



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



2013

年報 Year Book





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 1,900 幢，總樓面面積超過 1.25 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 1,900 individual building blocks, representing more than 125 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



康業服務有限公司
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Hong Kong Q-Mark
Service Scheme



Hong Kong Green Mark
Certification Scheme



HONG KONG TOP
SERVICE BRAND



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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，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	2589 5211
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	2531 8799
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.
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 Full Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
油蔴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	2396 3377
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



會員 Full Members

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 3912
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
領匯管理有限公司 The Link Management Ltd	2175 1800
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 1233
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	2940 0233
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



會員 Full Members

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



黃維國先生
Mr Wong Wai Kwok, Raymond

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



余家然先生
Mr Yu Ka Yin, Sammy

香港鐵路有限公司
MTR Corporation 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, 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



黃錦星先生, JP
Mr Wong Kam Sing, JP

香港物業管理公司協會二零一三年周年晚宴

環保管理
減廢為先

環境局局長黃錦星





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

香港物業管理公司協會二零一三年周年晚宴

翹材允集
卓績弘彰

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二零一三年年刊付梓

管業有道
宏展鴻圖

中華人民共和國香港特別行政區
立法會主席

曾鈺成





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

香港物業管理公司協會二零一三年周年晚宴

昌業利民

運輸及房屋局局長張炳良



賀詞 Congratulatory Messages



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

民政事務局局長
香港添馬添美道二號
政府總部西翼十二樓



Secretary for Home Affairs
12th Floor, West Wing,
Central Government Offices,
2 Tim Mei Avenue,
Tamar,
Hong Kong.

Message

The Hong Kong Association of Property Management Companies has endeavoured to advance professionalism and excellence in the industry, and has gained recognition from its counterparts and the general public over the years. The Association has also achieved admirable success in introducing sustainable collaborative solutions into property management for the benefit of the community. I am confident the Association will remain well-positioned to make valuable contributions to the industry and help making Hong Kong a better place to live.

I would like to wish the Association every success in the years to come.

A handwritten signature in black ink, reading "T. S. Tsang".

