



香港物業管理公司協會
THE HONG KONG ASSOCIATION OF PROPERTY MANAGEMENT COMPANIES

年報2007
YEAR BOOK 2007



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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香港分會組成。

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 building;
- 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 issue 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 years' 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 or commercial space.

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



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 of 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



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.



會員守則

Code of Conduct

- 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.

| Company Name (in alphabetical order) 公司（按英文名稱次序排列） | Tel No. 電話 |
|--|---------------|
| 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 | 2548 7318 |
| 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 | 2806 8967 |
| Citybase Property Management Ltd. 港基物業管理有限公司 | 2388 7786 |
| CP Property Services Ltd. 中怡物業服務有限公司 | 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 |
| Fore Glory Management Ltd. 福輝管理有限公司 | 2322 8555 |

| Company Name (in alphabetical order) 公司（按英文名稱次序排列） | Tel No. 電話 |
|---|---------------|
| 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. 恆隆地產代理有限公司 | 2879 0111 |
| Hang Yick Properties Management Ltd. 恆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 |
| Hopewell Property Management Co. Ltd. 合和物業管理有限公司 | 2528 4975 |

| Company Name (in alphabetical order) 公司（按英文名稱次序排列） | Tel No. 電話 |
|--|---------------|
| Hutchison Whampoa Properties Ltd. 和記黃埔地產有限公司 | 2128 7500 |
| HYFCO Estate Management & Agency Ltd. 油麻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 | 2826 9166 |
| 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 | 3768 9038 |
| Main Shine Development Ltd. 民亮發展有限公司 | 3571 7971 |
| MTR Corporation Ltd. 地鐵有限公司 | 2993 2111 |
| New Gem Property Management & Agency Ltd. 新豪物業管理及代理有限公司 | 2504 0063 |

會員

Full Member

| Company Name (in alphabetical order) 公司（按英文名稱次序排列） | Tel No. 電話 |
|---|---------------|
| 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 |
| Shun Tak Property Management Ltd. 信德物業管理有限公司 | 2859 3131 |
| 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 |

| 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 |
| The Great Eagle Properties Management Co. Ltd. 鷹君物業管理有限公司 | 2827 3668 |
| 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 1232 |
| 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 |
| Y.T. 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 6574 |
| Goodtech Management Ltd. 高達管理有限公司 | 2312 8007 |
| 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 | 3741 1333 |
| Unimax Property Consultancy Ltd. 九源物業顧問有限公司 | 2541 2938 |



二 零 零 七 至 二 零 零 九 年 理 事 會

The Council 2007-2009

會 長
President



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.

上屆會長
Immediate Past President



孫國林先生
Mr Suen Kwok Lam MH

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



二 零 零 七 至 二 零 零 九 年 理 事 會



The Council 2007-2009



副會長 Vice Presidents



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.



鄭錦華博士
Dr Edmond K W Cheng

富城物業管理有限公司
Urban Property Management Ltd.

義務秘書 Honorary Secretary



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.

財務秘書 Honorary Treasurer



阮偉基先生
Mr Ricky W K Yuen

香港房屋協會
Hong Kong Housing Society

Sanford Poon



二 零 零 七 至 二 零 零 九 年 理 事 會

The Council 2007-2009

委 員 Council Members



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.



何照基先生
Mr Peter C K Ho

佳定物業管理有限公司
Guardian Property Management Ltd.



鄭正煒先生
Mr Alkin C W Kwong

康業服務有限公司
Hong Yip Service Co Ltd.



陳志球先生
Dr Johnnie C K Chan

和記黃埔地產有限公司
Hutchison Whampoa Properties Ltd.



伍慧兒小姐
Ms Rosa W Y Ng

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



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.



楊 光先生
Mr Sunny K Yeung

信和物業管理有限公司
Sino Estates Management Ltd



李春犁先生
Mr Andrew C L Lee

新恆基國際物業管理有限公司
Sunbase International Properties Management Ltd.



孫國林先生
Mr Suen Kwok Lam MH

偉邦物業管理有限公司
Well Born Real Estate Management Ltd.



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 |
| 2005-2007 | Hang Yick Properties Management Ltd. 恆益物業管理有限公司 | Mr Suen Kwok Lam MH 孫國林先生 MH |

賀詞

Congratulatory Messages



林鄭月娥女士, JP
Mrs Carrie Lam, JP

香港特別行政區政府
發展局局長



SECRETARY FOR DEVELOPMENT
Government of the Hong Kong Special
Administrative Region

**Congratulatory Message from
Mrs Carrie Lam, JP, Secretary for Development
for the 17th Anniversary and Annual Dinner 2007
of 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 17th Anniversary and Annual Dinner 2007.

Since its establishment in 1990, the Hong Kong Association of Property Management Companies has been making invaluable contribution to the property management business in Hong Kong, serving as a platform for promoting professional exchanges among property management companies and enhancing professional standards and ethics of the industry. Over the years, the Association has been playing an active and important role in raising the professionalism of building management in Hong Kong.

I am sure that the Association will continue to help sustain and enhance the quality of living for the community of Hong Kong. I wish the Association every success in its future endeavours.

(Mrs Carrie Lam)
Secretary for Development



賀詞

Congratulatory Messages



鄭汝樺女士, JP
Ms Eva Cheng, JP

政府總部
運輸及房屋局
局長辦公室
香港下亞厘畢道
中區政府合署中座二樓



Office of the
Secretary for Transport and Housing
Government Secretariat
2/F, Main Wing, Central Government Offices
Lower Albert Road, Hong Kong

本局檔號 Our Ref.:

來函檔號 Your Ref.:

管業專才
利民安居

香港物業管理公司協會二零零七年年刊

運輸及房屋局局長鄭汝樺



賀詞

Congratulatory Messages



曾德成先生, JP
Mr Tsang Tak Sing, JP

民政事務局局長

香港中環雪廠街
中區政府合署西座八樓



Secretary for Home Affairs

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

Message

On the 17th Anniversary of the Hong Kong Association of Property Management Companies, I would like to express my warmest congratulations to the Association. The Association has been playing a significant role in enhancing the standard of professional property management in Hong Kong as well as fostering stronger ties within the industry. I am confident that the Association will continue to make valuable contribution to the future development of the profession, and I wish it every success in its future endeavours.

Tsang Tak-sing
Secretary for Home Affairs



賀詞

Congratulatory Messages



李少光先生, IDSM, JP
Mr Ambross Lee, IDSM, JP

香港物業管理公司協會二零零七年周年晚宴

協心同力
精益求精

保安局局長李少光





賀詞

Congratulatory Messages



邱騰華先生, JP
Mr Edward Yau, JP

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

政府總部
環境局長辦公室
香港中環雪廠街十一號
中區政府合署
西座八樓



Office of the Secretary for the Environment
Government Secretariat
8/F, West Wing, Central Government Offices
11 Ice House Street
Central, Hong Kong

本局檔號 Our Ref.

來函檔號 Your Ref.

推動環保管理
協建綠色家園

香港物業管理公司協會成立十七周年誌慶

環境局局長邱騰華





賀詞

Congratulatory Messages



張建宗先生, GBS, JP
Mr Matthew Cheung, GBS, JP

香港物業管理公司協會二零零七年周年晚宴

廣結同業
惠澤萬家

勞工及福利局局長張建宗





賀詞

Congratulatory Messages



范徐麗泰議員, GBS, JP
Hon Mrs Rita Fan, GBS, JP

敬賀香港物業管理公司協會二零零七年會刊付梓

管
理
臻
善
利
民
安
居

中華人民共和國香港特別行政區
立法會主席

范徐麗泰



賀詞

Congratulatory Messages



陳鎮源先生, JP
Mr Thomas Chan, JP

香港特別行政區政府
運輸及房屋局常任秘書長(房屋)



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

21 September 2007

Congratulatory Message

It is my pleasure to extend my warmest congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on its 17th Anniversary.

Over the years, the HKAPMC has made remarkable achievement in helping to enhance the services standard and promote the image of the property management industry in Hong Kong. With a firm commitment to maintaining a high standard of professional practice and active participation in the issues affecting the industry, HKAPMC has and will continue to play an important role in meeting the community's aspirations for excellence in property management.

May I take this opportunity to wish the HKAPMC and its members every success in the years to come.



(Thomas C Y Chan)

Permanent Secretary for
Transport and Housing (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

賀詞

Congratulatory Messages



尤曾家麗女士, JP
Mrs Carrie Yau, JP

民政事務局常任秘書長
香港灣仔軒尼詩道一百三十號
修頓中心三十一樓



Permanent Secretary for Home Affairs
31st Floor, Southern Centre,
130 Hennessy Road,
Wan Chai,
Hong Kong.

Message

For the past seventeen years, the Hong Kong Association of Property Management Companies has been committed to advancing the profession of property management in Hong Kong and promoting the highest standard of professionalism in the industry. Its contribution has proven to be invaluable and is greatly appreciated by the community.

