

Year Book 2006

穩定・和諧



精誠服務

MANAGEMENT IN SAFE HANDS

香港物業管理公司協會
The Hong Kong Association of Property Management Companies



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創會歷史及宗旨

History and Objectives

香港物業管理公司協會有限公司於一九九零年一月成立，由本港各大物業管理公司、英國特許屋宇經理學會香港分會（現稱為英國特許房屋經理學會亞太分會）、香港房屋經理學會、香港測計師學會及皇家測計師學會。

本會的宗旨及目標如下：

- 建立及改善物業及多層大廈管理之專業水平；
- 向香港政府及有關團體組織提供物業管理方法之專業意見；
- 制定及監管會員之專業守則以保障公眾人士之權益；
- 鼓勵專業管理公司之間相互合作、提高及增進服務水平；
- 向會員及有意從事物業管理之人士提供專業訓練；及
- 代表各會員參與政府及其他相關團體在物業管理方面之諮詢、討論及研究。

The Hong Kong Association of Property Management Companies Limited was formed in January 1990 by a group of leading property management companies in conjunction with the Chartered Institute of Housing Hong Kong Branch, (now retitled to Chartered Institute of Housing Asian Pacific Branch), the Hong Kong Institute of Housing, the Hong Kong Institute of Surveyors and the Royal Institute of Chartered Surveyors (Hong Kong Branch).

The Principal aims and objectives of the Association are:

- to establish, improve and maintain standards for the professional management of land property and multi-storey buildings;
- to provide an organization to represent and advise its members and to make recommendations to or be consulted by the government or other municipal or professional bodies on matters concerning property management;
- to safeguard public interest by effective supervision of members of the Association and implementation of code of professional conduct;
- to encourage professional management companies to associate for the purposes of co-operation, and to enhance and improve service standards;
- to provide education and training to its members and those who are interested in the profession; and
- to provide, for the benefit of its members, a representative negotiating body, in any discussion with the government or other bodies, relating to the interests, rights, powers and privileges of its members or other matters of common interest.

會員資格

Membership

協會之公司會員包括本港著名物業管理公司，亦鼓勵其他規模較小之同業加入，促使整個物業管理行業共同推行專業管理服務，及遵守自我約束之守則，會員可通過協會向各政府及有關團體表達意見及與政府保持經常之聯繫。

管理公司必須符合以下的條件，才可被考慮接納為協會會員：

- 一. 該公司之主要負責人必須擁有五年或以上之物業管理經驗，或該公司已經有兩年或以上實際管理樓宇之經驗；及
- 二. 該公司現時已管理：
 - * 超過1,000個住宅單位；或
 - * 超過30,000平方米之工業單位；或
 - * 超過10,000平方米之商業單位。

若管理公司未能全部符合上述資格者，可申請成為附屬會員。

The Association's membership includes most of Hong Kong's leading property management companies, all of whom are committed to enhancing the standard of professional property management.

The Association actively encourages new membership and is keen to ensure that Hong Kong's smaller professional property management companies are fully represented and can benefit from the activities of the Association and its committees.

Members of the Association have the opportunity to lobby government and to express their views on issues of topical interest through discussion and consultation with relevant government representatives.

A firm or corporation is eligible for consideration as a full member if it can satisfy the following conditions:

1. A firm or a partner of a firm which has over five year's proven property management experience or, 2 years' experience in managing properties in Hong Kong; and
2. the firm or corporation is managing:
 - * over 1,000 residential units; or
 - * over 30,000 sq. m of industrial space; or
 - * over 10,000 sq. m of commercial space.

A firm or corporation which is not eligible for full membership may be admitted as an Associate Member of the Association.

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協會之運作

Management & Committees

協會之政策及工作方針由理事會（共十二位理事）決定，並由下列委員會執行及推動。其分工如下：

會員委員會

- 招收及登記新會員
- 將會員資料登記於會員名冊內及存於各區政務處

公共關係委員會

- 推廣協會之工作目標
- 發放新聞稿及安排傳媒之訪問

教育及培訓委員會

- 策劃及安排研討會或講座
- 制定培訓課程內容，及與其他教育或專業團體合辦課程

紀律委員會

- 執行協會會員守則及管理程序
- 制定有關程序

專業實務委員會

- 制定及分派有關專業操守指引
- 遇有特別題目，制定諮詢文件予會員傳閱

活動委員會

- 安排協會各種活動如專題研討會、午餐例會、外訪活動、足球比賽及周年晚會等事宜

出版委員會

- 編印會員通訊及其他刊物

協會之運作

Management & Committees

The affairs of the Association are managed by an elected Council which consists 12 representatives of the Association's full members.

In addition, assisted by a small secretariat, much of the day-to-day work of the Association is undertaken by committees and working groups, including the following:

MEMBERSHIP COMMITTEE

- Recruitment and registration of new members
- Preparation and distribution of membership register

PUBLIC RELATIONS COMMITTEE

- Promotion of the Association's objectives and activities
- Media releases and interviews

EDUCATION & TRAINING COMMITTEE

- Organizing seminars
- Training for property management personnel in conjunction with academic institutions

DISCIPLINARY COMMITTEE

- Implementation of the Association's code of conduct
- Establish disciplinary procedures

PROFESSIONAL PRACTICE COMMITTEE

- Production of practice notes for the general guidance of the Association's members
- Production of advisory circulars on special topics to members

ACTIVITIES COMMITTEE

- Organizing all kinds of activities such as seminar, luncheon talk, outgoing visit, football tournament and annual dinner etc.

PUBLICATION COMMITTEE

- Production of newsletter and other publications

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會員守則

Code of Conduct

INTRODUCTION

1. Members of the Hong Kong Association of Property Management Companies Limited (HKAPMC) are governed by its Memorandum and Articles of Association and this Code of Conduct. The objective of this Code is to promote high professional standards and ethical business practices.
2. This code represents the minimum standards to which the HKAPMC subscribes. Members are advised to read it in conjunction with all relevant Ordinances, any Deeds of Mutual Covenant under which they operate and any related Management Agreements.
3. A member shall be required to answer questions, if so directed by the HKAPMC, concerning his conduct in accordance with the Code. A member is liable to reprimand, suspension or expulsion if his conduct is found to be in contravention of the Code or otherwise inconsistent with the aims of the Association.

PRINCIPLES OF CONDUCT

4. To maintain a high standard of professional practice, a member of the Association should observe the following rules:
 - a) A member shall faithfully carry out the duties which he undertakes, and shall have proper regard for the interests both of those who commission him, and of those who may be expected to use or enjoy his services.
 - b) A member shall endeavour to contribute through his work to the advancement of good property management.
 - c) A member shall not knowingly undertake any work beyond his resources or beyond his ability.
 - d) A member shall not subcommission work for which he has been commissioned without the agreement of his client, or without defining the respective responsibilities of all concerned.
 - e) A member shall not disclose confidential information imparted by actual or potential clients without their express consent.

- f) A member shall avoid actions and situations inconsistent with his legal or contractual obligations or likely to raise doubts about his integrity.
 - g) A member shall not have such an interest in, or be associated with, any business as would, or might, breach these rules.
 - h) Should a member find that his interests, whether contractual or personal, conflicts so as to risk a breach of this Code, he shall, as circumstances may require, either declare it and obtain the agreement of the parties concerned to the continuance of his engagement, or withdraw from the situation or remove the source of conflict.
 - i) A member shall inform his client in advance of the conditions of engagement and the scale of charges, agree with his client that those conditions shall form the basis of his appointment, and shall not demand or accept any other payment or consideration for the duties entrusted to him, whether from the client or any other person or entity.
 - j) A member shall not maliciously endeavour to discredit other members of the HKAPMC.
 - k) A member shall abide by the Practice Notes on professional conduct issued from time to time by the Council of the HKAPMC.
5. The HKAPMC upholds the principle of fair play in business and an honourable standard of professional ethics. The framework for a standard of business ethics is provided by Section 9 of the Prevention of Bribery Ordinance. Members of the HKAPMC should ensure that they, as well as their employees, fully understand and comply with these legal provisions.



會員

Full Member

Company Name (in alphabetical order)
公司（按英文名稱次序排列）

Tel No
電話

AXA China Region Property Management Co Ltd
國衛物業管理有限公司

2519 1699

Broadway-Nassau Investments Ltd
匯秀企業有限公司

3123 2020

Cayley Property Management Ltd
家利物業管理有限公司

2566 7911

Chevalier Property Management Ltd
其士富居物業管理有限公司

2758 8632

China Merchants Property Management (HK) Ltd
招商局物業管理(香港)有限公司

2589 5211

China Overseas Property Services Ltd
中國海外物業服務有限公司

2823 7088

China Resources Property Management Ltd
華潤物業管理有限公司

2828 5688

Chissay (Property Management) Ltd
捷盛(物業管理)有限公司

2562 8625

City Professional Management Ltd
城市專業管理有限公司

2370 1935

Citybase Property Management Ltd
港基物業管理有限公司

2388 7786

CP Land Management Ltd
中怡物業管理有限公司

2142 3500

CREA Management Ltd
中房管理有限公司

2833 5208

Discovery Bay Services Management Ltd
愉景灣服務管理有限公司

2238 3601

Eternal Year Property Services Ltd
永年物業管理有限公司

2562 8143

Excellent Smart Property Management Ltd
佳潤物業管理有限公司

2541 8221

Fairview Park Property Management Ltd
錦繡花園物業管理有限公司

2471 1301

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會員

Full Member

Company Name (in alphabetical order) 公司（按英文名稱次序排列）	Tel No 電話
Fore Glory Management Ltd 福輝管理有限公司	2322 8555
Funing Property Management Ltd 富寧物業管理有限公司	2961 0888
Goldwell Property Management Ltd 金衛物業管理有限公司	2891 3015
Goodwell Property Management Ltd 高衛物業管理有限公司	2960 0982
Goodwill Management Ltd 冠威管理有限公司	2908 3681
Guardian Management Services Ltd 佳定管理服務有限公司	2512 1838
Guardian Property Management Ltd 佳定物業管理有限公司	2512 1838
Hang Lung Real Estate Agency Ltd 恒隆地產代理有限公司	2879 0111
Hang Yick Properties Management Ltd 恒益物業管理有限公司	2545 5109
Harbour City Management Ltd 海港城管理有限公司	2118 8668
Harriman Property Management Ltd 夏利文物業管理有限公司	2118 2628
Hong Kong Housing Society 香港房屋協會	2839 7888
Hong Lok Yuen Property Management Co Ltd 康樂園物業管理有限公司	2656 5241
Hong Yip Service Co Ltd 康業服務有限公司	2828 0888
Hongkong Land Group Ltd 香港置地(物業管理)有限公司	2842 8428
Hop On Management Co Ltd 合安管理有限公司	2739 8811

