



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

2015

二十五周年特刊

25<sup>th</sup> Anniversary Souvenir Booklet



同港同心  
成就遠景





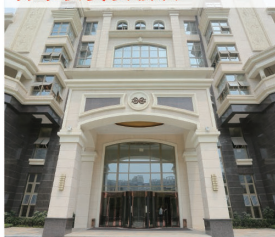
# 多元化跨國企業

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物業管理



物業



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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.



## 管理實務及委員會 Management and Committees

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

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

### 一.活動委員會

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

### 二.紀律委員會

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

### 三.教育及培訓委員會

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

### 四.對外事務委員會

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

### 五. 會籍事務委員會

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

### 六. 專業實務委員會

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

### 七. 公共關係委員會

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

### 八. 出版委員會

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



## 管理實務及委員會 Management and Committees

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

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

### 1. Activities Committee

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

### 2. Disciplinary Committee

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

### 3. Education and Training Committee

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

### 4. External Affairs Committee

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

### 5. Membership Committee

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

### 6. Professional Practice Committee

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

### 7. Public Relations Committee

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

### 8. Publication Committee

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



### 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



## 會員 Full Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
愉景灣服務管理有限公司 Discovery Bay Services Management Ltd	2238 3601
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
恆隆地產代理有限公司 Hang Lung Real Estate Agency Ltd	2879 0111

公司(按英文名稱次序排列)  
Company Name (in alphabetical order)

電話  
Tel No.

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

和記物業管理有限公司  
Hutchison Property Management Co Ltd

2128 7500

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

## 會員 Full Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
理想城市物業管理有限公司 Icon City Property Services Ltd	2531 8799
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
領展資產管理有限公司 Link Asset Management Ltd	2175 1800
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

鵬里永得利廣場管理有限公司  
Pamfleet Ever Gain Plaza Management Ltd

2545 5803

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

## 會員 Full Members

公司(按英文名稱次序排列)  
Company Name (in alphabetical order)

電話  
Tel No.

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

2534 1688

誠明物業管理有限公司  
Senmax Property Management Ltd

2154 3131

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

公司(按英文名稱次序排列)  
Company Name (in alphabetical order)

電話  
Tel No.

新昌管理服務有限公司  
Synergis Management Services Ltd

2579 8313

太古城物業管理有限公司  
Taikoo Shing (Management) Ltd

2535 2525

鷹君物業管理有限公司  
The Great Eagle Properties Management Co Ltd

2879 2118

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

九源物業顧問有限公司  
Unimax Property Consultancy Ltd

2541 2938

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



## 會員 Full Members

公司(按英文名稱次序排列)  
Company Name (in alphabetical order)

電話  
Tel No.

永達利物業管理有限公司  
Winland Property Management Ltd

2827 7333

宏信物業管理有限公司  
Winson Property Management Ltd

2405 6818

渝太物業管理有限公司  
Y.T. Property Services Ltd

2500 5555

慶屋物業管理有限公司  
Yoshiya Property Management Ltd

2780 3393

越秀物業管理有限公司  
Yue Xiu Property Management Ltd

2806 0371

## 附屬會員 Associate Members

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

2014 至 2015 年度理事會 The Council 2014-2015

各理事會成員代表  
Representatives of the Council





會長  
President



譚國榮先生

Mr Tam Kwok Wing, Ivan

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

上屆會長  
Immediate Past President



鄭正煒工程師太平紳士

Ir Kwong Ching Wai, Alkin, JP

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康業服務有限公司  
Hong Yip Service Co Ltd

副會長  
Vice Presidents



黃繼生先生  
Mr Wong Kai Sang, Cliff

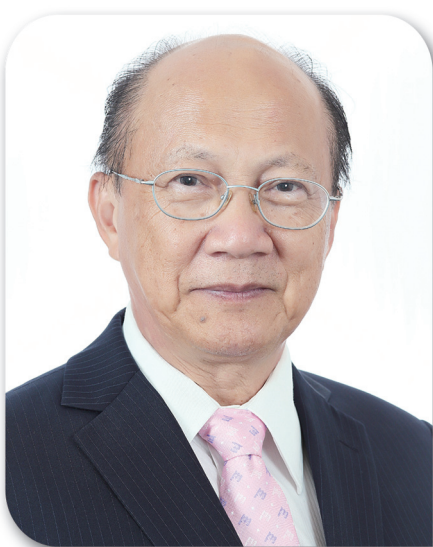
中國海外物業服務有限公司  
China Overseas Property Services Ltd



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



沈錫勝先生  
Mr Sham Sik Shing, Simon

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

義務司庫  
Hon Treasurer



羅潔芳女士  
Ms Lo Kit Fong, Jolene

和記黃埔地產有限公司  
Hutchison Property Management  
Co. Ltd

理事  
Council Members



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



伍慧兒女士  
Ms Ng Wai Yee, Rosa

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



余家然先生  
Mr Yu Ka Yin, Sammy

香港鐵路有限公司  
MTR Corporation Ltd



金笑林女士  
Ms Kam Siu Lam, Angel

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



楊文佳先生  
Mr Yeung Man Kai, Gary

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



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, BBS, MH, 太平紳士  
Mr Suen Kwok Lam, BBS, MH, JP

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



黃英傑先生  
Mr Wong Ying Kit, Romulus

香港房屋協會  
Hong Kong Housing Society



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

康業服務有限公司  
Hong Yip Service Co Ltd



胡志平先生  
Mr Wu Chi Ping, Gordon

領匯管理有限公司  
Link Asset Management 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(靖波)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(靖波)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, BBS, 太平紳士 Mr Suen Kwok Lam, BBS, MH, JP
2005 - 2007	恆益物業管理有限公司 Hang Yick Properties Management Ltd	孫國林, MH, BBS, 太平紳士 Mr Suen Kwok Lam, BBS, 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
2011 - 2013	康業服務有限公司 Hong Yip Service Co Ltd	鄺正煒工程師, 太平紳士 Ir Alkin Kwong, JP



