





致力發展專業物業資產及設施服務

富城集團的企業發展目標,是要透過國際水平之現代化管理模式,致力成為香港最卓越的物業資產及設施服務集團。



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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、香港測量師學會及英國皇家特許測量師學會(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 Institution of Chartered Surveyors (Hong Kong Branch).

Principal aims and objectives of the Association are:

- to establish, maintain and improve 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 cooperation, 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 spaces; or
 - over 10,000 sq. m of commercial spaces.

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

管理實務及委員會

Management and Committees

協會之政策、工作方針及日常管理實務,乃由一個以十四間會員公司代表所組成之理事會 負責草擬、推行及監管。此十四間理事會成員公司乃經由全體會員投票選出。

此外,協會之各項事務乃由不同之委員會負責,而日常之會務則由協會之秘書處負責協調。協會屬下之委員會包括:

一.活動委員會

- 為會員籌辦不同之活動,包括講座、午餐會、探訪、文康活動及周年晚宴。
- 與不同之專業團體、政府部門及外間機構合辦活動。

二.紀律委員會

- 執行會員守則及管理程序。
- 調查及處理有關會員違反會員守則之投訴及指控。
- 執行紀律程序。
- 檢討會員守則之內容,並定期作出修訂。

三.教育及培訓委員會

- 審視會員機構各從業員之學術及培訓需求,釐定協會在相關活動之角色,並提供長遠之改善及發展建議。
- 傳遞各項學術活動之訊息予各會員。
- 與不同學術機構及專業團體舉辦培訓課程。
- 策劃及安排研討會、講座及其他活動。

四.對外事務委員會

- 籌辦海外商務考察團、講座、會議及拜訪。
- 加強與海外各商會、專業團體、政府部門及其他相關機構之交流和聯繫,並建立互諒 互信的友好關係。
- 在以會員之利益為前提下,參與及簽訂與海外各相關團體之雙邊或多邊合作協議。
- 向會員提供海外的行業發展資訊。

五. 會籍事務委員會

- 建立及提升理事會與各會員,以及會員之間的關係。
- 招收及登記會員。
- 制定及發行會員名冊。

六.專業實務委員會

- 向香港特區政府就各項與會員相關之事務的諮詢文件提出具建議性之回應及意見。
- 制定實務守則及相關資料,以供會員參考。
- 為特別事項制定指引及通告,以供會員參考。

七.公共關係委員會

- 推廣協會之服務目標。
- 推廣協會在香港社會上之專業地位及重要性。
- 與不同機構建立互諒互信之友好關係。
- 協調及籌辦各類公關活動。
- 建立及維持良好之媒介關係。

八.出版事務委員會

- 籌備及出版協會之報告及刊物。
- 定期更新及管理協會之互聯網網站。
- 編印會員通訊及年報。
- 為特別事件及議題印製刊物。

管理實務及委員會

Management and Committees

The policy, working directions and practices of the Association are stipulated, implemented and monitored by The Council, which consists of representatives from 14 full member companies elected by all members.

While the services of the Association are undertaken by a number of committees, the daily administration of it is coordinated by the Secretariat. They include:

1. Activities Committee

- Organization of programmes and activities for the benefits of the members including seminars, luncheon talks, visits, sports and recreational activities, annual dinner, etc...
- Organization of joint venture programmes and activities with various professional bodies, government departments and related organizations.

2. Disciplinary Committee

- Enforcement of Code of Conduct and management procedures.
- Investigation of complaints and allegations against member companies for breaching of the Code of Conduct.
- · Implementation of disciplinary procedures.
- Review the Code of Conduct and recommend for amendments for the Association.

3. Education and Training Committee

- Examination of the roles of the Association in providing further education and training for employees of the members and to make recommendations about improvements and developments that might be made in the future.
- Communication of information on educational issues to the members.
- Provision of specific training programmes with academic institutions and other professional bodies.
- Organization of educational seminars, talks and programmes.

4. External Affairs Committee

- Organizing overseas trade missions, seminars, conference and visits.
- Strengthening ties and establishing mutual understanding and information exchange with overseas professional bodies, government departments and other related organizations.
- Participating in bilateral or multilateral cooperation agreements with overseas counterparts which would be of interest to our members.
- Keeping members informed of overseas industry development.

5. Membership Committee

- Establishment and enhancement of relationships between the Council and the members as well as among member companies.
- · Recruitment and registration of members.
- · Preparation and distribution of membership register.

6. Professional Practice Committee

- Preparation of constructive response to consultative and policy papers prepared by the Hong Kong SAR Government on related issues that may have effects on members of the Association.
- Preparation of practice notes and related materials as guidance of members.
- Preparation of advisory guidelines and circulars on specific topics for members' information and reference.

7. Public Relations Committee

- · Promotions of the Association's service objectives.
- Promotions of the Association's profile and importance within the Hong Kong society.
- Establishment of mutual understanding and relationship with external organizations.
- Coordination of events, programmes and activities.
- Maintenance of media relations and exposure.

8. Publication Committee

- · Coordination and publication of all reports and publications for the Association.
- Maintenance and updating of the Association's website regularly.
- Production of newsletters and annual year books.
- Publication of various printed matters for specific events and occasions.

會員守則 Code of Conduct

介紹

香港物業管理公司協會有限公司各會員均受其組織章程大綱及本會員守則約束,後者將促 進高的專業標準和商業行為的道德水平。

本守則是香港物業管理公司協會的最低標準,會員應連同其他有關的條例、契約和任何相關的管理協議一起閱讀。

會員可能會被香港物業管理公司協會要求回答他的行為是否符合會員守則的問題。如果他 的行為被發現違反本守則或本協會的宗旨,可被譴責、暫停或開除。

行為準則

為了維持高水準的專業水準,本協會的會員應遵守以下規則:

- 會員應當忠實履行職務,並應當適當的平衡僱用者及享受其服務者的利益。
- 會員應努力作出貢獻,通過他的工作提升良好的物業管理服務。
- 會員不得故意從事任何超出了他的能力範圍的工作。
- 會員不得未經客戶同意或者在未確定相關職責前為分支機構工作。
- 未經現有或潛在客戶的明確同意,會員不得洩露客戶的機密信息。

- 會員應避免採取不符合他的法律或合同義務或可能使人懷疑他的誠信的行為。
- 會員不得有意願或從事相關的業務來違反這些規則。
- 如果一個會員發現無論是否屬於合同或個人有利益衝突,有違反本守則的風險,應當根據當時的情況,無論是提出利益申報,並獲得有關各方同意他繼續參與,或退出或消除利益衝突。
- 會員應事先通知其客戶其從事的工作條件及收費範圍,這些條件應形成其工作使命的基礎,並不得要求或接受任何其他的付款或給予其他的委託職責,無論是從客戶、任何其他人或實體。
- 會員不得惡意詆毀其他香港物業管理公司協會會員。
- 會員須遵守不時由香港物業管理公司協會理事會發出的專業操守規定。

香港物業管理公司協會堅持以公平競爭的商業環境和高尚的職業道德標準為原則。防止賄 賂條例第9條已為標準的商業道德定下了框架。香港物業管理公司協會會員應確保他們以 及他們的員工,充分理解並遵守這些法律規定。



INTRODUCTION

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.

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.

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

To maintain a high standard of professional practice, a member of the Association should observe the following rules:

- 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.
- A member shall endeavour to contribute through his work to the advancement of good property management.
- A member shall not knowingly undertake any work beyond his resources or beyond his ability.
- 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.
- A member shall not disclose confidential information imparted by actual or potential clients without their expressed consent.

- A member shall avoid actions and situations inconsistent with his legal or contractual obligations or likely to raise doubts about his integrity.
- A member shall not have such an interest in, or be associated with, any business as would, or might, breach these rules.
- Should a member find that his interests, whether contractual or personal, conflict 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.
- A member shall not maliciously endeavour to discredit other members of the HKAPMC.
- A member shall abide by the Practice Notes on professional conduct issued from time to time by the Council of the HKAPMC.

The HKAPMC upholds the principle of fair play in business and an honourable standard of professional ethics. The framework for a standard of business ethics is provided by Section 9 of the Prevention of Bribery Ordinance. Members of the HKAPMC should ensure that they, as well as their employees, fully understand and comply with these legal provisions.

會員及附屬會員

Full Members & Associate Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
匯秀企業有限公司 Broadway-Nassau Investments Ltd	3123 2020
家利物業管理有限公司 Cayley Property Management Ltd	2566 7911
其士富居物業管理有限公司 Chevalier Property Management Ltd	2758 8632
招商局物業管理(香港)有限公司 China Merchants Property Management (HK) Ltd	2548 7318
中國海外物業服務有限公司 China Overseas Property Services Ltd	2823 7088
華潤物業管理有限公司 China Resources Property Management Ltd	2828 5688
捷盛 (物業管理)有限公司 Chissay (Property Management) Ltd	2562 8625
城市專業管理有限公司 City Professional Management Ltd	3758 8998
港基物業管理有限公司 Citybase Property Management Ltd	2388 7786
中怡物業服務有限公司 CP Property Services Ltd	2142 3500
中房管理有限公司 CREA Management Ltd	2833 5208
創毅物業服務顧問有限公司 Creative Property Services Consultants Ltd	2667 8638

會員及附屬會員 Full Members & Associate Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
愉景灣服務管理有限公司 Discovery Bay Services Management Ltd	2238 3601
永年物業管理有限公司 Eternal Year Property Services Ltd	2562 8143
佳潤物業管理有限公司 Excellent Smart Property Management Ltd	2541 8221
錦繡花園物業管理有限公司 Fairview Park Property Management Ltd	2471 1301
福輝管理有限公司 Fore Glory Management Ltd	2322 8555
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
卓安物業顧問有限公司 Good Excel Property Consultants Ltd	2755 4793
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

會員及附屬會員

Full Members & Associate Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
恒隆地產代理有限公司 Hang Lung Real Estate Agency Ltd	2879 0111
恒生物業管理有限公司 Hang Seng Real Estate Management Ltd	2997 2111
恒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
和記黃埔地產有限公司 Hutchison Whampoa Properties Ltd	2128 7500

會員及附屬會員 Full Members & Associate Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
油麻地物業管理及代理有限公司 HYFCO Estate Management & Agency Ltd	2394 4294
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	2786 2899
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

