



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

# 專業滙萃 互信向前





康業服務有限公司  
Hong Yip Service Company Ltd.

新鴻基地產成員  
A member of Sun Hung Kai Properties



Serving You  
with

Heart

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 1.2 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。

Established as a member of Sun Hung Kai Properties Group, Hong Yip is one of the largest property and facilities management companies in Hong Kong, managing over 1,500 individual building blocks, representing more than 120 million sq. ft in total ranging from private estates, luxurious houses, commercial and industrial buildings, shopping centres to government properties.

以廈為家  
以心待客



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九龍官塘巧明街 95 號世達中心 16 樓  
16/F, World Tech Centre,  
95 How Ming Street, Kwun Tong, Kowloon  
Tel: (852) 2828 0888 Fax: (852) 2827 6300  
Web Site: [www.hongyip.com](http://www.hongyip.com)  
E-Mail: [hongyip@hongyip.com](mailto:hongyip@hongyip.com)



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香港物業管理公司協會有限公司於一九九零年一月成立，籌組成員包括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)。

### 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基本條件，才可被考慮接納為協會會員：

一.公司名義 — 其中一名合伙人必須擁有五年以上之物業管理工作經驗。

有限公司名義 — 在香港有兩年以上之實際樓宇管理經驗。

二.該公司現正管理：

- 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. In the case of a firm, a partner of the firm has over 5 years' proven property management experience and standing to the satisfaction of the Council, and in the case of a corporation, the corporation has over 2 years' experience in managing properties in Hong Kong; and
2. At the time of the application for full membership the firm or corporation is managing either
  - over 1,000 residential units, or
  - over 30,000 square metres of industrial space; or
  - over 10,000 square metres of commercial space.

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

協會之政策、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。

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.

### 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.

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

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
高衛物業管理有限公司 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

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
恆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
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
和記黃埔地產有限公司 Hutchison Whampoa Properties Ltd	2128 7500

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

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
黃開基測計師行(物業管理)有限公司 Memfus Wong Surveyors (Property Management) Ltd	2521 6061
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
領先管理有限公司 Pioneer Management Ltd	2146 8484
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

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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
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
新恆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

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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
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	2342 2000
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

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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 8153
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

會長  
President



鄭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

上屆會長  
Immediate Past President



鄭錦華博士  
Dr Cheng Kam Wah, Edmond

---

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

副會長  
Vice Presidents



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



李春犁先生  
Mr Lee Chun Lai, Andrew

新恆基國際物業管理有限公司  
Sunbase Int'l Properties Management Ltd

義務秘書  
Hon Secretary



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

義務司庫  
Hon Treasurer



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

## 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



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

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



余少輝先生  
Mr Yu Siu Fai, Ivan

香港房屋協會  
Hong Kong Housing Society



伍慧兒小姐  
Ms Ng Wai Yee, Rosa

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



金笑林小姐  
Ms Kam Siu Lam, Angel

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



鄭錦華博士  
Dr Cheng Kam Wah, Edmond

富城物業管理有限公司  
Urban Property 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



麥慧儀小姐  
Ms Mak Wai Yi, Bernice

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



關仕明先生  
Mr Kwan Sze Ming, Mingo

香港鐵路有限公司  
MTR Corporation Ltd

## 歷任會長 Past Presidents

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, MH Mr Stephen Yuen, MH
1993 - 1994	鷹洋物業管理有限公司 Pacific Hawk Management Ltd	袁靖罡先生, MH Mr Stephen Yuen, MH
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, BBS, 太平紳士 Dr Johnnie Chan, BBS, 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	恆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
2009 - 2011	富城物業管理有限公司 Urban Property Management Ltd	鄭錦華博士 Dr Edmond Cheng



張炳良教授, GBS, JP  
Professor Anthony Cheung, GBS, JP

香港物業管理公司協會二零一二年周年晚宴

專才薈萃  
利眾惠羣

運輸及房屋局局長張炳良





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

香港物業管理公司協會二零一二年周年晚宴

精英薈萃  
專業弘揚

政務司司長林鄭月娥





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

香港物業管理公司協會二零一二年刊付梓

優質管理  
樂業安居

中華人民共和國香港特別行政區  
立法會主席

曾鈺成





曾德成先生, GBS, JP  
Mr Tsang Tak Sing, GBS, JP

香港物業管理公司協會二零一二年年刊

培才興業  
萬戶安居

民政事務局局长 曾德成





陳茂波先生, MH, JP  
Mr Paul Chan, MH, JP

香港特別行政區政府  
發展局局長



SECRETARY FOR DEVELOPMENT  
Government of the Hong Kong Special  
Administrative Region

香港物業管理公司協會二零一二年周年晚宴

管業有道  
樂民安居

發展局局長陳茂波





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

香港物業管理公司協會二零一二年周年晚宴

物管專業  
嘉惠萬民

勞工及福利局局長張建宗





黃錦星先生  
Mr Wong Kam Sing

香港物業管理公司協會二零一二年週年晚宴

專業管理  
共倡環保

環境局局長黃錦星





黎棟國先生, SBS, IDSM, JP  
Mr Lai Tung Kwok, SBS, IDSM, JP

香港物業管理公司協會二零一二年周年晚宴

和同協德  
專業惠羣

保安局局長黎棟國





區載佳先生, JP  
Mr Au Choi Kai, JP

香港物業管理公司協會二零一二年周年晚宴

拓展物業專業  
築就持續發展

屋宇署署長區載佳





甯漢豪女士, JP  
Ms Bernadette Linn, JP

電話 Tel:  
圖文傳真 Fax:  
電郵地址 Email:  
本署檔號 Our Ref:  
來函檔號 Your Ref:



地政總署  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

香港北角渣華道三三三號北角政府合署二十樓  
20/F., NORTH POINT GOVERNMENT OFFICES  
333 JAVA ROAD, NORTH POINT, HONG KONG

卓越管理  
嘉惠社羣

地政總署署長甯漢豪

香港物業管理公司協會二零一二年周年晚宴



梁焯輝先生, JP  
Mr Jimmy Leung, JP



規劃署  
Planning Department  
Hong Kong

My warmest congratulations to the Hong Kong Association of Property Management Companies on the occasion of your Annual Dinner 2012.

Hong Kong has aspired to provide a quality built environment worthy of its status as Asia's World City. Good planning and design aside, proper management and maintenance of our buildings are essential to underpin such aspiration.

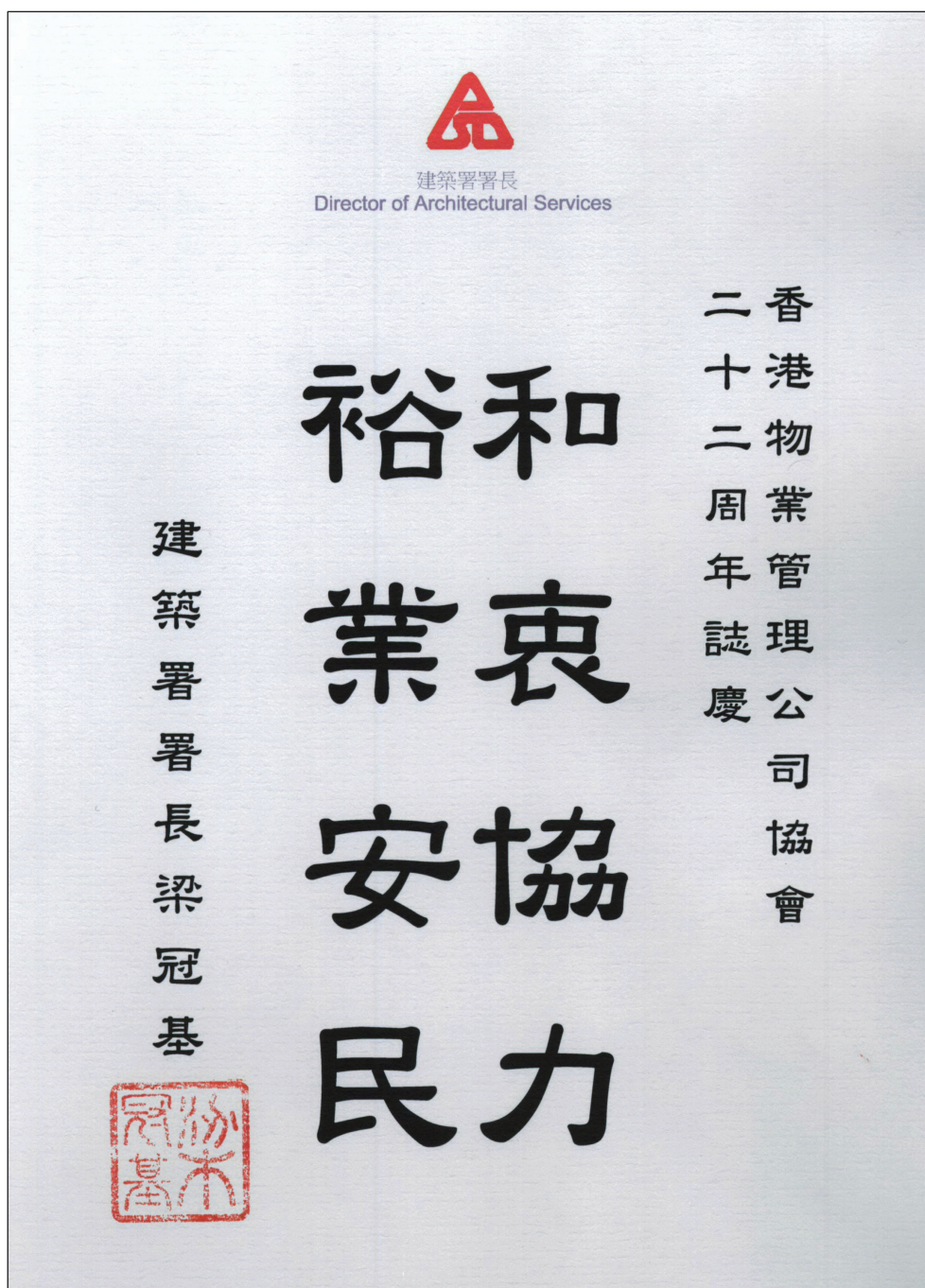
Over the years, the Association and its member companies have rendered valuable professional services in managing Hong Kong's buildings.

