



CONSTRUCTION  
INDUSTRY COUNCIL  
建造業議會





## Our Vision

### 我們的願景

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

團結香港建造業 精益求精


## Our Mission

### 我們的使命

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



### Introduction

On behalf of the Construction Industry Council (CIC), I am delighted to introduce the Annual Report for 2010, which sets out highlights of our work and activities in the previous fiscal year.

Like any major developed city in the world, Hong Kong was struggling in the midst of the global financial tsunami over the past few years. Blessed with the support of the local community and that of the HKSAR Government as well as the massive investment from Mainland China, Hong Kong eventually managed to ride out the crisis after three years of uncertainty, and continues to thrive from year to year. With the ten major infrastructure projects being carried out in phases together with the gradual re-development of old districts, I am confident that Hong Kong's construction has a bright future indeed. With such unprecedented opportunities ahead for all stakeholders, it is important for us all to work together to ensure that we continue to maintain the ongoing, healthy growth and development of the industry, only by such co-operation are we in a position to tell the world that our collaborative approach is indeed possible with vision and foresight.

### 引言

本人謹代表建造業議會（議會）欣然發佈2010年年報，闡述議會在上一財政年度的主要工作及活動。

與全球所有主要發達城市一樣，過往數年，香港亦在努力應付全球金融海嘯的衝擊。得益於本地社區、香港特區政府的支援以及中國內地的廣泛投資，香港在經歷不明朗的三年之後，最終成功走出危機，再現持續繁榮發展之景。隨著十大基建項目正分期進行，加上舊區重建工程逐步展開，本人堅信，香港建造業前景光明。鑒於所有持份者即將面臨前所未有的機遇，各方必須緊密協作，以確保維持行業之持續健康發展，並只有透過協作，我們才能向世人證明這種合作方式確實是高瞻遠矚，行之有效。

### 2010 Review

Serving as a bridge between the Government and a wide range of stakeholders, CIC has a pivotal role to play in uniting the industry. 2010 is a year of significant progress and achievement for CIC after establishing good governance principles for its internal operations, the CIC has moved towards identifying areas in which it can assist the industry in establishing value, while at the same time implementing appropriate Good Practices to address some of industry's concerns.

### Promoting Public Recognition of the Industry

Public perception and branding are essential ingredients in formulating success. To improve the public image of the industry and raise public awareness of the CIC and its services, we actively engaged in a series of publicity work, which included developing corporate collateral and branded materials, organising technical seminars and forums for industry practitioners, publishing guidelines on good practices and safety measures, and conducting press briefings on key issues that affect the industry and the public at large. By doing these, we hope to project the professionalism of the industry as well as establishing the active presence of the CIC and what it has to offer to those that require its services.

### 2010年回顧

作為連接政府及廣大持份者的橋樑，議會在團結業界方面具有關鍵的作用。繼確定良好的內部運作管治原則後，議會在2010年取得重要進步及成就，工作重心已轉向研究如何幫助業界執行合適的良好作業守則，以解決部分業界所關注事情的同時，實現其價值。

### 提升公眾對行業的認知

公眾認知及品牌形象是實現成功的必要元素。為提升業界的公眾形象及公眾對議會及其服務的認知，我們積極參與一系列公共推廣活動，包括設計企業相關的品牌推廣資料，組織業界從業員的技術研討會及論壇，發行有關良好作業守則及安全措施的指引，並就廣泛影響業界及公眾的重大問題舉行新聞發佈會。透過上述工作，我們希望樹立業界的專業形象，保持議會的活躍參與，並確定議會必須向有需要者提供的服務。



#### Attracting New Talent to the Industry

In response to the ageing problem of the current construction personnel, CIC has, with the support of the Government and stakeholders, launched the Enhanced Construction Manpower Training Scheme, under which graduates of the Construction Industry Council Training Academy will be entitled to training allowances and placement opportunities. Through the Scheme, we hope to train more young dynamic entrants to the construction industry, thus ensuring that we have sufficient manpower to cater for the needs of today and tomorrow.

#### Offering a Seamless Communication Platform for the Government and Stakeholders

Working in concert with construction professionals and government officials, CIC has carried out a variety of projects and events for the industry, including the "Construction Industry Mega Fun Day cum 2010 Hong Kong Youth Skills Competition" held in July 2010, "Technical Seminar - Safety of Lift Shaft Works" in November 2010, the "Construction Technology Forum - Quality and Competitiveness through Technical Excellence" in December 2010, as well as the most notable "Inaugural CIC Conference: The Construction Industry - A Safe and Equitable Approach" in March 2011. To fulfill its major role in soliciting views and needs of the industry so as to forge consensus on long-term strategic issues within the industry, on this note, I am pleased to say that CIC has become the foremost platform for co-operation and information exchange between the Government and industry stakeholders for the benefit of our society and I am confident this will continue in the years to come.

#### Conclusion

By remaining true to our vision of driving for unity and excellence of the construction industry of Hong Kong, I believe we have already made significant progress towards delivering our strategic goals of offering responsive, innovative and practical advice, encouraging quality research, developing good practices, providing industry-driven training, trade testing and registration services, and strengthening industry-government communications and interaction.

#### 為行業吸引新人才

為應對當前建造業人員的老化問題，議會在政府及持份者的支援下，啟動強化建造業人力訓練計劃，根據該計劃，建造業議會訓練學院的畢業生將有資格享受培訓津貼，並獲得就業機會。透過該計劃，我們希望培訓更多青年人才進入建造業，以確保我們擁有充足的人手，來迎合當今及未來的需求。

#### 為政府及持份者提供無縫的溝通平台

議會與建造業專業人士及政府官員合作，推出一系列多元化的項目及活動，包括於2010年7月舉辦的「建造業活力繽紛嘉年華暨2010年全港青年技能比賽」，2010年11月舉辦的「技術研討會 — 升降機槽工程安全」，2010年12月的「建造業技術論壇 — 卓越技術如何提升質素及競爭力」，以及2011年3月最引人矚目的「建造業議會首屆研討會：建造業 — 邁向安全與公平之道」。為充分履行徵求行業意見及需求的主要角色，以促使整個行業就長期策略問題達成一致，本人欣然宣佈，在此方面，議會已經成為政府與行業持份者之間開展合作及資訊交流的主要平台，立志為整個社會謀求福利，本人堅信，未來我們仍將為此一如既往。

#### 總結

議會將繼續堅持以立志促進香港建造業的團結及卓越發展為願景，本人認為，我們在履行策略目標中提供及時、創新及實用的建議，鼓勵高質素研究，編制良好作業守則，提供以行業為主導的培訓、工藝測試及註冊服務，加強行業與政府之間的溝通及互動方面，均已取得顯著進步。

#### 2011 Preview

Looking ahead to 2011 and beyond, CIC will take an even more proactive role in uniting the industry as an advisor and a bridge between the Government and the industry as well as a platform for exchange of views and experience among different industry stakeholders. Whatever the challenges ahead, CIC will continue to work in close partnership with different stakeholders to achieve sustainable development of the industry.

Finally, and most importantly, I would like to thank our members, industry stakeholders, the Government and those who care about the Construction Industry for their continued support this year and I look forward to such support in the coming years.

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

#### 2011年展望

展望2011年及未來，在團結業界方面，議會將繼續作為連接政府與業界的顧問及橋樑，以及不同行業持份者交流觀點及經驗的平台，發揮更加積極主動的作用。無論未來有何挑戰，議會均將繼續與不同持份者密切合作，實現業界的可持續發展。

最後亦是最重要的一點，本人謹借此機會向議會議員、業界持份者、政府部門及所有關注建造業的同仁表達由衷謝意，感謝諸位於本年度堅持不懈的支援，本人期望各方於未來的鼎力相助。

李承仕，GBS，OBE，JP  
建造業議會主席



# Executive Director's Report

## 執行總監報告



The Construction Industry Council (CIC) through the guidance of its Chairman and Council members has continued to forge ahead with performing its core functions as stipulated in sections 5 and 6 of the CIC Ordinance Chapter 587 of the Laws of Hong Kong. In particular the CIC being a co-coordinating body is now viewed as a key driver in shaping the future direction of the construction industry here in Hong Kong.

As part of its strategy, the CIC continues to be committed towards stakeholder engagement reflecting the needs and aspirations of the industry to the Government while at the same time working side by side with the Government to elevate the quality and professionalism of the industry as a whole. Through the promotion of good practices and the provision of skills training and associated trade testing to enhance the competitiveness of the construction industry, the CIC is confident that its focused strategy remains the right one to bring long-term benefits to all its stakeholders.

### Risk Management

As an organisation that adopts prudent principles, risk management is without doubt a key priority for the Secretariat. Although the risk level within the organisation does not compare to those companies operating in a more competitive environment, nevertheless it is of paramount importance that CIC be seen as an organisation that adheres and addresses such matters in a proactive manner. Through the introduction and adoption of good corporate governance

建造業議會（議會）在主席及議會成員的引領下取得持續發展，並始終堅持履行《香港法例》第587章《建造業議會條例》第5節及第6節所規定之核心職能。尤值一提的是，作為協調機構，議會現已成為引領香港建造業未來發展方向的重要推動力量。

作為議會策略的一部分，議會堅持藉著持份者的參與，致力於反映業界對政府的需要及期許，同時積極與政府並肩協作，提升業界的整體質素及專業水準。透過推廣良好作業守則，提供技能培訓及相關工藝測試，從而提升建造業的競爭力，議會堅信其重心策略依然正確，定為所有持份者帶來長期利益。

### 風險管理

作為秉承審慎原則的組織，風險管理無疑是秘書處的首要工作目標。雖然組織內部的風險水平不及在更激烈環境下開展運作的企業，但議會必須向外界展示其以主動姿態堅守並執行風險管理，此點為其重要。透過引入並貫徹良好的企業管治原則，並採用明確界定的風險管理方法，議會可達至以一致及有系統的方法來匯報及緩解風險。內部審計部門定期開展報告及調

principles and the use of a well-defined risk management methodology allows a consistent and co-coordinated approach to risk reporting and mitigation. Regular reporting, investigations undertaken by internal audit and a stringent process for ensuring the implementation of any recommendations is crucial. During the year, a comprehensive programme to review the organisation's controls, policies and procedures was completed by internal audit which identified some opportunities to further enhance control arrangements. Such enhancements will be implemented in the coming year. Also during the year, close cooperation with the Independent Commission Against Corruption – Corruption Prevention Department (ICAC-CPD) which resulted in sound advice being given and implemented. Such liaison with the ICAC-CPD will continue in the coming year.

### Code of Conduct

The CIC is committed to proper business conduct and, in common with other entities has adopted a code of conduct for its employees that emphasise the requirement for all employees to manage their activities to achieve the highest level of ethical conduct.

### Management Structure

The CIC has in place a clear management structure with the appropriate leadership talent to assist it in carrying out its functions. Such leadership roles and responsibilities are regularly reviewed and assessed by the CIC Council through its Committee on Administration and Finance. With

查，以及制定嚴格流程以確保任何建議方案均得到執行最為重要。內部審計於年內完成審查機構的監控、政策及流程之全面計劃，並從中識別進一步改進監控措施的地方。有關改進措施將在來年貫徹執行。同時於年內，議會與廉政公署防貪處緊密合作，獲得寶貴意見並落實執行。此等聯系於來年會繼續進行。

### 行為守則

議會致力於良好業務行為，並與其他機構一樣，採納僱員行為守則，重點要求所有僱員均須處理好日常活動，努力達至最高標準的道德操守。

### 管理架構

議會設有明確的管理架構，各領導均具備合宜的才能協助議會履行各項職能。議會透過行政及財務委員會定期審核並評估領導職能及責任。本人深信有此盡忠職守的管理團隊，議會秘書處定能為持份者作



such a dedicated management team in place I am confident that the CIC Secretariat will continue to add value to our stakeholders.

The management of appropriate staffing levels and its mix are fundamental ingredients for a company's success. To this end CIC in September 2009 engaged an external human resources consultant to focus on five major deliverables thus ensuring that we have a robust pool of employees with the right skills and capabilities and the right roles to achieve our mutual ambitions. The five major deliverables include the design of a new annual pay adjustment system; design of a new performance-related pay adjustment system linking staff performance to pay; benchmarking individual job positions against market data and evaluate existing grading and salaries structure including job title alignment; streamlining of employment terms and benefit entitlements; and review and update staff handbook and associated policies. Given the complications of the project and the need to address staff concerns, the study originally scheduled for completion in 2010, will now be completed in 2011, nevertheless I am pleased to report that the study is now on track and I am confident we will have the right levels and mix in place in 2011 which will greatly enhance operational efficiency and productivity in the years to come. In respect of employee relations, the CIC and the trade unions continue to build a constructive relationship.

### Social Responsibility

The Secretariat values its relationship with its stakeholders and their communities, recognising the benefits that construction may bring to them and the economy. As part of its social responsibility, the Secretariat will in the coming year put in place policies and procedures as to how best to address the environmental and social implications of its operations and other opportunities to assist and engage in the life of the community. Where appropriate, this may include our colleagues being involved in their spare time on worthwhile and meaningful projects that will add value to our community.

### Research

The CIC supports a programme of research that is expected to contribute to higher standards of quality and performance within the industry while at the same time allowing those who have innovative

出貢獻。

管理適當的人員編製及組合是企業獲得成功的根本要素。為此，議會於2009年9月聘請外部人力資源顧問就五大可提交成果提供顧問意見，確保我們的僱員具備必要工作技能及能力，各司其職，實現我們的共同目標。五大可提交成果包括：設計全新的年薪調整制度；設計全新的績效掛鉤薪酬調整制度，將薪酬與員工績效掛鉤；參照市場數據評估個別工作職位，評估現有等級及薪酬結構，包括工作職銜調整；理順僱傭條款及福利權益；審核並更新員工手冊及相關政策。鑒於項目複雜性及回應員工所關注的事項，原計劃於2010年完成的研究將推至2011年完成，儘管如此，本人欣然宣佈研究正有序進行，且相信我們將在2011年確定合宜的人員編製及組合，從而提升議會的未來運作效率及效益。在僱員關係方面，議會與職工會將繼續鞏固有建設性的關係。

### 社會責任

秘書處注重與持份者及相關社區的融洽關係，充分認識到建造業可為其行業及經濟帶來的效益。作為社會責任的一部分，秘書處將在來年執行政策及程序時，確定如何以最佳方式解決其運作對環境及社會的影響，並協助及參與社區民生。在適當情況下，我們的同事可能會利用工餘時間參與有意義的項目，為社區創造更多價值。

### 研究

議會為一項有助於提升行業的質素及績效標準的研究計劃提供支援。與此同時，讓有創新理念、大膽改革建造業運作方式的人士驅動改革。我們在2010年的主

ideas that can radically change the way the construction industry operates to spearhead such changes. The main areas of activity during the year include management of heat stress on construction workers in hot and humid weather; adhesion technologies for external wall tiles and rendering; definition and scope of duties of site supervision personnel for the construction industry of Hong Kong; manpower research for the construction industry of Hong Kong; establishing a Hong Kong based carbon labelling framework for construction materials; development of the key performance indicators for Hong Kong's construction industry (in-house); and feasibility study of implementing the five-day working week in the construction industry (in-house). The Secretariat is in the process of re-defining its research methodology as to how it can further assist in providing financial support to those entities that are actively pursuing innovative techniques which have a direct impact towards elevating the quality and competitiveness of the construction industry. Once defined, the Secretariat shall communicate such to the relevant entities.

### Improving the Construction Industry

The CIC remains focused on indentifying further improvements in the area of construction site safety, in particular the completion of the good practices guidelines on Safety of Lift Shaft Works (Volume 1) was successfully launched and the response from the industry was overwhelming. Other areas under consideration include site cleanness, pay for safety scheme as well as identifying safety training for key site personnel. These initiatives once implemented will greatly assist in improving construction site safety.

The good practices guidelines on Measures for Protection of Workers' Wages and the good practices guidelines on Handling Construction Work Injury and Fatal Accident Cases greatly assist in enhancing harmonious labour relations which are fundamental in retaining and encouraging those contemplating in joining the industry by positively projecting an image of an industry that cares for its personnel and above all has the foresight to embrace change.

