平價值之淨減值（2010年：減值368萬元），並根據《香港財務報告準則》的要求於2011年確認。與2011年營運盈餘1億718萬元（2010年：9,146萬元）相抵，2011年總全面收益為1億600萬元（2010年：8,778萬元）。

2011年的徵款收入為3億6,554萬元（2010年：2億9,839萬元），是建造業議會的主要收入來源，約佔全年總收入的84.4%。比較2010年增加了22.5%，主要由於2011年來自屋宇及土木工程的收入增加，尤其是來自公營工程項目以及其他類別。徵款評核是按來自私營、公營及其他類別建造工程之價值（其他類別包括港口及機場發展工程、香港鐵路、廣深港高速鐵路項目、南港島線、觀塘延線、西港島線及沙中線）的徵款收入分別為1億6,282萬元、1億5,204萬元及5,031萬元，即佔2011年徵款總收入之44.5%、41.6%及13.8%。另外，2011年逾期繳付徵款的罰款收入為37萬元（佔徵款總收入之0.1%）。

2011年的投資及利息收入為1,025萬元，比對2010年則為587萬元。2011年收入上升，主要是受到銀行定期存款利息收入（來自本金及息率）增加的影響。

Course fees and related income, another major type of income for the Council amounted to \$26.18 million in 2011 (2010: \$26.79 million). The trade testing income for 2011 was \$6.14 million (2010: \$4.62 million). Increase in other income was mainly due to reimbursement of trainees' allowances from the Government (total other income for 2011 was \$24.84 million as compared to \$15.73 million in 2010).

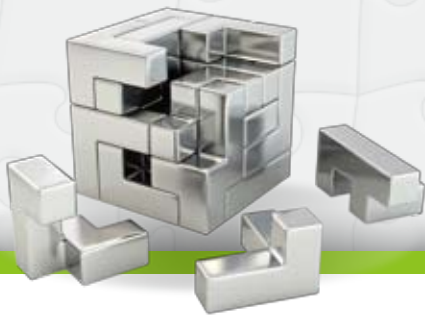
Total expenditure in 2011 was \$317.44 million as compared to \$259.95 million in 2010, representing an increase of 22.1%. Major items included:-

- Staff costs amounted to \$188.60 million in 2011 as compared to \$169.11 million in 2010. The increase of 11.5% was mainly due to salary increment effective from April 2011, more staff employed to provide services for the enlarged duties and functions of CIC, and full year effect of the new and vacant posts filled from 2010 onwards.
- Training expenses amounted to \$47.56 million in 2011 (2010: \$38.37 million) representing an increase of 24.0%. The increase was mainly due to the increase in trainees' allowances in respect to enhanced construction manpower training for selected trades under the Government's initiative of "Investing in Construction Manpower" Scheme and for existing training courses plus expenses for Contractor Co-operative Training Scheme.
- Workshop expenses increased by 10.2% and amounted to \$15.92 million in 2011 (2010: \$14.45 million). The increase was mainly due to the rise in the expenses for consumable materials and tools used in the CIC Training Academy training centres and training grounds.
- General and administrative expenses amounted to \$38.49 million in 2011 (2010: \$21.98 million). The increase by 75.1% in 2011 was mainly due to the consultancy fees incurred for the construction of the Zero Carbon Building and the Resource Centre, the consultancy fees for human resources and pay review, the rental and management fees for the CIC Headquarters and the funding support for the operating activities of the Hong Kong Green Building Council during the year.

2011年的另一主要收入項目「課程收費及相關收入」為2,618萬元(2010年:2,679萬元)。而2011年工藝測試收入為614萬元(2010年:462萬元)。其他收入的增加主要是來自政府的學員津貼補償(2011年其他收入總額為2,484萬元,比對2010年為1,573萬元)。

2011年度全年總支出為3億1,744萬元,比對2010年則為2億5,995萬元,增加了22.1%。主要支出項目包括:

- 2011年的職員費用為1億8,860萬元,比對2010年為1億6,911萬元。增加的11.5%主要是由於薪金自2011年4月向上調整,聘用更多員工提供服務,以配合議會新增之功能及職務,及自2010年所填補新及空缺職位的成本在本年度得到全面反映。
- 2011年的訓練費用為4,756萬元(2010年:3,837萬元),增加了24.0%。增長主要是由於增加了在政府「投資建造業人力」計劃措施下為特選工種強化建造業人力培訓和現有課程的學員津貼和承建商合作培訓計劃的支出。
- 2011年的工場支出為1,592萬元(2010年:1,445萬元),增加了10.2%,主要是應用於建造業議會訓練學院轄下訓練中心及訓練場之消耗性物料及工具費用增加。
- 2011年的一般行政費用為3,849萬元(2010年:2,198萬元),增加了75.1%,主要是由於年度內零碳建築及資訊中心的顧問費用、人力資源及薪酬檢討顧問費用、建造業議會總部租金及管理費用支出及香港綠色建築議會在年度內營運活動的資金支援。



Committee on Administration and Finance Report 行政及財務委員會

- Capital commitments of \$216.16 million in 2011 (2010: \$14.22 million) comprise of contracted capital expenditure for the establishment and construction of the Zero Carbon Building and the Resource Centre at Kowloon Bay.

- 2011年的資本承擔為2億1,616萬元（2010年：1,422萬元），包括為設立和建造零碳建築及九龍灣資訊中心而已訂約的資本支出。

At the end of 2011, the Council held a total of \$721.44 million as its accumulated fund and reserves, compared to \$615.44 million in 2010. The Council continues to place most of the funds in time deposits and bonds with licensed banks in Hong Kong, and invest a limited sum in listed shares.

於2011年年底，建造業議會的累積基金及儲備為7億2,144萬元，2010年則為6億1,544萬元。建造業議會在年內繼續將大部份資金以定期存款和債券存放於本港的持牌銀行，而小部份則投資在有牌價股票。

In accordance with the CIC Ordinance, the Council submitted its annual report for the year ended 31 December 2010 to the Secretary for Development in June 2011, together with the audited financial statements for the same period and the auditor's report thereof. These were subsequently tabled at the Legislative Council.

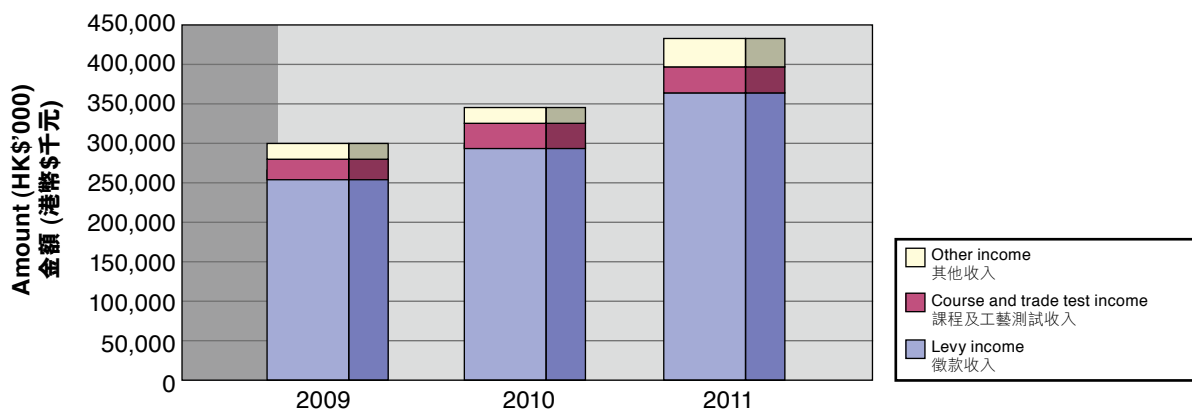
根據建造業議會條例，建造業議會於2011年6月向發展局局長交了其2010年12月31日止年度的年報和同期的財務報表及有關的核數師報告。該等報告其後呈交立法會省覽。

CIC's Financial Results and Financial Position (Year ended 31 December)

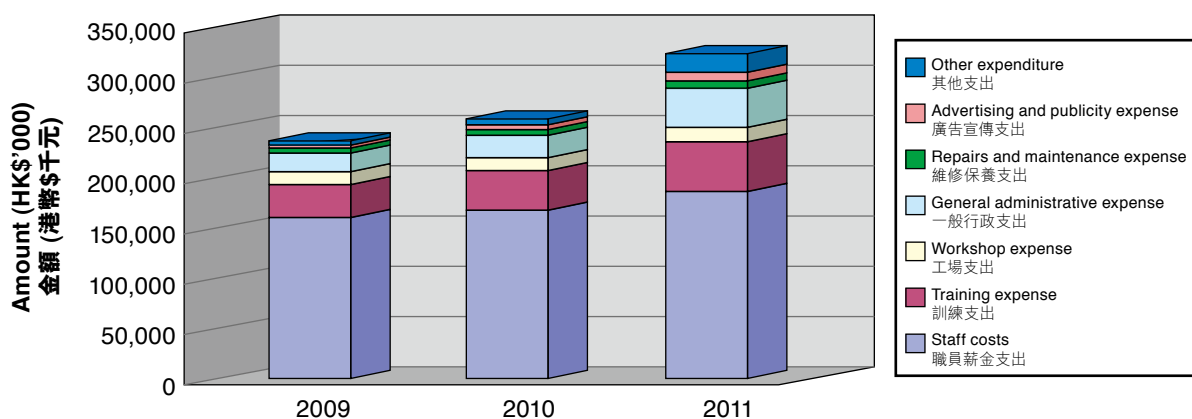
建造業議會財政摘要及財政狀況 (截至十二月三十一日止)

		2011	2010	2009
		HK\$m 金額 (港幣\$百萬元)		
Income	收入	432.9	351.4	312.0
Expenditure	支出	(317.4)	(259.9)	(238.3)
Impairment loss on available-for-sale investments reclassified from equity	由權益重新分類的可供出售證券投資減值	(8.3)	-	-
Surplus for the year	年度盈餘	107.2	91.5	73.7
Other comprehensive income for the year	年度其他綜合收入			
Net (decrease)/increase in fair value of available-for-sale investments	可供出售之投資公平值(虧損)/得益	(9.5)	(3.7)	14.6
Reclassification adjustment for impairment loss included in profit or loss	包括在收支結算表減值之重新分類調整	8.3	-	-
		(1.2)	(3.7)	14.6
Total comprehensive income for the year	年度綜合收入總額	106.0	87.8	88.3
NET ASSETS	淨資產	721.4	615.4	527.6

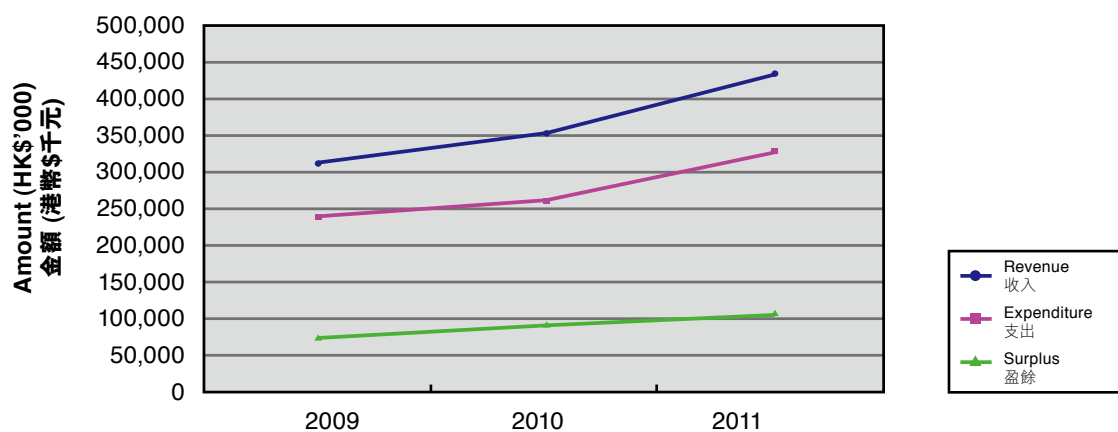
CIC Revenue for the Years 2009 to 2011
2009-2011年度建造業議會之收入

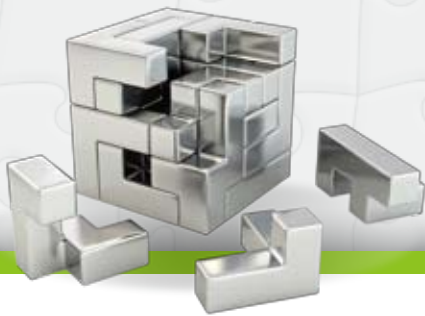


CIC Expenditure for the Years 2009 to 2011
2009-2011年度建造業議會之支出



CIC Revenue, Expenditure & Surplus for the Years 2009 to 2011
2009-2011年度建造業議會之收入、支出及盈餘