會員及附屬會員

Full Members & Associate Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
民亮發展有限公司 Main Shine Development Ltd	3571 7971
雅居物業管理有限公司 Modern Living Property Management Ltd	2572 2388
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
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 1830
信德物業管理有限公司 Shun Tak Property Management Ltd	2859 3131

會員及附屬會員 Full Members & Associate Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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	2116 3939
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
新恒基國際物業管理有限公司 Sunbase International Properties Management Ltd	2865 1511
太古地產管理有限公司 Swire Properties Management Ltd	2844 3888
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
時代廣場有限公司 Times Square Ltd	2118 8888

會員及附屬會員

Full Members & Associate Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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	2682 3628
永達利物業管理有限公司 Winland Property Management Ltd	2827 7333
宏信物業管理有限公司 Winson Property Management Ltd	2405 6818
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
高達管理有限公司 Goodtech Management Ltd	2312 8288
高威物業管理有限公司 Kenwick Property Management Ltd	2591 1400
九源物業顧問有限公司 Unimax Property Consultancy Ltd	2541 2938

2010至2011年度理事會 The Council 2010-2011

會長 President



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

上屆會長 Immediate Past President



梁進源先生 Mr Leung Chun Yuen, Kendrew

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

副會長 Vice Presidents



潘源舫先生 Mr Poon Yuen Fong, Sanford

香港房屋協會 Hong Kong Housing Society

義務秘書 Hon Secretary



黃繼生先生 Mr Wong Kai Sang, Cliff

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



沈錫勝先生 Mr Sham Sik Shing, Simon

啟勝管理服務有限公司 Kai Shing Management Services Ltd

義務司庫 Hon Treasurer



關仕明先生 Mr Kwan Sze Ming, Mingo

香港鐵路有限公司 MTR Corporation Ltd

2010至2011年度理事會 The Council 2010-2011

理事 **Council Members**



譚國榮先生 Mr Tam Kwok Wing, Ivan

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



勞永強先生 Mr Lo Wing Keung, Vincent

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



鄺正煒工程師太平紳士 Ir Kwong Ching Wai, Alkin, JP

康業服務有限公司 Hong Yip Service Co Ltd



陳志球博士太平紳士 Dr Chan Chi Kau, Johnnie, JP

和記黃埔地產有限公司 Hutchison Whampoa Properties Ltd ISS EastPoint Property Management Ltd



伍慧兒小姐 Ms Ng Wai Yee, Rosa

置邦物業管理有限公司



梁進源先生 Mr Leung Chun Yuen, Kendrew

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



關志華先生 Mr Kwan Chi Wah

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



李春犂先生 Mr Lee Chun Lai, Andrew

新恒基國際物業管理有限公司 Sunbase Int' I Properties Management Ltd



孫國林 MH, 太平紳士 Mr Suen Kwok Lam, MH, JP

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



楊文佳先生 Mr Yeung Man Kai, Gary

瑞安物業管理有限公司 Shui On Properties Management Ltd



年份 Year	會長 President	代表 REPRESENTATIVE
1991 - 1992	富城物業管理有限公司 Urban Property Management Ltd	江德培先生 Mr Alan Constable
1992 - 1993	僑樂服務管理有限公司 Kiu Lok Service Management Co Ltd	袁靖罡先生 Mr Stephen Yuen
1993 - 1994	鷹洋物業管理有限公司 Pacific Hawk Management Ltd	袁靖罡先生 Mr Stephen Yuen
1994 - 1996	卓德測量師行有限公司 Chesterton Petty Ltd	羅菲臘先生 Mr Philip Nourse
1996 - 1997	第一太平戴維斯物業管理有限公司 First Pacific Davies Property Management Ltd	黎志強先生 Mr Alfred Lai
1997 - 2000	和記黃埔地產有限公司 Hutchison Whampoa Properties Ltd	陳志球博士, 太平紳士 Dr Johnnie Chan, JP
2000 - 2003	佳定物業管理有限公司 Guardian Property Management Ltd	何照基先生 Mr Peter Ho
2003 - 2005	偉邦物業管理有限公司 Well Born Real Estate Management Ltd	孫國林 MH, 太平紳士 Mr Suen Kwok Lam, MH, JP
2005 - 2007	恒益物業管理有限公司 Hang Yick Properties Management Ltd	孫國林 MH, 太平紳士 Mr Suen Kwok Lam, MH, JP
2007 - 2009	第一太平戴維斯物業管理有限公司 Savills Property Management Ltd	梁進源先生 Mr Kendrew Leung



張震遠先生, GBS, JP Mr Barry Cheung, GBS, JP 主禮嘉賓 Guest-of-Honour

> 市區重建局 URBAN RENEWAL AUTHORITY

> > 香港物業管理公司協會周年誌慶

建缎美好空提外緣化四

多は園に

市區重建局主席 張震遠敬賀

Congratulatory Messages



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

> Leung Chun-ying 架振英用箍

16th Floor Jardine House Central Hong Kong 香港中項性和大厦16種 Tel 電話 +852 2507 0500

Warm greetings to the Hong Kong Association of Property Management Companies on the occasion of its 2011 Annual Dinner.

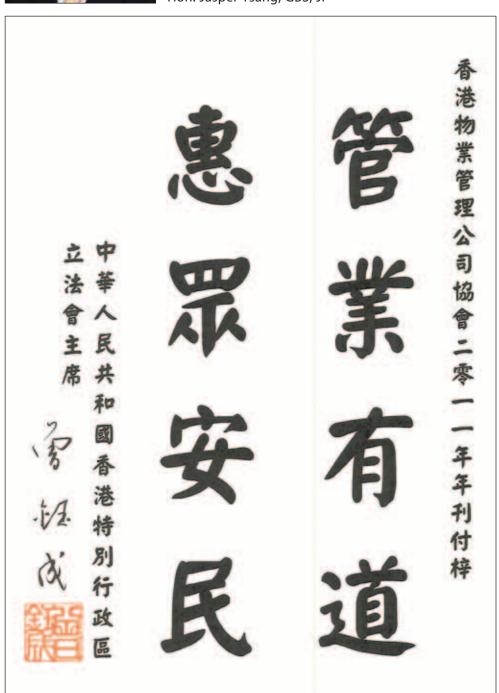
Members of the association offer a comprehensive range of professional services to ensure that Hong Kong has safe, reliable and well-managed buildings as homes and work-places. As new technology, architectural designs and interior designs of buildings continue to emerge, the Association's efforts to help members rise to these new opportunities and challenges have become all the more important.

I take this opportunity to wish the association all the best in their future endeavours.

Leung Chun Ying November 2011



曾鈺成議員, GBS, JP Hon. Jasper Tsang, GBS, JP





鄭汝樺女士, JP Ms Eva Cheng, JP

續響器與

香港物業管理公司協會二零一一年周年晚宴

を持ち

運輸及房屋局局長鄭

Congratulatory Messages



曾德成先生, JP Mr Tsang Tak Sing, JP

民政事務局局長 香港等行針を除述一百三十號 整領中心三十一億



Secretary for Home Affairs 31st Floor, Southorn Centre, 130 Hennessy Road, Wan Chai, Hone Koon

Message

I have great pleasure to congratulate the Hong Kong Association of Property Management Companies on its 21st Anniversary.

Over the years, the Association has made impressive accomplishments in promoting professionalism of practitioners and forging closer ties within the industry as well as offering invaluable advice to the Government. I am confident that the Association's pursuit of excellence will bring about further development of the industry to meet rising expectation of the community for quality management.

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

Tsang Tak-sing Secretary for Home Affairs



林鄭月娥女士, GBS, JP Mrs Carrie Lam, GBS, JP



Congratulatory Messages



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

香港物業管理公司協會二零一一年周年晚宴 勞工及福利局局長張建宗



邱騰華先生, JP Mr Edward Yau, JP

環境局局長邱騰

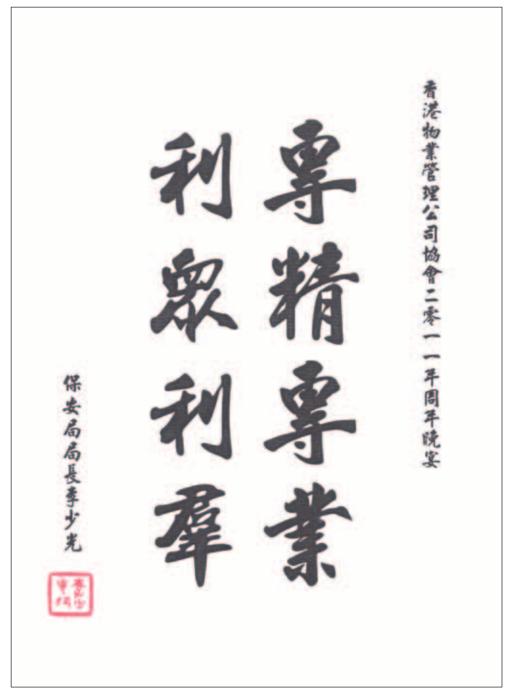


香港物業管理公司協會二零一一年周年晚宴

賀詞 Congratulatory Messages



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





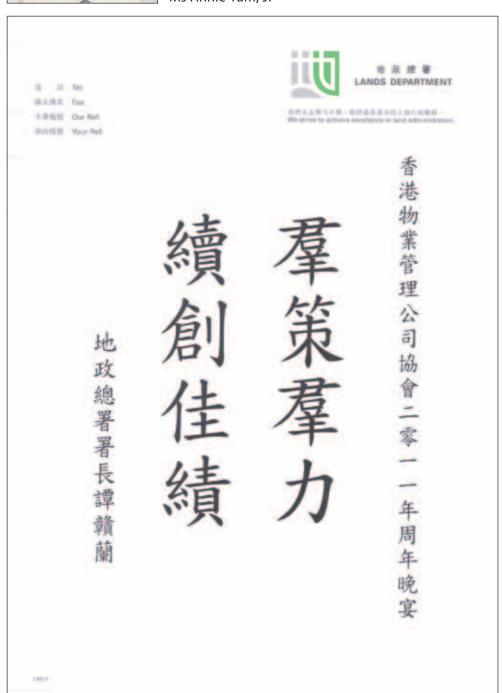
區載佳先生, JP Mr Au Choi Kai, JP

看港物業管理公司協會二零一一年周年晚宴

Congratulatory Messages



譚贛蘭女士, JP Ms Annie Tam, JP





規劃署署長梁焯輝

梁焯輝先生, JP Mr Jimmy Leung, JP

Ar Jimmy Leung, JP

專學

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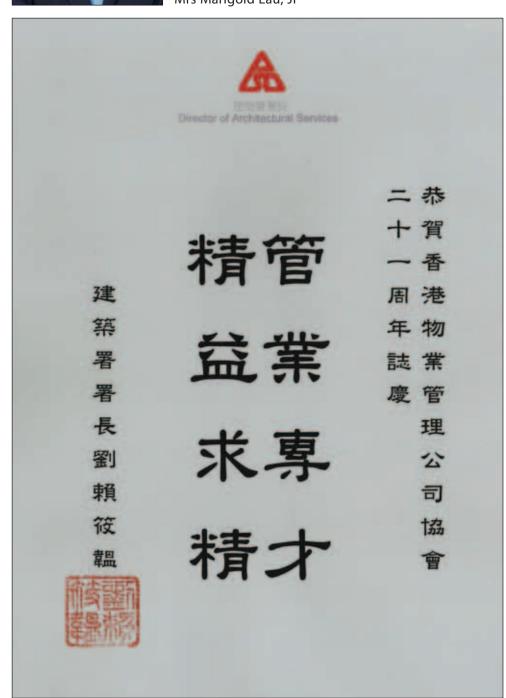
楚