### 1990-1992

- 協會於一九九〇年一月正式成立
- 推出專業守則
- 創會周年晚宴
- 向政府提交有關「現行大廈公契」意見書
- 協會徵設計比賽
- 協會巡迴展覽



- 到廣州進行三天訪問
- 向政府提交有關《多層建築物(業主立案法團)條例》修訂的意見書

### 1994-1995

- 協會與新成立的保安與護衛業管理委員會開始進行討論
- 代表團前往北京進行訪問
- 協會代表團前往廣州出席廣州市物業管理協會成立典禮

### 1996-1997

- 協會獲邀成為「籌組大廈管理資源中心」工作小組成員
- 協會出席慶祝香港回歸活動
- 與廣州物業管理協會及上海物業管理協會簽署互訪交流協議
- 推出「最佳物業管理守則」計劃，此計劃由服務支持基金資助

### 1992-1993

- 向政府提交有關《保安及護衛服務條例》的意見書
- 向會員發出斜坡維修的書面實務指引
- 與皇家香港警務處防止罪案科組成保安聯合聯絡小組

### 1993-1994

- 與香港城市大學開辦「物業管理持續教育證書」一年制課程
- 協會就已刊登憲報的《保安及護衛服務條例》，向會員進行問卷調查，收集意見；並向立法局提交書面建議書
- 實務指引小組發出三份工作實務指引及三份通告
- 代表團往上海進行學習交流
- 來自海南省多間物業管理公司的十二位管理人員到訪，協會主持參觀活動

### 1995-1996

- 地政總署修訂「現行大廈公契」守則，協會獲邀提供專業意見
- 贊助廉政公署舉辦之「物業管理從業員專業誠信獎」
- 香港大學舉行為期一天之斜坡管理課程，協會獲邀擔任主講
- 協會獲香港大學邀請擔任新課程學術諮詢委員會的成員
- 協會就「水污染管制條例」向政府提交意見
- 協會就「工廠及工業經營(吊船操作)守則」向政府提交意見

## 25 年大事摘要 25 Years Highlights

### 1997-1998

- 向保安局與民政事務局提交「改善私人樓宇防火安全建議書」
- 「物業管理持續教育證書課程」獲英國特許屋宇經理學會認可，成為英國特許屋宇經理學會的物業管理證書課程
- 協會與中華煤氣達成初步協議，日後若符合指定條件，煤氣公司將為業主提供免費維修總喉服務
- 廿七人代表團訪問上海，出席「滬港物業管理研討會」



### 1998-1999

- 協會設立永久辦事處
- 協會前往韓國進行訪問
- 協會發出「違例建築」與「個人資料處理」實務指引
- 舉辦「噪音管制論壇」
- 安排專業人員於大廈管理資源中心義務提供意見
- 協會就「建築物管理條例」的修訂提交建議
- 台港兩地物業管理研討會



### 2000

- 協會就「2000年建築物管理(修訂)條例」為會員舉辦研討會
- 協會之網站 [www.hkapmc.org.hk](http://www.hkapmc.org.hk) 正式投入服務
- 香港物業管理公司協會首個會址於灣仔海港中心開幕



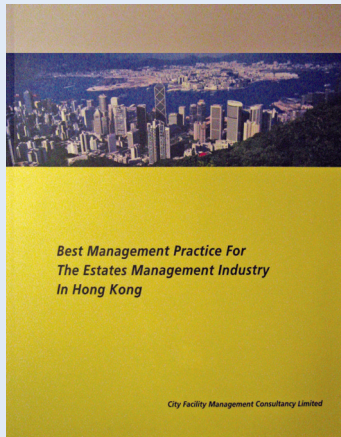
- 首次聯同英國特許房屋經理學會亞太分會、香港房屋經理學會及香港地產行政師學會舉辦「2000香港房屋研討會」





### 2001

- 印製 "Best Management Practices for the Estate Management Industry in Hong Kong"



- 與新城電台合作節目「我的事務所」-本會派出代表與市民討論及解答物業管理問題，促進物業管理通識和普及化
- 舉辦「全港物業管理從業員禮貌運動」及「禮貌運動標語創作比賽」



### 2002

- 委託香港大學城市規劃及環境管理研究中心為業界進行人力資源調查
- 聯同英國特許房屋經理學會亞太分會、香港房屋經理學會及香港地產行政師學會組成「香港房地產專業服務聯盟」



- 與業主立案法團聯合促進會合辦「如何保障法團權業及適當投購保險研討會」予法團



- 於民政事務總署大廈管理資源中心向市民提供免費專業意見



## 25 年大事摘要 25 Years Highlights

### 2003

- 首次舉辦「高爾夫球四角聯誼賽」，邀請同業參與，藉此機會互相聯誼
- 與房屋署代表會面，協調業界投標有關「物業服務承辦商」事宜
- 發表聲明回應經濟日報「業主拉攏法團設不收佣管理」之報導
- 於非典型肺炎肆虐香港期間，本會除了向會員發放清潔指引，配合政府部門宣傳活動外，並於報章刊登廣告鼓勵前線工作人員參加2003年4月19日《全民清潔保健行動日》



### 2006

- 協會聯同英國特許房屋經理學會亞太分會、香港房屋經理學會及房屋經理學會及房屋經理註冊管理局為新會址舉行開幕典禮



### 2004

- 綠色力量環島行慈善行山比賽首年設立「物業管理盃」



- 組成「香港房地產專業服務聯盟爭取功能議席籌委員會」為業界積極爭取發言機會
- 以香港房地產專業服務聯盟名義聯同其他三個專業團體就與內地資格互認發出聲明



### 2007

- 舉辦「樂在工作中」講座，為管理階層提供減壓方法，紓緩工作壓力
- 與勞工處合辦《職業安全約章》簽署儀式



- 與香港消防處及醫療輔助隊合作，為物業管理從業員提供心臟去顫器及心肺復甦法訓練，以提高業界的專業水平



### 2010

- 協會舉辦「成立 20 周年慶祝活動開展典禮暨共建綠色都市研討會」



- 為教育局即將推行物業管理業「過往資歷認可」機制提供物業管理評估的實務設施和場地，以及推行機制的支援配套

### 2008

- 聯同英國特許房屋經理學會亞太分會、香港房屋經理學會及香港地產行政師學會為中國四川汶川大地震合共捐贈十萬元救災



### 2009

- 與勞工處合辦「物業管理業招聘會」，吸引過千名求職者到場，並得到傳媒廣泛報導



- 與香港測量師學會合辦《優質物業設施管理大獎》
- 協會積極參與攜手推展「大廈管理專業服務計劃」



## 25 年大事摘要 25 Years Highlights

### 2011

- 民政事務局已向公眾發出名為「安全居所、舒適生活，提升物業管理服務的水平—設立物業管理行業的規管架構」諮詢文件
- 協會連同香港房屋經理學會、英國特許房屋經理學會亞太分會及房屋經理註冊管理局先後舉行兩個物業管理發牌制度研討會，並邀請民政事務總署副署長梁振榮太平紳士出席為主講嘉賓



