

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



YEAR BOOK 年報 2008

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

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 Managment 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.

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 of commercial space.

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

## Management and Committees

## 協會之運作

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

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

協會之運作

### **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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### 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.
  - 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.

電話 公司(按英文名稱次序排列) Tel No. Company Name (in alphabetical order) 3123 2020 匯秀企業有限公司 Broadway-Nassau Investments Ltd. 2566 7911 家利物業管理有限公司 Cayley Property Management Ltd. 2758 8632 其士富居物業管理有限公司 Chevalier Property Management Ltd. 2548 7318 招商局物業管理(香港)有限公司 China Merchants Property Management (HK) Ltd. 2823 7088 中國海外物業服務有限公司 China Overseas Property Services Ltd. 2828 5688 華潤物業管理有限公司 China Resources Property Management Ltd. 2562 8625 捷盛(物業管理)有限公司 Chissay (Property Management) Ltd. 2370 0631 城市專業管理有限公司 City Professional Management Ltd. 2388 7786 港基物業管理有限公司 Citybase Property Management Ltd. 2142 3500 中怡物業服務有限公司 CP Property Services Ltd. 2833 5208 中房管理有限公司 CREA Management Ltd. 2238 3601 愉景灣服務管理有限公司 Discovery Bay Services Management Ltd. 2562 8143 永年物業管理有限公司 Eternal Year Property Services Ltd. 2541 8221 佳潤物業管理有限公司 Excellent Smart Property Management Ltd. 2471 1301 錦繡花園物業管理有限公司 Fairview Park Property Management Ltd. 2322 8555 福輝管理有限公司 Fore Glory Management Ltd.

公司(按英文名稱次序排列 ) Company Name (in alphabetical order)	電話 Tel No.
富寧物業管理有限公司 Funing Property Management Ltd.	2961 0888
金衛物業管理有限公司 Goldwell Property Management Ltd.	2891 3015
高衞物業管理有限公司 Goodwell Property Management Ltd.	2960 0982
冠威管理有限公司 Goodwill Management Ltd.	2908 3681
佳定管理服務有限公司 Guardian Management Services Ltd.	2512 1838
佳定物業管理有限公司 Guardian Property Management Ltd.	2512 1838
恆隆地產代理有限公司 Hang Lung Real Estate Agency Ltd.	2879 0111
恆益物業管理有限公司 Hang Yick Properties Management Ltd.	2545 5109
海港城管理有限公司 Harbour City Management Ltd.	2118 8668
夏利文物業管理有限公司 Harriman Property Management Ltd.	2118 2628
香港房屋協會 Hong Kong Housing Society	2839 7888
康樂園物業管理有限公司 Hong Lok Yuen Property Management Co. Ltd.	2656 5241
康業服務有限公司 Hong Yip Service Co. Ltd.	2828 0888
香港置地(物業管理)有限公司 Hongkong Land Group Ltd.	2842 8428
合安管理有限公司 Hop On Management Co. Ltd.	2739 8811
合和物業管理有限公司 Hopewell Property Management Co. Ltd.	2528 4975

# Full Member

公司(按英文名稱次序排列 ) Company Name (in alphabetical order)	電話 Tel No.
和記黃埔地產有限公司 Hutchison Whampoa Properties Ltd.	2128 7500
油蔴地物業管理及代理有限公司 HYFCO Estate Management & Agency Ltd.	2395 2859
希慎物業管理有限公司 Hysan Property Management Ltd.	2972 7000
國際物業管理有限公司 International Property Management Ltd.	2626 7838
置邦物業管理有限公司 ISS EastPoint Property Management Ltd.	2826 9166
仲量聯行物業管理有限公司 Jones Lang LaSalle Management Services Ltd.	2846 5000
啟勝管理服務有限公司 Kai Shing Management Services Ltd.	2828 5123
嘉里物業管理服務有限公司 Kerry Property Management Services Ltd.	2967 2200
僑樂服務管理有限公司 Kiu Lok Service Management Co. Ltd.	2802 7966
萊坊測計師行有限公司 Knight Frank Petty Ltd.	2840 1177
高樂服務有限公司 Kolot Property Services Ltd.	2370 5731
港深聯合物業管理有限公司 Kong Shum Union Property Management Co. Ltd.	2384 8728
廖創興物業管理及代理有限公司 Liu Chong Hing Property Management & Agency Ltd.	3768 9038
民亮發展有限公司 Main Shine Development Ltd.	3571 7971
香港鐵路有限公司 MTR Corporation Ltd.	2993 2111
新豪物業管理及代理有限公司 New Gem Property Management & Agency Ltd.	2504 0063

公司(按英文名稱次序排列 ) Company Name (in alphabetical order)	電話 Tel No.
嘉怡物業管理有限公司 Nice Property Management Ltd.	2794 9498
柏齡物業管理有限公司 Parkland Property Management Ltd.	2510 1111
保華物業管理有限公司 Paul Y Building Management Ltd.	2831 8338
百利好地產管業有限公司 Plotio Property & Management Co. Ltd.	2815 2323
保得物業管理有限公司 Protech Property Management Ltd.	2598 8990
第一太平戴維斯物業管理有限公司 Savills Property Management Ltd.	2534 1688
瑞安物業管理有限公司 Shui On Properties Management Ltd.	2879 1888
信德物業管理有限公司 Shun Tak Property Management Ltd.	2859 3131
誠和物業管理有限公司 Silver Sight Property Management Ltd.	2781 2208
信和物業管理有限公司 Sino Estates Management Ltd.	2138 1000
天怡物業顧問有限公司 Sky Pacific Property Consultant Ltd.	3741 1338
泰喜置業有限公司 Stanhill Properties Ltd.	2831 0077
兆達隆物業管理有限公司 Stratton Property Management Ltd.	2528 4570
新中物業管理有限公司 Sun Chung Property Management Co. Ltd.	2826 6600
新恆基國際物業管理有限公司 Sunbase Int'l Properties Management Ltd.	2865 1511
太古地產管理有限公司 Swire Properties Management Ltd.	2844 3888

公司(按英文名稱次序排列 ) Company Name (in alphabetical order)	電話 Tel No.
新昌管理服務有限公司 Synergis Management Services Ltd.	2579 8313
太古城物業管理有限公司 Taikoo Shing (Management) Ltd.	2535 2525
鷹君物業管理有限公司 The Great Eagle Properties Management Co. Ltd.	2879 2118
亨輝管業有限公司 THL Management Co. Ltd.	2736 6988
時代廣場有限公司 Times Square Ltd.	2118 8888
置佳物業服務有限公司 Top Property Services Co. Ltd.	2121 1232
富城物業管理有限公司 Urban Property Management Ltd.	2626 7333
威格斯物業管理服務(香港)有限公司 Vigers Property Management Services (HK) Ltd.	2810 1100
偉邦物業管理有限公司 Well Born Real Estate Management Ltd.	2851 1991
偉誠物業管理有限公司 Well Sight Property Management Ltd.	2781 2208
偉雅物業管理有限公司 Wellart Property Management Ltd.	2781 2208
興怡物業服務有限公司 Wells Estate Services Ltd.	2940 0233
永達利物業管理有限公司 Winland Property Management Ltd.	2827 7333
渝太物業管理有限公司 Y.T. Property Services Ltd.	2500 5555
慶屋物業管理有限公司 Yoshiya Property Management Ltd.	2780 3393
越秀物業管理有限公司 Yue Xiu Property Management Ltd.	2806 0371

公司(按英文名稱次序排列 ) Company Name (in alphabetical order)	電話 Tel No.
長江集團中心物業管理有限公司 Cheung Kong Center Property Management Ltd.	2121 8368
中電物業服務有限公司 CLP Property Services Ltd.	2678 6574
高達管理有限公司 Goodtech Management Ltd.	2312 8007
高威物業管理有限公司 Kenwick Property Management Ltd.	2591 1400
置華物業服務有限公司 Land Asia Management Ltd.	2152 8500
九源物業顧問有限公司 Unimax Property Consultancy Ltd.	2541 2938

## The Council 2007-2009

## 2007至2009年理事會

## 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 мн Mr Suen Kwok Lam мн

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

## 2007至2009年理事會

## The Council 2007-2009

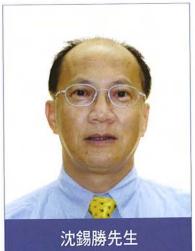
## 副會長 Vice Presidents



黃繼生先生 Mr Cliff K S Wong

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



鄭錦華博士 Dr Edmond K W Cheng

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

## 財務秘書 Honorary Treasurer



潘源舫先生 Mr Sanford Y F Poon

香港房屋協會 Hong Kong Housing Society

# The Council 2007-2009

## 2007至2009年理事會

## 委員 Council Members



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



陳志球博士 』P Dr Johnnie C K Chan 」P

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



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



鄺正煒先生 Mr Alkin C W Kwong

康業服務有限公司 Hong Yip Service Co Ltd.



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



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.



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



孫國林先生 мн Mr Suen Kwok Lam мн

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

## 歷屆會長

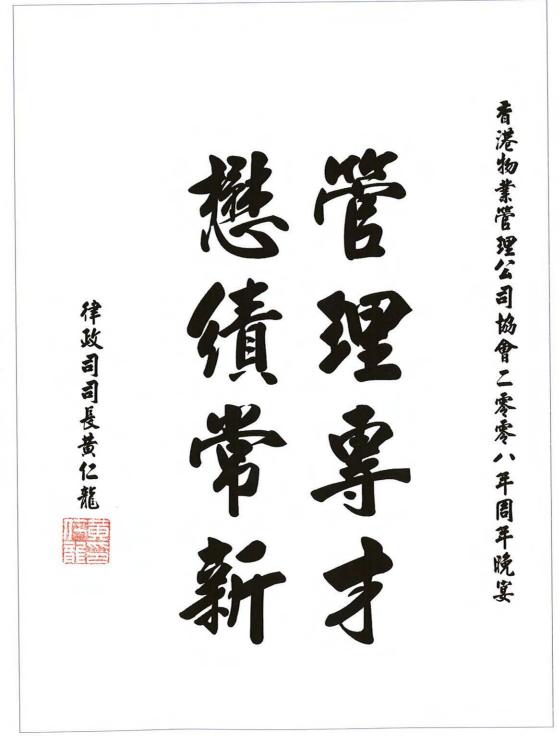
# Past Presidents

年份 Year	會長 President	代表 Representative
1991-1992	宫北杨举祭田左阳公司	
1991-1992	富城物業管理有限公司	江德培先生
	Urban Property Management Ltd.	Mr Alan Constable
1992-1993	僑樂服務管理有限公司	袁靖罡先生
	Kiu Lok Service Management Co Ltd.	Mr Stephen Yuen
1993-1994	鷹洋物業管理有限公司	袁靖罡先生
	Pacific Hawk Management Ltd.	Mr Stephen Yuen
1994-1996	卓德測量師行有限公司	羅菲臘先生
	Chesterton Petty Ltd.	Mr Philip Nourse
1996-1997	第一太平戴維斯物業管理有限公司	黎志強先生
	First Pacific Davies Property Management Ltd.	Mr Alfred Lai
1997-2000	和記黃埔地產有限公司	陳志球博士」P
	Hutchison Whampoa Properties Ltd.	Dr Johnnie Chan JP
2000-2003	佳定物業管理有限公司	何照基先生
	Guardian Property Management Ltd.	Mr Peter Ho
2003-2005	偉邦物業管理有限公司	孫國林先生 MH
	Well Born Real Estate Management Ltd.	Mr Suen Kwok Lam мн
2005-2007	恆益物業管理有限公司	孫國林先生 MH
	Hang Yick Properties Management Ltd.	Mr Suen Kwok Lam мн

賀詞



黃仁龍先生, SC, JP Mr Wong Yan Lung, SC, JP



## **Congratulatory Messages**



梁振英先生, GBS, JP Mr Leung Chun Ying, GBS, JP

中華人民共和國 香港特別行政區 行政會議非官守議員召集人 梁振英議員



The Hon. C Y Leung, GBS, JP Convenor of the Non-Official Members of the Executive Council Hong Kong Special Administrative Region The People's Republic of China

A building is a complex piece of machinery. To many, ownership of real estate, be it a small apartment, represents the single most significant lifetime investment. Buildings require constant management, repair and maintenance to maintain or enhance their values. Therefore, the services of professional property managers are essential. As more and more buildings in Hong Kong show signs of ageing, proper maintenance and timely repairs are crucial also to the safety of occupants and neighbours.

