



savills

Group Companies

Property & Facilities Management
Guardian Property Management Ltd
Guardian Management Services Ltd
Kwik Park Ltd

Cleaning & Hygiene
Swan Hygiene Services Ltd
Swan Pest Control Services Ltd

Engineering & Maintenance
Express Maintenance Services Ltd
Express Engineering Ltd

Security System & Guarding
Security And Safety Ltd
Guard Able Ltd
Asia-Protection Security Associates Ltd

Landscape Maintenance
Greenscape Ltd

Environmental & Household
Guardian Care Ltd

Strategic Services
Guardian Partners Ltd
Guardian Home Ltd

Macau Business
G.E.S. Holdings Ltd
East Sun Cleaning Services Ltd
Express Engineering (Macau) Ltd
Jade Florist Ltd
Winnerway Security Guards Company Ltd

China Business
Guardian Property Services (Shanghai) Company Ltd
Shenzhen Guardian Property Services Company Ltd
Swan Property Services (Beijing) Company Ltd

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集團公司

物業及設施管理
佳定物業管理有限公司
佳定管理服務有限公司
佳栢停車場有限公司

清潔及環境衛生
時運服務有限公司
時運滅蟲服務有限公司

工程維修
佳達維修服務有限公司
佳達工程有限公司

保安系統及護衛
安全護衛有限公司
佳保護衛有限公司
亞太科衛保安有限公司

園藝保養
綠苑環境美化有限公司

環保及家居
佳居生活有限公司

策劃管理
Guardian Partners Ltd
佳安家有限公司

澳門業務
佳怡控股有限公司
怡信清潔服務有限公司
佳達工程(澳門)有限公司
翡冷翠有限公司
宏遠護衛有限公司

中國業務
佳定物業服務(上海)有限公司
深圳市佳定物業服務有限公司
時運物業服務(北京)有限公司

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www.savillsguardian.com.hk



You're in good hands



savills
Guardian
佳定集團

We do it right –

臻于至善
臻于至善



*Well-defined Company Philosophy –
Everyone in the team takes to his
heart the quest for excellence and
total customer satisfaction.*

明確的公司宗旨 –
追求卓越水準，
滿足客戶要求。

The road to success is never easy. It takes both perseverance and conviction to stay the course. From Guardian to Savills Guardian, it has been our unwavering faith that quality, not price, always comes first. For we believe that customers know what's best for them, and given time they will come to make the right choice. That is why most of our clients stay with us forever. It is their faith in us that drives us to continuously improve ourselves and set a higher service standard for all Group personnel.

We at Savills Guardian invite you to join those who appreciate quality and experience first hand our professional service.

Try us out, and you'll be glad you did.



堅持不懈和明確信念是佳定集團成功的兩項重要因素。佳定多年來都秉承著品質至上的經營理念，因為我們確信顧客會在質素和價錢上作出適當的選擇。也正因如此，客戶與我們建立了長期互信的合作夥伴關係。相反地，也因為他們的信任，驅使我們精益求精，為集團及全體員工訂立更明確的服務指標。