香港物業管理公司協會二零一一年周年晚宴誌慶

035



劉賴筱韞女士, JP Mrs Marigold Lau, JP





陳鴻祥先生, JP Mr Stephen Chan, JP





Congratulatory Message from The Director of Electrical and Mechanical Services Hong Kong SAR Government

The 21st Anniversary

The Hong Kong Association of Property Management Companies

I am delighted to congratulate The Hong Kong Association of Property Management Companies on its 21st anniversary.

In the past two decades, the Association has made valuable contributions to promote and enhance the professional practices and standards of the property management industry in Hong Kong.

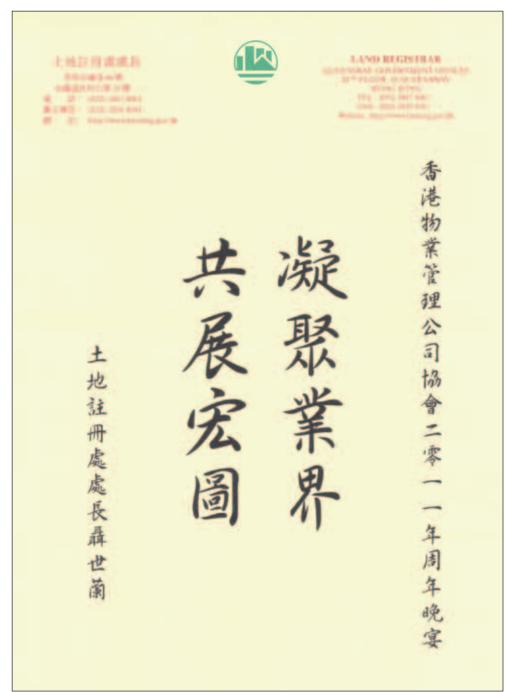
I wish the Association every success in its endeavour to promote professional and quality management of buildings and land properties in Hong Kong in the years to come.

Stephen H.C. CHAN

Director of Electrical and Mechanical Services



聶世蘭女士, JP Ms Olivia Nip, JP





王倩儀女士, JP Ms Anissa Wong, JP

環境局常任秘書長 環境保護署署長

本署檔案 OUR REF 來函檔案 YOUR REF

YOUR REF : 電 話 TEL. NO. : 圖文傳真 FAX NO. :



Permanent Secretary for the Environment, Director of Environmental Protection

共倡環保

管里有首

1港物業管理公司協會二零一一年周年晚宴

香

環境保護署署長王倩儀環境局常任秘書長兼



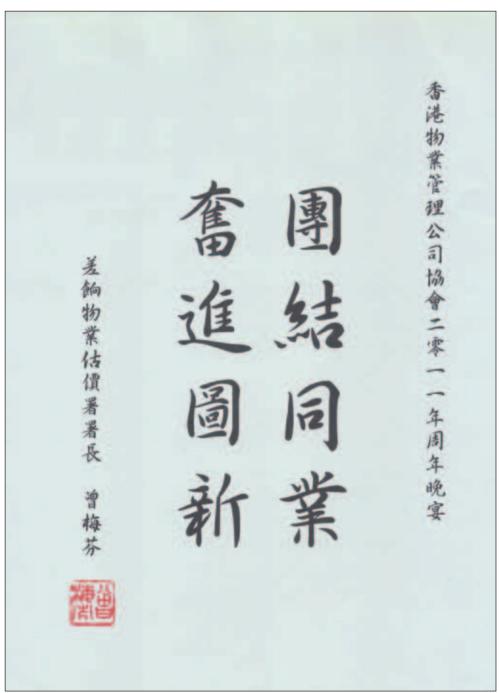
香港 灣仔告土打道五號 稅務大樓四十六樓 網址:http://www.enb.gov.hk 電郵:asywong@enb.gov.hk



46th Floor, Revenue Tower 5 Gloucester Road Wan Chai, Hong Kong Homepage: http://www.enb.gov.hk E-mail: asywong@enb.gov.hk

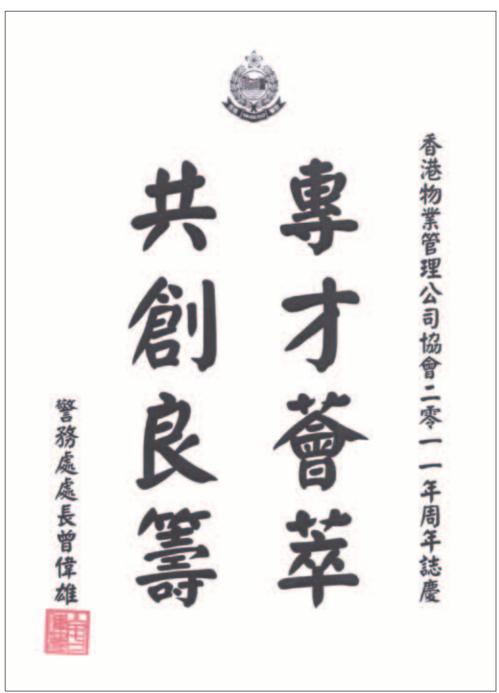


曾梅芬女士, JP Mrs Mimi Brown, JP



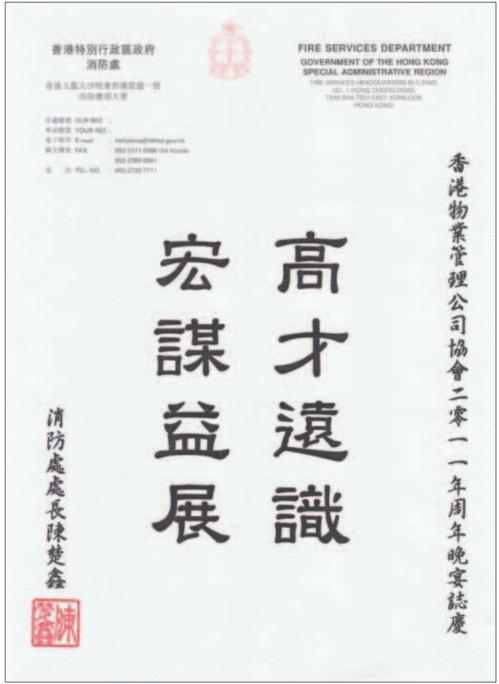


曾偉雄先生 Mr Tsang Wai Hung, Andy



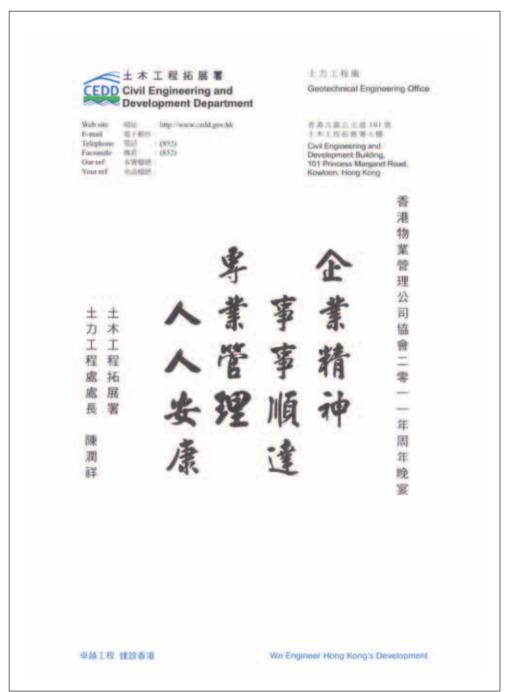


陳楚鑫先生, FSDSM Mr Chan Chor Kam, FSDSM





陳潤祥先生, JP Mr Chan Yun Cheung, JP





湯顯明博士 Dr Timothy Tong

以 誠 載信

香港物業管理公司協會二零一一年年刊

廉政專員湯顯明博士





劉健儀議員, GBS, JP Hon. Miriam Lau, GBS, JP

管業精英

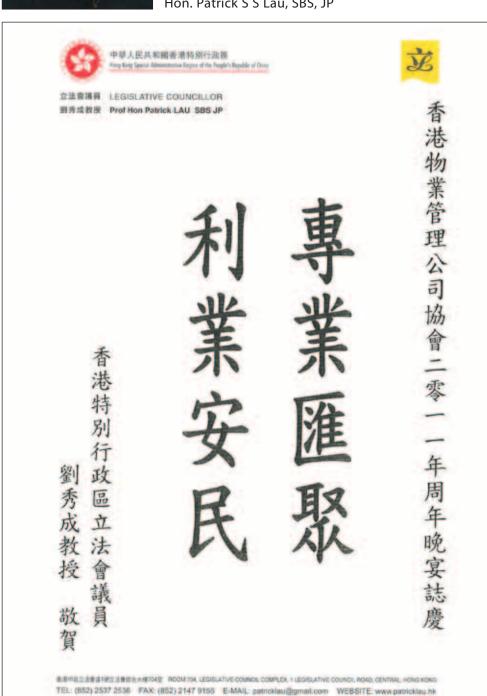
港物業管理公司協會二零一一年週年

立法會議員

劉健儀GBS 太平紳士



劉秀成議員, SBS, JP Hon. Patrick S S Lau, SBS, JP



香港物業管理公司協會周年晚宴誌



鄭家富議員 Hon. Andrew Cheng



鄭家富立法會議員辦事處

The Office of Legislative Councillor Cheng Kar Foo, Andrew

服務社科学者

立法會議員 鄭家富敬賀

新界大埔太和郵愛和樓 303 室 Rm 303, Oi Wo House, Tai Wo Estate, Tai Po, N.T.