- 正式推行物業管理業「過往資歷認可」機制，由職業訓練局與本協會合作提供評估場地、器材和設備，並透過協會推薦業內專家作為評核員
- 為鼓勵從業員申請「過往資歷認可」或持續進修，協會已撥款港幣二萬元成立一個資助基金，希望能起牽頭作用。



### 2012

- 協會代表與時任環境局局長邱騰華 GBS 太平紳士會面探討多個即將推行的環保措施以及部分已展開之環保項目



- 協會代表與時任勞工及福利局局長張建宗 GBS 太平紳士會面並交換了不少業界對最低工資及標準工時的見解。



- 協會舉辦「進一步減少廢物方案：廢物收費是否可行？」講座並邀請環保署(廢物管理政策)助理署長黎耀基先生講解收費計劃內容進行，以及其他國家的廢物徵費模式。





### 2013

- 協會參與由環境保護運動委員會及環保署合辦「人人惜食 區區減廢」高峰會，為各界人士提供平台互相交流在社區推廣環境保護的經驗及探討推動源頭減廢的路向。



### 2013

- 為了加強兩岸五地的交往，推動物業管理行業發展，協會與福建省物業管理協會、廣東省物業管理協會、澳門物業管理業商會以及台灣物業管理經理人協會於去年底在廈門簽訂「閩粵港澳臺物業管理行業交流合作框架協議」。並舉辦「閩粵港澳臺兩岸五地物業管理行業交流會」為兩岸五地的物業管理人員提供交流平台，並開拓合作空間。



## 25 年大事摘要 25 Years Highlights

### 2014

- 協會舉行「政改諮詢」午餐會，邀得政務司司長林鄭月娥 GBS 太平紳士親自講述政改方案內容，及回應本會會員的答問環節。就有關政改方案諮詢，本會經諮詢會員的意見後去信香港特別行政區政府提出建議。



- 協會會長譚國榮先生有幸獲得香港貿易發展局的邀請，隨同由香港特別行政區政府行政長官梁振英先生率領的 100 位香港經貿代表和各大商會會長前往福建省進行為期兩日的訪問。代表團與福建頂尖企業代表聚首一堂，共同探討兩地的合作機遇，並且向閩商推廣香港服務業，以及介紹香港作為國際商貿平臺的優勢。



### 2015

- 協會就《建築物管理條例》(第 344 章)檢討之意見諮詢十分關注，特舉行大型研討會廣聽會員意見，並邀請了建築物管理條例檢討委員會主席鍾沛林律師、民政事務總署助理署長郭偉勳先生出席研討會以解釋及分析條例對業界的影響。為爭取行業權益，協會於集合同業的意見後已致函民政事務總署以表達業界之意見。



- 協會聯同香港房地產專業聯盟一同前往四川成都進行考察。在中聯辦之協助下分別拜訪了四川省國土資源廳、四川省住房和城鄉建設廳、成都市城鄉房產管理局、成都市規劃管理局、成都物業管理協會，各會友對當地之土地賣地、法規和制度，以至物業管理之要求和將來發展均能有所了解，可謂獲益良多。





## 前會長獻辭 Message from Past Presidents



袁靖罡先生, MH  
**Mr Stephen Yuen, MH**  
會長  
President  
1992-1994

I am most delighted to see the healthy growth of The Hong Kong Association of Property Management Companies since its incorporation in 1990 with corporate membership starting from 17 to currently 80 plus.

Your collaboration with the other three bodies viz. The Chartered Institute of Housing (Asian Pacific Branch), The Hong Kong Institute of Housing and The Hong Kong Institute of Real Estate Administrators over the past decade has proven to be a success in optimizing the human resources towards the betterment of the built environment of Hong Kong within various statutory framework and government policies such as the revised Building Management Ordinance, the forthcoming enactment of the Building Management Services Bill, as well as governance from issues relating to conservation, so on and so forth.

I sincerely respect the faithful discharge of duties of people in your industry under various challenges from environmental to political. On the occasion of your 25th anniversary I wish to send my warmest regards to all council members and corporate members for their voluntary contribution to the association as well as community affairs.

## 前會長獻辭 Message from Past Presidents



黎志強先生  
**Mr. Lai Chi Keung, Alfred**  
會長  
President  
1996-1997

I am very pleased to welcome the 25th Anniversary of The Hong Kong Association of Property Management Companies, in which I was honoured to have been a Past President.

The Association, through its members, is associated with the provision of professional property management service to the great majority of housing stock in Hong Kong. As a course of development, the Association, over the years, has been active in helping set new standards along side with upholding industry ethics and codes of practices.

Property management service in Hong Kong has now been developed to cover various new areas to meet new demands. This becomes a key element in maintaining a harmonious society in Hong Kong.

It is with great pleasure to witness such development and achievements of the Association and I am confident that these will continue in the years to come.

## 前會長獻辭 Message from Past Presidents



陳志球博士 銅紫荊星章 太平紳士  
**Dr Chan Chi Kau, Johnnie, BBS, JP**  
會長  
President  
1997-2000

On the occasion of the Silver Jubilee of The Hong Kong Association of Property Management Companies (the Association), I have much pleasure to reflect on the landmark achievements of the Association in the past 25 years.

The Association has come a long way since its inception as a representative trade association in 1990. Thanks to the incredible contributions and efforts of the Council and its members, the Association has become a strong force in the property management profession and real estate services sector.

As always, the Association provides invaluable professional services for the people of Hong Kong in times of needs. The Association also stands ready to provide such services any time and any where in Hong Kong.

To meet the changing needs of the community and to keep pace with sustainable development of the society, the Association is committed to expanding its scope of services and improving the service quality of property management.

One of the major areas of development of the Association is to work in collaboration with the Government and all stakeholders for implementation of a mandatory licencing regime which sets qualification requirements for Property Management Companies and Property Management Practitioners. In considering the key parameters for the proposed regulatory framework, the Association played an important role to address the concerns of all stakeholders and tried to strike a balance between the interest of consumers and that of the industry as far as practicable during the course of legislative enactment process.