The construction industry is like an orchestra, in which each trade and discipline relies on each other to accomplish a task within a defined scope and time scale. Without such collaborative approach,

要活動包括：解決建造業工人在潮濕炎熱天氣條件下高溫作業的壓力；外牆瓷磚及批盪的黏合技術；為香港建造業的工地監管人員釐定職責範圍；開展香港建造業的人力研究；建立香港為本的建築物料碳標籤框架；確定香港建造業的主要表現指標（內部）；針對建造業貫徹每週五天工作制開展可行性研究（內部）。對於積極探究創新方法以提升建造業的質素及競爭力有直接影響力的機構，秘書處正重新制定處理研究方法，確定如何為此類機構提供資金支援。秘書處將在確定後告知相關機構。

### 提昇建造業水平

議會仍將致力於識別建造工地安全的進一步改進措施，尤值一提的是，良好作業指引《升降機槽工程安全指引》（第1卷）已完成並成功發佈，並獲業界熱烈回應。議會考量的其他方面包括工地清潔、支付安全計劃，以及確定重要工地人員的安全訓練。上述計劃實施後，將顯著改善建造工地的安全。

良好作業指引《保障工人獲發工資措施指引》及《建造工傷及致命意外個案處理指引》積極反映業界關懷從業人員並具前瞻及應對變革的形象，有助於鞏固和諧勞資關係，此乃挽留並鼓勵優秀人才投身建造業的基本要素。

建造業猶如一支管弦樂團，要想在既定範圍及時間內完成任務，各個工藝領域必須緊密配合。如果沒有協作，要以高效完成任務，若非毫無可能，便是難度極



it will be extremely difficult if not impossible to adhere to such a task efficiently and effectively. On this tune the CIC promulgated the best practices guidelines on Partnering as a start to address the prolonged issue that the industry is plagued with an adversarial culture that is difficult to change and adapt as identified in the Tang Report. Other initiatives include suggesting appropriate contractual provisions and collaborative principles for stakeholders to consider when drafting commercial contracts as well as suggesting suitable methodologies for stakeholders to adapt in the area of price fluctuation situations.

### Environment & Technology

Given the impact of global warming and the scarcity of limited resources, the CIC takes its responsibilities towards improving the environment seriously and has initiated studies in the area of identifying substitute materials for use within the industry. The use of innovative techniques such as building information modelling and the wider application of prefabrication are areas in which the various tasks forces are reviewing and if deemed suitable I am confident the industry will embrace such initiatives with open hands.

### Heritage Conservation

Heritage conservation and maintenance of aged buildings and structures is becoming a pressing issue in our society and on this front, a comprehensive review of current practices and issues in repair, maintenance, alternation and additional works is an agenda item which the CIC anticipates reviewing further in the coming year.

### Manpower Training

In the area of training and trade test additional resources have been deployed in line with the Government's initiative of "Investing in Construction Manpower" as indicated in the Financial Budget 2010-2011. One of the measures adopted under the initiative is the "Enhanced Construction Manpower Training Scheme" which involves the recruitment of additional trainees for the CIC to train in order to equip them for the anticipated opportunities that lie ahead in the construction industry. On top of this CIC will continue with the well received "Cooperative Training Scheme" by approaching suitable stakeholders to explore further collaboration in the area of construction training. As CIC strives to create the future of

大。議會為此制定《合作夥伴指引》的良好作業指引，作為解決長期固有問題的開始 — 行業普遍存在難以扭轉及適應的對立文化，唐司長的報告對此有詳細介紹。議會的其他計劃包括，為持份者建議適當的合約條款及協作原則，以供其在草擬商業合約時參考；以及為持份者建議適當的方法，幫助其應對價格波動的情況。

### 環境及科技

鑒於全球暖化及資源稀缺的影響，議會積極承擔改善環境的責任，開展研究建造業可用的替代建材。建築資訊模型等創新技術的採用以及預製組件的更廣泛應用及合用性將是不同專責小組審核的重點領域，本人有信心業界會持開放態度應用創新成果。

### 歷史建築的保育

對現今香港而言，歷史建築的保育及舊樓宇與構建物的保養已成為日趨逼切的問題，在裝修及維修工程方面全面審查當前的實踐方法及問題是議會預計在來年要作進一步審查的日程。

### 人力培訓

在培訓及工藝測試方面，議會投入額外資源，以配合政府在2010－2011年財政預算中說明的「建造業人力方面的投資」計劃。依據該計劃採取的措施之一即「強化建造業人力訓練計劃」，議會將據此額外招募培訓人員，為從業員提供培訓，提升其個人能力，把握建造業未來的發展機遇。除此之外，議會將繼續開展反應熱烈的「合作培訓計劃」，吸引相關持份者參與，探討在建造業培訓領域的更多協作方式。議會致力於為技能學習開創美好的未來，我們積極探索創新方式，傳授知識和技能。我們的建造業資源中心暫定於2011年底開放，透過互動的虛擬建造工地，模擬真實環境，提供

learning, we are exploring new and innovative ways to impart knowledge and skills. Our construction industry resources centre tentatively scheduled to be open to the public at the end of 2011 will provide a learning experience that allows one to step into a real world environment by interacting virtually within a construction site. Through showcasing this technology, we will generate the interest as well as increase the potential pool of new talent to the industry.

Understanding and analysing the anticipated manpower needs of the industry is indeed a complicated task, through the development of a suitable manpower forecasting model, CIC will be in a better position to assist the industry in planning the appropriate deployment of resources accordingly.

### Conclusion

As the industry continues to grow and evolve, it is critical that CIC adapts to such changing environment focusing its resources in areas which will enhance value to its stakeholders and the community at large. By delivering high standards of service and working in partnership with our stakeholders we can build strong relationships with them and, at the same time, foster goodwill with other stakeholders in the international arena that share a common interest of achieving excellence within the construction industry.

To this end our current and future success lies with our stakeholders, the Government, our Chairman and Council members as well as our CIC colleagues without them our dream of being the premier industry co-ordinating body would not have been possible, for this I am indeed grateful to them. The CIC Secretariat remains focused on identifying further improvements and above all as we look towards the future we are seeing a number of exciting opportunities that will have an impact on our society. On this basis we are confident that our focused strategy remains the right one to bring long-term benefits to all our stakeholders thus echoing our vision of driving for unity and excellence of the construction industry of Hong Kong.

TO Wing, Christopher  
Executive Director

一站式的學習體驗。透過展示此項科技，我們將吸引更多人才的關注，從而為建造業儲備更多人才。

了解並分析建造業預測人力需求的確是一項複雜的工作，透過研發適用的人力資源預測模型，議會將藉此在規劃資源分配方面為業界提供更好協助。

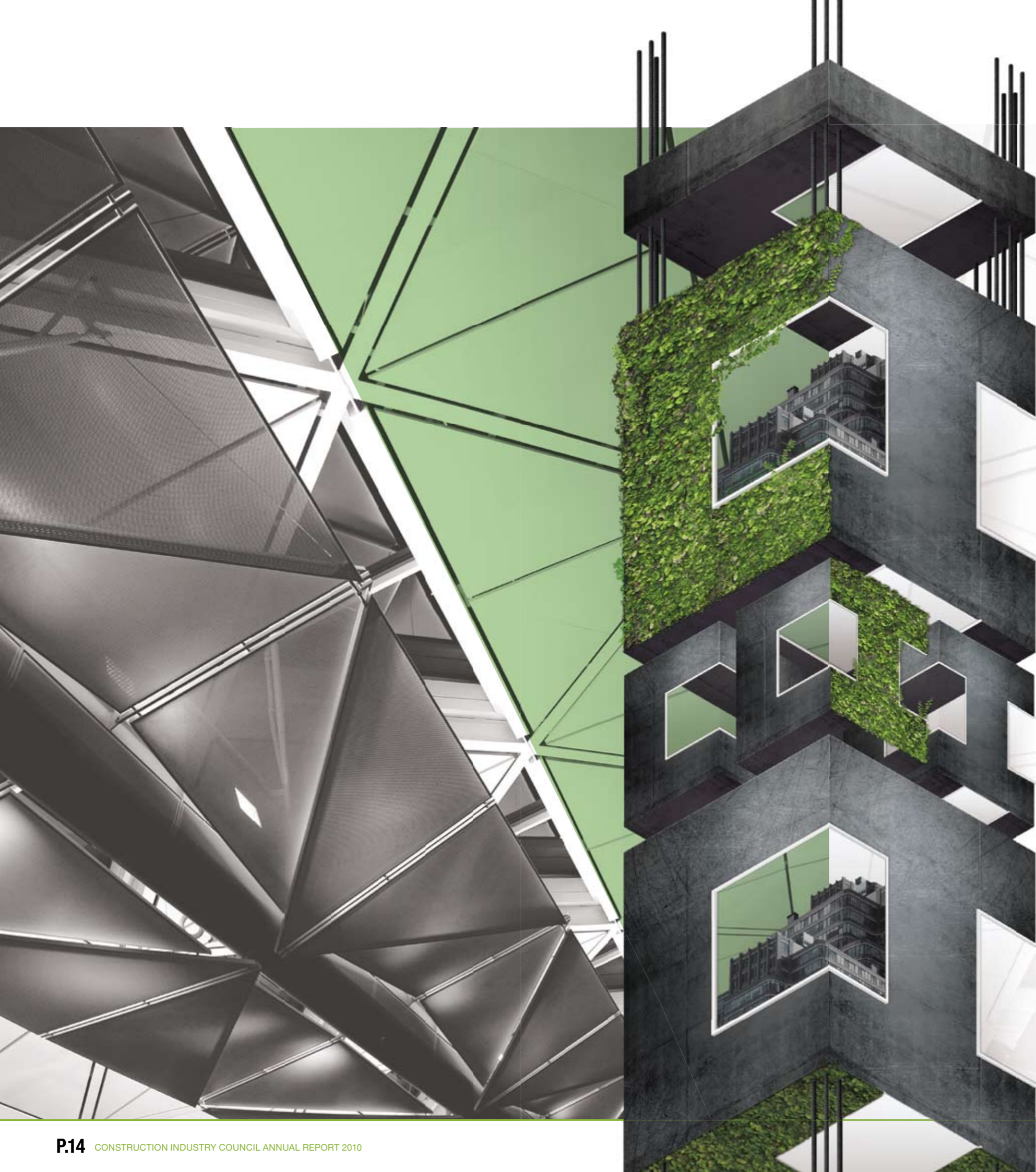
### 結論

隨著建造業的不斷發展，議會必須順應不斷變化的環境，在適當領域集中資源，為持份者及社區增值。透過提供高質素服務以及與持份者合作，我們與持份者建立穩固關係，與此同時，我們還在國際間與其他持份者建立融洽關係，共享建造業卓越發展之碩果。

因此，建造業現在與未來的成功，與持份者、政府、議會主席、議會成員，以及所有僱員息息相關，如果沒有各方的齊心協力，我們不可能成為建造業重要的協調統籌機構，本人對此深表謝意。議會秘書處將仍集中進一步改善的工作，而放眼未來，盡是機遇，我們期望藉機為社會帶來積極影響。因此我們相信議會策略定能為所有持份者帶來長期效益，正如我們的願景，團結香港建造業、精益求精。

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 · GBS · OBE · JP

### Executive Director

TO Wing, Christopher

### 執行總監

陶榮

### Contact Information

Construction Industry Council

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Fax: (852) 2100 9090

Email: enquiry@hkcc.org

### 聯絡方法

建造業議會

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聯合鹿島大廈15樓

電話：(852) 2100 9000

傳真：(852) 2100 9090

電郵：enquiry@hkcc.org

### Website

[www.hkcc.org](http://www.hkcc.org)

### 網址

[www.hkcc.org](http://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 YU Kam-hung  
余錦雄 先生

Mr LAM Oi-ki,  
Peter  
林煦基 先生

Mr LAM Wo-hei  
林和起 先生

Mr HUI Hon-chung,  
Stanley  
許漢忠 先生

Ir CHAN Siu-hung  
陳紹雄 工程師

Mr CHOW Luen-kiu  
周聯僑 先生

Mr WAN Koon-sun  
溫冠新 先生

Mr YU Wai-wai  
余惠偉 先生

Prof KO Jan-ming  
高贊明 教授

Prof LEE Hun-wei,  
Joseph  
李行偉 教授

Mr KWAN Yuk-choi,  
James  
關育材 先生

Mr MAK Tak-ching  
麥德正 先生

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

Ms CHENG Yeuk-wah,  
Teresa  
鄭若驊 女士

Mr CHEUNG Hau-wai  
張孝威 先生

Mr WONG Chik-wing,  
Mike  
黃植榮 先生

Ir WONG Tin-cheung,  
Conrad  
黃天祥 工程師

Mr CHEW Tai-chong  
周大滄 先生

Ir WONG Wing-hoo,  
Billy  
黃永灝 工程師

**Chairman**  
主席  
Mr LEE Shing-see  
李承仕 先生

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

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

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

Ir HO On-sing,  
Thomas  
何安誠 工程師

Mr HO Wai-wah  
何偉華 先生



根據《建造業議會條例》第5條，議會具有下列職能：

Under Section 5 of the Construction Industry Council (CIC) 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;
  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;
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. 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、多層分包、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；

## 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. CIC is also the sole financial backer of the Hong Kong Green Building Council.

To learn more about the CIC, please visit website <[www.hkcic.org](http://www.hkcic.org)> for further details.

### 關於建造業議會

建造業議會根據《建造業議會條例》(香港法例第587章)於2007年成立，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。議會是香港綠色建築議會唯一的財政贊助機構。

如欲查詢更多有關建造業議會的資料，請瀏覽 <[www.hkcic.org](http://www.hkcic.org)>。





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.

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。

**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.

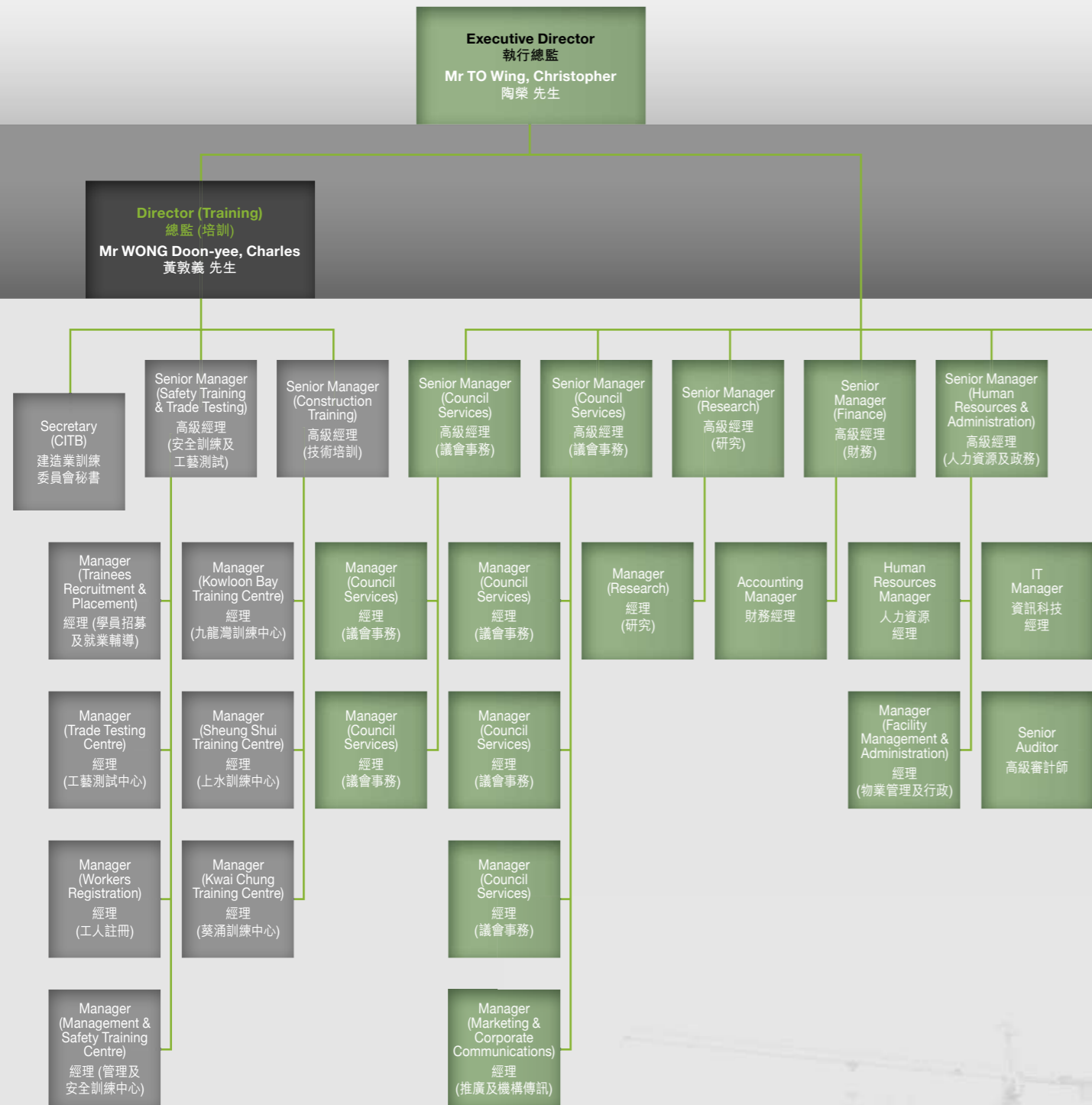
**按《建造業議會條例》第6條，議會的補充職能如下：**

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



## Corporate Governance Report 企業管治報告

The CIC believes good corporate governance can provide a favourable environment for the CIC to execute its functions and to continue enhancing the services of the CIC offered to the industry and the stakeholders. The CIC endeavours to commit appropriate resources to strengthen the governance and internal control environment which can support the CIC to achieve its goal and mission in the challenging world.