Tsang Tak-sing
Secretary for Home Affairs



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二零一三年周年晚宴

管業專才
造福里鄰

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二零一三年周年晚宴

專業服務
萬家安居

勞工及福利局局長張建宗





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二零一三年周年晚宴

利群興業
建社居安

保安局局長黎棟國





王倩儀女士, JP
Ms Anissa Wong, JP

香港物業管理公司協會二零一三年周年晚宴

卓越管理
利民安生

環境局常任秘書長兼
環境保護署署長王倩儀





區載佳先生, JP
Mr Au Choi Kai, JP

香港物業管理公司協會二零一三年周年晚宴誌慶

廣繫同業弘物管
續猷鴻謨惠萬家

屋宇署署長區載佳





陳帆先生, JP
Mr Frank Chan, JP

香港物業管理公司協會二零一三周年晚宴誌慶

匯聚精英協力貢獻
提升管業惠澤香江

機電工程署署長 陳帆

機電工程署
EMSD





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

香港物業管理公司協會二零一三年周年晚宴

專才匯集

同展宏猷

地政總署署長甯漢豪



凌嘉勤先生, JP
Mr K K Ling, JP

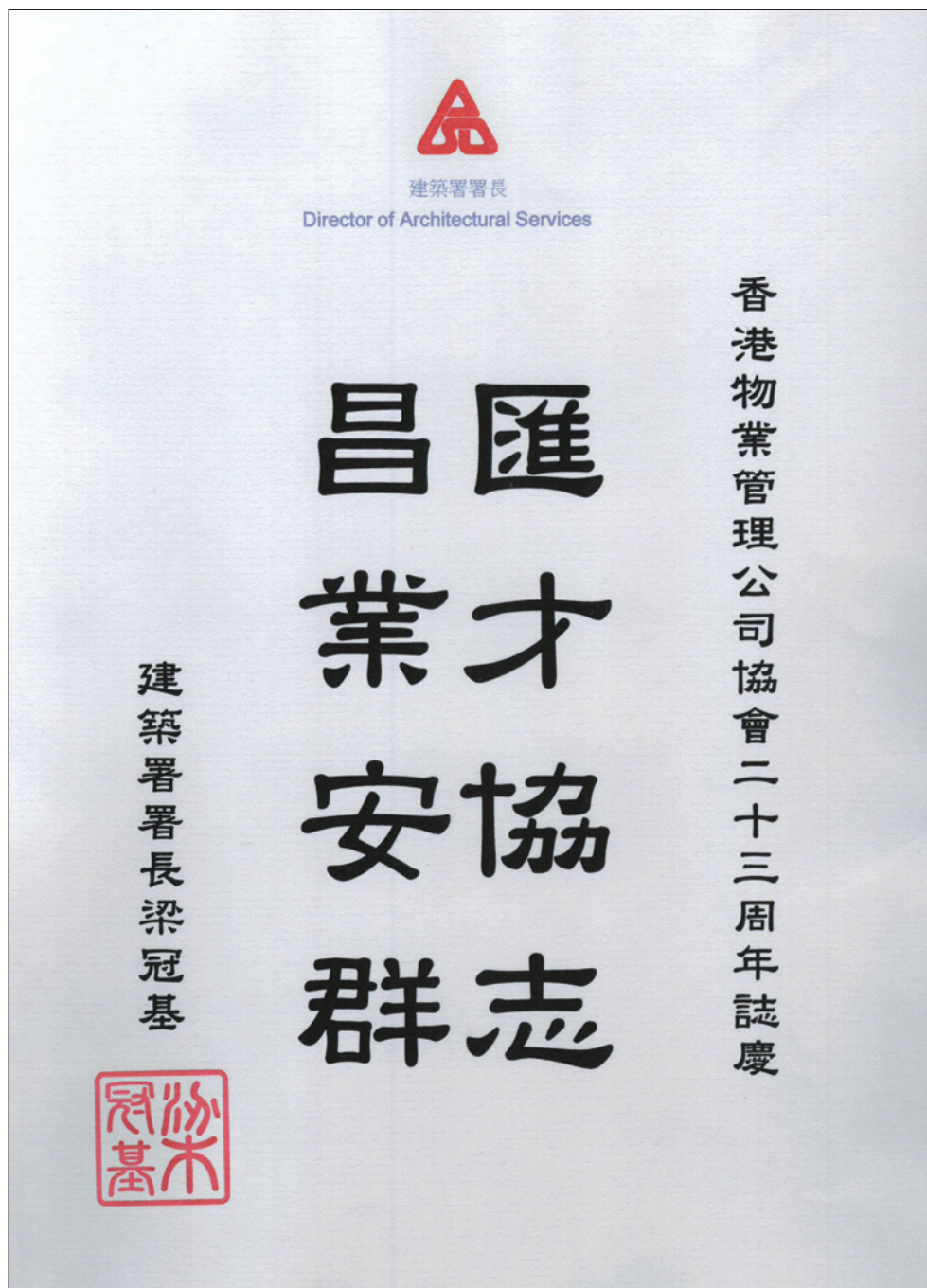
香港物業管理公司協會二零一三年周年晚宴誌慶

精英薈粹
管理有方

規劃署署長凌嘉勤



梁冠基先生, JP
Mr Leung Koon Kee, JP





周淑貞女士, JP
Ms Mary Chow, JP

香港物業管理公司協會二零一三年周年晚宴

物業精英
同業楷模

土地註冊處處長周淑貞



曾梅芬女士, JP
Mrs Mimi Brown, JP

香港物業管理公司協會二零一三年周年晚宴

薈萃時賢

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二零一三年周年晚宴

管業有方
益眾利群

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二零一三年周年晚宴誌慶

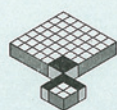
賢才卓績
物管津梁

消防處處長陳楚鑫





蕭如彬先生, JP
Mr Alan Siu, JP



Government
Property Agency
政府產業署

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

Fax: 2583 9758 Tel: 2594 7601

本署檔號 Our Ref.:

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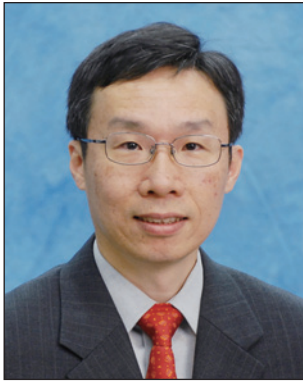
24 July 2013

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

I congratulate the Hong Kong Association of Property Management Companies on its Anniversary in 2013.

The Association is committed to fostering collaboration in the profession and enhancing service quality of property management in Hong Kong. I wish the Association and its members continued success in the years ahead.

(Alan Siu)
Government Property Administrator



汪學寧先生, JP
Mr Wong Hok-Ning, 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二零一三年周年晚宴

專業精神
卓越管理
綠化環境
人人安居

土木工程拓展署
土力工程處處長

汪學寧

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二零一三年周年晚宴

誠信管理
廉潔之綱

廉政專員白韞六



致意



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周年晚宴誌慶：

促進跨界營運合作 提升物業管理水平

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



謝偉銓議員
The Hon Tony Tse



香港特別行政區立法會
LEGISLATIVE COUNCIL
OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION

立法會 謝偉銓議員辦事處
OFFICE OF THE HON. TONY TSE

恭賀

香港物業管理公司協會成立誌慶

嘉惠吾業
熱心堪崇

香港特別行政區立法會
議員 謝偉銓測量師
敬賀

香港中區立法會道1號立法會綜合大樓802室 Room 802, Legislative Council Complex, 1 Legislative Council Road, Central, Hong Kong
電話 Tel: (852) 2880-5622 傳真 Fax: (852) 2880-5128 電郵 Email: info@tonytsewaichuen.com
網址 Website: www.tonytsewaichuen.com
Facebook: www.facebook.com/TonyTseWaiChuen



趙崢先生
Mr Zhao Zheng



福建省物业管理协会
Fujian Province Property management association

致:

香港物业管理公司协会

两岸五地一家亲
行业交流意更浓

二〇一三年八月六日
福建省物业管理协会
会长 赵崢 恭贺

福建省物业管理协会
Fujian Province Property Management association
福建省福州市鼓楼区北大路 208 号二层
电话: 0591-87834798 传真: 0591-87834798
网址: <http://www.fjwygl.org.cn>
电子邮箱: 354599212@qq.com



許建華先生
Mr Xu Jian Hua

广东省物业管理行业协会

賀 詞

尊敬的香港物業管理公司協會全體同仁：

欣聞香港物業管理公司協會成立二十三周年慶典之喜，我謹代表廣東省物業管理行業協會向貴會致以最誠摯的祝賀！對貴會在推動物業管理行業進步所做出的貢獻表示誠摯的感謝和崇高的敬意！並預祝貴會舉辦的“二十三周年晚會”取得圓滿成功！

二十三年來，香港物業管理公司協會在物業管理專業服務的實踐中和行業發展的理論研究上推陳出新、屢獲殊榮。始終秉承“經驗分享、共同發展”的精神，致力於推動香港物業管理行業的發展壯大，充分發揮了企業與政府的橋樑與紐帶作用，為物業管理行業的規範化、常態化和專業化發展做出了特殊而又重要的貢獻。

二十三年來，香港物業管理企業在香港物業管理公司協會引領下，秉持“以人為本、專業領先，誠信為本、服務領先”理念，不斷進取，追求專業化、規範化和常態化，樹立了香港物業誠信、服務專業的物業管理品牌企業形象。成為了業內物業管理同行的典範，帶動了香港物業管理服務水準不斷邁向新的高度。香港物業管理公司協會每一項榮譽的取得，每一步的開拓前行，背後都凝聚著曾經以及正在為之奮鬥的香港物業人的汗水和拳拳之心。

推陳出新是社會前進的動力，也是物業管理行業持續發展的希望。我衷心祝願貴會在今後的發展中，繼續發揚光大辦會宗旨，同時攜手廣東省物業管理行業協會，並肩開拓，破浪前行，不斷提升物業行業的理論研究水準，為物業行業持續發展培養和彙聚更多優秀人才，不斷提高物業行業的社會地位和影響力，為優化物業行業發展的社會環境，在社會建設和行業建設的研究與實踐中再創佳績，續寫貴會發展新篇章！

此致

廣東省物業管理行業協會
會長 許建華
二〇一三年八月二十六日



劉藝良先生
Mr Lao Ngai Leong

香港物業管理公司協會二十三周年誌慶

會務昌隆
再創佳績

澳門物業管理業商會會長劉藝良

二零一三年七月



敬賀



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.

羣英匯聚
引領卓越

香港物業管理公司協會二十三周年誌慶

台灣物業管理經理人協會

理事長蘇雅頌敬賀





袁靖罡先生, MH
Mr Stephen Yuen, MH

Mr. Alkin Kwong, JP

President, The Hong Kong Association of Property Management Companies

Dear *Alkin*,

Professional Property Management service not only add value to the property concerned but also contribute to the harmony of our society, when most people of today are so apathy and political to others.

Property Managers build up bridges and platforms facilitating barrier-free communication among developers, investors, project managers, architects, surveyors, builders, end-users and the like, for achieving a common goal, i.e. quality of living and environmental friendly.

I am delighted to see that member companies of the HK Association of Property Management Companies are actively promoting business ethics, upgrading the skill sets of their employees and moving forward to compile with the Qualification Framework Scheme and the proposed licensing system.

On the occasion of your anniversary, may I congratulate the success of the Association in all these years, and my best wishes to members participating in community affairs.