Committee Members / Co-opted Members 委員會委員/增補委員

2011 Committee on Construction Site Safety

2011年工地安全委員會

(as of 31 December 2011) | (於2011年12月31日)

Chairman 主席

Mr CHEUNG Hau-wai
張孝威 先生

Members 成員

CIC Members 議會成員

Ir CHEW Tai-chong
周大滄 工程師

Mr CHOW Luen-kiu
周聯僑 先生

Ir HO On-sing, Thomas
何安誠 工程師

Prof KO Jan-ming
高贊明 教授

Mr KWAN Yuk-choi, James
關育材 先生

Mr LAM Oi-ki, Peter
林煦基 先生

Mr WAN Koon-sun
溫冠新 先生

Mr WONG Chik-wing, Mike
黃植榮 先生

Director of Buildings
屋宇署署長



Members 成員

Co-opted Members 增補委員

Ir James BLAKE – Kowloon-Canton Railway Corporation
詹伯樂 工程師 — 九廣鐵路有限公司

Mr CHAN Dick-sang, Philip – Authorised Person
陳迪生 先生 — 認可人士

Mr CHOW Ping-wai – Hong Kong Construction Industry Employee's General Union
鄒炳威 先生 — 香港建造業總工會

Mr Ian EDWARDS – The Hong Kong Construction Association
艾博賢 先生 — 香港建造商會

Ms FUNG Yin-suen, Ada – Hong Kong Housing Authority
馮宜萱 女士 — 香港房屋委員會

Mr KUOK Hoi-sang – The Hong Kong Federation of Electrical and Mechanical Contractors
郭海生 先生 — 香港機電工程商聯會

Mr KWONG Chiu-ling, Victor – Hong Kong Occupational Safety and Health Association
鄺超靈 先生 — 香港職業安全衛生協會

Mr Dominic LAM – Hong Kong Federation of Insurers
林偉權 先生 — 香港保險業聯會

Mr LAU Chi-keung – Real Estate Developers Association of Hong Kong
劉智強 先生 — 香港地產建設商會

Ir LAU Chi-kin – Registered Structural Engineer
劉志健 工程師 — 註冊結構工程師

Mr FONG Hok-shing, Michael – Development Bureau
方學誠 先生 — 發展局

Mr PANG Long – Construction Site Workers General Union
彭朗 先生 — 建築地盤職工總會

Mr PANG Yat-bond, Derrick – The Hong Kong Construction Association
彭一邦 先生 — 香港建造商會

Mr TANG Wah-shing – Occupational Safety and Health Council
鄧華勝 先生 — 職業安全健康局

Mr TSANG Ting-fat – Hong Kong Construction Sub-Contractors Association
曾登發 先生 — 香港建造業分包商聯會

Mr TSE Shek-hung, David – Hong Kong General Building Contractors Association
謝錫洪 先生 — 香港建築業承建商聯會

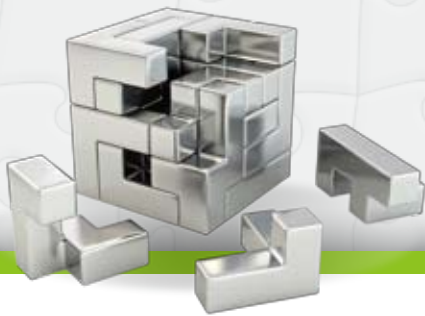
Mr TSO Sing-hin – Labour Department
曹承顯 先生 — 勞工處

Terms of Reference

1. To review and monitor site safety performance of the construction industry.
2. To identify and recommend measures for improving safety performance to CIC.
3. To promote adoption of the improvement measures by the industry.

職權範圍

1. 檢討並監察建造業的工地安全表現。
2. 找出可提升安全表現的措施，並向議會提出建議。
3. 向業界推廣採納改善措施。



Committee Members / Co-opted Members 委員會委員/增補委員

2011 Committee on Environment and Technology

2011年環境及技術委員會

(as of 31 December 2011) | (於2011年12月31日)

Chairman 主席

Ir WONG Tin-cheung, Conrad
黃天祥 工程師

Members 成員

CIC Members 議會成員

Ir Dr CHAN Ka-ching, Andrew
陳嘉正博士 工程師

Ir CHAN Siu-hung
陳紹雄 工程師

Mr CHEUNG Hau-wai
張孝威 先生

Mr HO Wai-wah
何偉華 先生

Prof KO Jan-ming
高贊明 教授

Mr KWAN Yuk-choi, James
關育材 先生

Mr LAM Wo-hei
林和起 先生

Prof LEE Hun-wai, Joseph
李行偉 教授

Mr YU Kam-hung
余錦雄 先生

Mr YU Wai-wai
余惠偉 先生

Permanent Secretary for Transport and Housing (Housing)
運輸及房屋局常任秘書長(房屋)

Director of Buildings
屋宇署署長



Members 成員

Co-opted Members 增補委員

Mr CHAN Pai-ming, Jimmy – Development Bureau
陳派明 先生 — 發展局

Mr CHEUNG Tat-tong – The Hong Kong Institute of Surveyors
張達棠 先生 — 香港測量師學會

Mr CHOW Ping-wai – Hong Kong Construction Industry Employee's General Union
鄒炳威 先生 — 香港建造業總工會

Mr Dan FUNG – Environmental Protection Department
馮志雄 先生 — 環境保護署

Mr HO Pun-hing – The Hong Kong Federation of Electrical and Mechanical Contractors
何杉興 先生 — 香港機電工程商聯會

Mr Russell JONES – The Hong Kong Construction Association
鐘仕駒 先生 — 香港建造商會

Ir LEE Kai-kwong, Peter – The University of Hong Kong
李啟光 工程師 — 香港大學

Mr PANG Long – Construction Site Workers General Union
彭朗 先生 — 建築地盤職工總會

Mr PANG Yat-bond, Derrick – The Hong Kong Construction Association
彭一邦 先生 — 香港建造商會

Ms YEUNG Kwong-yim, Connie – Hong Kong Housing Authority
楊光艷 女士 — 香港房屋委員會

Terms of Reference

1. To make recommendations on improving the environmental friendliness of buildings and infrastructures including measures for enhancing energy efficiency, improving indoor environmental quality and minimising loading on the environment.
2. To recommend good practices for improving the environmental performance of construction contracts including measures for abating environmental nuisances and reducing waste generation.
3. To co-ordinate and promote construction research and development and facilitate practical application of research results by the construction industry.
4. To advise on the strategy for development of construction standards.
5. To develop systems for assessing the performance of the construction industry.

職權範圍

1. 提出建議，以改善樓宇及基建項目的環保效益，包括有關提升能源效益、改善室內環境質素，以及盡量減低環境負荷的建議。
2. 就改善建造合約環境表現的良好作業方式提出建議，包括減低環境滋擾及減少廢物產量的措施。
3. 協調及推廣建造業研究及發展，並促進建造業界切實應用有關研究的結果。
4. 就制定建築標準的策略提供意見。
5. 訂定建造業表現的評估制度。



Committee Members / Co-opted Members 委員會委員/增補委員

2011 Committee on Procurement

2011年採購委員會

(as of 31 December 2011) | (於2011年12月31日)

Chairman 主席

Ir CHEW Tai-chong
周大滄 工程師

Members 成員

CIC Members 議會成員

Ir Dr CHAN Ka-ching, Andrew
陳嘉正 博士工程師

Ir CHAN Siu-hung
陳紹雄 工程師

Ir HO On-sing, Thomas
何安誠 工程師

Mr HO Wai-wah
何偉華 先生

Mr LAM Oi-ki, Peter
林煦基 先生

Mr LAM Wo-hei
林和起 先生

Mr YU Kam-hung
余錦雄 先生

Permanent Secretary for Transport and Housing (Housing)
運輸及房屋局常任秘書長(房屋)

Members 成員

Co-opted Members 增補委員

Mrs Irene CHENG – Hong Kong Housing Authority
鄭溫綺蓮 女士 — 香港房屋委員會

Mr Steve GRIFFIN – MTR Corporation Ltd
紀建勳 先生 — 香港鐵路有限公司

Mr HO Kwok-kwan, Thomas – The Hong Kong Institute of Surveyors
何國鈞 先生 — 香港測量師學會

Mr KWAN King-fai, Alex – The Association of Consulting Engineers of Hong Kong
關景輝 先生 — 香港顧問工程師協會

Mr LAU Ming-wai
劉鳴煒 先生

Mr MOK Wah-hoi – Independent Commission Against Corruption
莫華海 先生 — 廉政公署

Ir Kevin POOLE – Airport Authority Hong Kong
潘嘉宏 工程師 — 香港機場管理局

Mr TONG Sek-por, David – Development Bureau
唐錫波 先生 — 發展局

Terms of Reference

1. To examine current practices on procurement in relation to project planning, tendering, contract administration and site supervision, and recommend good practices to improve the quality and cost effectiveness in delivery of construction contracts.

職權範圍

1. 審議與採購有關的作業方式包括工程項目籌劃、招標、合約管理和工地監督，並建議良好的作業方式，以提高推展建造合約的質素和成本效益。

2011 Committee on Subcontracting

2011年工程分判委員會

(as of 31 December 2011) | (於2011年12月31日)

Chairman 主席

Mr WONG Chik-wing, Mike
黃植榮 先生

Members 成員

CIC Members 議會成員

Ms CHENG Yeuk-wah, Teresa
鄭若驊 女士

Mr CHEUNG Hau-wai
張孝威 先生

Mr CHOW Luen-kiu
周聯僑 先生

Mr HUI Hon-chung, Stanley
許漢忠 先生

Mr LAM Oi-ki, Peter
林煦基 先生

Mr WAN Koon-sun
溫冠新 先生

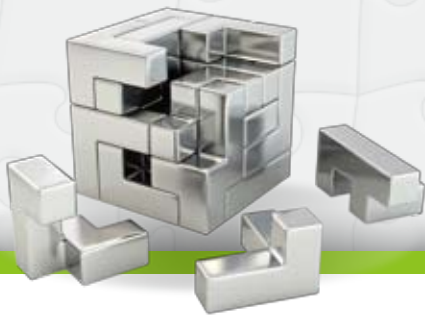
Ir WONG Tin-cheung, Conrad
黃天祥 工程師

Mr YU Kam-hung
余錦雄 先生

Mr YU Wai-wai
余惠偉 先生

Permanent Secretary for Transport and Housing (Housing)
運輸及房屋局常任秘書長(房屋)





Committee Members / Co-opted Members 委員會委員/增補委員

Members 成員

Co-opted Members 增補委員

Mr Anthony CHAN – Hong Kong General Building Contractors Association
陳耀東 先生 — 香港建築業承建商聯會

Mr CHAN Chau-fat – Development Bureau
陳秋發 先生 — 發展局

Mr Nelson CHAN – Independent Commission Against Corruption
陳炳文 先生 — 廉政公署

Ir CHAN Ngai-shing, David – The Hong Kong Construction Association
陳毅成 先生 — 香港建造商會

Mr CHAN Sam-choi – Hong Kong Confederation of Trade Unions
陳三才 先生 — 香港職工會聯盟

Mr CHONG Kin-lit, Paul – The Hong Kong Federation of Electrical and Mechanical Contractors
莊堅烈 先生 — 香港機電工程商聯會

Mr HUI Man-bock, Bernard – Hong Kong Institute of Architects
許文博 先生 — 香港建築師學會

Mr NG Sun-wah, Lawrence – Hong Kong Construction Sub-Contractors Association
伍新華 先生 — 香港建造業分包商聯會

Mr TANG Ki-cheung – The Hong Kong Institute of Surveyors
鄧琪祥 先生 — 香港測量師學會

Mr TSE Chun-yuen – Hong Kong Construction Sub-Contractors Association
謝振源 先生 — 香港建造業分包商聯會

Mr Danny WONG – Contractor's Authorised Signatory Association
黃醒林 先生 — 承建商授權簽署人協會

Terms of Reference

1. To operate and develop the Voluntary Subcontractor Registration Scheme (VSRS).
2. To raise the professional standard of subcontractors through providing training courses and other value-added services under the VSRS and coordinating the training organised by other organisations.
3. To examine current arrangements for selection and management of subcontractors and recommend improvements.
4. To promote use of written subcontracts.
5. To promote good practices relating to dispute resolution.