On the occasion of its 17th Anniversary, I congratulate the Association on its past achievements and wish it every success in the years to come.

A handwritten signature in black ink, appearing to read "Carrie Yau".

Mrs Carrie YAU, JP
Permanent Secretary for Home Affairs



賀詞

Congratulatory Messages



王倩儀女士, JP
Ms Anissa Wong, JP

香港物業管理公司協會成立十七周年誌慶

管理有道
環保成風

環境局常任秘書長兼
環境保護署署長王倩儀



賀詞

Congratulatory Messages



鄧竟成先生
Mr Tang King Shing

香港警察
處長辦公室




HONG KONG POLICE
OFFICE OF THE COMMISSIONER

Message from Commissioner of Police

It is a great pleasure to extend my sincere congratulations to the Hong Kong Association of Property Management Companies (the Association) on your 17th Anniversary.

Professionally managed properties play an important role in ensuring members of the public can live and work in a safe environment. Since 1990 the Association has been committed to raising standards in respect of property management in Hong Kong, and I would like to take this opportunity to thank all members for their contributions in making our city one of the safest in the world.

I am confident you will continue your endeavours to raise service standards within the industry and wish you every success in the future.


(TANG King-shing)
Commissioner of Police



賀詞



Congratulatory Messages



張孝威先生, JP
Mr Cheung Hau Wai, JP

香港物業管理公司協會二零零七年年刊

提升管理水平
促進同業發展

屋宇署署長張孝威





賀詞

Congratulatory Messages



余熾鏗先生, JP
Mr C H Yue, JP



建築署署長
Director of Architectural Services

Congratulatory Message

I am pleased to offer my heartfelt congratulations to the Hong Kong Association of Property Management Companies on the publication of the 2007 Yearbook.

In the past years, the Association has been playing a significant role in promoting the professional knowledge of property management in land property and multi-storey buildings. I am sure that the Association will continue to improve the service standards and to make contributions to the community of Hong Kong.

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



YUE Chi-hang
Director of Architectural Services

賀詞

Congratulatory Messages



老興忠先生, JP
Mr Lo Hing Chung, JP

香港物業管理公司協會成立十七周年誌慶

優質管理
惠澤商民

差餉物業估價署署長 老興忠





賀詞

Congratulatory Messages



譚贛蘭女士, JP
Miss Annie Tam, JP



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

管業日新 鴻猷再展

地政總署署長譚贛蘭

賀詞

Congratulatory Messages



伍謝淑瑩女士, JP
Mrs Ava Ng, JP

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.:

精英薈粹

規劃署署長伍謝淑瑩



香港物業管理公司協會二零零七周年晚宴誌慶

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."





賀詞

Congratulatory Messages



郭晶強先生, FSDSM, JP
Mr Kwok Jing Keung, FSDSM, JP

香港物業管理公司協會周年晚會

匯英賢 興管業

齊心建港鋪昌盛

施妙策 臻善境

奮力惠民保安康

消防處處長郭晶強



賀詞

Congratulatory Messages



陳健碩先生, JP
Mr Raymond Chan, JP



土木工程拓展署
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 ref 本署檔號 :
Your ref 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二零零七年年刊

優質管理

豎立典範

土木工程拓展署
土力工程處處長 陳健碩

賀詞

Congratulatory Messages

郭家強先生, JP
Mr Keith Kwok, JP



**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.:

25 September 2007

Congratulatory Message to the Hong Kong Association of Property Management Companies

I am pleased to congratulate the Hong Kong Association of Property Management Companies on its 17th Anniversary.

With professionalism and dedication, the Association has continued to contribute to uplifting the quality of property management in Hong Kong. I wish the Association and its members great success in all their future ventures.

(K K Kwok)
Government Property Administrator

賀詞

Congratulatory Messages



蘇啟龍先生, JP
Mr Kim Salkeld, JP

土地註冊處處長

香港金鐘道 66 號
金鐘道政府合署 28 樓
電話: (852) 2867 8001
圖文傳真: (852) 2810 4561
網站: <http://www.landreg.gov.hk>



LAND REGISTRAR

QUEENSWAY GOVERNMENT OFFICES
28TH FLOOR, 66 QUEENSWAY
HONG KONG
TEL: (852) 2867 8001
FAX: (852) 2810 4561
Website: <http://www.landreg.gov.hk>

Message for HKAPMC Yearbook

"Our houses are such unwieldy property that we are often imprisoned rather than housed in them" ~ *H Thoreau*

By lightening the burdens attendant upon the ownership of property, the members of the Hong Kong Association of Property Management Companies provide a service of wide benefit to the economy and to the happiness of this city. I wish the Association well in all endeavours to improve the quality of property management services.

(Kim Salkeld)
Land Registrar

The Land Registry.....Securing your property, Supporting an open market.

賀詞

Congratulatory Messages



龐創先生, BBS, JP
Mr Edward Pong, BBS, JP



保安及護衛業
管理委員會
香港中環德打道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.: (39) in SGS/7/63 (06) Pt.2

來函檔號 Your Ref.:

電話 Tel.: 2801 6281

傳真 Fax.: 2537 5118

21 September 2007

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

On behalf of the Security and Guarding Services Industry Authority, I am pleased to extend my warmest congratulations to your Association on the occasion of its 17th Anniversary.

Property management plays an important role in Hong Kong. Over the years, your Association has contributed significantly to the promotion of quality and professionalism in the property management. Your dedicated efforts have greatly enhanced the living environment in Hong Kong.

I would also like to take this opportunity to thank your Association for rendering your assistance to the Authority throughout the years. I trust that you will continue to give your staunch support to the Authority and make valuable contribution to the development of the property management in Hong Kong.

May I wish you every success in all your future endeavours.

(Edward PONG)
Chairman

Security and Guarding Services Industry Authority

賀詞

Congratulatory Messages



劉秀成議員, SBS, JP
Hon. Patrick Lam, SBS, JP



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

立法會議員 LEGISLATIVE COUNCILLOR
劉秀成教授 Prof Hon Patrick LAU SBS JP



Ref: LC-07/171

24 September, 2007

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

Dear Friends and Members of HKAPMC,

Re: HKAPMC Annual Dinner 2007

I warmly congratulate HKAPMC on the occasion of its 17th Annual Dinner. Over the years, the Association has contributed tremendously in upholding the professional standards in property management. I have no doubt that the Association will continue to lead the profession and promote quality services for the community.

Thank you for your dedicated efforts and service to Hong Kong and I would like to extend my best wishes to the Association and to your members.

Yours sincerely,

Patrick Lau, SBS JP

香港中環德輔道中12-16號合成商業大廈901室 ROOM 901, UNION COMMERCIAL BUILDING, 12-16 LYNTHURST TERRACE, HONG KONG
TEL: (852) 2537 2536 FAX: (852) 2147 9155 E-MAIL: patricklau@gmail.com WEBSITE: www.patricklau.hk



賀詞

Congratulatory Messages



湯顯明先生
Mr Timothy Tong

香港物業管理公司協會二〇〇七年年刊

誠信管理
會譽日隆

香港特別行政區

廉政專員湯顯明先生



敬題



賀詞

Congratulatory Messages



吳斌先生, JP
Mr Roderick Woo, JP



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

香港物業管理公司協會十七週年誌慶

團結業界翹楚 提高物管質素

保障個人資料 服務各界社羣

個人資料私隱專員 吳斌

二零零七年十月

香港灣仔皇后大道東248號12樓 12/F, 248 Queen's Road East,
Wanchai, Hong Kong 電話 Tel (852) 2827 2827 傳真 Fax (852) 2877 7026
電郵 Email enquiry@pcpd.org.hk 網址 Website www.pcpd.org.hk

賀詞

Congratulatory Messages



李加林先生
Mr Li Jia-Lin

深圳市国土资源和房产管理局

香港物业管理公司协会 17 周年贺辞

香港物业管理公司协会：

欣闻香港物业管理公司协会 17 周年庆典，我谨代表深圳市国土资源和房产管理局致以诚挚的祝福和热烈的祝贺！

十七年来，香港物业管理公司协会在提高物业资产管理的专业水平、提高和增进服务水平、保障公众人士的权益、构建和谐优美居住环境等方面作出了卓越贡献，同时也为香港物业管理开创了一个新的历史局面。

十七年来，香港物业管理公司协会在加强深港两地物业管理行业的交流和合作上也不遗余力，促进深圳物业管理的繁荣和发展。

祝愿贵会在未来发挥更大的作用和优势，为建设香港和谐美好的社会环境做出卓越的贡献。

深圳市国土资源和房产管理局副局长：李加林

二〇〇七年十月八日



賀詞



Congratulatory Messages



鄭國明博士
Chiang Coc Meng, Ph.D.