Yours faithfully,

YUEN Ching Bor, Stephen, MH

RPHM, FRICS, FCIH, FHKIH, FHIREA, MCI Arb., AHKI Arb

Chairman, The Property Management Industry Training Advisory Committee, Education Bureau

Dated October 2013



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

力臻專業
範領同儕

保安及護衛業管理委員會主席湛家雄

香港物業管理公司協會二零一三年周年晚宴



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二十三週年誌慶

保障個人資料 共建和諧社區

個人資料私隱專員 蔣任宏

二零一三年八月

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



周一嶽醫生, GBS, SBS, MBE, JP
Dr York Chow, GBS, SBS, MBE, 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
caringorganisation
2001072
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
週年誌慶

通用設計顯關愛 無障環境樂安居

平等機會委員會主席
周一嶽



黃鳳嫻女士
Ms Gilly Wong

香港物業管理公司協會二零一三年周年晚會誌慶

共濟群力
廣益萬家

消費者委員會

總幹事黃鳳嫻



敬賀



黃天祥工程師, BBS, JP
Ir Conrad Wong, BBS, JP



職業安全健康局
OCCUPATIONAL SAFETY & HEALTH COUNCIL

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香港物業管理公司協會二零一三年周年誌慶

從心出發 倡行安健管理
以人為本 盡心服務萬家

職業安全健康局主席

黃天祥工程師, BBS, 太平紳士 致意



Printed on Environment Paper



蘇慶和先生, JP
Mr Victor So, JP



香港物業管理公司協會周年誌慶

業界俊彥薈萃
物管與時並進

市區重建局主席 蘇慶和敬賀



鄔滿海先生, SBS
Mr Marco Wu, SBS



HONG KONG
HOUSING SOCIETY
香港房屋協會

同心竭智
利民安居

香港物業管理公司協會二零一三年周年晚宴

香港房屋協會主席
鄔滿海

敬賀



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

www.hkstp.org



Hong Kong 香港科技園
Science & Technology Parks

Congratulatory Message for The Hong Kong Association of Property Management Companies

On behalf of Hong Kong Science and Technology Parks Corporation (HKSTPC), I congratulate the Hong Kong Association of Property Management Companies (HKAPMC) on its well-respected industry status and reputation. After 23 years of achievement, the HKAPMC continues to grow the number of its members while elevating the standard of property management in Hong Kong.

While integration and collaboration between Hong Kong, Mainland China and other cities across the globe continues to go from strength to strength, we at HKSTPC and HKAPMC share the common task of bolstering communications, transferring knowledge and sharing best practices with respective bodies and organisations. This stems from our shared vision and commitment of building a green city, and moving towards a sustainable future for everyone.

It was around this time last year that we celebrated Hong Kong Science Park's official designation as the "National High-Tech Industrialisation Base for Green Technology". Marking yet another milestone, we have recently partnered with Scotland for low carbon knowledge transfer. While the development of Hong Kong Science Park Phase 3, a living laboratory of various sustainable technologies and green features, has edged closer to completion, I am looking forward to seeing these green technologies and energy management ideas being implemented in residential and commercial properties across Hong Kong in the near future.

Our congratulations again to HKAPMC and may we continue to work together to make our visions become reality.

Nicholas Brooke, SBS, JP, FRICS, FHKIS, RPS
Chairman
Hong Kong Science and Technology Parks Corporation

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



香港物業管理公司協會二零一三年周年晚宴

卓越管理
續創佳績

職業訓練局主席陳鎮仁





吳家光先生, BBS
Mr Stanley Ng, BBS

建立專業形象 引領行業發展

僱員再培訓局行政總監
吳家光先生, BBS

社會不斷進步，昔日滿佈平房木屋的「獅子山下」，已演變成今天高樓處處，有七百萬人安居的「家是香港」。

隨著市民生活質素的提升，對「家」的要求愈來愈高。毫無疑問，今天的物業管理行業已是專業、高增值的行業，正朝高、新服務方向發展，充滿著活力和發展機會。

過去十年，共有約 138,000 人次入讀僱員再培訓局「物業管理及保安業」的就業掛鈎課程。現時，再培訓局提供 35 項與行業相關的課程，包括 8 項為失業人士而設的全日制就業掛鈎課程，以及 27 項為在職人士或有意轉職人士而設的半日或晚間制「新技能提升計劃」課程，每年培訓的學員超過 10,000 人次。再培訓局一向積極為行業開發新課程，以配合行業的發展。在 2013 年 8 月，再培訓局推出嶄新的「特種警衛訓練計劃」，為青年人提供「一條龍」式的專業訓練，培育他們成為高端警衛及保安人員，為行業增添新血，為青年人提供優質就業機會。

香港物業管理公司協會一向致力提升行業的服務質素，建立行業的專業形象，推動業界的長遠發展，貢獻良多。欣逢協會成立 23 周年，再培訓局期望能與協會進一步加強合作，攜手為香港市民建構更美好的「家是香港」。



林天福先生
Mr Frederick Lam

香港物業管理公司協會週年晚宴誌慶

廣聯同業
共展鴻圖

香港貿易發展局總裁林天福



譚光民先生
Mr Tam Kuong Man



香港物業管理公司協會二十三周年誌慶

團結同儕
造福萬家

澳門特別行政區政府房屋局局長 譚光民



李加林先生
Mr Li Jia Lin

深 圳 市 物 業 管 理 協 會

香港物業管理公司協會誌慶

2013 年，我們謹迎貴會二十三周年慶，我僅代表深圳市物業管理協會全體會員向貴會致以誠摯祝賀！

貴會在促進香港物業管理行業的良性發展中成績卓著。對行業的發展起到了積極推動作用。

籍此良機，祝貴會百尺竿頭，更進一步！

深圳市物業管理協會



二〇一三年八月二十日



朱志榮先生
Mr Zhu Zhi Rong

上海市物业管理行业协会

賀 詞

香港物业管理公司协会：

值此贵会成立 23 周年晚会庆典，谨代表上海市物业管理行业协会致以最诚挚的祝贺。


香港乃全球市场经济最为发达的城市之一，由于长期对外开放和城市多元文化交融，华夷兼蓄，风雅汇集，香港早已成为全世界最为瞩目的国际化都市之一。

多年来，服务业发展在香港展示了独特地位和优势。同样，作为一项造福市民的事业，物业管理在香港也有着深厚的积淀。贵协会建立 23 年，致力于改善本地物业管理之专业水平，鼓励同仁合作，保障同业利益，提供专业意见，致力于推进行业发展与兴旺。贵协会超前的市场观念、个性化的服务模式以及敬业的专业操守，令人翘首赞誉，亦为同业效仿之楷模，对我们上海行业组织建设也具有相当的实践价值。

沪港两地渊源相通，相互提携，并屡次合作，切磋经验，共商发展，同结手足之谊。在此，衷心希望两地行业组织进一步加强交流，扩大合作领域，相互取长补短，共同提高两地物业管理水平，为推进我国城市现代化建设贡献力量。

祝贵协会宏才大略、鹏程万里。

上海市物业管理行业协会

会长  谨启

二〇一三年八月一日



葉志明先生
Mr Ellis Ip



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

香港物業管理公司協會二十三周年誌慶

以精誠專業
贏廣廈頌聲

房屋經理註冊管理局主席 葉志明敬賀

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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 2013**

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 2013.