職權範圍

1. 營運和發展非強制性分包商註冊制度（註冊制度）。
2. 在註冊制度之下提供培訓課程及其他增值服務，並統籌其他機構舉辦的培訓項目，從而提升分包商的專業水平。
3. 審議現行甄選和管理分包商的安排，並提出改善建議。
4. 推廣業界採納書面分包商合約。
5. 推廣有關解決爭議的良好作業方式。

2011 Objections Committee

2011年處理反對事宜委員會

(as of 31 December 2011) | (於2011年12月31日)

Convenor 召集人

Ms CHENG Yeuk-wah, Teresa
鄭若驊 女士

Members 成員

CIC Members 議會成員

Prof KO Jan-ming
高贊明 教授

Mr YU Kam-hung
余錦雄 先生

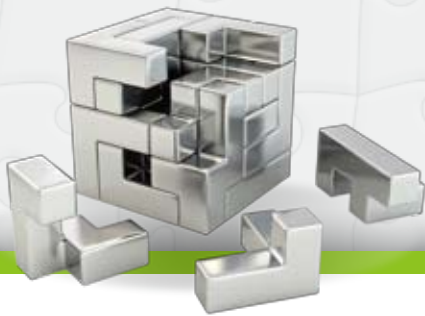
Terms of Reference

1. To determine objections to levy and surcharge made under section 55 of CIC Ordinance.

職權範圍

1. 就按《建造業議會條例》第55條提出對徵款及附加費的反對作出裁決。





Committee Members / Co-opted Members 委員會委員/增補委員

2011 Committee on Manpower Training and Development

2011人力培訓及發展委員會

(as of 31 December 2011) | (於2011年12月31日)

Chairman 主席

Ir WONG Wing-hoo, Billy
黃永灝 工程師

Members 成員

CIC Members 議會成員

Ir CHEW Tai-chong
周大滄 工程師

Mr CHOW Luen-kiu
周聯僑 先生

Mr HO Wai-wah
何偉華 先生

Mr WAN Koon-sun
溫冠新 先生

Mr WONG Chik-wing, Mike
黃植榮 先生

Ir WONG Tin-cheung, Conrad
黃天祥 工程師

Co-opted Members 增補委員

Ir LAM Tin-sing, Enoch – Development Bureau
林天星 工程師 — 發展局

Terms of Reference

1. To advise on manpower planning and development for construction personnel at professional, supervisory and craftsman levels.
2. To foster an ethical culture.

職權範圍

1. 就建造業人力策劃及發展，包括專業人士、監督及技工三個層面，提供意見。
2. 培養建造業內人士的專業操守。



2011 Construction Industry Training Board (established under Section 29 of CIC Ordinance) 2011建造業訓練委員會 (按《建造業議會條例》第29條成立)

(as of 31 December 2011) | (於2011年12月31日)

Chairman 主席

Ir WONG Wing-hoo, Billy
黃永灝 工程師

Members 成員

Mr CHOI Wun-hing, Donald
蔡宏興 先生

Mr CHOW Luen-kiu
周聯僑 先生

Ir HO Ngai-leung, Albert
何毅良 工程師

Ir KWAN Po-jen, Helen
關寶珍 工程師

Mr LAI Yuk-fai, Stephen
賴旭輝 先生

Ir LAM Tin-sing, Enoch
林天星 工程師

Mr LI Chi-leung
李子亮 先生

Dr LO Kin-ki, Edmond
勞虔基 博士

Mr LOK Kwei-sang, Tandy
駱癸生 先生

Ir SYNN Raymond-cheung
冼泳霖 工程師

Mr TSE Chun-yuen
謝振源 先生

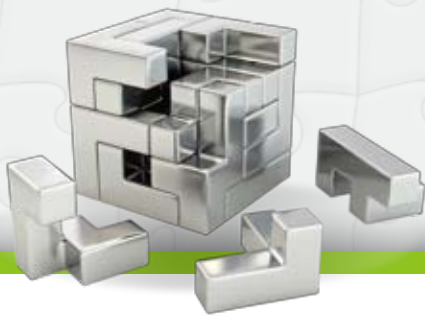
Mr TSE Lai-leung, Jimmy
謝禮良 先生

Terms of Reference

1. To provide training courses for the construction industry.
2. To establish and maintain industrial training centres for the construction industry.
3. To assist, including by the provision of financial assistance, in the placement of persons who have completed training courses provided for the construction industry.
4. To assess the standards of skills achieved by any person in any kind of work involving or in connection with the construction industry, to conduct examinations and tests, to issue or award certificates of attendance or competence, and to establish the standards to be achieved in respect of any such work.
5. Where it is appointed under the Construction Workers Registration Ordinance (Cap 583) as the Registrar of Construction Workers under that Ordinance, to perform the functions conferred or imposed on the Registrar by or under that Ordinance or any other enactment.

職權範圍

1. 向建造業提供訓練課程。
2. 為建造業設立及維持業界訓練中心。
3. 協助已完成向建造業提供的訓練課程的人就業，包括以提供財政援助的方式給予協助。
4. 評核任何人在涉及建造業或與建造業相關的任何種類的工作方面已達致的技術水平，並就任何該等工作舉行考核及測試、發出或頒發修業證明書或技術水平證明書和訂定須達致的水平。
5. 如議會根據《建造業工人註冊條例》(第583章)獲委任為該條例下的建造業工人註冊主任，執行該條例或任何其他成文法則賦予或委予註冊主任的職能，或根據該條例或任何其他成文法則賦予或委予註冊主任的職能。



Independent Auditor's Report

獨立核數師報告

Independent auditor's report to the Members of Construction Industry Council

*(Established under the Construction Industry Council Ordinance,
Hong Kong Special Administrative Region)*

We have audited the financial statements of Construction Industry Council (the "Council") set out on pages 64 to 91, which comprise the balance sheet as at 31 December 2011, the income and expenditure account, statement of comprehensive income, statement of changes in fund and reserves and cash flow statement for the year then ended and a summary of significant accounting policies and other explanatory information.

The Council's responsibility for the financial statements

The Council is responsible for the preparation of financial statements that give a true and fair view in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants and the Construction Industry Council Ordinance and for such internal control as the Council determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. This report is made solely to you, as a body, in accordance with section 26(2) of the Construction Industry Council Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

獨立核數師報告 致建造業議會各成員

(根據香港特別行政區建造業議會條例成立)

本核數師已審計列載於第64至91頁建造業議會(以下簡稱「議會」)的財務報表。此財務報表包括於2011年12月31日的資產負債表、與截至該日止年度的收支結算表、全面收益表、基金及儲備變動表和現金流量表，以及主要會計政策概要及其他附註解釋資料。

議會就財務報表須承擔之責任

議會須負責根據香港會計師公會頒佈的《香港財務報告準則》及《建造業議會條例》編製財務報表，以令財務報表作出真實而公平的反映，及落實其認為編製財務報表所必要的內部控制，以使財務報表不存在由於欺詐或錯誤而導致的重大錯誤陳述。

核數師的責任

本核數師的責任是根據我們的審計對該等財務報表作出意見。本核數師報告按照《建造業議會條例》第26(2)條的規定，僅將此意見向全體成員報告，除此之外，本報告不可作其他用途。本核數師不就本報告的內容，對任何其他人士負上或承擔任何責任。

本核數師已根據香港會計師公會頒佈的《香港審計準則》進行審計。該等準則要求我們遵守道德規範，並規劃及執行審計，以合理確定財務報表是否不存在任何重大錯誤陳述。

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Council, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements give a true and fair view of the state of the Council's affairs as at 31 December 2011 and of its surplus and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the Construction Industry Council Ordinance.

KPMG Certified Public Accountants

8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong
27 April 2012

審計涉及執行程序以獲取有關財務報表所載金額及披露資料的審計憑證。所選定的程序取決於核數師的判斷，包括評估由於欺詐或錯誤而導致財務報表存在重大錯誤陳述的風險。在評估該等風險時，核數師考慮與該機構編製財務報表以作出真實而公平的反映相關的內部控制，以設計適當的審計程序，但目的並非對機構內部控制的有效性發表意見。審計亦包括評價議會所採用會計政策的合適性及作出會計估計的合理性，以及評價財務報表的整體列報方式。

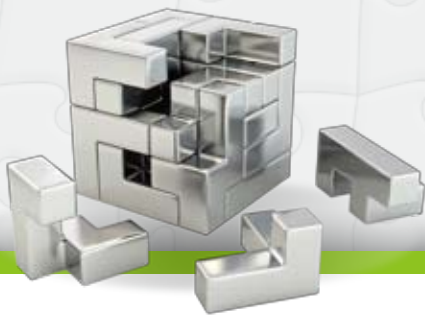
本核數師相信，我們所獲得的審計憑證能充足和適當地為我們的審計意見提供基礎。

意見

本核數師認為，該等財務報表已根據《香港財務報告準則》真實而公平地反映議會於2011年12月31日的事務狀況及截至該日止年度的盈餘及現金流量，並已按照《建造業議會條例》妥為編製。

畢馬威會計師事務所 執業會計師

香港中環遮打道十號
太子大廈八樓
2012年4月27日



Financial statements

財務報表

Income and expenditure account for the year ended 31 December 2011 (Expressed in Hong Kong dollars)

收支結算表截至2011年12月31日止年度 (以港幣計)

	Note 附註	2011	2010
Income			
Levy income	3	\$365,540,982	\$298,393,051
Course fee and related income		26,176,410	26,794,304
Trade testing income		6,140,852	4,618,324
Investment and interest income	4	10,254,646	5,867,468
Other income	5	24,834,664	15,734,028
		\$432,947,554	\$351,407,175
Less:	減:		
Expenditure			
Staff costs (including retirement benefit schemes (note 15))		\$188,597,684	\$169,112,344
Training expenses		47,561,415	38,369,036
Workshop sundries		15,919,442	14,453,687
General and administrative expenses		38,490,355	21,975,968
Repairs and maintenance expenses		7,061,094	5,680,813
Advertising and publicity expenses		8,950,839	3,946,316
Depreciation	6	10,437,676	6,237,504
Loss on disposal of property, plant and equipment		336,719	32,466
Allowance for doubtful debts	9(a)	84,591	143,401
		\$317,439,815	\$259,951,535
		\$115,507,739	\$91,455,640
Less:	減:		
Impairment loss on available-for-sale investments reclassified from equity		8,323,892	-
Surplus for the year	本年度盈餘	\$107,183,847	\$91,455,640

The notes on pages 68 to 91 form part of these financial statements.
第68至91頁的附註屬本財務報表之一部份。

Statement of comprehensive income for the year ended 31 December 2011 (Expressed in Hong Kong dollars)

全面收益表截至2011年12月31日止年度 (以港幣計)

	Note 附註	2011	2010
Surplus for the year		\$107,183,847	\$91,455,640
Other comprehensive income for the year	本年度其他全面收益		
Available-for-sale investments:	可供出售投資:		
- Net decrease in fair value	- 公平價值之淨減值	\$(9,501,331)	\$(3,680,775)
- Reclassification adjustment for impairment loss included in profit or loss	- 包括在收支結算表減值之重新分類調整	8,323,892	-
		\$(1,177,439)	\$(3,680,775)
Total comprehensive income for the year	本年度總全面收益	\$106,006,408	\$87,774,865

There is no tax effect relating to the above components of the other comprehensive income.
有關上述其他全面收益組成部份不存在稅務影響。
The notes on pages 68 to 91 form part of these financial statements.
第68至91頁的附註屬本財務報表之一部份。

Balance sheet at 31 December 2011 (Expressed in Hong Kong dollars)

資產負債表於2011年12月31日 (以港幣計)

	Note 附註	2011	2010
Non-current assets	非流動資產		
Property, plant and equipment	物業、機器及設備	\$69,466,077	\$22,631,316
Held-to-maturity investments	持至到期日之投資	30,275,007	30,332,997
Available-for-sale investments	可供出售之投資	31,273,546	40,774,877
		\$131,014,630	\$93,739,190
Current assets	流動資產		
Held-to-maturity investments	持至到期日之投資	\$ -	\$9,987,705
Levy receivables	應收徵款	26,001,612	18,346,736
Deposits, prepayments and other receivables	各項按金、預付費用及其他應收帳項	22,856,599	8,966,768
Cash and deposits at banks	銀行現金及存款	589,422,876	512,585,714
Cash on hand	手存現金	92,000	86,000
		\$638,373,087	\$549,972,923
Current liabilities	流動負債		
Accounts payables and accruals	應付帳項及應計費用	\$43,913,365	\$26,281,814
Amounts set aside for staff termination gratuities	職員約滿酬金準備	-	250,002
Amount due to Construction Workers Registration Authority	應付建造業工人註冊管理局帳項	4,031,059	1,743,412
		\$47,944,424	\$28,275,228
Net current assets	流動資產淨額	\$590,428,663	\$521,697,695
Net assets	資產淨值	\$721,443,293	\$615,436,885
Represented by	代表		
Accumulated fund	累積基金	\$344,945,487	\$237,761,640
General reserve	普通儲備	386,426,758	386,426,758
Investment revaluation reserve	投資重估儲備	(9,928,952)	(8,751,513)
		\$721,443,293	\$615,436,885