### Council

The Chairman, the Members and the eight committees oversee the operations of the CIC. In 2010, seven council meetings were convened with the first meeting hosted by the Chairman and the Members of the previous term (term of appointment from 1 February 2008 to 31 January 2010).

議會相信良好的企業管治可締造有利環境，讓議會執行職能，並繼續提升議會向業界及持份者提供的服務。議會致力投放適當的資源，加強管治及內部管控環境，支持議會在現今充滿挑戰之環境下達到目標及願景。

### 議會

議會主席、成員及八個委員會監察議會的運作。議會在2010年舉行了七次會議，首次會議由前任主席及成員舉行（任期為2008年2月1日至2010年1月31日）。



# Corporate Governance Report

## 企業管治報告

### Senior Management

The Chairman has close liaison with the Executive Director and senior management team. Regular meetings are held to keep the Chairman abreast of the latest initiatives of the CIC to execute the Council direction and report on the significant operational aspects.

External advisers are engaged to obtain professional advice to further enhance the control environment. The human resources consulting project, aiming at reviewing the human resources structure and the competitiveness of the compensation and benefit packages of the CIC, entered into the final stage. The CIC will implement the recommendations in the coming years to ensure the human resources hierarchy is sustainable and supportive to the development of the CIC. The IT holistic review project embarked in 2010. An IT consultant was engaged to holistically review the IT systems and IT policies of the CIC. The continuous enhancement of the IT infrastructure and governance will contribute to an efficient service delivery.

### Internal Controls

Individual departments led by managerial staff are responsible for overseeing the execution of the internal controls in their ambit according to the policies and procedures.

The Internal Audit Team undertook the following projects in 2010:

- (i) Internal audit projects reviewing compliance with the laid down policies and procedures and business process effectiveness and efficiency. Areas of review included trade testing administration, procurement, training administration;
- (ii) Corporate governance initiatives collaborating with various internal departments to work on centralised policy depository and enhancement to code of conduct; and

### 高級管理層

主席與執行總監及高級管理層團隊緊密聯繫，並舉行定期會議讓主席了解議會的最新措施，以推展議會的方針及報告重要的運作事宜。

議會委任外界顧問提供專業意見，進一步加強管控環境。人力資源顧問項目旨在檢討人力資源架構及議會薪酬與福利政策的競爭力，進入最後階段。議會將會在未來數年推行有關建議，確保人力資源架構可持續支持議會的發展。資訊科技服務檢討計劃已於2010年開展。資訊科技顧問對議會的資訊科技系統及政策進行整體檢討。資訊科技設備及管治的持續提升，有助提高服務效率。

### 內部管控

管理人員領導的個別部門，負責根據政策及程序，在所屬職權範圍內監察內部管控的實施。

內部審計組在2010年進行了以下項目：

- (i) 內部審計項目，檢討是否符合既定政策及程序，以及業務程序成效及效率。檢討範疇包括工藝測試管理、採購、培訓管理；
- (ii) 企業管治措施，與各內部部門合作，攜手推行中央政策庫、及操守守則的改善措施；以及

# Corporate Governance Report

## 企業管治報告

- (iii) Special projects reviewing the use of the CIC premises.

The Internal Audit Team directly reports to the Executive Director and the Committee on Administration and Finance.

### External Collaboration

The CIC has close working relationships with the Development Bureau and the Corruption Prevention Department (the CPD) of the Independent Commission Against Corruption. The CIC has quarterly meetings with the Development Bureau keeping it informed of the latest pursuits of the CIC. It is also a platform for the CIC to reflect the industry views in exchange for the latest developments of the initiatives in the Government purview.

The CIC emphasises the significance of upholding a corruption free environment. The CIC meets regularly with the CPD to obtain up-to-date information on corruption prevention practices. The CIC has invited the CPD to perform reviews on certain areas of the CIC more likely prone to corruption. In 2010, the CPD has advised the CIC on the processes relating to appointment and supervision of part-time tutors. The resultant recommendations will be implemented by end of 2011 to further strengthen the relevant controls.

- (iii) 檢討議會設施使用率的特別項目。

內部審計組向執行總監和行政及財務委員會直接匯報。

### 外界合作

議會與發展局及廉政公署防貪處維持緊密的合作關係。與發展局進行季度會議，告知議會的最新動向。季度會議亦為議會提供平台，以反映業界的意見，並交流政府各項舉措的最新發展。

議會著重維護廉潔的環境。議會定期與防貪處會面，獲取防貪措施的最新資訊。議會就較可能涉及貪污風險的若干範疇，請防貪處進行檢討。2010年，防貪處向議會的兼職導師的招聘及監督程序作出建議。有關建議會於2011年年底落實，進一步加強此方面的監控。





# Corporate Governance Report

## 企業管治報告

### Communications

Council and committee meetings

The CIC values transparency and uploads minutes of the open sessions of the Council and committee meetings to the CIC corporate website for public access.

### Corporate Website

Communication is key to the success of the CIC. Efforts have been put to revamp the corporate website in 2010. The new corporate website presents comprehensive CIC and industry news and information. The CIC corporate website won the Award of Distinction in the 2010 Communicator Awards.

The CIC has set up designated hotlines and email addresses shown on the corporate website for public enquiries and contacts with the CIC.

### CIC Newsletter

The CIC issues quarterly newsletters bringing messages from the Government, the industry and the CIC to stakeholders and the public. Each newsletter issue is mailed to 27 stakeholders, 30 construction industry related associations and academies as well as 47 Government departments and statutory bodies. The newsletter can be viewed on the CIC website and is free for electronic subscription to anyone interested in the area of construction.

### 傳訊

議會及委員會會議

議會重視透明度，並在議會網頁上載議會及委員會會議的對外公開環節的會議記錄，以供公眾查閱。

### 議會網頁

溝通是議會成功的關鍵。議會網頁革新於2010年進行。全新的議會網頁提供全面的議會及行業新聞與資訊。議會網頁榮獲2010 Communicator Awards的優異獎。

議會已設立專門熱線及電郵地址，載於網頁內作公眾查詢及聯絡議會之用。

### 建造業議會通訊

議會每季發出通訊，向持份者及公眾傳遞政府、業界及議會的訊息。每一期通訊均會發送予27名持份者、30個建造業相關組織及院校，以及47個政府部門和法定機構。任何對建造業感興趣的人士，均可從議會網頁瀏覽議會通訊，並可免費訂閱電子版。

# Corporate Governance Report

## 企業管治報告

### Conferences and seminars

Starting from November 2010, a series of conferences and seminars bringing updates on technical know-how and practices to the industry is one of the core communication initiatives of the CIC. Responses are positive and connections with the industry are further tightened.

### Upcoming plans

To learn what is being expected on the CIC allows the CIC to excel its role under the Ordinance and succeed as an organisation. The CIC will issue quarterly internal newsletters in 2011 to enhance internal lateral communication. On the other hand, the CIC is committed to enhancing services to the public. Performance standards will be devised in the coming year to monitor our services to the public.

### 研討會

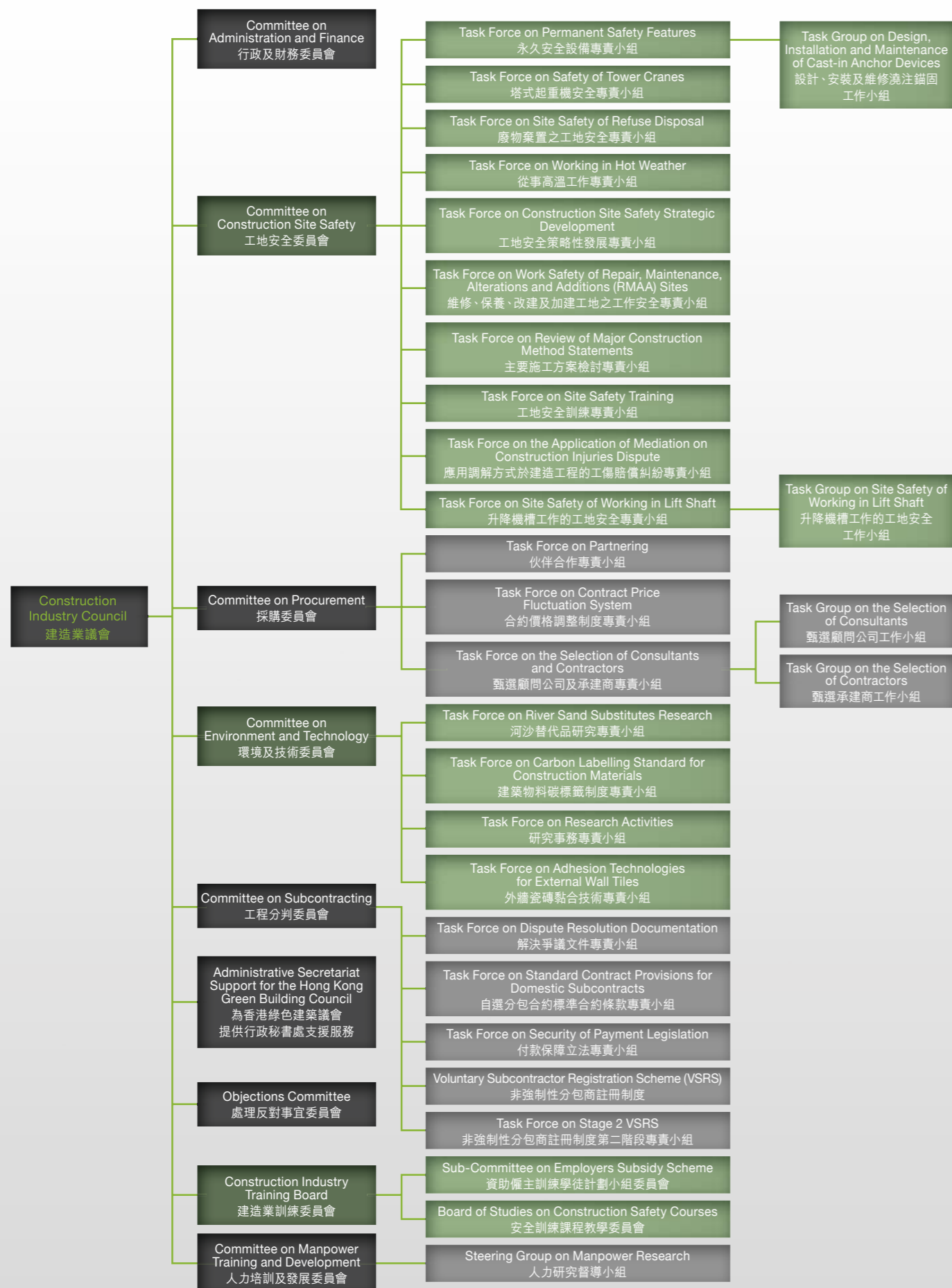
自2010年11月起，議會其中一項重點傳訊工作，是舉辦一系列研討會，讓業界了解最新的技術知識及方法。有關活動均獲正面反應，並進一步加強了與業界的聯繫。

### 即將推行的計劃

了解公眾對議會的期望，是讓議會得以履行條例所訂職能的其中一個成功要素。議會將於2011年發出議會內部季度通訊，增進內部互相溝通。此外，議會致力加強向公眾提供的服務，來年會訂立服務承諾，就提供予大眾的服務進行監察。







### Chairman 主席

**Mr LEE Shing-see**  
李承仕 先生

### Members 成員

### CIC Members 議會成員

**Ir CHAN Siu-hung**  
陳紹雄 工程師

**Ir WONG Wing-hoo, Billy**  
黃永灝 工程師

**Mr YU Wai-wai**  
余惠偉 先生

**Permanent Secretary for Development (Works)**  
發展局常任秘書長 (工務)

### Terms of Reference

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

### Committee Report

In the financial aspect, the total income of CIC for the year 2010 was \$351.41 million (2009: \$312.03 million) representing an increase of 12.6%. The total expenditure for the year 2010 was \$259.95 million (2009: \$238.29 million). The operating results for the year showed a surplus of \$91.46 million (2009: \$73.74 million).

In 2010 there was \$3.68 million loss in other comprehensive income for the year. This \$3.68 million represented loss arising from fair value

### 職權範圍

- 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。
- 就一般行政事宜(包括辦公地方及設備)向議會提供意見。
- 統籌及擬訂年度開支預算及活動計劃,供議會審批。
- 就議會盈餘款項建議合適投資策略。
- 就其他財政事宜向議會提供意見。

### 委員會報告

至於財務方面,建造業議會2010年全年收入為3億5,141萬元(2009年:3億1,203萬元),增加了12.6%。2010年總支出是2億5,995萬元(2009年:2億3,829萬元)。全年營運出現了9,146萬元之盈餘(2009年:7,374萬元)。

2010年其他全面收益產生了368萬元虧損。此368萬元虧損是來自可供出售證券投資於年結日之公平價值



of the available-for-sale securities investments held at the balance sheet date (2009: gain of \$14.60 million) which was recognised in 2010 in accordance with the requirement of the Hong Kong Financial Reporting Standards. Setting off by the 2010 surplus of \$91.46 million (2009: \$73.74 million), total comprehensive income for 2010 amounted to \$87.78 million (2009: \$88.34 million).

Construction levy amounted to \$298.39 million in 2010 (2009: \$266.58 million), which accounted for about 84.9% of the total income of the year, was the main source of income of the Council. The increase of levy income by 11.9% from 2009 was mainly due to more income received from building and civil engineering works undertaken in the year 2010. Levies assessed on the value of the construction works in private sector, public sector and others (which included port and airport development, Mass Transit Railway, East Rail, West Rail and Express Rail Link) were \$154.26 million, \$128.67 million and \$15.27 million respectively, representing 51.7%, 43.1% and 5.1% of the total levy income for 2010. In addition, penalty received on overdue levy was \$0.19 million (0.1% of the total levy income) for 2010.

The investment and interest income for 2010 was \$5.87 million as compared to \$5.61 million for 2009. The slight increase in income for 2010 was mainly due to higher interest earnings (contributed by both principal and interest rate) from placing time deposits in banks and dividend received from share investments.

Course fees and related income, another major type of income for the Council amounted to \$26.79 million in 2010 (2009: \$21.49 million). The trade testing income for 2010 was \$4.62 million (2009: \$5.26 million).

Total expenditure in 2010 was \$259.95 million as compared to \$238.29 million in 2009, representing an increase of 9.1%. Major items included:

- Staff costs amounted to \$169.11 million in 2010 as compared to \$161.33 million in 2009. The increase of 4.8% was mainly due to more staff being employed to provide Council services for the enlarged duties and functions of CIC, full year effect of the new

(2009年: 利潤1,460萬元)·並根據《香港財務報告準則》的要求於2010年確認。與2010年營運盈餘9,146萬元(2009年: 7,374萬元)合計,總全面收益為8,778萬元(2009年: 8,834萬元)。

2010年的徵款收入為2億9,839萬元(2009年: 2億6,658萬元)是建造業議會的主要收入來源,約佔全年收入的84.9%。比較2009年增加了11.9%,主要由於2010年來自屋宇及土木工程的收入增加。來自私營工程項目、公營工程項目以及其他類別(包括港口及機場發展工程、香港鐵路、東鐵綫、西鐵綫及廣深港高速鐵路項目)的徵款收入分別為1億5,426萬元、1億2,867萬元及1,527萬元,即佔2010年徵款總收入之51.7%、43.1%及5.1%。另外,2010年逾期繳付徵款的罰款收入為19萬元(佔徵款總收入之0.1%)。

2010年的投資及利息收入為587萬元,比對2009年則為561萬元。2010年收入輕微上升,主要是受到銀行定期存款利息收入(來自本金及息率)及股票股息增加的影響。

2010年的另一主要收入項目「課程收費及相關收入」為2,679萬元(2009年: 2,149萬元)。而2010年工藝測試收入為462萬元(2009年: 526萬元)。

2010年度全年支出為2億5,995萬元,比對2009年則為2億3,829萬元,增加了9.1%。支出主要項目包括:

- 2010年的職員費用為1億6,911萬元,比對2009年為1億6,133萬元。增加的4.8%主要是由於聘用更多員工提供議會服務,以配合議會新增之功能及職務,自2009年所填補新職位的成本在本年度得到全面

posts filled up from 2009 onwards and salary increment effective from April 2010.

- Training expenses amounted to \$38.37 million in 2010 (2009: \$33.89 million) representing an increase of 13.2%. The increase was mainly due to the increase in trainee allowances and expenses for 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 Apprenticeship Subsidy Scheme and Contractor Co-operative Training Scheme.