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

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葉毅明教授
Professor Yip Ngai Ming



香港物業管理公司協會周年誌慶

精萃
英薈
群策
群力

英國特許房屋經理學會亞太分會

主席葉毅明 敬賀

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Mr Kyran Sze



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

香港物業管理公司協會二零一三年周年誌慶

精英薈萃
共建社群

香港地產行政師學會會長 施家殷



賴旭輝先生
Mr Stephen Lai

 THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會

**The Hong Kong Association of Property Management Companies
Annual Dinner 2013**

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 demonstrated an outstanding commitment and record of contribution to improving 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 endeavours.

Stephen Lai
President

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香港測量師學會



馮宜萱女士, JP
Ms Ada Fung, JP



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

Congratulatory Message
The Hong Kong Association of Property Management Companies
Annual Dinner 2013

I am pleased to extend my warmest congratulations to the Hong Kong Association of Property Management Companies on the occasion of its Annual Dinner 2013. Over the years, the institute has made significant contributions and the advancement management techniques.

On behalf of the Hong Kong Institute of Architects, may I sincerely wish the Annual Dinner 2013 a great success and your organization every success in its future endeavors.

Ms. Ada Y S Fung, JP, FHKIA, Registered Architect
President
The Hong Kong Institute of Architects

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
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香港物業管理公司協會二零一三周年晚宴誌慶

匯聚業界眾智

攜手惠澤社群

香港工程師學會
會長 陳健碩工程師
敬賀



梁慶豐教授
Professor Leung Hing Fung



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

CONGRATULATORY MESSAGE

On behalf of Hong Kong Mediation Council, a division of Hong Kong International Arbitration Centre, I would like to congratulate the Hong Kong Association of Property Management Companies (HKAPMC) for its accomplishments in upholding and advancing the standards of property management in Hong Kong. With the tireless effort contributed by HKAPMC in the past years, there have been notable improvements in the level of services provided by property management companies in Hong Kong and one of the areas is in the use of mediation in the resolution of property management disputes. May the HKAPMC continue to thrive and I wish it every success in the years to come.

LEUNG Hing Fung
Chairperson
Hong Kong Mediation Council

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林新強先生
Mr Ambrose Lam



THE
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From the President

Congratulatory message

for The Hong Kong Association of Property Management Companies

Members of the Hong Kong Association of Property Management Companies are widely recognized for their contribution in providing quality property management services to the residential, commercial and industrial premises in Hong Kong. Their efforts are highly commendable.

On the auspicious occasion of the 2013 Annual Dinner of the Hong Kong Association of Property Management Companies, I offer my sincere congratulations to Chairman C. W. Kwan and all members of the Association for a successful event on 17 October 2013. Members of The Law Society of Hong Kong also joined me in wishing the Association continued success in the years to come.

A handwritten signature in black ink, appearing to be 'A. Lam'.

Ambrose Lam
President
The Law Society of Hong Kong

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陳偉能先生, MH
Mr Anthony Chan, MH



香港房地產協會
The Hong Kong Real Property Federation

香港物業管理公司協會周年誌慶

培才興業
利社裕民

香港房地產協會
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楊釗博士, SBS, JP
Dr Charles Yeung, SBS, JP

香港物業管理公司協會週年晚宴誌慶

提倡專業

嘉惠工商

香港中華總商會會長楊釗



敬題



周松岡先生
Mr C K Chow

香港物業管理公司協會二零一三年周年晚宴

卓越管理

惠澤萬家

香港總商會主席周松崗敬賀



何安誠工程師,JP
Ir Thomas Ho, JP

香港物業管理公司協會

嘉惠同業
會務日隆

香港建造商會會長
何安誠太平紳士





馮秀炎女士
Ms Maureen Fung



Congratulatory Message

I am pleased to extend my heartfelt congratulations to The Hong Kong Association of Property Management Companies on its Anniversary.

Over the years, the Association has played an important role in enhancing and promoting the professional standards in the property management industry. The Association's contributions to property management may lead to the benefit of every party in property industry.

On behalf of the Institute of Shopping Centre Management, I sincerely wish the Association and its members every success in its future endeavours.

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

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賀詞 Congratulatory Messages



林少銘先生
Mr Sherman Lam



HONG KONG INSTITUTE OF MARKETING
香 港 市 務 學 會

Patron: C.Y. Leung
Chief Executive, Hong Kong Special Administrative Region
榮譽贊助人：香港特別行政區行政長官梁振英先生

香港物業管理公司協會週年誌慶

服務社群
賢勞卓著

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朱建蘭女士
Ms Chu Kin Lan

香港物業管理公司協會二零一三年週年晚宴

與時並進
會務興隆

香港地產代理商總會
主席朱建蘭敬賀



郭昶先生
Mr Anthony Kwok



SOCIETY OF HONG KONG
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香港地產代理專業協會
會長郭昶敬賀



李焯芬教授
Professor C F Lee

THE UNIVERSITY OF HONG KONG
香港大學



Director : Professor C. F. Lee
院長 : 李焯芬教授

Congratulatory Message

I take great pleasure in congratulating The Hong Kong Association of Property Management Companies on this very special occasion of its Anniversary Dinner in 2013.

The Association has continued to represent the property management field for over two decades since its establishment. During this time it has continued to establish, improve and maintain the high quality standards for the professional management of land property and buildings in Hong Kong. Its efforts and impact towards the local industry have been well recognised by both industrial practitioners and academics.

In addition, the Association has always been keen to promote property management education and training. Our School has worked closely with the Association for many years in improving and shaping our programmes to best meet the demands of the property management field. I am sure that in many years to come, the Association will continue to play an important role in training the new generation of property management practitioners.

On this note, I would like to wish the Association every success on this special occasion and look forward to many more years of working closely together.

Professor C.F. Lee
Director
HKUSPACE

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賀詞 Congratulatory Messages



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

10 September 2013

The Hong Kong Association of Property Management Companies Yearbook Congratulatory Message 2013

I congratulate The Hong Kong Association of Property Management Companies most heartily on the occasion of its 23rd Anniversary.

Hong Kong is known to be a well-managed high density city. This reputation owes much to the high quality of property management rendered by the members of the Hong Kong Association of Property Management Companies. The Association has made unceasing effort to facilitate its member companies to reach world-class standards in property management. 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 success in the years ahead.

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Professor 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 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.

For over two decades, the Association has been contributing significantly to the development of residential and commercial property management in Hong Kong, thus raising the standing and professionalism of the practitioners in the land property management industry. 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 healthy development of the industry as well as the betterment of Hong Kong society as a whole.