我們誠邀您加入已選擇了佳定的一羣，藉以親身體驗我們精緻細心及嚴謹專業的服務。

選擇佳定肯定會是一個不錯的決定！

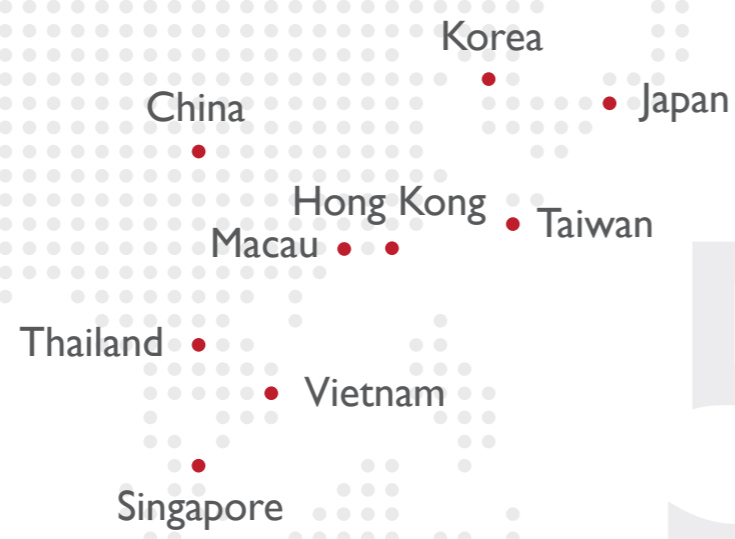
Corporate strength and accountability –

the choice is obvious
實力雄厚 必然之選



*Personal Touch –
Advanced technology
can never replace what
a personal relationship
can accomplish.*

人際關係 –
我們深信，科技再先進，亦未能取代良好的人際關係所帶來的成果。



500

OFFICES

New Zealand



8 BILLION

ANNUAL REVENUE IN HKD



As the name suggests, Savills Guardian is a member of Savills plc, an international property advisor with over 500 offices and associates throughout the Americas, UK, Continental Europe, Asia Pacific, Africa and the Middle East. Savills plc is now listed on the London Stock Exchange and is in the Real Estate Sector of the FTSE 250 Share Index. The company employs over 23,000 people worldwide and boasts an annual revenue of over HK\$8 billion.

Locally, Savills Guardian employs over 10,000 people and has an annual turnover of over HK\$900M.

佳定為國際知名的物業顧問公司 Savills plc 的集團公司。Savills plc 為英國倫敦 FTSE250 指數成份股之一；並在美洲、英國、歐洲、亞太區、非洲及中東各地設有逾 500 間辦事處。全球僱用超過 23,000 名員工，每年營業額超逾八十億港元。

佳定在香港早被公認為最具實力的管業集團之一，我們現僱用逾

In terms of corporate strength, the figures speak for themselves. In addition, we are also covered by Professional Indemnity for any claim of professional negligence; putting us in the league of only a limited few who care more about their customers than short term gain.

All these make it easier for our potential customers to make the right choice when it comes to the selection of service partner, because corporate strength and accountability are amongst others the two most important criteria in the screening process.

10,000 名員工，每年營業額高逾九億港元，實力不言而喻。為加強客戶的信心，我們更購買了專業責任保險，引證了我們更懂得關心和保障客人的利益。

佳定以上的各項優越條件，足以令到有意選擇我們的客戶，加倍安心。



物有所值，真正能滿足客戶需求。

佳定物業管理有限公司乃佳定集團之旗艦公司，於1977年，物業管理概念正處於起步階段的時候成立。物業管理能成熟發展至今日的專業地位，佳定在過程中的投入與貢獻，有目共睹。而物業管理及專業綜合服務，現已成為佳定多元性服務的重要一環。

向客戶提供卓越服務是我們每位員工都銘記於心的服務宗旨。經過不懈的努力及不斷的追求，佳定集團已被公認為最佳物業管理服務供應商之一。我們時刻保持最高狀態，為向客戶提供全面和高品質的物業和設施管理服務，作好充份準備。

佳定，一個代表著可靠和誠意的品牌，不單滿足客戶的需要，更時刻尋求突破。

Savills Guardian – a household name you can trust 佳定 一個可信賴的品牌

Value for money – To demonstrate fully the true value of the services rendered, and to ensure that customers are getting what they paid for.



Guardian Property Management Limited, the flagship of the Savills Guardian Group, has been in the business since 1977 when the concept of professional property management service was not known to many. Over the years, Savills Guardian has taken an active part in contributing to the industry helping it to achieve the status which it enjoys today. Property management and specialist integrated services are now an integral part of Savills Guardian's wide diversity of service.

Every Savills Guardian employee keeps close to his/her heart the company philosophy of attaining excellence for its services offered to customers. It takes both dedication and a continuous pursuit of improvement that allows Savills Guardian to be widely recognized as a top-notch service provider; ready to provide an extensive range of quality property and facilities management services all under one roof.

Savills Guardian - a name synonymous with reliability and sincerity – caters to the demands of clients in a manner which not only meets but often exceeds their expectations.