I wish the Association every success and look forward to your continuous contribution to sustain Hong Kong's quality built environment.

( Jimmy C F LEUNG )  
Director of Planning



梁冠基先生, JP  
Mr Leung Koon Kee, JP





陳帆先生, JP  
Mr Frank Chan, JP

機電工程署  
EMSD



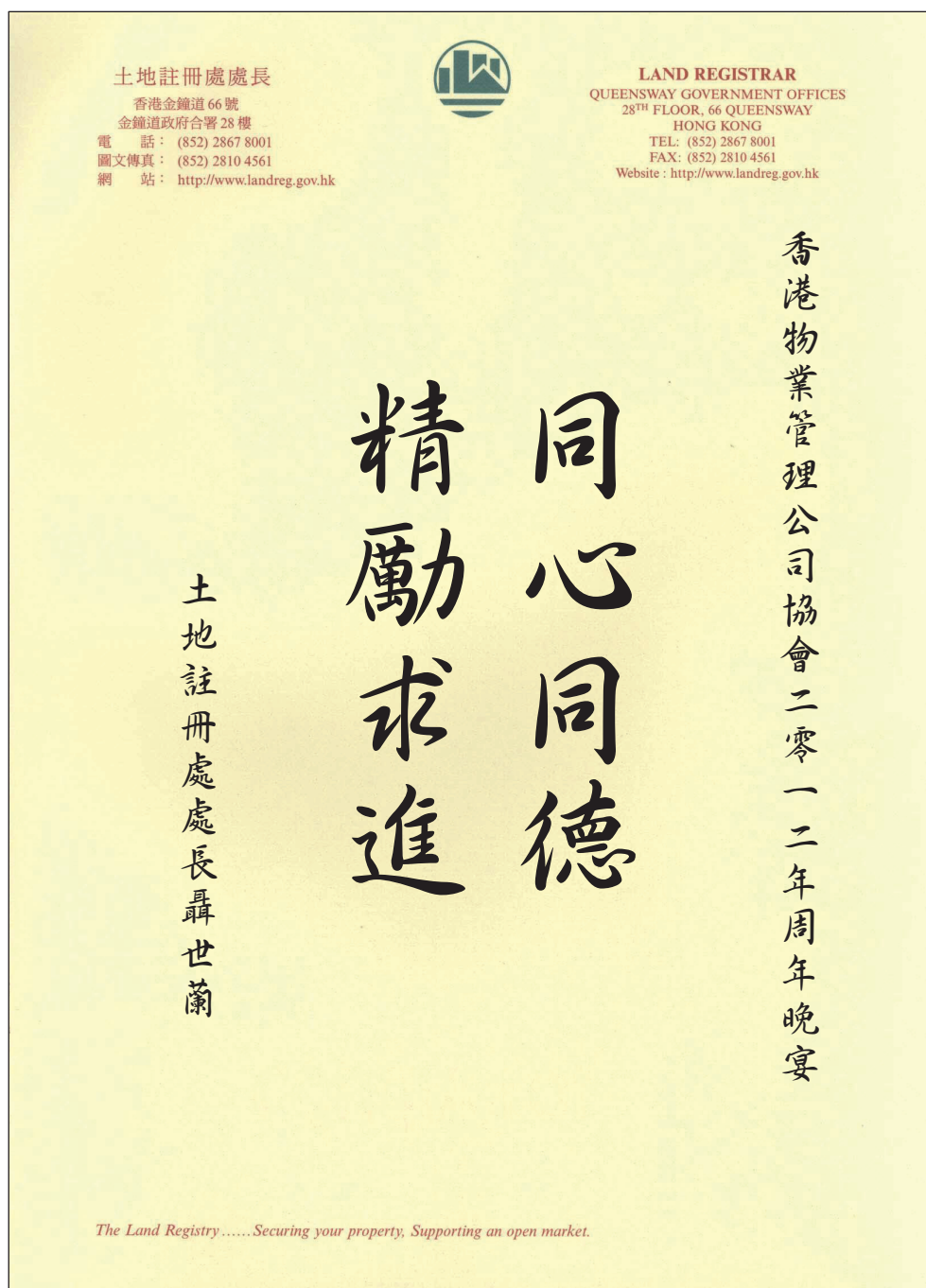
香港物業管理公司協會二零一二年周年晚宴

鴻才卓識  
惠澤社群

機電工程署署長 陳帆



聶世蘭女士, JP  
Ms Olivia Nip, JP





王倩儀女士, JP  
Ms Anissa Wong, JP

香港物業管理公司二零一二年週年晚宴

和衷協力  
優化環境

環境局常任秘書長兼  
環境保護署署長王倩儀





曾梅芬女士, JP  
Mrs Mimi Brown, JP

香港物業管理公司協會二零一二年周年晚宴

管理楷模

差餉物業估價署署長 曾梅芬





曾偉雄先生  
Mr Tsang Wai Hung

香港物業管理公司協會二零一二年周年晚宴

誠結同業  
惠澤萬家

警務處處長曾偉雄





陳楚鑫先生, FSDSM  
Mr Chan Chor Kam, FSDSM

香港物業管理公司協會二零一二年周年晚宴誌慶

共濟羣力策宏謀  
優質管理蔭萬家

消防處處長陳楚鑫





蕭如彬先生, JP  
Mr Alan Siu, JP



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

Fax: 2583 9758 Tel: 2594 7601

本署檔號 Our Ref.:

來函檔號 Your Ref.:

6 September 2012

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

I congratulate the Hong Kong Association of Property Management Companies on its Anniversary in 2012.

The Association has served the community with commitment and played a vital role in enhancing the quality of property management in Hong Kong. I wish the Association continued success in the years to come.