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

August 2013



馬志強博士
Dr Louis Ma



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專業進修學院
School of Continuing and
Professional Education

**The Hong Kong Association of Property Management Companies
Yearbook Congratulatory Message 2013**

I am delighted to congratulate The Hong Kong Association of Property Management Companies in celebrating its 23rd anniversary in 2013.

We are proud of our positive and constructive relationship with HKAPMC in providing education opportunities to more than 1,000 learning participants over the past 10 years. We are happy to see HKAPMC continues to actively collaborate with the continuing education sector in dealing with training needs and developing the quality of the practitioners to cater for the projected increase in demand for property management professionals in the coming years.

I would like to take this opportunity to commend the Association for its efforts in developing the lifelong learning culture of the sector, and express our gratitude to the Association for its support to our Property Management programmes in the past two decades.

I wish the Association and all members every success in 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



香港物業管理公司協會 23 週年會慶

管理有道 興業裕民



香港城市大學
公共政策學系副教授
劉國裕 博士 太平紳士

2013 年 8 月 15 日



衷心感謝各理事過去一年為協會所作出的貢獻，使本屆會務得以順利推進；同時感謝各會員的支持，積極參與協會舉辦的各類型活動，使各項活動均取得美滿的成果。

過去一年，協會致力提升行業的專業地位，並繼續與各相關政府部門保持緊密聯繫，積極反映業界對物業管理相關政策的意見，令有關政策得以順利推行。



提倡綠色生活，一直是協會的使命之一。2013年2月2日，協會參與由環境保護署及環境保護運動委員會合辦的「人人惜食、區區減廢」高峰會，並獲邀與主禮嘉賓行政長官梁振英GBM, GBS 太平紳士、環境局局長黃錦星太平紳士及環保署署長王倩儀太平紳士等，一同參與啟動儀式。協會亦應邀協助主持分組論壇中的「在屋苑及工商業樓宇推動廢物源頭分類」環節，引領與會嘉賓及同業就屋苑及工商機構於減廢及分類回收方面分享經驗及成果。當日下午，協會與環境保護署及香港生產力促進局合辦「廢物源頭分類計劃頒獎典禮」，表揚過去一年在廢物源頭分類上有出色表現的機構及物業。同日早上，協會亦參與由綠色力量主辦的2013年環島行慈善行山比賽。今年「物業管理盃」比賽有多達22間會員公司派出30隊角逐，競爭十分激烈。



為推廣廚餘管理，協會於4月8日舉辦午間講座，邀得環保署助理署長區偉光太平紳士擔任演講嘉賓，向會員及業界講解良好的廚餘管理方法。



由協會及香港測量師學會兩年一度聯合主辦的「優質物業設施管理大獎」，於4月26日假香港金域假日酒店舉行頒獎典禮，由環境局局長黃錦星太平紳士擔任主禮嘉賓。今屆主題為「服務顯創意、管理尚優質」，提名反應熱烈。謹藉此機會感謝籌委會成員的努力及貢獻，特別感謝各會員的參與，令今屆大獎得以舉辦成功。

為將個人資料保護觀念注入行業工作文化，由2012年9月至2013年5月，協會與香港個人資料私隱專員公署携手舉辦物業管理業私隱活動，為21間物業管理公司舉辦26場講座，講解個人資料私隱條例中業界需留意的條文，參與人數超過1,600。協會亦於5月27日舉辦午間講座，邀得個人資料私隱專員蔣任宏SBS擔任演講嘉賓，為會員講解資料保護的原則。



協會對「建築物管理條例」檢討非常關注，除就其中期報告作出深入研究，亦於7月3日與香港房屋經理學會、香港地產行政師學會及英國特許房屋經理學會亞太分會聯署，就公契經理人的撤換、經理人任期，以至酬金及行政費水平等，向建築物管理條例檢討委員會表達強烈關注及發表意見。協會亦曾與立法局議員會面，反映有關檢討對業界帶來的影響。行業發牌制度方面，協會十分支持，認為有助提升物業管理專業質素，故一直密切跟進落實的進展。此外，協會亦不時就最低工資、標準工時及招聘困難等議題與政府交換意見。



保安是物業管理中十分重要的一環，協會不時向會員提供最新的保安資訊，並與各警區合辦最佳保安服務選舉，藉此表揚表現出色的保安員。而為增進業界對自動梯及升降機的安全知識，在機電工程署大力支持下，協會於9月9日與職業訓練局房地產服務業訓練委員會合辦「升降機及自動梯的安全及負責人責任」研討會，十分榮幸邀得機電工程署副署長薛永恆太平紳士擔任主禮嘉賓。研討會上，機電工程署代表及與會演講嘉賓就負責人責任、安全

使用、維修基本認知、監察保養及維修承辦商的工作表現等議題作分享。是次研討會反應踴躍，有多達330名業界及大廈代表出席。協會亦與勞工處合作，就外牆吊棚的安全施工建立有效的通報機制，並廣泛向業界進行宣傳。

為加強中港兩地物業管理行業的溝通及聯繫，繼去年11月與「廣東省物業管理協會」、「福建省物業管理協會」、「澳門物業管理業商會」及「臺灣物業管理經理人協會」共同簽署「閩粵港澳臺物業管理行業合作聯盟框架協議」，攜手加強港澳臺及內地物業管理行業的交流，促進兩岸五地物業管理行業的發展，協會於10月17日假香港會議展覽中心舉辦「閩粵港澳臺兩岸五地物業管理行業交流會」，邀請廣東省、福建省、澳門及臺灣四地代表出席，與本地同業分享及交流兩岸五地物業管理行業的政策、發展、經驗及心得。交流會十分榮幸邀得環境局局長黃錦星太平紳士作主禮嘉賓。



資歷架構方面，協會多年來積極向業界推行物業管理行業「資歷架構」及「過往資歷認可」。在「過往資歷認可」方面，物業管理行業的申請人數已超過5,500人，成績令人鼓舞。謹藉此機會感謝各會員對「資歷架構」及「過往資歷認可」的支持及參與。

本人擔任會長的兩年任期屆滿在即，謹再次多謝各理事及會員的支持和鼓勵，同時祝願下屆會長繼往開來，會務更蒸蒸日上。

鄭正煒工程師、太平紳士
會長

I would like to extend my heartfelt gratitude to all council members for their unreserved contribution in providing valuable advices on policies of the industry and protecting the interests of the industry. I would also like to extend my sincere thanks to all members for their abundant support to the Association over the years to enhance the professionalism of the property management industry.

In the past year, the Association has strived to uplift the professional status of our industry and to maintain close ties with the Government to proactively express our views on policies related to property management with a view to protecting the interests of the industry.