圖文傳真 Fax: 2696 9088

電話 Tel: 2712 9712



王國興議員, MH Hon. Wong Kwok-hing, MH



袁靖罡先生 Mr Stephen Yuen

此致

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,會員工作愉快

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香港物業管理公司協會會長鄭錦華博 教育局物業管理行業培訓諮詢委員會主席 **士**

袁靖罡

敬賀

|零||一年九月

貴 會多年來 努 力不 懈 , 致 力 提 升 香港 物 業 管 理 水

成 績 有 目 共 睹 0 本人更衷心感 謝 貴

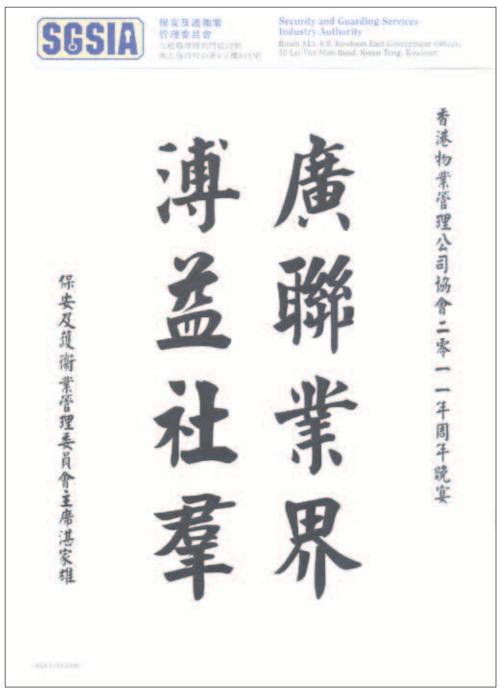
平 支

持 逢 及 參 貴 會週年會慶 予相關 「資歷架構」下之評審及 ,本人特函祝

049

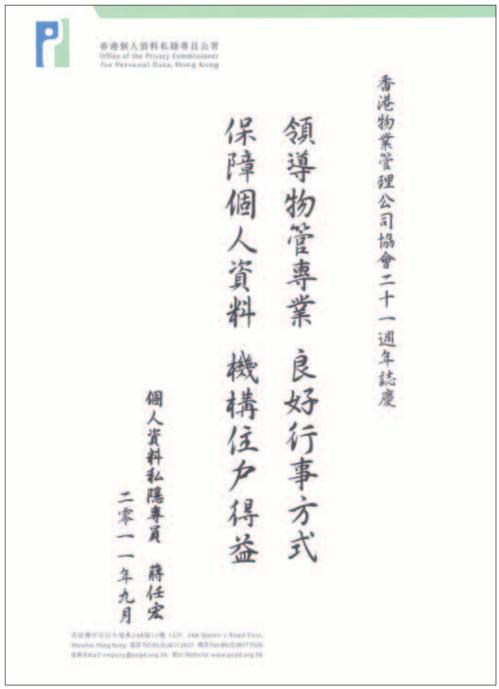


湛家雄先生, MH, JP Mr Daniel Cham, MH, JP





蔣任宏先生, SBS Mr Allan Chiang, SBS





林煥光先生, GBS, JP Mr Lam Woon Kwong, GBS, JP



Congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on your 2011 anniversary. You are a valued partner in our mission to promote an inclusive society. Property management companies can and should play a key role in fostering bonds and respect among your client residents, and help in ensuring dignified and independent access to premises. We do look forward to working with you towards building a better Hong Kong. My best wishes for the Association's every success in the future.

LAM Woon-kwong, GBS, JP Chairperson Equal Opportunities Commission



黃天祥先生, JP Mr Conrad Wong, JP



帶動安健繁榮提升職安文化

香港物業管理公司協會二零一一年周年誌慶晚宴

職業安全健康局主席黃天祥太平紳士 致意





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



共建和諧社區 推動優質物管

香港物業管理公司協會二零一一年周年晚宴誌慶

香港房屋協會主席

敬智



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





梁君彥議員, GBS, JP The Hon Andrew Leung, GBS, JP



二零一一年周年晚宴香港物業管理公司協會

職業訓練局主席梁君彦



建業管理



吳家光先生 Mr Stanley Ng



香港物業管理公司協會

四造發展新機

作員再培訓局



劉燕卿女士 Ms Connie Lau

共建理想居后经提慢爱斯

香港物業管理公司協會二零一一年周年晚宴誌慶

润費者委員會



敬賀



林天福先生 Mr Frederick Lam

會務昌隆

香港貿易發展局總裁林天福

香港物業管理公司協會二十一周年誌慶



譚光民先生 Mr Tam Kuong Man

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

> **共建和豁** 傳承創新

香港物業管理公司協會周年誌慶

二〇一一 九月二十七日譚光民局長 敬賀澳門特別行政區政府房屋局



李加林先生 Mr Li Jia Lin





劉藝良先生 Mr Lao Ngai Leong

香港物業管理公司協會二十一周年誌慶

開 業績斐然 展未來氣象新

澳門物業管理業商會會長劉藝良 二零一一年九月



致意

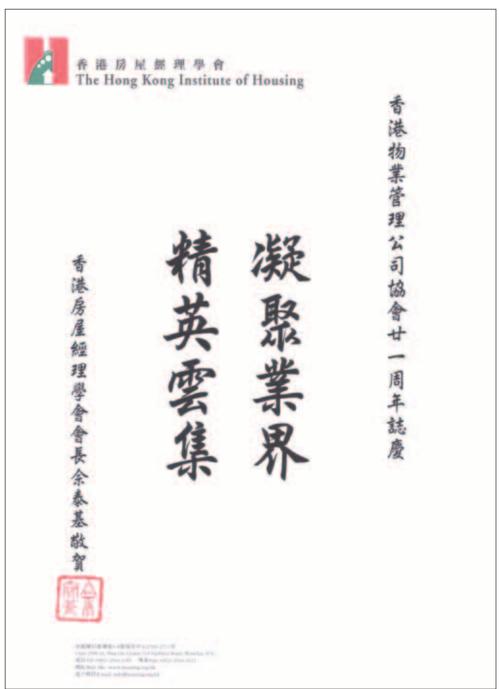


關仕明先生 Mr Mingo Kwan



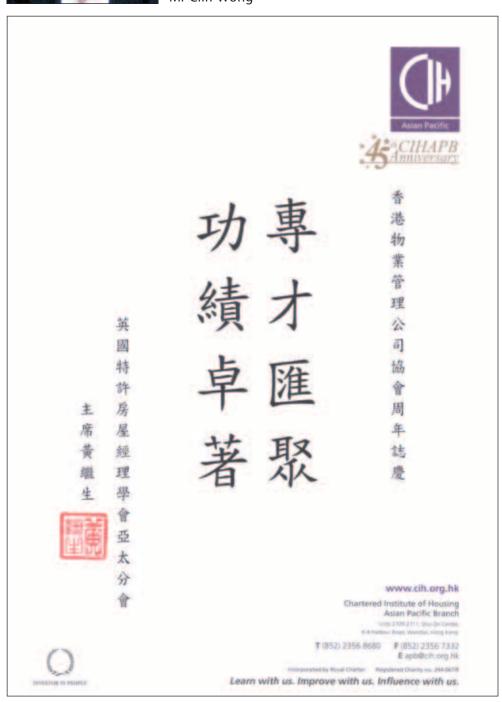


佘泰基先生 Mr Share Tai Ki





黃繼生先生 Mr Cliff Wong





鄺正煒工程師, JP IR Alkin Kwong, JP



香港地產行政師學會 HONG KONG INSTITUTE OF REAL ESTATE ADMINISTRATORS

香

港 地 產 行 政

師

學

會

會

長 鄺 正 煒

創

港 物 業 管 理 公 司 協 會二 年 晚 宴 誌 慶

香







The Hong Kong Association of Property Management Companies Annual Dinner 2011

On behalf of the Hong Kong Institute of Surveyors, I would like to extend my warmest congratulations to the Hong Kong Association of Property Management Companies on the occasion of its Annual Dinner 2011.

Over the years, the Hong Kong Association of Property Management Companies has contributed a great deal towards better property management in Hong Kong. I am sure that through closer collaborations between the Association and the Institute, we could bring more values to the betterment of Hong Kong. I wish the Hong Kong Association of Property Management Companies and its members every success in their future endeavors.

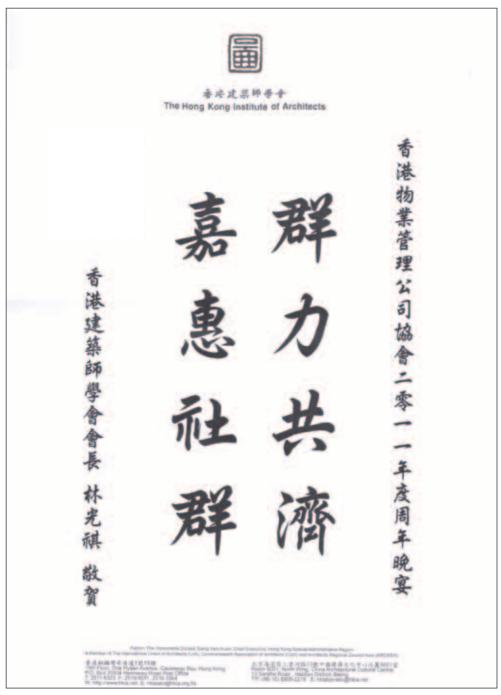
Wong Bay

香港測量師學會

香港中環康樂廣場1號恰和大慶8樓801室 Suite 801, 8F Jardine House, 1 Connaught Place, Central, Hong Kong Telephone: 2526 9679 Facsimile: 2668 4612 E-mail: info@his.org.hik Web Site: www.his.org.hik



林光祺先生 Mr Dominic Lam





陳福祥博士、工程師 Ir Dr Chan Fuk Cheung

上版。 6 多級國際尼斯也 协能计划主 5 3/5年8 10年 Mand Bezerley, No 1 Green George 第251cl +652 2895 8840	THE HONG KONG INSTITUTION OF ENGINEERS		President to the CHAN Flux Cheung Bootical, Moh MA LLM Philip DIC FHICE R.P.E. (CAL ELL, ENS) president@exico.org.16s
香港	凝聚	精英	香港物業管理公司
光工程師 學會長	專業	答	協會二零一一
陳福祥博士、工程師	同創輝煌	惠澤社 群	周年晚宴読慶
敬 賀			

賀詞

Congratulatory Messages



陳炳煥先生 SBS, MBE, JP Chan Bing Woon, SBS, MBE, JP



The Hong Kong Mediation Council

CONGRATULATIONY MESSAGE

The Hong Kong Mediation Council, a division of the Hong Kong International Arbitration Centre, offers its congratulations to the Hong Kong Association Property Management Companies on this very special occasion and wishes the HKAPMC many more successful years to come.