( Alan Siu )  
Government Property Administrator



陳潤祥先生, JP  
Mr Chan Yun Cheung, JP

 土木工程拓展署  
Civil Engineering and  
Development Department

土力工程處  
Geotechnical Engineering Office

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

香港物業管理公司協會二零一二年周年晚宴

專業管理  
創建安全綠化家園  
人人受惠

土木工程拓展署  
土力工程處處長  
陳潤祥

卓越工程 建設香港

We Engineer Hong Kong's Development



白韞六先生, SBS, IDSM  
Mr Simon Peh, SBS, IDSM

香港物業管理公司協會成立廿一周年誌慶

誠信管理  
德孚眾望

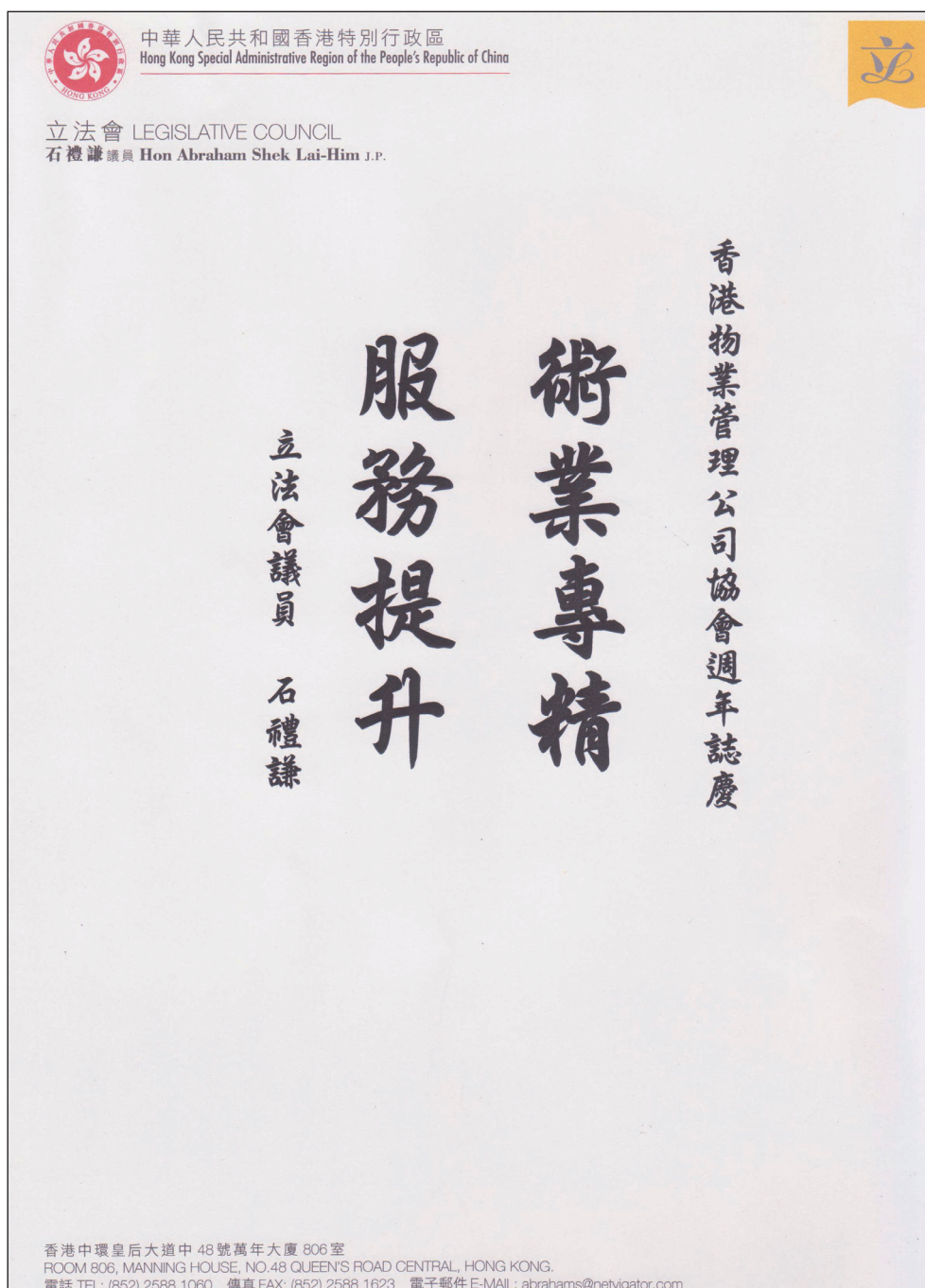
廉政專員白韞六



致意



石禮謙議員, SBS, JP  
The Hon Abraham Shek, SBS, JP





盧偉國博士工程師, BBS, MH, JP  
Ir Dr Lo Wai Kwok, BBS, MH, JP

香港物業管理公司協會週年誌慶：

憑創意 促進物業管理  
靠專業 提升服務水平

香港特別行政區立法會議員(工程界)

盧偉國博士工程師 銅紫荊星章、太平紳士 敬賀



袁靖罡先生, MH  
Mr Stephen Yuen, MH

Mr. Alkin Kwong, JP

President

The HK Association of Property Management Companies

Dear

A handwritten signature in blue ink, appearing to read 'Alkin'.

Year 2012 is a remarkable year with the change of new Government under Mr. C.Y. Leung, Legislative Council election, Home Affairs Bureau reviewing the Building Management Ordinance and proposing Licensing system for Property Management companies/practitioners, as well as Education Bureau actively promoting Qualification Framework, any effort of The HK Association of Management Companies shall be much more influential than any other period, with regard to quality of built-environment and standard of services.

I am glad to know that after years of hard work and challenges, your Association has gained wide support and trust from real estate developers, fund managers, investors, consumers, statutory bodies, NGOs, professional institutions, trade associations, owners corporations, China and HKSAR Governments. Association's determination to maintain a neutral stand among various political parties also mitigates allegation/complaints of bias and prejudice, facilitating a harmonious residential neighborhood.

May I take this opportunity to congratulate the excellent achievement made by your Association under your leadership and my best wishes to all members who have contributed to the well-being of Hong Kong.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Stephen Yuen'.

袁靖罡(靖波) Stephen Yuen, MH  
Chairman, Property Management Industry Training Advisory Committee (QF)  
Education Bureau

Dated November 2012



湛家雄先生, BBS, MH, JP  
Mr Daniel Cham, BBS, MH, JP



保安及護衛業  
管理委員會  
九龍觀塘鯉魚門道12號  
東九龍政府合署8字樓813室

Security and Guarding Services  
Industry Authority  
Room 813, 8/F, Kowloon East Government Offices,  
12 Lei Yue Mun Road, Kwun Tong, Kowloon

香港物業管理公司協會二零一二年周年晚宴

卓領同業  
創優立新

保安及護衛業管理委員會主席湛家雄



蔣任宏先生, SBS  
Mr Allan Chiang, SBS



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

香港物業管理公司協會二十二週年誌慶

提昇優質管理 保障住戶資料

個人資料私隱專員 蔣任宏

二零一二年九月

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



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



平等機會委員會  
EQUAL OPPORTUNITIES COMMISSION

香港太古城太古灣道14號太古城中心三座19樓  
19/F., Cityplaza Three, 14 Taikoo Wan Road  
Taikoo Shing, Hong Kong  
網址: Website: <http://www.eoc.org.hk>

同心展關懷

caring<sup>2011/12</sup>organisation®  
Awarded by The Hong Kong Council of Social Service  
香港社會服務聯會頒發

香港物業管理公司協會周年晚宴誌慶

「憑專業

助安居」

平等機會委員會主席

林煥光先生 敬賀

二零一二年十一月十九日



黃天祥工程師, JP  
Ir Conrad Wong, JP



職業安全健康局  
OCCUPATIONAL SAFETY & HEALTH COUNCIL

中國香港北角馬寶道二十八號華匯中心十九樓  
19/E, China United Centre, 28 Marble Road, North Point, Hong Kong SAR, China.  
電話 Tel: (852) 2739 9377 傳真 Fax: (852) 2739 9779  
電郵 Email: oshc@oshc.org.hk 網址 Website: www.oshc.org.hk

香港物業管理公司協會二零一二年周年誌慶

提升職安水平  
共享和諧安定

職業安全健康局主席  
黃天祥工程師太平紳士 致意



Printed on Environmental Paper



張震遠先生, GBS, JP  
Mr Barry Cheung, GBS, JP



香港物業管理公司協會周年誌慶

卓越管業典範  
共建美好安居

市區重建局主席 張震遠敬賀



鄺滿海先生, SBS, FHKIS, FRICS  
Mr Marco Wu, SBS, FHKIS, FRICS



**HONG KONG  
HOUSING SOCIETY**  
香港房屋協會

### Congratulatory Message

It gives me great pleasure to extend my warmest regards to the Hong Kong Association of Property Management Companies (HKAPMC) on its Annual Dinner 2012.

Over the past years, the HKAPMC has been playing an active role in promoting best practice and improving the professional standards for the property management industry in Hong Kong.

On this special occasion, I offer my best wishes to the Association and look forward to its continued success in the years to come.



Marco Wu, SBS, FHKIS, FRICS  
Chairman  
Hong Kong Housing Society



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

[www.hkstp.org](http://www.hkstp.org)



On behalf of Hong Kong Science and Technology Parks Corporation (HKSTPC), I am delighted in congratulating the Hong Kong Association of Property Management Companies (HKAPMC) on over two decades of tireless effort towards advancing and elevating property management standards in Hong Kong.

The HKSTPC and HKAPMC share a vision and commitment to advancing environmental protection and building a green city to enhance the quality of life for Hong Kong citizens and move towards a sustainable future for everyone.