The promotion of green living is, as always, one of our principal missions. On 2 February 2013, the Association supported the "Love Food Waste Not" Summit organized by the Environmental Protection Department and Environmental Campaign Committee and joined the kick-off ceremony with the Officiating Guest, the Hon. CY Leung, GBM, GBS, JP, Chief Executive, HKSAR; Mr. Wong Kam Sing, JP, the Secretary for Environment and Ms. Wong Sean Yee, Annisa, JP, the Director of Environmental Protection. We were also invited to chair a discussion session on "Source Separation of Waste at Housing Estates and Commercial & Industrial Buildings", facilitating the guests and participants to share the fruitful results of waste reduction and its mechanism at estates and commercial developments. Following the sharing sessions, the Award Presentation Ceremony for the "Programme on Source Separation of Waste", co-organized by our Association, the Environmental Protection Department and Hong Kong Productivity Council was held in the afternoon. The aim of this programme is to appraise and recognise outstanding performances and results of institutions and estates who had implemented plans for carrying out source separation of waste over the past year. In the morning that day, the Association again full supported the 2013 Green Hike, organized by the Green Power. This year, 30 teams from 22 member companies took part to win the Property Management Cup.

In promotion of food waste management, the Association organized a luncheon talk on 8 April and invited Mr. Elvis Au, JP, Assistant Director of the Environmental Protection Department to share with our members the best practices for food waste management.

Under the review of the Building Management Ordinance, not only did we conduct an in-depth study on the Interim Report of this Review, a letter was jointly issued along with the Hong Kong Institute of Housing, the Hong Kong Institute of Real Estate Administrators and the Chartered Institute of Housing Asian Pacific Branch to the Building Management Ordinance Committee to express major concerns on issues such as the termination of the appointment of DMC managers, the time limit for the appointment, remuneration of DMC managers, etc. We also reflected the impact of the proposal on our industry to LegCo Councilor. The Association also support the implementation of licensing of property management companies to enhance the quality of property management services and therefore will closely monitor its progress. Furthermore, other issues such as minimum wages, standard working hours and recruitment difficulties have been raised to the Government departments.

The award presentation ceremony of the biennale Quality Property and Facility Management Award ("QPfMA") jointly organized by the Association and the Hong Kong Institute of Surveyors was successfully held on 26 April 2013 at Holiday Inn Golden Mile Hong Kong. The theme this year was "Championing Innovative Services through Quality Management" with overwhelming response of nominations. Thanks for Mr. Wong Kam Sing JP, the Secretary for Environment as our Guest of Honour. Special thanks also extended to the members of the Award Organizing Committee for their concerted efforts and contributions as well as to all members for their participation in making the award a significant success.

To instill the notion of personal data protection into the working culture of the property management industry, the Association joined hands with the Office of the Privacy Commissioner for Personal Data (PCPD) in organizing the "Privacy Campaign for Property Management Industry", which was held from September 2012 to May 2013. During the Campaign, PCPD organized 26 seminars to further explain the requirements of the Personal Data (Privacy) Ordinance to 21 member companies with more than 1,600 participants. On 27 May 2013, we also organized a luncheon talk to our members and were very pleased to invite Mr. Allan Chiang, Privacy Commissioner for Personal Data to explicate the 6 Principles and 10 Myths of Data Protection.

Members are always well informed of the latest information about building security as it is an integral part of property management services. Furthermore, we co-organized the Best Security Guard Award with various Police Regions with an aim to recognise the outstanding performance of security guards. To enhance the knowledge of lift and escalator safety in the industry, we jointly organized a seminar "The Responsible Person's Responsibility in Lift and Escalator's Safety" with the Real Estate Services Training Board of Vocational Training Council and with the full support of Electrical and mechanical Services Department (EMSD) on 9 September 2013. Mr. Alfred Sit, JP, the Deputy Director of EMSD was invited as our Officiating Guest and the representatives from EMSD and other guest speakers explained the responsibility of responsible persons, safety, maintenance knowledge, surveillances, contractors' performance and etc. The seminar received an overwhelming response with more than 330 attendance from the industry and representatives of buildings. We have also collaborated with the Labour Department to establish a reporting and information exchange mechanism on the erection and use of truss-out scaffolds at estates. This mechanism will be widely promoted in future.

In November 2012, the Association executed the Cooperation Framework Agreement with the Guangdong Property Management Industry Institute, Fujian Property Management Association, Property Management Business Association Macao, and Taiwan Property Managers Association to exchange the expertise of property management industry among the 5 regions and 2 coasts. To further strengthen communication and connections between the property management industries of China and Hong Kong, a "Fujian, Guangdong, Hong Kong, Macau and Taiwan Two Coasts and Five Regions Property Management Industry Forum" was scheduled to be held on 17 October 2013 at the Hong Kong Convention and Conference Centre. Representatives from Guangdong, Fujian, Macau and Taiwan attended the forum and shared with local practitioners the policy, development, experience and insights of property management. To make the event more remarkable, Mr. Wong Kam Sing, JP, Secretary for Development was invited to be our Guests of Honour to deliver a speech to officiate the event.

For years, the Association has been supporting the implementation of the Qualification Framework and the Recognition of Prior Learning Mechanism into the property management industry. My heartfelt thanks to all members for their strong support and active participation which resulted in over 5,500 practitioners taking part in the Recognition of Prior Learning Mechanism.

Last but not the least, I would like to once again extend my sincere thanks to all council members and members for their full support and encouragement during my tenure. At the meantime, I would also like to wish the new President and the Council every success in the future.

Ir Alkin Kwong, JP
The President

二零一三年度足球比賽

Annual Football Challenge Tournament 2013

活動委員會自成立以來藉著舉辦「香港物業管理公司協會盃」，一方面讓會員能夠一展球技，互相切磋，更重要的是透過這項有益身心的足球運動，給予各會員交流聯誼的機會，從而進一步鞏固協會的團結精神。

本年度足球比賽的初賽及決賽於九月二十一及二十八日成功假慈雲山邨中央遊樂場硬地足球場舉行。謹此感謝大家多年來踴躍支持及參與。

活動委員會

主席 關志華

The Activities Committee has been organizing the 'HKAPMC Cup' to provide an opportunity for members not only to demonstrate their outstanding skills, but also to build up rapport and further strengthen the team spirit of HKAPMC through this healthy activity.

The preliminary and final matches of the Annual Football Challenge Tournament 2013 were successfully held on 21 and 28 September at the Tze Wan Shan Estate Central Playground. I would like to take this opportunity to thank all of your longstanding support and participation.

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一年制「物業管理持續教育文憑課程」，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8,425人考獲有關証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2013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，與保安局、消防處、廉政公署、警務處、屋宇署、保安及護衛業管理委員會、醫療輔助隊、食環署、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
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.