CHAN Bing woon SBS JP

Chairman Hong Kong Mediation Council

21st September 2011

A division of Hong Kong International Arbitration Centre, a charitable institution limited by guarantee 38/F Two Exchange Square, Central, Hong Kong Telephone: (852) 2525-2381 Facs in ibe: (852) 2524-2171 E-mail: adr@hkiae.org Web Site: http://www.hkiae.org



何君堯先生 Mr Junius Ho



NF WING ON HOUSE -71 DES VOEUX ROAD CENTRAL HONG KONG DX-009100 Central 1 参考中環境器進中71 载 条 安 基 室 太 表 3 字 棒

TELEPHONE (電師):(852)2846-0500 PACSIMILE (事業):(852)2845-0387 B-MAIL (電子部件):sg@hklmvsoc.org.hk WEBSITE (研究):www.hklawsoc.org.hk

From the President

Congratulatory message for celebrating the 21st anniversary of The Hong Kong Association of Property Management Companies

I would like to send my warmest congratulations to The Hong Kong Association of Property Management Companies for its 21st anniversary. Over the decades, member companies of the Association have made tremendous contribution in providing quality property management to the residential, commercial and industrial premises in Hong Kong. The efforts made by your member companies are highly recognized.

On behalf of the Law Society of Hong Kong, I wish to congratulate The Hong Kong Association of Property Management Companies on the occasion of its anniversary, and wish you a continued success in the years ahead.

Junius KY. Ho

Junius K.Y. Ho
President
The Law Society of Hong Kong

Incorporated in 1907 as a company limited by guarantee



陳偉能先生 Mr Anthony Chan



香港房地產協會 The Hong Kong Real Estate Association Limited

會長 陳偉能 敬賀

似業 樂 才

業管理公司協會二十一周年會慶

音樂/·唐·美/[24]原光行 1731 堂 Room 1731, Sur House, Tsimhutsut, Kondoon, Hong Kong TEL: (852) 2730 6250 FAX: (852) 2317 6062 EMAIL: info@blanc.org http://www.blanc.org



何安誠工程師, JP Ir Thomas Ho, JP

曾務日降

香港物業管理公司協會周年晚宴二零一一



蔡冠深博士, BBS, JP Dr. Jonathan Choi, BBS, JP

精器常物

香港物業管理公司協會週年晚宴誌慶

扇器

香港中華總商會會長蔡冠深

殺題



蔡永忠先生 Mr Philip Tsai



賀詞

Congratulatory Messages

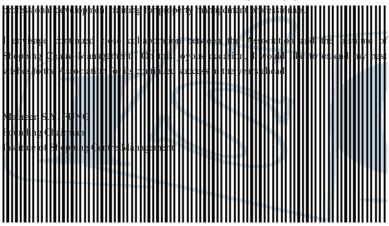


馮秀炎女士 Ms Maureen Fung



Congratulatory Message

It gives me great pleasure to congratulate The Hong Kong Association of Property two decades, the Association has been dedicated to providing public education and



Secretariat of Institute of Shopping Centre Management Limited 1/Fl., No. 11 Hillier Street, Sheung Wan, Hong Kong Tel: (852) 2728 0000 Fax: (852) 2728 0037 Email: contactus@iscm.org.hk Website: http://www.iscm.org.hk



朱建蘭女士 Ms Chu Kin Lan

二零一一年週年晚宴香港物業管理公司協會

共建安穩社群提界專業管理

主席 朱建蘭香港地產代理商總會

敬賀



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

香港物業管理公司協會

香港地產代理專業協會



李焯芬教授 Professor C F Lee



Congratulatory Messages



趙麗霞博士, JP Dr Rebecca Chiu, JP





唐偉章教授 Professor Timothy Tong



Message

It gives me great pleasure to extend my warmest congratulations to The Hong Kong Association of Property Management Companies on the memorable occasion of its Anniversary.

Since its establishment in 1990, the Association has been instrumental in the development of the property management industry in Hong Kong, thus raising the standing and professionalism of its practitioners in the community at large. It has also played a pivotal role in fostering the exchange of knowledge and the sharing of best practices within the profession.

Looking ahead, I believe that the Association will continue to scale new heights, contributing to the advancement of the local property management industry as well as the development of Hong Kong society as a whole.

Timothy W. Tong, Ph.D.

President

The Hong Kong Polytechnic University

September 2011

Congratulatory Messages



黃傑雄院長, MH Dr Charles K H Wong, MH



The Hong Kong Association of Property Management Companies Yearbook Congratulatory Message 2011.

It is my great pleasure to congratulate you on the success of The Hong Kong Association of Property Management Companies on the occasion of its anniversary 2011.

I would like to take this opportunity to commend the Association for its efforts in cultivating the lifelong learning atmosphere of the sector. I like to express our gratitude to the Association for its support to our Continuing Education Diploma Programme in Property Management in the past two decades.

The Hong Kong Association of Property Management Companies's partnership with SCOPE in providing education opportunities has become increasingly important. The School has recently launched new courses in response to the training demand of the industry. We believe the prominent role of the Association will continue to be vital for the professional development of the industry.

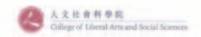
Finally I offer my best wishes for the Association and all members for the coming years.



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



劉國裕先生, JP Dr Lau Kwok Yu, JP





香港物業管理公司協會二十一週年會慶

提升物業管理水平 共創香港美好明天

香港城市大學 公共及社會行政學系副教授 劉國裕 博士 太平紳士 賀

2011年10月3日

ESI THE (657) SA42 6009 - M.B. Fair. (852) DA42 ORTS - IRS2 Website: www.chju.nos.TA/A4

會長報告 President's Report



持續發展 共創未來

香港物業管理公司協會於2010年慶祝成立20周年,並於11月29日舉行20周年慶祝晚宴,為協會歷年來一大盛事。20周年晚宴冠蓋雲集,我們邀請到香港特別行政區財政司司長曾俊華GBM太平紳士為主禮嘉賓,連同歷任會長、賓客及協會會員,一同見證協會20周年之重要里程。

隨著協會舉辦慶祝活動之同時,我們更馬不停蹄,開展各項重要會務。我們於2010年11月26日籌辦最低工資簡介會,邀請勞工處之代表出席,就有關條例之落實執行細則,向會員機構講解及闡釋內容。協會於2011年2月1日約見勞工處副處長黄國倫太平紳士、助理處長(發展)李寶儀女士及首席勞工事務主任(法定最低工資)許柏

坤先生,就新法例之細節問題,反映會員之訴求及意見,並強烈要求勞工處為物業管理行業制定參考指引。我們並於2011年2月25日致函勞工處,正式提出與會的要求,並再次敦促其盡快為物業管理行業制定相關的指引。其後經協會多次跟進,勞工處終於在2011年4月下旬發出物業管理行業的法定最低工資參考指引。

協會在過去20多年來一直就確立行業的專業地位事宜不遺餘力,不斷與有關政府部門商議,全力要求港府為物業管理公司和從業員一同推行發牌制度。在2010至2011年年初,我們安排了多個研討會,聽取和收集會員對有關議題之意見,並反映至相關的政府部門。民政事務總署於2010年12月發出「設立物業管理行業的規管架構」諮詢文件,而立法



會的民政事務委員會亦就是次諮詢聽取公眾意見,並於2011年2月18日舉行會議,邀請



物業管理行業之專業團體出席。協會於該會議前,已透過書面形式內國主席葉國謙議員就諮詢文件的內容作出初步回應,更聯同4個專業學會分別與立法會議員譚耀宗GBS太平紳士及劉健儀GBS太平紳士內國建議員第2011年3月15日諮詢期結束前將收集到的員意見整理,並呈交民政事務總署。

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制,由職業訓練局與協會合作提供評估場地、器材和設備,並透過協會推薦業內專家作為

評核員。同時,為鼓勵從業員申請 「過往資歷認可」或持續進修,協會 撥款港幣二萬元成立資助基金,希望 能起牽頭作用,為業界引發更多正面 回響。

此外,協會於年內並積極支持僱員 再培訓局的「新技能提升計劃」。在 2011年9月1日,我們出席了此計劃 下之「行業愛增值」及「星級試讀班」 兩項課程的新聞發佈會,協助推廣此 兩項嶄新的再培訓活動。





由於「新技能提升計劃」內之部份課程乃依據資歷架構而為在職之基層物業管理和保安人員推出度身訂造的培訓課程,能協助現有之從業員邁向「一專多能」,增強其專業知識與技能,讓其能符合港府資歷架構的標準,達致持續進步的目標和滿足市場專業化的要求,故此,我們非常歡迎該兩項課程,並鼓勵各會員機構踴躍參與。

另一方面,協會並與香港測量師學會物業及設施管理組聯合主辦[2010年度優質物

業及設施管理大獎」,以提高公眾人士對物業及設施管理行業的認識,並希望獎勵業內的專

業人士,帶動整個行業持續進步。 業界的反應非常熱烈,主辦單位共 收到超過150個項目的提名,競逐7 大類別的獎項。當中22個項目脱穎 而出,並於2011年3月25日舉行之 頒獎典禮上獲得嘉許,當日的主禮 及頒獎嘉賓分別為民政事務局局長 曾德成GBS太平紳士及屋宇署署長 區載佳太平紳士。



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會長報告President's Report

為加強與中國內地之溝通,協會於 2011年4月26日與深圳政府官員會 面。此外,我們並於同年8月12日 與廣東省物業管理行業協會簽署合 作交流備忘錄,促進兩地物業管理 業界間之交流和合作。

此外,協會貫徹熱心支持社會服務的宗旨,於2011年繼續參與「綠色力量環島行」,以支持中、小學及幼稚園推廣綠色教育;更協助環境保護署推動「廢物源頭分類計劃」;以及支持職業安全健康局推出之「建造業安全獎勵計劃」和各項推廣活動。此外,為促進物業管理同業間的聯誼,協會更舉辦足球比賽,獲各會員機構積極參與。







本人深信協會在理事會各理事及全體會員的支持和鼓勵下,會務將會持續發展,邁向充滿挑戰的未來。

最後,我謹祝本協會所有會員業務蒸蒸日上。

會長 鄭錦華博士

Moving Towards a Sustainable Future

The Hong Kong Association of Property Management Companies (HKAPMC) celebrated its 20th Anniversary in 2010. We have organized a magnificent Anniversary Celebration Dinner on 29th November, 2010 attended by over 600 guests and we were most honoured to have The Honourable John Tsang, GBM, JP, Financial Secretary of the HKSAR Government to be our Guest-of-Honour to celebrate with our Past Presidents, guests and members in this important milestone of the Association.