澳門特別行政區政府
Governo da Região Administrativa Especial de Macau
房屋局
Instituto de Habitação

香港物業管理公司協會周年誌慶

追求卓越
再鑄輝煌

澳門特別行政區政府房屋局

局長

博士敬賀

二〇〇七年九月二十日

■ 賀詞

■ Congratulatory Messages



蔡興發先生
Mr Cai Xing-Fa

上海市物业管理行业协会

賀香港物業管理公司協會二零零七年度周年晚會

攜手并進，共謀發展！

蔡興發

二零零七年九月二十五日

賀詞

Congratulatory Messages



鄭錦華博士
Dr Edmond Cheng



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

香港物業管理公司協會成立十七周年誌慶

凝聚業界力量
提升專業水平

房屋經理註冊局主席鄭錦華博士



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

賀詞

Congratulatory Messages



劉燕卿女士
Ms Connie Lau



消費者委員會 CONSUMER COUNCIL

香港北角渣甸道191號嘉華國際中心22樓
電話總機: 2856 3113
英文專線: 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.

Message for the Hong Kong Association of Property Management Companies 2007 Yearbook

On behalf of the Consumer Council, I wish to extend my sincerest congratulations to the Hong Kong Association of Property Management Companies on another year of dedicated service to the industry.

High quality property management contributes significantly to the well-being of residents through provision of a healthy and comfortable living environment. The community also relies on the efforts of property management professionals to maintain sustainable development of the society, particularly through introduction of initiatives to save recyclable household refuses from entering landfills. I am confident that the Association will continue its efforts to uphold professionalism and create a customer-focused culture in the industry.

I wish the Association every success in all future endeavours.


Ms. Connie LAU
Chief Executive
Consumer Council

EXECUTIVE AND COUNCIL MEMBER OF CONSUMERS INTERNATIONAL

賀詞

Congratulatory Messages



楊家聲先生, SBS, MBE, JP
Mr K S Yeung, SBS, MBE, JP



香港房屋協會

HONG KONG HOUSING SOCIETY

Founded 1948
Incorporated by Government Ordinance 1951

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

I extend my heartfelt congratulations to the Hong Kong Association of Property Management Companies Limited for its valuable contribution to the community over the past 17 years.

The Association has not only worked diligently to ensure the best interest of the industry, but also committed to improving the professional standards of property management. Sharing the vision of building a better living environment for the community, the Hong Kong Housing Society will continue to work closely with the Association to tackle the problem of urban decay and promote the culture of building care with the implementation of the Voluntary Building Classification Scheme.

I wish the Association every success in its initiatives and endeavors in the years ahead.

Yeung Ka-sing, SBS, MBE, JP
Chairman

賀詞

Congratulatory Messages



林濟先生, BBS, JP
Mr Daniel Lam, BBS, JP



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 2007

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



賀詞

Congratulatory Messages



林天福先生
Mr Frederick Lam

總裁 Executive Director



Message

It is with a great deal of pleasure that I welcome the publication of the Hong Kong Association of Property Management Companies Year Book 2007.

One of Hong Kong's major property management organisations, the Association has worked tirelessly to promote professional property management standards in Hong Kong, and to educate and train its members, while safeguarding public interest. In this regard, the Association's goals are very much in line with the Hong Kong Trade Development Council's (TDC's) own mandate.

Indeed, the Association has long worked hand-in-hand with the TDC in a variety of promotional and professional areas.

I am particularly grateful for its supporting organisation role in our Hong Kong Real Estate Services and City Development Expo in the Chinese mainland over the years. In the services sector, Hong Kong has much to offer the mainland. With the constructive help of organisations like the Hong Kong Association of Property Management Companies, Hong Kong can continue to play a critical role in raising professional real estate standards, and building mutually beneficial opportunities, throughout the mainland.

I am also pleased to acknowledge the direct support of Association President Suen Kwok Lam. Mr Suen has served as a respected member of the TDC's Infrastructure Development Advisory Committee, which includes property management and real estate in its remit.

The TDC is committed to the continuing development of Hong Kong's infrastructure and real estate sector. In this regard, we are most thankful to have the Hong Kong Association of Property Management Companies as a valued partner in promoting the industry, both in Hong Kong and the Chinese mainland.

Fred Lam
Executive Director
Hong Kong Trade Development Council



香港貿易發展局
Hong Kong Trade Development Council

香港灣仔港灣道一號會展廣場辦公大樓三十八樓
38th Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong

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賀詞

Congratulatory Messages



黃繼生先生
Mr Cliff Wong



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

香港物業管理公司協會
二零零七年周年晚宴誌慶

利民安居
造福社群

香港房屋經理學會會長黃繼生



香港房屋經理學會 85 德輔道中 2704-2711 室
Units 2704-2711, Shui On Centre, 85 Des Voeux Road, Wan Chai, HK.
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電子郵件: info@housing.org.hk



賀詞

Congratulatory Messages



周超雄先生
Mr Victor Chow



香港物業管理公司協會週年誌慶

精英雲集
建樹良多

英國特許房屋經理學會亞太分會

主席周超雄敬賀



INVESTOR IN PEOPLE

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Chartered Institute of Housing
Asian Pacific Branch

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E apb@cih.org.hk

Incorporated by Royal Charter Registered Charity no. 244 067/R

Open to all, closed to prejudice

賀詞

Congratulatory Messages



何照基先生
Mr Peter Ho



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 G.P.O. Box 4126 GPO HK 網址 Website : www.hirea.org.hk 電郵 E-mail : info@hirea.org.hk 傳真 Fax No.: 2887 6239

香港物業管理公司協會周年誌慶

至廉而威

香港地產行政學會

會長 何照基 敬賀

賀詞

Congratulatory Messages



陳旭明先生
Mr Raymond Chan



THE HONG KONG INSTITUTE OF
SURVEYORS

領導群倫

香港測量師學會會長

陳旭明

恭賀香港物業管理公司協會成立十七周年

香港測量師學會

香港中環康樂廣場1號怡和大廈8樓801室
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Telephone: 2526 3679 Facsimile: 2868 4612 E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

賀詞

Congratulatory Messages



呂元祥博士
Dr Ronald Lu



香港建築師學會
The Hong Kong Institute of Architects

Congratulatory Message for the Annual Dinner 2007 of the Hong Kong Association of Property Management Companies

On behalf of the Hong Kong Institute of Architects (HKIA), I would like to extend my warmest congratulations to the Hong Kong Association of Property Management Companies.

Over the past 17 years, the Hong Kong Association of Property Management Companies has been contributing to the Hong Kong community with their professionalism in the management of land property and multi-storey buildings. HKIA looks forward to continuing the good cooperation between our two bodies.

May we wish your Association continuous prosperity and success in future endeavours.

Yours faithfully,

Dr. Ronald Lu, *FHKIA*
President

24 September 2007

賀詞

Congratulatory Messages



盧偉國博士, MH, JP
Ir Dr Lo Wai Kwok, MH, JP



香港工程師學會

THE HONG KONG INSTITUTION OF ENGINEERS

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會長 盧偉國博士、工程師 太平紳士
President Ir Dr LO Wai Kwok MH JP
BSc(Eng) MSc(Eng) MBA EngD CEng
FHKIE FIET FIMechE R.P.E.
president@hkic.org.hk

Congratulatory Message to The Hong Kong Association of Property Management Companies Annual Dinner 2007

On behalf of the Hong Kong Institution of Engineers, I would like to extend my warmest congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on the occasion of its Annual Dinner.

Throughout years, the HKAPMC has dedicated to foster professionalism in the management of land property and multi-storey buildings. Efforts have also been made on promoting and supporting various social affairs including environmental protection, occupational safety and public hygiene. Its commitment in maintaining high standards and quality for the professional property management is commendable.

May I take this opportunity to wish the Annual Dinner a great success, and the HKAPMC continuous prosperity and success in the years ahead.

Ir Dr LO Wai Kwok, MH, JP
President
The Hong Kong Institution of Engineers

賀詞

Congratulatory Messages



黃嘉純先生
Mr Lester G Huang



THE
LAW SOCIETY
OF HONG KONG
香港律師會

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From the President

Our Ref. : PRES/FA/1429

27th September 2007

Mr. Ivan Tam,
Chairman, Annual Dinner Organizing Committee,
The Hong Kong Association of Property
Management Companies,
Units 2709-2711, Shui On Centre,
6-8 Harbour Road, Wanchai,
Hong Kong.

Dear Mr. Tam,

On behalf of the Law Society of Hong Kong I offer my congratulations to the Hong Kong Association of Property Management Companies on the auspicious occasion of its 17th 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 for the benefit of the Hong Kong economy.

Yours sincerely,

Lester G. Huang
President

賀詞

Congratulatory Messages



劉紹鈞先生
Mr Francis Lau



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

2006-2008 年度

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| | |
|--|--|
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2nd October 2007

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 17th Anniversary.