Dedicated to the development of the industry and nurturing of property management professionals, the Association has inspired the industry in its quest for professional advancement. Its devotion and commitment to quality property management are well recognized and deserve our heartiest applause.

With a distinguished record of service over the decades, I am sure the Association will continue to go from strength to strength and be more prepared than ever to take up the challenges in the new era.

## 前會長獻辭 Message from Past Presidents



何照基先生  
**Mr. Ho Chiu Kee, Peter**  
會長  
President  
2000-2003



香港物業管理公司協會二十五周年誌慶

默默耕耘  
安居樂業

第七屆會長何照基



敬賀

savills

Guardian Property Management Limited  
佳定物業管理有限公司  
7/F, Cityplaza One, 1111 King's Road, Taikoo Shing, Hong Kong  
香港太古城英皇道1111號太古城中區七樓  
Tel 電話: 2512 1838 Fax 傳真: 2887 3698

[www.savillsguardian.com.hk](http://www.savillsguardian.com.hk)





## 前會長獻辭 Message from Past Presidents



孫國林先生 BBS, MH, JP  
Mr. Suen Kwok Lam BBS, MH, JP  
會長  
President  
2003-2007



恒基兆業地產集團  
HENDERSON LAND GROUP

集團成員公司

恒益  
HANG YICK  
地產管理  
Property Management

偉邦  
WELL BORN  
地產管理  
Real Estate Management

香港物業管理公司協會銀禧誌慶

殫精竭慮  
惟專惟誠

2003-2007 會長  
恒基兆業地產有限公司 敬賀  
執行董事 孫國林



互動服務 攜手進步

PREMIER PROPERTY SERVICES PROVIDER



## 前會長獻辭 Message from Past Presidents



梁進源先生

**Mr. Leung Chun Yuen, Kendrew**

會長

President

2007-2009

I am very pleased to offer my sincere congratulations to The Hong Kong Association of Property Management Companies on the occasion of its 25th anniversary.

Over the past 25 years, the association have contributed greatly to the improvements of Property Management Services in the industry, and actively promoted education and trainings to professionals hereby upholding quality service levels.

I sincerely wish the association and members every success in the coming years. Congratulations once again on achieving this memorable milestone.

## 前會長獻辭 Message from Past Presidents



鄭錦華博士  
**Dr Edmond Cheng**  
會長  
President  
2009-2011

As the Past-President of the Hong Kong Association of Property Management Companies (HKAPMC), I have the great honour to extend my warmest congratulations to the Association on its 25th Anniversary.

Over the past two and a half decades, HKAPMC has demonstrated its firm commitment to strengthen the profession and its contribution is widely recognized by the HKSAR Government, various professional bodies and the general public. The Association is fully dedicated to enhance the standards of the property management services in Hong Kong. Most importantly, the Association has been contributing their advocacy in the licensing of the property management industry and the review on the Building Management Ordinance (Cap 344). Hence, HKAPMC's endeavors are significant to the development of the property management industry in Hong Kong.

I would like to take this opportunity to express my sincere gratitude towards successive Presidents and Council Members of the Association who are committed to and passionate in contributing positive changes to the industry. I am sure the Association will continue to lead the profession to tackle the challenges ahead and I look forward to the continuous success of the Association in the years ahead.

## 前會長獻辭 Message from Past Presidents



鄭正煒太平紳士

**Mr. Kwong Ching Wai, Alkin, JP**

會長

President

2011-2013

Year 2015 is a remarkable and memorable year for The Hong Kong Association of Property Management Companies as it is celebrating its Silver Jubilee Anniversary. I would like to extend my heartfelt congratulations to its achievements over the years and I was exceedingly honoured to be given an opportunity to serve the Association as the President between 2011 and 2013. Over the past 24 years, the Association has focused on property management related policies and issues including minimum wage, source separation of waste scheme, food waste management, licensing of property management companies, building security and safety as well as striving to enhance the professional standards of property management.

Promotion of green living is one of our key missions. During these years, we had been actively participating in various seminars to promote food waste management. Our members were also encouraged to take part in these seminars and forums organized by the Government, in particular, the “Love Food Waste Not” Summit pioneered by Environment Protection Department and Environment Protection Campaign on 2 February 2013 which received overwhelming response with more than 400 participants.

To encourage and promote lifelong learning, the Association has all along been supporting the implementation of Property Management Industry Qualifications Framework which provides the framework for the individuals to pursue their goals according to their own roadmaps. I am so delighted that for the Recognition of Prior Learning Mechanism in Property Management Industry under Qualifications Framework, the number of participants in property management industry was always the highest among all industries under this mechanism in the past years.

As the Past President, I would like to extend my heartfelt thanks to all members and council members for their strong support and contributions to the Association in the past years. I am confident that the Association will continue to foster our industry and to serve our members wholeheartedly as well as to enhance the industry service standards and its professional status to a new level in the years to come.





主禮嘉賓  
Guest of Honour

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

香港物業管理公司協會二零一五年周年晚宴

匯賢協德  
昌業安民

政務司司長林鄭月娥





曾俊華先生  
Mr John Tsang Chun-wah, GBM, JP

**Celebration of the 25th Anniversary of  
The Hong Kong Association of Property Management Companies**

**Message from The Honourable John C Tsang, GBM, JP  
Financial Secretary  
The Government of the Hong Kong Special Administrative Region**

It gives me great pleasure to congratulate the Hong Kong Association of Property Management Companies on the occasion of celebrating its silver jubilee. Over the years, the Association has made remarkable attainment in propelling the growth of the sector and winning the trust of the community. With its relentless pursuit of excellence, I trust the Association would continue to provide quality property management services for the betterment of all.

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

A handwritten signature in black ink, appearing to read 'John C Tsang', written in a cursive style.