The Hong Kong Association of Property Management Companies (HKAPMC) has been tirelessly raising the standards of professional building management in the past 17 years. The Association has also taken concrete steps in rising to the challenge and opportunity of sustainability and environmental protection.

I wish HKAPMC every success on the occasion of its 18th anniversary.

W.L

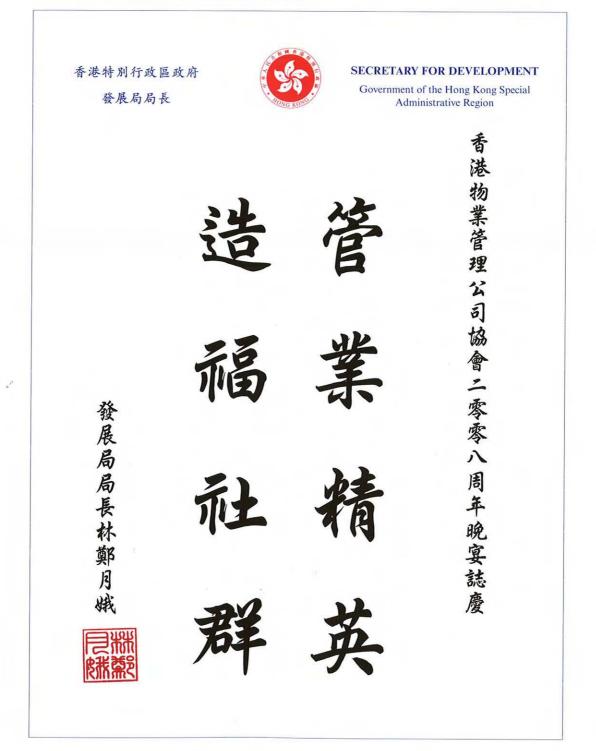
Leung Chun-ying Convenor of the Non-official Members of the Executive Council Hong Kong Special Administrative Region December 2008

> 香港中環康樂廣場恰和大度十樓 10/F. Jardine House, Central, Hong Kong 電話 Tel: (852) 2507 0502 傅真 Fax: (852) 2530 9497 電勇 Email: cy.leung@dtz.com.hk 個人網站 Personal website: www.cyleung.hk

賀詞



林鄭月娥女士, JP Mrs Carrie Lam, JP



## **Congratulatory Messages**



鄭汝樺女士, JP Ms Eva Cheng, JP

香 港物業管理公 利敬 司協會ニ零零ハ年周年 商業 運 輸 及房屋局局長 **惠** 樂 晚 奠β 宴 汝 樺 民群

賀詞



曾德成先生, JP Mr Tsang Tak Sing, JP

民政事務局局長 香港灣仔軒尼詩道一百三十號 修頓中心三十一樓



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

### 獻辭

香港物業管理公司協會致力團結業界,培植 人才,提高專業水平,惠益公眾。自一九九 零年創會以來,與政府及相關團體攜手合 作,促進香港物業管理的發展。貴會耕耘多 年,成績斐然,有目共睹。

欣逢貴會成立十八周年誌慶,謹此衷心致 賀,並祝貴會竿頭日進,迭創佳績。

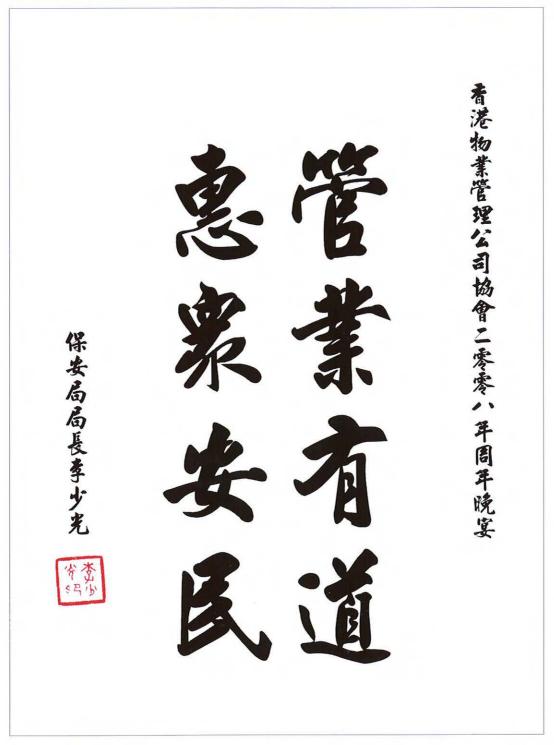
家家成

民政事務局局長曾德成



賀詞

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



## 賀詞



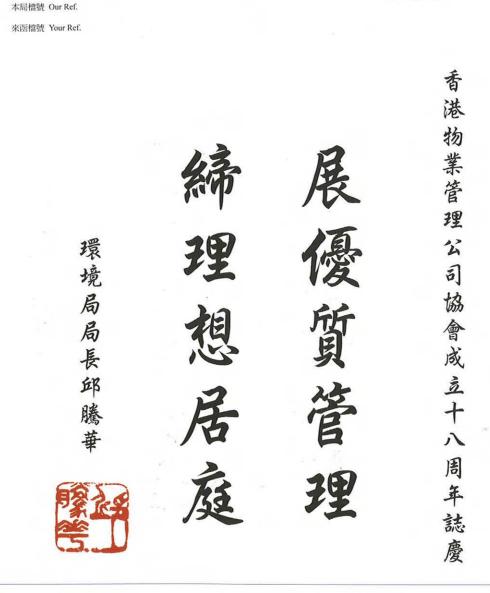
邱騰華先生, JP Mr Edward Yau, JP

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

政府總部 環境局局長 香港灣仔告士打道5號 稅務大樓46樓



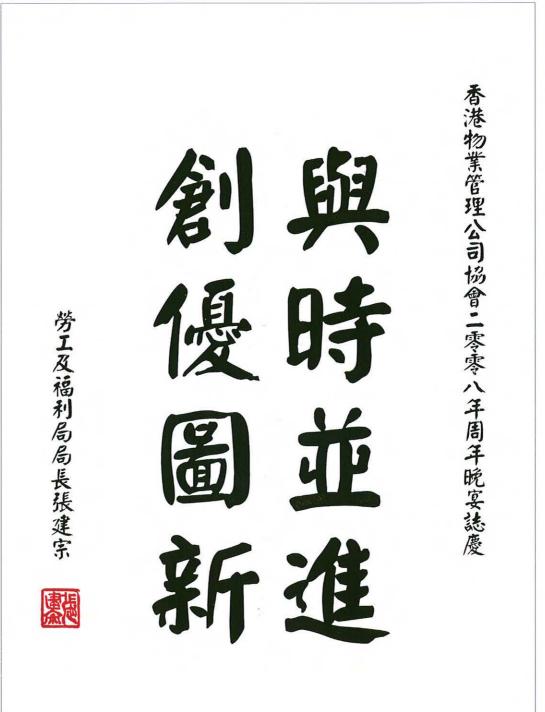
Secretary for the Environment Government Secretariat 46/F, Revenue Tower 5 Gloucester Road Wanchai, Hong Kong



## **Congratulatory** Messages



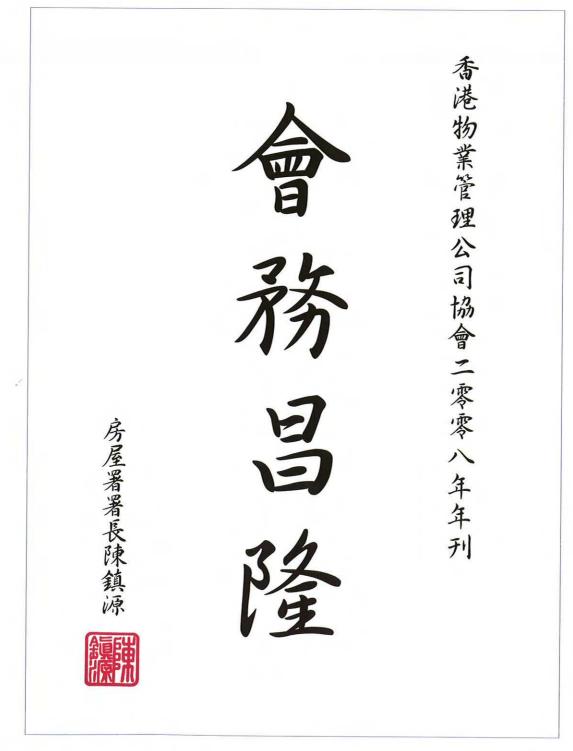
張建宗先生, GBS, JP Mr Matthew Cheung, GBS, JP



賀詞



陳鎮源先生, JP Mr Thomas Chan, JP





賀詞

鄧竟成先生, PDSM Mr Tang King Shing, PDSM





HONG KONG POLICE OFFICE OF THE COMMISSIONER

#### **Message from Commissioner of Police**

During 2008 Hong Kong has successfully hosted the Equestrian Events of the Beijing Olympic and Paralympic Games, whilst the overall law and order situation has remained stable.

The Hong Kong Association of Property Management Companies has played a role in this success by seeking to maintain and improve standards for the professional management of property and multi-storey buildings in Hong Kong. This is an essential element in ensuring the community can live and work in a safe environment.

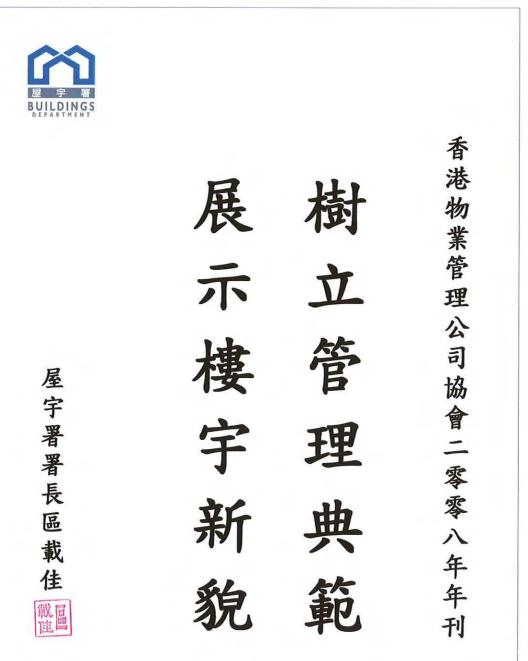
I am confident the Hong Kong Association of Property Management Companies will continue your endeavours in this regard and wish you every success in 2009 and beyond.

(TANG King-shing) Commissioner of Police

賀詞



區載佳先生, JP Mr Au Choi Kai, JP





余熾鏗先生, JP Mr C H Yue, JP



#### **Congratulatory Message**

I am pleased to offer my earnest congratulations to the Hong Kong Association of Property Management Companies on the occasion of its eighteenth anniversary.

Throughout the years, the Association has played a leading role not only in the upkeep and improvement of the standards for professional property management but also in the promotion of collaboration among professional management companies. I am sure that the Association will continue to uphold its pursuit and flourish to benefit the industries and the community.