We wish the association every success in the coming years.

Yours sincerely,

Francis S.K. Lau
President

Pang Kam Chun
Chairman Executive Board

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賀詞

Congratulatory Messages



黃天祥先生
Mr Conrad Wong



香港建造商會
Hong Kong Construction Association

Congratulatory Message

On behalf of the Hong Kong Construction Association, I am pleased to extend my warmest congratulations to the Hong Kong Association of Property Management Companies' 17th Annual Dinner.

Over the years, your esteemed Association has been performing an outstanding role in promoting and enhancing the quality of the property management of Hong Kong. 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 maintaining a close working relationship with your Association.

I congratulate you on the achievement and sincerely wish you every success in all future endeavours.

Conrad Wong
President
Hong Kong Construction Association



賀詞

Congratulatory Messages



霍震寰先生, SBS, JP
Mr Ian Fok SBS, JP

香港物業管理公司協會週年晚宴

規管有理
專業長材

香港中華總商會會長霍震寰



敬題



Congratulatory Messages



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

I am delighted to have this opportunity to offer my congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on the occasion of its 17th Annual Dinner.

Since its inception, HKAPMC has been playing a leading role in enhancing professional property management standards throughout Hong Kong. By sharing its expertise with companies through training programmes and disseminating information, companies have been able to make full use of new and best practises in property management to not only raise the level of their businesses, but also to enhance experience of their tenants.

Property management is something that we tend to take for granted, but a great deal of effort and expertise goes into ensuring that buildings provide a safe, healthy and comfortable environment in which we can live and work. As the public's expectations on quality service continually rises, I believe HKAPMC's role in helping property management companies to meet these new demands will be greatly appreciated by the entire community.

On behalf of Hong Kong General Chamber of Commerce, I extend my most sincere congratulations and I wish you every success in your future endeavours.

Dr Lily Chiang,
Chairman, Hong Kong General Chamber of Commerce

賀詞

Congratulatory Messages



方中先生
Mr Mark C Fong



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

15 October 2007

Our Ref.: C/Mis

Mr. Suen Kwok Lam
President
The Hong Kong Association of Property Management
Companies Ltd.
Units 2709-2711, 27/F
Shui On Centre
6-8 Harbour Rd
Wanchai, Hong Kong

Dear Mr. Suen,

Congratulatory Message on Annual Dinner 2007

On behalf of the Hong Kong Institute of Certified Public Accountants, I would like to congratulate the Hong Kong Association of Property Management Companies upon its 17th anniversary.

The Association's contribution to promoting and improving Hong Kong's property management industry has been invaluable and appreciated. The Institute extends warmest wishes to the Association for further success and achievement going forward.

Yours sincerely,

Mark C. Fong
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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賀詞

Congratulatory Messages



王羅桂華女士
Mrs Karen Wong



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十七週年誌慶

卓越管理
安居樂業

香港地產代理專業協會

會長王羅桂華敬賀



賀詞

Congratulatory Messages



趙麗霞博士
Dr Rebecca Chiu



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 cordially on the occasion of its Seventeenth Anniversary.

The member companies of the Association have made significant contribution to the living and working environment of Hong Kong. Their dedication to advance quality property management in Hong Kong is highly commended. The Association's support to housing research, training and education of manpower for the property management industry in the past years is particularly appreciated. I am certain that the Association will continue to play pivotal role in improving the quality of our living environment.

May I wish the Association another successful year.

Rebecca L. H. Chiu, JP
Associate Professor
September 2007

THE UNIVERSITY OF HONG KONG

香 港



大 學

The University of Hong Kong 香港大學

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賀詞

Congratulatory Messages

黃傑雄博士
Dr Charles Wong



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

The Hong Kong Association of Property Management Companies Yearbook Congratulatory Message 2007

It is my pleasure to offer our sincere congratulation to the contribution and attainment of The Hong Kong Association of Property Management Companies last year. We value highly the progressive efforts of the Association to spread the ideas and beliefs of life-long learning to all of its members and to advance the competence and professionalism of the industry. We believe the active and prominent role of the Association will continue to be vital for the success of the industry in the future.

My best wishes for the continuation of the close relation between The Hong Kong Association of Property Management Companies and our School.

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

賀詞

Congratulatory Messages



潘宗光教授, GBS, JP
Professor Poon Chung Kwong, GBS, JP

Message

It gives me great pleasure to extend my best wishes to The Hong Kong Association of Property Management Companies on the happy occasion of its Annual Dinner.

I also wish to take this opportunity to congratulate the Association for successfully promoting a high standard of professionalism and integrity among its members over the years. The Association's contribution to enhancing the competitiveness of the property management industry in Hong Kong is highly commendable.

On this memorable occasion, I sincerely wish the Association continued success in its future endeavours. I am certain that it will continue to scale new heights for the benefit of both the industry and the wider community.

A handwritten signature in black ink, appearing to read 'Poon Chung-kwong'. The signature is stylized and fluid.

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

December 2007

賀詞

Congratulatory Messages



劉國裕博士, JP
Dr Lau Kwok Yu, JP

28 September 2007



香港城市大學
City University
of Hong Kong

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

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

Mr SUEN Kwok Lam, *MH*
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 express my sincere congratulations to the Hong Kong Association of Property Management Companies on the occasion of its Seventeenth Anniversary. Effort of your Council in ensuring the best interest of the property management industry in the policy making process on building management and maintenance issues and in maintaining and improving standards of property management service is highly appreciated.

Without the Association and its members' support, 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 would 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.

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

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上屆會長報告

Immediate Past President's Report

《見之不取，思之千里》

— 2007年會務總結

首先感謝各位在過去一年繼續給予本人支持和鼓勵，使會務運作暢順，也彰顯了同業們的精誠團結。一年來，協會出席了與行業相關的活動五百餘項，包括培訓、諮詢、講座、互訪交流、向政府表達本會意見等等，充份發揮了本會功能。

(一) 兩地資質互認

《內地與香港更緊密經貿關係安排》(CEPA) 自二零零三年六月簽署至翌年正式推行，物業管理業一直未能受惠，同業在港的資質未獲國家相關部門承認。多年以來，本會鑄而不捨地致函政府各部門，爭取加快兩地資質互認，俾同業能分享CEPA為本土經濟帶來的成果。國家建設部卒於去年底透過民政事務總署向本會確認，在港註冊的物業管理公司可按照「物業管理企業資質管理辦法」申請一級資質認證。國內單位於審批資質時，將承認申請者在港管理之項目類別及總樓面面積為其資歷。

物業管理業爭取納入CEPA的路程雖然漫長艱辛，但同業在港的資質，最終還是被承認了，對同業日後在國內的發展，必有一定助益。

(二) 物業管理公司發牌制度

在同業多年來努力之下，物業管理業的水準無疑已大幅提升，然而仍有部份管理公司以劣質服務或惡性倒閉招人詬病。內地早已設立有關發牌制度，鄰近地區亦有類似監管。本會贊同早日設立物業管理公司發牌制度，杜絕濫竽充數之流有損業界形象聲譽，以保障業者專業地位與市民利益。

(三) 建築物條例(修訂)草案

擾攘多年的建築物條例(修訂)草案終於塵埃落定，經立法會審議通過並於今年八月一日開始實施。由於草案攸關同業切身利益，本會自始即密切關注且與民政事務總署等有關方面表達業界意見。如今草案修訂落實，同業今後於物業管理上可有更清晰的依據。

(四) 工資保障運動

政府去年推出「工資保障運動」，曾廣邀商界及勞工界攜手合作，期望透過推廣、宣傳、教育等措施，保障清潔工人及保安員的工資。協會對此雖持開放態度，惟經過理事會多番討論，大多數會員認為政策可行性不高而傾向不支持該運動。如今運動推行已達一年，成效不彰，此結果早為理事會所預見。從「工資保障運動」年來的發展，亦可見同業們準確掌握社會脈搏，眼光獨到。

(五) 資歷架構

為了清楚界定不同資歷的水平、確保資歷質素，為不同程度資歷提供銜接階梯，政府於二零零四年通過設立資歷架構，由教育局分階段為不同行業成立由



上屆會長報告

Immediate Past President's Report

僱主、僱員及有關專業團體代表組成行業培訓諮詢委員會，本人與多位協會代表獲邀出任「物業管理行業培訓諮詢委員會」成員。

在教育局大力推動下，物業管理行業培訓諮詢委員會於去年底制訂行業「能力標準說明」擬稿，並於二零零六年十二月開始向僱主商會、僱員工會、專業團體及相關機構作為期半年的諮詢。此外，本會與教育局合編之「行業培訓諮詢小冊子」已於去年底面世，有助加深同業對資歷架構的認識。