John C TSANG  
Financial Secretary



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

香港物業管理公司協會二零一五年年報

銀禧添慶  
雋譽增輝

運輸及房屋局局長張炳良





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

香港物業管理公司協會二零一五年周年晚宴

物業立範  
專業惠民

勞工及福利局局長張建宗







陳家強教授, GBS, JP  
Professor K C Chan, GBS, JP

香港物業管理公司協會二十五周年誌慶

管理垂範  
安居有方

財經事務及庫務局局長陳家強





蘇錦樑先生，GBS, JP  
Mr. Gregory So Kam-leung, GBS, JP

香港物業管理公司協會二十五周年誌慶

信昭基固  
績著功宏

商務及經濟發展局局長蘇錦樑





譚志源先生, GBS, JP  
Mr. Raymond Tam Chi-yuen, GBS, JP

香港物業管理公司協會二零一五年周年晚宴

展猷立範  
弘業安民

政制及內地事務局局長譚志源







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二零一五年周年晚宴

集賢進業  
惠社利民

保安局局長黎棟國





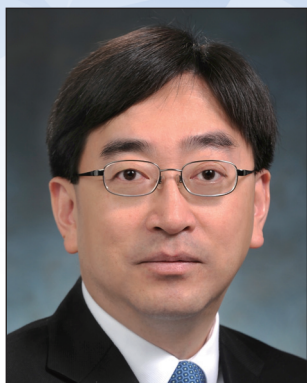
吳克儉先生, SBS, JP  
Mr Eddie Ng Hak-kim, SBS, JP

香港物業管理公司協會二十五周年誌慶

高才卓識  
興業利羣

教育局局長吳克儉





高永文醫生  
Dr Ko Wing-man, BBS, JP

香港物業管理公司協會二十五周年誌慶

管績卓著  
嘉譽昭揚

食物及衛生局局長高永文







黃錦星先生, JP  
Mr Wong Kam Sing, JP

香港物業管理公司協會  
二零一五年周年晚宴

聯業協志  
減廢節能

環境局局長黃錦星



## 賀詞 Congratulatory Messages



陳茂波先生, MH, JP  
Mr Paul Chan Mo-po, 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

管理有道  
眾悅群

香港物業管理公司協會二零一五年周年晚宴

發展局局長陳茂波





劉江華先生, JP  
Mr. Lau Kong-wah, JP

民政事務局局长  
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

On the special occasion of the 25<sup>th</sup> Anniversary of the Hong Kong Association of Property Management Companies, I would like to offer my sincere congratulations on its outstanding accomplishments.

Throughout the years, the Association has been promoting with applaudable success quality property management and socially responsible practices and fostering the next generation of professional practitioners. With foresight and commitment, it has opened up new horizons for the trade to continue its prime services to the community.

I wish the Association many more success in the years ahead.

Lau Kong-wah  
Secretary for Home Affairs



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

香港物業管理公司協會二零一五年周年晚宴誌慶

凝聚管業專才  
弘彰誠廉美德

香港特別行政區

廉政專員白韞六







李魯教授

香港物業管理公司協會二零一五年周年晚宴

鴻猷立范

安居惠民

中央人民政府駐香港特別行政區聯絡辦公室  
教育科技部部長 李魯教授

二零一五年九月十六日



應耀康先生  
Mr Stanley Ying

香港物業管理公司協會二零一五年年報

匡導同儕

運輸及房屋局常任秘書長(房屋)兼  
房屋署署長 應耀康





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

凝心聚力  
會務昌榮

地政總署署長甯漢豪

香港物業管理公司協會二零一五年周年晚宴



許少偉先生, JP  
Mr Hui Siu Wai, JP

香港物業管理公司協會二零一五年周年晚宴

凝聚同業  
策進圖強

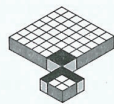
屋宇署署長許少偉







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.:

來函檔號 Your Ref.:

11 September 2015

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

I congratulate The Hong Kong Association of Property Management Companies on its Anniversary in 2015.

Over the years, the Association has served the community with commitment and made significant contribution to 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