At the same time of the celebration activities, we devoted ourselves to various important issues for the industry. We organized a briefing session on Statutory Minimum Wages on 26th November, 2011 inviting officials from the Labour Department to brief our members on the details of the enforcement and related matters. In addition, we have a meeting with Mr Alan K L Wong, JP, Deputy Commissioner for Labour, Ms Mabel Li, Assistant Commissioner (Development) and Mr Charles Hui, Chief Labour Officer (Statutory Minimum Wage) of the Labour Department on 1st February, 2011 to reflect the views and opinions of our members on the Ordinance. We have also submitted our concerns in a written document and urged the Department to formulate a customized guideline for our industry. With our repeated efforts, the Department finally issued the Industry-specific Reference Guidelines on Minimum Wage Ordinance for the Property Management, Security Services and Cleaning Services Industries in late April 2011.

HKAPMC has always been striving to promote and confirm the professional status for our industry over the past 20 years. We have openly stated our request to the Government to implement a licensing system for BOTH individual practitioners and property management companies. Through 2010 to 2011, we have organized a series of seminars to collect and consolidate members' opinions towards the issue and submitted to relevant government departments for their consideration. The Home Affairs Department (HAD) has launched a public consultation in December 2010 through issuing its Consultative Paper of "Putting in Place a Regulatory Framework for Property Management Industry". The Panel on Home Affairs of the Legislative Council also organized a forum on 18th February, 2011 to collect public views and invited professional bodies in the property management industry to attend. We have made our initial response to Legislative Councillor the Honourable IP Kwok-him, GBS, JP before the meeting. HKAPMC together with the 4 professional associations of the industry met with Legislative Councillors The Honourable Tam Yiuchung, GBS, JP and The Honourable Miriam Lau Kin-yee, GBS, JP to exchange views on the Consultation Paper. We also consolidated the views and opinions collected from members and submitted to HAD before the end of the consultation period on 15th March, 2011.

Furthermore, we joined with Vocational Training Council (VTC) to promote the Recognition of Prior Learning (RPL) mechanism to enable property management practitioners of various backgrounds to receive formal recognition of the knowledge, skills and experience they already acquired. The RPL Kick-off Ceremony for the Property Management Industry was held on 18th January 2011 and the officiating guest of the event was Mr Chen Weion, Kenneth, JP, Under Secretary for Education. From March 2011 onwards, practitioners can start applying for RPL. Our Association will assist in promoting the RPL mechanism

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through collaboration with VTC to provide assessment venues, equipment and facilities and recommend specialists in the industry as assessors. In order to encourage practitioners to apply for RPL and other relevant continuous learning courses, we have apportioned HK\$20,000 to establish a subsidization fund to induce positive feedbacks within the industry.

Within the year, we also supported the Skills Upgrading Scheme (SUS) Plus of the Employees Retraining Board (ERB). On 1st September, 2011, we attended the press conference of ERB for the launching of the Industry Love Upgrading Scheme and the Free Taster Programme under SUS Plus to assist in promoting these two retraining activities.

Since selected training programmes under SUS Plus are customized for the frontline property management and security practitioners under the RPL mechanism, which can help equip them to be multi-tasked, enhance their professional knowledge and knowhow, fulfill the requirements of the RPL and the demands of the market and our customers as well as attain our goal for sustainable growth for our industry. We welcome these two activities and encourage our member companies to participate.

HKAPMC and The Hong Kong Institute of Surveyors (HKIS) have jointly organized the Quality Property & Facility Management Award (QPFMA) in 2010, with the intention to stimulate greater public recognition for the industry and champion those who gratify integrity to bring success and continuous advancement to the industry. We received over 150 entries competing for the 7 categories of awards. Finally, 22 projects were honoured during the Award Presentation Ceremony held on 25th March, 2011. Guest-of-Honour of the event was Mr Tsang Tak-shing, GBS, JP, Secretary for Home Affairs, Home Affairs Bureau and the Chairman of the Judging Panel was Mr Au Choi Kai, JP, Director of Buildings, Buildings Department of the HKSAR Government.

To strengthen communication with our counterparts in the Mainland China, HKAPMC met a delegate of Shenzhen Government Officials on 26th April, 2011. We also signed a Memorandum of Understanding with the Guangdong Property Management Industry Association on 12th August, 2011 to streamline the cooperation and exchange among property management professionals of the two places.

HKAPMC has consistently supported community activities. In 2011, we continued to participate in the Green Power Hike event to support and help promote environmental education in the kindergartens, primary and secondary schools. We also supported the Source Separation of Waste Scheme launched by the Environmental Protection Department and the Construction Safety and Health Promotion Campaign of the Occupational Safety and Health Council. Besides, we organized the HKAPMC Football Competition 2011 to enhance communication and social network among our members.

With the generous support and patronage of Council Members and all our members, I am confident that our Association will continue to prosper and maintain our progressive and sustainable development to face the challenges ahead.

Lastly, on behalf of the HKAPMC, I would like to wish you all have many fruitful years ahead.

With Warmest Regards,

Dr Cheng Kam Wah, Edmond President

二零一一年度足球比賽

2011 Annual Football Challenge Tournament

本會二零一一年度足球比賽的初賽及決賽分別於六月二十五日及七月九日假黃大仙摩士公園足球場舉行。今年共有十八隊伍參加,經過初賽及決賽共二十六場的激烈賽事,結果如下:

The preliminary and final matches of the 2011 Annual Football Challenge were held on 25 June and 9 July at the Morse Park Pitch. 18 member companies participated in the tournaments. After 26 exciting matches, the results are as follow:

香港物業管理公司協會盃:(HKAPMC Cup):

冠軍	啟勝管理服務有限公司
Winner	Kai Shing Management Services Limited
亞軍	新恒基國際物業管理有限公司
1stRunner-up	Sunbase International Properties Management Limited
季軍	第一太平戴維斯物業管理有限公司
2nd Runner-up	Savills 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 (Best Scorer):

余偉鵬	新恆基國際物業管理有限公司
Yu Wai Pang	Sunbase International Properties Management Limited

邀請賽 (Invitation Cup):

冠軍 Winner	香港消防隊 Hong Kong Fire Services Team
亞軍 1stRunner-up	醫療輔助隊 Auxiliary Medical Services Team
季軍 2nd Runner-up	康樂及文化事務署 Leisure and Cultural Services Department
殿軍 3rd Runner-up	香港警察隊 Hong Kong Police Team

活動委員會報告 Activities Committee Report



神射手獎得主:余偉鵬 (新恆基國際物業管理有限公司) Best Scorer: Yu Wai Pang from Sunbase International Properties Management Limited



香港物業管理公司協會盃冠軍隊伍: 啟勝管理服務有限公司 The Champion of Property Management Tournament: Kai Shing Management Services Limited



鄭錦華博士 — 前排中(會長)、沈錫勝先生 — 前排左二(副會長)、李春犂先生 — 前排左一(專業實務委員會主席)、陳志球博士 — 前排右二(教育及培訓委員會主席)及關志華先生 — 前排右一(活動委員會主席)主持開球 禮。

Front row: Dr Edmond Cheng — middle (President), Mr Simon Sham — 2nd from left (Vice President), Mr Andrew Lee — 1st from left (Chairman of Professional Practice), Dr Johnnie Chan — 2nd from right (Chairman of Education & Training Committee), and Mr C. W. Kwan — 1st from right (Chairman of Activities Committee) officiating at the opening ceremony.



香港物業管理公司協會盃得獎隊伍合照 Group photo of the award-winning teams of the Property Management Tournament

活動委員會 主席 關志華

Kwan Chi Wah Chairman Activities Committee

紀律委員會報告 Disciplinary Committee Report

為提高香港物業管理公司協會會員之專業操守,紀律委員會於二零一一年成立,為有關會 員道德行為的投訴作出調查、評估及跟進,以確保業內之良好運作。協會的成功有賴各會 員嚴謹遵守會員守則及為提供優質服務的貢獻。

協會作為唯一獲香港特別行政區政府承認並得到香港、中國內地及海外相關專業團體認可 之物業管理機構專業協會,必須時刻確保各會員履行會員守則及提醒會員注意其專業操守。

最後,本人藉此機會衷心感謝各會員及委員的鼎力支持和貢獻,令委員會在過往一年得以 順利運作。

紀律委員會 主席 梁進源

With the mission to enhance the integrity and discipline among HKAPMC's member companies, the Disciplinary Committee was set up in 2011 to provide a procedure for investigating, evaluating and acting upon complaints alleging unethical conduct by the member companies registered in Hong Kong to ensure good practice of all members in the industry. The success of the Association relies on every member's effort to abide the Code of Conduct and deliver quality service.

As a recognized trade association in the property management industry by the HKSAR government and various professional bodies in Hong Kong, China and overseas, it is critical to assure all members to comply with the requirements in the Code of Conduct and admonishes all members to be aware of their professionalism.

Last but not least, I would like to take this opportunity to present my gratitude to all member companies and fellow Committee members for their hard work and continued support which contribute to the smooth operation of the Committee during the past year.