(六) 職業安全約章

近年，勞工處、職安局和業界攜手合作，加強職安健推廣和教育，業界從業員職業安全意識的提升，已見成效。今年初，三方合辦《職業安全約章》簽署儀式，近40間同業機構參與簽署。該約章雖無法律效力，卻帶出一個重要訊息，就是僱主、僱員與政府三方必須同心協力，方能建立安全文化，締造安全健康的工作環境，減低工傷事故。希望各會員克盡其責，切實實踐約章精神，使行業相關的工傷數字進一步減低。

(七) 心肺復甦及自動心臟去顫法訓練課程

鑑於心臟病患者病發首五分鐘之急救生死攸關，本港兩年前已有私人屋苑裝設自動體外心臟去顫機，供居民不時之需。本會特與消防處救護訓練學校合辦有關訓練課程，訓練管業人員成為合資格的「救心先鋒」。

(八) 廢物源頭分類

環保已成為現代人應具備的基本意識，本會多年來亦積極鼓勵同業推行環保管理，許多同業轄下的屋苑成效卓著。本會與環境保護署合辦「廢物源頭分類研討會」，供業界分享有關經驗。雖然家居廢物源頭分類在實行上仍有很多障礙，但是已有屋苑預設乾濕垃圾槽，希望日後有更多業界效法。

承蒙諸位厚愛，本人有幸兩度忝任會長，有機會為同業略盡棉力，不勝銘感。惟卸任在即，自愧尚有未完成的工作，不免有所遺憾。新一屆理事會和會長即將履新，期望繼任者能薪火相傳，眾志一心，繼續提升行業專業地位，爭取廣大市民對業界的認同。而今物業管理的重要性廣為市民肯定，行業規範亦日趨成熟，我們應該把握時機，更積極、更主動地直接為業界爭取權益，間接為市民謀求福祉。

中國古諺有云：「見之不取，思之千里」，謹以此互勉，並祝願在新班子的帶領下，會務蒸蒸日上，同業事事順遂。

孫國林



■ 上屆會長報告

■ Immediate Past President's Report

Business Summary

Eye on the Future

To respectful members,

I'm glad to be the president of the Hong Kong Association of Property Management Companies over the last year. Thanks for all fellow members giving me a warmest support and continued encouragement. It is a privilege to work with them. I would like to express my sincere appreciation for members' active participation and contribution. In the last year, the Hong Kong Association of Property Management Companies Ltd has participated in more than 500 activities including trainings, consultations, seminars, information exchange that fully reflect the functions of the Association.

(1) Mutual recognition of professional qualification

Since the launching of CEPA in 2004, various industries in Hong Kong have grabbed the valuable opportunities to develop the enormous market in China. Unfortunately, the property management industry has not been benefited under the CEPA at the initial stage. Also, the qualification of the property management industry has not been recognized by relevant mainland authorities. In 2006, the situation has been improved by the aggressive striving for the identification of professional qualification. In order to gain the mutual recognition of professional qualification between the Mainland and Hong Kong, we appeal in writing to both local and mainland statutory counterparts to seek clarification on the "PMCs Accreditation Management Scheme" enacted in 2004.

By successful obtaining affirmation from relevant mainland authorities through Home Affairs Department last year, property management companies incorporated in Hong Kong may apply to the Mainland Construction Department for Class 1 Accreditation under the "PMCs Accreditation Management Scheme" with their Hong Kong portfolio taken into account. The recognition of professional qualification of Hong Kong property management industry can assist its developing and assessing the Chinese market.

(2) Implementing a Licensing Regime for Property Management Companies

The standard of property management industry has enhanced in recent years. However, part of the property management companies have operated in malpractice ways and provided inferior services. China or even nearby regions have already established the licensing system or supervision. In order to enhance the standard of the industry, we agree to set up the comprehensive licensing system as early as possible to maintain the professional status and protect the interests of citizens.



上屆會長報告

Immediate Past President's Report

(3) Building Management (Amendment) Ordinance

The Hong Kong Association of Property Management Companies Ltd. has worked closely with the Home Affairs Bureau to express our opinions towards the issues. The Building Management (Amendment) Ordinance has been implemented since 1 August 2007. Clear and distinct ordinances are provided for the property management industry to follow.

(4) Wage Protection Movement

The SAR government has joined hands with the commercial and labor parties to implement the wage protection movement last year, which aims at protecting stable income for cleaning workers and security guards through various kinds of promotion and education. We possess a positive attitude towards the movement. However, after numerous times of discussion and polling, many of our members oppose the proposal. Up until now, the wage protection movement has almost been launched for a year. The effectiveness of the movement is limited and unnoticeable.

(5) Qualification Framework

To facilitate the sustainable manpower development, the SAR government has suggested establishing the Qualifications Framework in 2004. The Education Bureau is assisting property management industry to set up Training Advisory Committee that consists of representatives from employers, employees and relevant professional bodies. A number of fellow members including me are glad to be invited to become the committee members of the Training Advisory Committee.

The Property Management Training Advisory Committee is actively developing the Specification of Competency Standards in order to set out the competency standards required at different levels under the Qualifications Framework. The Education Bureau carried out a six-month consultation (from 1/12/2006 to 30/5/2007) to collect valuable opinions from the employers, employee and related professional organizations. We also assist the Education Bureau in the establishment of sector Qualifications Register. Meanwhile, the Training Advisory Committee Leaflet is released to provide latest information.

(6) Safety Charter

Safety has to be the first consideration at work. In recent years, the Labor Department, the Occupational Safety and Health Council together with property management industry have to pay much effort on establishing and promoting the Safety Charter to raise the awareness of working environment. More than 40 organizations within the industry subscribed to the Safety Charter in order to maintaining and creating a safety and healthy working environment.



上屆會長報告

Immediate Past President's Report

The purpose of subscription of the Safety Charter is to inform, stimulate and assist employers and employees in promoting safety management and culture in the workplace so as to minimize the impact.

(7) Cardio Pulmonary Resuscitation and Automatic External Defibrillator Training Course

Some of the private estates are well equipped with the Automatic External Defibrillator for emergency purpose. The Hong Kong Association of Property Management Companies Ltd. partners with the Fire Services Ambulance Command Training School organizing training courses to train the frontline staff as qualified heart-saver.

(8) Source Separation of Domestic Waste Programme

In order to raise the public awareness of environmental protection, we encourage the industry to implement the environmental management actively. The Forum on Source Separation of Domestic Waste was held jointly by the Environmental Protection Department and the Hong Kong Association of Property Management Companies Ltd. to share experience. Although the carry out of the source separation programme faces many obstacles, some of the estates have already set up both dry and wet refuse chutes to separate domestic waste.

Once again, I am pleased to serve as the president of the Hong Kong Association of Property Management Companies. For the coming years, we have worked to strengthen the recognition and to maintain the professional qualification. An election will be held soon. I take this opportunity to welcome the new president and the council. I sincerely wish the Association, the Council and all members every success.

Suen Kwok Lam



會長淺言

President's Message

物業管理與前瞻

2007年適值香港回歸祖國十周年，憑藉背靠祖國的優勢，香港經濟越見欣欣向榮。然而，繁榮背後卻引伸不少環境問題，極待社會各界關注及努力，共同改善環境，為香港的可持續發展出一分力。我等作為物業管理業界一分子，正正可以在環保事務上擔當重要的推動角色，在各項環保新方向發揮帶頭作用，從而進一步確立物業管理的專業地位，提升業界的服務水平。

資料顯示，全港現時約有240萬個住宅單位和3,600萬平方米非住用樓面面積，反映物業管理服務業擁有龐大的市場和需求。隨著生活水平日漸提高，物業管理已由過往單純保安、清潔及維修保養等基本服務，擴展至越見多元化的增值服務。而且業界亦採取積極主動的角色，在服務質素方面不斷提升，提供專門度身訂造的物業管理服務，亦主動配合當局的政策，為社區制定與時並進的物業管理新方向。其中在推動各項環保措施方面，物業管理業界的參與及協助更是重要一環，由推行廢物分類及回收、採取節約能源措施，以至設置綠色天台(Green roof)等等，除了是人力資源的投放外，亦須以科技開發去配合發展，以其獲得最佳效果，冀與全民共同創建綠色香港，同迎藍天！

在致力為市民帶來更優質生活的同時，我們亦努力推動業界提升專業水平，對於有建議政府成立物業管理局，負責規管及向物業管理公司發牌，我們一直以來均表示支持，一方面可確立管理公司的認可專業地位，另一方面亦可確保同業的質素，加強市民對物業管理業者的信心。以內地為例，「中國物業管理師」制度經已實施，為內地尚處於起步階段的物業管理行業作規範。現今本港的物業管理水平之高，足以成為亞洲區的表表者，隨著中港融合的大趨勢，各同業亦要走出本地，向內地市場進發，因此我們亦須「打通經脈」，讓本港同業的專業資格於內地亦獲得認可。

面對本港及內地對物業管理的龐大需求，業界人士須與時並進，裝備充足，迎接不同範疇的新挑戰及應付來自四方八面的競爭。期望透過本會各項活動，團結本港業界專才，同創和諧共融氣氛，推動物業管理業發展邁向新一頁。亦藉此機會謹代表本會感謝前會長孫國林過去多年來竭誠為各會員服務，帶領本會及業界前進，本人初執會務，謹盡一己綿力，與全體會員一同努力，秉承歷任會長之大業，為業界共謀福祉。

會長
梁進源

Property Management and the Way Forward

The year 2007 marks the tenth anniversary of the Handover. With the competitive advantage in having the Mainland as our hinterland, Hong Kong's economy is growing stronger in recent years. However, behind the prosperous scene is a string of environmental problems that needs all members of the community to concern and tackle, and together build a sustainable city. As members of the property management industry, we are the ones to take the lead in promoting environmental protection in the field, through which we can establish a professional status, and at the same time to raise the trade's quality of service.