On this very special occasion, I wish the Association and the members every success in the years to come.

forme

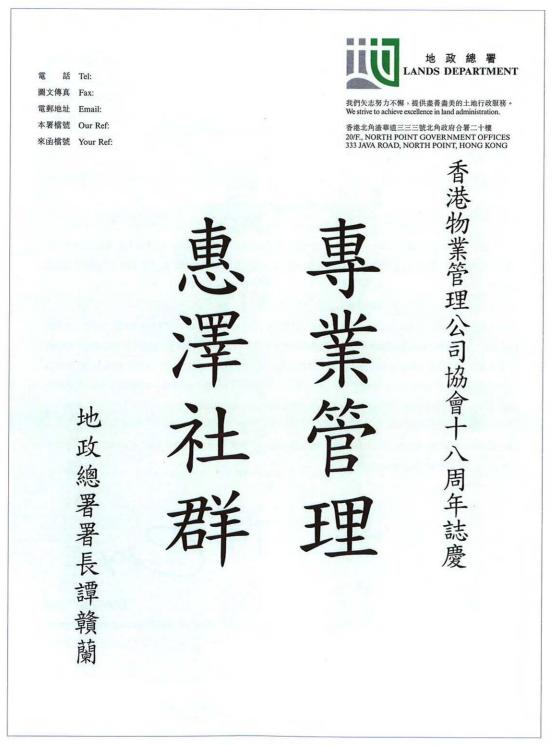
Yue Chi-hang Director of Architectural Services 1 December 2008

香港金鐘道六十六號 金鐘道政府合署三十五艘 電話:(八五二)二八六七 三六零一 傅真:(八五二) 二八一零 七三四一 35/F., Queensway Government Offices, 66 Queensway, Hong Kong Tel: (852) 2867 3601 Fax: (852) 2810 7341

## 賀詞



譚贛蘭女士, JP Miss Annie Tam, JP



## **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

# 傳直機號碼 Fax No.:

來函檔號 Your Reference 本署檔號 Our Reference 電話號碼 Tel. No.:

#### Message to the

#### Hong Kong Association of Property Management Companies

It is my pleasure to extend my sincere congratulations to the Hong Kong Association of Property Management Companies on the occasion of your Annual Dinner 2008.

Always in pursuit of excellence in the field of property management, your dedicated effort has greatly enhanced the quality of our living environment.

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

(Mrs. Ava S Y NG) Director of Planning September 2008

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." Serving The course

## 賀詞



何光偉先生, JP Mr K W Ho, JP



Telephone 電話號碼:

Facsimile 圖文傳真:

香港特別行政國政府 機電工程署 香港九 龍政成街 3 號 Electrical and Mechanical Services Department Government of the Hong Kong Special Administrative Region 3 Kai Shing Steet, Kowloon, Hong Kong www.emsd.goz.hk

2808 3601

2890 7493

Our reference 本署檔號:

EMSD GRA/1-80/4 Pt. 1

Your reference 來函檔號:

18<sup>th</sup> Anniversary of The Hong Kong Association of Property Management Companies

I am delighted to congratulate The Hong Kong Association of Property Management Companies on its 18<sup>th</sup> Anniversary.

Through the contributions and efforts of the Association, I am very happy to see the development towards excellent professionalism in the property management industry. The professional knowledge, skill and ability of the members of the Association as reflected from their management performance are well recognized. Their hard work enable us to enjoy high quality property management services in Hong Kong.

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

1A0A

HO Kwong-wai Director of Electrical and Mechanical Services

## **Congratulatory Messages**



盧振雄先生, FSDSM Mr Lo Chun Hung, FSDSM

二零零八年周年晚會香港物業管理公司協會 B 消防處處長盧振雄 祉 3

賀詞



蘇啟龍先生, JP Mr Kim Salkeld, JP



THE LAND REGISTRY QUEENSWAY GOVERNMENT OFFICES, 28TH FLOOR, 66 QUEENSWAY, HONG KONG, FAX: 2596 0281 Website: http://www.landreg.gov.hk

金鐘道政府合署二十八樓 圖文傳真: 2596 0281 覆商請註明本處檔號

土地註冊處

香港金鐘道六十六號

In reply please quote this Ref.:

來函檔號 Your Ref.:

電話Tel.:

"It should be remembered that the foundation of the social contract is property; and its first condition, that everyone should be maintained in the peaceful possession of what belongs to him". So said Roussean in 1758 in his 'Discourse on Political Economy'. 250 years later, his observation still holds good, but for countless owners in high rise buildings in Hong Kong another condition also holds good, that to be able to enjoy peaceful possession it is necessary that the complex buildings in which we live and work are well maintained and managed. To that end, the work of the members of the Hong Kong Association of Property Management Companies is of no little importance to the quality of life in this city and I wish the Association every success in its endeavours to promote the efficiency and quality of the industry.

(Kim Salkeld) Land Registrar

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

## Congratulatory Messages



曾梅芬女士, JP Mrs Mimi Brown, JP

香港物業管理公司協會成立十八周年誌慶 繁 差 餉物業估價署署長 中、 受 攜 曾梅芬

#### 賀詞

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税務大樓三十一樓

Fax: 2583 9758 Tel: 2594 7601

本署檔號 Our Ref.:

來函檔號 Your Ref.:

22 September 2008

Message to the Hong Kong Association of Property Management Companies

I congratulate the Hong Kong Association of Property Management Companies on the occasion of its  $18^{\rm th}$  Anniversary.

Over the years, the Association has made significant contributions to the promotion of professional knowledge in property management and the improvement of the overall standard of the industry. I wish the Association every success in all its endeavours in the years to come.

(KKKwok) Government Property Administrator

### **Congratulatory Messages**



陳健碩先生, JP Mr Raymond Chan, JP

#### 🗲土 木 工 程 拓 展 署 CEDD Civil Engineering and Development Department

Web site E-mail Telephone Facsimile Our ref Your ref

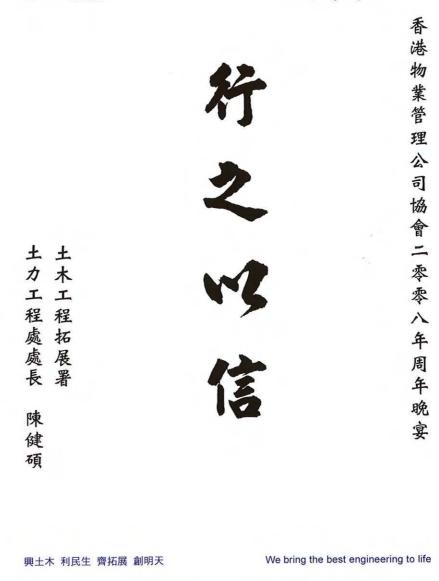
缬

網址	: http://www.cedd.gov.hk
電子郵件	:
電話	: (852) 2762 5010
傳真	: (852) 2715 0501
本署檔號	: GCSS4/23/1 S.F. 10
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



賀詞



湯顯明先生 Mr Timothy Tong

香港物業管理公司協會二〇〇八年年刊 共建誠信 廉政專員湯顯明出香港特別行政區 先生 願 明 例 敬 題

#### **Congratulatory Messages**



劉秀成議員, SBS, JP Professor Hon Patrick Lau, 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 这

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

#### 25 September, 2008

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 2008

Congratulations on the 17<sup>th</sup> Annual Dinner of the Hong Kong Association of Property Management Companies. The Association's achievement in promoting the professional knowledge of property management and furthering the industry's service standard since its establishment is remarkable.

I wish HKAPMC continuous success in creating a quality living environment in Hong Kong.

Yours sincerely,

Patrick Lau

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

#### 賀詞



龐創先生, BBS, JP Mr Edward Pong, BBS, JP



保安及護衛業 管理委員會 香港中環遮打道10號 太子大度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.: (67) in SGS/7/14 Pt. 6 來 函 檔 號 Your Ref.: 電話 Tel.: 2801 6281 傳 真 Fax.: 2537 5118

23 September 2008

#### 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 hearty congratulations to your Association on the occasion of its 18<sup>th</sup> Anniversary.

The Hong Kong Association of Property Management Companies has played an important role in promoting professionalism in the property management industry over the past years. I would also like to take this opportunity to thank the Association for your staunch support to the Authority. I am confident that the Association will continue to make notable efforts in sustaining high quality service in Hong Kong.

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

Yours sincerely,

(Edward PONG)

Chairman, Security and Guarding Services Industry Authority

SGS 1 (2/2002)

### **Congratulatory** Messages

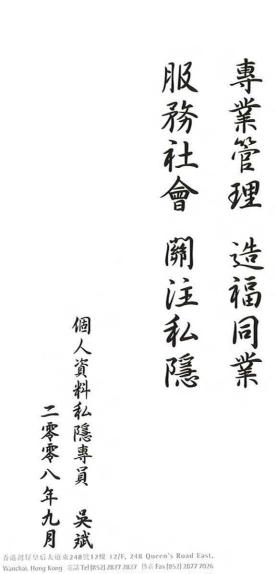
香港物業管理公司協會十八週年誌慶



吴斌先生, 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



電動Email enquiry@pcpd.org.hk 朝且 Website www.pcpd.org.hk

賀詞



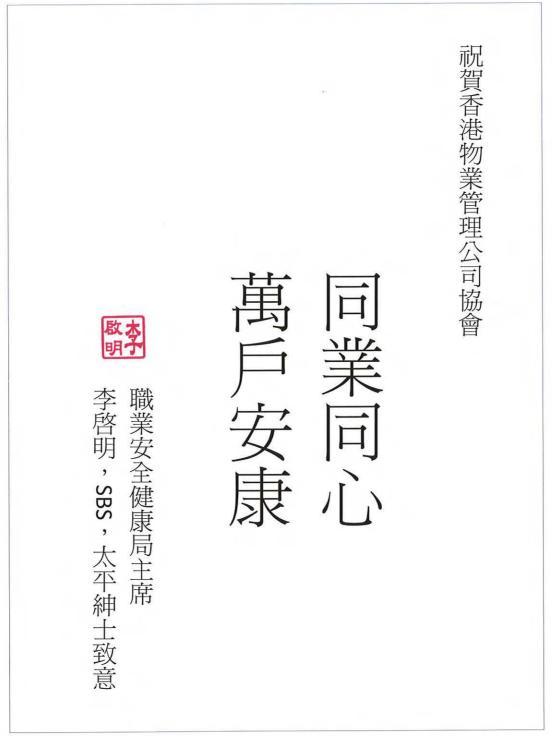
袁靖罡先生 Mr Stephen Yuen

香港物業管理公司協會週年誌慶 管 **物** 阜 香港物業管理行業培訓咨詢委員會主席 理 有 民 安 方 袁靖罡 一零零八年十月 敬 賀

### **Congratulatory Messages**



李啟明先生, SBS, JP Mr Lee Kai Ming, SBS, JP



YEAR BOOK 年報 2008

賀詞



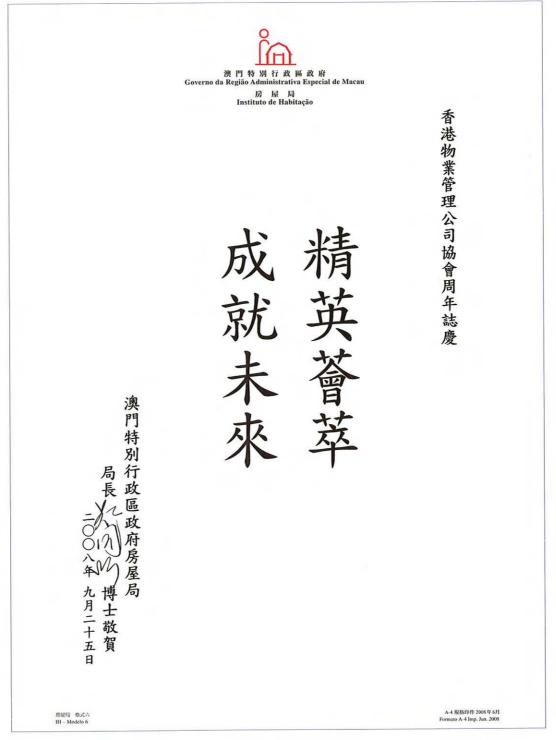
蒲祿祺先生, BBS, JP Mr Nicholas Brooke, BBS, JP



### **Congratulatory Messages**



鄭國明博士 Dr Chiang Coc Meng



賀詞



李加林先生 Mr Li Jia Lin

圳 物业管 理 协会 深 市 香港物業管理公司協 利專 民業 安管 會 深 圳 二零零八年十 市物業管理協 會長 居理 林李 甲加 月十 會 五 E





蔡興發先生 Mr Cai Xing Fa

# 上海市物业管理行业协会

#### 贺 词

值此香港物业管理公司协会2008年度周年晚会之际, 谨 代表上海市物业管理行业致以最诚挚祝贺。

香港乃我圈市场经济最为成熟发达之城市,物业管理在 香港更有着深厚的基础和积淀。作为一项关乎民生,为民谋 福祉的事业,香港的物业管理经过多年实践,已经自成一宗, 形成体系,成为肉地同行争相致伤之样极。

贵协会致力于改善物业管理之专业水平,提供物业管理 之专业意见,发挥协会功能,推进行业建设,鼓励和汇集专 业管理公司和行业精英互相合作,提高及增进服务水平,取 得令人瞩目的成就,其功德无量,可软可贺。

沪港两地渊源相近,和合共荣,两地协会也屡有交往, 相互扶携。哀心希望两地物业管理公司和协会进一步加强合 作,优势互补,冀求共同发达,为推进我国城市现代化建设 和物业管理事业的发展贡献锦蘅之力。

祝愿香港政通人和、安定繁荣,祝愿贵协会雄才大略、 鹏程万里。

> 上海市物业管理行业协会会长 发蔡 印兴 2008年9月

賀詞



劉藝良先生 Mr Lao Ngai Leong

香港物業管理公司協會成立十八周年誌慶 乌紫 澳門物業管理業商會 劉藝良 积而行 二零零八年九月 敬賀



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



賀詞

#### **Congratulatory Message to the Hong Kong**

#### Association of Property Management Companies Limited

It is with great pleasure that I extend my warmest congratulations to the Hong Kong Association of Property Management Companies Limited on its 18<sup>th</sup> anniversary.