Our passion is coming to fruition via the development of Hong Kong Science Park Phase 3, which has a specific emphasis on sustainability and green technologies, and will leverage the recent designation of Science Park as the National High Industrialisation Base for Green Technology to strengthen the position of the Territory as the regional green technology hub. As such, we are empowered to closely collaborate with national science parks and relevant organisations in Mainland China to achieve our goals.

With the efforts of the qualified, creative and devoted team at HKAPMC, I am confident that the prevalence of green technologies in residential and commercial properties across Hong Kong won't be long in coming. The ambitious vision and targets further demonstrate HKAPMC's commitment to enhancing the environment and delivering benefits to society as a whole.

Once again, congratulations to HKAPMC and may the Association go from strength to strength and achieve even greater successes in the future.

**Nicholas Brooke, SBS, JP**  
**Chairman**  
**Hong Kong Science and Technology Parks Corporation**

香港科技園公司 香港新界沙田香港科學園, 科技大道西2號, 生物資訊中心8樓  
Hong Kong Science & Technology Parks Corporation  
8/F, Bio-Informatics Centre, No 2 Science Park West Avenue, Hong Kong Science Park, Shatin, Hong Kong | T (852) 2629 1818 | F (852) 2629 1833



陳鎮仁先生, BBS, JP  
Mr Clement Chen, BBS, JP

香港物業管理公司協會  
二零一二年周年晚會

績效卓著  
惠澤社群

職業訓練局主席陳鎮仁





伍達倫博士, SBS, JP  
Dr Ng Tat Lun, SBS, JP

香港物業管理公司協會  
二十二周年誌慶

創新物管概念  
同展業務範疇

僱員再培訓局  
主席伍達倫博士



劉燕卿女士, JP  
Ms Connie Lau, JP

香港物業公司協會周年晚宴誌慶

優質服務惠萬家  
專業管理樂安居

消費者委員會總幹事

劉燕卿太平紳士



敬賀



林天福先生  
Mr Frederick Lam

香港物業管理公司協會周年誌慶

會務昌隆  
續展嘉猷

香港貿易發展局總裁林天福



李加林先生  
Mr Li Jia Lin

## 深 圳 市 物 業 管 理 協 會

賀香港物業管理公司協會成立三十二周年

提升物管服務

建設美好家園

會長



敬賀

深圳市物業管理協會



蘇雅頌理事長  
Mr Su Ya Sung



台灣物業管理經理人協會  
Property Managers Association, R.O.C.

香港物業管理公司協會長期致力於兩岸四地行業交流活動，促進各方物業產業持續蓬勃發展進步中，尤其近年更針對制度面專業的提升、節能綠能環保、消防安全認證等之努力，更是不遺餘力，對於物業產業貢獻良多。

時值成立二十二周年慶典之際，期盼 貴我未來能更加緊密攜手共進，為物業產業的推動與發展而努力，謹代表台灣物業管理經理人協會致上誠摯賀忱，並敬祝會務興隆、蒸蒸日上！！

台灣物業管理經理人協會

理事長 蘇雅頌 敬賀



劉藝良先生  
Mr Lao Ngai Leong

香港物業管理公司協會二十二周年誌慶

華堂集瑞氣象新  
會務昌隆鴻圖展

澳門物業管理業商會會長劉藝良

二零一二年十月



致意



關仕明先生  
Mr Mingo Kwan



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

香港物業管理公司協會二十二周年誌慶

專業匯群英  
社區顯關懷

房屋經理註冊管理局主席關仕明

香港灣仔港灣道6-8號瑞安中心2709-2711室 Units 2709-2711, Shui On Centre, 6-8 Harbour Road, Wanchai, H.K.  
電話 Tel: (852) 2544 3002 傳真 Fax: (852) 2877 9908 網址 Web Site: [www.hmregistration.org.hk](http://www.hmregistration.org.hk) 電子郵件 E-mail: [board@hmregistration.org.hk](mailto:board@hmregistration.org.hk)



袁翠儀女士  
Ms Cora Yuen



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

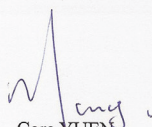
**Congratulatory Message for The Hong Kong Association of Property  
Management Companies – Annual Dinner 2012**

On behalf of the Hong Kong Institute of Housing (HKIH), I am greatly honour to offer my warmest congratulations to The Hong Kong Association of Property Management Companies (HKAPMC) on the occasion of the Annual Dinner 2012.

Over the years, HKAPMC has been building up a strong network among the property management companies and paying great efforts, joined hands with HKIH and other professional bodies, to enhance the professionalism of the property management industry.

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

Yours sincerely  
For and on behalf of  
The Hong Kong Institute of Housing

  
Cora YUEN  
President

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



黃繼生先生  
Mr Cliff Wong



卓越管理  
續展宏猷

香港物業管理公司協會周年誌慶

英國特許房屋經理學會亞太分會

主席黃繼生



INVESTOR IN PEOPLE

[www.cih.org.hk](http://www.cih.org.hk)

Chartered Institute of Housing  
Asian Pacific Branch  
Units 2709-2711, Shui On Centre,  
6-8 Harbour Road, Wanchai, Hong Kong.

T (852) 2356 8680 F (852) 2356 7332  
E [apb@cih.org.hk](mailto:apb@cih.org.hk)

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*Learn with us. Improve with us. Influence with us.*



施家殷先生  
Mr Kyran Sze



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

香港物業管理協會二零一二年周年誌慶

精  
英  
薈  
萃  
  
共  
建  
社  
群

香港地產行政師學會會長施家殷



劉詩韻女士  
Ms Serena Lau



THE HONG KONG INSTITUTE OF  
**SURVEYORS**

**The Hong Kong Association of Property Management Companies  
Annual Dinner 2012**

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.

The Hong Kong Association of Property Management Companies has contributed a great deal towards the quality and professionalism in the Hong Kong's facility management sector. I am sure that through closer collaborations between the Association and our Institute, we could bring more values to the betterment of the industry in Hong Kong. I wish the Hong Kong Association of Property Management Companies and its members every success in their future endeavors.

**Serena Lau**  
**President 2011-2012**  
**The Hong Kong Institute of Surveyors**

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

香港測量師學會



林光祺先生  
Mr Dominic Lam



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

安居樂業  
興業惠群

香港建築師學會會長

林光祺建築師敬賀

香港物業管理公司協會二零一二年度周年晚宴誌慶

Patron: The Honourable Leung Chun-ying, Chief Executive, Hong Kong Special Administrative Region  
A Member of The International Union of Architects (UIA), Commonwealth Association of Architects (CAA), Architects Regional Council Asia (ARCASEA) and Asia-Pacific Economic Cooperation, Architect Project  
香港新碼頭旁海邊1號19樓  
19th Floor, One Hysan Avenue, Causeway Bay, Hong Kong  
P.O. Box 20334, Hennessy Road Post Office  
T: 2511 6323 F: 2519 6011, 2519 3364  
W: <http://www.hkia.net> E: [hkiassec@hkia.org.hk](mailto:hkiassec@hkia.org.hk)  
北京海澱區三里河路13號中國建築文化中心北翼9001室  
Room 9001, North Wing, China Architectural Cultural Centre,  
13 Sanlihe Road, Haidian District, Beijing  
T/F: (86-10) 8808-2219 E: [hkia@jo-sec@hkia.net](mailto:hkia@jo-sec@hkia.net)



蔡健權教授工程師  
Ir Professor Choy Kin Kuen

**HKIE** THE HONG KONG  
INSTITUTION OF ENGINEERS  
香港工程師學會

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

會長 蔡健權教授、工程師  
President Ir Prof CHOY Kin Kuen  
AP(HK) DMS RSE CEng FISTRICTE  
MICE FHKIE R.P.E. FRSE-PRC  
president@hk-sec.org.hk

香港物業管理公司協會二零一二周年晚宴誌慶

俊彥薈萃

建社利群

香港工程師學會

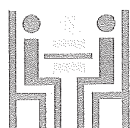
會長

蔡健權教授、工程師

敬賀



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



香 港 調 解 會  
**The Hong Kong Mediation Council**  
(a division of the Hong Kong International Arbitration Centre)

CONGRATULATORY MESSAGE

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

A handwritten signature in black ink, appearing to read 'Chan Bing Woon'.