The financial statements were approved and authorised for issue by the Construction Industry Council on 27 April 2012 and were signed on its behalf by:

Mr LEE Shing-see, GBS, OBE, JP
Chairman, Construction Industry Council

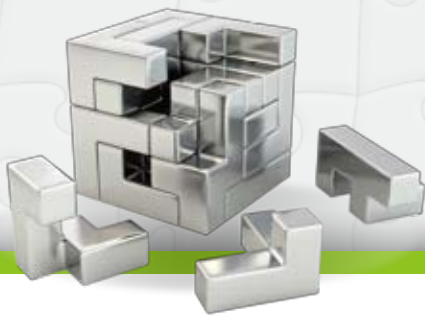
Ir WONG Wing-hoo, Billy, JP
Member, Committee on Administration and Finance

本財務報表已於2012年4月27日獲建造業議會通過及獲授權發表，並由下列人士簽署確認：

李承仕先生，金紫荊星章、OBE、
太平紳士
建造業議會主席

黃永灝工程師，太平紳士
行政及財務委員會成員

The notes on pages 68 to 91 form part of these financial statements.
第68至91頁的附註屬本財務報表之一部份。



Financial statements

財務報表

Statement of changes in fund and reserves for the year ended 31 December 2011 (Expressed in Hong Kong dollars)

基金及儲備變動表截至2011年12月31日止年度 (以港幣計)

		Accumulated fund	General reserve (Note (a))	Investment revaluation reserve (Note (b))	Total
		累積基金	普通儲備 (註(a))	投資重估儲備 (註(b))	總額
At 1 January 2010	於2010年1月1日	\$146,306,000	\$386,426,758	\$ (5,070,738)	\$527,662,020
Surplus for the year	本年度盈餘	\$91,455,640	-	-	\$91,455,640
Other comprehensive income	其他全面收益	-	-	(3,680,775)	(3,680,775)
Total comprehensive income for the year	本年度總全面收益	\$91,455,640	-	\$(3,680,775)	\$87,774,865
At 31 December 2010 and 1 January 2011	於2010年12月31日及2011年1月1日	\$237,761,640	\$386,426,758	\$(8,751,513)	\$615,436,885
Surplus for the year	本年度盈餘	\$107,183,847	-	-	\$107,183,847
Other comprehensive income	其他全面收益	-	-	(1,177,439)	(1,177,439)
Total comprehensive income for the year	本年度總全面收益	\$107,183,847	-	\$(1,177,439)	\$106,006,408
At 31 December 2011	於2011年12月31日	\$344,945,487	\$386,426,758	\$(9,928,952)	\$721,443,293

Notes: 註:

(a) The general reserve has been set up to record the statutory transfer of net assets from Construction Industry Training Authority. The general reserve was created for employing the reserve in the operations of the Council or by investing the reserve in such manner as the Members think fit. The Members may apply the general reserve for any other special purpose.

普通儲備之成立在紀錄來自建造業訓練局的資產淨值法定轉移。設立普通儲備是為運用該等儲備於議會的日常運作上或以成員認為適當的有關方式，對該等儲備作出投資。成員可就任何其他特別用途，應用有關普通儲備。

(b) The investment revaluation reserve comprises the cumulative net change in the fair value of available-for-sale securities held at the balance sheet date and is dealt with in accordance with the accounting policy in note 2(c).

投資重估儲備是基於可供出售之投資至資產負債表結算日為止累計的公平價值變更及根據會計政策附註2(c)入帳。

The notes on pages 68 to 91 form part of these financial statements.

第68至91頁的附註屬本財務報表之一部份。

Cash flow statement for the year ended 31 December 2011 (Expressed in Hong Kong dollars)

現金流量表截至2011年12月31日止年度 (以港幣計)

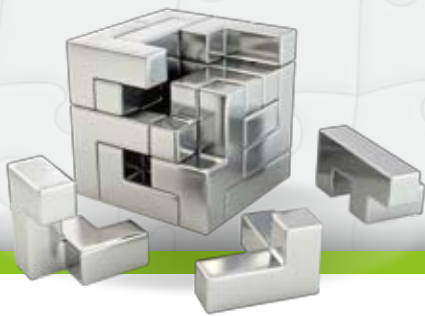
	Note 附註	2011	2010
Operating activities	營運活動		
Surplus for the year	本年度盈餘	\$107,183,847	\$91,455,640
Adjustments for:	調整:		
Allowance for doubtful debts	呆帳準備	84,591	143,401
Depreciation	折舊	10,437,676	6,237,504
Investment and interest income	投資及利息收入	(10,254,646)	(5,867,468)
Loss on disposal of property, plant and equipment	出售物業、機器及設備之虧損	336,719	32,466
Impairment loss on available-for-sale investments reclassified from equity	從權益重新分類為可供出售投資的減值虧損	8,323,892	-
Operating cash inflow before changes in working capital	未計營運資金變動之營運現金流量	\$116,112,079	\$92,001,543

Cash flow statement for the year ended 31 December 2011 (Expressed in Hong Kong dollars) (continued)

現金流量表截至2011年12月31日止年度 (以港幣計) (續)

	Note 附註	2011	2010
Increase in levy receivables	應收徵款增加	(7,739,467)	(3,357,659)
(Increase)/decrease in deposits, prepayments and other receivables	按金、預付費用及 其他應收帳項 (增加) / 減少	(8,535,478)	696,328
Increase in accounts payables and accruals	應付帳項及應計費用增加	17,631,551	4,493,606
Decrease in amounts set aside for staff termination gratuities	職員約滿酬金準備減少	(250,002)	(250,583)
Increase in amount due to Construction Workers Registration Authority	建造業工人註冊管理局結欠增加	2,287,647	696,304
Net cash generated from operating activities	來自營運活動之現金淨額	\$119,506,330	\$94,279,539
Investing activities	投資活動		
Increase in bank deposits with maturity over three months	增持超過三個月到期之銀行存款	\$(101)	\$(19,889)
Interest received	收取利息	8,132,546	3,256,168
Dividend received from available-for-sale investments	收取可供出售投資之股息	1,421,972	982,573
Purchase of property, plant and equipment	購入物業、機器及設備	(62,218,186)	(10,160,757)
Proceeds from derecognition of held-to-maturity investments	撤銷確認持至到期日之投資 所得款項	10,000,000	-
Proceeds from disposal of property, plant and equipment	出售物業、機器及設備所得款項	500	-
Net cash used in investing activities	用於投資活動之現金淨額	\$(42,663,269)	\$(5,941,905)
Net increase in cash and cash equivalents	現金及等同現金項目淨增額	\$76,843,061	\$ 88,337,634
Cash and cash equivalents at beginning of the year	年初之現金及等同現金項目	512,611,714	424,274,080
Cash and cash equivalents at end of the year	年終之現金及等同現金項目	\$589,454,775	\$512,611,714
Analysis of the balances of cash and cash equivalents	現金及等同現金項目 結存之分析		
Cash and deposits at banks	銀行現金及存款	11 \$ 589,422,876	\$ 512,585,714
Cash on hand	手存現金	92,000	86,000
		\$589,514,876	\$512,671,714
Less: Bank deposits with maturity over three months	減：超過3個月到期之銀行存款	11 (60,101)	(60,000)
		\$589,454,775	\$512,611,714

The notes on pages 68 to 91 form part of these financial statements.
第68至91頁的附註屬本財務報表之一部份。



Notes to the financial statements

(Expressed in Hong Kong dollars)

財務報表附註 (以港幣計)

1. General

The Construction Industry Council (the “Council”) was established as a statutory body on 1 February 2007 in Hong Kong under the Construction Industry Council Ordinance (“the Ordinance”). The Council is a non-profit making organisation and acts as an industry co-ordinating body. Its principal functions are to forge consensus on long-term strategic issues, convey the industry’s needs and aspirations to the Hong Kong Special Administrative Region Government (the “Government”), as well as provide a communication channel for the Government to solicit advice on all construction-related matters. In order to propagate improvements across the entire industry, the Council is empowered to formulate codes of conduct, administer registration and rating schemes, steer forward research and manpower development, provide and co-ordinate training courses, facilitate adoption of construction standards, promote good practices and compile performance indicators and make recommendations with respect to the rate of the levy.

The address of the registered office of the Council is located at 15/F, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong.

2. Significant accounting policies

(a) Statement of compliance

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”), which collective term includes all applicable individual HKFRSs, Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), accounting principles generally accepted in Hong Kong and the requirements of the Ordinance. A summary of the significant accounting policies adopted by the Council is set out below.

The HKICPA has issued certain new and revised HKFRSs that are first effective for the current accounting period of the Council. However, none of these developments are relevant to the Council’s operation.

The Council has not applied any new standard or interpretation that is not yet effective for the current accounting period (note 21).

1. 概略

建造業議會（本議會）是根據《建造業議會條例》（《條例》）於2007年2月1日在香港成立的法定機構。本議會為一所非牟利團體，兼作為業界的統籌機構。其主要職能是就長遠策略性事宜凝聚共識、向香港特別行政區政府（政府）轉達業界的需要及期許、以及提供合適的溝通渠道，讓政府就各項與建造業相關事項徵詢業界意見。為推動整個業界不斷求進，本議會獲賦予權力制訂操守守則、管理有關註冊及評級計劃、督導研究及人力發展、提供並統籌培訓課程、促使業界採用相關建造標準、推廣良好作業方式並訂定表現指標、以及就徵款率提出建議。

本議會的註冊辦事處地址為香港灣仔告士打道138號聯合鹿島大廈15樓。

2. 主要會計政策

(a) 就合規之陳述

本財務報表根據所有適用的《香港財務報告準則》，此統稱包括所有個別適用的《香港財務報告準則》、由香港會計師公會頒佈的《香港會計準則》及詮釋、香港一般認可的會計原則，以及《建造業議會條例》的要求而編寫。本議會所採用的主要會計政策概要列出如下。

香港會計師公會已頒佈若干為議會現時會計期內首次生效的全新及經修訂的《香港財務報告準則》。然而這些發展當中，並無一項與議會的運作有關。

議會並未應用現時會計期末及生效的任何新增準則或詮釋（附註21）。

(b) Basis of preparation of the financial statements

The measurement basis used in the preparation of the financial statements is the historical cost basis except that the financial instruments classified as available-for-sale financial assets are stated at their fair values as explained in the accounting policy set out in note 2(c).

The financial statements are presented in Hong Kong dollars, which is also the functional currency of the Council.

The preparation of financial statements in conformity with HKFRSs requires the Council to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

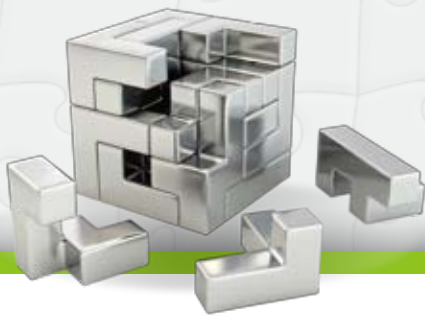
(b) 編寫財務報表的基礎

除了被分類為可供出售金融資產的金融工具會如附註2(c)所列出的會計政策解釋，以其公平價值入帳外，編寫財務報表所採用的列帳基礎為歷史成本基礎。

本財務報表所用的幣值為港元計算，亦是本議會的功能貨幣。

要符合《香港財務報告準則》編寫財務報表，議會需要作出影響政策實施及有關資產、負債、收入及支出的匯報數量之判斷、估算以及假設。有關估算及其假設會基於歷史經驗及各種其他相信該等情形下為合理的因素而作出，而該等結論會構成作出有關判斷不能從其他來源顯而易見的資產與負債的帳面值之基礎。實際結果可能與此等估算有所出入。

相關估算及其下假設會以持續的基礎作檢討。有關會計估算的修訂，倘修訂只影響有關年度，會於進行修訂之年度作出確認；倘修訂同時影響是年度及未來年度，則會於進行修訂之年度及未來年度作出確認。



Notes to the financial statements (Expressed in Hong Kong dollars) (continued) 財務報表附註 (以港幣計) (續)

(c) Investments in debt and equity securities

Investments in debt and equity securities are initially stated at fair value, which is their transaction price unless fair value can be more reliably estimated using valuation techniques whose variables include only data from observable markets. Cost includes attributable transaction costs, except where indicated otherwise below. These investments are subsequently accounted for as follows, depending on their classification:

Dated debt securities that the Council has the positive ability and intention to hold to maturity are classified as held-to-maturity securities. Held-to-maturity securities are stated at amortised cost less impairment losses (see note 2(e)).