梁冠基先生, JP  
Mr Leung Koon kee, JP



建築署署長  
Director of Architectural Services

嘉 茂  
謨 績  
迭 廣  
展 揚

香港物業管理公司協會二零一五年周年晚宴

建築署署長梁冠基





黎文軒先生, FSDSM  
Mr Lai Man Hin, FSDSM

香港物業管理公司協會  
二零一五年周年晚宴誌慶

物管有道  
安眾利民

消防處處長黎文軒





鄧炳光先生, JP  
Mr Tang Ping Kwong, JP

香港物業管理公司協會二零一五年周年晚宴

精勵求進  
管績輝煌

差餉物業估價署署長鄧炳光







凌嘉勸先生, JP  
Mr K.K. Ling, JP



規劃署

PLANNING DEPARTMENT

同心協德  
服務社群

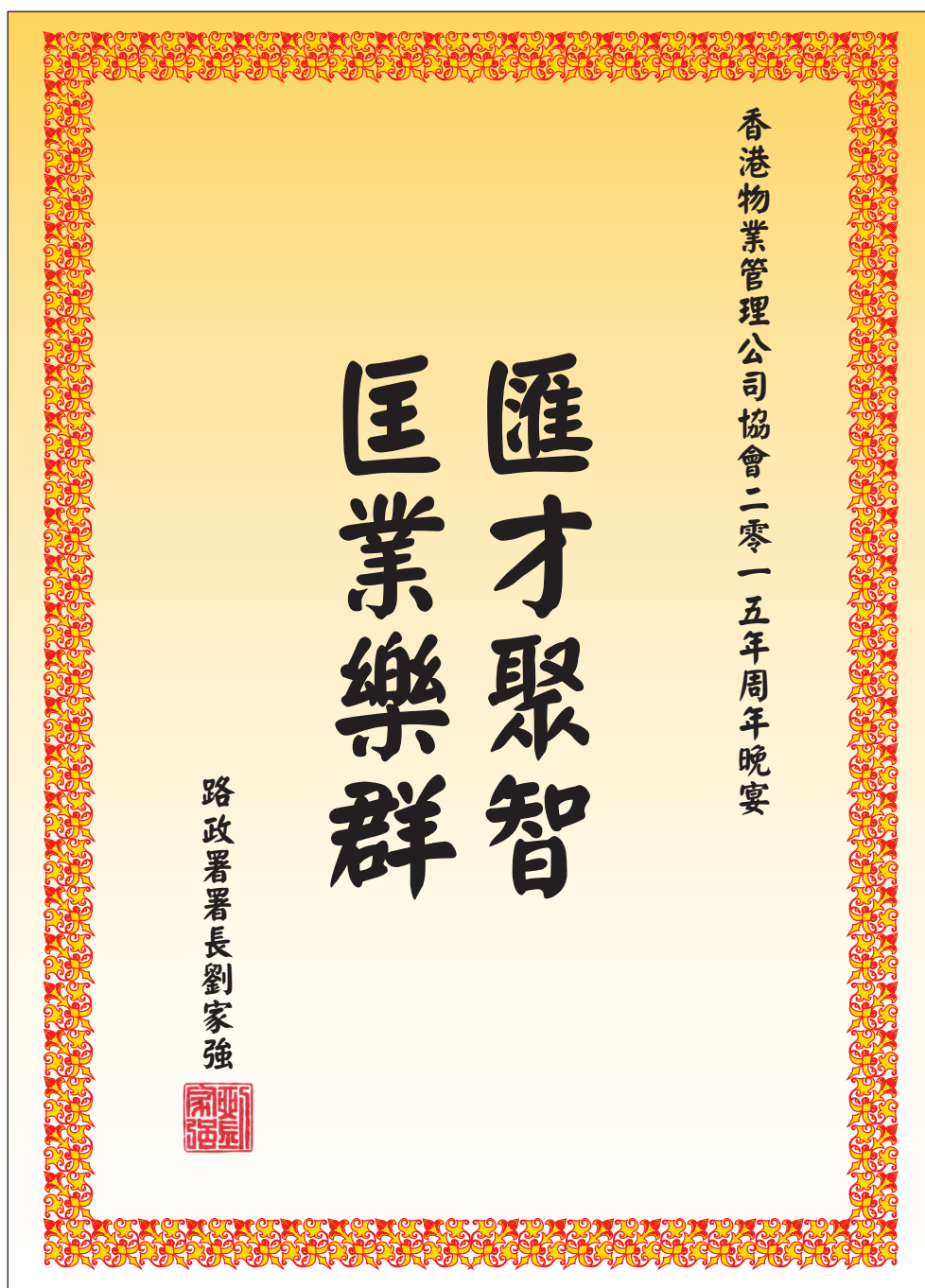
規劃署署長凌嘉勸

香港物業管理公司協會二零一五年周年晚宴誌慶

## 賀詞 Congratulatory Messages



劉家強先生  
Mr Peter Lau





陳帆先生, JP  
Mr Frank Chan, JP

香港物業管理公司協會二零一五周年晚宴誌慶

推動管業廿五載  
共建香江新世代

機電工程署署長  
陳帆

機電工程署  
EMSD





李國榮先生  
Mr Albert Lee

 香港房屋委員會  
Hong Kong Housing Authority

香港物業管理公司協會  
二十五周年晚宴誌慶

薈萃專才  
建業益群

房屋署副署長（屋邨管理）李國榮



HD600





鄔滿海先生, GBS  
Mr Marco Wu, GBS



HONG KONG  
HOUSING SOCIETY  
香港房屋協會

香港物業管理公司協會成立二十五周年

同心建港  
樂業安居

香港房屋協會主席

鄔滿海

敬賀



黃傑龍先生  
Mr Wong Kit-loong



HONG KONG  
HOUSING SOCIETY  
香港房屋協會

香港物業管理公司協會成立二十五周年

承先啟後  
再展嘉猷

香港房屋協會

行政總裁兼執行總幹事

黃傑龍

敬賀



黃繼兒先生  
Mr Stephen Wong



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

[PCPD.org.hk](http://PCPD.org.hk)

保障・尊重個人資料  
Protect, Respect Personal Data

香港物業管理公司協會二十五週年誌慶

弘揚專業物管

尊重個人資料

個人資料私隱專員 黃繼兒

二零一五年九月



蘇慶和先生  
Mr Victor So



香港物業管理公司協會周年誌慶

群英匯聚  
引領卓越

市區重建局主席 蘇慶和敬賀





黃鳳嫻女士  
Ms Gilly Wong

香港物業管理公司協會二十五周年晚宴誌慶

匯聚專業  
服務萬家

消費者委員會

總幹事黃鳳嫻



敬賀



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

香港物業管理公司協會成立二十五周年誌慶

民安業盛  
繼往開來

中華人民共和國香港特別行政區  
立法會主席

曾鈺成





謝偉銓議員, BBS  
The Hon Tony Tse, BBS



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

It is my great pleasure and privilege to send my warmest congratulations on the 25th Anniversary of The Hong Kong Association of Property Management Companies .

Over the years, The Hong Kong Association of Property Management Companies and its members have been working hard in promoting and maintaining high quality property management service to the community. Their effort and contributions in the last few years enable people living and working in a better environment, and with fewer energy consumption are most appreciated.

Looking ahead, we have every confidence that the professional property management companies and practitioners will continue to strive for service improvement and to further enhance the service quality and standard in manage, maintain and operate Hong Kong properties. I wish you every success in the years to come.

Sr Hon. Tony Tse Wai Chuen, BBS  
Legislative Councilor (Architectural, Surveying and Planning)

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  
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網址 Website: www.tonytsewai.chuen.com  
Facebook: www.facebook.com/TonyTseWaiChuen



王國興議員，BBS, MH  
Hon Wong Kwok-hing, BBS, MH

優質物業  
保值增值

香港物業管理公司協會

立法會議員王國興致意





胡志偉議員  
The Hon Wu Chi Wai

 **胡志偉** 立法會議員  
Office of Legislative Councillor Wu Chi Wai

賀  
香港物業管理公司協會成立二十五周年誌慶

致力維護多方權益  
積極提升行業水平

立法會議員 胡志偉 致意

地址：九龍黃大仙蒲崗村道61-87號富佑商場12-14號地舖  
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郵址：chiwaioffice@gmail.com 網址：www.chiwai.net  
電話：2761 3106 傳真：2761 3021



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

香港物業管理公司協會廿五週年誌慶

祝賀銀禧光輝年，  
香港興盛續向前，  
物業增值專業顯，  
管理優質創意兼，  
公司壯大鴻圖展，  
協會建樹惠萬千，  
廿五耕耘同心建，  
週年誌慶譜新篇。