The Association's commitment in promoting professional property management services has uplifted the service standards and image of the industry. Sharing the same vision with the Association, the Hong Kong Housing Society will make concerted efforts to help owners better manage and maintain their properties and build a better living environment for the community.

May I wish the Association every success in all its endeavours in the years to come.

menny

Yeung Ka-sing, SBS, MBE, J Chairman

Haad Office: 29th Floor, World Trade Centre, 280 Gloucester Fload, Causeway Bay, Hong Kong Tel 2839 7898 Fax 2882 2001 律师草族: 街方封國國告土打導280號世界貿易中心29項 電話 2839 7888 何首 2882 2001 www.lkths.com

建屋惠民六十年 優化生活創明天

賀詞



劉燕卿女士 Ms Connie Lau

#### 消費者委員會 CONSUMER COUNCIL



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

C A C

來函擋號 YOUR REF. 本函擋號 OUR REF.

#### Message for the Hong Kong Association of Property Management Companies 2008 Yearbook

High quality property management service is vital not only for the comfort and safety of residents but also to the social and economic development of Hong Kong.

Over the years, the Hong Kong Association of Property Management Companies has played a crucial role in leading its members to promote professionalism in the industry and to respond to increasingly demanding expectations and diversifying needs of consumers. Its unceasing efforts and remarkable contributions are highly appreciated.

On this happy occasion of the Association's 18<sup>th</sup> anniversary, I wish it every success in all future endeavours.

aller Lan

Connie LAU Chief Executive Consumer Council

EXECUTIVE AND COUNCIL MEMBER OF CONSUMERS INTERNATIONAL

#### **Congratulatory Messages**



何恆光先生 Mr Thomas Ho

MTR Corporation Limited 香港鐵路有限公司 www.mtr.com.hk

#### 🛞 MTR

Congratulatory Message to The Hong Kong Association of Property Management Companies for the 18<sup>th</sup> Anniversary and Annual Dinner 2008

The Hong Kong Association of Property Management Companies has been committed in promoting highest standards for professional management and contributing to the Hong Kong community with professionalism in the management of land property and multi-storey buildings.

On the occasion of its 18<sup>th</sup> Anniversary, I congratulate the Association on its past achievements and wish it every success in all future endeavours.

Collars

Mr. Thomas HO Hang Kwong Property Director, MTR Corporation

MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong. GPO Box 9916, Hong Kong Tel (852) 2993 2111 Fax (852) 2798 8822 香港九龍灣德福廣場港鐵總部大樓 香港郵政總局信箱9916號 電話 (852) 2993 2111 傳頁 (852) 2798 8822

賀詞



林天福先生 Mr Frederick Lam

香港物業管理公司 オミ 協 E 會 周 年 誌 THE REAL 慶 香港貿易發 展 局 創 緫 裁 林 天 福

### **Congratulatory Messages**



邱萬發先生 Mr Kelvin Yau



29th September 2008

#### <u>Congratulatory Message to</u> the Hong Kong Association of Property Management Companies

With the greatest pleasure may I offer my warmest congratulations to the Hong Kong Association of Property Management Companies on its 18th Anniversary.

For the past years, the Association has been taking an important role to enhance professionalism and promote quality services within the industry. I have no doubt that the Association will continue to lead the profession. I sincerely wish the Association and all members every success in the future.

Yau Man Fat, Kelvin Chairman Housing Managers Registration Board

香港鴻仔港灣道6-8號瑞安中心2709-2711室 Units 2709-2711, Shui On Centre, 6-8 Harbour Road, Wanchai, H.K. 電話 Tei: (852) 2544 3002 傅真 Fax: (852) 2877 9908 網址 Web Sile: www.hmregistration.org.hk 電子野件 E-mail: board@hmregistration.org.hk

#### 賀詞



黎志強先生 Mr Alfred Lai







Administrators







英國特許房屋經理學會 亞太分會 Chartered Institute of Housing Asian Pacific Branch

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

香港物業管理公司協會周年誌慶

香港房地產專業服務聯盟顧問

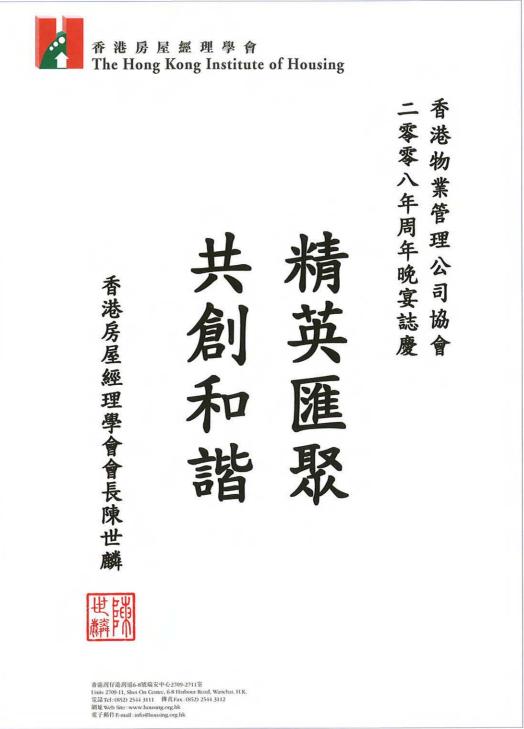
通訊地址:香港灣仔港灣道 6-8 號瑞安中心 2709-11 室 電話 Telephone: 2186 6101 Correspondence Address : Room 2709-11 Shui On Centre 6-8 Harbour Road Wanchai Hong Kong

黎志強

### **Congratulatory Messages**



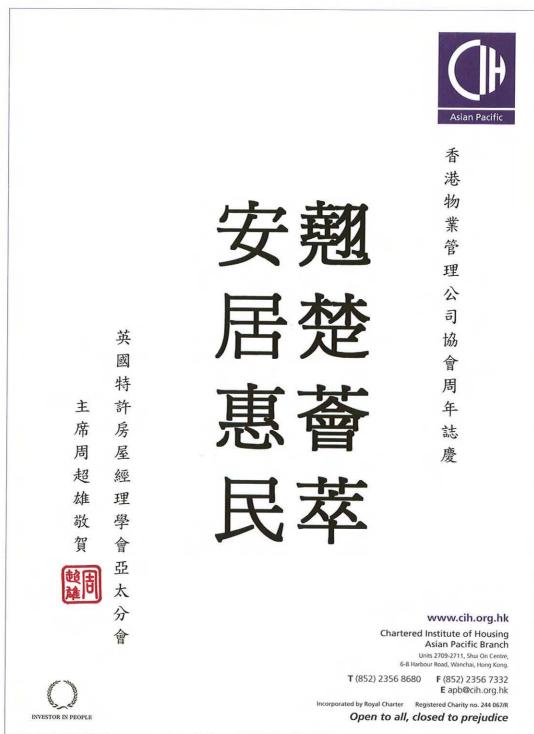
陳世麟先生 Mr Henry Chan



賀詞



周超雄先生 Mr Victor Chow



## Congratulatory Messages



鄔滿海先生 Mr Marco Wu



1985		地 INSTITU Box 4126 GPO HK	te of		ESTATE			
	芜	洋		司		香港牧業管理公	うちのきちゃ	
香港地產行政師學會會長	世	訞	0	C		理公司協會十八	] }, -	
<sup>11</sup> 學會會長	-75	法国		_		、馬年 誌 慶		
鄔滿海	モー	ジ	」 万	遭				

賀詞



余錦雄先生 Mr Yu Kam Hung



Congratulatory Message to The Hong Kong Association of Property Management Companies

I wish to extend my heartiest congratulations to The Hong Kong Association of Property Management Companies on the occasion of its Annual Dinner 2008.

The Hong Kong Institute of Surveyors looks forward to having a close working relationship with the Association to establish, improve and maintain standards for the professional property management in Hong Kong. On behalf of The Hong Kong Institute of Surveyors, I wish the Association and its members every success in their future endeavours.

Kam-hung Yu President The Hong Kong Institute of Surveyors

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 Suite 801, 8/F Jardine House, 1 Connaught Place, Central, Hong Kong Telephone: 2526 3679 Facsimile: 2868 4612 E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

#### **Congratulatory Messages**



黃耀新工程師 Ir Peter Y Wong



Il Peter i wong

會長 黃耀新工程師 President Ir Peter Y WONG BSc LLB LLM FHKIE R.P.E. CEng FIET FCIBSE president@hkie.org.hk pyswong@member.hkie.org.hk

#### Congratulatory Message to The Hong Kong Association of Property Management Companies Annual Dinner 2008

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.

Always in pursuit of excellence in the profession, the HKAPMC has dedicated to work towards the management of land property and multi-storey buildings. Efforts have also been made on promoting the education, training, professional interests, rights, powers and privileges of its members. 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 Peter Y WONG President The Hong Kong Institution of Engineers

#### 賀詞



黃嘉純先生 Mr Lester G Huang



WSUCIEII <sup>OF</sup> HONG KONG</sub> 港 律 師 會

3/F WING ON HOUSE · 71 DES VOEUX ROAD CENTRAL · HONG KONG DX-009100 Central 1 香港中環德輔道中71號 永安集團大廈3字棲 TELEPHONE (電話): (852) 2846 0500 FACSIMILE (博真): (852) 2845 0387 E-MAIL (電子郵件): sg@hklawsoc.org.hk HOME PAGE (綱育): http://www.hklawsoc.org.hk

From the President

Our Ref. : PRES/FA/1293

23 September 2008

Mr. Sanford Poon,
Chairman,
Annual Dinner 2008 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. Poon,

As President 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 2008 Annual Dinner. The role played by property management companies is essential to the efficient administration of real estate and multi-storey residential and commercial properties in Hong Kong. Effective property management is of significant importance in the property market. The Association through its enthusiasm, diligence and expertise has for a number of years been in the forefront of the development of this market for the benefit of the Hong Kong economy as a whole.

I wish you and all members of the Hong Kong Association of Property Management Companies continued success in the coming year.