Other investments in securities being those held for non-trading purpose, are classified as available-for-sale securities. At the end of each reporting period the fair value is remeasured, with any resultant gain or loss being recognised in other comprehensive income and accumulated separately in equity in the fair value reserve, except foreign exchange gains and losses resulting from changes in the amortised cost of monetary items such as debt securities which are recognised directly in profit or loss. Dividend income from these investments is recognised in profit or loss in accordance with the policy set out in note 2(l)(iv) and, where these investments are interest-bearing, interest calculated using the effective interest method is recognised in profit or loss in accordance with the policy set out in note 2(l)(v). When these investments are derecognised or impaired (see note 2(e)), the cumulative gain or loss is reclassified from equity to profit or loss.

Investments are recognised / derecognised on the date the Council commits to purchase/sell the investments or they expire.

(c) 債券及權益性證券投資

債券及權益性證券投資初步以公平價值顯示(公平價值即為其交易價)，除非公平價值透過運用只包括來自可見市場數據的變數估值方法下，可更可靠地作出估算。除下述另行訂明外，成本即包括可歸屬交易成本。這些投資隨後視乎其分類，入帳如下：

議會具正面能力並擬持至到期日之定期債券，分類為持至到期日之債券。持至到期日之債券以攤銷成本扣除減值虧損列出(見附註2(e))。

其他持有作非交易用途的債券投資，分類為可供出售之債券。在每一報告期結束時，會重新衡量公平價值，除了例如直接確認了損益的債券等貨幣項目攤銷成本變動所造成的外匯損益外，所有結果損益均於其他全面收益內確認及於公平價值儲備帳內以權益個別累計。這些投資的股息收入，會按附註2(1)(iv)所列政策於損益上確認，並且若這些投資帶息，其運用實際利息法計算的利息，會按附註2(1)(v)所列政策，於損益上確認。當這些投資獲撤銷確認或減值時(見附註2(e))，其累計損益會從權益重新分類為利潤或虧損。

投資會於議會交付購買/出售投資或投資期屆滿當日，獲得確認/撤銷確認。

(d) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses (note 2(e)).

The cost of self-constructed items of property, plant and equipment includes the cost of materials, direct labour, the initial estimate, where relevant, of the costs of dismantling and removing the items and restoring the site on which they are located, and an appropriate proportion of production overheads.

Gains or losses arising from the retirement or disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised in profit or loss on the date of retirement or disposal.

Depreciation is calculated to write off the cost of items of property, plant and equipment, less their estimated residual value, if any, using the straight-line method over their estimated useful lives as follows:

– Building and premises	10 - 25 years
– Motor vehicles	5 years
– Computer equipment	3 - 5 years
– Renovation and building facilities	5 years
– Furniture and fixtures	10 years
– Facilities, tools, machinery and workshop equipment	5 years
– Other equipment	10 years

Both the useful life of an asset and its residual value, if any, are reviewed annually.

(d) 物業、機器及設備

物業、機器及設備按成本減累計折舊及減值虧損列帳(附註 2(e))。

自行建造的物業、機器及設備項目成本，包括材料費、直接勞工成本、拆卸及移走有關項目並回復安置地點原貌的初步估計成本，以及製造成本固定費用的一個合適比例金額。

棄用或出售一項物業、機器及設備造成的損益，按出售所得款項淨額及項目帳面值的差額釐定，並於棄用或出售當日在損益上確認。

折舊額是按物業、機器及設備的估計可用年期扣減估計剩餘價值（如有）註銷其相關成本，並以直線折舊法計算如下：

– 建築物及樓宇	10 - 25 年
– 汽車	5 年
– 電腦設備	3 - 5 年
– 裝修及屋宇設施	5 年
– 傢俱及固定裝置	10 年
– 設施、工具、機械及工場設備	5 年
– 其他設備	10 年

資產的可用年期及剩餘價值（如有）均會每年檢討。



Notes to the financial statements

(Expressed in Hong Kong dollars) (continued)

財務報表附註 (以港幣計) (續)

(e) Impairment of assets

(i) Impairment of investments in debt and equity securities and other receivables

Investments in debt and equity securities and other receivables that are stated at cost or amortised cost or are classified as available-for-sale securities are reviewed at the end of each reporting period to determine whether there is objective evidence of impairment. Objective evidence of impairment includes observable data that comes to the attention of the Council about one or more of the following loss events:

- significant financial difficulty of the debtor;
- a breach of contract, such as a default or delinquency in interest or principal payments;
- it becoming probable that the debtor will enter bankruptcy or other financial reorganisation;
- significant changes in the technological, market, economic or legal environment that have an adverse effect on the debtor; and
- a significant or prolonged decline in the fair value of an investment in an equity instrument below its cost.

If any such evidence exists, any impairment loss is determined and recognised as follows:

- For other receivables and other financial assets carried at amortised cost, the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition of these assets), where the effect of discounting is material. This assessment is made collectively where these financial assets share similar risk characteristics, such as similar past due status, and have not been individually assessed as impaired. Future cash flows for financial assets which are assessed for impairment collectively are based on historical loss experience for assets with credit risk characteristics similar to the collective group.

(e) 資產減值

(i) 債券及權益性證券投資與其他應收帳項減值

以成本或攤銷成本列帳、或分類為可供出售債券的債券及權益性證券投資與其他應收帳項，於每趟報告期結束時，均會作出檢討，釐定有否減值的客觀證據。減值的客觀證據包括有關下列一項或多項議會留意到的虧損事件可見資料：

- 債務人有嚴重財務困難；
- 違反合約，例如就利息或本金出現欠繳或過期情況；
- 債務人有可能作出破產或其他財務重組；
- 科技、市場、經濟或法律環境出現重大的轉變，對債務人會有負面影響；及
- 股本工具投資的公平價值有重大或持續下滑至低於成本的情況。

若任何有關證據存在，減值虧損的釐定及確認如下：

- 就以攤銷成本入帳的其他應收帳項及金融資產方面，減值虧損的計算，為資產帳面值與按財務資產原實際利率（即以資產初步確認所計的實際利率）貼現（倘貼現影響重大）的預算未來現金流量現值的差額。此為一項集中進行的評估，有關金融資產均具相類風險特性，例如過往拖欠情況相似，及並未經獨立評估計算減值。集中進行減值評估的金融資產的未來現金流量，是按與集中進行減值評估金融資產具相類信貸風險特性的資產之過往虧損經驗而作出評估。

If in a subsequent period the amount of an impairment loss decreases and the decrease can be linked objectively to an event occurring after the impairment loss was recognised, the impairment loss is reversed through profit or loss. A reversal of an impairment loss shall not result in the asset's carrying amount exceeding that which would have been determined had no impairment loss been recognised in prior years.

- For available-for-sale securities, the cumulative loss that has been recognised in the fair value reserve is reclassified to profit or loss. The amount of the cumulative loss that is recognised in profit or loss is the difference between the acquisition cost (net of any principal repayment and amortisation) and current fair value, less any impairment loss on that asset previously recognised in profit or loss.

Impairment losses recognised in profit or loss in respect of available-for-sale equity securities are not reversed through profit or loss. Any subsequent increase in the fair value of such assets is recognised in other comprehensive income.

Impairment losses are written off against the corresponding assets directly, except for impairment losses recognised in respect of levy receivables, whose recovery is considered doubtful but not remote. In this case, the impairment losses for doubtful debts are recorded using an allowance account. When the Council is satisfied that recovery is remote, the amount considered irrecoverable is written off against levy receivables directly and any amounts held in the allowance account relating to that debt are reversed. Subsequent recoveries of amounts previously charged to the allowance account are reversed against the allowance account. Other changes in the allowance account and subsequent recoveries of amounts previously written off directly are recognised in profit or loss.

假如後來減值虧損額減少，而減少情況可客觀地與確認有關減值虧損後發生的事件有所關連，則會經損益撥回有關減值虧損。減值虧損的撥回，不會出現資產帳面值超越早年倘未有確認減值虧損的原帳面值。

- 就可供出售證券方面，於公平價值儲備帳確認的累積虧損，會重新分類為利潤或虧損。於損益確認的累積虧損額，為購入成本（償還本金及攤銷淨額）與現公平價值的差額，扣除資產過去於利潤或虧損確認的減值虧損。

可供出售權益性證券於損益確認的減值虧損，不會經利潤或虧損撥回。有關資產公平價值日後的任何增長，均於其他全面收益作出確認。

除就徵款應收帳項所確認的減值虧損外（收回金額情況難以預測但非渺茫），所有減值虧損均於相應資產直接註銷。此情況下，呆帳的減值虧損會經準備帳戶入帳。當議會確信收回金額渺茫，則認為未能收回的金額，會直接在徵款應收帳項註銷，而準備帳戶內有關該債項的金額，均會撥回。早前提撥到準備帳戶的金額若後來成功收回，則會在準備帳戶作出撥回。準備帳戶的其他變動及後來成功收回的早前直接註銷金額，會以損益確認。



Notes to the financial statements (Expressed in Hong Kong dollars) (continued)

財務報表附註 (以港幣計) (續)

(ii) Impairment of other assets

Internal and external sources of information are reviewed at the end of each reporting period to identify indications that the property, plant and equipment may be impaired or, an impairment loss previously recognised no longer exists or may have decreased.

If any such indication exists, the asset's recoverable amount is estimated.

– Calculation of recoverable amount

The recoverable amount of an asset is the greater of its fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. a cash-generating unit).

– Recognition of impairment losses

An impairment loss is recognised in profit or loss if the carrying amount of an asset, or the cash-generating unit to which it belongs, exceeds its recoverable amount. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the cash-generating unit (or group of units) and then, to reduce the carrying amount of the other assets in the unit (or group of units) on a pro rata basis, except that the carrying value of an asset will not be reduced below its individual fair value less costs to sell, or value in use, if determinable.

(ii) 其他資產減值

每報告期結束時，會覆核內部及外來訊息來源，識別有否顯示物業、機器及設備可被減值或早前確認的減值虧損已不再存在或可能已經減少。

若存在有關顯示，則會預算資產的可收回值。

– 可收回值的計算

資產的可收回值為公平價值減去出售成本 and 使用的價值，以較高者為準。評估使用價值時，預算未來現金流量會以反映資金時間價值現行市場估價及資產特有風險的稅前貼現率來貼現其現值。若資產非衍生現金流大致獨立於其他資產的流入現金，則可收回值按獨立衍生現金流入的最小型資產組別釐定（即衍生現金單位）。

– 減值虧損的確認

若資產或資產所屬衍生現金單位的帳面值超越其可收回值，則會以損益確認減值虧損。就衍生現金單位所確認的減值虧損會首先分配，以減低分配到衍生現金單位（或一組衍生現金單位）商譽的帳面值，繼而按比例減低單位其他資產的帳面值，惟資產帳面值不會獲減至低於其個別公平價值減去出售成本或使用價值的額值（若有關成本或價值可予釐定）。

– Reversals of impairment losses

In respect of assets other than goodwill, an impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill is not reversed.

A reversal of an impairment loss is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to profit or loss in the year in which the reversals are recognised.

(f) Receivables

Receivables are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method, less allowance for impairment of doubtful debts (see note 2(e)).

(g) Payables

Payables are initially recognised at fair value and subsequently stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at cost.

(h) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition.

(i) Employee benefits

Salaries, gratuities, paid annual leave, contributions to defined contribution retirement plans and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees.