Leung Chun Yuen, Kendrew Chairman Disciplinary 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119份申請報讀第九屆之文憑課程,其中106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105人,其中82人於今年完成課程及考試合格,當中5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、城市大學課程委員會、職業訓練局工作,協助專上學院及政府為業界提供更多專業課程及在職培訓機會。

委員會繼續與香港消防處及醫療輔助隊合作,為物業管理從業員提供自動體外心臟去顫機 AED及心肺復甦法CPR專業證書課程,目前經已有5,353多人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。

委員會聯同屋宇署及食物環境衞生署聯合辦事處為會員公司舉辦滲水測試研討會,協助聯 合辦事處處理住宅物業滲水個案。

為嘉計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2011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,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、廉政公處、警務處、屋宇署、保安及護衛業管理委員會、職業訓練局及僱員再培訓局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 陳志球博士太平紳士



Education and Training Committee

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 (CEDPM) course in conjunction with the School of Continuing and Professional Education of City University of Hong Kong over the years.

A total of 119 applications were received in the 2011 academic year and 106 eligible candidates successfully enrolled in the 2011 intake in 2 classes.

Among the 105 students joining the CEDPM course in 2010, 82 participants completed and passed the final assessment (including 5 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, Programme Committee of City University of Hong Kong and the Vocational Training Council, advising the Government and tertiary educational institutions on provision of professional and vocational education and inservice training for the security and housing services sectors.

The Committee has worked closely with Government Fire Services Department and Auxiliary Medical Service to organize Cardiac Pulmonary Resuscitation (CPR) and use of Automated External Defibrillator (AED) training courses for frontline building staff. More than 5,353 trained "Heart Savers" are now qualified in Hong Kong to use defibrillators which have been widely installed in major shopping centres, housing estates and properties managed by member companies.

In collaboration with the Joint Office of Buildings Department and the Food and Environmental Hygiene Department, the Association assisted the government in providing seminars for members in handling water seepage test for domestic premises.

教育及培訓委員會報告

Education and Training Committee Report

To recognise the important role played by building security personnel, the Committee launched the Best Security Services Awards in 2011, 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.

Liaison Groups have also been set up to maintain constant communications with government bureaux and departments such as Security Bureau, Fire Services Department, Hong Kong Police Force, Buildings Department, Security and Guarding Services Industry Authority, Auxiliary Medical Service, Food & Environmental Hygiene Department, Independent Commission Against Corruption, Vocational Training Council and Employment Retraining Board, 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.

Dr Chan Chi Kau, Johnnie, JP Chairman Education and Training Committee

對外事務委員會報告 External Affairs Committee Report

為了提高在國際市場上的競爭力;緊隨社會持續發展的步伐,對外事務委員會於二零一一年 一月正式成立,並以增強及促進本會與各海外專業團體之聯繫和資訊交流為宗旨。

在二零一一年八月十二日,香港物業管理公司協會(下稱「香港物管會」)與廣東省物業管理 行業協會(下稱「廣東物管會」)於本港簽訂了合作交流備忘錄。這份別具歷史意義的備忘 錄,在二十多位廣東物管會的會員及香港物管會的理事一同見證下,由香港物管會的鄭錦 華會長和廣東物管會的許建華會長代表簽訂。備忘錄標誌著兩地物業管理行業的合作掀開 了新篇章,踏前了更具體而務實的一大步。備忘錄確切地考慮到一連串的合作方案,務求 從工商業領域上的交流至科技上的合作;從教育學習範疇上的研討至法理規則上的分享, 也能一一兼顧得到。我們深信,在大家的共同努力下,合作交流備忘錄定能達致其預期的 效益。我們熱切期待,在未來日子裏,能與廣東物管會有著更緊密的溝通和合作。

展望將來,對外事務委員會將繼續發掘更多類似的機會,與海外相關團體簽訂對雙方皆有裨益的合作協議。同時,在會員的利益為前提下,我們亦將透過舉辦交流團、拜訪、研討會和會議等活動,來拓展區內的雙邊經貿合作關聯。

最後,本人謹此多謝各會員給予委員會的支持與鼓勵。對外事務委員會亦將一如既往,繼續致力完成協會所賦予的任務。

對外事務委員會 主席 譚國榮

對外事務委員會報告

External Affairs Committee Report

To meet the challenges in this fast moving global market and to keep pace with the sustainable development of the community, the External Affairs Committee was established in January 2011 with the missions of strengthening ties and exchanging information between the Association and overseas professional bodies.

On August 12, 2011, a Memorandum of Understanding ("MOU") between the Hong Kong Association of Property Management Companies ("HKAPMC") and Guangdong Property Management Industry Institute ("GPMII") was signed by Dr Edmond Cheng, President of HKAPMC and Mr Xu Jian Hua, President of GPMII. More than 20 GPMII delegates from Guangdong and our council members witnessed this important milestone event held in Hong Kong. The signing of the MOU signifies a concrete step in fostering closer cooperation between the property management industry of Guangdong and Hong Kong. It contemplates an extensive range of cooperative activities, from commercial and industrial exchanges to technology partnerships, from educational and learning exchanges to the sharing of policy and regulatory information. We are confident that with our concerted efforts, the MOU will deliver the benefits it promises and we look forward to working closely with our Guangdong counterparts in the years to come.

Looking ahead, the External Affairs Committee will explore more opportunities for entering into similar cooperation agreements with other overseas counterparts which would be beneficial to both sides and strive to broaden bilateral business cooperation in the region by organizing trade missions, seminars, conference and visits which would be of interest to our members.

Taking this opportunity, I would like to thank all members for their generous support and encouragement to the Committee. We will, as always, continue to make the best endeavor to accomplish the mission entrusted on us!

Tam Kwok Wing, Ivan Chairman External Affairs Committee

會籍事務委員會的報告如下:

- (一)現時協會共有84個會員及4個附屬會員。宏信物業管理有限公司、雅居物業管理有限公司及卓安物業顧問有限公司分別於本年二月、六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於本年初更新及上載於物業管理公司協會的網頁上。
- (三)繼續代表協會出任職業安全健康局轄下的「物業管理及家居服務業安全及健康委員會」的行業委員會副主席,於本年內舉辦職安健推廣活動並編訂物業管理及家居服務業安全及健康通訊,以提高從業員於工作期間對安全及健康的關注。

會籍事務委員會 主席 伍慧兒

The Membership Committee is pleased to report as follows:

- (1) We have at present 84 Full Members and 4 Associate Members. Winson Property Management Limited, Modern Living Property Management Limited and Good Excel Property Consultants Limited were recruited as full member in February, June and August 2011 respectively.
- (2) The "Members' Portfolio and Property Register" was updated and uploaded to the HKAPMC website at the beginning of this year.
- (3) Continued to represent the Association to be the Vice-Chairlady of the Property Management and Cleaning Services Safety and Health Committee as set up by the Occupational Safety & Health Council. Different promotional activities were organized and informative publications were issued in order to raise the safety and health awareness of the property management and cleaning personnel while working.

Ng Wai Yee, Rosa Chairman Membership Committee

專業實務委員會報告

Professional Practice Committee Report

專業實務委員會代表協會出席了下列之會議及論壇/研討會,留意政府草擬之相關條例及指引會否對物業管理行業造成影響及知會會員最新之專業操作資訊:

- 電梯及升降機(安全)條例草案特別小組會議 機電工程署
- 職業訓導局之保安業服務訓練委員會會議
- 消防處定期聯絡會議
- 強制能源效益條例工作組 環保局
- 機電工程署電力(線路)規例工作守則有關執行停電安排特別工作小組
- 機電工程署電力(註冊)規例工作小組
- 電屏車可行性工作組 機電工程署
- 工地安全文化伙伴論壇 香港房屋委員會
- 低碳排放及氣候變化論壇 物業管理行業之貢獻 環保局

在出席不同機構召開之會議及論壇上,委員會都盡力反映協會之觀點及意見以求保障行業之利益。過往一年,我們已成功爭取在2011年立法通過之強制能源效益條例草案中將物業公司承擔之不合理責任刪除及爭取到機電工程署將電梯及升降機(安全)條例中對行業有不合理要求之條文建議作出適當修訂。

專業實務委員會 主席 李春犂

專業實務委員會報告 Professional Practice Committee Report

The Professional Practice Committee had attended the following meetings/forums to see if any proposed legislations or practicing guidelines would affect our industry and to keep members abreast of the most recent developments on the professional practices:

- Task force on the Amendment Proposals to the Lift & Escalators (Safety) Ordinance —
 EMSD
- VTC Security Services Training Board
- Fire Services Department Liaison Meeting
- Task Force of the Mandatory Efficiency Energy Code Environment Bureau
- Task Force of Implementation of Code of Practice for the Electricity (Wiring)
 Regulation (Cop) in respect of the Power Suspension Arrangement for Electrical
 Works EMSD
- Task Force on Electricity Registration EMSD
- Working Group in Charging Facilities for Electric Vehicles EMSD
- Partnering for a Safety Culture Site Safety Forum 2010 HKHA
- Forum on Low Carbon Emission and Climate Change Contribution from the Property Management Sectors – Environment Bureau

Views from the perspective of our association had been reflected and as well the interest of our members had been safe-guarded when attending the above meetings. We had successfully taken out the liability of property companies from the draft bill on Mandatory Efficiency Energy Code and had reflected our situation to EMSD to modify the proposed amendments to the Lift and Escalator Safety Ordinance both enacted in 2011 to an acceptable reasonable basis.

Lee Chun Lai, Andrew Chairman Professional Practice Committee

公共關係委員會報告

Public Relations Committee Report

公共關係委員會

公共關係委員會成立目的為推廣協會之服務目標、提升協會在社會上之專業地位及重要性,並與不同機構建立互信之友好關係。

2011年,協會與多個政府部門及團體舉辦了多個項目及活動,當中包括由職業訓練局、資歷架構及香港物業管理公司協會以協助模式推行的物業管理業「過往資歷認可」機制。設立這機制目的是協助物業管理行業從業員確認他們工作上所累積的經驗、知識和技能。啟動禮已於2011年1月18日舉行。啟動禮由教育局副局長陳維安太平紳士擔任主禮嘉賓,超過200位業內友好出席。本協會會長鄭錦華博士除被邀請出席為啟動禮嘉賓外,更代表協會在典禮上簽署協作備忘錄。

此外,為提升建造業安全意識,並向業界灌輸安全文化,勞工處與業界團體合辦了「建造業安全獎勵計劃(2010-2011)」。本年口號為「開工重安全、家庭樂團圓」,一如往年,本委員會亦派代表參加該計劃的工作小組,協助統籌和推廣此獎勵計劃。

在過去一年,就法定最低工資的實施,協會代表曾與多個勞工處政府官員會面,就有關政策交流意見。協會亦於2011年4月18日於本地報章刊登了對實施「最低工資條例」之聲明,澄清市民大眾對物業管理公司在處理最低工資上所產生的誤解及同時維護業界利益。

除了法定最低工資議題外,協會代表亦就有關物業管理及一些具爭議性議題上發表意見, 當中包括重新檢討「建築物管理條例」、物業管理公司發牌制等。

最後,本人衷心感謝各會員於過往多年對協會的鼎力支持及積極參與協會所舉辦的節目及 活動,並期望各會員於未來日子對本協會繼續支持。

公共關係委員會

主席 鄺正煒工程師太平紳士

公共關係委員會報告 Public Relations Committee Report

Public Relations Committee

The missions of Public Relations Committee are to promote the profile and significance of the Association in the community and strengthen mutual understanding and relationships with external organizations.