Yours sincerely,

Lester G. Huang President

Incorporated with limited liability

### **Congratulatory Messages**





创合合長 到信约	Founding President Mr. Francis S. K. Lau
2008年度理事會 會長 <sup>陳偉能</sup>	General Council President Mr. Anthony W. L. Chan
監事長 彭純俊	President (Advisory Council) Dr. Pang Kam Chun
第一胡會長 医永熙	First Vice-President Mr. William W. H. Au
執行委員會主席 胡偉良	Chairman of Executive Board Mr. Woo Wai Man
前回式 執行委員會副主席 陳家時	Vice- Chairman of Executive Board Mr Chan Ka Kui
间末时 第一副监事長 ※使用	First Vice President (Advisory Council) Mr. Sam K. H. Mak
義務秘書長	Hon. Secretary-General
張崇霖 義務司庫	Mr. Cheung Sung Lam Hon, Treasurer
王啓逵	Mr. Dickson K. T. Wong
泛珠三角分會主席 決選林	Chairman of Pan-Pearl River Delta Region Mr. Checkley K. L. Sin
長三角分會主席	Chairman of Yangtze River Delta Region
統征	Delta Region Mr. Yiu Ching
東北/ 華北分會主席 蕭妙文	Chairman of Northeastern/ North China Region Dr. Simon M. M. Siu
制合兵	Vice-Presidents
單位約 余學強	Mr. William W. P. Zen Mr. Yu Hok Keung
吴溪良	Mr. Na Hon Leuna
林建康 馮志堅	Mr. Matthew K.H. Lam Mr. Fung Chi Kin
王克活	Mr. Fung Chi Kin Mr. Louis H. W. Wong Mr. Szeto Wang Mr. Ho Tak Sum
司徒宏 何徳心	Mr. Szeto Wang Mr. Ho Tak Sum
錢板強	Dr. Chung Chun Keung
沈洋 劉詩韻	Dr. Chung Chun Keung Mr. Shum Yeung Ms. Serena S. W. Lau Mr. Richard C. H. Lo
<b>継志豪</b> 何紹翦	Mr. Richard C. H. Lo Ms. Maisy Ho
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剧監事長	Vice-Presidents (Advisory Council)
陳樹標	Mr. Chan Shue Biu
方碼榮 袁靖罡	Dr. Peter K. W. Fong Mr. Stephen C. B. Yuen
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<b>曼惠彬</b> 梁海明	Dr. Charles W.B. Cheung Mr. Raymond H. M. Leung
梁家棟	Dr. Tony K. T. Leung
林汝立. 陸朝財	Mr. David W. T. Chan
姚逸明	Mr. Edmond Y. M. Yew
盧維幹 蘇邦俊	
林漠渋 林家橋	Mr. Keith H. K. Lam Dr. Lee G. Lam
趙敏	Ms. Mandy M. Chiu
御達敬 彩妍桑	Ms. Mandy M. Chiu Mr. Francis F. K. Tam Mr. Eric P. S. Kwok
李建中	Mr. Peter K. C. Lee
理事	Council Members
余錦雄	Mr. Yu Kam Hung
处理了 他们的朝	Mr. Otto P. L. Cheng
责仲文 尹德輝	Mr. Sunny C. M. Wong
除絕程	Council Members Mr. Yu Kam Hung Mr. Yu Hang Mr. Otlo P. L. Cheng Mr. Sunny C. M. Wong Dr. Danny T. F. Wan Mr. Paul K. C. Chan Mr. Paul K. M. Cheng
保護部	Mr. Daniel K. W. Chan
版事	Advisory Councillors
館織培 李星強	Mr. Tang Chi Pui Mr. Bruce S. K., Lee
<b>美国校</b>	Mr. Mak Kwok Leung
名譽法律顧問	Hon. Legal Advisors
温嘉炭 錢冷林	Mr. Carson Wen
痔肪德	Mr. Carson Wen Mr. Chung Pui Lam Mr. Tom K. T. Tong Mr. Wilfred K. P. Tsul
徐奇觀	
義務總幹事	Hon. Executive Director
李景行	Mr. Richard K. H. Li

陳偉能先生 Mr Anthony Chan

#### 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

22nd September 2008

The Hong Kong Association of Property Management Companies Units 2709-2711 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 18<sup>th</sup> Anniversary.

We wish the association every success in the coming years.

Yours sincerely,

5 LORDE

Anthony W. L. Chan President

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香港九龍尖沙咀星光行 1731 室 Room 1731, Star House, Tsimshatsui, Kowloon, Hong Kong TEL: (852) 2730 6250 FAX: (852) 2317 6062 EMAIL: info@hkarc.org http://www.hkarc.org

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#### 賀詞



黃天祥先生, JP Mr Conrad Wong, JP



#### **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' Annual Dinner 2008.

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, JP President Hong Kong Construction Association

The Hong Kong Construction Association, Limited 3/F, 180-182 Hennessy Road, Wanchai, Hong Kong Tel: 2572 4414 Fax: 2572 7104 E-mail: admin@hkca.com.hk www.hkca.com.hk

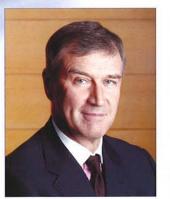
### **Congratulatory Messages**



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誌慶 香港中華總商會會長霍震豪 散题

賀詞



包立賢先生 Mr Andrew Brandler



Helping Business since 1861

30 September, 2008

Congratulatory Message to The Hong Kong Association of Property Management Companies

On behalf of the Hong Kong General Chamber of Commerce, I am pleased to extend my warmest congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on the occasion of its 18<sup>th</sup> Annual Dinner.

Over the past 18 years, HKAPMC has played a leading role in raising the standard of professional management services, as well as providing a platform for cooperation, consultation and training.

Property management is closely related to our everyday lives. A safe, clean and orderly living environment is vital to both our lives and work. As the public's expectations for quality services continue to rise, I believe HKAPMC will rise to these challenges by taking the initiative to lead the community to a new level of property management.

I wish HKAPMC every success in the future.

Andrew Brandler Chairman, the Hong Kong General Chamber of Commerce

### Congratulatory Messages



區嘯翔先生 Mr Albert Au

CPA

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

10 October 2008

Our Ref.: C/Mis

Mr. Sanford Poon Chairman, Annual Dinner 2008 Organizing Committee 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. Poon,

#### **Congratulatory Message on Annual Dinner 2008**

The Hong Kong Institute of Certified Public Accountants extends congratulations to the Hong Kong Association of Property Management Companies upon its 18<sup>th</sup> anniversary.

Hong Kong's property management industry would not be the success it is today without your stewardship and guidance. On behalf of the Institute, I would like to wish you all the best going forward.

Albert S.C. Au 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 Tel 電話:(852)22877228 Fax 傳真:(852)28656776 (852)28656603 Web 網址:www.hkicpa.org.hk E-mail 電郵: hkicpa@hkicpa.org.hk

#### 賀詞

馮秀炎女士 Ms Maureen Fung

#### Congratulatory Message for The Hong Kong Association of Property Management Companies

On behalf of the Institute of Shopping Centre Management, I would like to extend my congratulations on the occasion of your 18th Anniversary and Annual Dinner.

Over the years, the Association has grown from strength to strength, and has been playing a pivotal role in improving and maintaining standards for the professional management of land property and buildings and providing effective education programs of the management issue for the real estate sector.

I sincerely wish the Association and Members' continuous prosperity in the years to come.

Maureen S. Y. FUNG Founding Chairman Institute of Shopping Centre Management

#### **Congratulatory Messages**



嚴啟明先生 Mr K M Yim



香港市務學會 HONG KONG INSTITUTE OF MARKETING (Incorporated in Hong Kong and limited by guarantee)

Patron The Hon. Donald Tsang Yam-Kuen TING Chef Executive Special Administrative Region of Hong Kong

香港物業管理公司協會十八週年誌

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恭賀

物業升價倍不同管理有道齊稱頌

育港上環示學街28-34 號東成商業大厦3 億 3所.88 Commercial Building, 28-34 Wing Lok Street, Sheung Wan, Hong Kong 總獎賞話 General Line: (852) 2881 6682 躍文尊真 Fax: (852) 2881 6657 電子郵件 E-mail: hkm@hkm.org.hk 嗣真 Website: http://www.hkim.org

香港市務學會主席

Ø



賀詞

香港物業管理公司協會



關樂平先生 Mr Denys Kwan



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

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香港地產代理專業協會 會長關樂平敬賀

共 創 佳

68 YEAR BOOK 年報 2008





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.

For the past 18 years, the Association has been instrumental in promoting the professional management of land property and multi-storey buildings in Hong Kong. It has also played a pivotal role in providing a platform for the professional training of practitioners and fostering the dissemination and exchange of knowledge about property management within the industry.

Looking ahead, I am confident that the Association will continue to safeguard the public interest through the effective supervision of its membership and to promote the healthy development of the local property management industry.

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

September 2008

賀詞



李焯芬教授 Professor C F Lee

#### THE UNIVERSITY OF HONG KONG 香港大學



Director: Professor C. F. Lee 院 長:李焯芬教授

#### Congratulatory Message

On the occasion of its 18<sup>th</sup> Anniversary, I would like to extend my warmest congratulations to the Hong Kong Association of Property Management Companies.

The Hong Kong Association of Property Management Companies has played an important role in the development of professional excellence in the property management industry. We are pleased to witness the tremendous achievements that your Association had accomplished in the past 18 years. The support of the Association to our property management programmes is significant to uplift professionalism of the industry and we are pleased to receive your continuous support to our programmes.

On behalf of HKU SPACE, I would like to take this opportunity to convey our heartiest congratulations to the Association and wish its members every success in the coming years.

c.f. lee

Professor C.F. Lee Director School of Professional and Continuing Education The University of Hong Kong

🖂 [852] 2975 5751 🔚 [852] 2517 4352 🔄 11/F, TTIsui Building, The University of Hong Kong, Pokfulam Road, Hong Kong 香港潮扶林道香港大學徐展堂模十一種

http://hkuspace.hku.hk/

#### **Congratulatory Messages**



趙麗霞博士, JP Dr Rebecca Chiu, JP

THE UNIVERSITY OF HONG KONG 香港大學 faculty of architecture 建築學院 Department of Urban Planning and Design 城市規劃及設計系

#### Congratulatory Message

I congratulate the Hong Kong Association of Property Management Companies most warmly on the occasion of its 18<sup>th</sup> Anniversary.

The Association has been playing a key role in promoting quality property management in Hong Kong, making invaluable contribution to our living environment. The Association has also provided keen support to housing education and research. With the continued growth of the property management industry and the escalating status of property management professionals, the Association's role will be increasingly indispensable.

May I wish the Association another year of success.

8/F Knowles Building Pokfulam Road, Hong Kong Tel/ 852/ 2859 2721 Fax/ 852/ 2559 0468

香港 潮扶林道 鈕魯詩樓 8樓

電話/ 852 2859 2721 傅真/ 852 2559 0468

ISL.H.

http://fac.arch.hku.hk/

Rebecca L.H. Chiu, (Dr.) J.P. Associate Professor

#### **Congratulatory Messages**

#### 賀詞



黃傑雄博士, MH Dr Charles Wong, MH



專業進修學院 School of Continuing and Professional Education

29 September 2008

The Hong Kong Association of Property Management Companies Yearbook Congratulatory Message 2008.

I am honoured to extend my warmest congratulations and best wishes to The Hong Kong Association of Property Management Companies Limited. We fully appreciate the way in which the Association has supported and embraced the importance of continuing learning and education for all members.

I would also like to commend the Association for the efforts in developing the professionalism of property management and support for our Continuing Education Diploma in Property Management throughout the years. Your support means a great deal for the practitioners.

Finally, I congratulate the Association and offer my best wishes for the success of the Association and all members for the coming years.

Charles Wong, MH Director School of Continuing and Professional Education City University of Hong Kong

電話 Tel: (852) 2788 7423 圖文傳真 Fax: (852) 2788 7088 網址 Web Site: http://www.cityu.edu.hk/ce/ 電子郵件 E-mail: cece@cityu.edu.hk

#### 賀詞

#### **Congratulatory Messages**



劉國裕博士, JP Dr Lau Kwok Yu, JP

11 October 2008



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

#### **Congratulatory Message**

I write to express my sincere congratulations to the Hong Kong Association of Property Management Companies on the occasion of its Eighteenth Anniversary. Effort of your Association in raising the professional standards and in ensuring the best interest of the property management industry is highly appreciated.

Your members have been playing a leading role in tackling environmental and property management issues in Hong Kong. I congratulate your members' success in making Hong Kong a sustainable city.

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 your 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 future years.