CHAN, Bing Woon, SBS, MBE, JP

Immediate Past Chairman  
Hong Kong Mediation Council

4th October 2012



葉禮德先生  
Mr Dieter Yih

祝賀香港物業管理公司協會周年晚宴

精英薈萃  
群策群力

香港律師會會長 葉禮德 敬賀



陳偉能先生, MH  
Mr Anthony Chan, MH



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

香港物業管理公司協會週年誌慶

專業匯聚  
共建繁榮

香港房地產協會  
會長 陳偉能 敬賀

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@hkrea.org](mailto:info@hkrea.org) <http://www.hkrea.org>



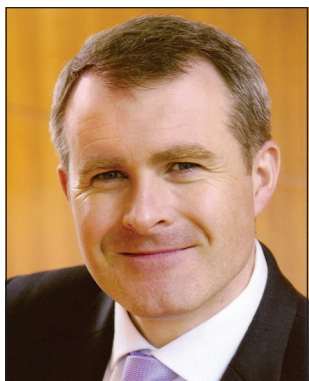
何安誠工程師,JP  
Ir Thomas Ho, JP

香港物業管理公司協會「二零一二年週年晚宴」

嘉惠同業  
會務日隆

香港建造商會會長  
何安誠太平紳士





Mr Keith Pogson



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

**Hong Kong Association of Property Management Companies  
Annual Dinner 2012  
Congratulatory Message**

The Hong Kong Institute of Certified Public Accountants would like to congratulate the Hong Kong Association of Property Management Companies on its 2012 anniversary.

Your leadership and expertise have played a pivotal role in making Hong Kong's property management industry what it is today. The city has hugely benefited from your efforts and commitment.

We wish you all the best.

Keith Pogson  
President  
The Hong Kong Institute of Certified Public Accountants

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) 2287 7228  
Fax 傳真 : (852) 2865 6776  
(852) 2865 6603

Web 網址 : [www.hkicpa.org.hk](http://www.hkicpa.org.hk)  
E-mail 電郵 : [hkicpa@hkicpa.org.hk](mailto:hkicpa@hkicpa.org.hk)



馮秀炎女士  
Ms Maureen Fung



Institute of Shopping Centre Management Limited

*Congratulatory Message*

On behalf of Institute of Shopping Centre Management, I am most delighted to extend our heartfelt congratulations to The Hong Kong Association of Property Management Companies for its remarkable achievements over the years.

I believe The Hong Kong Association of Property Management Companies will continue its dedicated effort especially in encouraging professional management companies to enhance and improve their service standards, and providing education and training to its members in Hong Kong. And I am looking forward to a continuous and close relationship between Hong Kong Association of Property Management Companies and our Institute, as we did in the past.

I wish the Hong Kong Association of Property Management Companies and its members every success in the years ahead.

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

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



施倍德博士  
Dr Peter Cookson Smith



### THE HONG KONG INSTITUTE OF PLANNERS

Room 804, 8/F., Stanhope House,  
734 King's Road, Quarry Bay, Hong Kong  
E-mail: [hkiplann@netvigator.com](mailto:hkiplann@netvigator.com)  
Web Site: [www.hkip.org.hk](http://www.hkip.org.hk)  
Tel: 2915 6212 Fax: 2915 7616

香港  
規劃  
師學  
會  
香港鯉魚涌英皇道734號樂基中心804室

4 September 2012

The Hong Kong Association of Property Management Companies  
7/F Shui On Centre  
6-8 Harbour Road  
Wan Chai  
Hong Kong

Attention : Mr C W Kwan

Dear Sir

#### **Congratulatory Message**

On behalf of the Hong Kong Institute of Planners (HKIP) it is my pleasure to congratulate The Hong Kong Association of Property Management Companies on their many achievements. Our institute places a great value on its excellent relationship with the Institute and its many members, for the valuable work that they carry out for the benefit of Hong Kong development.

The HKIP looks forward to working closely with The Hong Kong Association of Property Management Companies in the coming years.

Yours faithfully  
For and on behalf of  
The Hong Kong Institute of Planners

Dr Peter Cookson Smith  
President

PCS/lt



朱建蘭女士  
Ms Chu Kin Lan

香港物業管理公司協會二零一二年週年晚宴

團結業界  
邁向專業

香港地產代理商總會  
主席 朱建蘭  
敬賀



趙麗霞教授, JP  
Professor 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  
Centre of Urban Studies and Urban Planning 城市研究及城市規劃中心



7 September 2012

**The Hong Kong Association of Property Management Companies  
Yearbook Congratulatory Message 2012**



8/F, Knowles Building  
Pokfulam Road, Hong Kong  
Tel/ 852/ 2859 2721  
Fax/ 852/ 2559 0468  
香港 薄扶林道 鈕魯詩樓 8樓  
電話/ 852/ 2859 2721  
傳真/ 852/ 2559 0468

<http://fac.arch.hku.hk/dupad>

I am pleased to congratulate The Hong Kong Association of Property Management Companies most warmly on the occasion of its 22<sup>nd</sup> Anniversary.

Hong Kong is known to be a high density city which is very well managed. This reputation owes much to the high quality of property management, ensuring an orderly, safe and convenient living and working environment. The Association has made commendable effort to help facilitate its member companies to achieve such high standards. I am also grateful for the unfailing support of the Association to housing education and housing research, contributing to Hong Kong's achievements in these fields.

I wish the Association and member companies continued great success in the years ahead.

Prof. Rebecca L.H. Chiu, JP  
Department of Urban Planning and Design  
The University of Hong Kong



唐偉章教授  
Professor Timothy Tong

### Message

It is my great pleasure to contribute this message to the 2012 Yearbook of The Hong Kong Association of Property Management Companies.

Committed to steering the development of the property management industry, the Association has contributed significantly to enhancing the standards of professional property management. Adhering to its mission to promote the education and training for leading professionals, the Association has also strengthened the bonds among its members in the industry.

On this memorable occasion, I sincerely wish the Association every success in its endeavours. I am confident that it will lead the property management industry to new heights in the years to come.



Timothy W. Tong, Ph.D.  
President  
The Hong Kong Polytechnic University

September 2012



馬志強博士  
Dr Louis Ma



香港城市大學  
City University  
of Hong Kong  
香港九龍達之路  
Tat Chee Avenue, Kowloon,  
Hong Kong

專業進修學院  
School of Continuing and  
Professional Education

**The Hong Kong Association of Property Management Companies  
Yearbook Congratulatory Message 2012**

On behalf of the School of Continuing and Professional Education of City University of Hong Kong (CityU SCOPE), I have great pleasure to congratulate you on the success of The Hong Kong Association of Property Management Companies on the occasion of its anniversary in 2012.

Over the past twenty years HKAPMC has been providing assistance to the Hong Kong educational sector in serving the training needs of the industry practitioners, developing the professionalism and cultivating the life-long learning atmosphere of the property management community.

With the effort and contribution of HKAPMC, CityU SCOPE will continue to provide our diploma programme in Property Management and other rewarding learning experiences for students from the property management sector.

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

Louis C.K. Ma, PhD  
Acting Director  
School of Continuing and Professional Education  
City University of Hong Kong



劉國裕博士, JP  
Dr Lau Kwok Yu, JP



香港城市大學  
City University  
of Hong Kong  
香港九龍達之路  
Tat Chee Avenue, Kowloon,  
Hong Kong

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

香港物業管理公司協會二十二週年會慶

## 改善物業管理水平 社會大眾共同受益

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

2012 年 10 月 3 日



### 專業滙萃 互信向前

香港物業管理公司協會成立至今已22年，一直關注與物業管理相關的政策及議題，並致力提升物業管理專業水平。本人謹藉此機會感謝各會員過去一年對協會的鼎力支持，積極參與協會各類事務及活動。特別感謝上屆會長鄭錦華博士及各理事對協會所作出的貢獻，使各項會務得以順利進行。

2011年5月1日，法定最低工資正式生效，首個法定最低工資水平定於每小時28元。為深入了解此法定工資水平對業界的實際影響，協會於2012年3月以問卷形式向會員收集意見，並將調查結果提交政府參考。於4月11日更與勞工及福利局局長張建宗GBS太平紳士會面，就最低工資、標準工時及行業面對招聘困難等議題交換意見。



2012年1月，政府就建議引入廢物徵費計劃所提出的四個方案，向公眾展開為期三個月的諮詢。此計劃不但對大眾的日常生活構成影響，亦無可避免地影響物業管理公司的日常運作和廢物處置等安排。為讓會員對此計劃有更廣泛的認識，協會於3月7日舉辦午餐講座，邀得環境保護署(廢物管理政策)助理署長黎耀基先生擔任演講嘉賓，詳細解釋四個廢物徵費方案的內容。協會於3月26日的立法會環境事務委員會特別會議上反映業界的意見，並於4月5日將有關意見遞交予環境保護署。此外，協會於8月22日應邀與新任環境局局長黃錦星先生會面，商討多項環保措施及項目。過去一年，協會致力配合政府推行的環保政策及項目，包括推廣裝置電動車充電設施，並與環境局合辦「廢物源頭分類計劃」及「廚餘循環再造合作計劃」等，以改善生活環境。