Diversification –

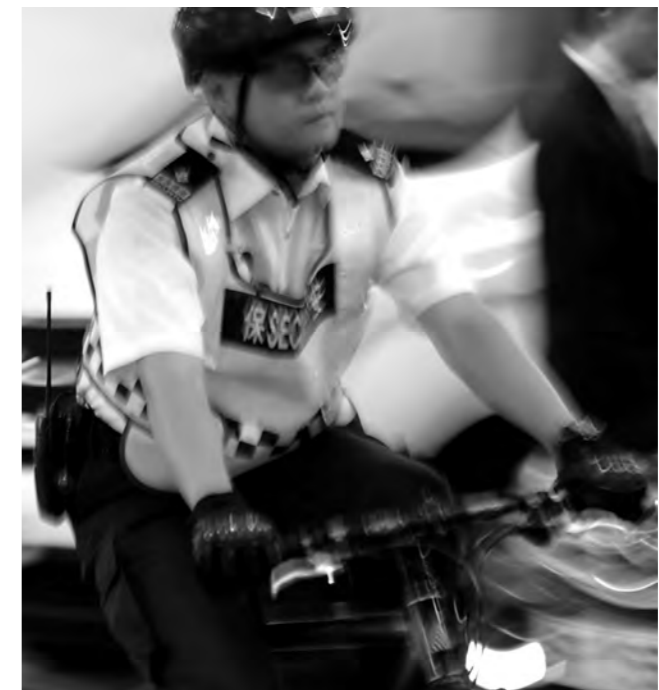
caring for your needs

多元化服務 關心您所需

The Board of Savills Guardian has spared no effort in advancing the business from a property management company to a diversified service provider. Our road to success has not been an easy one, albeit it bears testimony to the vision and foresight of the management team.

While turning a business into a successful enterprise is never a simple

task, climbing to new heights for a mature corporation is even more challenging. Evidently, Savills Guardian has done a remarkable job in this respect. Every member company of the Group, irrespective of its size and age, plays a pivotal part in what the name of the Group stands for, when they at the same time compete in the open market to render services to clients in their own right.



Well resourced supporting services – An extensive range of property related services are available to cover all major aspects which are valued and appreciated by customers.

經過多年不懈的努力，佳定的董事局成功地將佳定由一間單一化的物業管理公司，發展成為一間具規模的多元化服務機構。期間經歷了大小不同的挑戰，見證了佳定管理層的眼光和遠見。

要將一間新公司營造成一所成功的企業，從來不易。而促使一個成熟企業迭創高峰，則更屬難能可貴。佳定的每一間集團公司，不論其規模及年資，都能獨當一面地在市場上公開競爭及營運，並在打造集團的專業品牌方面，擔演著一個重要角色。

強勁的支援服務 – 全方位的物業管理服務，滿足客戶的所有需求。

Moving Forward – no boundaries to expansion 向前邁進 拓展無疆界

*Work Experience – The Group is flexible
and always ready to meet customer requests
and adapt to industry changes.*

As the property and facilities management market in Hong Kong is mature and remains highly competitive, the Board of Savills Guardian has taken a series of initiatives over the years by steering the Group towards other business opportunities. Today, Savills Guardian is not only a renowned brand in Hong Kong, we are also gaining ground in Mainland China and our associate company in Macau is enjoying its well recognized status in the local service industry, with an impressive client list.

With a view to replicating Savills Guardian's business model in Macau, we have set up G. E. S. Holdings Limited with a prominent business partner in Macau and acquired through it several locally leading service providers in the areas of cleaning, security, engineering and landscape maintenance. Customers include the Macau Government, Macau International Airport, the Venetian Cotai Limited, City of

**寶貴經驗 – 佳定利用其靈活性和專業知識，
為滿足客戶的要求和應付行業的轉變，
作好充份準備。**

Dream, Galaxy Macau and the Macau Polytechnic Institute.

The Group's proactive approach is winning in Hong Kong as well. Several new business ventures such as elderly care and environmental protection services have been set up in recent years which have underscored the Group's position as a well rounded service provider.