Yours sincerely

Lanking

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

電話 Tel: (852) 2788 8929 圖文傳真 Fax: (852) 2788 8926 網址 Web Site: http://www.cityu.edu.hk/sa/

#### 會長報告

首先,本人以香港物業管理公司協會會長的身份,感謝各位理事及所有會員的鼎力支持及信任,令會務在 過去的三百多天能夠順利推展。二零零八是機遇與挑戰並存的一年,又因為協會全人的參與及努力,才能 充份發揮本會的功能。下列是本會今年較為重要的工作及活動:

#### 1. 資歷架構

於本年五月五日實施的《學術及職業資歷評審條例》,讓物業管理行業朝專業化發展這方向邁出了重要的一大步。在過去的十多個月內,本會與物業管理行業培訓諮詢委員會緊密合作,在七月就《物業 管理業推行資歷架構的進程》舉辦了午餐演講會。我們又向會員大力宣傳資歷架構,及廣泛諮詢會員 的意見,以協助制定「能力標準說明」,為物業管理行業釐訂資歷架構下各級資歷的具體成效標準。

#### 2. 中港資歷互認

物業管理行業的中港資歷互認,對會員拓展內地市場的努力有莫大幫助,因此受到我們的重視。在這方面我們積極跟進有關的中央政府部門,以協助會員按照《物業管理企業資質管理辦法》申請一級資質認證。

#### 3. 調解技巧及程序

我們向會員及物業管理人員推介調解技巧,並引入土地審裁處屬下的建築物管理案件調解服務中心的 調解程序,協助排解物業管理業公司、業主立案法團及住户之間的糾紛。

#### 4. 最低工資

我們就立法制定最低工資這個在社會上富爭議的課題,積極反映會員的意見,並爭取影響特區政府的 取向。

#### 5. 「樓宇消防安全特使」計劃

消防處提供免費的一天課程,培訓物業管理從業員、業主立案法團代表、個別的業主及租客,令他們 掌握較深入的消防安全知識。該處更在明年初正式推行該項目之前,與我們個別會員選擇在不同區域 嘗試先導計劃。

#### 6. 「救心先鋒」計劃

消防處提供免費的課程,為物業管理從業員提供心肺復甦法及心臟去顫法訓練,並委任完成課程的學 員為救心先鋒。

#### 7. 《二零零七年度西九龍最佳保安服務選舉》

警務處的西九龍防止罪案辦公室,今年五月舉辦了該項選舉的新聞發報會及頒獎典禮,以表揚保安行 業對區內民生的貢獻,而該項活動獲本會慷慨贊助。

#### 8. 《推行數碼地面電視》

今年一月,我們舉辦了午餐演講會,邀得講者代表商務及經濟發展局和兩間商營電視台,向出席的會員介紹高清數碼地面電視廣播的科技。

#### 9. 減碳約章

我們一向支持環境保護署對減少溫室氣體排放的工作,而今年七月廿四日,我們更簽署了減碳約章, 承諾推動會員採納及推廣最佳做法,及改變行為習慣,以減少排放二氧化碳。

#### 10. 「廢物源頭分類」計劃

作為該項目的合作伙伴,今年八月我們第三度與環境保護署合辦「廢物源頭分類研討會」,旨在以循 環再用減少需要棄置的廢物。

#### 11. 捐款港幣十萬元

今年五月中國四川汶川發生大地震後,本會與香港房地產專業服務聯盟共捐出港幣十萬元,以助災區 同胞盡快脫離困境及重建家園。

#### 12. 綠色力量環島行

一年一度的綠色力量環島行,在今年三月完滿結束,今屆我們第五次協辦該項目的「物業管理盃」。 是次活動籌集了四百五十萬港元,用作推動本地環保教育。

#### 13. 香港房地產專業服務聯盟高爾夫球比賽

香港房地產專業服務聯盟高爾夫球比賽已於十月十一日於深圳光明高爾夫球場順利舉行,共有四十多 名球員參與比賽,並請得土力工程處處長陳健碩太平紳士、建築署署長余熾鏗太平紳士及香港大學趙 麗霞博士為嘉賓作賽。當日之總杆冠軍為楊國榮先生,淨杆冠軍為鄺秉志先生。

#### 14. 香港物業管理公司協會二零零八年度足球比賽

本會之足球比賽分別在十月十八及二十五日舉行,共十九個會員公司參與。今年之冠軍由啟勝管理服 務有限公司奪得,亞軍是信和物業管理有限公司而季軍為佳定物業管理有限公司。決賽當日,本會更 邀請到香港消防隊,醫療輔助隊及香港警察隊參加邀請賽,最後由香港消防隊奪魁,足球比賽於熱鬧 之氣氛下完滿結束。

在未來一年,我將繼續會長的工作,希望仍會得到各位理事及所有會員的信任及支持。你們的參與,是我 們成功和進步的關鍵。讓我們一同努力,把握機遇,克服挑戰,創造更美好的明天。

> 會長 梁進源

Let me begin with my expression of gratitude to our directors as well as our members for their continuing trust and unyielding support, which have been indispensable to my work in the past year as President of The Hong Kong Association of Property Management Companies. The year 2008 has been a promising as well as a challenging one, and your participation has contributed to our achievements over the months. The following is a list that highlights some of the more important events and functions that were the fruits of our collective efforts:

會長報告

#### 1. Qualification Framework

The launch of the Qualification Framework in May under the Accreditation of Academic and Vocational Qualifications Ordinance was an important step towards the goal of professionalism for our colleagues. In past months, we have worked closely with the Property Management Industry Training Advisory Committee, held a talk in July on "Progress of Qualifications Framework: Implementation in the Property Management Industry", promoted the scheme among our members and consulted their opinions on the development of benchmarks for professional competence known as Specification of Competency Standards.

#### 2. Mutual Recognition of Professional Qualification

Mutual recognition of professional qualification for our industry between mainland China and Hong Kong helps members explore business opportunities across the border. For this reason, we have followed up with relevant PRC authorities on application by our members for Class 1 Accreditation under the mainland's "PMCs Accreditation Management Scheme".

#### 3. Mediation Techniques and Processes

We have introduced mediation techniques to members and colleagues and have encouraged property managers to make use of mediation processes provided by the Building Management - Mediation Coordination Office of the Lands Tribunal to help settle disputes among property management companies, owners' incorporations and occupants.

#### 4. Minimum Wage

We have been advising the local government and reflecting opinions from our members on the controversial, explosive issue of introducing minimum wage through legislation.

#### 5. Building Fire Safety Envoy Scheme

Under this scheme (previously known as the Building Fire Safety Coordinators Scheme) the Fire Services Department offered one-day fire safety courses to our members and scheduled pilot schemes with them before its official launch early next year.

#### 6. Heart Saver Scheme

Under the Heart Saver Scheme, the Fire Services Department appointed frontline colleagues as Heart Savers upon their completion of training on cardiac pulmonary resuscitation and application of automated external defibrillators.

#### 7. Kowloon West Best Security Service Awards 2007

Organized by the Police Department's Crime Prevention Office, the event celebrated the providers of the best security service in the district. The awards ceremony and press conference held in May this year was sponsored by HKAPMC.

#### 8. Implementation of Digital Terrestrial Television (DTT)

In January, we organized a talk on "Implementation of Digital Terrestrial Television (DTT)" when representatives from the Secretariat for Commerce and Economic Development, ATV and TVB updated colleagues on the deployment of the latest high definition DTT technology.

#### 9. Carbon Reduction Charter

We have collaborated with the Environmental Protection Department to control the emission of greenhouse gases, and on July 24th we signed their Carbon Reduction Charter as a commitment by our members to reduce their carbon footprints through promotion and adoption of best practices and changes.

#### 10. Source Separation of Waste Program

As a partner for the Source Separation of Waste Program, we co-organized the Forum on Source Separation of Waste with the Environmental Protection Department in August for the third year with the aim to reduce waste through refuse recovery.

#### 11. Donation to Sichuan Earthquake Victims

Following the unprecedented earthquake in Sichuan Province in May, we and the Hong Kong Professional Property Services Alliance made a donation of HK\$100,000.00 towards relief and reconstruction work in areas devastated by the disaster.

#### 12. Hong Kong Island Walkathon

We sponsored the Property Management Trophy of the annual charitable Green Power Hong Kong Island Walkathon and helped raised a total of HK\$4,500,000.00 for education in environmental conservation.

#### 13. The Hong Kong Professional Property Services Alliance - Golf Tournament 2008

Forty participants took part in The Hong Kong Professional Property Services Alliance Golf Tournament 2008 which was held on 11th October 2008 at Firestone Golf Club, Shenzhen, PRC. The Alliance was honoured to have Mr Raymond Chan, JP, Head of the Geotechnical Engineering Office, Civil Engineering & Development Department, Mr C H Yu, JP, Director of Architectural Services Department and Dr Rebecca Chiu of Hong Kong University as guests of the event. The Gross Score Champion of the Tournament was Mr Kelvin Yeung while the Net Score Champion was Mr David Kwong.

#### 14. The Hong Kong Association of Property Management Companies Football Tournament 2008

The Hong Kong Association of Property Management Companies Football Tournament 2008 was held on 10th and 25th October 2008 respectively. 19 Members of the Association took part. This year's Champion is Kai Shing Management Services Ltd, with Sino Estates Management Ltd as 1st Runner-up and Guardian Property Management Ltd as 2nd Runner-up. The Invitation Tournament was held on the day when the finals of the Association Football Tournament took place. Invitees to the Invitation Tournament included Hong Kong Fire Services Team, Auxiliary Medical Services Team and Hong Kong Police Team. The Hong Kong Fire Services Team emerged as the winner in this Tournament.

When I continue my service as President of HKAPMC in the coming year, I hope I shall enjoy the same trust and support from each and every one of our directors and our members. Your involvement will be as pivotal to our success in the future as it has been in the past. So let us join hands and work together for the promise of a better tomorrow.

Kendrew C Y Leung President 本委員會在過去一年就政府建議實行與物業管理行業有關條例草案,徵詢及綜合委員意見後作出以下 回應:

- 代表協會出席由余若薇任議員主席之立法會環境事務委員會就強制實施"建築物能源效益守則"公眾諮 詢會議及呈交本會之初步書面意見。
- 就立法會提交"2007年建築物(修訂)條例草案" 諮詢及提出書面意見。
- 出席消防處會議促進理解消防安全(建築物)條例第572章。
- 提交書面意見給環境事務委員會特別會議就有關解决在私人土地擺放惰性拆建物料可能引起的各種問題 作諮詢及修定。
- · 提出書面支持環境保護署所發有關禁止進口使用含氯氟烴(HCFCs)的設備建議諮詢。
- 於二零零八年二月六日提交書面意見給消防處就第三者註冊消防工程師檢查消防設備安全及簽發証書 事宜。

專業實務委員會 主席 李春犂

The committee responded to the trade related proposals and bills as follows:

- Attended meeting chaired by Audrey Eu of Environment Bureau and submitted our views on proposal on the Mandatory Implementation of the Building Energy Code.
- Submitted our views to Legislative Council on "Buildings (Amendment) Bill 2007".
- Attended Liaison Meeting between Fire Service Department & HKAPMC for better understanding of Fire Safety (Buildings) Ordinance Cap. 572.
- Submitted our views to Legislative Council Panel on Environmental Affairs on proposed Depositing of Inert Construction and Demolition Materials on Private Land.
- Submitted letters to express our support to EDP on the banning of the import and equipment using Hydrochlorofluorocarbons (HCFCs).
- Submitted our views on the Introduction of a Registered Fire Engineer Scheme for the implementation of Third Party Fire Safety Certification in Hong Kong on 6th February 2008.