另外，協會亦十分關注《建築物管理條例》的檢討工作。繼2011年3月與三個學會（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）聯署遞交業界意見予「《建築物管理條例》檢討委員會」後，協會過去一年一直跟進有關檢討進展，並於2012年6月11日與民政事務局局長曾德成GBS太平紳士會面，反映業界的關注及意見，席間就有關物業管理公司發牌制度及強制委任大廈管理公司等議題進行研討。

協會一直有向會員推廣職業安全，除主動傳遞工作安全的訊息，亦支持及協助推廣由勞工處及職業安全健康局舉辦的多項職安健活動，包括「物業管理及保安業預防工作間暴力事故講座」、「建造業安全獎勵計劃」、「工程和物業管理工地安全研討會」、「職安健星級企業—裝修及維修業安全認可先導計劃」等。此外，協會應邀派代表加入建造業議會工地安全委員會的「維修、保養、改建及加建工地工作安全專責小組」，就影響維修、保養、改建及加建工程安全的風險提出建議。

協會在年內參與多項公共事務，包括與個人資料私隱專員公署合辦一連串有關個人私隱的活動；與香港測量師學會物業及設施管理組合辦「2012年度優質物業及設施管理大獎」；支持及參與「第19屆綠色力量環島行」等。一如往年，協會於2012年7月舉辦一年一度的足球比賽，以加強會員之間的聯繫。



此外，協會一向支持物業管理行業推行「資歷架構」及「過往資歷認可」。在「過往資歷認可」方面，物業管理行業參與人數已超過3,000，是各行業之冠。本人亦於10月4日「資歷架構—保安服務業諮詢簡介會」上，代表協會分享物業管理行業推行「資歷架構」的成功經驗，並鼓勵更多機構推行「資歷架構」及「過往資歷認可」。

另一方面，為加強中港兩地物業管理行業的溝通及聯繫，以達到取長補短及多贏的局面，年內本會曾接待多個國內物業管理相關團體，互相交流兩地物業管理情況。有關團體包括福建省建設廳及福建省物業管理公司、中旅聯合

物業管理有限公司及中航物業管理有限公司。協會亦於2012年5月25日及26日組織廣州交流團，拜訪廣東省物業管理行業協會，並考察當地著名物業及商廈，以深入了解國內物業管理運作。



最後，再次感謝各會員及理事過去一年對協會及本人的鼎力支持。本人將與各理事攜手，繼續竭誠為各會員服務，團結業界，提升業界的服務水平及專業地位。衷心希望各會員繼續支持協會，攜手共創更美好的明天。

謹祝各會員業務蒸蒸日上！

會長

鄭正煒工程師 太平紳士

Over the past 22 years, the Hong Kong Association of Property Management Companies has focused on property management related policies and issues as well as striving to enhance the professional standards of property management. I would like to take this opportunity to extend my heartfelt gratitude to all members for their unreserved support and active participation in the Association's affairs and activities in the past year. Special thanks are also extended to Dr. Edmond Cheng, our Immediate Past President, and all Council Members for their untiring contributions which ensured the smooth running of the Association's affairs.

The Statutory Minimum Wage came into force on 1 May 2011 with the initial minimum wage rate set at \$28 per hour. With a view to further understand the extent of the minimum wage's actual impact on our industry; we made use of a questionnaire to gauge the opinions of our members in March 2012 and shared our findings with the Government. On 11 April 2012, we had a meeting with Mr. Matthew Cheung, GBS, JP, Secretary for Labour and Welfare and exchanged views with him on a number of labour related issues including minimum wage, standard working hours and recruitment difficulties.

In January 2012, the Government launched a three-month public consultation on the introduction of waste charging by proposing four options for the public's comment. Not only would this issue have an impact on the daily life of the public, it would inevitably affect the daily operations of property management companies as well as waste disposal arrangements. In order to provide our members with a deeper understanding of this issue, the Association organized a luncheon talk on 7 March 2012 and invited Mr. Samson Lai, the Assistant Director (Waste Management Policy) of the Environmental Protection Department as our guest speaker. Mr. Lai provided us with a detailed explanation of these four options of waste charging. We also reflected our views to the Government at the Special Meeting of Legislative Council Environmental Affairs Committee held on 26 March 2012 and such written comment was submitted to the Environmental Protection Department on 5 April. On 22 August 2012, we were invited by Mr. Wong Kam Sing, the new Secretary for Environment, for a meeting to discuss environmental related issues and projects. Furthermore, the Association endeavored to assist the Government to promote its environmental policies and projects including promoting the installation of energy vehicle charging facilities, as well as co-organizing various environmental schemes with the Government with a view to improving the living environment. These schemes included the Source Separation of Waste Scheme and Food Waste Recycling Partnership Scheme.

In addition, the Association is also very concerned about the Review on the Building Management Ordinance. Following the submission of our Association's views jointly with three other Institutes (Hong Kong Institute of Real Estate Administrators; the Hong Kong Institute of Housing; and the Chartered Institute of Housing – Asia Pacific Branch) to the Review on Building Management Ordinance Committee in March 2011, the Association has closely followed up the progress of the review. This included holding a meeting with Mr. Tsang Tak Sing, GBS, JP, Secretary for Home Affairs, on 11 June 2012 to reflect the industry's concerns and views. At the meeting, we also discussed other related issues including licensing of property management companies and mandatory appointment of building management companies.

The Association has consistently promoted occupational safety to our members. We not only actively disseminate the messages about work safety, but also support and assist in promoting various occupational safety and health activities organized by the Labour Department and Occupational Safety and Health Council including: Seminar on Preventing

Violence at Work for Property Management and Security Industry, Construction Industry Safety Award Scheme, Site Safety Forum 2012 for Works Contracts and Property Services Companies, and OSH Star Enterprise – Pilot Scheme on RMAA Safety Accreditation. Moreover, we were also invited to nominate representatives to join as members of the RMAA Site Safety Task Force of the Construction Industry Council to give advice on the risks affecting safety of repair, maintenance, alteration and addition works.

We have also participated in various public affairs over the past year, such as co-organizing a series of activities relating to personal data privacy with the Office of the Privacy Commissioner for Personal Data; co-organized the Quality Property & Facility Management Award 2012 with the Property and Facility Management Committee of the Hong Kong Institute of Surveyors; and supported and participated in the 19th Green Power Hike organized by Green Power. As in the past, the Association organized an annual football tournament in July 2012, with the aim of strengthening the connection among members.

Furthermore, the Association has all along supported the implementation of property management industry Qualification Framework and Recognition of Prior Learning Mechanism. For the Recognition of Prior Learning Mechanism in property management industry, the number of participants has exceeded 3,000, which is the highest among all industries. I also represented the Association to share our successful experience of promoting qualification framework and encourage more organizations to promote Qualification Framework and Recognition of Prior Learning at the “Qualification Framework – Security Services Industry Consultative briefing Session” held on 4 October 2012.

On the other hand, with an aim to foster better communication and connections between the property management industries of China and Hong Kong, we received a number of visiting groups from the mainland property management industry last year. Our objective is to complement each other to reach a win-win situation with our counter-parts in China. These visits provided Mainland and Hong Kong property management companies the opportunity to exchange views on property management. The visiting groups included the Housing and Urban-rural Development of Fujian, Fujian Province Property Management Association, Shenzhen United Property Management Company Limited and Shenzhen Catic Property Management Co. Ltd. On 25 and 26 May 2012, the Association organized a delegation to visit Guangzhou and Guangdong Province Property Management Industry Institute. Also in order to have a better understanding of property management practices in Guangzhou, we paid visits to some prestigious property developments in Guangzhou.

Lastly, I would like to extend, once again, my sincere thanks to all members and Council Members for their strong support to the Association and me in the past year. I will join hands with all Council Members and will continue to make our best endeavour to unite the industry and to serve our members wholeheartedly as well as to enhance the industry service standards and its professional status. I sincerely hope that all members would continue to render their support to the Association and join hands with us to strive for the betterment of tomorrow.

I take this opportunity to wish all members every success in the future.