– 減值虧損的撥回

就商譽以外的資產，若出現用於釐定可收回值預算因素的有利轉變，則會撥回減值虧損。就商譽的減值虧損不會作出撥回。

減值虧損的撥回限於早年倘未有確認減值虧損的所釐定資產帳面值。減值虧損的撥回會記帳到確認撥回年度的損益。

(f) 應收帳項

應收帳項初以公平價值確認，然後運用實際利率法以攤銷成本列帳，減去呆帳減值備抵（見附註2(e)）。

(g) 應付帳項

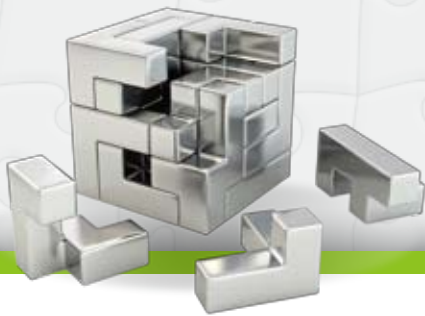
應付帳項初以公平價值確認，其後以攤銷成本列帳，除非貼現影響渺小則會以成本列帳。

(h) 現金及等同現金項目

現金及等同現金項目包括銀行及手存現金，銀行及其他金融機構活期存款，以及隨時可轉換至已知現金額及只受制於微不足道的價值改變風險且購買時的到期日在三個月內的短期高流動性投資。

(i) 僱員福利

由僱員提供有關服務之年度內累積的薪酬、約滿酬金、有薪年假、界定供款退休計劃的供款及非貨幣性福利的成本。



Notes to the financial statements (Expressed in Hong Kong dollars) (continued) 財務報表附註 (以港幣計) (續)

(j) Provisions and contingent liabilities

Provisions are recognised for liabilities of uncertain timing or amount when the Council has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(k) Operating leases

An arrangement, comprising a transaction or a series of transactions, is or contains a lease if the Council determines that the arrangement conveys a right to use a specific asset or assets for an agreed period of time in return for a payment or a series of payments. Such a determination is made based on an evaluation of the substance of the arrangement and is regardless of whether the arrangement takes the legal form of a lease.

Assets that are held by the Council under leases which do not transfer substantially all the risks and rewards of ownership to the Council are classified as operating leases.

Where the Council has the use of assets held under operating leases, payments made under the leases are charged to profit or loss in equal installments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset. Lease incentives received are recognised in profit or loss as an integral part of the aggregate net lease payments made. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

(j) 撥備及或然負債

當議會因過去的事件結果而導致法律或推定責任，而且有可能需要透過經濟利益外流以結清該責任以及可以作出一個可靠預算時，會對時間及數額未確定的負債確認撥備。若款項的時間值屬關鍵性，預期結清該責任的支出會以現值列為撥備。

當無可能需要透過經濟利益外流時，或有關數額不能作出可靠的預算時，該責任會以或然負債披露，除非經濟利益外流的可能性是微乎其微的。有關取決於一宗或多宗未來事件的發生或不發生而存在的可能責任，亦會以或然負債披露，除非經濟利益外流的可能性是微乎其微的。

(k) 營運租賃

若議會釐定一項安排屬表達於一段協議時間內透過一筆付款或多筆付款作回報下的運用特定一項或多項資產的權利，則此由一項或多項交易所組成的安排，即屬於或載有一份租賃內容。有關釐定是基於對該項安排實質內容的評核，並不考慮到該安排是否以租賃的法律形式來體現。

以未有向議會實質轉移擁有權全部風險及報酬之租賃方式下由議會持有的資產，會獲分類為營運租賃。

若議會具有營運租賃下持有資產的運用權，則該租賃下支付的款項，會按租賃期內的會計期以等額分期方式提撥為利潤或虧損，除非另有更能呈列來自所租賃資產利益的入帳方式。接受的租賃優惠會以利潤或虧損確認，作為付出的總淨租金之不可分割部份。尚待確定的租賃會於出現的會計期，以利潤或虧損提撥。

(l) Recognition of income

Income is measured at the fair value of the consideration received or receivable. Provided it is probable that the economic benefits will flow to the Council and the income and costs, if applicable, can be measured reliably, income is recognised in profit or loss as follows:

- (i) Levy income is accounted for on an accrual basis and is recognised upon the assessment of the value of construction operations by the Council.
- (ii) Course fee and related income and trade testing income are recognised over the year of instruction or testing.
- (iii) Registration service fee income is recognised when the services are rendered.
- (iv) Dividend income from investments is recognised when the Council's right to receive payment is established.
- (v) Interest income is recognised as it accrues using the effective interest method.

(m) Government grants

Government grants are recognised in the balance sheet initially when there is reasonable assurance that they will be received and that the Council will comply with the conditions attaching to them. Grants that compensate the Council for expenses incurred are recognised as revenue in profit or loss on a systematic basis in the same periods in which the expenses are incurred. Grants that compensate the Council for the cost of an asset are deducted from the carrying amount of the asset and consequently are effectively recognised in profit or loss over the useful life of the asset by way of reduced depreciation expense.

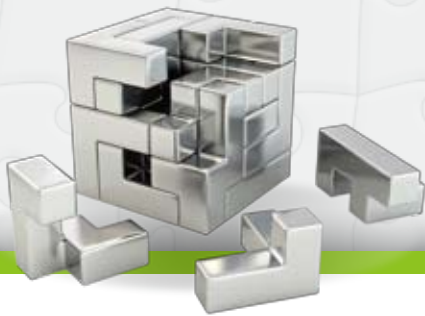
(l) 收益的確認

收入是以已收取或可收取報酬的公平價值評定。倘經濟利益有可能流向議會，而收入及成本（若適用）可確切釐定，則收入會確認為利潤或虧損如下：

- (i) 徵款收入是以應計基準為入帳依據，及在議會評估建造工程價值時確認。
- (ii) 課程收費及相關收入、以及工藝測試收入是依據訓練期或測試年度確認。
- (iii) 註冊服務費用是在提供有關服務時確認。
- (iv) 投資所得之股息收入是在確立議會收取付款之權利時確認。
- (v) 利息收入是以累算時運用實際利率法確認。

(m) 政府撥款

當有合理把握會得到政府撥款且議會將符合其附帶條件時，政府撥款初步會於資產負債表上確認。就構成開支而補償議會的撥款，會以系統性基礎於構成開支同一時期的損益上，確認為收益。就資產成本費用而補償議會的撥款，會從資產帳面值扣除，並其後在資產可用壽命期間，透過拆細折舊開支，於損益上確認。



Notes to the financial statements (Expressed in Hong Kong dollars) (continued) 財務報表附註 (以港幣計) (續)

(n) Related parties

- (1) A person, or a close member of that person's family, is related to the Council if that person:
- (i) has control or joint control over the Council;
 - (ii) has significant influence over the Council; or
 - (iii) is a member of the key management personnel of the Council.
- (2) An entity is related to the Council if any of the following conditions applies:
- (i) The entity is controlled or jointly controlled by a person identified in (1).
 - (ii) A person identified in (1)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

(n) 關聯方

- (1) 倘有下列情況，有關人士或其關係密切的家庭成員即屬議會整體的關聯人士：
- (i) 對議會整體具控制權或共同控制權；
 - (ii) 對議會整體具重大影響力；或
 - (iii) 為議會整體主要管理層成員。
- (2) 倘任何下列一項條件適用，則有關實體即屬議會整體的關聯實體：
- (i) 有關實體受第(1)節所指人士所控制或共同控制。
 - (ii) 第(1)(i)節所指人士，對有關實體具重大影響力或屬有關實體（或有關實體的母公司）的主要管理層成員。

關係密切的家庭成員即預料可對該人士就有關實體的處理往還造成影響或受其影響的家庭成員。

3. Levy income

		2011	2010
Private sector	私營工程	\$162,815,812	\$154,260,678
Public sector	公營工程	152,043,990	128,675,653
Others (note)	其他工程（註）	50,314,872	15,270,695
Penalty on overdue levy	逾期繳付徵款之罰款	366,308	186,025
		<u>\$365,540,982</u>	<u>\$298,393,051</u>

Note: Others include levy income on construction operations relating to the port and airport development, Mass Transit Railway, Express Rail Link, South Island Line, Penny's Bay Railway, Kwun Tong Line Extension and West Island Line.

In accordance with the provisions of section 32 of the Ordinance, a levy was imposed at the rate of 0.4%, which was applied to construction operations, the tender for which was submitted on or after 10 January 2000 on the value of all construction operations exceeding \$1,000,000 undertaken in Hong Kong. Construction projects the tender for which was submitted before 10 January 2000 was subject to the old levy rate of 0.25%.

3. 徵款收入

註：其他工程包括有關港口及機場發展、香港鐵路、高速鐵路、南港島線、竹篙灣鐵路、觀塘線延線及西港島線工程項目的徵款收入。

根據《建造業議會條例》第32條，現時議會向所有在香港進行並於2000年1月10日或以後遞交標書，而價值超過1,000,000元之建造工程徵收徵款，徵款率為0.4%。但在2000年1月10日前已遞交標書的建造工程，可按舊徵款率（即0.25%）繳付徵款。

4. Investment and interest income

		2011	2010
Interest on debt securities	債務證券之利息	\$1,514,250	\$1,832,213
Interest on bank deposits	銀行存款之利息	7,286,054	2,792,468
Other interest income	其他利息收入	12	102
Dividend from available-for-sale investments	可供出售投資之股息	1,454,330	1,242,685
		<u>\$10,254,646</u>	<u>\$5,867,468</u>

4. 投資及利息收入



Notes to the financial statements

(Expressed in Hong Kong dollars) (continued)

財務報表附註 (以港幣計)(續)

5. Other income

5. 其他收入

		2011	2010
Service fee income from Construction Workers Registration Authority (note 20)	來自建造業工人註冊管理局的服務費用收入(附註20)	\$10,500,909	\$11,902,802
Transfer of net assets from PCICB Registration Limited (note (a))	轉移自臨時建造業統籌委員會註冊有限公司資產淨值(附註(a))	-	686,038
Government grant	政府撥款	725,000	-
Reimbursement of trainees' allowances	發還學員津貼	9,507,400	771,100
Other miscellaneous income	其他雜項收入	4,101,355	2,374,088
		<u>\$24,834,664</u>	<u>\$15,734,028</u>

(a) Transfer of net assets from PCICB Registration Limited

(a) 轉移自臨時建造業統籌委員會註冊有限公司資產淨值

PCICB Registration Limited (the "Company") has principally engaged in operating the Voluntary Subcontractor Registration Scheme (the "Scheme") for construction industry and performed the role of Scheme Owner since 1 February 2008. The Company was set up to own the Scheme while the administration services for the Scheme was provided by the Council as the Scheme Operator. To facilitate more effective management and future enhancement of the Scheme, the Council took over the ownership of the Scheme from the Company with effect from 4 January 2010. Thereafter, the Company was dissolved and its net assets were transferred to the Council in accordance with the Company's memorandum and articles of association.

自2008年2月1日起，臨時建造業統籌委員會註冊有限公司（臨時建統會）主要從事建造業非強制性分包商註冊制度（分包商註冊制度）運作，並履行主管機構的角色。設立臨時建統會，是為主管分包商註冊制度，而分包商註冊制度的行政服務，則由議會以運作管理人身份提供。為方便分包商註冊制度得到更有效管理和未來的提升工作，議會自2010年1月4日起，已從臨時建統會接收分包商註冊制度的主管權。此後，臨時建統會已解散，其資產淨值已根據臨時建統會的組織章程大綱及章程細則，轉移至議會。

During the year ended 31 December 2010, net assets transferred to the Council were as follows:

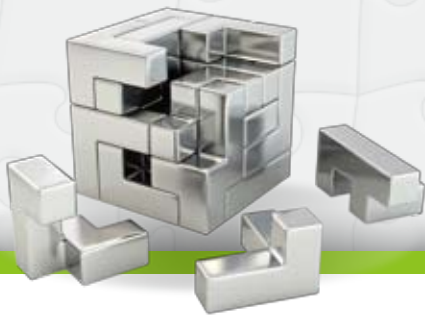
於2010年12月31日止年度內，轉移至議會的資產淨值如下：

Cash and deposits at bank	銀行現金及存款	\$1,479,400
Accounts payable and accruals	應付帳項及應計費用	(793,362)
Net assets transferred	轉移之資產淨值	<u>\$686,038</u>