香港的物業及設施管理是一門發展成熟及競爭激烈的行業。有見及此，佳定的董事局早已積極拓展其他商機，在中國大陸及澳門進軍服務行業，並已各自取得了市場領先地位。

除早年已成功開發的內地市場外，佳定亦踏足澳門的服務行業。我們銳意套用佳定的營運模式，開拓澳門的業務。在相同理念下，與當地的合作伙伴斥資成立佳怡控股有限公司，並陸續收購和成立了清潔、保

安、工程及園藝服務公司。客戶包括澳門政府、澳門國際機場、威尼斯人路氹股份有限公司、新濠天地、澳門銀河綜合渡假城及澳門理工學院。

我們同時亦積極發展本地市場，並致力於開拓其他業務如護老及環保服務，亦鞏固了我們全方位服務的市場領先地位。



Corporate Social Responsibility

caring for a better society

肩負社會責任 共創美好社區



Guardian has been holding and fully subsidizing “Guardian Education Fund” since 2000. This Funding Scheme aims at supporting and encouraging students, and hence contributing to society. We have offered scholarship and subsidization to over 70 students every year.

It has been repeatedly said that human resources are the biggest asset of a company, especially in a service business. That is why the management of Savills Guardian is committed to long-term staff training and development so as to strengthen the Group’s capabilities and competencies in combating any challenges which may arise from the dynamic marketplace.

But being a conscientious employer alone is not enough to be qualified as a good corporate citizen. The modern day corporations must embrace also the core values of corporate social responsibility. Sustainable development, environmental protection, participation and reciprocation to the community are some of the major attributes and those which Savills Guardian has been actively involved in over the years.

人力資源一向被認為是每間公司最寶貴的資源，尤其是服務性行業。佳定的管理層一向致力於員工的長期培訓和發展，藉以增強集團實力，以應付激烈市場條件下可能出現的各種挑戰。

但良好的企業除了善待員工之外，更需肩負起一定的社會責任。其中可持續發展、保護環境、參與及回饋社會乃當中的主要項目，亦是佳定過去多年積極投入社會工作的核心目標。

佳定自2000年開始自資舉辦「佳定獎助學金計劃」，目的是支持及鼓勵莘莘學子，貢獻社會。此計劃每年獎勵及資助超過70名學生。

商界展關懷
caringcompany 2003-07
Awarded by The Hong Kong Council of Social Service
香港社會服務聯會頒發

綠 Gold Wastewi\$e
卓越明智減廢

The Way Forward –

we're here and
we're here to stay

堅定理念
盡心為您服務

Savills Guardian believes that the future of a company depends largely on its determination to improve. What we have achieved in the past is indicative of what we can accomplish in the years ahead. Our success has always been simple and direct – we deliver what we promise, and we are constantly looking for further opportunities for advancement.

As an independent property service provider, we must be alert and in good shape. We are not complacent with what we have

achieved so far, but are committed to the delivery of our best service always, in preparation for what the future may bring.

The future is in the hands of those who stay one step ahead of their competitors. While it may seem difficult to distinguish amongst the numerous property and facilities management service providers, Savills Guardian always comes out on top. Why? Because it is a name synonymous with reliability.

*Proactive Management Approach –
Staff are encouraged to take a proactive
approach towards each and every endeavour,
whether in life or in work responsibilities.*



積極管理模式–
我們鼓勵員工在生
活和工作上，努力
做到積極主動。

佳定深信，一間公司的成功發展取決於提升服務質素的決心。我們過往所取得的成就，預示了我們在未來必定能夠更進一步。我們致勝的方法簡單直接，就是履行承諾，並積極尋求進步。

作為一間獨立的管理公司，我們須時刻自我警惕，並保持最佳狀態。我們不會就此自滿，自當努力做好本份，為未來的發展，打好基礎。

凡領先于競爭者，方能掌握未來。儘管我們深切體會到成功並非倖至，佳定始終在業界佔一重要席位——只因佳定標誌著一個可靠服務的品牌。