Andrew C L Lee Chairperson Professional Practice Committee

#### 出版委員會報告

會訊和年報是協會與會員之間的重要溝通橋樑,出版委員會可藉此機會把協會及行業的重要訊息、會務推 廣、活動資料等向各會員介紹。

除了每期會訊專題外,08年7月號更加設個案分享,並且介紹物業管理推廣活動或有關新措施等,讓會員瞭 解最新政策及行業動態,與時並進。今年五月遇上中國四川大地震的災難,協會積極參與賑災活動,表達 對國內災情的關心,更希望藉著會訊,向會員推廣社會公益形象。為使會訊內容更加豐富,歡迎各會員投 稿,互相分享及共勉。

為讓資訊可更快捷地上載至協會的網站www@hkapmc.org.hk,今年特別聘請軟件公司修改網頁上載系統, 完成後,協會職員可以自行管理網頁資訊,隨時更新會務資料。會員更可以隨時從網頁下載資料或表格。 此網頁上載系統預計今年內完成。

各界人士亦可以透過協會電郵地址office@hkapmc.org.hk抒發其對物業管理的觀點和意見。協會一直致力與 會內及會外各界加強溝通,務求改進服務及提升公眾對協會的認知。

> 出版委員會 主席 譚國榮

Served as a vital link between the Association and its members, the Publication Committee makes use of the Newsletter and the Year Book to disseminate property management issues, promotion details and industry activities news. These two major publications provide HKAPMC members with a platform to share industry insights and to exchange updated information.

Other than the theme articles, the latest activity details and policy news featured in the Newsletter, a new Case Study column has been added to July 08 ISSUE, aiming to keep the members abreast of latest news and development. Besides, the Association has actively participated in the fund raising activities for the fatal earthquake in Sichuan Province of Mainland China in this May. Apart from the continuous efforts in enhancing the spirit of community care, the Publication Committee encourages all members to submit their writings to enrich the contents of the forthcoming Newsletter.

To streamlining information uploading process of www.hkapmc.org.hk, the Association employed a software vendor to build a self-managed uploading system. After the launch of the new uploading system scheduled in second half of 2008, the Association expects an informative and updated website will be delivered for members to access required information and download administrative forms efficiently.

The Association strives for upgrading membership services and enhancing the public awareness of HKAPMC by building a better channel to encourage internal and external communications. If there is any view and opinion, please feel free to reach us by email: office@hkapmc.org.hk.

Ivan K W Tam Chairperson Publication Committee

#### 物業管理業技能提升計劃

 物業管理業技能提升計劃第三期課程已於07年5月推出,業界反應熱烈,至今年6月已有78班課程成功 開辦。

#### 屋宇署樓宇安全嘉年華

 為積極推廣樓宇安全,本會與香港地產行政師學會、香港房屋經理學會及英國特許房屋經理學會(亞太 分會)參與屋宇署於07年10月假香港維園舉辦之樓宇安全嘉年華,合作擺設攤位遊戲與展板。

#### 四川地震

 四川於5月12日發生7.8級強烈地震,造成巨大傷亡,香港房地產專業服務聯盟[香港物業管理公司協 會、香港地產行政師學會、香港房屋經理學會、英國特許房屋經理學會(亞太分會)]透過中央駐港聯 絡辦事處合共捐出港幣十萬元給四川災民。

#### 物業管理業推行資歷架構的進程

- 於08年7月舉辦「物業管理業推行資歷架構的進程」午餐演講會,邀得教育局高級經理(延續教育)黎 漢彥先生為會員作詳細講解。
- 能力標準說明已編制完成,目前正積極推廣資歷架構與僱主、僱員及培訓機構認識。
- · 過往資歷認可機制為重要一環工作,亦正籌辦中。

#### 2008最佳園林大獎

康樂及文化事務署舉辦2008最佳園林大獎,旨在表揚傑出的園林設計及園藝保養,藉此持續改善私人物業的居住環境和推廣公共建築項目的綠化工作。香港物業管理公司協會派代表參與會議及作為評審委員。

#### 浙江省杭州、寧波市考察

香港房地產專業服務聯盟[香港物業管理公司協會、香港地產行政師學會、香港房屋經理學會及英國特許房屋經理學會(亞太分會)]於本年九月到杭州、寧波市考察,期間拜會浙江省委統戰部、浙江省建設廳、杭州市規劃局及杭州市房產管理局,並與同業交流,此行令各團員對杭州、寧波市之社會、經濟、地產及物業管理發展有更深了解。

公共關係委員會 主席 何照基

#### **Skills Upgrading Scheme for Property Management Sector**

 Courses for Phase 3 of Skills Upgrading Scheme for Property Management Sector was launched in May 2007. The courses were popular and there were totally 78 courses launched at the end of June 2008.

#### **Building Safety Carnival, Buildings Department**

 In order to promote the building safety, The Hong Kong Association of Property Management Companies cooperated with Hong Kong Institute of Real Estate Administrators, The Hong Kong Institute of Housing and Chartered Institute of Housing, Asian Pacific Branch participated in Building Safety Carnival which was held on October 2007 at Victoria Park, Hong Kong. A game booth was run and an exhibition panel was displayed during the Building Safety Carnival.

#### **Sichuan Earthquake**

 A powerful 7.8-magnitude earthquake devastated Sichuan province on May 12, 2008. Hong Kong Professional Property Services Alliance (The Hong Kong Association of Property Management Companies, Hong Kong Institute of Real Estate Administrators, The Hong Kong Institute of Housing and Chartered Institute of Housing, Asian Pacific Branch) donated totally HK\$100,000 to Sichuan victims through Liaison Office, The Central People's Government in the HKSAR.

#### Progress of Qualifications Framework (QF), Implementation in Property Management Industry

- A luncheon talk was delivered by Mr Aon Lai, Senior Manager (Further Education) of Education Bureau in July 2008. Mr Lai made detailed description on the Progress of Qualifications Framework, Implementation in Property Management Industry.
- Specification of Competency Standards was completed and was introduced to Employers, Employees and Training Companies.
- Recognition of Prior Learning was one of the important elements and was under preparation.

#### **Best Landscape Award 2008, Leisure and Cultural Services Department**

 Best Landscape Award 2008 was organized by Leisure and Cultural Services Department. This award aims to sustain the betterment of living environment in private property and to promote excellence in greening of public project by outstanding landscape design and horticultural maintenance. The Hong Kong Association of Property Management Companies participated the award by sending representatives to attend the preparation meetings and served as jurors for the initial adjudication of the Award.

#### Hangzhou/Ningbo, Zhejiang Province Study Tour

 Hong Kong Professional Property Services Alliance (The Hong Kong Association of Property Management Companies, Hong Kong Institute of Real Estate Administrators, The Hong Kong Institute of Housing and Chartered Institute of Housing Asian Pacific Branch) arranged a Hangzhou/ Ningbo, Zhejiang Province Study Tour in September 2008. The Study Tour met with the Zhejiang Province Government Officials to better understand the social and economic development of Zhejiang Province. They also met officials in the real estate and property management industry to exchange views and knowledge between two cities.

Peter C K Ho Chairperson Public Relations Committee

#### **Education and Training Committee Report**

#### 教育及培訓委員會報告

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146份申請報 讀第七屆之文憑課程,其中117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115人,其中72人於今年完成課程及考試合格,當中2人以優異成績及29人以優良成 績畢業。

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。

委員會與香港學術及職業資歷評審局(評審局)建立緊密的合作關係;評審局乃根據「學術及職業資歷評審 條例」成立,肩負起保證資歷質素的重任,使在資歷架構下頒授的各項資歷均具備公信力。香港正逐步發 展為以知識為本的經濟體系,為提升人力資源的質素,我們須為行業提供多元化,高質素的教育及職業培 訓課程,本會積極參與資歷架構發展及學術評審工作將有助達到這個目的。

委員會繼續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800多名來自會員公司之員工考獲有關証書及獲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的黃金5分鐘,提供即 時急救服務。

委員會同時與醫療輔助隊及衞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當之重要角色,委員會與香港警務處及保安及護衛服務業管理委員會在2008 年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,攜手滅罪及防止罪案,為市民提供 安全之居住及工作環境。

為加強會員了解涉及行業之新法例及相關條例修訂,在得到有關政府決策局、部門,例如商務及經濟發展局、保安局等協助下,委員會舉辦多個教育研討會及午餐例會;並成立多個聯絡工作小組,與消防處、廉 政公署、警務處、保安及護衛業管理委員會、土力工程處等政府部門經常保持連繫,建立良好工作關係, 以達致持續發展及提升港人居住及工作環境之共同目標。

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

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 146 applications were received in the 2008 academic year and 117 eligible candidates successfully enrolled in the 2008 intake in 2 classes.

Among the 115 students joining the CEDPM course in 2007, 72 participants completed and passed the final assessment (including 2 passed with distinction, 29 with credit).

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.

The Committee has worked closely with the Hong Kong Council For Academic Accreditation and Vocational Qualifications Authority established by virtue of the Vocational Qualifications Ordinance. The Council is an Accreditation body responsible for assuring the qualifications awarded under the Qualification Framework to ensure their credibility. Hong Kong is moving steadily into a knowledge-based economy. To upgrade the quality of our human capital, we must provide our workforce with diversified and quality education and training programmes in the housing and property fields. The development of the Qualifications Framework and the active involvement of HKAPMC will certainly help the housing sector to achieve this goal.

The Committee continued to organize 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 800 trained "Heart Savers" from members are now qualified to use defibrillators which have been widely installed in major shopping centres, housing estates and properties managed by member companies.

#### 教育及培訓委員會報告

The Committee also organized 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 recognize the important role played by building security personnel, the Committee launched the Best Security Services Awards in 2008, in conjunction with the Hong Kong Police Force and the Security And 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.

To keep members abreast of new enactment / amendment of laws affecting the industry, the Committee organized numerous educational seminars and luncheon talks with the assistance of our working partners such as Government Commerce and Economic Development Bureau, Security Bureau etc.

Liaison Groups have also been set up to maintain constant communications with government departments such as Fire Services Department, Independent Commission Against Corruption, Police, Security and Guarding Services Industry Authority, Geotechnical Engineering Office, etc, and we look forward to continuing our fruitful relationships with the government officials with a view to achieving our common goal of enhancing and sustaining the quality of living and working for the community at large.

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 會員委員會的報告如下:

- 1. 永達利物業管理有限公司於本年九月被招收為協會會員。現時協會共有80個會員及6個附屬會員。
- 2. 會員資料及其管轄的物業名冊已更新及於本年二月派發給協會會員及存放於各區政務署。
- 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」的行業委員會 主席,於本年度舉辦的主要職安健推廣活動包括:
  - 編訂物業管理及家居服務業員工的「假期前後工作安全」通訊,以提醒從業員在長假期前後須注 意的安全措施,以避免意外發生。「看圖找錯處」有獎遊戲亦隨通訊出版。
  - 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. 為提高家務助理員的工作安全意識,舉行了兩次「家務助理員工作安全及健康」巡迴展覽。
  - iv. 舉辦一個專為物業管理人員而設的「安健屋邨確認計劃及經驗分享」研討會,以進一步將此計劃 推廣至各屋邨。

會員委員會 主席 伍慧兒

The Membership Committee is pleased to report as follows:

- 1. Winland Property Management Limited was recruited as Full Member in September 2008 and we have at present 80 Full Members and 6 Associate Members.
- 2. The "Members' Portfolio and Property Register" was updated and distributed to our Full Members and District Offices in February 2008.
- 3. Continued to represent the Association to be the Chairlady of the Property Management and Cleaning Services Safety & Health Committee as set up by the Occupational Safety & Health Council. Various promotional activities/publications to promote good safety and health were launched during the year:
  - i. To avoid workplace accidents, a "Pre & Post Holidays Work Safety" bulletin with "Spotting the hazards in the picture" game was published to remind the property management personnel to take safety precautions and checkings before and after long holidays.
  - ii. A pocket diary promoting Safety and Health was printed and distributed to the front-line property management employees.
  - iii. To raise the safety awareness of the household workers, two "Safety and Health Tips for Household Workers" Exhibitions were held.
  - iv. A seminar to promote the Hong Kong Safe & Healthy Estate Accreditation Scheme with Experience Sharing session was organized for the property management personnel.