6. Property, plant and equipment

6. 物業、機器及設備

		Building and premises 建築物及樓宇	Construction in progress 在建工程	Motor vehicles 汽車	Computer equipment 電腦設備	Renovation and building facilities 裝修及屋宇設施	Furniture and fixtures 傢俱及固定裝置	Facilities, tools, machinery and workshop equipment 設施、工具、機械及工場設備	Other equipment 其他設備	Total 總額
Cost	成本：									
At 1 January 2010	於2010年1月1日	\$ 5	\$ -	\$ 264,806	\$ 6,439,594	\$ 14,479,639	\$ 423,519	\$ 6,962,103	\$ 1,835,948	\$ 30,405,614
Additions	增添	-	-	-	894,048	3,206,869	57,308	5,259,016	743,516	10,160,757
Disposals	出售	-	-	-	-	(3,110)	-	(16,063)	(50,906)	(70,079)
At 31 December 2010	於2010年12月31日	\$ 5	\$ -	\$ 264,806	\$ 7,333,642	\$ 17,683,398	\$ 480,827	\$ 12,205,056	\$ 2,528,558	\$ 40,496,292
At 1 January 2011	於2011年1月1日	\$ 5	\$ -	\$ 264,806	\$ 7,333,642	\$ 17,683,398	\$ 480,827	\$ 12,205,056	\$ 2,528,558	\$ 40,496,292
Additions	增添	-	22,482,000	193,300	1,648,884	24,267,696	1,095,094	10,619,324	1,911,888	62,218,186
Government grant	政府撥款	-	-	-	-	(4,608,530)	-	-	-	(4,608,530)
Disposals	出售	-	-	-	-	(568,564)	-	(26,070)	(111,814)	(706,448)
At 31 December 2011	於2011年12月31日	\$ 5	\$ 22,482,000	\$ 458,106	\$ 8,982,526	\$ 36,774,000	\$ 1,575,921	\$ 22,798,310	\$ 4,328,632	\$ 97,399,500
Accumulated depreciation:	累計折舊：	\$ -	\$ -	\$ 180,947	\$ 3,249,117	\$ 5,463,277	\$ 69,101	\$ 2,294,798	\$ 407,845	\$ 11,665,085
At 1 January 2010	於2010年1月1日	-	-	52,960	1,231,782	2,868,442	45,109	1,809,492	229,719	6,237,504
Charge for the year	本年度提撥	-	-	-	-	(3,110)	-	(10,575)	(23,928)	(37,613)
Written back on disposals	出售後之回撥	\$ -	\$ -	\$ 233,907	\$ 4,480,899	\$ 8,328,609	\$ 114,210	\$ 4,093,715	\$ 613,636	\$ 17,864,976
At 31 December 2010	於2010年12月31日	\$ -	\$ -	\$ 233,907	\$ 4,480,899	\$ 8,328,609	\$ 114,210	\$ 4,093,715	\$ 613,636	\$ 17,864,976
At 1 January 2011	於2011年1月1日	\$ -	\$ -	\$ 233,907	\$ 4,480,899	\$ 8,328,609	\$ 114,210	\$ 4,093,715	\$ 613,636	\$ 17,864,976
Charge for the year	本年度提撥	-	-	40,558	1,255,214	5,073,308	122,827	3,566,794	378,975	10,437,676
Written back on disposals	出售後之回撥	-	-	-	-	(300,201)	-	(15,147)	(53,881)	(369,229)
At 31 December 2011	於2011年12月31日	\$ -	\$ -	\$ 274,465	\$ 5,736,113	\$ 13,101,716	\$ 237,037	\$ 7,645,362	\$ 938,730	\$ 27,933,423
Net book value:	帳面淨值：									
At 31 December 2011	於2011年12月31日	\$ 5	\$ 22,482,000	\$ 183,641	\$ 3,246,413	\$ 23,672,284	\$ 1,338,884	\$ 15,152,948	\$ 3,389,902	\$ 69,466,077
At 31 December 2010	於2010年12月31日	\$ 5	\$ -	\$ 30,899	\$ 2,852,743	\$ 9,354,789	\$ 366,617	\$ 8,111,341	\$ 1,914,922	\$ 22,631,316



Notes to the financial statements

(Expressed in Hong Kong dollars) (continued)

財務報表附註 (以港幣計)(續)

7. Held-to-maturity investments

7. 持至到期日之投資

		2011	2010
Unlisted debt instruments	非上市債務票據	\$ 30,275,007	\$ 40,320,702
Analysed as:	分析為:		
– Non-current assets	– 非流動資產	\$ 30,275,007	\$ 30,332,997
– Current assets	– 流動資產	-	9,987,705
		\$30,275,007	\$40,320,702

The held-to-maturity investments are neither past due nor impaired.

持至到期日之投資並無逾期或作出減值。

8. Available-for-sale investments

8. 可供出售投資

		2011	2010
Equity securities listed on The Stock Exchange of Hong Kong Limited (at market value)	在香港聯合交易所有限公司上市之權益性證券 (以市值計)	\$ 31,273,546	\$ 40,774,877
Fair value of individually impaired equity securities	個別作出減值的權益性證券公平價值	\$ 24,753,509	-

As at 31 December 2011, the Council's available-for-sale equity securities were individually determined to be impaired on the basis of a material decline in their fair value below cost which indicated that the cost of the Council's investment in them may not be recovered. Impairment losses on these investments were recognised in profit or loss in accordance with the policy set out in note 2(e)(i).

截至2011年12月31日，議會的可供出售權益性證券已獨立確定按其公平價值已大幅滑落至低於成本，顯示議會的有關投資成本或未能收回之基礎下，作出減值。有關投資的減值虧損，已根據附註2(e)(i)所列政策，於損益進行確認。

9. Levy receivables

		2011	2010
Levy receivables	應收徵款	\$ 28,820,619	\$ 21,145,260
Less: Allowance for doubtful debts	減：呆帳準備	(2,819,007)	(2,798,524)
		<u>\$ 26,001,612</u>	<u>\$ 18,346,736</u>

All levy receivables are expected to be recovered within one year.

The average credit period on levy receivables granted to the contractors is 28 days after the contractor receives the notice of assessment. Further details on the Council's credit policy are set out in note 18(a).

No penalty is imposed on the contractor for the specified period of 28 days. Thereafter, penalty is imposed at 5% of the unpaid amount. If the amount of the levy or surcharge, including any penalty imposed remains unpaid within three months after the expiry of the specified period, a further penalty of 5% of the unpaid amount will be imposed on the outstanding balance. The Council would provide fully for all long outstanding receivables, having considered, inter alia, the likelihood of recoverability based on historical experience.

Included in the Council's levy receivables balance are debtors with a carrying amount of \$492,789 (2010: \$1,383,003) which are past due at the reporting date for which the Council had not provided for any doubtful debts as there has not been a significant change in credit quality and the amounts are still considered recoverable. The Council did not hold any collateral over these balances. The average age of these receivables is 76 days (2010: 62 days).

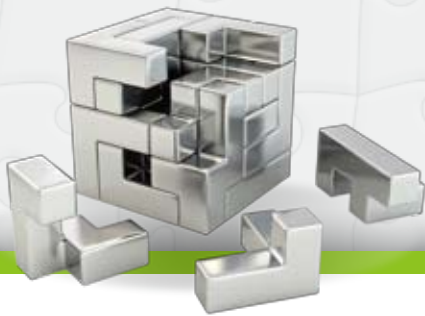
9. 應收徵款

所有應收徵款均預期於一年內收回。

承建商平均須在以收到評估通知日期之28天內繳付徵款。有關議會信用政策的進一步詳情，已列於附註18(a)。

在指明的28天期間並不設罰款，但過後承建商須繳付尚未繳付款額的5%的罰款。如徵款或附加費，包括須予徵收的罰款，在所指明的28天期間屆滿後的三個月內尚未繳交，承建商則須再額外繳付另加罰款，即尚未繳付款額的5%。議會已根據過往拖欠徵款追收經驗及檢討，為長期拖欠應收帳項作出全數撥備。

在議會應收徵款的結餘內，其中帳面值\$492,789（2010年：\$1,383,003）的債務於報表日期時已超過信貸期限，議會有見應收帳項之信用質素並無重大變動，且相信有關款項可以收回，而未有為該等呆帳作出撥備。議會並無就該等應收款項結餘持有任何抵押品，而此等應收款項的平均帳齡為76天（2010年：62天）。



Notes to the financial statements

(Expressed in Hong Kong dollars) (continued)

財務報表附註 (以港幣計) (續)

(a) Impairment of levy receivables

Impairment losses in levy receivables are recorded using an allowance account unless the Council is satisfied that recovery of the amount is remote, in which case the impairment loss is written off against levy receivables directly (see note 2(e)).

The movement in the allowance for doubtful debts during the year is as follows:

(a) 應收徵款之減值

應收徵款之減值虧損會以準備帳戶記錄，除非議會確信收回金額機會微乎其微，則會直接透過應收徵款註銷減值虧損（見附註2(e)）。

年度內呆帳準備的變動如下：

		2011	2010
At 1 January	於1月1日	\$ 2,798,524	\$ 2,671,554
Impairment loss recognised	確認的減值虧損	84,591	143,401
Uncollectible amounts written off	註銷未能收回金額	(64,108)	(16,431)
At 31 December	於12月31日	<u>\$ 2,819,007</u>	<u>\$ 2,798,524</u>

At 31 December 2011, the Council's levy receivables of \$2,819,007 (2010: \$2,798,524) were determined to be impaired.

於2011年12月31日，議會的應收徵款\$2,819,007 (2010年：\$2,798,524)已釐定作出減值。

In determining the recoverability of levy receivables, the Council collectively considered any change in the credit quality of the levy receivables from the date credit was initially granted up to the reporting date. The concentration of credit risk is limited due to the contractor base being large and unrelated.

議會在衡量應收徵款能否收回時，會整體考慮由最初給予信貸至報告日期止有關應收徵款的信用質素有否變動。由於承建商的數目相當龐大且互不關連，故聚集的信用風險有限。

Included in the allowance for doubtful debts are individually impaired levy receivables with an aggregate balance of \$1,130,011 (2010: \$1,124,991) which have either been placed under liquidation or in severe financial difficulties. The Council did not hold any collateral over these balances.

在呆帳準備內總額為\$1,130,011 (2010年：\$1,124,991)的應收徵款是獨立計算減值，相關款項為已清盤或有嚴重財政困難的承建商之應繳徵款。議會並無就該等款項結餘持有任何抵押品。

(b) Levy receivables that are not impaired

The ageing analysis of levy receivables that are neither individually nor collectively considered to be impaired are as follows:

		2011	2010
Current	即期	\$ 25,508,823	\$ 16,963,733
Less than one month past due	逾期少於1個月	\$ 87,579	\$ 1,022,262
One to three months past due	逾期1至3個月	133,871	69,572
Over three months past due	逾期超過3個月	271,339	291,169
		<u>\$ 492,789</u>	<u>\$ 1,383,003</u>
		<u>\$ 26,001,612</u>	<u>\$ 18,346,736</u>

Receivables that were neither past due nor impaired relate to a wide range of customers for whom there was no recent history of default.

(b) 未作出減值之應收徵款

未有獨立或集體認為須減值的應收徵款帳齡分析如下：

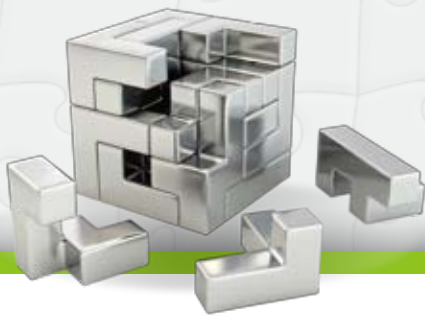
未有逾期或減值的應收帳項，涉及各類型並無新近欠繳記錄的承建商。

10. Deposits, prepayments and other receivables 10. 各項按金、預付費用及其他應收帳項

		2011	2010
Deposits and prepayments	各項按金及預付費用	\$ 3,130,387	\$ 3,930,059
Other receivables	其他應收帳項		
– Interest receivables	– 應收利息	2,091,264	1,377,799
– Dividend receivables	– 應收股息	292,470	260,112
– Others	– 其他	17,342,478	3,398,798
		<u>\$ 22,856,599</u>	<u>\$ 8,966,768</u>

The amount of the Council's deposits expected to be recovered after more than one year is \$1,906,913 (2010: \$2,023,780). All of the other deposits, prepayments and other receivables are expected to be recovered or recognised as expenditure within one year.

預期將於超過一年後變現的議會按金額為\$1,906,913 (2010年：\$2,023,780)。所有其他按金、預付費用，以及其他應收帳項，預期將於一年內變現或獲確認為支出項目。



Notes to the financial statements

(Expressed in Hong Kong dollars) (continued)

財務報表附註 (以港幣計)(續)

11. Cash and deposits at banks

Cash and deposits at banks comprise cash and demanded deposits held by the Council. Cash and deposits at bank carry interest at market rates which range from 0.74% to 2.25% (2010: from 0.67% to 1.12%) per annum.

11. 銀行現金及存款

議會的銀行現金及存款包括現金及活期存款。有關銀行現金及存款所收取的市場年利率是由0.74%至2.25% (2010年為0.67%至1.12%)。

		2011	2010
Deposits with banks	銀行存款		
– with maturity over three months	– 投資期多於3個月	\$ 60,101	\$ 60,000
– with maturity less than three months	– 投資期少於3個月	555,107,375	510,475,484
Cash at bank	銀行現金	34,255,400	2,050,230
		<u>\$ 589,422,876</u>	<u>\$ 512,585,714</u>

12. Accounts payables and accruals

All of the accounts payables and accruals are expected to be settled within one year or are repayable on demand.