- Workshop expenses increased by 15.4% and amounted to \$14.45 million in 2010 (2009: \$12.52 million). The increase was mainly due to the rise in the expenses for consumable materials and tools used in CIC Training Academy training centres and training grounds.

- General and administrative expenses amounted to \$21.98 million in 2010 (2009: \$18.42 million). The increase by 19.3% in 2010 was mainly due to the research and studies expenses and funding support for the operating activities of the Hong Kong Green Building Council during the year.

- Capital commitments of \$13.6 million comprise of authorised capital expenditure for the establishment of the Resource Centre at Kowloon Bay and renovation of the CIC new Headquarters at Wanchai.

At the end of 2010, the Council held a total of \$615.44 million as accumulated fund and reserves, compared to \$527.66 million in 2009. The Council continued to place most of the funds in time deposits and bonds with licensed banks in Hong Kong, and to invest a limited sum in listed shares.

In accordance with the CIC Ordinance, the Council submitted its annual report for the year ended 31 December 2009 to the Secretary for Development in June 2010, together with the audited financial statements for the same period and the auditor's report thereof. These were subsequently tabled at the Legislative Council.

反映及薪金向上調整由2010年4月生效。

- 2010年的訓練費用為3,837萬元(2009年: 3,389萬元),增加了13.2%。增長主要是由於增加了學員津貼及在政府「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支出和學徒資助計劃及承建商合作培訓計劃支出。

- 2010年的工場支出為1,445萬元(2009年: 1,252萬元),增加了15.4%,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。

- 2010年的一般行政費用為2,198萬元(2009年: 1,842萬元)。增加了19.3%,主要是由於年度內調查及研究費用及香港綠色建築議會營運活動的資金支援。

- 資本承擔為1,360萬元包括九龍灣資源中心資本支出及建造業議會位於灣仔新總部翻新支出。

於2010年年底,建造業議會的累積基金及儲備為6億1,544萬元,2009年則為5億2,766萬元。建造業議會在年內繼續將大部份基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。

根據建造業議會條例,建造業議會於2010年6月向發展局局長呈交了其2009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** for the year ended 31 December 2010

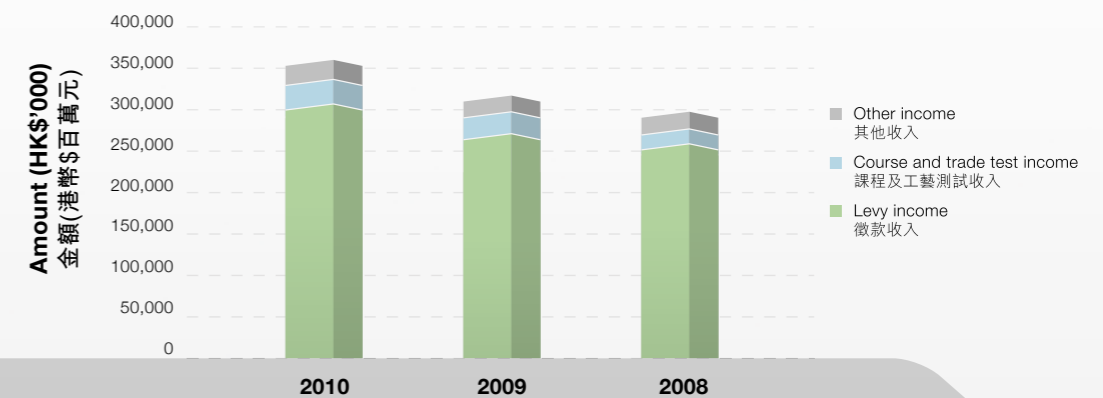
**建造業議會財政摘要及財政狀況** 截至2010年12月31日止年度

(Expressed in Hong Kong dollars 以港幣計) (Amount HK\$m 金額 港幣\$百萬元)

		2010	2009	2008
Income	收入	351.4	312.0	297.8
Expenditure	支出	(259.9)	(238.3)	(223.2)
<b>Surplus for the year</b>	<b>本年度盈餘</b>	<b>\$91.5</b>	<b>\$73.7</b>	<b>\$74.6</b>
Other comprehensive income for the year	本年度其他全面收益			
(Loss) / Gain from fair value of available-for-sale investments	來自可供出售投資之公平價值之(虧損) / 得益	(3.7)	14.6	-
<b>Total comprehensive income for the year</b>	<b>本年度總全面收益</b>	<b>\$87.8</b>	<b>\$88.3</b>	<b>\$-</b>
<b>Net Assets</b>	<b>資產淨值</b>	<b>\$615.4</b>	<b>\$527.6</b>	<b>\$439.3</b>

**CIC Revenue for the Years 2008 to 2010**

2008-2010年度建造業議會之收入



**CIC Expenditure for the Years 2008 to 2010**

2008-2010年度建造業議會之支出



**CIC Revenue, Expenditure & Surplus for the Years 2008 to 2010**

2008-2010年度建造業議會之收入、支出及盈餘





Chairman  
主席

Mr CHEUNG Hau-wai  
張孝威 先生

Members  
成員

CIC Members  
議會成員

Mr CHEW Tai-chong  
周大滄 先生

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

Mr James BLAKE – Kowloon-Canton Railway Corporation  
詹伯樂 先生 — 九廣鐵路有限公司

Mr CHAN Dick-sang, Philip – Hong Kong Institute of Architects  
陳迪生 先生 — 香港建築師學會

Mr CHOW Ping-wai - Hong Kong Construction Industry Employees' General Union (Since 17 December 2010)  
鄒炳威先生 — 香港建造業總工會(由2010年12月17日起)

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

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

Mr KUOK Hoi-sang – 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  
鄭超靈 先生 — 香港職業安全衛生協會

Mr LAI Chi-hung – Hong Kong Construction Industry Employees' General Union  
黎志雄 先生 — 香港建造業總工會

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 – Hong Kong Institution of Engineers  
劉志健 工程師 — 香港工程師學會

Mr LEUNG Man-ho, Jonathan – Development Bureau  
梁文豪 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 – Hong Kong Construction Association  
彭一邦 先生 — 香港建造商會

Mr William K N SIU - Hong Kong Construction Subcontractors Association (Since 17 December 2010)  
蕭景南 先生 — 香港建造業分包商聯會(由2010年12月17日起)

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

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.

### Committee Report

To continue improving site safety performance of the construction industry, the Committee on Construction Site Safety and its various Task Forces accomplished a number of tasks in 2010. These included the publication of the “Guidelines on Safety of Lift Shaft Works, Volume 1 – During Construction Stage and Before Handing Over to Lift Installation Contractor”. The Guidelines set out the good practices recommended by the CIC for enhancing occupational safety of site personnel working inside or near lift shafts. The Committee also reviewed and revised the “Guidelines on Safety of Tower Cranes” incorporating the latest safety requirements for tower crane operation. The publication of these Guidelines reflected the dedication and commitment of the CIC and the associated industry stakeholders in fostering a safe culture and elevating the safety standard for the construction industry.

The Task Forces of the Committee also maintained a high momentum of works in 2010. For example, the Task Force on Permanent Safety Features was finalising the drafting of the technical guidelines for the provision of cast-in anchors in new buildings to enhance safety of future repair and maintenance works at the external wall of new buildings. The Task Force on the Application of Mediation on Construction Injuries Dispute was formulating guidelines for handling construction works related injury and fatal cases. The CIC had also appointed a research team led by the University of Hong Kong to study the impact of heat stress on construction workers in hot and humid weather.

### 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。

### 委員會報告

為持續改善建造業的工地安全表現，工地安全委員會及其轄下各專責小組已於2010年完成多項工作，包括發表了《升降機槽工程安全指引第1卷—施工期間直至移交予升降機安裝承建商前》，當中載列議會建議的良好作業方式，加強在升降機槽內部或附近工作的工地人員的作業安全。委員會亦檢視及修訂了《塔式起重機安全指引》，以納入塔式起重機操作的最新安全要求。這些指引得以順利編制，反映了議會及相關業界持份者的努力及承擔，為建造業締造安全文化及提升安全標準。

委員會的各專責小組亦於2010年大力推動各項工作。舉例來說，永久安全設備專責小組正擬備有關在新建樓宇採用澆注錨固裝置的技術指引定稿，以加強日後在新建樓宇外牆進行維修及保養工程的安全。應用調解方式於建造工程的工傷賠償糾紛專責小組亦正制訂處理建造工程工傷事故及致命意外的指引。此外，議會亦已委任香港大學領導的研究小組，就建築工人在酷熱及潮濕天氣承受的暑熱壓力進行研究。

In 2010, the Committee set up two new Task Forces with members representing different stakeholders in the construction industry to recommend ways to enhance construction site safety. The newly formed Task Forces are:

- (1) Task Force on Site Safety of Refuse Disposal. The Task Force was commissioned to review the current practice of refuse disposal at construction sites and to recommend good site practices; and
- (2) Task Force on Review of Major Construction Method Statements. The Task Force targeted to review the works sequences and method statements of various key construction activities for the enhancement of construction site safety.

在2010年，委員會增設了兩個專責小組，成員包括業界不同持份者的代表，以建議加強工地安全的方向。新成立的專責小組包括：

- (1) 棄置廢物之工地安全專責小組 — 有關小組獲委託檢討於建築工地棄置廢物的現行做法，並建議良好的工地作業方式；以及
- (2) 主要施工方案檢討專責小組 — 該小組旨在檢討各項主要建造活動的施工程序及施工方案，以加強工地安全。





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 CHEUNG Tat-tong – 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 Employees' General Union**  
鄒炳威 先生 — 香港建造業總公會

**Mr CHUI Wing-wah – Development Bureau**  
徐永華 先生 — 發展局

**Mr FOK Wai-kai, Anthony – Environmental Protection Department**  
霍偉佳 先生 — 環境保護署

**Mr HO Pun-hing – 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 – Hong Kong Construction Association**  
鍾仕駒 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**  
彭一邦 先生

**Ms YEUNG Kwong-yim, Connie – Housing Department**  
楊光艷 女士 — 房屋署

### Terms of Reference

- (1) To make recommendation 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.

### Committee Report

The Committee on Environment and Technology embarked on three new research projects in 2010. Two of them commenced in the second half of the year, of which one was to produce a set of design and construction guidelines on improved adhesion technologies and wet fixing methods for external wall tiles and rendering, and the other to develop a Hong Kong based carbon labelling framework for tracing lifecycle carbon emissions from construction materials. The two projects were progressing well and targeted to be completed in 2012.

### 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。

### 委員會報告

環境及技術委員會在2010年展開三項新研究項目。當中兩項研究項目於下半年展開，一項研究為制訂一套設計及施工指引，以加強外牆瓷磚及批盪黏合技術與濕式鋪砌；另一項為建立以香港為本的碳標籤框架，以追蹤建造物料生命周期的碳排放。兩個項目均進展良好，並擬於2012年完成。第三項研究稍後展開，此項案頭研究有助找出合適的河砂替代品，用以生產混凝土及水泥沙漿。



The third research project was about to start and this desk study would help identify suitable river sand substitutes for concrete production and cement sand mortar production.

Indeed, commissioning construction-related practical research is only one of the many avenues to encourage research activities in the construction industry. Forums, giving a platform for academics and industry practitioners to interact, are effective in generating and sharing new research ideas. Therefore, the Committee laid a plan for a series of forums and the first one, Construction Technology Forum was held in December 2010 to promote research and development in areas of construction technologies and management practices. The Committee would keep close contact with the industry practitioners and academia to identify research needs and commission studies for the betterment of the industry.

On environmental protection, the Committee contributed to a number of public consultations on new initiatives. Throughout the year, the Committee had participated in the trade task force for the mandatory implementation of building energy codes to provide our views on the Buildings Energy Efficiency Bill. On Hong Kong's Climate Change Strategy and Action Agenda, the Committee organised a discussion forum with the Environment Bureau in November 2010 to facilitate an exchange of views with industry stakeholders. The Committee also supported the proposal to control emissions of non-road mobile sources and reflected the concerns of the industry to the Environmental Protection Department.

To help combat fly-tipping and land filling activities, the Committee was preparing the Guidelines on Trip Ticket System for Disposal of Construction & Demolition Materials in Private Sector Works for adoption by industry stakeholders. The Committee was also exploring means to enhance the trip ticket system through using up-to-date technologies.

Besides, a Summary Report on Review of Local Construction Standards was published in 2010, which summarised the main findings of a review of the construction standards commonly adopted in Hong Kong.

事實上，委託進行建造業相關的實務研究，只屬其中一個鼓勵建造業研究活動的方法。研討會為學者及業界從業員提供交流的平台，有效創造及分享新研究構思，因此，委員會計劃舉辦一系列研討會。首個研討會已於2010年12月舉行，旨在推廣建造技術及管理方法的研究與發展。委員會與業界從業員及學者會保持緊密聯繫，找出研究需要及委託進行研究，為業界謀福祉。

在環境保護方面，委員會對各項新措施的公眾諮詢提供意見。年內，委員會透過參與強制實施建築物能源效益守則的業界專責小組對《建築物能源效益條例草案》提出意見。就香港應對氣候變化策略及行動綱領，委員會於2010年11月與環境局舉辦研討會，以便業界持份者交換意見。委員會亦支持管制非路面流動污染源的廢氣排放，並向環保署反映業界的關注事項。

為打擊棄置廢物及填土活動，委員會正制訂《私人工程處置拆建物料運載記錄制度指引》，以供業界持份者採納。委員會亦探討如何運用最新技術優化運載記錄制度的方法。

此外，《本地建造標準檢討摘要報告》已於2010年發表，撮述香港常用的建造標準檢討後所得的主要結果。

### Chairman 主席

**Mr CHEW Tai-chong**  
周大滄 先生

### 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**  
鄭溫綺蓮 女士

Housing Authority  
香港房屋委員會

**Mr Steve GRIFFIN**  
紀建勳 先生

MTR Corporation Limited  
香港鐵路有限公司

**Mr HO Kwok Kwan, Thomas**  
何國鈞 先生

Hong Kong Institute of Surveyors (Since 17 December 2010)  
香港測量師學會(由2010年12月17日起)

**Mr Alex KWAN**  
關景輝 先生

The Association of Consulting Engineers of Hong Kong  
香港顧問工程師協會

**Mr LAU Ming-wai**  
劉鳴煒 先生

**Mr MOK Wah-hoi**  
莫華海 先生

Independent Commission Against Corruption  
廉政公署

**Mr Kevin POOLE**  
潘嘉宏 先生

Airport Authority Hong Kong  
香港機場管理局

**Mr TONG Sek-por, David**  
唐錫波 先生

Development Bureau  
發展局



### Terms of Reference

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.

### Committee Report

The Task Force on Partnering established under the Committee on Procurement had published the Guidelines on Partnering in August 2010. A Technical Seminar aimed at promoting the adoption of partnering approach for project implementation and deliberation of the prioritised issues on Collaborative Contracting Approach was successfully held in January 2011.

The Task Force on Contract Price Fluctuation System (CPFS) was finalising the draft Guidelines on Contract Price Fluctuation System which was planned for publication in 2011. The Guidelines would probably provide a suite of options for the employers' consideration and application of CPFS in construction contracts.

The Committee had established the Task Force on the Selection of Consultants and Contractors to deliberate on the principles, issues and good practices in the selection of consultants and contractors.

Furthermore, the Committee was considering various new initiatives including Competition Bill and its possible impact on the construction industry, the application of Collaborative Contracts – NEC3, etc. All these initiatives would be further deliberated by the Committee to forge consensus on the way forward.

### 職權範圍

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。

### 委員會報告

採購委員會轄下的伙伴合作專責小組已於2010年8月發表《伙伴合作指引》。協作模式的承包合約技術研討會已於2011年1月順利舉行，旨在推廣伙伴合作模式的採納，以推行工程項目，並審議有關協作模式的承包合約之首要事項。

建造合約價格調整制度專責小組正擬備《合約價格調整制度指引》定稿，而指引擬於2011年發表。此指引會提供一系列方案，以供聘用人在建造合約考慮及應用價格調整制度。

委員會設立了甄選顧問公司及承建商專責小組，對甄選顧問公司及承建商的原則、事宜及良好作業方式進行討論。

此外，委員會正考慮多項新措施，包括《競爭條例草案》及其可能對建造業造成的影響，應用協作模式的承包合約 — NEC3合約等。這些措施會由委員會作進一步討論，並就未來路向達成共識。

### 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)



### Members 成員

### Co-opted Members 增補委員

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

**Mr CHAN Sam-choi – Construction Site Workers General Union**  
陳三才 先生 — 建築地盤職工總會

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

**Mr FOK Kwong-man, Kenny – Independent Commission Against Corruption**  
霍廣文 先生 — 廉政公署

**Mr HUI Chi-ho, Michael – Development Bureau**  
許志豪 先生 — 發展局

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

**Mr NG Kwok-sing, Joseph – Hong Kong General Building Contractors Association**  
吳國勝 先生 — 香港建築業承建商聯會

**Mr NG Sun-wah, Lawrence – Hong Kong Marble and Granite Merchants Association**  
伍新華 先生 — 香港雲石商會

**Mr TANG Ki-cheung – 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 WONG Sing-lam – 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 co-ordinating 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。

### Committee Report

With the concerted efforts of the members of the Committee on Subcontracting and industry stakeholders, the “Guidelines on Measures for Protection of Workers’ Wages” was prepared which provided a quick reference to employers, consultants and contractors on the recommended measures to prevent non-payment of wages to construction workers.