Ir Alkin Kwong, JP  
The President

## 二零一二年足球比賽

### Annual Football Challenge Tournament 2012

本會二零一二年足球比賽的初賽及決賽分別於七月十四及二十一日假慈雲山配水庫遊樂場硬地足球場舉行。今年共有十五支隊伍參加，經過初賽及決賽共二十三場的激烈賽事，結果如下：

The preliminary and final matches of the Annual Football Challenge 2012 were held on 14 and 21 July respectively at the Tsz Wan Shan Estate Service Reservoir Playground. There were 15 member companies participated this year. After 23 exciting matches, results are as follows:

香港物業管理公司協會盃 (HKAPMC Cup):

冠軍 Champion	康業服務有限公司 Hong Yip Service Company Limited
亞軍 1st Runner-up	啟勝管理服務有限公司 Kai Shing Management Services Limited
季軍 2nd Runner-up	偉邦物業管理有限公司 Well Born Real Estate Management Limited
殿軍 3rd Runner-up	信和物業管理有限公司 Sino Estates Management Limited

神射手 (Best Scorer):

陳學冠 Chan Hok Kwun	啟勝管理服務有限公司 Kai Shing Management Services Limited
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邀請賽 (Invitation Cup):

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



前排：鄭錦華博士 – 左二(上屆會長)、沈錫勝先生 – 左一(義務司庫)、關志華先生 – 右二(活動委員會主席)及張晶揚先生 – 右一(理事)主持開球禮。

First Row: Dr Edmond Cheng – 2nd from Left (Immediate Past President), Mr Simon Sham – 1st from Left (Hon Treasurer), Mr C W Kwan – 2nd from Right (Chairman of Activities Committee), and Mr Teddy Cheung – 1st from Right (Council Member) officiated at the opening ceremony.



香港物業管理公司協會盃冠軍：  
康業服務有限公司  
The Champion of HKAPMC Cup: Hong Yip Service Company Limited



邀請賽冠軍：康樂及文化事務署  
The Champion of Invitation Cup: Leisure and Cultural Services Department



神射手得主：陳學冠先生  
(啟勝管理服務有限公司)  
Best Scorer: Mr Chan Hok Kwun from Kai Shing Management Services Limited



感謝醫療輔助隊為足球比賽提供支援服務  
Special thanks to the Auxiliary Medical Services Team for their support

活動委員會  
主席 關志華

Kwan Chi Wah  
Chairman  
Activities Committee

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 鄭錦華博士

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.

Dr Cheng Kam Wah, Edmond

Chairman

Disciplinary Committee

### 教育及培訓委員會

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 152 份申請報讀第十屆之文憑課程，其中 90 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 106 人，其中 76 人於今年完成課程及考試合格，當中 15 人以優異成績及 20 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 7,253 人考獲有關證書及獲香港消防處委任為資格「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衛生署聯合辦事處繼續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。

為嘉許物業管理保安員所擔當之重要角色，委員會與香港警務處及保安及護衛服務業管理委員會在 2012 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，攜手減罪及防止罪案，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、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，以達至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

銅紫荊星章 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 152 applications were received in the 2012 academic year and 90 eligible candidates successfully enrolled in the 2012 intake in 2 classes.

Among the 106 students joining the CEDPM course in 2011, 76 participants completed and passed the final assessment (including 15 passed with distinction, 20 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 in-service 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 course for frontline building staff. Currently, 7,253 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 continues to assist the government in providing seminars for members in handling water seepage test for domestic premises.

To recognize the important role played by building security personnel, the Committee launched the Best Security Services Awards in 2012, 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, BBS, JP  
Chairman  
Education and Training Committee

對外事務委員會自二零一一年一月成立以來，在推動與海外物管專業團體之交流方面的工作，一直不遺餘力，亦有賴獲得各會員之支持和參與，在此衷心感謝。

總結二零一二年之工作成果，共舉辦多項兩地之交流及考察活動，有助促進物業管理行業的專業技術交流及可持續發展。當中包括：

- (一) 本年一月及四月，深圳市物業管理協會兩個不同單位赴港考察本地商業及住宅項目，及舉辦有關之會議交流。
- (二) 進一步落實與廣東省物業管理行業協會早於二零一一年八月所簽訂之合作交流備忘錄，於本年五月舉辦了廣州兩天交流團，拜訪廣東省物業管理行業協會，以加深會員對國內物業管理的認識。
- (三) 本年八月，福建省住房和城鄉建設廳領導之香港考察活動，舉辦午宴及會議與內地專業團體就香港物業管理體制和法則、經營模式、面對挑戰等作全方位探討及分享。

這一年所舉辦之各項交流項目皆有助連繫中港兩地物管業的溝通和合作，加強競爭力，最終達至雙贏。未來，我們會繼續努力，盼可促成能為多方帶來裨益之合作項目，以進一步提升專業及拓展網絡，為行業會員造就更多優勢和機會。

謹此再次感謝各會員之支持。對外事務委員會將繼續秉承本會的宗旨，期望可達專業、聯繫兩相長。

對外事務委員會  
主席 譚國榮

Since its establishment in January 2011, the External Affairs Committee has been devoted to fostering cooperation between the Committee and overseas professional organizations. Taking this opportunity, we would like to show our gratitude to the support and participation from our members.

To conclude our works in 2012, various exchange tours and visits have been organized in Hong Kong and Mainland China, with the aim to facilitate experience sharing among the professionals, and also enhance sustainable development of the industry. These activities include:

- (1) In January and April, two different units from Shenzhen Property Management Association were arranged to visit commercial and residential projects in Hong Kong, and a conference for experience sharing.
- (2) In May, further to the signing of Memorandum of Understanding with Guangdong Property Management Industry Institute in August 2011, a two-day business tour in Guangzhou was organized. Members visited the Guangdong Property Management Industry Institute to have a better understanding of property management issues in Mainland China.
- (3) In August, the Fujian Provincial Department of Housing and Urban-rural Development visited Hong Kong to attend lunch meeting and conference, in which there were discussion and sharing with mainland professionals on topics of systems, regulations, operations and challenges of property management in Hong Kong.

All exchange activities arranged this year did help to facilitate communications and co-operations between Hong Kong and the Mainland. This works to establish mutually beneficial relationships between both parties and strengthen competitiveness in the industry. In the future, we will continue to allocate resources to organize more cooperation activities and projects, so as to create synergy, enhance professionalism and further expand networks for all parties. By achieving these ends, our industry members are able to benefit from the advantages and opportunities ahead.

I would like to thank our members again for the support. External Affairs Committee is dedicated to work towards its ultimate goal of attaining a higher level of professionalism and successful networking.

Tam Kwok Wing, Ivan  
Chairman  
External Affairs Committee

### 會籍事務委員會的報告如下：

- (一) 領先管理有限公司及黃開基測計師行(物業管理)有限公司分別於本年一月及八月被招收為協會新會員。現時協會共有 86 個會員及 4 個附屬會員。
- (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，於年內舉辦多項職安健推廣活動包括職安健巡迴展、講座、「看圖找錯處」有獎遊戲等等，並編訂物業管理及家居服務業安全及健康通訊，以加強僱主及從業員對職安健的認識及安全工作環境的關注。

會籍事務委員會

主席 伍慧兒

### The Membership Committee is pleased to report as follows:

- (1) Two full members, namely, Pioneer Management Limited and Memfus Wong Surveyors (Property Management) Limited were recruited in January and August 2012 respectively and we have at present 86 Full Members and 4 Associate Members.
- (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. Various activities like roadshows, seminar, "Photo Hut" etc. were organized and informative bulletins were also produced with a view to raising the awareness and concern of both the employers and employees for a safe and healthy working environment.

Ng Wai Yee, Rosa

Chairman

Membership Committee

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
- 消防處定期聯絡會議
- 溫室氣體確認和驗證及能源管理系統研討會
- 溫室氣體確認和驗證及能源管理系統特別小組會議
- 保安行業持續專業發展籌備委員會特別小組會議
- 港島總區最佳保安服務選舉評審團 (2011-2012)
- 午餐演講會 — 進一步減少廢物方案：廢物收費是否可行
- 太平洋可合作組織全體代表會議開幕典禮暨研討會及聯誼晚宴 2012

在出席不同機構召開之會議及論壇上，委員都會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 年立法通過之機電工程署電梯及升降機(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並於溫室氣體確認和驗證及能源管理系統特別小組會議上提出意見。

專業實務委員會  
主席 余少輝

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
- Fire Services Department Liaison Meeting
- Seminar on Greenhouse Gas Validation/Verification and Energy Management System
- Task Force on Greenhouse Gas Validation & Verification Accreditation Programme
- Task Force of the Preparatory Committee on CPD programme for Security Industry
- Hong Kong Island Best Security Services Awards Panel Assessor (2011-2012)
- Luncheon Talk — Strengthening Waste Reduction: Is Waste Charging an Option
- Opening ceremony cum Seminar & Networking Dinner of the Pacific Accreditation Co-operation (PAC) Plenary Meeting 2012

Views from the perspective of our association had been reflected and the interest of our members had been safe-guarded when attending the above meetings. We 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 and brought up our views in the Task Force on Greenhouse Gas Validation & Verification Accreditation Programme.