According to government figures, at present Hong Kong has approximately 2.4 million residential flats and 36 million square metres of non-domestic floor space, which reflects a huge market and demand for property management services. With the rise in living standard, now that property management is not just about security, cleansing and maintenance services, but aims to provide a wide range of value-added services. The trade is taking an active role in raising the quality of service and providing tailor-made property management services. At the same time, the trade also take the initiative to lead the community to a new trend in property management. One of those is environmental protection. The participation and co-operation of the trade is crucial—from waste recycling and recovery programs, adopting energy saving measures, and the building of green roof, etc. Besides the input of human resources, technological innovation is also important for best results. It is our goal to create a green Hong Kong with bright blue sky!

At the same time we are also working hard in raising the professional standard in the trade. It is proposed that the government establish a property management authority as the statutory body to monitor the trade and implement the licensing system. We support the motion all along, in consideration that this can recognize the professional status of the trade, and on the other hand can ensure the trade is providing quality service, which in turn can strengthen our clients' confidence. Taking the Mainland as an example, the licensing system of property management professionals has just been implemented, setting a standard for the industry which is still in its infant stage. Having high standards of property management, Hong Kong makes the leader in the industry throughout Asia. The trend of cross boundary integration drives the trade to step outside Hong Kong and move its way towards the Mainland. Now that an important step is to break the barrier by acquiring recognition of the Hong Kong professionals from the Mainland government body.



會長淺言

President's Message

Facing a huge demand for property management in Hong Kong and in the Mainland, the trade has to keep itself up-to-date and be equipped to face the numerous challenges ahead and competition from different directions. Through various activities organized by the Association, we hope to unite all the professionals and work in harmony to bring forth a new page for the industry. I would like to take this opportunity to thank Mr Suen Kwok Lam MH for his service over the past few years, leading the Association and the trade to move big steps forward. As the new President of the Association, I will put my best effort in working with all members to promote the affairs of the Association.

Kendrew C Y Leung
President



專業實務委員會報告

Professional Practice Committee Report

本委員會過去一年促進行業的專業工作如下：

- 就個人資料私隱專員公署所發“保障個人資料私隱 — 物業管理指引”向香港警務處 — 防止罪案科提出意見。
- 出席漁農自然護理署修訂香港法例第133章(除害劑條例)諮詢及研究修訂對行業的影響。
- 提供更多資料予會員促進理解吸煙(公眾衛生)條例第371章。
- 參予勞工處及職業安全健康局主導的專責小組，促進家居裝修及維修工程的安全。

專業實務委員會
主席 沈錫勝

The committee continued to promote professional practice through the following work:-

- gave our views to Hong Kong Police Crime Prevention Bureau on "Guidance Note under Personal Data Privacy : Guidance on Property Management Practices" issued by Office of the Privacy Commissioner for Personal Data.
- attended briefing session by Agriculture, Fishery and Conservation Department on proposed Amendment of Pesticides Ordinance Cap. 133 and studied the impact of Amendment to the industry.
- provided information to members for better understanding of Smoking (Public Health) Amendment Ordinance Cap. 371.
- participated in the informal task force led by Labour Department and Occupational Safety and Health Council to promote safety at work in home renovation and maintenance.

Simon S S Sham
Chairperson
Professional Practice Committee



出版委員會報告

Publication Committee Report

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。

為使會訊更加吸引，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，出版委員會積極加強協會網站www.hkapmc.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，更可從中知道本會的歷史和宗旨；認識理事會各委員；檢視協會的會員名單；閱讀協會向會員發出的專業守則、活動報告及刊物，使公眾人士對本會會員的專業水平更具信心。

各會員和公眾人士可透過協會的電郵地址 office@hkapmc.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 阮偉基



出版委員會報告

Publication Committee Report

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 enhance 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.hkapmc.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 have a look at our history and our objectives, get to know our Council members and read our members' list, code of conduct, activities reports and publication. Our member's professional image to the public is thus further reinforced.

Members and the public are welcomed to forward their views and opinion on property management via the Association's email address office@hkapmc.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.

Ricky W K Yuen
Chairperson
Publication Committee



公共關係委員會報告

Public Relations Committee Report

建立睦鄰友好關係

福州

- 香港房地產專業服務聯盟〔香港物業管理公司協會、香港地產行政學會、香港房屋經理學會、英國特許房屋經理學會（亞太分會）〕於本年十月到福建省福州市考察，期間拜會福建省政府、省委統戰部、省建設廳、福州市房管局，並與同業交流，此行令各團員對福州市之社會、經濟、地產及物業管理發展有更深了解，獲益良多。

澳門

- 香港房地產專業服務聯盟於本年五月到澳門考察，期間拜會澳門政府部門，包括房屋局、貿易投資促進局、土地工務局；並與同業交流，此行令各團員對澳門之社會、經濟、地產及物業管理發展有更深了解，獲益良多。

台灣

- 台灣物業管理學會於本年一月到香港協察，期間與香港房地產專業服務聯盟會面交流，期後兩會簽訂交流協議書。此協議書加強兩會溝通與合作，包括交換物業管理資訊、出版刊物、研究發展事項與學術交流。

深圳

- 香港房地產專業服務聯盟於本年一月舉行“中國物業管理師”制度推行說明會，有幸邀得深圳房地產和物業管理進修學院院長李加林先生聯同代表為各會員詳細解述“中國物業管理師”制度的推行情況及中國物業管理的前瞻，令各會員獲益良多。

公共關係委員會
主席 何照基



公共關係委員會報告

Public Relations Committee Report

Building Up a Good Relationship with Nearby Cities

Fuzhou

- Hong Kong Professional Property Services Alliance (The Hong Kong Association of Property Management Companies, Hong Kong Institute of Real Estate Administration, Hong Kong Institute of Housing, Chartered Institute of Housing Asian Pacific Branch) arranged a Fuzhou Study Tour in October 2007. The Study Tour met with the Fuzhou Government Officials to better understand the social and economic development of Fuzhou. They also met officials in the real estate and property management industry to exchange views and knowledge between two cities.

Macau

- Hong Kong Professional Property Services Alliance arranged a Macau Study Tour in May 2007. The Study Tour met with the Macau Government Officials to better understand the social and economic development of Macau. They also met officials in the real estate and property management industry to exchange views and knowledge between two cities.

Taiwan

- Taiwan Institute of Property Management arranged a Hong Kong Study Tour in January 2007 and met Hong Kong Professional Property Services Alliance. Hong Kong Professional Property Services Alliance signed the memorandum with Taiwan Institute of Property Management. The memorandum enhanced the better communication and understanding between the associations including exchange of information, newsletter, research & development and academic issues.

Shenzhen

- Hong Kong Professional Property Services Alliance held a "China Certified Property Manager Seminar" in January 2007. It was our honour to have Mr. Li Jia Lin, Dean of Shenzhen Real Estate And Property Management Advanced Training College, as our guest speaker to deliver the talk on "China Certified Property Manager". Members had the better understanding of how "China Certified Property Manager System" would be implemented and how "China Property Management Market" would be developed.