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會員

Full Member

Company Name (in alphabetical order) 公司（按英文名稱次序排列）	Tel No 電話
Hopewell Property Management Co Ltd 合和物業管理有限公司	2528 4975
Hutchison Whampoa Properties Ltd 和記黃埔地產有限公司	2128 7500
HYFCO Estate Management & Agency Ltd 油蔴地物業管理及代理有限公司	2395 2859
Hysan Property Management Ltd 希慎物業管理有限公司	2972 7000
International Property Management Ltd 國際物業管理有限公司	2626 7838
ISS EastPoint Property Management Ltd 置邦物業管理有限公司	2869 8188
Jones Lang LaSalle Management Services Ltd 仲量聯行物業管理有限公司	2846 5000
Kai Shing Management Services Ltd 啟勝管理服務有限公司	2828 5123
Kerry Property Management Services Ltd 嘉里物業管理服務有限公司	2967 2200
Kiu Lok Service Management Co Ltd 僑樂服務管理有限公司	2802 7966
Knight Frank Petty Ltd 萊坊測計師行有限公司	2840 1177
Kolot Property Services Ltd 高樂服務有限公司	2370 5731
Kong Shum Union Property Management Co Ltd 港深聯合物業管理有限公司	2384 8728
Liu Chong Hing Property Management & Agency Ltd 廖創興物業管理及代理有限公司	2841 7255
Main Shine Development Ltd 民亮發展有限公司	2521 7417
MTR Corporation Ltd 地鐵有限公司	2993 2111

會員

Full Member

Company Name (in alphabetical order) 公司 (按英文名稱次序排列)	Tel No 電話
New Gem Property Management & Agency Ltd 新豪物業管理及代理有限公司	2504 0063
Nice Property Management Ltd 嘉怡物業管理有限公司	2794 9498
Parkland Property Management Ltd 柏齡物業管理有限公司	2510 1111
Paul Y Building Management Ltd 保華物業管理有限公司	2831 8338
Plotio Property & Management Co Ltd 百利好地產管業有限公司	2815 2323
Protech Property Management Ltd 保得物業管理有限公司	2598 8990
Savills Property Management Ltd 第一太平戴維斯物業管理有限公司	2534 1688
Shui On Properties Management Ltd 瑞安物業管理有限公司	2879 1888
Silver Sight Property Management Ltd 誠和物業管理有限公司	2781 2208
Sino Estates Management Ltd 信和物業管理有限公司	2138 1000
Stanhill Properties Ltd 泰喜置業有限公司	2831 0077
Stratton Property Management Ltd 兆達隆物業管理有限公司	2528 4570
Sun Chung Property Management Co Ltd 新中物業管理有限公司	2826 6600
Sunbase Int'l Properties Management Ltd 新恆基國際物業管理有限公司	2865 1511
Swire Properties Management Ltd 太古地產管理有限公司	2844 3888
Synergis Management Services Ltd 新昌管理服務有限公司	2579 8313

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會員

Full Member

Company Name (In alphabetical order) 公司 (按英文名稱次序排列)	Tel No 電話
Taikoo Shing (Management) Ltd 太古城物業管理有限公司	2535 2525
THL Management Co Ltd 亨輝管業有限公司	2736 6988
Times Square Ltd 時代廣場有限公司	2118 8888
Top Property Services Co Ltd 置佳物業服務有限公司	2121 1233
Urban Property Management Ltd 富城物業管理有限公司	2626 7333
Vigers Property Management Services (HK) Ltd 威格斯物業管理服務(香港)有限公司	2810 1100
Well Born Real Estate Management Ltd 偉邦物業管理有限公司	2851 1991
Well Sight Property Management Ltd 偉誠物業管理有限公司	2781 2208
Wellart Property Management Ltd 偉雅物業管理有限公司	2781 2208
Wells Estate Services Ltd 興怡物業服務有限公司	2940 0233
YT Property Services Ltd 渝太物業管理有限公司	2500 5555
Yoshiya Property Management Ltd 慶屋物業管理有限公司	2780 3393
Yue Xiu Property Management Ltd 越秀物業管理有限公司	2806 0371

附屬會員

Associate Members

Company Name (in alphabetical order) 公司（按英文名稱次序排列）	Tel No 電話
Cheung Kong Center Property Management Ltd 長江集團中心物業管理有限公司	2121 8368
CLP Property Services Ltd 中電物業服務有限公司	2678 7073
Goodtech Management Ltd 高達管理有限公司	2312 8007
Infolink Management Ltd 駿宏管理有限公司	2388 9872
Insignia Brooke (Hong Kong) Ltd 顯盛保柏國際物業顧問有限公司	2820 2800
Kenwick Property Management Ltd 高威物業管理有限公司	2591 1400
Land Asia Management Ltd 置華物業服務有限公司	2311 9100
SKY Pacific Property Consultant Ltd 天怡物業顧問有限公司	2388 9872
Unimax Property Consultancy Ltd 九源物業顧問有限公司	2541 2938

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二零零五至二零零七年理事會

The Council 2005-2007

會長 President

孫國林先生 MH
Mr Suen Kwok Lam MH

恆益物業管理有限公司
Hang Yick Properties Management Ltd

第一副會長 1st Vice President

鄺正煒先生
Mr Alkin C W Kwong

康業服務有限公司
Hong Yip Service Co Ltd

副會長 Vice President

陳有燦先生
Mr Raymond Y C Chan

僑樂服務管理有限公司
Kiu Lok Service Management Co Ltd

義務秘書 Honorary Secretary

梁進源先生
Mr Kendrew C Y Leung

第一太平戴維斯物業管理有限公司
Savills Property Management Ltd

財務秘書 Honorary Treasurer

黃繼生先生
Cliff K S Wong

中國海外物業服務有限公司
China Overseas Property Services Ltd

活動委員會主席 Chairperson of Activities Committee

譚國榮先生
Mr Ivan K W Tam

其士富居物業管理有限公司
Chevalier Property Management Ltd

會員委員會主席 Chairperson of Membership Committee

伍慧兒女士
Ms Rosa W Y Ng

置邦物業管理有限公司
ISS EastPoint Property Management Ltd

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二零零五至二零零七年理事會

The Council 2005-2007

公共關係委員會主席

Chairperson of Public Relations Committee

何照基先生

Mr Peter C K Ho

佳定物業管理有限公司

Guardian Property Management Ltd

出版委員會主席

Chairperson of Publication Committee

余珍女士

Ms Yu Chun

香港房屋協會

Hong Kong Housing Society

教育及培訓委員會主席

Chairperson of Education and Training Committee

陳志球博士

Dr Johnnie C K Chan

和記黃埔地產有限公司

Hutchison Whampoa Properties Ltd

專業實務委員會主席

Chairperson of Professional Practice Committee

沈錫勝先生

Mr Simon S S Sham

啟勝管理服務有限公司

Kai Shing Management Services Ltd

執行委員

Council Member

鄭錦華博士

Dr Edmond KW Cheng

富城物業管理有限公司

Urban Property Management Ltd

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歷屆會長

Past Presidents

Year 年份	President 會長	Representative 代表
1991-1992	Urban Property Management Ltd 富城物業管理有限公司	Mr Alan Constable 江德培先生
1992-1993	Kiu Lok Service Management Co Ltd 僑樂物業管理有限公司	Mr Stephen Yuen 袁靖罡先生
1993-1994	Pacific Hawk Management Ltd 鷹洋物業管理有限公司	Mr Stephen Yuen 袁靖罡先生
1994-1996	Chesterton Petty Ltd 卓德測量師行有限公司	Mr Philip Nourse 羅菲臘先生
1996-1997	First Pacific Davies Property Management Ltd 第一太平戴維斯物業管理有限公司	Mr Alfred Lai 黎志強先生
1997-2000	Hutchison Whampoa Properties Ltd 和記黃埔地產有限公司	Dr Johnnie Chan 陳志球博士
2000-2003	Guardian Property Management Ltd 佳定物業管理有限公司	Mr Peter Ho 何照基先生
2003-2005	Well Born Real Estate Management Ltd 偉邦物業管理有限公司	Mr Suen Kwok Lam MH 孫國林先生 MH

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香港物業管理公司協會成立十六周年誌慶

興業惠羣

保安局局長李少光



香港特別行政區政府
房屋及規劃地政局局長



SECRETARY FOR HOUSING,
PLANNING AND LANDS
Government of the Hong Kong
Special Administrative Region

香港物業管理公司協會二零零六年誌慶

專業實幹
繁榮共創

房屋及規劃地政局局長孫明揚



HPL023

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政府總部
民政事務局
香港中環雪廠街十一號
中區政府合署西座八樓



GOVERNMENT SECRETARIAT
HOME AFFAIRS BUREAU

8th Floor, West Wing,
Central Government Offices,
11 Ice House Street,
Central, Hong Kong.

Message

Established in 1990, the Hong Kong Association of Property Management Companies promotes the professional management of land property and multi-storey buildings and improves standard of the profession in Hong Kong. I look forward to the continued support and trustworthy advice of the Association to the Government on property management.

On this special occasion of the Association's 16th Anniversary, I would like to wish it every success in its future endeavours.

Patrick C P Ho
Secretary for Home Affairs

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香港物業管理公司協會
二零零六年年刊出版誌慶

完善物業管理 建設優質家園

環境運輸及工務局局長

廖秀冬

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香港物業管理公司協會成立十六周年誌慶

物管有道 同業楷模

經濟發展及勞工局局長葉澍堃



敬賀香港物業管理公司協會二零零六年會刊付梓

物業專才 管理精英

中華人民共和國香港特別行政區
立法會主席

范徐麗泰



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香港物業管理公司協會二零零六年年刊

團結砥礪 宏展嘉猷

民政事務局常任秘書長林鄭月娥



香港特別行政區政府
房屋及規劃地政局常任秘書長(房屋)



**Permanent Secretary for Housing,
Planning and Lands (Housing)**
Government of the Hong Kong
Special Administrative Region

11 October 2006

Congratulatory Message

I am pleased to extend my warmest congratulations to the Hong Kong Association of Property Management Companies Limited (HKAPMC) on its 16th Anniversary.

The HKAPMC has been taking the lead in setting the professional standards for the property management industry in Hong Kong. Through launching various education and training programmes, participating in the discussion of pertinent issues as well as establishing dialogue with its overseas counterparts, the HKAPMC has fostered the professional development and enhanced the image of the property management practitioners.

I would like to take this opportunity to thank HKAPMC for its remarkable contribution to the profession and I look forward to its continual success in the years to come.


(Thomas C Y Chan)

Permanent Secretary for
Housing, Planning and Lands (Housing)

香港九龍何文田佛光街33號
電話：(852) 2761 5002 圖文傳真：(852) 2762 1110
電郵：tcy.chan@housingauthority.gov.hk



33 Fat Kwong Street, Ho Man Tin, Kowloon, Hong Kong
Tel : (852) 2761 5002 Fax : (852) 2762 1110
E-mail : tcy.chan@housingauthority.gov.hk

Year 2006

穩定・和諧

香港物業管理公司協會成立十六周年誌慶

拓展專業管理 萬家安居所依

環境運輸及工務局常任秘書長（環境）兼
環境保護署署長王倩儀

經濟發展及勞工局
常任秘書長（勞工）

香港中環統一碼頭道 38 號
海港政府大樓 16 樓



PERMANENT SECRETARY
FOR ECONOMIC DEVELOPMENT
AND LABOUR (LABOUR)

16/F, Harbour Building, 38 Pier Road,
Central, Hong Kong

本局檔號 Our Ref.:

來函檔號 Your Ref.:

電話 Telephone: 2852 3688

傳真 Fax: 3101 1066

香港物業管理公司協會成立十六周年誌慶

一體同心
物管臻善

經濟發展及勞工局

常任秘書長（勞工）張建宗



Year 2006 穩定・和諧

香港警察
處長辦公室



HONG KONG POLICE
OFFICE OF THE COMMISSIONER

Message of Congratulations

It is a great pleasure to extend my warmest congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on your 16th Anniversary.