12. 應付帳款及應計費用

所有應付帳款及應計費用預期將於一年內結算或須即時償還。

13. Amount due to Construction Workers Registration Authority

The amount is unsecured, interest-free and repayable on demand.

13. 應付建造業工人註冊管理局款項

所涉款項乃無抵押、免息、並須即時償還。

14. Auditor's remuneration

14. 核數師酬金

		2011	2010
Audit fee and disbursements included in general and administrative expenses are as follows:	包括在一般行政費用內的核數費用及支出款項如下:		
– current year provision	– 本年度撥備	\$ 185,000	\$ 185,000
– over-provision in prior period	– 前期過度撥備	(1,110)	(480)
		<u></u>	<u></u>

15. Retirement benefit schemes

Contributions to the retirement benefit schemes made by the Council of \$14,332,042 (2010: \$13,367,743) are included in staff costs.

15. 退休保障計劃

由議會為退休保障計劃所作出之\$14,332,042供款 (2010年為\$13,367,743)已包括在職員費用內。

16. Operating lease charges

		2011	2010
Operating lease charges	營運租賃提撥		
– minimum lease payment	– 最低租賃付款額	\$ 3,254,852	\$ -

17. Taxation

Pursuant to section 28 of the Ordinance, no provision for taxation has been made in the financial statements as the Council is exempted from taxation under the Inland Revenue Ordinance.

18. Financial risk management and fair values

Exposure to credit, liquidity and interest rate risks arises in the normal course of the Council's operation. The Council is also exposed to equity price risk arising from its investments in equity securities. The Council's exposure to these risks and the financial risk management policies and practices used by the Council to manage these risks are described below.

(a) Credit risk

The Council reviewed the recoverable amount of the outstanding balances at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. In this regard, the Council considered that the Council's credit risk is significantly reduced. Further quantitative disclosures in respect of the Council's exposure to credit risk arising from levy receivables are set out in note 9.

The credit risk on the Council's cash and bank deposits is limited because the counterparties are major financial institutions.

(b) Liquidity risk

Ultimate responsibility for liquidity risk management rests with the Council, which has built an appropriate liquidity risk management framework for the management of the Council's short, medium and long-term funding and liquidity management requirements. The Council managed liquidity risk by continuously monitoring forecast and actual cash flows.

16. 營運租賃提撥

17. 稅項

根據《建造業議會條例》第28條，由於議會按《稅務條例》獲豁免繳付課稅，故帳項中未設有稅項撥備。

18. 財務風險管理及公平價值

議會通常運作過程中，會出現承受信貸、流動資金及利率風險的情況。議會亦須承受從權益性證券投資引發的權益價格風險。議會承受風險情況及議會所用的財務風險管理政策與守則，描述如下：

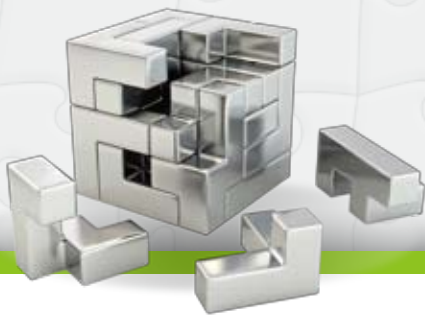
(a) 信貸風險

議會於每一報告期結束時，均會檢討應收帳款的可收回款項，確保對不可收回款項作出適當減值虧損。就此方面，議會認為議會的信貸風險已明顯減少。就議會承受應收徵款帶來的信貸風險進一步定量評估披露資料，已列於附註9。

由於對方為大型金融機構，議會的銀行現金及存款信貸風險實屬有限。

(b) 流動資金風險

流動資金風險管理的最終責任歸於議會，而議會已建立一套適當的流動資金風險管理架構，以作管理議會的短期、中期及長期融資與流動資金管理要求。議會透過持續監察預測資料和實際現金流量，管理流動資金的風險。



Notes to the financial statements (Expressed in Hong Kong dollars) (continued) 財務報表附註 (以港幣計) (續)

(c) Interest rate risk

The Council was exposed to cash flow interest rate risk through the impact of rate changes on interests bearing financial assets. Interests bearing financial assets are mainly cash and deposits at banks which are all short term in nature. Therefore, any future variations in interest rates will not have a significant impact on the results of the Council.

(d) Equity price risk

The Council is exposed to equity price changes arising from equity investments classified as available-for-sale equity securities (see note 8). All of these investments are listed.

Listed investment held in the available - for - sale portfolio have been chosen based on their long term growth potential and are monitored regularly for performance against expectations.

At 31 December 2011, it is estimated that an increase/(decrease) of 1% (2010: 1%) in the relevant stock market index (for listed investments), with all other variables held constant, would have increased/decreased the Council's reserve by \$312,735 (2010: \$407,749).

The sensitivity analysis indicates the instantaneous change in the Council's reserve that would arise assuming that the changes in the stock market index had occurred at the end of the reporting period and had been applied to re-measure those financial instruments held by the Council which expose the Council to equity price risk at the end of the reporting period. It is also assumed that the fair values of the Council's equity investments would change in accordance with the historical correlation with the relevant stock market index, that none of the Council's available-for-sale investments would be considered impaired as a result of the decrease in the relevant stock market index, and that all other variables remain constant. The analysis is performed on the same basis for 2010.

(c) 利率風險

議會透過附息金融資產利率變化影響，承受現金流量利率風險。附息金融資產主要屬銀行現金及存款，全部均為短期性質。因此，利率未來任何變動，均不會對議會業績造成重大影響。

(d) 權益價格風險

議會承受分類為可供出售權益性證券的權益性投資所帶來的權益價格變動（見附註8）。有關全部投資均已上市。

選擇可供出售投資組合持有的上市投資，是基於其增值潛力較長，並會相對預期的表現，定期監察。

於2011年12月31日，估計若相關股市指數（就上市投資）有1%的增長/(減少)（2010年：1%），則於其他所有變數維持不變下，會令議會儲備增加/(減少)\$312,735（2010年：\$407,749）。

敏感度分析能顯示出，假設股市指數變動於報告期結束時發生，並且應用到重新釐定令議會於報告期結束時承受權益價格風險的議會所持有金融工具，則議會儲備可能出現的即時變化。另外亦假設議會權益性投資的公平價值，會按相關股市指數的歷史相互關係而變化，並假設沒有議會的可供出售投資會由於相關股市指數下降而視為須作減值，及假設所有其他變數維持不變。2010年的分析亦按相同基礎進行。

(e) Fair values

i. Financial instruments carried at fair value

The fair value of each financial instrument categorised in its entirety based on the lowest level of input that is significant to that fair value measurement. The levels are defined as follows:

- Level 1 (highest level): fair values measured using quoted prices (unadjusted) in active markets for identical financial instruments
- Level 2: fair values measured using quoted prices in active markets for similar financial instruments, or using valuation techniques in which all significant inputs are directly or indirectly based on observable market data
- Level 3 (lowest level): fair values measured using valuation techniques in which any significant input is not based on observable market data

The fair values of the Council's financial instruments (other than available-for-sale investments) approximate their carrying amount. The Council's available-for-sale investments are categorised as level 1 financial instruments. The fair value of the Council's available-for-sale investments was \$31,273,546 as at 31 December 2011 (2010: \$40,774,877) which was based on quoted market price in the Hong Kong Stock Exchange (see note 8).

During the year there were no transfers among instruments in level 1 and level 2.

ii. Fair values of financial instruments carried at other than fair value

The carrying amounts of the Council's financial assets carried at amortised cost are not materially different from their fair values as at 31 December 2011 and 2010. The carrying amounts at amortised cost of the Council's held-to-maturity investments was \$30,275,007 as at 31 December 2011 (2010: \$40,320,702).

(e) 公平價值

i. 金融工具之公平價值

每項金融工具的公平價值均以整體來劃分，並以釐定公平價值所須投入最低重大數據為本。有關級別界定如下：

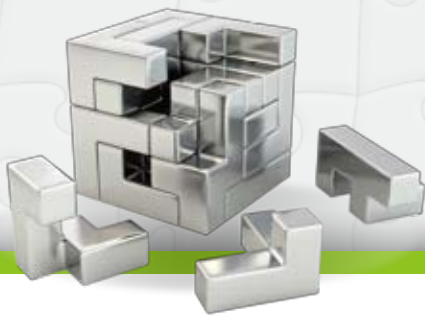
- 第1級（最高級別）：以完全相同金融工具於活躍市場的上市價（未經調整）而釐定公平價值
- 第2級：以類似金融工具於活躍市場的上市價，或以全部重大數據均直接或間接基於可見市場數據的估值技術而釐定公平價值
- 第3級（最低級別）：以任何重大數據均非基於可見市場數據的估值技術而釐定公平價值

議會的金融工具（可供出售之投資除外）的公平價值與本身帳面值接近。議會的可供出售投資，劃分為第1級金融工具。截至2011年12月31日，議會可供出售投資的公平價值為\$31,273,546（2010年為\$40,774,877），有關數據基於香港聯合交易所有限公司所列市價（參閱附註8）。

年度內並無第1級及第2級金融工具之間的轉移。

ii. 非以公平價值列帳之金融工具公平價值

於2010年及2011年的12月31日，以攤銷成本列帳的議會金融資產帳面值，均與有關公平價值沒有重大差異。於2011年12月31日，議會持至到期日投資的攤銷成本帳面值為\$30,275,007（2010年：\$40,320,702）。



Notes to the financial statements

(Expressed in Hong Kong dollars) (continued)

財務報表附註 (以港幣計) (續)

19. Commitments

(a) Capital commitments outstanding at 31 December 2011 not provided for in the financial statements were as follows:

		2011	2010
Contracted for	已訂約	\$ 216,158,477	\$ 623,590
Authorised but not contracted for	已核准但未訂約	-	13,600,000
		<u>\$ 216,158,477</u>	<u>\$ 14,223,590</u>

Capital commitments relate to the acquisition or development of property, plant and equipment.

19. 承擔

(a) 2011年12月31日尚未履行及帳項中未提撥之資本承擔如下:

資本承擔為有關購入或發展物業、機器及設備。

(b) At 31 December 2011, the total future minimum lease payments under non-cancellable operating leases are payable as follows:

(b) 於2011年12月31日，不可取消的營運租賃日後須繳付的最低總租賃付款如下:

		2011	2010
Within one year	於1年內	\$ 3,026,704	\$ -
After one year but within five years	1年後但5年內	3,451,618	-
		<u>\$ 6,478,322</u>	<u>\$ -</u>

The Council is the lessee in respect of a property held under operating lease. The lease runs for an initial period of three years, with an option to renew the lease when all terms are renegotiated. The lease does not include contingent rentals.

議會是一項營運租賃物業的承租人。有關租賃初步為期三年，所有條款經重新洽談下，可選擇續租。是項租賃不包括尚待確定的或有租金。

20. Related party transactions

Apart from the outstanding balances with related parties as disclosed in note 13, during the year, the Council entered into the following transactions with a related party.

		2011	2010
Construction Workers Registration Authority	建造業工人註冊管理局		
– Registration service fee income	– 註冊服務費用收入	\$ 9,660,909	\$ 11,062,802
– Levy collection service fee income	– 徵款服務費用收入	840,000	840,000
Funding support to Hong Kong Green Building Council Limited	對香港綠色建築議會有限公司的經費支持	7,780,921	5,256,435

21. Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 December 2011

Up to the date of issue of these financial statements, the HKICPA has issued a number of amendments, new standards and interpretations which are not yet effective for the year ended 31 December 2011 and which have not been adopted in these financial statements.

The Council is in the process of making an assessment of what the impact of these amendments is expected to be in the period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the Council's results of operations and financial position.

20. 關連人士交易

除已在附註13披露的關連人士之結欠金額外，議會在年內與該關連人士進行下列交易。

21. 已頒佈但就截至2011年12月31日止年度未及生效的修訂、新增準則及詮釋的可能影響

直至本財務報表發表當日，香港會計師公會已頒佈若干修訂、新增準則及詮釋，有關資料並未及於截至2011年12月31日止年度生效，亦未有在本財務報表採用。

議會現正評估此等修訂項目在運用初期預計的影響。直至目前為止，結論是採用有關項目，不可能對議會的運作成果及財務狀況，構成重大影響。



Annex 附件

Number of Higher Paid Staff

The actual remuneration of staff members exceeding \$1,000,000 in 2010 and 2011 is shown below

較高薪的職員人數

實際年薪超過\$1,000,000的職員人數如下:

	2011	2010
	Number of Individuals	Number of Individuals
	職員人數	職員人數
\$1,000,000 to \$1,800,000	11	9