Following the completion of the survey on problems of outstanding payments in construction supply chain conducted by a research institute, a task force was set up to look into the issues relating to the security of payment within the industry including the necessity of legislation. Another task force was set up to prepare a standard form of domestic subcontract which aimed to help minimise disputes arising from the execution of subcontracts and thus to minimise payment problems of the lower tier subcontractors.

Avoid disagreement turning into dispute would be preferable to dispute resolution. If dispute inevitably happened, it should be resolved earlier than later. Hence, the Committee prepared the “Guidelines on Dispute Resolution” recommending the use of dispute avoidance measures and various dispute resolution methods for resolving different forms of disputes in construction contracts. To facilitate the adoption of the recommended dispute resolution mechanism as set out in the guidelines, a new task force was set up to prepare the necessary contract provisions for incorporation into construction contracts.

The Voluntary Subcontractor Registration Scheme (VSRS) continued to receive support from the industry with the number of registered subcontractors over 3,800. To cope with the needs of the industry stakeholders for a speedy application process, improvement measures were being explored with a view to shortening the turnaround time for processing applications which targeted to implement in phases within the year 2011. For the Stage 2 development of the VSRS, the corresponding task force was contemplating a couple of improvements to help enhance the quality of registered subcontractors and widen the recognition of the scheme.

### 委員會報告

有賴工程分判委員會成員及業界持份者攜手努力，《保障工人獲發工資措施指引》已經制訂，就如何避免建築工人被拖欠工資的建議措施，向聘用人、建築師、工程師及承建商提供簡易參考。

在研究機構完成建造供應鏈被拖欠款項問題調查後，委員會成立了專責小組，探討業內有關付款保障的事宜，包括是否需要就此而立法。為制訂標準自選分包合約而設立的另一個專責小組，旨在減少有關履行分包合約時所引發的爭議，從而減少下層分包商的付款問題。

避免分歧演變為爭議，較解決爭議更為可取；若爭議無可避免，應該盡早解決。因此，委員會制訂了《解決爭議指引》，建議使用避免爭議的措施及各項解決爭議方法，以解決建造合約內不同形式的爭議。為方便採納指引所建議的解決爭議機制，委員會新設專責小組，將會制訂所需的合約條款，以供納入建造合約內。

非強制性分包商註冊制度（註冊制度）繼續獲得業界支持，註冊分包商逾3,800所公司。為配合業界持份者對加快處理申請程序的需要，委員會正探討改善措施，旨在縮短申請的處理時間，而有關措施擬於2011年內分階段推行。就註冊制度第二階段的發展，相關的專責小組正考慮多項改善措施，藉此提升註冊分包商的質素，並擴闊制度的認受性。



**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**

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

**Committee Report**

By virtue of section 56 of the CIC Ordinance, the Objections Committee has the power to confirm, cancel or reduce the levy or surcharge. During the year 2010, there was no objection case lodged by the contractors on the levies assessed by CIC.

To provide guidance on the procedures adopted for dealing with objections to levy and surcharge made under section 55 of the CIC Ordinance, Levy Guide No. 2 "Guidelines relating to objection made to the Objections Committee" was posted on the CIC website for information of the industry.

**職權範圍**

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。

**委員會報告**

根據《建造業議會條例》第56條，處理反對事宜委員會可行使權力去維持、取消或減低有關的徵款或附加費。在2010年內，承建商並無提出任何反對徵款個案。

就第55條提出的反對徵款或附加費個案所採納的程序指引，徵款簡介第2號「有關向處理反對事宜委員會提出反對的指引」已於議會網站張貼，供業界參考。

**Chairman**  
主席

**Ir WONG Wing-hoo, Billy**  
黃永灝 工程師

**Members**  
成員

**Mr CHEUNG Tak-hing, Victor**  
張德興 先生

**Mr CHOI Wun-hing, Donald**  
蔡宏興 先生

**Mr CHOW Luen-kiu**  
周聯僑 先生

**Ir HO On-sing, Thomas**  
何安誠 工程師

**Ir KWAN Po-jen, Helen**  
關寶珍 工程師

**Mr LAI Yuk-fai, Stephen**  
賴旭輝 先生

**Mr LAM Tin-sing, Enoch**  
林天星 先生

**Dr LO Kin-ki, Edmond**  
勞虔基 博士

**Mr LOK Kwei-sang, Tandy**  
駱癸生 先生

**Ir POON Lok-to, Otto**  
潘樂陶 工程師

**Mr TSE Lai-leung, Jimmy**  
謝禮良 先生

**Mr TSO Sing-hin**  
曹永顯 先生

(up to 31 December 2010)  
(截至2010年12月31日)

### 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。

### Committee Report

In accordance with Section 6 of the Construction Industry Council Ordinance, the Construction Industry Training Board (CITB) continued to provide training courses, trade tests and workers registration service through the Construction Industry Council Training Academy (Training Academy). In addition CITB also implemented a series of new measures in response to the "Investing In Construction Manpower" Project through which the HKSAR Government had provided a funding of no less than \$80M to support the effort of the CIC to enhance training and trade testing for prospective fresh blood and in-service construction personnel in order to meet the manpower demand required by the upcoming infrastructure projects.

The special initiatives put under the "Investing In Construction Manpower" Project (the Project) to be launched by CITB in the coming three years included the introduction of an Enhanced Construction Manpower Training Scheme, a management training course for senior construction workers, a new construction supervisor/technician training course, and the provision of subsidy to workers to take trade tests, specified training courses and other skills enhancement courses.

### 委員會報告

建造業訓練委員會(委員會)根據《建造業議會條例》第6條，繼續透過建造業議會訓練學院(建訓學院)，為建造行業提供培訓課程、工藝測試及工人註冊服務。此外，為回應香港特別行政區政府透過「建造業人力投資」計劃提供不少於8千萬元的撥款，委員會已執行一系列措施，以支持建造業議會加強對新入行人士和業內建造工人的培訓及工藝測試，為將要推展的基建工程提供所需的人手。

委員會將在未來三年執行多個已納入「建造業人力投資」計劃的特別項目，包括強化建造業人力訓練計劃、資深工人之行業管理課程、強化建造業監工訓練計劃——土木工程監工證書課程，以及為報考工藝測試及報讀指明訓練課程和技能提升課程的工友，提供費用津貼。



After widely consulting various industry stakeholders, the Enhanced Construction Manpower Training Scheme was launched in September 2010 and a target of providing a total of 3,000 additional training places in three years by phases was set. Under this scheme, trainees of trades that experienced considerable shortages will be given a training allowance of \$5,000 per month and security of job income of no less than \$8,000 per month for the first 6 months after training and at least \$10,000 per month thereafter. The provision of fee subsidy to construction personnel applying for the trade tests, specified training courses or skills enhancement courses for selected trades also commenced simultaneously. As regards the management training course for senior construction workers to facilitate their career advancement, the course will roll out in March 2011. As for the proposed enhanced construction supervisor/technician training course, industry consultation and writing-up of the course content were actively pursued in the year.

To enhance the recruitment strategies of the Training Academy, a Public Opinion Survey was conducted to find out why people choose to join the construction industry, why some do not wish to join and what would encourage them to join. In addition, the Board also reviewed the demographic data and drop-out rates of the trainees as well as the staying-on rates of graduates in the industry. The findings of the survey and reviews were found to be very useful in refining the recruitment and placement services of the Training Academy.

A number of initiatives previously launched continued in the year with encouraging results. The Tin Shui Wai Training Centre operated smoothly and served much of the training needs of the community. The Apprentice Subsidy Scheme introduced on trial last year to enhance the staying-on rates of the Training Academy graduates was well received. The number of applications increased by more than 100%. The Contractor Cooperative Training Scheme succeeded in enlisting the support of a number of main contractors in training up Tunnel Boring Machine operators, tunnel workers, and locomotive drivers. Discussions with other interested contractors for collaboration continued towards the end of the year.

To meet the new training needs of the construction industry, a number of new courses were introduced by CITB. These included the Building Minor Maintenance Worker Course, a Silver Card Re-validation Courses

在廣泛諮詢過業界團體後，強化建造業人力訓練計劃已在2010年9月推出，委員會並釐訂了在未來三年分階段提供共3,000個訓練學額的目標。在有關計劃下，入讀有嚴重人手短缺工種的相關培訓課程的學員，每月可獲發5千元津貼，畢業後首六個月確保可獲每月不少於8千元的收入，隨後每月收入最少可獲一萬元。而為報考工藝測試、報讀指明訓練課程或技能提升課程的業內人士提供費用津貼的安排，亦已同時展開。至於資深工人之行業管理課程，預計可於2011年3月推出。對於建議中的強化建造業監工訓練計劃——土木工程監工證書課程，建訓學院在年內已積極諮詢業界意見及編寫課程內容。

為提升建訓學院的招募策略，委員會進行了一項意見調查，以了解人們為何選擇加入建造行業、為何部分人士無意入行，以及甚麼能鼓勵人入行。此外，委員會又曾檢討學員的統計數據、中途退學率，以及畢業學員在業內的留職率，意見調查的結果和學員數據的檢討將有助進一步改善建訓學院提供的招募及就業服務。

建訓學院在年內繼續執行於去年推出的一系列措施，並取得令人鼓舞的成績。天水圍訓練中心運作暢順，大致滿足了該社區對訓練的需求。而在去年試行推出，用以提升畢業學員業內留職率的學徒資助計劃(試驗)，反應非常良好，申請數目倍增。與承建商合作的培訓計劃，繼續得到承建商的支持，為行業合力培訓了隧道鑽挖機械操作員、隧道工及隧道機車操作員，現正與有意參加合作培訓計劃的承建商進行商討。

年內，為應付建造行業新的訓練需求，建訓學院推出了多項新的課程，當中包括屋宇小型維修課程、建造工友(指定行業)安全訓練覆證課程(塔式起重機組裝工)，以

for Tower Crane Worker (Erecting, Dismantling, Telescoping & Climbing) and a short course on Restoration and Conservation of Heritage Buildings. In the 2009/2010 training year, over 1,200 and 68,200 trainees completed the full-time and part-time courses respectively.

Running parallel with the provision of training was the conduct of various types of trade tests. In the year, more than 13,200 trade tests for building, civil and Electrical & Mechanical tradesmen and construction plant operators were conducted. To integrate the trade testing efforts of the Training Academy, the taking back of construction-related Electrical & Mechanical trade tests previously contracted out to the Vocational Training Council started in 2009 and concluded successfully in 2010 as scheduled.

The Workers Registration Office under the Training Academy continued to process applications for registration and renewal of registration in the year as the CIC was appointed as the Registrar of Construction Workers under the Construction Workers Registration Ordinance. Over 32,400 applications for registration and 62,500 applications for renewal were received in the year 2010.

及文物建築復修(泥水進階)短期課程。在2009/2010訓練年內，有1,200多名學員完成全日制的訓練課程，而完成兼讀制課程的共有68,200多名。

建訓學院在提供訓練的同時，亦執行多類工藝測試。年內，建訓學院為建築、土木和機電技工及建造機械操作員進行超過13,200多次測試。又為整合工藝測試的工作，建訓學院由2009年起，開始接收早前外判予職業訓練局進行與建造有關的機電工藝測試，有關工作已按計劃在2010年完成。

由於建造業議會根據建造業工人註冊條例獲委任為建造業工人註冊主任，故建訓學院轄下的工人註冊處，在年內繼續處理工人註冊的事宜，並收到超過32,400個註冊申請和62,500個註冊續期的申請。

### Chairman 主席

**Ir WONG Wing-hoo, Billy**  
黃永灝 工程師

### Members 成員

#### CIC Members 議會成員

**Mr CHEW Tai-chong**  
周大滄 先生

**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

### Members 成員

#### Co-opted Members 增補委員

**Mr LAM Tin-sing, Enoch – Development Bureau**  
林天星 先生 — 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。

### Committee Report

The Committee on Manpower Training and Development commissioned the CityU Professional Services Ltd to conduct a manpower research to develop a sustainable model to forecast the demand and supply of construction workers, technicians and supervisors. The research was successfully completed in 2009, whilst three additional tasks were concluded in principle in 2010 to shed light on the factors affecting people to join the construction industry, their career transition pathways; the mobility of construction personnel across different sectors of the industry and also the forecast of demand and supply of off-site technicians. These findings would be used to supplement the findings of the manpower research. In view of certain limitations found in the Construction Industry Council Manpower Forecasting Model and the need to consolidate interpretation of the data, the Committee resolved to set up an Advisory Sub-committee to review and make recommendation regarding the maintenance and enhancement of the model so as to improve its accuracy, reliability and performance. The findings generated by the Model will be studied by the Committee in formulating training and development strategies to meet the manpower needs of the construction industry.

The Committee also appointed a consultant to study the definition of site supervisors and their scope of duties with a view to studying the need for introducing a mandatory registration scheme for them. A Steering Group was then formed under the Committee and tasked to steer the conduct of the study. The consultant was expected to complete the study in the second quarter of 2011.

The Code of Conduct for Personnel in the Construction Industry was finalised in early 2010 after an industry wide consultation exercise. A series of promotional activities were launched by the Construction Industry Council Training Academy to publicise the Code amongst construction personnel.

### 委員會報告

人力培訓及發展委員會曾委託城市大學專業顧問進行人力方面的研究，以發展一用以預測建造工人和技術人員供求的可供持續使用的模型。在2009年該項研究已順利完成，此外，三項人力研究附加工作亦已在2010年內大致完成，這三項附加工作探究影響人們加入建造業的因素和轉職途徑；建造人員在業內跨界別的流動性，以及在非地盤工作的技術員的人力供求預測。有關研究成果將用作補足人力研究的結果。有見於「建造業議會人力預測模型」有其局限性及有需要整合分析研究資料，委員會議決成立一個顧問小組委員會，以檢討及就模型的維護和提升提出建議，目的是改善其準確性、可靠性及表現。而有關研究預期將有助制訂訓練和發展策略，以應付建造行業的人力需要。

委員會亦在年內委聘顧問，研究工地監督的定義及其職責範圍，以探討是否需要為工地監督制訂強制性的註冊制度，並為此成立一個督導小組，督導有關研究的進行。該項研究預期將於2011年第二季完成。

在廣泛諮詢業界後，建造業從業員操守守則已在2010年初完成。年內，建訓學院推行了一連串的推廣活動，向業內人員推廣有關守則。



## Events Calendar 活動日誌

January

1月

29-30.01.2010



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

February

2月

04.02.2010



**Education and Careers Expo 2010**  
教育及職業博覽2010

March

3月

05.03.2010



**CIC Anniversary Cocktail Reception 2010**  
2010年建造業議會周年酒會

13.03.2010



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

## Events Calendar 活動日誌

March

3月

29.03.2010



**Visit by the Secretary for Development at Tin Shui Wai Training Centre**  
發展局局長參觀天水圍訓練中心

July

7月

10-11.07.2010



**Construction Industry Mega Fun Day cum 2010 Hong Kong Youth Skills Competition**  
建造業活力繽紛嘉年華暨青年技能比賽

July

7月

21.07.2010



**Lu Pan Patron's Day Dinner Reception**  
魯班先師寶誕晚宴

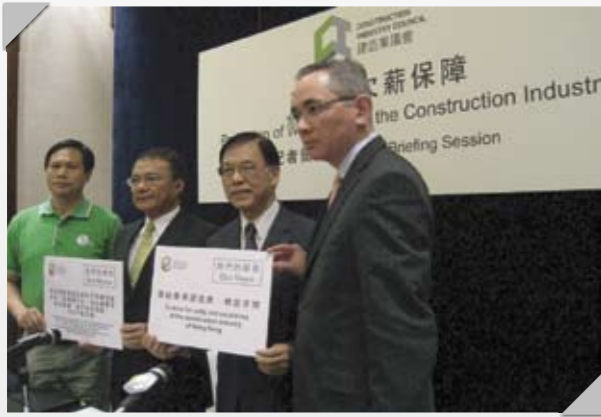


# Events Calendar

## 活動日誌

August  
8月

04.08.2010



**Press Briefing on Protection of Wages within the Construction Industry**  
建造業欠薪保障簡報會

12.08.2010



**Visit by the Chief Executive at Tin Shui Wai Training Centre**  
行政長官參觀天水圍訓練中心

August  
8月

21.08.2010



**Bus Parade Kick-off ceremony for "Enhanced Construction Manpower Training Programme"**  
「強化建造業人力訓練計劃」巴士巡遊起步禮

31.08.2010



**Press Briefing on Enhance Skills to Grasp Opportunities**  
「強化技術 掌握機遇」新聞簡報會

# Events Calendar

## 活動日誌

November  
11月

19.11.2010



**Briefing Session on Climate Change Strategy and Action Agenda**  
氣候變化策略及行動綱領簡報會

22.11.2010



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

25.11.2010



**CIC Training Academy Graduation Ceremony 2010**  
建造業議會訓練學院2010年度學員畢業典禮

December  
12月

07.12.2010



**CIC Annual Dinner 2010**  
2010年建造業議會周年聚餐

10.12.2010



**Construction Technology Forum - Quality and Competitiveness through Technical Excellence**  
建造業技術論壇 - 以卓越技術提升質素及競爭力



# Independent Auditor's Report

## 獨立核數師報告

### To Members of the Construction Industry Council

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

We have audited the financial statements of the Construction Industry Council (the "Council") set out on pages 60 to 83, which comprise the balance sheet as at 31 December 2010, and the income and expenditure account, the 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 notes.