Established in January 1990 by a group of leading property management companies the HKAPMC has sought to improve and maintain standards for the professional management of property and multi-storey buildings in Hong Kong. Professionally managed properties are an essential element in ensuring the community can live and work in a safe environment. I would like to take this opportunity to thank your membership for their contributions toward making Hong Kong one of the safest cities in the world.

I am confident that the Hong Kong Association of Property Management Companies will continue your endeavours to raise service standards within the industry and wish you every success in the future.

(LEE Ming-kwai)
Commissioner of Police

Year 2006
穩定・和諧



保安及護衛業
管理委員會
香港中環遮打道10號
太子大廈408室

Security and Guarding Services
Industry Authority
Room 408, 4th Floor, Prince's Building
10 Chater Road, Central, Hong Kong.

本會檔號 Our Ref.: (10) in SGS/7/63 (06) Pt.2

來函檔號 Your Ref.:

電話 Tel.: 2801 6281

傳真 Fax.: 2537 5118

16 October 2006

**Congratulatory Message to the
Hong Kong Association of Property Management Companies Limited**

On behalf of the Security and Guarding Services Industry Authority, I have much pleasure in extending my congratulations to your Association on the occasion of its 16th Anniversary.

Property management is vital to creating a safe, healthy and comfortable living environment to meet the diversify needs of the community. The contributions of your Association in promoting and upgrading the professionalism of property management in Hong Kong is highly appreciated.

I would also like to take this opportunity to express my heartfelt gratitude to your Association for its ardent support to the Authority over the past years. I am sure that your Association will give its continuous support to the Authority to meet all challenges ahead.

I sincerely wish your Association and its members every success in all future endeavours.



(Edward PONG)
Chairman

Security and Guarding Services Industry Authority



**Congratulatory Message to
The Hong Kong Association of Property
Management Companies**



On its 16th Anniversary, I congratulate the Hong Kong Association of Property Management Companies on its achievements to promote high standards in property management. Such efforts have contributed to the healthy development of the trade benefiting not only its members, but also the community at large.

The Association's contribution of ideas to the Government on issues concerning the management and maintenance of existing buildings exemplify the professionalism of its members and their dedication to the prosperous development of Hong Kong.

I wish the Association and its members every success in the future.

H W Cheung
Director of Buildings
1 November 2006

Year 2006
穩定・和諧



建築署署長
Director of Architectural Services

Congratulatory Message

I am pleased to express my warmest congratulations to the Hong Kong Association of Property Management Companies on the publication of the 2006 Yearbook.

Throughout the years, the Association has been playing an important role in promoting the professional knowledge of property management. I am sure that the Association will continue to improve the service standards and maintain a better working and living environment for the people of Hong Kong.

I wish the Association and the members every success in the years to come.

YUE Chi-hang
Director of Architectural Services
12 October 2006

Year 2006

穩定・和諧

香港物業管理公司協會成立十六周年誌慶

團結同業
利港惠群

差餉物業估價署署長

彭贊榮





地政總署
LANDS DEPARTMENT

電話 Tel:
圖文傳真 Fax:
本署檔號 Our Ref:
來函檔號 Your Ref:

香港物業管理公司協會周年誌慶

管業鴻才
懋績嘉謨

地政總署署長劉勵超



香港北角渣華道 333 號北角政府合署二十樓 20/F NORTH POINT GOVERNMENT OFFICES, 333 JAVA ROAD, NORTH POINT, H.K.

LND 11

Year 2006

穩定・和諧

規 劃 署

香港北角渣華道 333 號
北角政府合署



Planning Department

North Point Government Offices
333 Java Road,
North Point, Hong Kong

來函編號 Your Reference

本署編號 Our Reference

電話號碼 Tel. No.:

傳真機號碼 Fax No.:

Message to the

Hong Kong Association of Property Management Companies

I wish to extend my warmest congratulations to the Hong Kong Association of Property Management Companies on its publication of the 2006 Yearbook.

Always in pursuit of excellence and professionalism in the field of property management, the Association has made invaluable contributions in enhancing the quality of our built environment in Hong Kong.

My best wishes to the Association and your members in all your future endeavours.

(Mrs. Ava S Y NG)
Director of Planning
October 2006

我們的理想 透過規劃工作，使香港成為世界知名的國際都市
Our Vision "We plan to make Hong Kong an international city of world prominence."



Year 2006
穩定・和諧

香港物業管理公司協會二零零六年周年晚會

俊彥同心興管業
萬家互愛樂安居

消防處處長郭品強



穩定・和諧

Year 2006



土木工程拓展署
CEDD Civil Engineering and
Development Department

Web site 網址 : <http://www.cedd.gov.hk>
E-mail 電子郵件 :
Telephone 電話 : (852)
Facsimile 傳真 : (852)
Our reference 本署檔號 :
Your reference 來函檔號 :

土力工程處
Geotechnical Engineering Office

香港九龍公主道 101 號
土木工程拓展署大樓
Civil Engineering and
Development Building,
101 Princess Margaret Road,
Kowloon, Hong Kong

香港物業管理公司協會二零零六年年刊

專業管理服務佳 美好環境攜手創

土木工程拓展署

土力工程處處長陳健碩



Year 2006
穩定・和諧

Y1101040011



**Government
Property Agency**
政府產業署

31 Fl., Revenue Tower, 5 Gloucester Road, Hong Kong.
香港灣仔告士打道五號稅務大樓三十一樓

Fax: 2583 9758 Tel: 2594 7601

本署檔號 Our Ref.:

來函檔號 Your Ref.:

9 October 2006

**Message to
the Hong Kong Association of
Property Management Companies Limited**

I extend my warmest congratulations to the Hong Kong Association of Property Management Companies Limited on the occasion of its 16th Anniversary.

The Association has established an impressive record in enhancing the standard of property management in Hong Kong. I wish it great success in all its future endeavours.

(K K Kwok)
Government Property Administrator



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region of the People's Republic of China



立法會 LEGISLATIVE COUNCIL
劉秀成議員 Hon Patrick LAU SBS JP

Ref.: LC-06/155

19 October, 2006

Mr. Cliff Wong
Annual Dinner Organiser
The Hong Kong Association of
Property Management Companies
Units 2701-2711, Shui On Centre
6-8 Harbour Road
Hong Kong

Dear Mr. Wong,

Re.: Annual Dinner 2006 of HKAPMC

I extend my sincerest congratulations to HKAPMC on the occasion of its 16th Annual Dinner. HKAPMC has been very successful in promoting professionalism amongst property management companies. As the public's expectations in service quality is becoming more demanding, HKAPMC's role in maintaining a highest standard of professional services is significant.

I sincerely hope that HKAPMC will continue to serve our community and be successful in its future endeavours.

Yours sincerely,

Patrick Lau, SBS JP

PL/sh

香港中區政府合署西座310室 ROOM 310, WEST WING, CENTRAL GOVERNMENT OFFICES, HONG KONG
TEL: (852) 2537 2536 FAX: (852) 2147 9155 E-MAIL: patricklau@gmail.com WEBSITE: www.patricklau.hk

Year 2006
穩定・和諧



香港個人資料私隱專員公署
Office of the Privacy Commissioner
for Personal Data, Hong Kong

專員用箋 From the desk of the Commissioner

香港物業管理公司協會週年誌慶

會務昌隆 專業管理

香港個人資料私隱專員公署
個人資料私隱專員吳斌
二零零六年十月

香港灣仔皇后大道東248號12/F, 248 Queen's Road East,
Wanchai, Hong Kong 電話 Tel (852) 2877 7168 傳真 Fax (852) 2877 7026
電郵 Email roderickbwoo@pco.org.hk 網址 Website www.pco.org.hk

Year 2006

穩定・和諧

Year 2006

穩定・和諧

賀辭

香港物業管理公司協會二零零六年年會

繼往開來
相伴共贏

深圳市国土资源和房产管理局副局長
深圳房地產和物業管理進修學院院長



敬賀

深圳市国土资源和房产管理局



賀詞

欣逢香港物業管理公司協會周年誌慶，謹致以誠摯之祝賀。貴會在歷屆同寅之協作下，竭盡才智，在提高物業管理專業服務水平工作上，締造佳績。期盼貴會再努力，使會務績效能更勝一籌。

澳門特別行政區政府房屋局

局長鄭國明博士

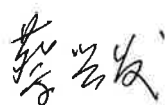
二〇〇六年十月廿五日

上海市物业管理行业协会

致香港物業管理公司協會的周年賀詞

時光如梭，日月更替，貴會創會不覺已有一十六載，欣聞貴會將於二零零六年十二月十四日舉行周年晚會，我謹代表上海市物業管理行業協會表示熱烈的祝賀！祝貴會秉持專業合作的一貫精神，緊扣時代發展的脈搏，群策群力，共同促進中國物業管理行業的發展。

上海市物業管理行業協會



二零零六年十月十六日

Year 2006
穩定・和諧



房 屋 經 理 註 冊 管 理 局
HOUSING MANAGERS REGISTRATION BOARD

香港物業管理公司協會二零零六年度周年晚宴

凝聚業界力量
提升專業地位

房屋經理註冊管理局主席鄭錦華博士



香港灣仔港灣道 6-8 號瑞安中心 2709-2711 室 Units 2709-2711, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong.
電話 Tel: 2544 3002 傳真 Fax: 2877 9908 網址 Web Site: www.hmregistration.org.hk 電子郵件 E-mail: board@hmregistration.org.hk

Year 2006 穩定・和諧



消費者委員會 CONSUMER COUNCIL

香港北角道華道191號嘉華國際中心22樓
電話總機：2856 3113
圖文傳真：2856 3611
電子郵件：cc@consumer.org.hk
網址：www.consumer.org.hk

22/F, K. Wah Centre, 191 Java Road,
North Point, Hong Kong
Main Exchange : 2856 3113
Fax : 2856 3611
Email : cc@consumer.org.hk
Website : www.consumer.org.hk

來函編號 YOUR REF.

本函編號 OUR REF.

18 October 2006

**Message for the Hong Kong Association of
Property Management Companies 2006 Yearbook**

The property management profession is instrumental to the upkeep of the living and working environment of the community. The effective service provided by the industry has maintained a safe and comfortable environment and enhanced the quality of living of many households. I am sure that the Association will continue its efforts in promoting high level of professionalism among its members.