鄭正煒太平紳士  
教育局物業管理行業培訓諮詢委員會主席  
敬題



陳鎮仁博士, SBS, JP  
Dr Clement Chen, SBS, JP

香港物業管理公司協會二零一五年周年晚會

優質管理  
創建未來

職業訓練局主席  
陳鎮仁





周一嶽醫生, GBS, SBS, MBE, JP  
Dr York Chow, GBS, SBS, MBE, JP

香港物業管理公司協會廿五週年誌慶

齊建無障城市  
展現多元共融

平等機會委員會主席周一嶽





彭炳鴻先生  
Mr Patrick Pang



資歷架構  
Qualifications  
Framework

香港物業管理公司協會二十五周年誌慶

匯賢倡學求精益  
管業有道樂安居

資歷架構秘書處總經理彭炳鴻

## 賀詞 Congratulatory Messages



黃天祥工程師, BBS, JP  
Ir Conrad Wong, BBS, 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/F, China United Centre, 28 Marble Road, North Point, Hong Kong SAR, China.  
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# 管業以誠 職安至上

職業安全健康局主席  
黃天祥工程師，銅紫荊星章，太平紳士 敬賀

香港物業管理公司協會二零一五年周年誌慶





謝思訓先生  
Mr. Tse See Fan Paul

香港物業管理公司協會成立二十五週年誌慶

團結互助護權益  
促進經濟惠社羣



澳門物業管理業商會會長

謝思訓致賀

二零一五年十月



崔銘文先生  
Mr. Jackey Chui

香港物業管理公司協會成立二十五週年誌慶

與時俱進  
續創輝煌



澳門物業管理業商會理事長

崔銘文致賀

二零一五年十月





陳炳泉教授  
Professor Albert Chan



香港物業管理公司協會二十五週年誌慶

銀禧貢獻  
繼往開來

香港理工大學  
建築及房地產學系系主任

陳炳泉 講座教授

## 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

1 September 2015

### The Hong Kong Association of Property Management Companies Yearbook Congratulatory Message 2015

I congratulate The Hong Kong Association of Property Management Companies most sincerely on the occasion of its 25<sup>th</sup> Anniversary.

Hong Kong is renowned for its efficient and well-managed built environment. 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 unfailing effort to promote professionalism in the property management industry. The continuous support of the Association to housing education and housing research in Hong Kong is also much appreciated.

I wish the Association and its member companies every success in their future endeavors.

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Pokfulam Road, Hong Kong

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Professor Rebecca L. H. Chiu, JP

Head

Department of Urban Planning and Design

The University of Hong Kong



鄺子文博士  
Dr Kwong Tsz Man



### Congratulatory Message

A warm congratulations to the Hong Kong Association of Property Management Companies on this celebratory occasion of its 25<sup>th</sup> Anniversary and Annual Dinner event.

During this quarter of a century, the Association has always lived up to its mission to promote the development of the property management industry. The Association has always continued to enhance the image and recognition of Hong Kong property management professionals to other industries and countries. In particular, the Association and its members have shown immense support and devotion towards training and education for both new and existing property management professionals, to ensure that they are equipped to handle the numerous changes and challenges that lie ahead in our industry.

I would like to take this opportunity to wish the Association all the best in their future endeavours and may they continue to flourish!

T.M. Kwong (Dr.)  
Head

College of Humanities and Law  
School of Professional and Continuing Education  
The University of Hong Kong

COLLEGE OF HUMANITIES & LAW 人文及法律學院

The University of Hong Kong, School of Professional and Continuing Education 香港大學專業進修學院

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劉國裕博士, JP  
Dr Lau Kwok Yu, JP



公共政策學系  
Department of  
Public Policy



香港城市大學  
City University  
of Hong Kong

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

香港物業管理公司協會 25 週年會慶

管業有道  
萬民安康



香港城市大學  
公共政策學系副教授  
劉國裕 博士 太平紳士

2015 年 9 月 18 日





鍾沛林先生  
Mr. Chung Pui Lam



鍾沛林

CHUNG PUI LAM G.B.S., O.B.E., J.P.  
電話 Tel: 2543 7808, 9029 1020

香港特區金紫荊星章  
英女皇官佐勳章  
太平紳士

25<sup>th</sup> September 2015

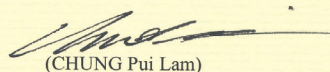
The Hong Kong Association of Property  
Management Companies

Congratulatory Message

I am pleased to extend my warm congratulations to the Hong Kong Association of Property Management Companies on the occasion of its 25<sup>th</sup> Anniversary.

I appreciate very much the unsparing efforts and endeavours in the promotion of professionalism in the building management industry and its support and contribution towards the proposed regulation of services of the industry.

I take this opportunity to wish the Association every success in the years ahead.



(CHUNG Pui Lam)



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



香港物業管理公司協會二零一五年年報

專業信誠  
精益求精

陳炳煥 銀紫荊星章 太平紳士

聯合調解專線辦事處義務顧問及創會主席

香港金鐘道三十八號高等法院大樓附層一樓LG102室  
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Email: email@jointmediationhelpline.org.hk  
www.jointmediationhelpline.org.hk



何偉明先生  
Mr Patrick Ho



物業  
業典  
執精  
業湛

香港物業管理公司協會二零一五周年晚宴

畢馬威會計師事務所  
合夥人 何偉明





羅范椒芬女士, GBS, JP  
Mrs Fanny Law, GBS, JP



香港物業管理公司協會二零一五年周年誌慶

# 善用創新科技 優化物業管理

香港科技園公司主席  
羅范椒芬

Hong Kong Science and Technology Parks Corporation  
8/F, Bio-Informatics Centre, 2 Science Park West Avenue,  
Science Park, Shatin, Hong Kong

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





王國龍先生  
Mr George Hongchoy



### **Congratulatory Message**

On behalf of Link Asset Management Limited, I extend my heartfelt congratulations to The Hong Kong Association of Property Management Companies on the occasion of its 25<sup>th</sup> Anniversary.

Over the years, HKAPMC has played a major role in raising both the profile and the professionalism of the property management industry in Hong Kong. It has given us the leadership and vision to improve ourselves and contribute to the betterment of Hong Kong.

I look forward to working closely with HKAPMC to 'link people to a brighter future', and sincerely wish the association more fruitful and successful years ahead.