### 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 and to report our opinion 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.

### 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)

本核數師已審計刊載於第60至83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2010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的責任

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

本核數師的責任是按照《建造業議會條例》第26(2)條的規定,根據我們的審計對該等財務報表作出意見,並將此意見僅向全體委員報告,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。該等準則要求本核數師遵守道德規範,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 2010 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  
26 May 2011

# Independent Auditor's Report

## 獨立核數師報告

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,但目的並非對該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2010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10號  
太子大廈8樓  
2011年5月26日



# Financial Statements

## 財務報表

### Income and Expenditure Account for the year ended 31 December 2010

#### 收支結算表 截至2010年12月31日止年度

(Expressed in Hong Kong dollars 以港幣計)

	Note附註	2010	2009
<b>Income</b>			
Levy income	5	\$298,393,051	\$266,582,074
Course fee and related income		26,794,304	21,486,403
Trade testing income		4,618,324	5,257,610
Investment and interest income	6	5,867,468	5,613,149
Other income	7	15,734,028	13,094,494
		<b>\$351,407,175</b>	<b>\$312,033,730</b>
Less:			
<b>Expenditure</b>			
Staff costs (including retirement benefit schemes (note 17))		\$169,112,344	\$161,329,747
Training expenses		38,369,036	33,892,185
Workshop sundries		14,453,687	12,520,405
General and administrative expenses		21,975,968	18,419,409
Repairs and maintenance expenses		5,680,813	4,745,824
Advertising and publicity expenses		3,946,316	2,833,186
Depreciation	8	6,237,504	4,621,606
Loss on disposal of property, plant and equipment		32,466	38,912
Allowance for / (Reversal of) doubtful debts	11(c)	143,401	(111,092)
		<b>\$259,951,535</b>	<b>\$238,290,182</b>
<b>Surplus for the year</b>		<b>\$91,455,640</b>	<b>\$73,743,548</b>

### Statement of Comprehensive Income for the year ended 31 December 2010

#### 全面收益表 截至2010年12月31日止年度

(Expressed in Hong Kong dollars 以港幣計)

	Note附註	2010	2009
<b>Surplus for the year</b>		\$91,455,640	\$73,743,548
Other comprehensive income for the year			
(Loss) / Gain arising from fair value of available-for-sale investments	3(d)	(3,680,775)	14,594,712
<b>Total comprehensive income for the year</b>		<b>\$87,774,865</b>	<b>\$88,338,260</b>

The notes on pages 65 to 83 form part of these financial statements.

第65至83頁的附註屬本財務報表之一部分。

# Financial Statements

## 財務報表

### Balance Sheet at 31 December 2010

#### 資產負債表 於2010年12月31日

(Expressed in Hong Kong dollars 以港幣計)

	Note附註	2010	2009
<b>Non-current assets</b>			
Property, plant and equipment	8	\$22,631,316	\$18,740,529
Held-to-maturity investments	9	30,332,997	40,329,886
Available-for-sale investments	10	40,774,877	44,455,652
		<b>\$93,739,190</b>	<b>\$103,526,067</b>
<b>Current assets</b>			
Held-to-maturity investments	9	\$9,987,705	\$ -
Levy receivables	11	18,346,736	15,132,478
Deposits, prepayments and other receivables	12	8,966,768	8,025,185
Cash and deposits at banks	13	512,585,714	424,227,891
Cash on hand		86,000	86,300
		<b>\$549,972,923</b>	<b>\$447,471,854</b>
<b>Current liabilities</b>			
Accounts payables and accruals	14	\$26,281,814	\$21,788,208
Amounts set aside for staff termination gratuities		250,002	500,585
Amount due to Construction Workers Registration Authority	15	1,743,412	1,047,108
		<b>\$28,275,228</b>	<b>\$23,335,901</b>
<b>Net current assets</b>		<b>\$521,697,695</b>	<b>\$424,135,953</b>
<b>Net assets</b>		<b>\$615,436,885</b>	<b>\$527,662,020</b>

#### Represented by:

Accumulated fund  
General reserve  
Investment revaluation reserve

#### 代表:

累積基金  
普通儲備  
投資重估儲備

**\$615,436,885** **\$527,662,020**

The financial statements were approved and authorised for issue by the Construction Industry Council on 26 May 2011 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  
The notes on pages 65 to 83 form part of these financial statements.

本財務報表已於2011年5月26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·GBS·OBE·JP·建造業議會主席  
黃永灝工程師·JP·行政及財務委員會成員  
第65至83頁的附註屬本財務報表之一部分。



## Statement of Changes in Fund and Reserves for the year ended 31 December 2010

## 基金及儲備變動表 截至2010年12月31日止年度

(Expressed in Hong Kong dollars 以港幣計)

		Accumulated Fund	General Reserve	Investment Revaluation Reserve	Total
		累積基金	普通儲備	投資重估儲備	總額
			(Note註(a))	(Note註(b))	
<b>At 1 January 2009</b>	<b>於2009年1月1日</b>	\$72,562,452	\$386,426,758	\$(19,665,450)	\$439,323,760
Surplus for the year	本年度盈餘	\$73,743,548	\$ -	\$ -	\$73,743,548
Other comprehensive income	其他全面收益	-	-	14,594,712	14,594,712
Total comprehensive income for the year	本年度總全面收益	\$73,743,548	\$ -	\$14,594,712	\$88,338,260
<b>At 31 December 2009 and 1 January 2010</b>	<b>於2009年12月31日及2010年1月1日</b>	\$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
<b>At 31 December 2010</b>	<b>於2010年12月31日</b>	\$237,761,640	\$386,426,758	\$(8,751,513)	\$615,436,885

## Notes:

- (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.
- (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 3(d).

The notes on pages 65 to 83 form part of these financial statements.

## 註:

- (a) 普通儲備之成立在記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) 投資重估儲備是基於可供出售之投資至財務狀況報表結算日為止累計的公平價值變更及根據會計政策附註3(d)入帳。

第65至83頁的附註屬本財務報表之一部分。

## Cash Flow Statement for the year ended 31 December 2010

## 現金流量表 截至2010年12月31日止年度

(Expressed in Hong Kong dollars 以港幣計)

	Note附註	2010	2009
<b>Operating activities</b>			
Surplus for the year		\$91,455,640	\$73,743,548
Adjustments for:			
- Allowance for / (reversal of) doubtful debts		143,401	(111,092)
- Depreciation		6,237,504	4,621,606
- Investment and interest income		(5,867,468)	(5,613,149)
- Loss on disposal of property, plant and equipment		32,466	38,912
<b>Operating cash inflow before movements in working capital</b>		<b>\$92,001,543</b>	<b>\$72,679,825</b>
Increase in levy receivables		(3,357,659)	(569,489)
Decrease / (increase) in deposits, prepayments and other receivables		696,328	(2,252,998)
Increase / (decrease) in accounts payables and accruals		4,493,606	(2,741,713)
Decrease in amounts set aside for staff termination gratuities		(250,583)	(192,792)
Increase in amount due to Construction Workers Registration Authority		696,304	228,535
<b>Net cash from operating activities</b>		<b>\$94,279,539</b>	<b>\$67,151,368</b>
<b>Investing activities</b>			
(Increase) / decrease in bank deposits with maturity over three months		\$(19,889)	\$20,130
Interest received		3,256,168	4,525,027
Dividend received from available-for-sale investments		982,573	816,835
Purchase of property, plant and equipment		(10,160,757)	(9,573,535)
Proceeds from derecognition of held-to-maturity investments		-	40,000,000
Proceeds from disposal of property, plant and equipment		-	8,205
Payment for right issues of shares		-	(3,412,963)
<b>Net cash (used in) / generated from investing activities</b>		<b>\$(5,941,905)</b>	<b>\$32,383,699</b>

**Cash Flow Statement** for the year ended 31 December 2010**現金流量表** 截至2010年12月31日止年度

(Expressed in Hong Kong dollars 以港幣計)

		Note附註	2010	2009
<b>Net increase in cash and cash equivalents</b>	<b>現金及等同現金項目淨增額</b>		\$88,337,634	\$99,535,067
<b>Cash and cash equivalents at beginning of the year</b>	<b>年初之現金及等同現金項目</b>		424,274,080	324,739,013
<b>Cash and cash equivalents at end of the year</b>	<b>年終之現金及等同現金項目</b>		<b>\$512,611,714</b>	<b>\$424,274,080</b>
<b>Analysis of the balances of cash and cash equivalents</b>	<b>現金及等同現金項目結存之分析</b>			
Cash and deposits at banks	銀行現金及存款	13	\$512,585,714	\$424,227,891
Cash on hand	手存現金		86,000	86,300
			\$512,671,714	\$424,314,191
Less: Bank deposits with maturity over three months	減：超過3個月到期之銀行存款	13	(60,000)	(40,111)
			<b>\$512,611,714</b>	<b>\$424,274,080</b>

The notes on pages 65 to 83 form part of these financial statements.

第65至83頁的附註屬本財務報表之一部分。

**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.

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

**2. Application of new and revised Hong Kong financial reporting standards ("HKFRSs")**

The Hong Kong Institute of Certified Public Accountants ("HKICPA") has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Council. There have been no significant changes to the accounting policies applied in these financial statements for the years presented as result of these developments.

The Council has not applied any new standard or interpretation that is not yet effective for the current accounting period (note 22).

**3. Significant accounting policies**

These financial statements have been prepared in accordance with all applicable HKFRSs, which collective term includes all applicable individual HKFRSs, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the HKICPA, accounting principles generally accepted in Hong Kong and the requirements of the Ordinance. A summary of the significant

**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。

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。

**2. 採用新增及經修訂的香港財務報告準則**

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》。就呈列的年度，應用於本財務報表的會計政策，並無因為這些發展而出現重大轉變。

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22)。

**3. 主要會計政策**

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



accounting policies adopted by the Council is set out below.

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 3(d)(iv).

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.

### (a) Recognition of income

Income is measured at the fair value of the consideration received or receivable.

Levy income is accounted for on an accrual basis and is recognised upon the assessment of the value of construction works by the Council.

Course fee and related income and trade testing income are recognised over the year of instruction or testing.

Registration service fee income is recognised when the services are rendered.

Dividend income from investments is recognised when the Council's right to receive payment has been established.

Interest income from a financial asset is accrued on a time basis, by reference to principal outstanding and at the effective interest rate applicable, which is the rate exactly discounts the estimated future cash receipts through the

列出如下。

除了被分類為可供出售金融資產的金融工具會如附註3(d)(iv)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。

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在此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。

### (a) 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。

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。

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時間按比例入帳。

註冊服務費用是在提供有關服務後確認。

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。

金融資產的利息收入是以時間基準按結存金額和實質利率計算，即把估計於該項金融資產預計在有效年期內可收取的未來現金款額折現為該項金融

expected life of the financial asset to that asset's net carrying amount.

### (b) Property, plant and equipment

Property, plant and equipment are stated at cost less subsequent accumulated depreciation and accumulated impairment losses (note 3(c)).

Depreciation is provided to write off the cost of items of property, plant and equipment over their estimated useful lives (note 8) and after taking into account of their estimated residual value, using the straight-line method.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the income and expenditure account in the year in which the item is derecognised.

### (c) Impairment

At each balance sheet date, the Council reviewed the carrying amounts of its assets to determine whether there is any indication that those assets have suffered an impairment loss. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in the income and expenditure account.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in the income and expenditure account.

### (d) Financial instruments

Financial assets and financial liabilities are recognised on the balance sheet when the Council became a party to the contractual provisions of the instruments. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial assets or

資產的淨帳面值時所採用的比率。

### (b) 物業、機器及設備

物業、機器及設備按成本減累計折舊及累計減值虧損列帳(附註 3(c))。

折舊額是按物業、機器及設備的估計可用年期(附註8)及估計剩餘價值註銷其相關成本，並以直線折舊法計算。

議會在出售或預期繼續使用某「物業、機器及設備」項目不會帶來經濟收益時，將剔除確認該「物業、機器及設備」項目。剔除確認該項資產所帶來的收益或損失(按出售該項資產所得款項及其帳面值的差額計算)將在該年度的收支結算表內確認。

### (c) 減值

於每個資產負債表結算日，議會會檢討其資產的帳面值，以決定這些資產有否顯示減值虧損。如資產的可收回值被估計低於其帳面值，則有關資產的帳面值會被調低至可收回值。減值虧損會即時在收支結算表內確認。

當減值虧損在其後獲撥回，資產帳面值獲增加至其可收回值之修訂估價，但增加了的帳面值不會超過有關資產在過往年度若未有確認減值虧損時應有之帳面值，該獲撥回之減值虧損會即時在收支結算表內確認。

### (d) 金融工具

當議會成為有關工具的合約條款的其中一方時，議會在資產負債表內會確認金融資產及金融負債。金融資產及金融負債在最初是以公平價值評定。收購或發行金融資產及金融負債直接產生之交易成本，於初次確認時，按適用情況，在金融資產及金融負債之公平值計入或扣除。

financial liabilities, as appropriate, on initial recognition.

Financial assets

The Council's financial assets are classified into one of the following categories, including loans and receivables, held-to-maturity investments and available-for-sale financial assets. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date/settlement date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

(i) Effective interest method

The effective interest method is a method of calculating the amortised costs of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees on points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset, or, where appropriate, a shorter period.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. At each balance sheet date subsequent to initial recognition, loans and receivables (including levy receivables and other receivables) are carried at amortised cost using the effective interest method, less any identified impairment losses (see note 3(d)(v)).

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Council's management has the positive intention and ability to hold to maturity. At each balance sheet date subsequent to initial recognition, held-to-maturity investments are measured at amortised cost using the effective interest method, less any identified impairment losses (see note 3(d)(v)).

(iv) Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either

金融資產

議會的金融資產會撥歸以下類別，包括貸款及應收款項、持至到期日之投資及可供出售的金融資產。金融資產的所有買賣均按交易日/結算日會計法確認及剔除確認。一般買賣指買賣金融資產必須於有關市場所在地法例或規例下在指定期間內交付資產。

(i) 實際利息法

實際利息法是計算金融資產的攤銷成本及按有關期間攤分利息收入之方法。實際利率是指可於金融資產預計年期或適用的較短期間內的預計現金收入(包括在某段期間所支付或收取的所有費用為實際利率不可或缺的部分、交易成本及所有其他溢價或折讓)折算成該金融資產的帳面值之利率。

(ii) 貸款及應收款項

貸款及應收款項為具有固定或可確定付款且並無在活躍市場報價的非衍生金融資產。於初次確認後每個資產負債表結算日，貸款及應收帳項(包括應收徵款及其他應收帳項)將採用實際利率法按已攤銷成本減任何已識別之減值虧損列帳(參閱附註3(d)(v))。

(iii) 持至到期日之投資

投資若屬非衍生工具之金融資產，具有固定或可以確定的支付金額及固定的到期時間，而議會管理層確實有意及有能力持至到期為止，則會列為持至到期日之投資。在最初確認後的每個資產負債表結算日，持至到期日之投資是採用實際利率方法按已攤銷成本減任何已識別之減值虧損列帳(參閱附註3(d)(v))。

(iv) 可供出售的金融資產

若屬非衍生工具之金融資產，及按此列帳或

designated or not classified as financial assets at fair value through profit or loss, loans and receivables or held-to-maturity investments.

At each balance sheet date subsequent to initial recognition, available-for-sale financial assets are measured at fair value. Changes in fair value are recognised in other comprehensive income and accumulated under investment revaluation reserve in the statement of changes in fund and reserves, until the financial asset is disposed of or is determined to be impaired (see note 3(d)(v)), at which time, the cumulative gain or loss previously recognised in the investment revaluation reserve is removed from the reserve and recognised in the income and expenditure account.