I congratulate the Association for its past achievements and wish it continuing success in the years to come.

Mrs. CHAN WONG Shui
Chief Executive

EXECUTIVE AND COUNCIL MEMBER OF CONSUMERS INTERNATIONAL

Year 2006
穩定・和諧



香港房屋協會

HONG KONG HOUSING SOCIETY

Founded 1948
Incorporated by Government Ordinance 1951

香港物業管理公司協會十六周年誌慶

管業有道 惠眾益群

主席

楊良駿
敬賀

穩定・和諧

總辦事處：香港銅鑼灣告士打道280號世界貿易中心29樓 電話：2839 7888 圖文傳真：2882 2001
Head Office: 29th Floor, World Trade Centre, 280 Gloucester Road, Causeway Bay, Hong Kong. Tel: 2839 7888 Fax: 2882 2001

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九廣鐵路公司
Kowloon-Canton Railway Corporation

物業總監
Director-Property

**Congratulatory Message to
The Hong Kong Association of Property Management Companies**

I am pleased to extend my warmest congratulations to the Hong Kong Association of Property Management Companies for its remarkable achievements over the years.

The Hong Kong Association of Property Management Companies has played an important role in promoting and maintaining standards for the professional management of land property. Through its untiring efforts and pioneering initiatives, we are glad to see the uplifting of service standard and image of the property management industry in Hong Kong.

With the recent revival of the property market and the completion of many sizeable property projects in Hong Kong, we are confident that the Association will play an even more important role in the industry in the years to come.

On behalf of the Kowloon-Canton Railway Corporation, I wish the Association and its members every success in all future endeavours.

(Daniel C Lam, BBS JP)

Director-Property
Kowloon-Canton Railway Corporation

October 2006

香港新界錦田錦河路23號 九廣鐵路西鐵大樓
KCRC West Rail Building, 23 Kam Ho Road, Kam Tin, New Territories, Hong Kong
Telephone: (852) 2208 3888 Facsimile: (852) 2688 0611 Website: www.kcrc.com



Year 2006
穩定・和諧



香港貿易發展局
Hong Kong Trade Development Council

High praise for property industry's silent heroes

When it comes to putting up buildings, few cities can match the speed and efficiency with which Hong Kong does it. Even Hong Kong people who should be used to this spectacle find it mind-boggling.

Equally remarkable are the people who manage these buildings which are continually getting taller, housing not just people but an ever growing mix of trades.

Managing buildings and properties in Hong Kong – a tiny city with an oversized population of close to seven million – is a daunting task which unfortunately has not captured people's imagination in the way that the tall, quality buildings have, simply because they are more visible.

Hong Kong people have also come to take our building managers' excellent work for granted, presumably because they have been doing it so well for so long.

These managers and their co-workers are silent and unsung heroes who contribute enormously to Hong Kong's social stability and prosperity. They deserve our highest praise.

Resounding applause must also go to the Hong Kong Association of Property Management Companies for guiding these companies all these years and strengthening their commitment to excellence, concern for the people they serve and regard for the community as a whole.

On behalf of the Trade Development Council, I wish your association a very happy 16th anniversary and may more to come.

Fred Lam
Executive Director
Hong Kong Trade Development Council



香港房屋經理學會
The Hong Kong Institute of Housing

香港物業管理公司協會
二零零六年周年晚宴誌慶

成就超卓 傲視同儕

香港房屋經理學會會長黃繼生



香港灣仔港灣道6-8號瑞安中心2709-2711室
Units 2709-11, Shui On Centre, 6-8 Harbour Road, Wanchai, H.K.
電話Tel: (852) 2544 3111 傳真Fax: (852) 2544 3112
網址Web Site: www.housing.org.hk
電子郵件E-mail: info@housing.org.hk

Year 2006

穩定・和諧

CHARTERED INSTITUTE OF HOUSING ASIAN PACIFIC BRANCH

英國特許房屋經理學會亞太分會

通訊地址：香港灣仔港灣道6-8號瑞安中心2709-2711室
Units 2709-2711, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong.
電話 (Tel): (852) 2356 8680 傳真 (Fax): (852) 2356 7332
網址 (Website): www.cih.org.hk 電郵 (E-mail): apb@cih.org.hk



CHARTERED INSTITUTE
OF HOUSING

9 October 2006

CONGRATULATORY MESSAGE

It is with great pleasure that I congratulate The Hong Kong Association of Property Management Companies on the occasion of its 2006 Annual Dinner and yet another year of great achievement.

The community has benefited much from the professional property management services provided by your members. Their unceasing efforts in building a safe and healthy environment for quality living is also much appreciated.

The Chartered Institute of Housing Asian Pacific Branch pledges to be your faithful partner in advancing the art and science of professional housing management in Hong Kong.

I wish the Association and its members continued success in the years ahead.

Ricky Yuen
Chairman
Chartered Institute of Housing Asian Pacific Branch

Incorporated by Royal Charter

Registered Charity No. 244067/R

Year 2006 穩定・和諧



FOUNDED
創立 1985

香 港 地 產 行 政 學 會
HONG KONG INSTITUTE OF REAL ESTATE ADMINISTRATION

香港郵政總局信箱 4126 號 P.O. Box 4126 GPO HK 網址 Website: www.hirea.org.hk 電郵 E-mail: hirea@org.hk 傳真 Fax No.: 2887 6239

香港物業管理公司協會十六周年誌慶

凝結力量 造福社群

香港地產行政學會會長何照基



Year 2006
穩定・和諧



Annual Dinner 2006 of the Hong Kong Association of Property Management Companies

On behalf of the Hong Kong Institute of Surveyors, I would like to extend my warmest congratulations to the Hong Kong Association of Property Management Companies on its Annual Dinner 2006.

The Hong Kong Association of Property Management Companies has contributed a great deal towards better property management in Hong Kong. The Hong Kong Institute of Surveyors is looking forward to increasing the collaborations between the two institutes. I wish the Hong Kong Association of Property Management Companies and its members every success in their future endeavours.

Wong Chung Hang
President



The Hong Kong Institute of Architects **50th Anniversary** established since 1956
香港建築師學會五十周年紀念 一九五六年創會

Mr. Suen Kwok Lam, MH
President
The Hong Kong Association of Property Management Companies

Dear *President Suen*

We congratulate the Hong Kong Association of Property Management Companies on its 16th Anniversary and applaud its tremendous contribution to the housing profession over the years. Warm blessings to the Annual Dinner on 14 December and other celebration activities, and we wish your Association every success in its future endeavors.

Yours sincerely,

Professor Bernard V. Lim, *CHKIA*
President

*To Build a Better Hong Kong
Promote Architectural Excellence*
弘揚建築之卓越 建設更好的香港



Patron: The Honourable Donald Tsang Yam-Kuen, Chief Executive, Hong Kong Special Administrative Region
A Member of The International Union of Architects (UIA), Commonwealth Association of Architects (CAA) and Architects Regional Council Asia (ARCASIA)
贊助人 香港特別行政區行政長官曾蔭權先生 香港建築師學會為國際建築師協會(UIA) 英聯邦建築師協會(CAA) 以及亞洲建築師協會(ARCASIA)之成員之一
19/F, One Hysan Avenue, Causeway Bay, Hong Kong. P.O.Box 20334 Hennessy Road Post Office. Tel: 852-2511 6323 Fax: 852-2519 6011, 852-2519 3364
Website: www.hkia.net E-mail: hkiascc@hkia.org.hk
香港回歸後通訊處 19/F 1樓

Year 2006
穩定・和諧



香港工程師學會

THE HONG KONG INSTITUTION OF ENGINEERS

香港銅鑼灣記利佐治街1號金百利9字樓
9/F Island Beverley, No 1 Great George St, Causeway Bay, Hong Kong
電話 Tel: +852 2895 4446 傳真 Fax: +852 2577 7791
hk-sec@hk-sec.org.hk www.hkie.org.hk

會長 黃國禮工程師 太平紳士
President Ir WONG Kwok Lai JP
ISO BSc FHKIE R.P.E.
CEng FICE FCIWEM
president@hk-sec.org.hk

Congratulatory Message

The Hong Kong Association of Property Management Companies Limited Annual Dinner 2006

On behalf of the Hong Kong Institution of Engineers, I would like to extend my heartfelt congratulations to the Hong Kong Association of Property Management Companies Ltd on the occasion of its 16th Annual Dinner.

Property management covers a wide range of issues which always fall into areas of public concern. Property management companies take a vital role in utilising their professional knowledge to help manage these issues and provide an important service to all sectors. As a representative body in the property management industry, the Association has been striving for the advancement of professionalism in the industry through effective supervision, training and constructive dialogues with associated parties. I believe that the Association will continue to grow and prosper for the privilege of its members and betterment of our community.

May I wish the Annual Dinner a great success and the Association continuous prosperity and fruitful years ahead.

Ir WONG Kwok Lai
President
The Hong Kong Institution of Engineers



THE

LAW SOCIETY
OF HONG KONG

香港律師會

3/F WING ON HOUSE - 71 DES VOEUX ROAD
CENTRAL - HONG KONG DX-009100 Central I
香港中環德輔道中71號
永安集團大廈3字樓

TELEPHONE (電話) : (852) 2846 0500
FACSIMILE (傳真) : (852) 2845 0387
E-MAIL (電子郵件) : sg@hklawsoc.org.hk
HOME PAGE (網頁) : <http://www.hklawsoc.org.hk>

From the President

Our Ref. : PRES/FA/1474

11th October 2006

Mr. Cliff Wong,
Annual Dinner Organizer,
The Hong Kong Association of
Property Management Companies,
Units 2709-2711, 27th Floor,
Shui On Centre, 6-8 Harbour Road,
Wanchai, Hong Kong.

Dear Mr. Wong,

On behalf of the Law Society of Hong Kong I offer my congratulations to the Hong Kong Association of Property Management Companies Ltd. on the occasion of its Annual Dinner. The role played by property management companies is essential to the efficient administration of real estate in Hong Kong and of significant importance in the real estate market. The Association through its enthusiasm, diligence and expertise has for a number of years been in the forefront of the development of the market to the benefit of the Hong Kong economy.

On the special occasion of your Annual Dinner may I take this opportunity of wishing you and your colleagues a very successful and happy event and commending the work of the Association of Property Management Companies.