In 2011, the Association has coordinated with Government Departments and bodies to organize a wide variety of programs and activities, including "Recognition of Prior Learning (RPL)" mechanism jointly organised by the Vocational Training Council, Qualification Frameworks and our Association. The purpose of setting up this RPL mechanism for the Property Management industry is to enable employees to receive formal recognition of knowledge, skills and experience already acquired. The RPL Kick-off Ceremony was held on 18 January 2011, and officiated by Mr Kenneth Chen, JP, the Under Secretary for Education. Over 200 industry practitioners participated in the Ceremony. Dr. Edmond Cheng, our President, was invited to attend the Ceremony and represented our Association to sign the Memorandum of Co-operation at the Ceremony.

With a view to enhancing awareness of construction safety and to foster a safety culture in the construction industry, the Labour Department and industry groups had jointly organized the "Construction Industry Safety Award Scheme 2010-2011"; the slogan of 2010-2011 Award Scheme was "Work Safely for a Happy Family". As in previous years, the Committee has represented the Association to sit in the working committee to assist in coordinating and promoting this award scheme.

In the past year, with the implementation of the Mandatory Minimum Wage, the Association had met Government Officials exchanging views on the proposed legislation. On 18 April 2011, the Association had also announced a declaration about the "Minimum Wage" in local newspapers with a view to revealing to the public the stance of the Association and to avoid any misunderstanding arising from the different approaches adopted in interpreting the minimum wage and to safeguard the interests of the industry.

Apart from the Mandatory Minimum Wage, the representatives of the Association also offered views on related property management issues and other controversial issues including the Review on Building Management Ordinance and licensing on property management companies.

Lastly, I would like to extend my heartfelt gratitude to all members for their staunch support and active participation in the events and activities organized by the Association throughout the years. I look forward to your continued support in the coming years.

Ir Kwong Ching Wai, Alkin, JP Chairman Public Relations Committee

出版事務委員會報告 Publication Committee Report

本人非常榮幸獲理事會增選為理事,並繼承上任主席譚國榮先生,接任出版事務委員會的主席。藉此感謝譚先生在出版事務委員會多年來所貢獻的努力。出版事務委員會的主要工作為統籌編印定期的會訊和年終的年報,透過這兩項定期的會刊,委員會可進一步讓會員掌握協會及物業管理行業的重要資訊和活動資料。同時間藉此加強協會與會員之間的溝通,進一步推動會務及行業發展。

由於接任時間尚短,在協會的工作仍需努力,今年內祇出版了一期會訊。2011年6月的會訊以物業管理業「過往資歷認可」機制為主題,並呼籲從業員可憑過往的工作經驗、知識和技能,申請相關範疇的資歷確認。除此之外,該期會訊亦報導物業管理發牌制度的進展及法定最低工資的推行情況。每項事件都是對物業管理從業員有著切身的關係。在此須感謝富城集團的梁偉成先生,在該期會訊提供的協助。

下半年度將忙於出版每年的年報,並須趕及於週年晚宴前印備及派發,希望今年的年報不會令各會員失望。來年本人將繼續努力,渴望每年能出版兩期會訊,增強與各會員的溝通。

協會一直致力加強與會員、政府部門及社會各持份者的聯繫,為加深公眾對協會的認識及提昇機構形象,協會的網頁將不斷更新,讓會員及公眾獲得最新的行業資訊及協會的近況。各會員及公眾人士可透過協會的電郵地址 office@hkapmc.org.hk 反影他們對物業管理的觀點及意見。

出版事務委員會 主席 楊文佳

出版事務委員會報告 Publication Committee Report

It is my honour having been appointed by the Council as an additional member, and have assumed the duty as Chairman of the Publication Committee inherited Mr Tam Kwok Wing, Ivan. I would like to take this opportunity to thank for Ivan's years of hardwork contributed to the Association as Past Chairman of the Publication Committee. The Publication Committee is responsible for publication of the regular newsletter and year book of the Association with an aim to disseminate property management information and industry activity news to all members. At the same time to enhance communication between the Association and its members in order to further promote the development of HKAPMC.

Needless to say, there is ample room of improvement for me on meeting deadline for publication of regular newsletter as there was only one printing in Year 2011. The June Issue of Newsletter featured on "Recognition of Prior Learning" for the property management industry. Experienced practitioners may submit application for assessment of recognizing their prior working experience, knowledge and skills through the "Qualification Framework" mechanism. In addition, the update of the proposed regulation of property management industry and implementation of statutory minimum wages were also made known to members. All these new arrangements are considered as crucial issue of our industry. I would like to take this opportunity to thank for the assistance offered by Mr Bevis Leung of Urban Group during the printing of this newsletter.

On the later half of this year, the Committee's focus would be the publication of the Year Book 2011. I do hope that it will not disappoint members when receiving the Year Book in the Annual Dinner of November. To reinforce closer communication with members, I will strive for the objective of biannual publication of newsletter.

The Association persistently strives for strengthening the connection with its members, government departments and all stakeholders in the community. In order to deepen the public awareness of the Association and to promote our image, the website of the Association will be regularly updated such as to allow its members and the public to acquire the newest industry and Association information. Members and the public are welcome to convey their views and opinions on property management via the Association's email address office@hkapmc.org.hk.

Yeung Man Kai, Gary Chairman Publication Committee



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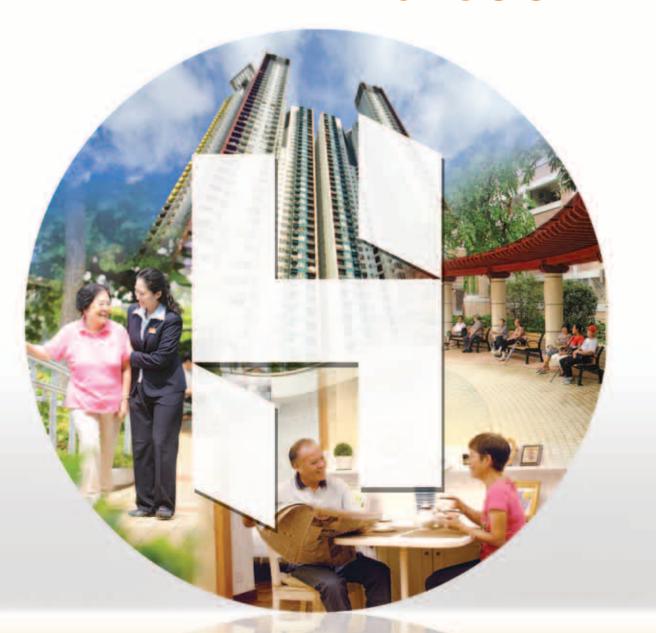
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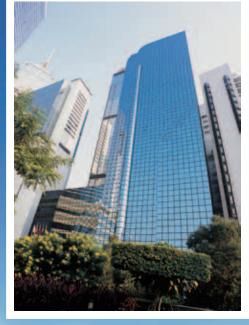


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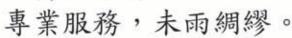








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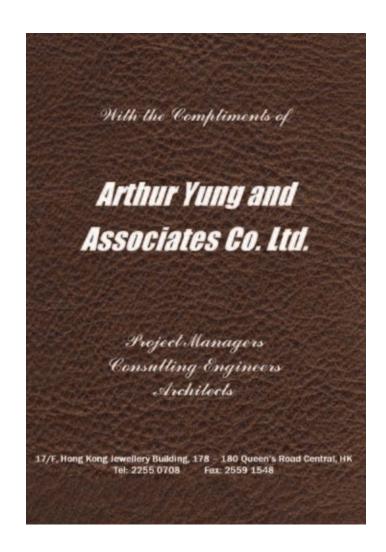
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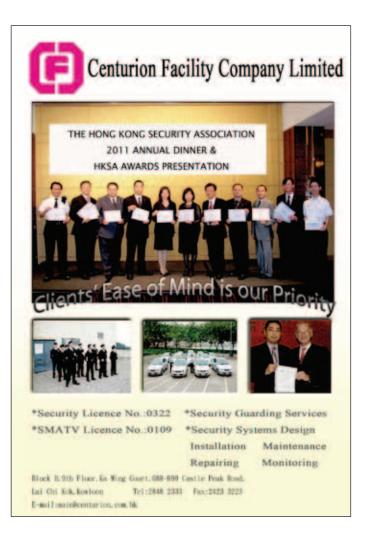
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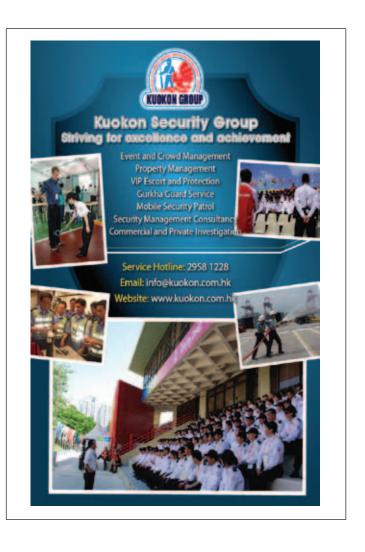
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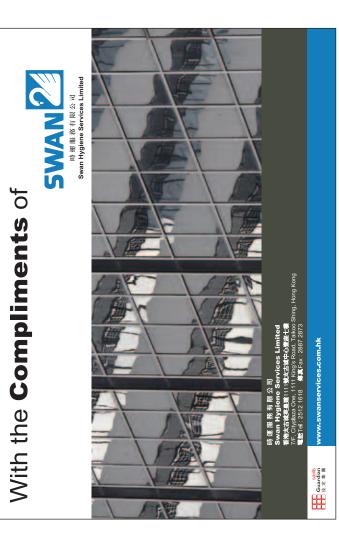












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