(v) Impairment of financial assets

Financial assets, other than those at fair value through profit or loss, are assessed for indicators of impairment at each balance sheet date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the financial assets have been impacted.

For an available-for-sale equity investment, a significant or prolonged decline in the fair value of that investment below its cost is considered to be objective evidence of impairment.

For all other financial assets, objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- default or delinquency in interest or principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation.

For certain categories of financial asset, such as levy receivables and other receivables, assets that are assessed not to be impaired individually are subsequently assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include the Council's past experience of collecting payments, an increase in the number of delayed payments in the portfolio past the average credit period, observable changes in national or local economic conditions that correlate with default on receivables.

並未透過溢利或虧損，貸款及應收帳項或持至到期日之投資以公平值分類為金融資產，則會列為可供出售的金融資產。

在最初確認後的每個資產負債表結算日，可供出售的金融資產是以公平價值評定。公平價值的改變於其他全面收益中確認，並於基金及儲備變動結算表之投資重估儲備內累計，直至有關金融資產獲出售，或確定已減值(參閱附註3(d)(v))，屆時將已在投資重估儲備內確認的累計收益或損失轉往收支結算表內確認。

(v) 金融資產減值

除透過溢利或虧損衍生公平值的金融資產外，其他金融資產於每個資產負債表結算日被評估作為減值指標。若有客觀證據證明該金融資產於最初確認後發生之事件影響其估計可被收取的現金流量，該金融資產將被減值。

若可供出售的權益性投資的公平值重大或長期下跌至低於其成本，則被視為客觀的減值證據。

其他金融資產減值的客觀證據包括：

- 發行人或合作伙伴出現重大的財務困難；或
- 利息或本金款項被拖欠；或
- 借貸人可能面臨破產或財務重組。

對於某一類別的金融資產，例如應收徵款及其他應收帳項，被評估不作個別減值的資產，其後將被以集體形式減值。帳內應收款項減值的客觀證據可包括議會過往收款的經驗、帳內超越平均借貸期的延期還款數目增加、國家或本地的經濟情況與拖欠應收款項相關的顯著改變。



For financial assets carried at amortised cost, an impairment loss is recognised in the income and expenditure account when there is objective evidence that the asset is impaired, and is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the original effective interest rate.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of levy receivables and other receivables, where the carrying amount is reduced through the use of an allowance account. Changes in the carrying amount of the allowance account are recognised in the income and expenditure account. When a levy receivable and other receivables are considered uncollectable, they are written off against the allowance account. Subsequent recoveries of amounts previously written off are credited to the income and expenditure account.

For financial assets measured at amortised cost, if, in a subsequent period, the amount of impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment losses were recognised, the previously recognised impairment loss is reversed through the income and expenditure account to the extent that the carrying amount of the asset at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

Impairment losses on available-for-sale equity investments will not be reversed in the income and expenditure account in subsequent periods. Any increase in fair value subsequent to impairment loss is recognised directly in other comprehensive income and accumulated under investment revaluation reserve in the statement of changes in fund and reserves. For available-for-sale debt investments, impairment losses are subsequently reversed if an increase in the fair value of the investment can be objectively related to an event occurring after the recognition of the impairment loss.

### Financial liabilities

Financial liabilities issued by the Council are initially recognised at fair value and classified according to the substance of the contractual

若有客觀證據證明以攤銷成本計算的金融資產減值，其減值虧損會於收支結算表內被確認。減值是以資產的帳面值與原先採用的實際利率將估計可收取的現金流量折現為現值的差額計算。

除應收徵款及其他應收帳項透過準備帳戶扣減減值虧損外，所有金融資產均直接扣減減值虧損。準備帳戶的帳面值改變將於收支結算表內被確認。若應收徵款及其他應收帳項之結欠為不能收取的款項，其將透過準備帳戶作註銷，其後收回已作註銷之數額將於收支結算表內列帳。

若金融資產以攤銷成本計算，倘減值虧損減少可以客觀地與減值確認後發生的事件有關，則減值虧損於其後年度可獲撥回，惟該資產帳面金額於減值撥回當日不超過未作減值確認的已撤銷成本方可撥回。

可供出售的權益性投資的減值損失將不會在其後年度的收支結算表內撥回，減值虧損其後之公平值的增加於其他全面收益中確認，並於基金及儲備變動表之投資重估儲備內累計。若可供出售的債務投資的公平值增加，而增幅可以客觀地與減值虧損確認後發生的事件有關，則減值虧損可獲撥回。

### 金融負債

議會的金融負債最初以公平價值確認，並按所簽訂合約的實質合約安排及金融負債和權

arrangements entered into and the definitions of a financial liability and an equity instrument.

The Council's financial liabilities are generally classified into other financial liabilities.

### (i) Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period.

### (ii) Financial liabilities

Financial liabilities (including accounts payable and amount due to Construction Workers Registration Authority) are subsequently measured at amortised cost using the effective interest method.

### (e) Derecognition

Financial assets are derecognised when the rights to receive cash flows from the assets expire or, the financial assets are transferred and the Council had transferred substantially all the risks and rewards of ownership of the financial assets. On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised directly in other comprehensive income and accumulated under reserve is recognised in the income and expenditure account.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the income and expenditure account.

### (f) Non-monetary government grants

Government grant takes the form of a transfer of a non-monetary asset, such as land or other resources, for the use of the Council together with the subject asset are recorded at nominal amount.

益工具的定義而分類。

議會的金融負債一般分類為其他金融負債。

### (i) 實際利率法

實際利率法是計算金融負債的攤銷成本及按有關期間攤分利息支出的方法。實際利率即透過金融負債估計年期或如適用，一段更短的年期，充份折讓估計可收取的現金帳款。

### (ii) 金融負債

金融負債(包括應付帳項及應付建造業工人註冊管理局的款項)在隨後是採用實際利率方法計算攤銷成本入帳。

### (e) 剔除確認

當金融資產收取現金流量之權利已屆滿，或金融資產已轉讓及議會已將其於金融資產擁有權之絕大部分風險及回報轉移，則金融資產將被剔除確認。於剔除確認金融資產時，已直接確認於其他全面收益及儲備下累計的資產帳面值與已收代價間之差額。

當有關合約所訂明的責任獲解除、取消或屆滿時，金融負債會被剔除。剔除確認金融負債之帳面值與已付及應付代價之差額於收支結算表內確認。

### (f) 非貨幣性政府補貼

政府補貼的形式是以非貨幣性資產轉移予議會使用，例如土地或其他資源，有關補貼與資產以象徵性金額入帳。

**(g) Employee benefits**

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

**(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) 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.

**(j) Related parties**

For the purposes of these financial statements, a party is considered to be related to the Council if:

- (i) the party has the ability, directly or indirectly through one or more intermediaries, to control the Council or exercise significant influence over the Council in making financial and operating policy decisions, or has joint control over the Council, or vice versa;
- (ii) the Council and the party are subject to common control;

**(g) 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。

**(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) 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。

**(j) 關聯方**

就本財務報表而言，議會整體的關聯人士是指：

- (i) 該人士能直接或間接透過一個或多個中間人以控制議會整體或對議會整體的財務及經濟決策具有重大影響力，或對議會整體有共同控制權，反之亦然；
- (ii) 議會整體與該人士受共同的控制；

(iii) the party is an associate of the Council or a joint venture in which the Council is a venturer;

(iv) the party is a member of key management personnel of the Council or the Council's parent, or a close family member of such an individual, or is an entity under the control, joint control or significant influence of such individuals;

(v) the party is a close family member of a party referred to in (i) or is an entity under the control, joint control or significant influence of such individuals; or

(vi) the party is a post-employment benefit plan which is for the benefit of employees of the Council or of any entity that is a related party of the Council.

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

**4. Financial instruments**

**(a) Financial risk management objectives**

The Council has overall responsibility for the establishment and review of the Council's risk management framework. The Council's risk management policies are established to identify and analyse the risks faced by the Council, to set appropriate risk limits and controls, and to monitor risks and adherence to market conditions and the Council's activities. The Council, through its training and management standards and procedures, aimed to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

There has been no change to the Council's exposure to market risks or the manner in which it is managed and measured.

**(b) Credit risk management**

The Council reviewed the recoverable amount of the outstanding balances at each balance sheet date 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

(iii) 該人士為議會整體的聯營公司或合營公司，而議會整體是其中一位合營者；

(iv) 該人士為議會整體或其母公司的主要管理層成員，或其關係密切的家庭成員，或受該個人的控制、共同控制或重大影響的實體；

(v) 該人士為上述(i)所提人士的關係密切的家庭成員，或受該個人的控制、共同控制或重大影響的實體；或

(vi) 該人士為一項退休福利計劃，而該計劃是為議會整體或任何議會整體的關聯人士實體的僱員福利而設。

個人的關係密切的家庭成員是指與議會整體的交易中可能影響該個人或受該個人影響的家庭成員。

**4. 金融工具**

**(a) 財務風險管理目標**

議會對其風險管理架構負起全部責任。議會確立風險管理政策以找出及分析議會所面對的風險，設定適合的風險限制和管制，監控風險及固守市場情況和議會的活動。議會透過訓練及管理的標準和程序，以建立一個讓所有僱員明瞭他們的角色和責任的有規律和建設性的管制環境為目標。

議會所需承受的市場風險或議會需處理和量計的市場風險於年內並無改變。

**(b) 信貸風險管理**

議會於每個資產負債表結算日就每筆個別應收帳款之可收回款項進行審查，以確保就不可收回款項有足夠減值虧損。就此而言，議會認為其信貸風險已大幅減少。有關議會源自應收徵款的信貸風險項



quantitative disclosures in respect of the Council's exposure to credit risk arising from levy receivables are set out in note 11.

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

(c) Liquidity risk management

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.

(d) 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.

(e) Foreign exchange risk

The Council's functional and presentation currency has been in Hong Kong dollars since the operations are mainly in Hong Kong. Accordingly, the Council considered the foreign exchange risk is not significant.

(f) Fair value

The fair value of financial assets and liabilities are determined as follows:

- the fair value of financial assets and financial liabilities with standard terms and conditions and traded on active liquid markets are determined with reference to quoted market bid prices; and
- the fair value of other financial assets and liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis using price from observable current market transactions.

The Council considered that the carrying amounts of financial assets and liabilities recorded at amortised cost in the financial statements approximate their corresponding fair values.

目之進一步數量披露，會於附註11列出。

就議會所持現金及按金而言，由於交易對手為大型金融機構，因此只存在有限的信貸風險。

(c) 流動資金風險管理

流動資金風險管理的最終責任由議會承擔，故議會已建立適當的流動資金風險管理體制以管理議會的短期、中期及長期資金及流動資金的管理規定。議會透過持續監控預計及實際現金流量以管理流動資金的風險。

(d) 利率風險

議會面對的利率風險來自付息金融資產的利率轉變，這類付息金融資產主要為屬短期性的現金及銀行存款，因此，若未來利率有任何改變，亦不會對議會的營運結果有重大影響。

(e) 外匯風險

基於議會主要在香港營運，其功能及財務報表所用的貨幣為港幣。因此，議會認為並沒有重大的外匯風險。

(f) 公平價值

金融資產及負債的公平價值是根據以下方法釐定：

- 附有標準條款及在活躍流動市場交易的金融資產及負債的公平價值是參考市場報價而釐定；及
- 其他金融資產及負債的公平價值，則根據採用近期市場可見交易的市價進行現金流量折現分析並普遍獲接納的定價模式而釐定。

議會認為在財務報告內以已攤銷成本入帳的金融資產及負債的面值，與其相關的公平價值相近。

5. Levy income

Private sector	私營工程	\$ 154,260,678	\$162,931,465
Public sector	公營工程	128,675,653	95,149,881
Others (note)	其他工程(註)	15,270,695	8,309,299
Penalty on overdue levy	逾期繳付徵款之罰款	186,025	191,429
		<b>\$298,393,051</b>	<b>\$266,582,074</b>

Note: Others include levy income on construction operations relating to the port and airport development, Mass Transit Railway, Express Rail Link, East Rail and West Rail.

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%.

6. Investment and interest income

Interest on debt securities	債務證券之利息	\$1,832,213	\$2,339,623
Interest on bank deposits	銀行存款之利息	2,792,468	2,142,446
Other interest income	其他利息收入	102	72
Dividend from available-for-sale investments	可供出售投資之股息	1,242,685	1,131,008
		<b>\$5,867,468</b>	<b>\$5,613,149</b>

5. 徵款收入

	<b>2010</b>	<b>2009</b>
	\$ 154,260,678	\$162,931,465
	128,675,653	95,149,881
	15,270,695	8,309,299
	186,025	191,429
	<b>\$298,393,051</b>	<b>\$266,582,074</b>

註：其他工程包括有關港口及機場發展、香港鐵路、高速鐵路、東鐵及西鐵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。

6. 投資及利息收入

	<b>2010</b>	<b>2009</b>
	\$1,832,213	\$2,339,623
	2,792,468	2,142,446
	102	72
	1,242,685	1,131,008
	<b>\$5,867,468</b>	<b>\$5,613,149</b>

7. Other income

	2010	2009
Service fee income from Construction Workers Registration Authority (note 21)	\$11,902,802	\$11,670,667
Transfer of net assets from PCICB Registration Limited (note (a))	686,038	-
Other miscellaneous income	3,145,188	1,423,827
	<b>\$15,734,028</b>	<b>\$13,094,494</b>

(a) Transfer of net assets from PCICB Registration Limited

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.

Net assets transferred to the Council are as follows:

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

7. 其他收入

	2010	2009
來自建造業工人註冊管理局的服務費用收入(附註21)	\$11,902,802	\$11,670,667
從臨時建造業統籌委員會註冊有限公司轉移的資產淨值(附註(a))	686,038	-
其他雜項收入	3,145,188	1,423,827
	<b>\$15,734,028</b>	<b>\$13,094,494</b>

(a) 轉移自臨時建造業統籌委員會註冊有限公司資產淨值

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)的運作，並履行主管機構的角色。初始，臨時建統會的設立，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有效管理和未來的提升工作，自2010年1月4日起，議會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。

轉移至議會的資產淨值如下：

銀行現金及存款	\$1,479,400
應付帳項及應計費用	(793,362)
<b>轉移之資產淨值</b>	<b>\$686,038</b>

8. Property, plant and equipment

	Building and Premises	Motor Vehicles	Computer Equipment	Renovation and Building Facilities	Furniture and Fixtures	Facilities, Tools, Machinery and Workshop Equipment	Other Equipment	Total
	建築物及樓宇	汽車	電腦設備	翻新及屋宇裝備	傢俬及固定裝置	設施、工具、機器及工場設備	其他設備	總額
<b>Cost:</b>								
At 1 January 2009	\$5	\$264,806	\$4,817,156	\$8,381,844	\$336,358	\$5,539,246	\$1,623,284	\$20,962,699
Additions	-	-	1,622,438	6,097,795	87,161	1,490,577	275,564	9,573,535
Disposals	-	-	-	-	-	(67,720)	(62,900)	(130,620)
At 31 December 2009	<b>\$5</b>	<b>\$264,806</b>	<b>\$6,439,594</b>	<b>\$14,479,639</b>	<b>\$423,519</b>	<b>\$6,962,103</b>	<b>\$1,835,948</b>	<b>\$30,405,614</b>
At 1 January 2010	\$5	\$264,806	\$6,439,594	\$14,479,639	\$423,519	\$6,962,103	\$1,835,948	\$30,405,614
Additions	-	-	894,048	3,206,869	57,308	5,259,016	743,516	10,160,757
Disposals	-	-	-	(3,110)	-	(16,063)	(50,906)	(70,079)
At 31 December 2010	<b>\$5</b>	<b>\$264,806</b>	<b>\$7,333,642</b>	<b>\$17,683,398</b>	<b>\$480,827</b>	<b>\$12,205,056</b>	<b>\$2,528,558</b>	<b>\$40,496,292</b>
<b>Accumulated depreciation:</b>								
At 1 January 2009	\$-	\$127,987	\$2,285,422	\$3,293,904	\$31,706	\$1,133,265	\$254,698	\$7,126,982
Charge for the year	-	52,960	963,695	2,169,373	37,395	1,221,822	176,361	4,621,606
Written back on disposals	-	-	-	-	-	(60,289)	(23,214)	(83,503)
At 31 December 2009	<b>\$-</b>	<b>\$180,947</b>	<b>\$3,249,117</b>	<b>\$5,463,277</b>	<b>\$69,101</b>	<b>\$2,294,798</b>	<b>\$407,845</b>	<b>\$11,665,085</b>
At 1 January 2010	\$-	\$180,947	\$3,249,117	\$5,463,277	\$69,101	\$2,294,798	\$407,845	\$11,665,085
Charge for the year	-	52,960	1,231,782	2,868,442	45,109	1,809,492	229,719	6,237,504
Written back on disposals	-	-	-	(3,110)	-	(10,575)	(23,928)	(37,613)
At 31 December 2010	<b>\$-</b>	<b>\$233,907</b>	<b>\$4,480,899</b>	<b>\$8,328,609</b>	<b>\$114,210</b>	<b>\$4,093,715</b>	<b>\$613,636</b>	<b>\$17,864,976</b>
<b>Net book value:</b>								
At 31 December 2010	<b>\$5</b>	<b>\$30,899</b>	<b>\$2,852,743</b>	<b>\$9,354,789</b>	<b>\$366,617</b>	<b>\$8,111,341</b>	<b>\$1,914,922</b>	<b>\$22,631,316</b>
At 31 December 2009	<b>\$5</b>	<b>\$83,859</b>	<b>\$3,190,477</b>	<b>\$9,016,362</b>	<b>\$354,418</b>	<b>\$4,667,305</b>	<b>\$1,428,103</b>	<b>\$18,740,529</b>

8. 物業、機器及設備



The above items of property, plant and equipment are depreciated over their estimated useful lives, using the straight-line method, at the following rates per annum:

Building and premises	建築物及樓宇	4% - 10%
Motor vehicles	汽車	20%
Computer equipment	電腦設備	20% - 33 $\frac{1}{3}$ %
Renovation and building facilities	翻新及屋宇裝備	20%
Furniture and fixtures	傢私及固定裝置	10%
Facilities, tools, machinery and workshop equipment	設施、工具、機器及工場設備	20%
Other equipment	其他設備	10%

## 9. Held-to-maturity investments

Unlisted debt instruments	非上市債務票據		
Analysed as:	分析為:		
- Non-current assets	- 非流動資產		
- Current assets	- 流動資產		

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

## 10. Available-for-sale investments

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)		
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## 11. Levy receivables

Levy receivables	應收徵款	\$21,145,260	\$17,804,032
Less: Allowance for doubtful debts	減: 呆帳準備	(2,798,524)	(2,671,554)
		\$18,346,736	\$15,132,478

(a) The average credit period on levy receivables granted to the contractors is 28 days after the contractor receives the notice of assessment.