Yours sincerely,

Peter C. L. Lo
President

Incorporated with limited liability

Year 2006
穩定・和諧



香港房地產建築業協進會
The Hong Kong Association for the Advancement
of Real Estate and Construction Technology Limited

2005 - 2006 年度

理事會 General Council

會長 劉紹鴻	President Professor Francis S. K. Lau
執行委員會主席 彭錦波	Chairman of Executive Board Dr. Pang Kam Chun
監事長 陳偉能	President (Advisory Council) Mr. Anthony W. L. Chan
第一副會長 區永耀	First Vice-President Mr. William W. H. Au
第一副監事長 麥錦開	First Vice President (Advisory Council) Mr. Sam K. H. Mak
義務秘書長 李景行	Hon. Secretary-General Mr. Richard K. H. Li
義務司庫 陳樹標	Hon. Treasurer Mr. Chan Shue Biu
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長三角分會 主席 / 副會長 姚日	President (Yangtze River Delta Regional Committee) / Vice-President Mr. Yiu Ching
副會長 張松 單偉豹 余學強 吳漢良 林建康 馮志華 林榮禮 張小傑 方國榮 王克清 黃培基 吳錦基	Vice-Presidents Mr. Cheung Chung Mr. William W. P. Zen Mr. Yu Hok Keung Mr. Ng Hon Leung Mr. Matthew K. H. Lam Mr. Fung Chi Kin Dr. Lee G. Lam Mr. Danny S. K. Cheung Dr. Peter K. W. Fong Mr. Louis H. W. Wong Mr. Stephen C. B. Yuen Mr. Ng Kam Chun
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理事 余錦輝 姚日 鄧詩韻 (兼前夜務秘書長) 鄭明麟 謝妙文 黃仲文 姚達明 趙俊 徐奇豐 陳而士	Council Members Mr. Yu Kam Hung Mr. Yiu Hang Ms. Serena S. W. Lau (Hon. Asst. Secretary-General) Mr. Otto P. L. Cheng Dr. Simon M. M. Siu Mr. Sunny C. M. Wong Mr. Edmond Y. M. Yew Ms. Mandy M. Chiu Mr. Wilfred K. P. Tsui Mr. Stephen J. Y. Chan
監事 黃祖幹 鄧錦培 李樹強	Advisory Councillors Mr. Stephen W. K. Lo Mr. Tang Chi Pui Mr. Bruce S. K. Lee
義務法律顧問 唐志偉 譚克敏 鍾國林 羅榮生	Hon. Legal Advisors Mr. Tom K. T. Tong Mr. Carson Wen Mr. Chung Pui Lam Mr. Vicent W. S. Lo

5th October 2006

The Hong Kong Association of Property Management Companies
Units 2701-2711 Shui On Centre
6-8 Harbour Road
Wan Chai, HK

CONGRATULATORY MESSAGE

On behalf of the members of the Hong Kong Association for the Advancement of Real Estate and Construction Technology Ltd., we would like to extend our heartiest congratulations to the Hong Kong Association of Property Management Companies on its 16th Anniversary.

We wish the association every success in the coming years.

Yours sincerely,


Francis S.K. Lau
President


Pang Kam Chun
Chairman Executive Board

CA508/22839.doc/Sept06/地產九龍尖沙咀星光行 1010 室
Room 1010, Star House, Tsimshatsui, Kowloon, Hong Kong
TEL : (852) 2730 6212 FAX : (852) 2736 9284

Year 2006 穩定・和諧



香港地產代理商總會

HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION

香港中環蘭麟街10-16號致發大廈1樓D室
Flat D, 1/F., Winning House, 10-16 Cochrane Street, Central, Hong Kong. 電話 Tel: (852)2544 1188
網址 Web-site: <http://www.hkreaga.org> 電郵 E-mail: info@hkcreaga.org 傳真 Fax: (852)2545 2003

17th October, 2006

Mr. Suen Kwok Lam
President

The Hong Kong Association Of
Property Management Companies Ltd.
Unit 2709-2711, 27/F, Shui On Centre,
6-8 Harbour Road, Wanchai,
Hong Kong

Congratulations on Annual Dinner 2006 of Your Company

Dear Mr. Suen,

I am very glad to know that your Company will hold the Annual Dinner on Thursday, 14th December 2006.

On behalf of Hong Kong Real Estate Agencies General Association, I should like to express our heartiest congratulations on your election to the President of the Hong Kong Association Of Property Management Companies Limited.

It is our sincerest wish that under your enlightened leadership your Company will continue to prosper.

May success and prosperity crown all your undertakings!

Yours sincerely,

Cheung Tin Sung

Year 2006
穩定・和諧



香港建造商會

The Hong Kong Construction Association Ltd

A member of International Federation Of Asian And Western Pacific Contractors' Associations

Congratulatory Message

On behalf of the Hong Kong Construction Association, I am most delighted to extend our heartfelt congratulation to the Hong Kong Association of Property Management Companies in celebrating on its 16th Annual Dinner.

Over the past two decades, your esteemed Association has been taking a leading role in enhancing high quality and professionalism in property management. I am sure the Hong Kong Association of Property Management Companies will continue its good work in the coming years and I look forward to maintain a close working relationship with your Association.

May I extend my warmest wishes for your Association's every success in all future endeavours.

Conrad Wong

President

Hong Kong Construction Association

Year 2006

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香港物業管理公司協會成立十六週年誌慶

造福同業
嘉惠工商

香港中華總商會會長霍震寰



敬題



Hong Kong Institute of
Certified Public Accountants
香港會計師公會

23 October 2006

Our Ref.: C/CMP (5)(a), M43859


Mr. Cliff Wong
The Hong Kong Institute of Property
Management Companies Ltd.
Units 2709-2711, 27/F.,
Shui On Centre
6-8 Harbour Road, Wanchai,
Hong Kong

Dear Mr. Wong,

Congratulatory Message on Annual Dinner 2006

On behalf of the Hong Kong Institute of CPAs, I would like to cordially extend my warmest wishes to the Hong Kong Association of Property Management Companies Ltd. on the occasion of its 16th annual dinner.

The Association has contributed significantly to the development and quality property management service in Hong Kong throughout the years. The Institute wishes the Association every great success and accomplishments in the years to come.



Paul M.P. Chan
President

37th Floor, Wu Chung House,
213 Queen's Road East, Wanchai, Hong Kong
香港灣仔皇后大道東213號胡忠大廈三十七樓

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SOCIETY OF HONG KONG
REAL ESTATE AGENTS LTD
香港地產代理專業協會有限公司

香港物業管理公司協會成立十六週年誌慶

專業管理 利民安居

香港地產代理專業協會

會長王羅桂華敬賀



Year 2006
穩定・和諧



THE CENTRE OF URBAN PLANNING &
ENVIRONMENTAL MANAGEMENT

城市規劃及環境管理研究中心

MESSAGE

I congratulate the Association most warmly on the occasion of its Sixteenth Anniversary.

The member companies of the Association have made significant contribution to the living and working environment of Hong Kong. Their dedication to sustain high standards of property management in this city is highly commended. I particularly appreciate the Association's support for training and education in property management. No doubt the Association will continue to play an important role in improving the quality of our built environment.

May I wish the Association another successful year.

Rebecca L. H. Chiu
Associate Professor
October 2006

THE UNIVERSITY OF HONG KONG



The University of Hong Kong 香港大學

Room 836, 8/F., Knowles Building, Pokfulam Road, Hong Kong 香港薄扶林道鈕魯詩樓8樓836室

Tel 電話: (852) 2859 2721 Fax 傳真: (852) 2559 0468 Homepage 網頁: <http://www.hku.hk/cupem>

Congratulatory Message

I am honoured to be invited to contribute a message in celebration of the sixteenth anniversary of the Hong Kong Association of Property Management Companies.

The Association has played a significant role in promoting professionalism in the property management industry in Hong Kong. We at the School of Professional and Continuing Education admire your Association's efforts in the pursuit of excellence in professional property management in the past sixteen years.

I would like to congratulate the Association on achieving an important milestone in its development and wish the Association and its member companies every success in the years to come.



Professor Enoch C M Young
Director

School of Professional and Continuing Education
The University of Hong Kong

3/F - 11/F, T.T. Tsui Building, The University of Hong Kong, Pokfulam Road, Hong Kong 香港薄扶林道香港大學徐展堂樓三至十一樓
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香港城市大學
City University
of Hong Kong

香港九龍達之路
Tat Chee Avenue, Kowloon,
Hong Kong

專業進修學院
School of Continuing and
Professional Education

26 October 2006

The HK Association of Property Management Companies
Units 2701-2711 Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong

**The Hong Kong Association of Property Management
Companies Limited Yearbook Congratulatory Message 2006**

I am honoured to extend my sincere congratulations to the strong commitment and achievements of The Hong Kong Association of Property Management Companies throughout the year. We appreciate the ongoing efforts of the association to disseminate the message of lifelong learning to all of its members and, of equal importance, to advance the competence and professionalism of the industry. We believe the active and leading role of the association will continue to be valuable in the future

I also offer my best wishes for the continuation of your constructive and close relation with our University.

Charles Wong
Hon D Ed, MH
Director
School of Continuing and Professional Education



THE HONG KONG
POLYTECHNIC UNIVERSITY
香港理工大學

香港 九龍 紅磡
Hung Hom Kowloon Hong Kong
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Website www.polyu.edu.hk

校長
潘宗光教授
President
Prof. Poon Chung-kwong
GBS, PhD, DSc, JP

Message

It is my pleasure to contribute this message to The Hong Kong Association of Property Management Companies Limited on the happy occasion of its Annual Dinner.

Over the years, the Association has made a tremendous contribution to raising and upholding the standards of the profession. It has been playing a pivotal role in maintaining close ties among its members as well as serving as an important link between the Government and the industry. Its achievements toward sharpening the competitiveness of the property management industry in Hong Kong have deservedly won high acclaim.

I am sure the Association will, with increasing support from the industry and the local community, continue to scale new heights in the days ahead.

Poon Chung-kwong, GBS, PhD, DSc, JP
President
The Hong Kong Polytechnic University

October 2006

校訓: 開物成務 勵學利民

Motto: To learn and to apply, for the benefit of mankind

Year 2006
穩定・和諧

17 October 2006



香港城市大學
City University
of Hong Kong

香港九龍塘之路
Tat Chee Avenue, Kowloon,
Hong Kong

公共及社會行政學系
Department of
Public & Social Administration

Mr SUEN Kwok Lam
President
The Hong Kong Association of Property Management Companies Ltd
Unit 2709-2711, 27th Floor
Shui On Centre
6-8 Harbour Road, Wanchai
Hong Kong

Dear Mr SUEN

Congratulatory Message

I write to convey my sincere congratulations to the Hong Kong Association of Property Management Companies on the occasion of its Sixteenth Anniversary. Effort of your Council in maintaining and improving standards of property management service and image of the industry is highly appreciated.

I would also like to take this opportunity to thank members of the Association for sponsoring their employees to enrol in our BA (Hons) in Housing Studies Programme and MA in Housing Studies Programme. Without the Association's support and contribution, the Department of Public and Social Administration at City University of Hong Kong would not have been able to launch the professionally validated housing studies programmes to help meet the needs of the community for professional housing managers.

I wish your Association and its members every success in the years to come.