Yu Siu Fai, Ivan  
Chairman  
Professional Practice Committee

### 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。

2012年，協會與政府部門及團體舉辦了多項活動，當中包括持續支持由職業訓練局、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」機制以及參與批核環境保護署屬下環境及自然保育基金之非政府機構進行的節能項目。

為加強物業管理從業員在日常工作中對保障個人資料法例的認識及適當運用，由2012年9月28日開始，本會與個人資料私隱專員公署合辦為期6個月以「提昇優質管理保障住戶資料」為主題之活動。

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，當中包括最低工資及物業管理公司發牌制度等。

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 金笑林

### **Public Relations Committee**

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

In 2012, the Association has co-ordinated with Government Departments and bodies to organize a variety of programs and activities, including the continual support of the "Recognition of Prior Learning (RPL)" mechanism which is jointly organized by the Vocational Training Council, Qualification Frameworks and our Association as well as the Energy Conservation Projects for Non-Government Organisations under the Environmental Protection Department.

With a view to achieving better understanding of the requirements under the Personal Data (Privacy) Ordinance and hence improving daily implementation in our industry, the Association has joined hands with the Office of the Privacy Commissioners for Personal Data to launch the "Privacy Campaign for Property Management Industry" which will last for 6 months from 28th September 2012.

Representatives of the Association also offered views on related property management issues and other controversial issues including the Mandatory Minimum Wage and licensing of 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.

Kam Siu Lam, Angel  
Chairman  
Public Relations Committee

本人榮幸繼楊佳文先生出任出版委員會主席，並藉此感謝楊先生在任期間為本會所作之貢獻。

出版委員會於今年首期會訊中，介紹協會會務、活動及行業等資訊，希望對推動協會內外溝通，有所增益。

為充實會訊內容，會訊節錄了本會與各有關部門的往來信件。此外，為了增進會員對政府物業管理政策的認識，每期會訊均有專題報導。出版委員會於2012年6月號便以「廢物收費」為題，讓會員了解有關計劃初步建議收費模式，以應對政府諮詢。另一方面，由於廢物徵費計劃一旦落實實施，對物業管理影響頗大，業者更應對一系列預見性的配套安排及營運支出等，早作籌劃。

此外，為配合協會與會員及社會各界的聯繫，以加深公眾對協會的認識及提升協會形象，出版委員會不時更新網頁內容，於網站上載最新資訊。各會員及公眾人士可登入協會網站 [www.hkapmc.org.hk](http://www.hkapmc.org.hk) 瀏覽更多協會資訊。此外，亦歡迎透過協會的電郵地址 [office@hkapmc.org.hk](mailto:office@hkapmc.org.hk)，表達對物業管理的觀點及意見。

出版委員會  
主席 孫國林  
榮譽勳章 太平紳士

It is my honor to assume the duty as a Chairman of the Publication Committee inherited Mr. Yeung Man Kai Gary. I would like to take this opportunity to thank for Gary's contribution to the Association as Past Chairman of the Publication Committee.

The Publication Committee has published one Issue of newsletter in 2012 to keep all members informed of the Association's plan, activities and information of property management field so as to promote internal and external communication.

To enrich the content of the newsletter, we have extracted some correspondences between our Association and government departments. Moreover, in order to keep our members abreast of latest government policies relating to property management, each issue of newsletter runs a feature on a selected topic. "Municipal Solid Waste Charging" featured in June 2012 Issue. We give a brief concept of different charging modes to our members. The government has launched several public consultations regarding the abovementioned environmental scheme. Needless to say, there must be some impacts on the operation of property management once the legislation is implemented. A range of ancillary arrangements, operating expenses can be early arranged.

The Association strives for strengthening the connection with its members and the community. In order to enhance the public's understanding and promote the Association's image, we try our best to enrich the content of the website and update the latest website information regularly. All members and the public can access our website [www.hkapmc.org.hk](http://www.hkapmc.org.hk) to browse for the latest information of the Association. In addition, all members and the public are welcome to forward their views and opinions on property management via the Association's email address [office@hkapmc.org.hk](mailto:office@hkapmc.org.hk).

Suen Kwok Lam, MH, JP  
Chairman  
Publication Committee



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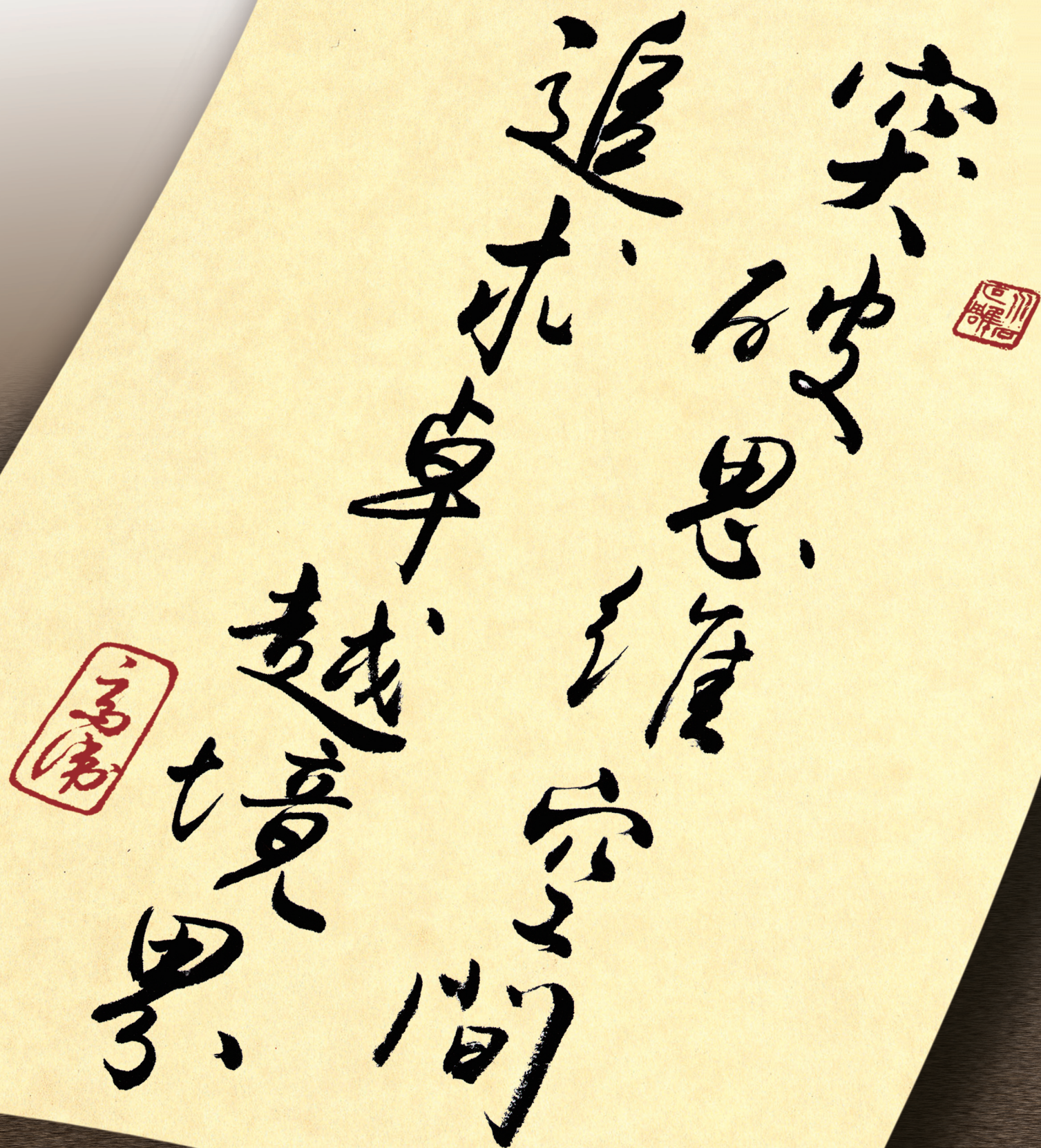


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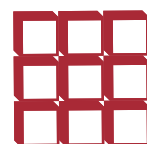


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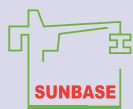
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