上述物業、機器及設備的折舊是以直線法計算，按有關項目的估計可使用年期撇銷其成本，所採用的年率如下：

## 9. 持至到期日之投資

	2010	2009
	\$40,320,702	\$40,329,886
	\$30,332,997	\$40,329,886
	9,987,705	-
	\$40,320,702	\$40,329,886

持至到期日之投資並無逾期或作出減值。

## 10. 可供出售投資

	2010	2009
	\$40,774,877	\$44,455,652

## 11. 應收徵款

	2010	2009
	\$21,145,260	\$17,804,032
	(2,798,524)	(2,671,554)
	\$18,346,736	\$15,132,478

(a) 承建商平均須在以收到評估通知日期之28天內繳付徵款。

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 \$1,383,003 (2009: \$1,065,919) 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 62 days (2009: 482 days).

### (b) Aging of past due but not impaired

0 - 30 days	0 - 30天
31 - 60 days	31 - 60天
61 - 90 days	61 - 90天
Over 90 days	90天以上

### (c) Movement in the allowance for doubtful debts

At the beginning of the year	年度內開始
Amounts written off during the year	年度內註銷之款額
Increase in/(reversal of) allowance recognised in the income and expenditure account	在收支結算表內確認準備之增加/(撥回)
At the end of the year	年度內終結

In determining the recoverability of levy receivables, the Council 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. Accordingly, the Council believed that there is no further credit provision required in excess of the allowance for doubtful debts.

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 \$1,383,003 (2009年: \$1,065,919) 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62天(2009年: 482天)。

### b) 逾期但未作出減值之應收帳項之帳齡

	2010	2009
	\$1,022,262	\$160,027
	69,572	31,408
	-	38,762
	291,169	835,722
	\$1,383,003	\$1,065,919

### (c) 呆帳準備之變動

	2010	2009
	\$2,671,554	\$3,810,882
	(16,431)	(1,028,236)
	143,401	(111,092)
	\$2,798,524	\$2,671,554

議會在衡量應收徵款能否收回時，會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，故此，議會相信呆帳準備以外毋須為信用增加撥備。

Included in the allowance for doubtful debts are individually impaired levy receivables with an aggregate balance of \$1,124,991 (2009: \$1,193,286) which have either been placed under liquidation or in severe financial difficulties. The Council did not hold any collateral over these balances.

## 12. Deposits, prepayments and other receivables

Deposits and prepayments	各項按金及預付費用
Other receivables	其他應收帳項
- Interest receivables	- 應收利息
- Dividend receivables	- 應收股息
- Others	- 其他

The amount of the Council's deposits expected to be recovered after more than one year is \$2,023,780 (2009: \$1,159,176). All of the other deposits, prepayments and other receivables are expected to be recovered or recognised as expenditure within one year.

## 13. 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 0.67% to 1.12% (2009: from 0.07% to 0.42%) per annum.

Deposits with banks	銀行存款
- with maturity over three months	- 投資期多於3個月
- with maturity less than three months	- 投資期少於3個月
Cash at bank	銀行現金

## 14. Accounts payables and accruals

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

在呆帳準備內總額為\$1,124,991(2009年:\$1,193,286)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。

## 12. 各項按金、預付費用及其他應收帳項

	2010	2009
Deposits and prepayments	\$3,930,059	\$2,891,877
Other receivables		
- Interest receivables	1,377,799	948,722
- Dividend receivables	260,112	259,674
- Others	3,398,798	3,924,912
	<u>\$8,966,768</u>	<u>\$8,025,185</u>

預期將於超過一年後變現的議會按金額為\$2,023,780(2009年:\$1,159,176)。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。

## 13. 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0.67%至1.12% (2009年為0.07%至0.42%)。

	2010	2009
Deposits with banks	\$60,000	\$40,111
- with maturity over three months		
- with maturity less than three months	510,475,484	410,074,033
Cash at bank	2,050,230	14,113,747
	<u>\$512,585,714</u>	<u>\$424,227,891</u>

## 14. 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。

## 15. Amount due to construction workers registration authority

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

## 16. Auditor's remuneration

Audit fee and disbursements included in general and administrative expenses are as follows:

- current year provision
- over-provision in prior period

包括在一般行政費用內的核數費用及支出款項如下:

- 本年度撥備
- 前期過度撥備

## 17. Retirement benefit schemes

Contributions to the retirement benefit schemes made by the Council of \$13,367,743 (2009: \$13,107,385) are included in staff costs.

## 18. 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.

## 19. Financial risk management and fair values

### Financial instruments carried at fair value

The amendments to HKFRS 7, Financial Instruments: Disclosures, require disclosures relating to fair value measurements of financial instruments across three levels of a "fair value hierarchy". 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

## 15. 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。

## 16. 核數師酬金

	2010	2009
Audit fee and disbursements included in general and administrative expenses		
- current year provision	\$185,000	\$185,000
- over-provision in prior period	(480)	(1,950)
	<u>\$184,520</u>	<u>\$183,050</u>

## 17. 退休保障計劃

由議會為退休保障計劃所作出之\$13,367,743供款(2009年為\$13,107,385)已包括在職員費用內。

## 18. 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。

## 19. 財務危機管理及公平價值

### 金融工具之公平價值

《香港財務報告準則第7號—金融工具：披露》的修訂，要求透過「公平價值等級」之中三個級別，披露有關金融工具公平價值的釐定。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



- 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 \$40,774,877 as at 31 December 2010 (2009: \$44,455,652) which was based on quoted market price in the Hong Kong Stock Exchange (see note 10).

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

## 20. Capital commitments

Capital expenditure in respect of the acquisition of property, plant and equipment contracted for but not provided in the financial statements	已訂約但帳項中未提撥相關物業、機器及設備之資本性支出
Capital expenditure in respect of the acquisition of property, plant and equipment authorised but not contracted for in the financial statements	已核准但未在帳項中訂約之物業、機器及設備之資本性支出

- 第3級(最低級別):以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2010年12月31日，議會可供出售投資的公平價值為\$40,774,877 (2009年為\$44,455,652)，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10)。

年度內並無第1級及第2級金融工具之間的轉移。

## 20. 資本承擔

	2010	2009
	\$623,590	\$555,000
	13,600,000	800,000
	<u>\$14,223,590</u>	<u>\$1,355,000</u>

## 21. Related party transactions

Apart from the outstanding balances with related parties as disclosed in note 15, during the year, the Council entered into the following transactions with a related party.

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
- Levy collection service fee income	- 徵款服務費用收入
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

## 21. 關連人士交易

除已在附註15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。

	2010	2009
	\$11,062,802	\$10,857,107
	840,000	813,560
	<u>5,256,435</u>	<u>2,811,653</u>

## 22. Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 December 2010

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 2010 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.

## 22. 已頒佈但就截至2010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2010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。

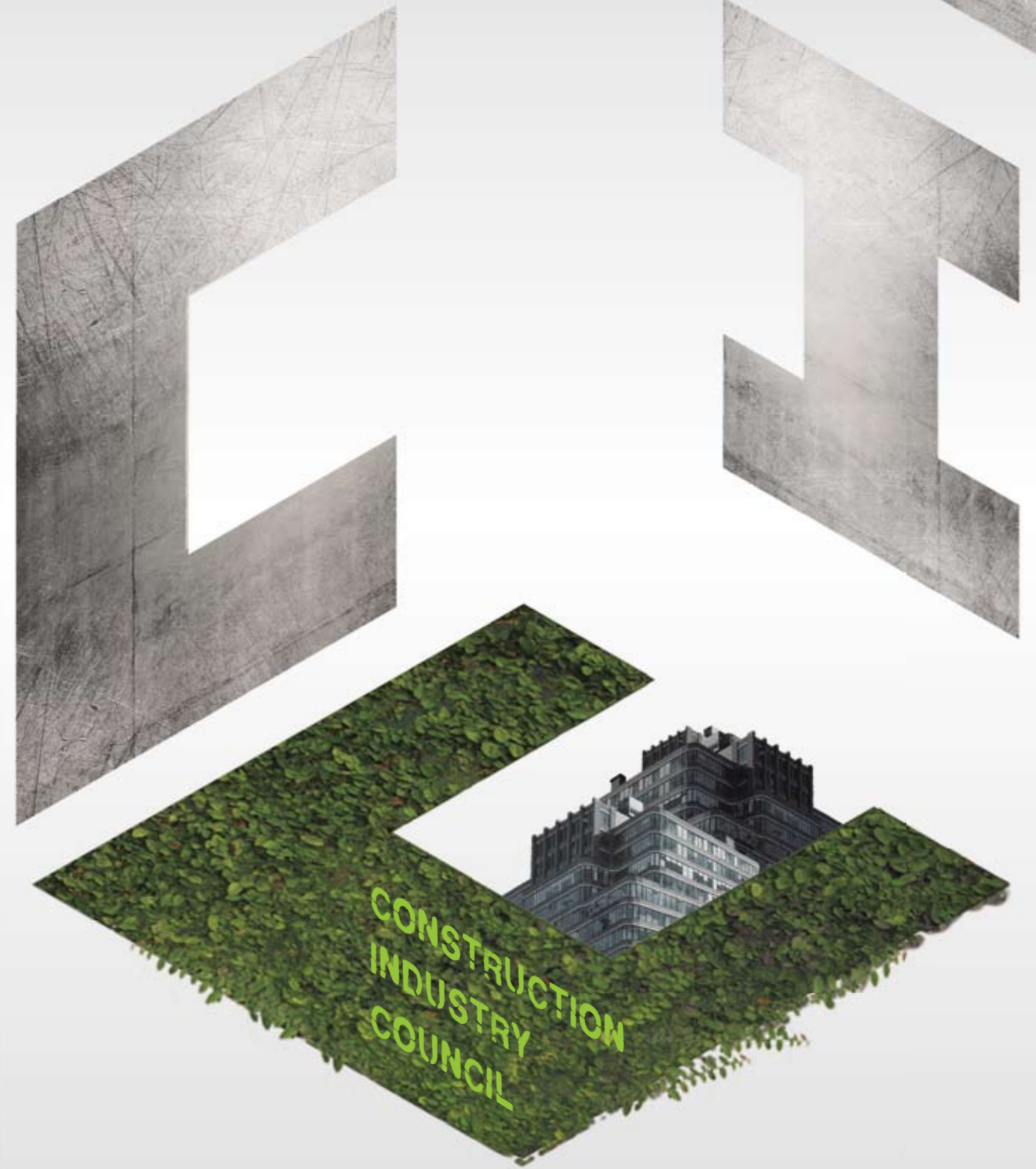
**Number of Higher Paid Staff**

The actual remuneration of staff members exceeding \$1,000,000 in 2009 and 2010 is shown below:

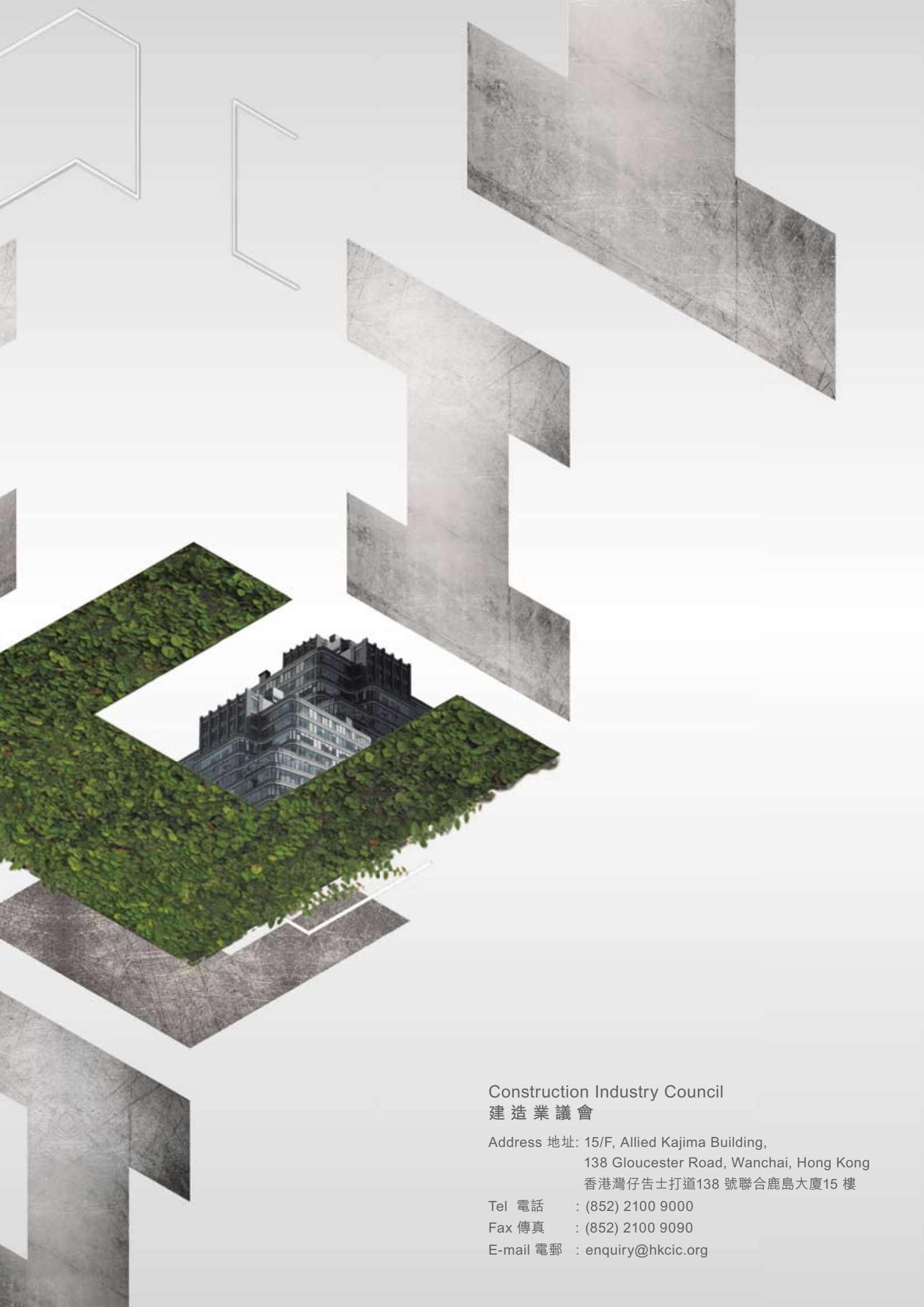
**較高薪的職員人數**

實際年薪超過\$1,000,000的職員人數如下：

	2010 Number of Individuals 職員人數	2009 Number of Individuals 職員人數
<b>\$1,000,000 to \$1,800,000</b>	<b>9</b>	<b>9</b>







Construction Industry Council  
建造業議會

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