Yours sincerely

LAU Kwok Yu, PhD, JP
Associate Professor
Department of Public and Social Administration
City University of Hong Kong

委員會報告

Reports from the Council

會長報告

President's Report

2006年會長報告(年報) 《行業議題紛藉 和諧穩定為要》



本年行業歷經重重考驗，除牽繫同業國內發展步伐者，政府新近公布的「工資保障運動」，亦足以影響行業運作及發展；重大議題雖眾多紛陳，仍無礙同寅戮力以赴，為行業之利益謀求良果，共同構建和諧穩定社會。

(一) 工資保障運動

政府於本年十月份推出「工資保障運動」，冀望以非立法方式確保低技術工人包括清潔及保安人員的工資，不低於市場平均工資，有關當局並會於一年後(原為兩年，後縮短為一年)檢討計劃成效，方再作立法考慮。本會旗下八十多個公司會員目前合共聘任超過二十萬名清潔及保安工人，對這項足以影響行業生態的「工資保障運動」，本會持開放態度。自由市場經濟乃香港賴以成功之基石，誠如曾特首九月初於《「十一、五」與香港發展》經濟高峰會上重申，政府將繼續以「大市場、小政府」的市場主導原則協助香港長遠經濟發展，本地企業理應尊重勞工市場自由運作及調節薪酬的原則。

所謂「羊毛出自羊身上」，若要增加工人工資，管理公司必須說服業主增加管理收費，以抵消上漲的運作成本。一旦業主堅拒增加管理費，管理公司可能需要裁減人手以應付工資要求，最終賠上管理質素，損害廣大業戶利益。故本會認為此「工資保障運動」，仍具有不少值得各位深思及商討的論點，宜熟慮裁處。

(二) 兩地資質互認

《更緊密經貿關係安排》自二零零四年推行以來，本港各服務業均霑恩受惠；有關政策雖包括對房地產服務業之具體承諾，惟對物業管理界之眷顧幾希，窒礙行業在國內之發展，致令積極拓展內地業務，以及有心推動國內物業管理市場發展之同業卻步。有見及此，本會於本年五月分別致函工商及科技局及特區政府駐粵經濟貿易辦事處，冀望獲當局協助，盡早消弭行業在內地發展之屏障，並幸獲環境運輸及工務局廖秀冬局長襄助，促進與國家建設部之溝通。本會於六月底收悉國家建設部經民政事務總署之跟進覆函，闡明在港註冊之物業管理公司，可按照「物業管理企業資質管理辦法」向國家建設部申請一級資質認證。有關單位於審批資質時，會承認申請者在港管理之項目類別及總樓面面積為其資歷。

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(三) 保障專業地位

本會會員實力聲譽俱備，惟市面上的管理公司良莠不齊，部份水準欠佳者不但影響行業形象，更令小業主毫無保障。管理四十多幢私人物業的嘉居樂物業管理公司十月底突然倒閉，令社會各界再次關注政府對本地物業管理公司的監管。事實上，內地早已設立發牌制度，香港鄰近地區對物業管理公司的規管方式亦具參考價值，故此，本會除促請同業自律，以確立行業在社會上的專業地位外，更會徵詢會員對設立發牌制度的意見，分析利弊，以便向有關當局作出合適建議。

(四) 廢物源頭分類

近年政府銳意推行環保工作，改善香港生活環境，本會一直積極配合有關政策。為配合港府推行《都市固體廢物管理政策》，落實污者自付的原則，本會聯同環保署於十月起推行「家居垃圾收費試驗計劃」，以20個屋苑作試點，測試計劃成效，以便家居廢物收費計劃能於2008年順利施行。

(五) 加強職安意識

物業管理涉及廣泛工作，同業近年積極考取OHSAS18001《職業安全及健康管理系統》國際認證，確保前線從業員可在安全健康，達到國際標準的環境工作，其志可嘉。惜今夏接連發生罕見的鐵閘倒塌意外，令行業痛失英才，同寅無不深感惋惜。本會即時發出巨型鐵閘使用指引，並促請會員加強檢查屋苑鐵閘的穩固性及安全性，避免類似意外再次發生。

國林凡才淺識，承蒙諸位厚愛，續任會長一職，為會務略盡綿力。過往一年行業相關議題紛綸繁多，同寅始終團結一致，卓裁公論，使業界和睦諧順，得以蓬勃發展，本人衷誠致謝之外，也祝願同業鴻圖大展，事事順遂。

會長
孫國林

Year 2006
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Stability and Harmony Over Diversity 2006 President's Report

It has been a challenging year with diversified industry-related issues broadly discussed. Apart from the qualification assessment method of property management companies for services in Mainland which hindered our pace of development in the China market, the "Wage Protection Movement" newly launched by the Government may well affect our business environment. Diverse views on various issues we faced, a greater unity we crave, and a stable and harmonious society we endeavour to frame.

1. Wage Protection Movement

The SAR Government announced a "Wage Protection Movement" in October with an aim to provide wage protection to non-skilled workers such as cleansing workers and security guards through non-legislative means. Under this arrangement, wages of non-skilled workers should not be lower than the average market rate. The Administration will conduct a review one year after implementation of such Movement before set out for the introduction of legislation for a minimum wage. Taking into account some 80 members of the Association currently employ over 200,000 cleansing workers and security guards, we should not underestimate the impact of the Movement to our sector. The Association remains open towards this issue as the Chief Executive affirmed at the "Economic Summit in China's 11th Five-Year Plan and Development of Hong Kong" in early September that the Administration will uphold its "big market, small government" market-oriented principle to boost Hong Kong's long-term economic development. Being in favour of open competition and free market economy, which is the cornerstone of success for Hong Kong, the Association believes local enterprises should not interfere the labour market wage rate.

Besides, if property managers wish to enlist this Movement, they are obliged to seek favourable reception of property owners on increasing the agreed property management fees. If property owners refuse to increase the management fee level, manpower streamline and compromise in service quality are unavoidable. The Association deems the complication involved in this agenda deserves more detailed discussions and reviews before taking any further actions.

2. Mutual Qualification Accreditation

Since 2004, Hong Kong service sectors benefit from the implementation of CEPA. While CEPA includes specific commitments on liberation of trade in real estate services, development of Hong Kong property management companies in the Mainland China market is hindered, as there is no CEPA provision in relation to property management enterprises. In this regard, the Association wrote in May to appeal to the Commerce, Industry and Technology Bureau and the Hong Kong Economic and Trade Office in Guangdong to speed up the removal of any obstructions to our development in the Mainland China. We were gracious to receive heartfelt assistance from Dr. Sarah Liao, Secretary for Environment, Transport and Works to help facilitate our communications with the Mainland Construction Departments. In June, the Association received a correspondence from the Home Affairs Department, conveying the views of the Mainland authorities on the matters concerned. As advised by the

Mainland authorities, according to the Property Management Ordinance of the People's Republic of China, property management companies that are independent legal entities incorporated in Hong Kong may apply to the Mainland Construction Departments for Class 1 Accreditation under the Property Management Accreditation Management Scheme. In assessing the application, relevant authorities will take into account the types of properties and also the gross floor area of those properties managed by these companies in Hong Kong.

3. Uphold Professionalism

Although our members are reputable, not all sector members are reliable. Those who perform badly not only jeopardize our public image, but also the rights of property owners. The sudden close down of Harmony Property Management Limited, which managed some 40 buildings in the private property market, has aroused public concerns on proper monitoring of the local property management industry. In fact, Mainland China has already set up a licensing scheme for property management service providers and statutory regulations of nearby areas are also worth noting. Hence, we urge all members to exercise self-discipline to build and enhance our professional status. We will also reflect our views collected from sector members on the establishment of a licensing scheme to the Administration.

4. Domestic Waste Separation

In recent years, the HKSAR prioritizes green initiatives in its policy agenda to improve local living environments. To cope with the Government's schedule to implement the "Management of Municipal Solid Waste Scheme" in 2008, the Association assisted the Environmental Protection Department in launching the Domestic Waste Disposal Charging Pilot Scheme at some 20 estates, testing the scheme's feasibility as well as arousing occupant's EP awareness.

5. Work Place Safety

Lately, sector members strive to achieve OHSAS18001 international accreditation to ensure our frontline practitioners could work in a safe and healthy working environment. Unfortunately, the rare yet repeated metal gate accidents happened in this summer caused the loss of a frontline staff. In deep mourning, the Association immediately released a guideline for wheeled folding metal gates operation and wrote to appeal to all members that qualified persons should be appointed to carry out safety inspections on all estate metal gates.

Lastly, I am honoured to be re-elected President of HKAPMC for the year 2005-2007; it gives me great pleasure to devote my efforts to the Association. The year under review has led us to a greater unity we craved in spite of the diverse views we shared. Once again, I would like to extend my gratitude to all fellow members for their keen support.

Best wishes to you all.

Suen Kwok Lam
President

Year 2006
穩定・和諧

專業實務委員會

Professional Practice Committee

主席：沈錫勝先生

啟勝管理服務有限公司

成員：林健雄律師
曾德豪先生
余泰基先生
金笑林女士
羅潔芳女士
王家興先生

林健雄律師事務所
香港置地(物業管理)有限公司
富城物業管理有限公司
第一太平戴維斯物業管理有限公司
領匯管理有限公司
柏齡物業管理有限公司

本委員會經下列途徑促進行業的專業實務：

- 於民政事務總署轄下資源中心給予市民免費專業意見。
- 於地區建築物管理研討會作講座。
- 與勞工處及職業安全健康局合作提高工人的職業安全。
- 就政府有關當局之諮詢提供意見：
 - 自願樓宇評級計劃。
 - Regulatory and Licensing Regimes of the Club House Service.

本人謹藉此機會，多謝各委員會成員的支持及貢獻。

專業實務委員會
主席 沈錫勝

Chairman : Mr Simon Sham Kai Shing Management Services Ltd

Members : Mr Patrick K H Lam Patrick K H Lam & Co Solicitors
Mr Kenneth Tsang Hong Kong Land (Property Management) Ltd
Mr T K Share Urban Property Management Ltd
Ms Angel Kam Savills Property Management Ltd
Ms Jolene Lo The Link Management Ltd
Mr Edwin Wong Parkland Property Management Ltd

The committee continued to promote professional practice of the property management industry by :

- giving professional advices to citizens at the Building Management Resource Centre (Home Affairs Department)
- giving presentation in Building Management Seminars held at various districts of HKSAR.
- Partnership with Labour Department, Occupational Safety and Health Council to promote occupational safety to workers.
- Commenting on Government Consultations :
 - Voluntary Building Classification Scheme.
 - Regulatory and Licensing Regimes of the Club House Service.

I would like to take this opportunity to thank all committee members for their contribution and support.

Simon Sham
Chairman
Professional Practice Committee

出版委員會

Publication Committee

本年內，出版委員會出版了兩期會訊及一本年報，向各會員介紹協會的會務及活動，以推動協會內外的溝通。

為使會訊更吸引，每期都設有一個主題，而封面更依主題而設計，為使內容更形豐富，會訊更增加了不同會員的投稿，節錄本會與各有關部門的往來信件，及為會員介紹有關政府對物業管理的最新政策，從而推廣會員間的瞭解，維持會內的和諧氣氛及提昇物業管理的水平。

為增強協會的形象，出版委員會已積極加強協會網站 www.hkagpmc.org.hk 的內容，在新年及節日加上應節版頁，增加閱覽的趣味。會員及公眾人士除可觀賞到設計精美的網頁外，更可從中檢視協會的會員名單、認識各理事會委員和閱讀協會向各會員發出的專業指引，使公眾人士對本會會員的專業水平更具信心。

各會員和公眾人士亦可透過協會的電郵地址 office@hkagpmc.org.hk 來表達他們對物業管理的觀點和意見。通過協會的網站、電郵地址和協會通訊，會員間的溝通日益密切，而協會在公眾心目中的形象亦日漸提昇。

出版委員會
主席 余珍

In the year, the Publication Committee has published two issues of newsletter and a year book to keep all members informed of the Association's plans and activities, so as to promote internal and external communication.