Rosa W Y Ng Chairperson Membership Committee

#### 活動委員會報告

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 2008

香港房地產專業服務聯盟高爾夫球比賽於二零零八年十月十一日在深圳光明高爾夫球會舉行,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 2008 was held at Firestone Golf Club in Shenzhen on 11 October 2008. 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:

淨桿亞軍 淨桿委軍	14 PERCENT CONTRACTOR CONTRACTOR OF CONTRACTOR	許永渡 先生 黃傑龍 先生	Mr John Hui Mr K L Wong	
净件字单 發球最遠距離獎 A9	Longest Drive A9	吳國聰 先生	Mr Alex Ng	
發球最近洞獎 C6	Closest to Pin C6	楊國榮 先生 何字軒 先生	Mr Kelvin Yeung Mr Ho Yu Hin	
	淨桿季軍 發球最遠距離獎 A9	淨桿冠軍Net Champion淨桿亞軍Net 1st Runner-up淨桿季軍Net 2nd Runner-up發球最遠距離獎 A9Longest Drive A9發球最近洞獎 C6Closest to Pin C6	淨桿冠軍Net Champion鄺秉志先生淨桿亞軍Net 1st Runner-up許永渡先生淨桿季軍Net 2nd Runner-up黃傑龍先生發球最遠距離獎 A9Longest Drive A9吳國聰先生發球最近洞獎 C6Closest to Pin C6楊國榮先生	淨桿冠軍Net Champion鄺秉志先生Mr David Kwong淨桿亞軍Net 1st Runner-up許永渡先生Mr John Hui淨桿季軍Net 2nd Runner-up黃傑龍先生Mr K L Wong發球最遠距離獎 A9Longest Drive A9吳國聰先生Mr Alex Ng發球最近洞獎 C6Closest to Pin C6楊國榮先生Mr Kelvin Yeung



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#### 二零零八年度足球比賽 2008 Annual Football Challenge Tournament

本會二零零八年度足球比賽的初賽及決賽分別於十月十八日及二十五日假摩士公園足球場舉行,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:

The Preliminary and Final Match of the 2008 Annual Football Challenge Tournament were held on 18 October and 25 October at the Morse Park Pitch. Nineteen member companies participated in the tournament. After a number of exciting matches, the results are as follows:

物業管理公司協會盃: Property Management Tournament:	冠軍 Winner	啟勝管理服務有限公司 Kai Shing Management Services Limited
		信和物業管理有限公司
	1st Runner-up	Sino Estates Management Limited
	季軍 2nd Runner-up	佳定物業管理有限公司 Guardian Property Management Limited
	殿軍	偉邦物業管理有限公司
	3rd Runner-up	Well Born Real Estate Management Limited
神射手:	黄宏發	康業服務有限公司
Best Shooter:	Mr Wong Wang Fat	Hong Yip Service Company Limited
	盧業達	信和物業管理有限公司
	Mr Tomas Lo Yip Tat	Sino Estates Management Limited
	胡家明	信和物業管理有限公司
	Mr Woo Ka Ming	Sino Estates Management Limited
邀請賽:	冠軍	香港消防隊
Invitation Tournament:	Winner	Hong Kong Fire Services Team
		醫療輔助隊
	1st Runner-up	Auxiliary Medical Services Team
	季軍	香港物業管理公司協會
	2nd Runner-up	Hong Kong Association of Property Management Companies Team

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#### **Activities Committee Report**

#### 活動委員會報告



梁進源先生 - 前排中 (會長)、鄭錦華博士 - 前排右二 (副會長)、黃繼生先生 - 前排左二 (副會長)、陳志球博士 - 前排左 (教育及培訓委員會主席)及關志華先生(協辦單位信和物業管理有限公司代表)主持開球禮

Front row: Mr Kendrew Leung – middle (President), Dr Edmond Cheng – 2nd from right (Vice President), Mr Cliff Wong - 2nd from left (Vice President), Dr Johnnie Chan, 1st from left (Chairman of Education & Training Committee) and Mr C W Kwan (Representative from Sino Estates Management Limited, Co-organizer of the event) officiating at the opening ceremony



獲獎球隊與協會代表大合照 Group photo of HKAPMC Council members with the award-winning teams



神射手獎得主:盧業達及胡家明(信和物業管理有限公司) (黃宏發 - 康業服務有限公司,未克出席) Best Shooters: Mr Tomas Lo Yip Tat and Mr Woo Ka Ming from Sino Estates Management Limited. (Mr Wong Wang Fat from Hong Yip Service Company Limited, Absent)



多謝各工作人員的協助! Thank you to all helpers!

活動委員會 主席 楊光

Sunny K Yeung Chairperson Activities Committee

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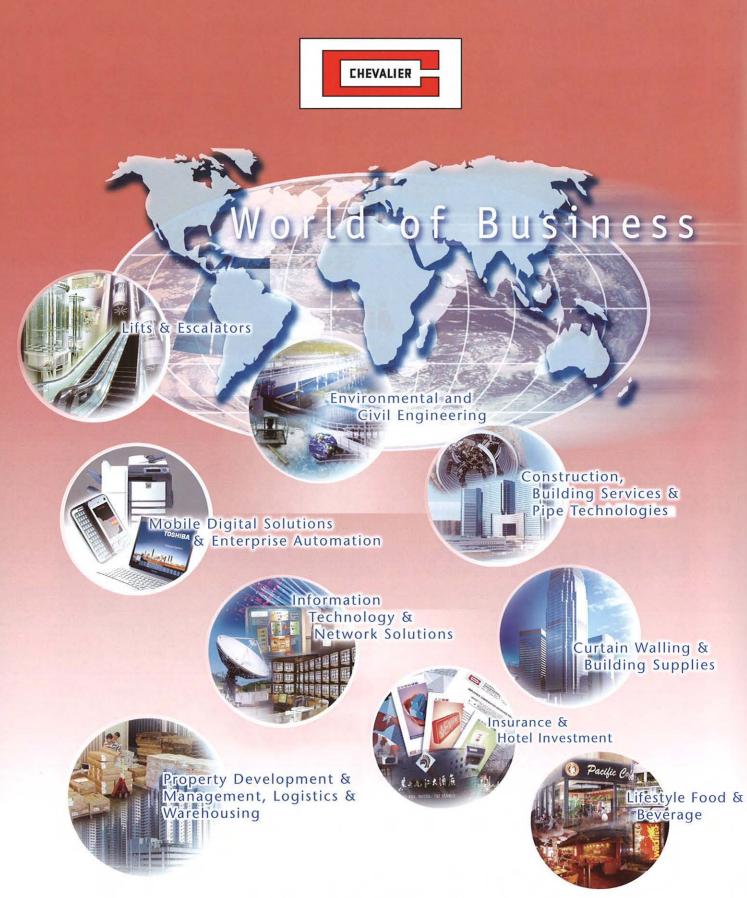
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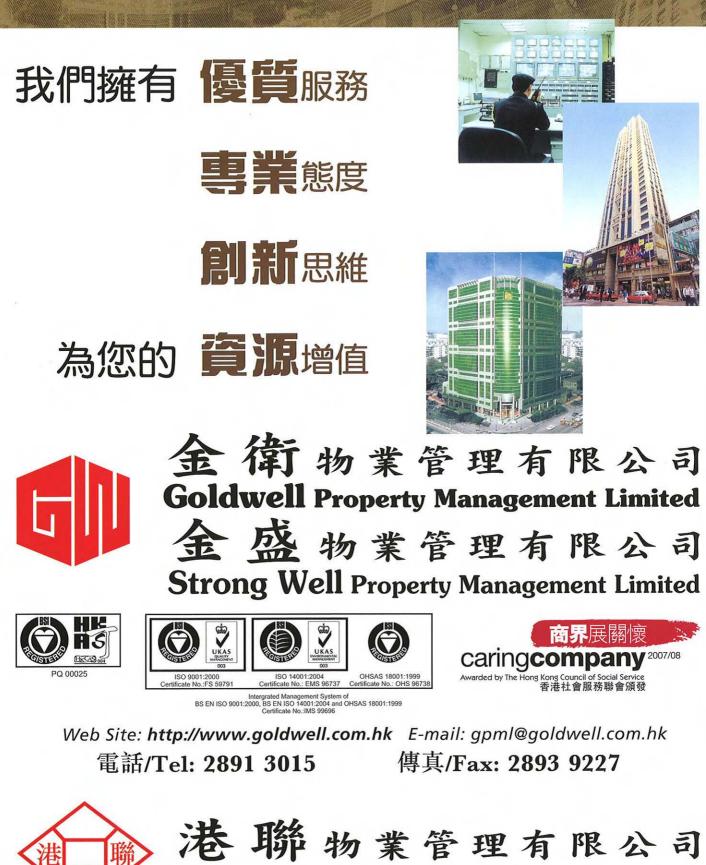
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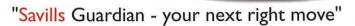
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康業為新鴻基地產集團成員,是香港最具規模的物業及設施管理公司之一, 目前所管理之物業逾1,500幢, 總樓面面積超過1.1億平方呎,物業類型包括私人屋苑、高級住宅、商貿大廈、購物商場、 政府物業及設施等,構成全港最具規模的社區組合。

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**啟勝管理服務有限公司**於1978年成立,是新鴻基地產發展成員,管理 之物業超過一億平方呎,為全港最具規模的設施及物業管理機構之一。 啟勝秉承「**用心服務,做到最好」**的宗旨,提供全面性和高質素的設 施及物業管理服務,服務範圍包括設施管理、物業管理、資產管理、物 業租務管理、地產代理、會所管理、培訓支援、清潔服務、項目管理、 技術保養及物業測量等。

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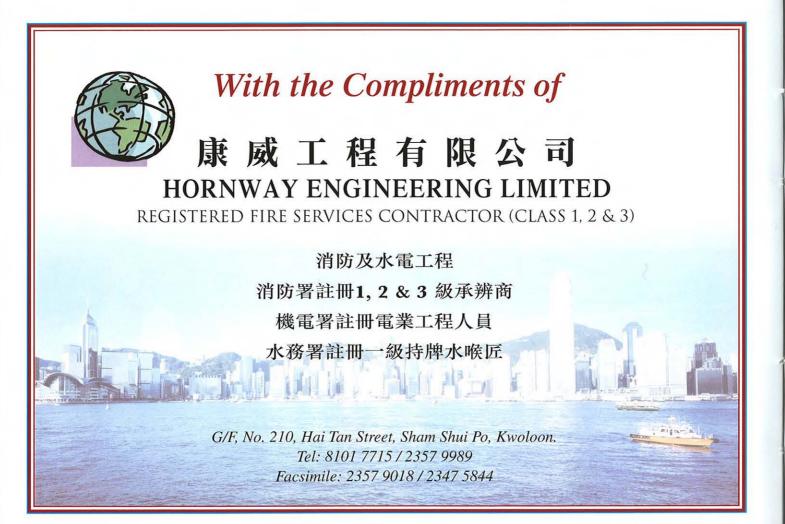


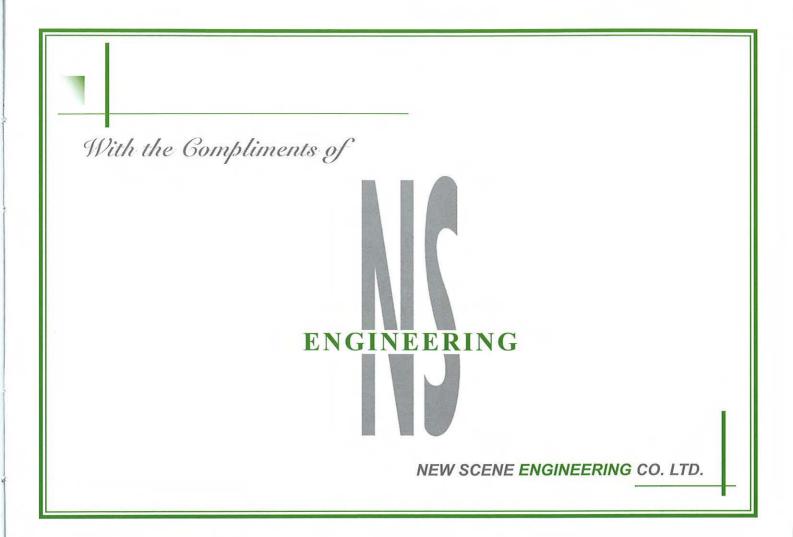














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#### 香港物業管理公司協會 The Hong Kong Association of Property Management Companies

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