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, 8,425 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 2013, 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

自二零一一年一月成立以來，對外事務委員會一直致力促進本港與海外物業管理專業團體之交流和聯繫，並建立更緊密的合作關係，在此衷心感謝各會員對本會的熱心參與和支持，令我們的工作愈來愈成功。

去年我們的工作得到非常豐碩的成果，共舉辦多個考察及交流活動，加強兩地之間的溝通，並提升物業管理的專業化，達致雙贏。當中的活動包括：

- (一) 2012年8月開始，就廣東、福建、香港、澳門及台灣五地有關物業管理的交流及合作進行深入討論，共同探討日後五地加強合作和溝通之渠道。10月份成立籌備委員會，為閩粵港澳臺物業管理行業交流合作框架進行多方面的討論。經過三個多月的籌備，終於在11月於廈門市簽署「閩粵港澳台物業管理行業交流合作框架協議」，加強兩岸五地物管行業的交流和合作，共同探索物業管理的發展趨勢，互相學習分享。
- (二) 2013年4月佛山市房地產業協會之香港考察活動，了解香港物業管理監管模式、行業誠信管理，以及參觀香港住宅「曼克頓山」及寫字樓「長沙灣909」，了解會所和商業大廈的管理方式，分享經驗。
- (三) 2013年6月參加由職業安全健康局所舉辦的「冷凍衣安全健康推廣先導計劃」，進一步推廣職業安全意識。

謹代表對外事務委員會，感謝理事會一直以來給予我們的支持，以及其他委員會對我們工作的肯定。在未來的日子，我們定將更加努力，擔當各會員與海外物管團體的橋樑，讓會員能進一步擴展網絡，開拓更多合作項目，帶來更多商機。

對外事務委員會
主席 譚國榮

Since its establishment in January 2011, the External Affairs Committee has been committed to foster the communications and build up a closer cooperation relationship between the Committee and overseas professional organizations. We would like to take this opportunity to show our gratitude to the support and participation from our members in making our work success.

Our work in last year was fruitful and various exchange tours and visits have been organized, with the aim to facilitate the understanding among the professionals, and enhance professionalism of property management industry to achieve mutual benefit. These activities included:

- (1) Started from August 2012, we had discussion on the exchange and cooperation channels between Guangdong, Fujian, Hong Kong, Macau and Taiwan. In October, we set up a Committee and made further discussion on the framework of mutual cooperation and communication. After a three month's preparation, we finally signed a Cooperation Agreement in Xiamen in November 2012 to strengthen the communication and cooperation of property management industry, explore further development and share experiences between Guangdong, Fujian, Hong Kong, Macau and Taiwan.
- (2) In April 2013, the members of Foshan Property and Real Estate Association came to Hong Kong to understand the property management model and integrity management in Hong Kong. Besides, the members visited the residential project "Manhattan Hill" and office "909 Cheung Sha Wan Road" to learn their management mode and share experiences.
- (3) In June 2013, we joined the cool vest safety and health pilot scheme organized by the Occupational Safety and Health Council to further promote occupational safety awareness.

On behalf of External Affairs Committee, I would like to thank our Council for the continuous support and the endorsement from other committees. We will continue to pay great effort to be the communication bridge between the members and overseas professional organizations in the future, helping our members to extend network and explore more business opportunities and cooperation projects.

Tam Kwok Wing, Ivan
Chairman
External Affairs Committee

會籍事務委員會的報告如下：

- (一) 領匯管理有限公司被招收為協會新會員。現時協會共有 87 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。

會籍事務委員會

主席 伍慧兒

The Membership Committee is pleased to report as follows:

- (1) The Link Management Ltd was recruited as Full Member and we have at present 87 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.

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：

- 建築環保評估協會 — 定期董事會會議
- 升降機及自動電梯安全諮詢委員會 — 負責人事宜工作小組
- 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
- 午餐演講會 — 廚餘管理
- 工程和物業管理工地安全研討會 2013

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。與職業訓練局共同籌辦在本年九月九日舉行有關升降機及自動電梯安全與負責人責任之講座。

專業實務委員會

主席 余少輝

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

- BEAM Board of Directors' Regular Meetings
- Task Force on Lifts & Escalators (Safety) — Responsible Persons Affairs Working Group
- Fire Services Department Liaison Meeting
- Task Force on Greenhouse Gas Validation & Verification Accreditation Programme
- Task Force of the Preparatory Committee on CPD programme for Security Industry
- Luncheon Talk — Food Waste Management
- Partnering for a Safety Culture — site safety 2013

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. A seminar on “Lifts & Escalators (Safety) — Responsible Persons Affairs” with VTC as a co-organiser for the interested parties was held on 9 September 2013.

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。

2013年，協會與政府部門及團體舉辦了多項活動並獲會員積極參與。當中活動包括：(1)持續支持由職業訓練局、資歷架構及本協會以協助模式推行的物業管理業「過往資歷認可」機制。(2)參與2013年1月28日由可持續發展委員會主辦之「能源效益和節約：邁向可持續發展研討會」。(3)惜食香港運動。

為加強物業管理從業對職安健的認知及表揚在此方面有出色表現的從業，本協會與職業安全健康局及勞工處攜手合辦「最佳職安健物業管理大獎2013」，而頒獎典禮將於2014年年初舉行。

協會代表亦就有關物業管理及一些具爭議性題上發表意見，當中包括最低工資及就物業管理公司發牌制等。

最後，本人衷心感謝各會員於過往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 金笑林測量師

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 2013, the Association has co-ordinated as well as actively participated in a variety of programs and activities by various Government Departments and bodies. These activities include: (1) Continual support of the “Recognition of Prior Learning (RPL)” mechanism. (2) Participation in the Business Conference “Sustainable Development through Energy Efficiencies and Conservation” organised by the Council of Sustainable Development on 28/1/2013. (3) Food Wise Hong Kong Campaign.

With a view to further promoting the importance of Occupational Safety and Health in the Property Management industry, the Association has joined hands with Occupational Safety & Health Council and Labour Department to organize a competition for “Best Occupational Safety and Health Property Management Award 2013” and the award ceremony will be held in early 2014.

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 and I look forward to your continued support in the coming years.

Sr Kam Siu Lam, Angel
Chairman
Public Relations Committee

出版事務委員會的宏旨，主要是透過會訊，把本會及行業的重要訊息及活動資訊，發放予會員，並藉之加強本會與會員之間的溝通，俾便推動會務發展。

隨著環保意識日益高漲，有關廢物處理議題備受社會關注，也與本會會員切身攸關，因此，今年之會訊，特設專題，探討香港廚餘管理及『屋苑廚餘循環再造項目』，以便會員了解現時香港推行廚餘回收所面對的挑戰，以及項目計劃的最新發展。此外，會訊亦分享了「建築物管理條例」檢討委員會中期報告的建議及見解，藉此讓會員掌握有關政府與物業管理相關的最新政策。

為配合本會與會員及社會各界的聯繫，加深公眾對本會的認識及提升本會形象，出版事務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本會網站 www.hkapmc.org.hk 瀏覽。此外，亦歡迎透過協會的電郵地址 office@hkapmc.org.hk，表達對物業管理的觀點及意見。

出版事務委員會

主席 孫國林

榮譽勳章 太平紳士

The aim of the Publication Committee is to make use of the Newsletter to disseminate property management issues and industry activities news as well as to enhance the communications between the Association and its members in order to further promote the development of the Association.