To make the newsletter more attractive, we set a theme for each issue with matching cover design. To enrich contents of the newsletter we added articles written by members, extracts of correspondence between our Association and relevant authorities and introduced updated government policies in respect of the property management field. By doing so, we wish to promote understanding among members, maintain harmonious atmosphere in our Association and upgrade property management standard.

The Committee has arranged to add value to the Association's web-site www.hkagpmc.org.hk. Seasonal greetings were added to enhance the Association's image. Members of the Association and the public can enjoy a beautifully designed web-page. They can also gain access to the member's list of the Association, get to know our Council members and read the Association's Professional Practice Notes. Our member's professional image to the public is further reinforced.

Members and the public are welcomed to forward their views and opinion on property management via the Association's e-mail address office@hkagpmc.org.hk. Through the web-site, e-mail address and the newsletter, we can strengthen communication among members of the Association and enhance the Association's public image.

Yu Chun
Chairperson
Publication Committee

Year 2006
穩定・和諧



公共關係委員會

Public Relations Committee

為助構建更美好的社區及提昇本會的形象，我們完成了好些項目，其中包括以下活動

1. 本會協助推廣義工活動服務 "社區是我家由關懷長者開始"。至 2006 年底已成立了 97 隊義工隊。
2. 為表示對年青一代的關懷，本會捐出五千元支持推行香港傑出青年義工計劃。
3. 為推廣關社，本會捐出二萬元支持「串串吉祥結 祝福滿人間」義工活動

公共關係委員會
主席 何照基

To help building a better community and enhance the Association's image, we achieved a number of projects, some of which are highlighted below:

1. The Association helped to promote the Volunteer Movement Services "Community is my Home - starts from Concern for the Elderly". Up to the end of 2006, 97 volunteer teams were formed.
2. To show our care and concern for the youth, the Association contributed HK\$5,000 to sponsor the Hong Kong Outstanding Youth Volunteer Scheme.
3. To promote care for the society, the Association contributed HK\$20,000 to sponsor the 「串串吉祥結 祝福滿人間」 Volunteer Movement.

Peter C K Ho
Chairperson
Public Relations Committee

Year 2006 穩定・和諧

會員委員會

Membership Committee

會員委員會的報告如下：

- (一) 希慎物業管理有限公司於本年三月被招收為協會新會員。
- (二) 會員資料及其管轄的物業名冊已更新及於本年一月派發給協會會員及存放於各區政務署。
- (三) 繼續代表協會出任職業安全健康局轄下的「物業管理及家居服務業安全及健康委員會」主席。該委員會於本年度舉辦的主要職安健推廣活動包括：
 - (i) 編製了一本有關「清潔工作安全及健康」小冊子，以提升清潔工人的職安健意識，避免工作時受傷。
 - (ii) 編訂物業管理及家居服務業安全及健康通訊，將職安健訊息傳遞給從業員，以提高他們對安全及健康的關注。通訊共兩期，包括「物業管理人員的工作安全及健康」及「裝修及維修工作安全」。
 - (iii) 舉辦物業管理工作安全「看圖找錯處」有獎遊戲。
 - (iv) 舉辦「清潔工人的安全健康」研討會，以加強清潔工人對職安健的意識。是次研討會邀請了勞工處代表及業內專家擔任講者，分析清潔工人面對的職安健危害及預防措施，參與的從業員超過二百名。
 - (v) 舉辦「屋宇設備工作安全健康」巡迴展覽。

會員委員會
主席 伍慧兒

The Membership Committee would like to report as follows:

- (1) Hysan Property Management Limited was recruited as Full Member in March 2006.
- (2) The "Members' Portfolio and Property Register" was updated and distributed to our Full Members and District Offices in January 2006.
- (3) Continued to represent the Association to be the Chairlady of the Property Management and Cleaning Services Committee as set up by the Occupational Safety & Health Council. Different promotional activities/publications to promote safety and health were organized/issued during the year:
 - (i) A booklet on "Safety and Health Handbook for Cleaning Industry" to remind workers of the safety measures while carrying out cleaning works was published.
 - (ii) Two Bulletins, namely, "Occupational Safety and Health of Workers in Property Management Sector" and "Safety in Renovation and Maintenance Works" with an aim of raising the occupational safety and health awareness of the property management and maintenance workers were issued.
 - (iii) A "Property Management Safety & Health Photo Hunt" was organized.
 - (iv) A seminar on "Cleaning Workers' Health and Safety" was organized with a view to enhancing the safety awareness of the cleaning and property management personnel while performing/supervising the cleaning work. Representatives of the Labour Department and some specialist of the cleaning industry were invited as speakers and there were over 200 participants.
 - (v) A Roadshow on "OSH for Building Services Work" was held in 3 shopping centres.

Rosa W Y Ng
Chairperson
Membership Committee

Year 2006

穩定・和諧

教育及培訓委員會

Education and Training Committee

教育及培訓委員會的目標及功能主要為透過與學術及職業培訓機構緊密聯繫，向從事物業管理人士提供進修及訓練課程、研討會等活動，藉以提升從業員之專業服務水平。

委員會繼續與香港城市大學專業進修學院合辦「物業管理持續教育文憑課程」；本年度共接獲211份申請報讀第五屆之文憑課程，其中122名合資格申請人被取錄分別入讀兩班課程。

去年入讀文憑課程共有118人，其中98人於今年完成課程及考試合格，當中10人以優異成績及45人以優良成績畢業。當中一名成績名列前茅之學員獲香港房屋協會頒發港幣\$5,000元獎學金，表揚其學術成就。

畢業學員只要達至有關實務經驗的要求，可申請報讀英國特許房屋經理學會之物業管理證書課程；完成課程畢業學員除可獲得港、英兩地認可學歷資格外，更可成為英國特許房屋經理學會之「從業員會員」資格。

委員會亦與廉政公處防止貪污處安排多個定期防貪講座、研討會及訓練活動，藉以進一步提升物業管理從業員在防貪、專業操守及廉潔管治之意識。

為加強協會與廉政公署之連繫，教育及培訓委員會與廉政公署大廈管理專責小組建立了「物業管理防止貪污網絡」，為物業管理公司與廉政公署之間築上橋樑，加強與業界溝通，透過個案調查、防貪及宣傳教育等範疇作經驗交流及分享；在2005/2006年其間多個活動以工作坊形式在廉政公署執行處總部及香港大學專業進修學院舉行，超過200位來自88個會員公司管理層參與研討會，透過個案分享會及參觀廉政公署設施，加強建立更有效、更廉潔物業管理環境。

委員會繼續代表協會參與香港大學房屋管理學課程委員會、職業訓練局「保安服務業訓練委員會」工作，協助專上學院及政府為業界提供更多在職培訓機會。

藉此機會多謝各會員過去給予委員會的支持，並謹此感謝本會委員過去在活動策劃及安排所作出之貢獻。

教育及培訓委員會
主席 陳志球

教育及培訓委員會

Education and Training Committee

The major aims and functions of the Education and Training Committee are to promote the education and training for members; to work closely with local academic and vocational institutes in the provision of quality educational courses, seminars and talks in property management etc.

We continue to offer the one-year Continuing Education Diploma in Property Management (CEDPM) course in conjunction with the School of Continuing and Professional Education of City University of Hong Kong over the years.

A total of 211 applications were received in the 2006 academic year and 122 eligible candidates successfully enrolled in the 2006 intake (2 classes).

Among the 118 students who joined the CEDPM course in 2005, 98 participants completed and passed the final assessment (including 10 passed with distinction, 45 with credit). One student obtained \$5,000 scholarship granted by the Hong Kong Housing Society under the Hong Kong Housing Society Academic Award Scheme for students with outstanding academic achievement.

Graduates of the CEDPM course who have fulfilled the Practical Experience Requirement may apply to register for the National Certificate in Property Management course (NCPM) under the UK Chartered Institute of Housing (CIH). Graduates of the NCPM course are eligible for admission to "Practitioner Membership" of CIH.

The Committee has made arrangements with the Corruption Prevention Department of the Independent Commission Against Corruption (ICAC) for provision of regular training courses and seminars to raise members awareness of the need for good governance, corruption prevention and professional ethics.

The Committee also works in partnership with the Building Management Task Force (BMTF) of the ICAC to strengthen co-operation with property management companies through establishment of a Corruption Prevention Network among property managers and the ICAC BMTF. The Network aims at providing members updated information on recent trend of corruption and ICAC services, and opportunities to share experience in corruption detection, prevention and education. More than 200 managerial staff from 88 member companies attended Corruption Prevention Workshops jointly organized by the ICAC and the Association between 2005 and 2006 to share experience in maintaining a clean and effective property management environment.

The Committee continues to represent the Association in the University of Hong Kong Academic Committee of Housing Programmes and the Security Services Training Board under the Vocational Training Council, advising the Government and the tertiary educational institutes on provision of professional and vocational education and in-service training for the security services sectors.

I wish to take this opportunity to thank all members for the continuous and unfailing support they have rendered and, in particular, members of this committee who have been working quietly behind the scene of all our activities.