Peter C K Ho
Chairperson
Public Relations Committee



教育及培訓委員會報告

Education and Training Committee Report

教育及培訓委員會的目標及功能主要為透過與有關政府部門、本地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及操守。

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167份申請報讀第六屆之文憑課程，其中115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122人，其中86人於今年完成課程及考試合格，當中12人以優異成績及38人以優良成績畢業；其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；完成此課程學員除可獲得港、英兩地認可學歷資格外，更可申請成為英國特許房屋經理學會之「從業員會員」。

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。

心臟病為本港第2號殺手，僅次於癌症。假若病者在心臟停止跳動後5分鐘內得到適當處理，會大大增加病者之生存機會；而提供24小時服務之前線物業管理從業員為最適當人士接受使用急救器材訓練，例如心臟去顫器（AED），及為失去呼吸及心跳之病者進行心肺復甦法（CPR）等訓練。

有見及此，委員會與香港消防處救護訓練學校及醫療輔助隊合作，為物業管理從業員提供 AED 及 CPR 專業證書課程，目前經已有 600 多名來自會員公司之員工考獲有關證書及被香港消防處委任為合資格“救心先鋒”，在本港各大屋苑、商場、辦公大樓等設有 AED 機之物業，為有需要人士在救護車到場前，提供即時急救服務。

委員會同時與醫療輔助隊及衛生署舉辦傳染病預防及控制課程，為物業管理人員在本港一旦爆發傳染病時，例如禽流感等，提供適當應變措施。

為嘉許物業管理保安員所担当之重要角色，委員會與香港警務處及保安及護衛服務業管理委員會聯合舉辦最佳保安服務選舉及頒獎禮，表揚有傑出表現之保安員及管理公司，藉以提高前線保安員之士氣，進一步推動物業管理保安服務及與警隊建立良好之伙伴合作關係，攜手減罪及防止罪案，為市民提供安全之居住及工作環境。

藉此機會多謝各會員過去給予委員會的支持，並謹此感謝本委員會各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



教育及培訓委員會報告

Education and Training Committee Report

The major aims and functions of the Education and Training Committee are to provide education and training for members and those who are interested in the profession; to work closely with the related government departments, local academic and vocational institutions in the provision of quality educational programmes, courses, seminars and talks with a view to promoting high professional standards and ethical business practices.

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

A total of 167 applications were received in the 2007 academic year and 115 eligible candidates successfully enrolled in the 2007 intake in 2 classes.

Among the 122 students joining the CEDPM course in 2006, 86 participants completed and passed the final assessment (including 12 passed with distinction, 38 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 having 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 continues to represent the Association in the University of Hong Kong Housing Programmes Academic Committee and the Security Services Training Board under the Vocational Training Council, advising the Government and tertiary educational institutions on provision of professional and vocational education and in-service training for the security and housing services sectors.

Heart disease is the second biggest killer after cancer in Hong Kong. The first five minutes after a person suffers a heart attack are critical to a patient's survival. Property management staff such as building attendants, security guards etc, who are available round the clock would be the ideal people to be trained to use first aid equipment in order to render immediate assistance on the spot before arrival of ambulance.



教育及培訓委員會報告

Education and Training Committee Report

With this objective in mind, the Committee organized Cardiac Pulmonary Resuscitation (CPR) and use of Automated External Defibrillator (AED) training courses for frontline building staff in collaboration with the Government Fire Services Department and Auxiliary Medical Service. More than 600 trained "Heart Savers" from members are now qualified to use defibrillators which have widely been installed in major shopping centres, housing estates and properties managed by member companies.

The Committee also organised courses jointly with Auxiliary Medical Services and Department of Health to provide training for frontline property management practitioners on prevention and control of infectious disease and preparedness measures to be taken in the event of infection outbreak such as avian flu pandemic in the city.

To recognise the important role played by building security personnel, the Committee launched the Best Security Services Awards, in conjunction with the Hong Kong Police Force and the Security Guarding Services Industry Authority. The award scheme aims at promoting a higher standard of services in the building management and security industry, boosting the morale of security personnel and motivating them to continue working in partnership with the police to prevent crime and provide a safe living and working environment for people of Hong Kong.

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
Chairperson
Education and Training Committee



會員委員會報告

Membership Committee Report

會員委員會的報告如下：

- 一. 鷹君物業管理有限公司及信德物業管理有限公司分別於本年三月及八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. 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」2007至2010年度之行業委員會主席，於本年度舉辦的主要職安健推廣活動包括：
 - (i) 編訂物業管理及家居服務業安全及健康通訊，以提醒從業員於工作期間對安全及健康的關注。通訊共兩期，包括「安健屋邨管理」及「高空工作安全」。
 - (ii) 為管理前線員工編印物業管理及家居服務業職安健記事簿。
 - (iii) 舉辦家居服務業職安健「看圖找錯處」有獎遊戲。
 - (iv) 舉辦一個專為物業管理人員而設的「安健屋邨管理」研討會，以加強物業管理人員的職安健管理水平。研討會很受歡迎，有超過二百名業內人士參與。

會員委員會
主席 伍慧兒



會員委員會報告

Membership Committee Report

The Membership Committee is pleased to report as follows:

1. Two full members, namely, The Great Eagle Properties Management Company Limited and Shun Tak Property Management Limited were recruited in March and August 2007 respectively.
2. An updated "Members' Portfolio and Property Register" was distributed to our Full Members and District Offices in January 2007.
3. Representing the Association to sit in the Property Management and Cleaning Services Safety and Health Committee as set up by the Occupational Safety & Health Council and re-elected as Chairlady of the Committee for the year 2007 to 2010. Various activities and informative publications with the objective of improving the occupational safety and health practices for the property management industry were organized/ produced:
 - (i) Two bulletins, namely, "Safe & Healthy Estate Management" and "Safety in Working at Height" reminding the property management personnel to pay attention to safety and health while working were issued.
 - (ii) A pocket diary promoting Safety and Health was printed and distributed to the front-line property management personnel.
 - (iii) A "Household Safety Photo Hunt" was organized.
 - (iv) A seminar on "Safe & Healthy Estate Management" for the property management employees with an aim of strengthening their occupational safety and health awareness was organized. The seminar was well received and there were over 200 participants.

Rosa W Y Ng
Chairperson
Membership Committee



活動委員會報告

Activities Committee Report

本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 | 三月一日 1 March 2007 |
| 澳門探訪團 Macau Visit | 五月四日 4 May 2007 |
| 二零零七年度香港房地產專業服務聯盟高爾夫球比賽 The Hong Kong Professional Property Services Alliance — Golf Tournament 2007 | 五月五日 5 May 2007 |
| 二零零七年度足球比賽 — 初賽 2007 Annual Football Challenge Tournament – Preliminary | 五月五日 5 May 2007 |
| 二零零七年度足球比賽 — 決賽 2007 Annual Football Challenge Tournament – Final | 五月十九日 19 May 2007 |
| 午餐會 — 如何使樹木變為資產 Luncheon Talk — How to make Trees our Asset | 六月十五日 15 June 2007 |
| 2007周年晚會 2007 Annual Dinner | 十二月六日 6 December 2007 |



活動委員會報告

Activities Committee Report

二零零七年度足球比賽

2007 Annual Football Challenge Tournament

本會二零零七年度足球比賽的初賽及決賽分別於五月五日及十九日假摩士公園及維多利亞公園足球場舉行，共有十七間會員公司參加。經過連場緊張刺激的比賽後，結果如下：

The Preliminary Match and Final of the 2007 Annual Football Challenge Tournament were held on 5 May and 19 May at the Morse Park Pitch and Victoria Park respectively. Seventeen teams from our members participated in the tournament. After a number of exciting and closely-fought matches, the results are as follow:

| | | |
|--------|--------|-----------------|
| 物管協會盃： | 冠軍 | 佳定物業管理有限公司 |
| | 亞軍 | 富城物業管理有限公司 |
| | 季軍 | 康業服務有限公司 |
| | 殿軍 | 第一太平戴維斯物業管理有限公司 |
| 神射手： | 江玉麟 先生 | 第一太平戴維斯物業管理有限公司 |
| | 林維雄 先生 | 偉邦物業管理有限公司 |
| 邀請賽： | 冠軍 | 香港消防隊 |
| | 亞軍 | 香港警察隊 |

Property Management Tournament

| | |
|---------------|--------------------------------------|
| Winner | Guardian Property Management Limited |
| 1st Runner-up | Urban Property Management Limited |
| 2nd Runner-up | Hong Yip Service Company Limited |
| 3rd Runner-up | Savills Property Management Limited |

Best Shooter

| | |
|-----------------|--|
| Mr Aaron Kong | Savills Property Management Limited |
| Mr Lam Wai Hung | Well Born Real Estate Management Limited |

Invitation Tournament

| | |
|---------------|------------------------------|
| Winner | Hong Kong Fire Services Team |
| 1st Runner-up | Hong Kong Police Force Team |



活動委員會報告



Activities Committee Report



陳志球博士-前排左四(教育及培訓委員會主席)、沈錫勝先生-前排右五(專業實務委員會主席)、鄭錦華博士-前排右四(理事會執行委員)及余耀宗先生-前排左五(委員會會員)主持開球禮

Dr Johnnie Chan — 4th from left, front row (Chairman of Education & Training Committee), Mr Simon Sham — 5th from right, front row (Chairman of Professional Practice Committee), Dr Edmond Cheng — 4th from right, front row (Council Member) and Mr Herman Yu — 5th from left, front row (Council Member) officiating at the opening ceremony



得獎隊伍與譚國榮先生-前排右三(協會活動委員會主席)合照
Winners and Mr Ivan Tam — 3rd from right, front row (Chairman of Activities Committee)



多謝各工作人員的幫手!
Thank you to all helpers!