Due to increasing awareness of environmental protection, the topic of waste management is highly concerned in the society, of which is also related to our members. And thus, the theme topic of this year newsletter is food waste management and “Food Waste Recycling Projects in Housing Estates”. Members can know more about the challenges of implementing food waste recycling and the latest progress of the project from the theme topic article. Besides, the comments and opinions on the Interim Report of the Building Management Ordinance from the Review Committee were posted in the newsletter. Members can be updated with the government policies which are related to the property management.

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 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.

Suen Kwok Lam, MH, JP
Chairman
Publication Committee



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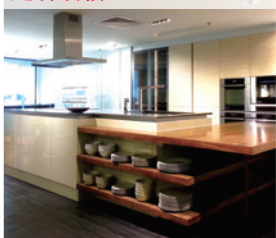
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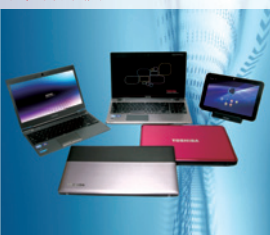
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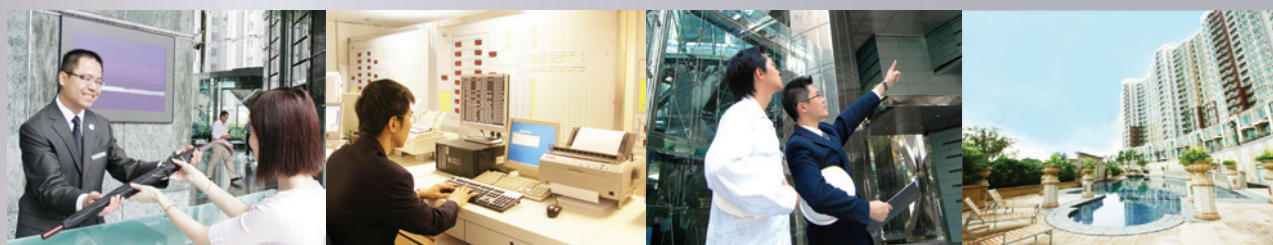
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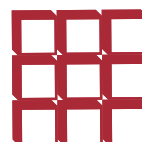


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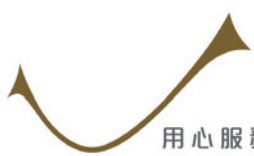
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CRI: 80



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Lumen: 150lm
Color Temperature: 2700K/ 4000K
Lamp life: 40,000 hrs
CRI: 80



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Lumen: 1050-2200lm
Color Temperature: 3000K/ 4000K/
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Lamp life: 35,000 hrs
CRI: 80



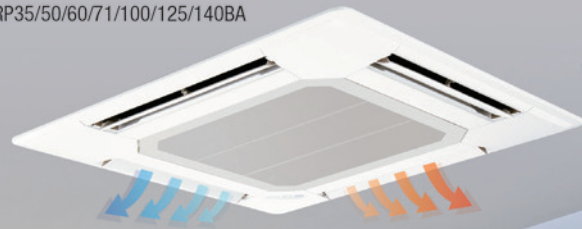
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Lumen: 2000-3000lm
Color Temperature: 2700K/ 3000K/
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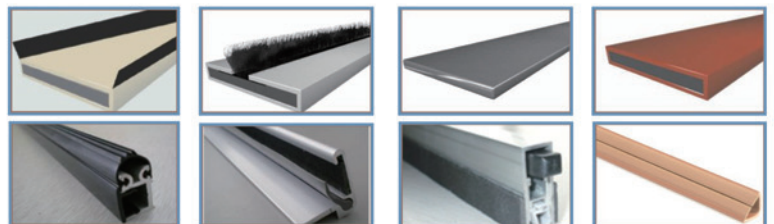
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► **Testing Photos 測試圖片**

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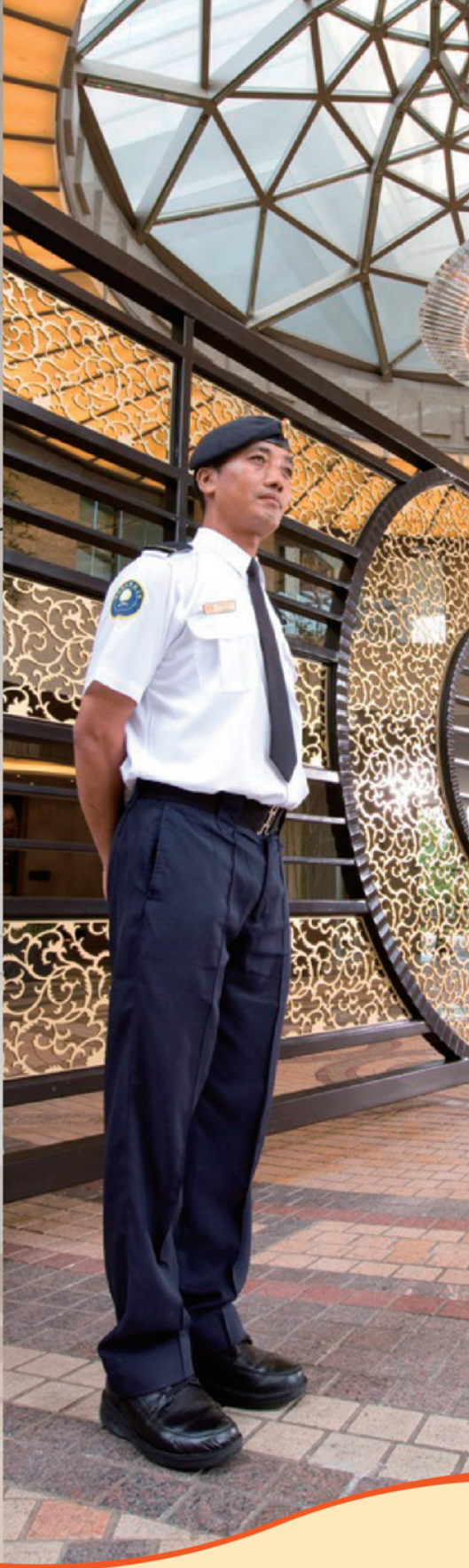
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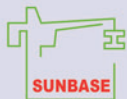
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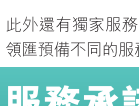
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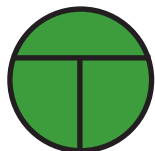
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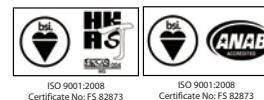


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