Johnnie C K Chan
Chairman
Education and Training Committee

Year 2006
穩定・和諧

活動委員會

Activities Committee

本協會於今年為各會員舉辦了下列活動：

The Committee has organized the following activities for our members in this year:

活動 Activities	日期 Date
新春酒會 Spring Reception	二月十六日 16 February 2006
二零零六年度足球比賽 - 初賽 2006 Annual Football Challenge Tournament - Preliminary Match	四月八日 8 April 2006
二零零六年度高爾夫球比賽 Association's Golf Tournament	四月廿一日 21 April 2006
午餐會 "The Future Development of the Electricity Market in Hong Kong" Luncheon Talk "The Future Development of the Electricity Market in Hong Kong"	四月廿六日 26 April 2006
二零零六年度足球比賽 - 決賽 2006 Annual Football Challenge Tournament - Final	四月廿九日 29 April 2006
2006-2007年度九龍城區大廈管理證書課程 - 「如何推行專業的大廈管理」 Kowloon City District Building Management Certificate Course 2006-07 - 「如何推行專業的大廈管理」	九月二日 2 September 2006
研討會 - 「經理人/物業管理公司的責任」 Building Management Workshop - "The Obligation of Manager/Property Management Company"	九月廿二日 2 September 2006
2006週年晚會 2006 Annual Dinner	十二月十四日 14 December 2006

二零零六年度足球比賽 2006 Annual Football Challenge Tournament

協會分別於四月八日及廿九日假「鳳溪第一中學」及「維多利亞公園」足球場舉行本年度的足球比賽，共有十九間會員公司參加。經過連場緊張刺激的比賽後，結果如下：

物管協會盃：	冠軍	恆益物業管理有限公司
	亞軍	偉邦物業管理有限公司
	季軍	啟勝管理服務有限公司
	殿軍	信和物業管理有限公司

神射手：	崔子祺	恆益物業管理有限公司
	黎錦超	恆益物業管理有限公司
	何嘉誠	偉邦物業管理有限公司

邀請賽：	冠軍	香港警察
	亞軍	香港消防隊

The 2006 Annual Football Challenge Tournament was held on 8 and 29 April 2006 at the Fung Kai No.1 Secondary School and Victoria Park respectively. Nineteen teams from our members participated in the tournament. After a number of exciting and closely-fought matches, the results are as follow:

Property Management Tournament	Winner	Hang Yick Properties Management Limited
	1st Runner-up	Well Born Real Estate Management Limited
	2nd Runner-up	Kai Shing Management Services Limited
	3rd Runner-up	Sino Estates Management Limited

Best Shooter	Chui Tsz Kei	Hang Yick Properties Management Limited
	Lai Kam Chiu	Hang Yick Properties Management Limited
	Ho Ka Shing	Well Born Real Estate Management Limited

Invitation Tournament	Winner	Hong Kong Police
	1st Runner-up	Hong Kong Fire Services Team



黃繼生先生(協會司庫)及余耀宗先生(協會會員)主持開球禮
Mr Cliff Wong (Hon. Treasurer) and Mr Herman Yu (Member) officiated at the opening ceremony



加油！龍門在前！
GO! Goal!



得獎隊伍與嘉賓合照
Winners and Guests

活動委員會

Activities Committee

二零零六年度高爾夫球比賽 Association's Golf Tournament

本年度的高爾夫球比賽於四月廿一日在「深圳聚豪會高爾夫球會」舉行，來自多家會員機構的二十多名員工參加了此項友誼賽。賽果如下：

全場總桿冠軍	張保國
全場總桿亞軍	梁進源
全場淨桿冠軍	李迪威
全場淨桿亞軍	呂耀強
最近旗桿獎	李迪威
最遠距離獎	呂耀強

The Tournament was held at the Shenzhen Tycoon Golf Club on 21 April 2006. More than 20 staff from our members companies attended the friendly match.

Gross Champion	Paul Cheung
Gross 1st Runner-up	Kendrew Leung
Net Champion	Roy Lee
Net 1st Runner-up	Dolby Lui
Nearest to Pin	Roy Lee
Longest Drive	Dolby Lui



選手們與嘉賓合照
Participants and Guests



恭喜各得獎者!
Congratulations to all winners!

活動委員會
主席 譚國榮

Ivan Tam
Chairperson
Activities Committee

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* 申請資格：

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- 市區(包括沙田、葵青及荃灣)物業不超過\$73,000
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香港房屋協會

HONG KONG HOUSING SOCIETY



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創意物業及設施管理

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Established as a member of Sun Hung Kai Properties Group, Hong Yip is one of the largest property and facilities management companies in Hong Kong, managing over 1,300 individual building blocks, representing more than 100 million sq.ft. in total ranging from private estates, luxurious houses, commercial and industrial buildings, shopping centres to government properties.



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開放時間：

上午10時至晚上8時30分(假日照常)

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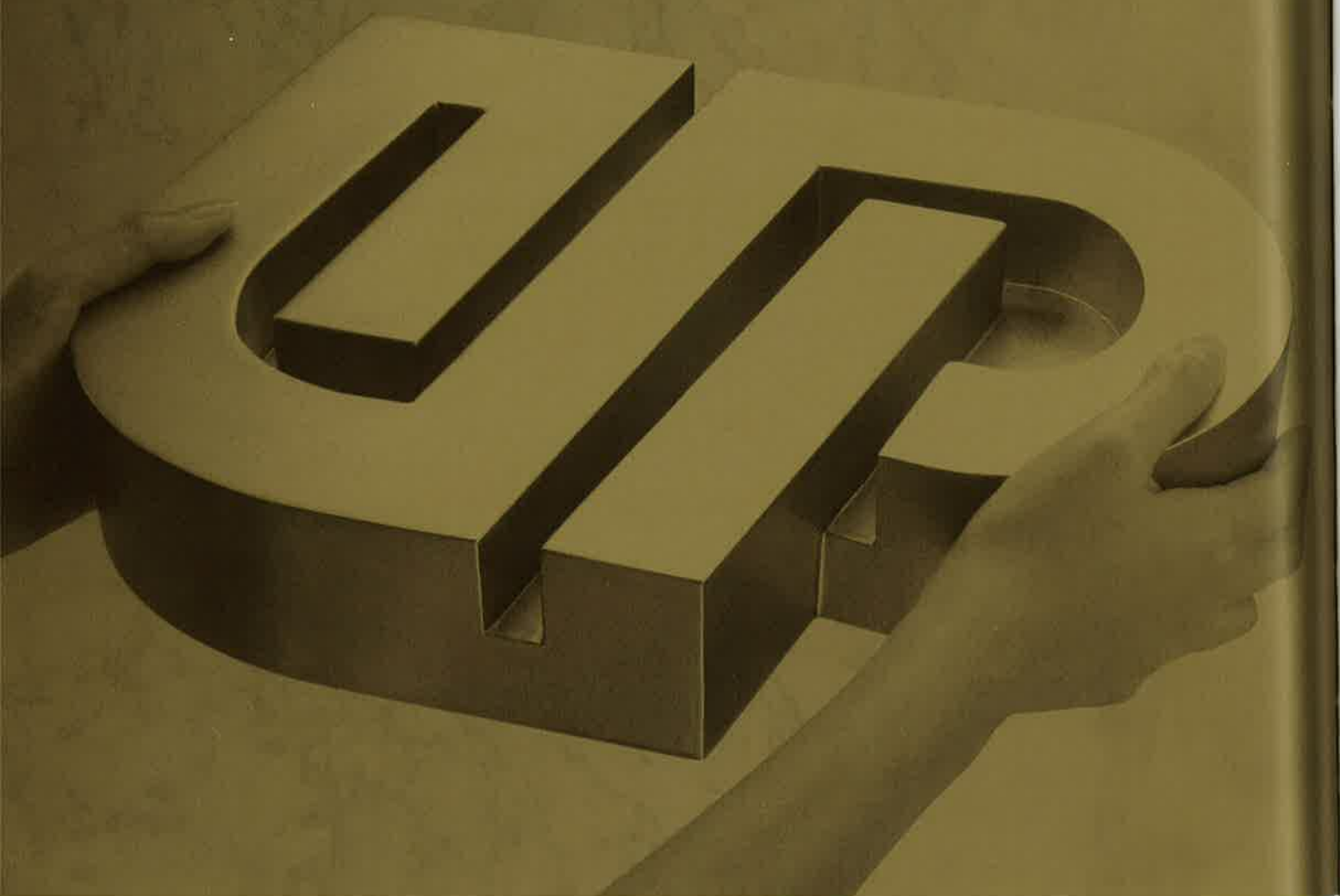
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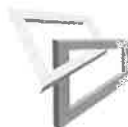
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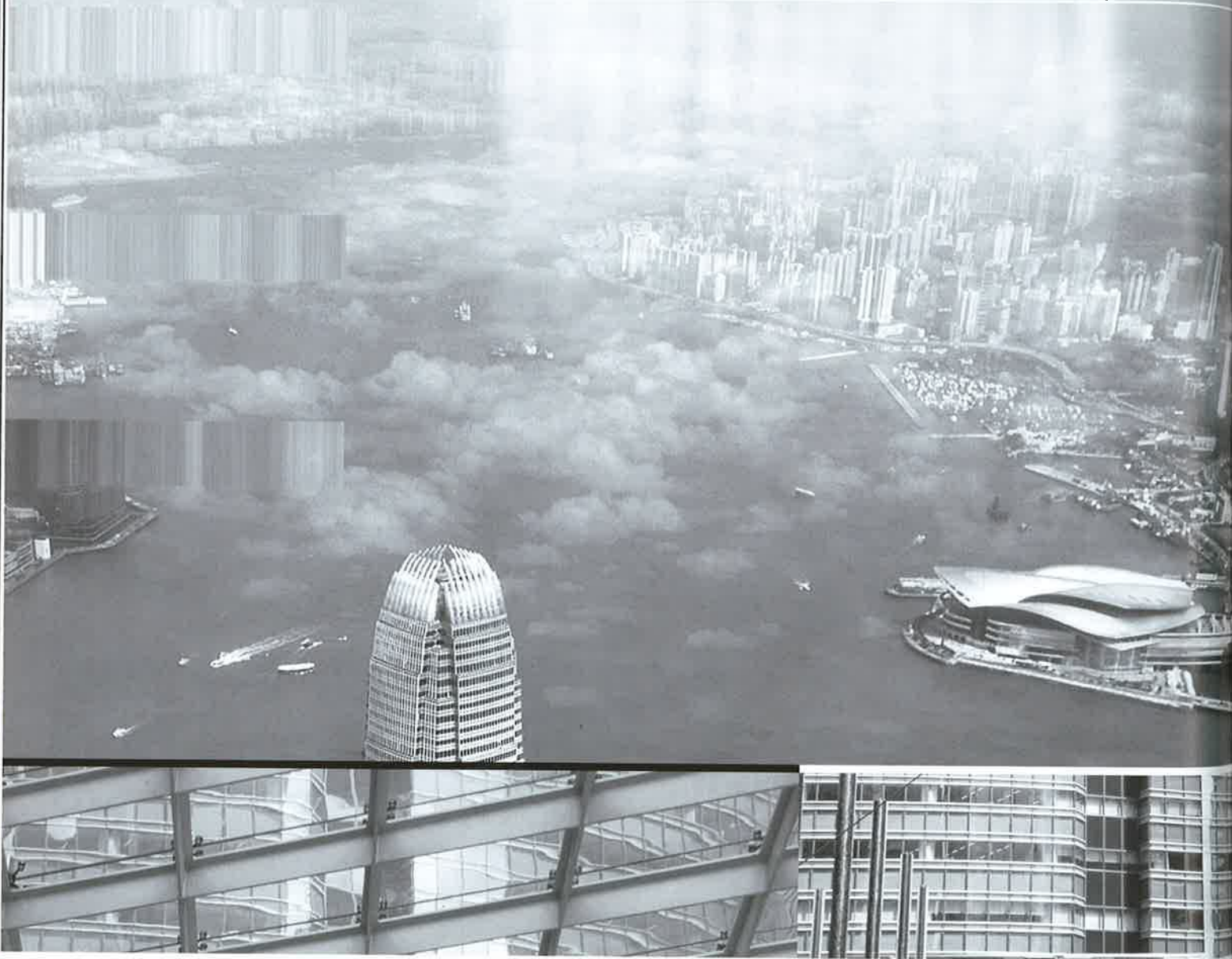
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