活動委員會

Activities Committee Report

香港房地產專業服務聯盟高爾夫球比賽

The Hong Kong Professional Property Services Alliance -
Golf Tournament 2007

香港房地產專業服務聯盟高爾夫球比賽於二零零七年五月五日在珠海金灣高爾夫球會舉行，香港物業管理公司協會、香港房屋經理學會、英國特許房屋經理學會亞太分會及香港地產行政學會均派出多名代表參加。賽果如下：

The Hong Kong Professional Property Services Alliance Golf Tournament 2007 was held at Golden Gulf, Zhuhai on 5 May 2007. Representatives from The Hong Kong Association of Property Management Companies, The Hong Kong Institute of Housing, Chartered Institute of Housing Asian Pacific Branch and Hong Kong Institute of Real Estate Administration participated in the event. Results are as follows:

| | |
|------------|--------|
| 總桿冠軍 | 梁振昇 先生 |
| 淨桿冠軍 | 梁進源 先生 |
| 淨桿亞軍 | 李迪威 先生 |
| 淨桿季軍 | 楊偉文 先生 |
| 發球最遠距離獎B11 | 梁振昇 先生 |
| 發球最近洞獎A8 | 梁進源 先生 |

| | |
|-------------------|------------------|
| Gross Champion | Mr C S Leung |
| Net Champion | Mr Kendrew Leung |
| Net 1st Runner-up | Mr Roy Lee |
| Net 2nd Runner-up | Mr Alfred Yeung |
| Nearest to Pin | Mr C S Leung |
| Longest Drive | Mr Kendrew Leung |



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恭喜！恭喜！
Congratulations!



活動委員會報告

Activities Committee Report

午餐會 - 如何使樹木變為資產

Luncheon Talk – How to make Trees our Assets

本會於六月十五日在世貿會舉行了一個名為「如何使樹木變為資產」之午餐會，並邀得土木工程拓展署高級園境師伍芷筠女士與會員分享培育及保護樹木之心得。

A luncheon talk on the captioned by Ms Kathy Ng, Senior Landscape Architect of Civil Engineering and Development Department was held on 15 June 2007 at the World Trade Centre Club. At the luncheon Ms Ng shared her insights on nurturing and protecting trees.

活動委員會
主席 譚國榮

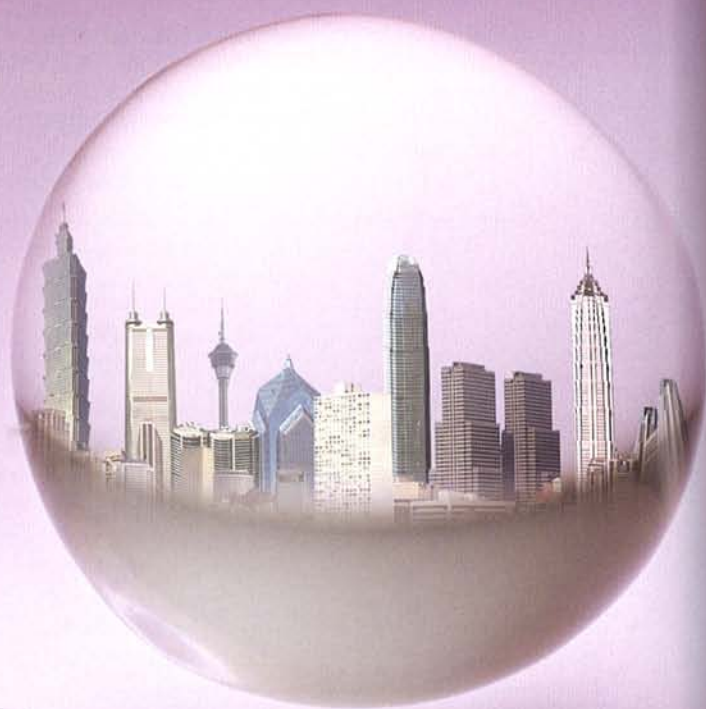
Ivan K W Tam
Chairperson
Activities Committee

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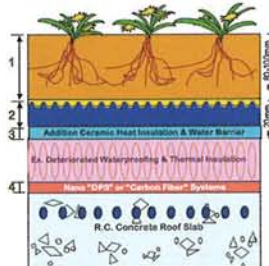
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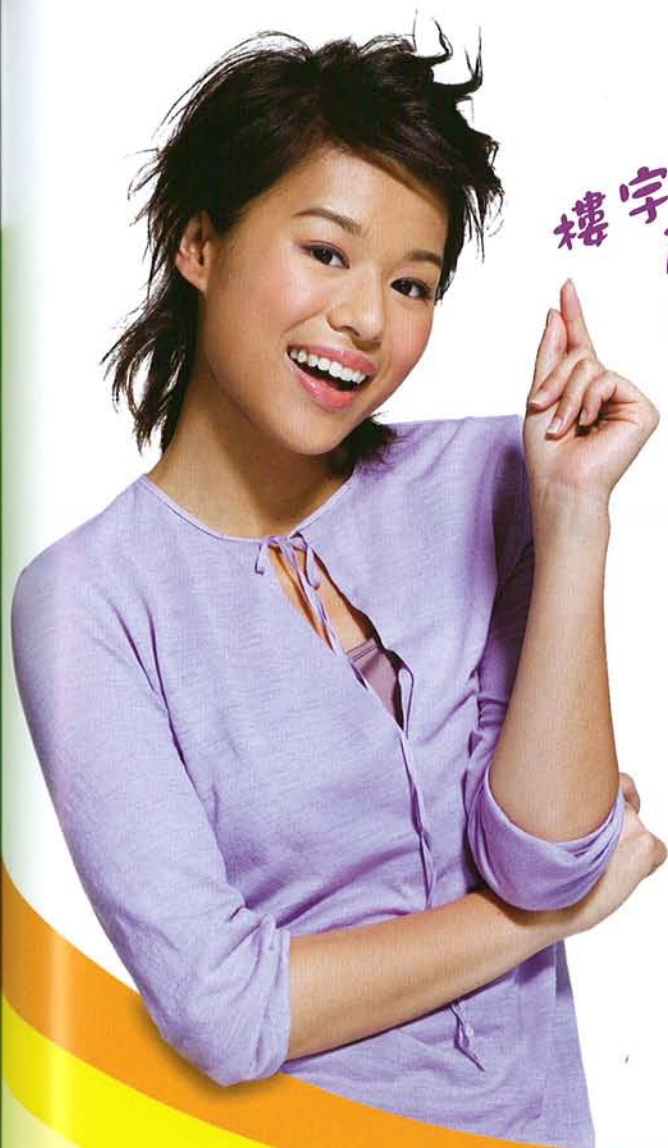


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優勢比人高 和黃·怡峯



珠海，毗鄰有東方拉斯維加斯之稱的澳門，為中國有名的海濱城市。隨着澳門經濟騰飛，受益於泛珠三角的政策等利好因素，珠海倍受矚目。和黃·怡峯，位處珠海核心高新區唐家灣，國際級濱水地標建築，由長江實業(中國)與和記黃埔地產傾力打造，盡享經濟利好因素，優勢比人高。

高瞻遠見

珠海政府將落實“135計劃”，五年投資百億打造新珠海，把珠海定位成為珠江三角洲西岸區域性中心城市，加上泛珠三角合作協議，及廣珠城際快軌、廣珠鐵路、沿海高速、港珠澳大橋等完善網絡，帶動珠海經濟升溫，房地產向好受惠。

高增值地段

和黃·怡峯位處中國歷史文化名鎮及譽為南中國硅谷的高新區唐家灣，外資及高新技術產業林立，且更與中山大學及北京師範大學之珠海園區為鄰，優質租戶源源不絕。投資居家兩相宜，前景看俏。

高度矚目

和黃·怡峯為珠海著名國際海濱小區“海怡灣畔”壓軸之作，薈萃國際著名的胡周黃建築設計及貝爾高林的臻美國林心思。和黃·怡峯由四棟32層高豪華住宅組成，以傲視全城的視覺高度，提供片區僅有的360度視覺。

高豪氣派

和黃·怡峯以“活出高層次”為設計概念，項目充分發揮景觀及資源優勢，首層特設有“怡峯HOUSE”連超大花園獨門獨戶設計，而頂層更為珠海罕有天台連私家泳池花園的“天連天HOUSE”，切合不同人士需要，單位面積約由88至440平方米不等，每戶均設有多種不同形式的增值入戶花園或露台。

高才卓識

和黃·怡峯所在處海怡灣畔為珠海獨具規模的國際化小區，得到國際人士及各界精英的認可，住戶來自英、美、法、日、韓等十多個國家，創建高素質的國際人脈網絡。

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