***George Hongchoy***  
Executive Director & Chief Executive Officer  
Link Asset Management Limited



鄧智輝先生  
Mr David Tang



香港物業管理公司協會二零一五年年刊

精英薈萃  
樂民安居

港鐵公司物業總監鄧智輝





陳志球博士, BBS, JP  
Dr Johnnie Chan, BBS, JP



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

香港物業管理公司協會二十五周年誌慶

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利群建社惠萬家

房屋經理註冊管理局主席  
陳志球博士 銅紫荊星章 太平紳士 敬賀

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巫慶敏秘書長

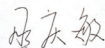
## 成都市物業管理協會

### 賀 函

香港物業管理公司協會：

欣聞貴會二十五周年慶，謹代表成都市物業管理協會向貴會致上最誠摯的祝賀！

貴會卓爾不凡，質素一流，本會深表敬意。遙祝周年晚會順利成功，恭賀貴會鴻圖大展。貴我兩會未來將一如既往精誠合作，願蓉港兩地同行友誼源遠流長、感情曆久彌新。

成都市物業管理協會秘書長：巫慶敏 

二〇一五年九月十六日





陳志超工程師  
Ir Chan Chi Chiu

**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  
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hk-sec@hk-sec.org.hk www.hk-sec.org.hk

**40<sup>th</sup> Anniversary**  
Your Dreams 群策群力  
Our Goals 建未來

會長 陳志超 工程師 銀業勳章  
President Ir CHAN Chi Chiu SBS  
BSc(Eng) FHKIE CEng MICE HonFCIWM C.WEM  
president@hk-sec.org.hk

香港物業管理公司協會二零一五周年晚宴誌慶

英才協德

建業安民

香港工程師學會  
會長  
陳志超工程師  
敬賀

## 賀詞 Congratulatory Messages



陳偉能先生, MH  
Mr Anthony Chan, MH



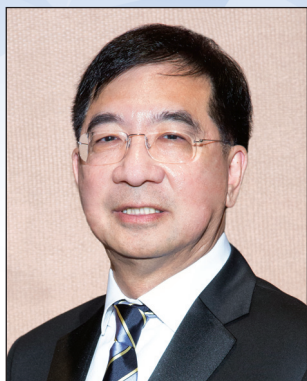
香港房地產協會  
The Hong Kong Real Property Federation

香港物業管理公司協會周年誌慶

廣廈萬千  
興港興邦

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  
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陳修杰先生  
Mr Allan Chan

香港物業管理公司協會

專業精神  
服務業界

香港建造商會會長  
陳修杰工程師



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二零一五年周年晚宴

同心臻善  
協力展猷

保安及護衛業管理委員會主席湛家雄





葉志明先生  
Mr Ellis Ip



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

香港物業管理公司協會銀禧誌慶

群策群力  
益臻專精

香港房屋經理學會  
會長 葉志明 敬賀

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電子郵件 E-mail: [info@housing.org.hk](mailto:info@housing.org.hk)

## 賀詞 Congratulatory Messages



馮秀炎女士  
Ms Maureen Fung



### *Congratulatory Message*

On behalf of the Institute of Shopping Centre Management, it is our pleasure to express our warmest congratulation to The Hong Kong Association of Property Management Companies on its 25<sup>th</sup> Anniversary – an important milestones to witness its contribution to the well being and development of Hong Kong.

Over the years, the Association has significant contributions to the enhancement of property management services, promotion of the highest standards of professionalism in property management industry and exchange of professional knowledge at international level.

I sincerely wish the Association and all members every success in its continued pursuit and endeavor.

Maureen S.Y. FUNG  
Chairman (2014-2016) and Founding Chairman  
Institute of Shopping Centre Management



何超平先生  
Mr Dennis Ho



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

**The Hong Kong Association of Property Management Companies Branch  
Annual Dinner 2015 - Congratulatory Message**

The Hong Kong Institute of Certified Public Accountants would like to congratulate the Hong Kong Association of Property Management Companies upon its 2015 annual dinner.

A quarter century of endeavors and contributions to the city's property management industry is no small feat. The HKAPMC has left an indelible mark on Hong Kong's real estate and property sectors and will continue to play a major role in the city's evolution.

The Institute wishes the HKAPMC all the best.

A handwritten signature in black ink, appearing to read 'Dennis Ho'.

Dennis Ho  
President  
Hong Kong Institute of Certified Public Accountants

## 賀詞 Congratulatory Messages



何超蓮小姐  
Ms Maisy Ho



香 港 地 產 行 政 師 學 會  
HONG KONG INSTITUTE OF REAL ESTATE ADMINISTRATORS  
香港郵政總局信箱4126號 G.P.O. Box 4126 GPO HK 網址 Website: [www.hirea.org.hk](http://www.hirea.org.hk) 電郵 E-mail: [info@hirea.org.hk](mailto:info@hirea.org.hk) 傳真 Fax No.: 3807-0675

香港物業管理公司協會二零一五年周年誌慶

賢能匯聚  
造福社群

香港地產行政師學會會長何超蓮





何鉅業測量師  
Sr Vincent Ho



THE HONG KONG INSTITUTE OF  
**SURVEYORS**

香港測量師學會

**The Hong Kong Association of Property Management  
Companies Annual Dinner 2015**

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 (HKAPMC) on the occasion of its Annual Dinner.

HKAPMC 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 HKAPMC and its members every success in their future endeavours.

**Sr Vincent Ho**  
**President**

**總辦事處 Head Office**

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**北京辦事處 Beijing Office**

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No. 1 yard, Haidian District, Beijing, China, 100044  
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## 賀詞 Congratulatory Messages



熊運信先生  
Mr Stephen Hung



THE  
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OF HONG KONG  
香港律師會

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永安集團大廈3字樓

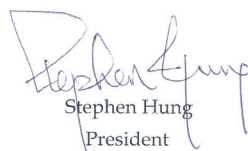
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WEBSITE (網頁): www.hklawsoc.org.hk

*From the President*

**Congratulatory message for celebrating the 25th Anniversary of  
The Hong Kong Association of Property Management Companies**

It is my great pleasure to write a Congratulatory Message for the 25<sup>th</sup> Anniversary of The Hong Kong Association of Property Management Companies. Over the past years, members of the Association have made great effort in providing a quality services to property owners in Hong Kong. The efforts made by your member companies are highly recognized.

On behalf of the Law Society of Hong Kong, I sincerely congratulate the Institute for the accomplishments it has achieved in the last decades and wish it continued success in the coming years.

  
Stephen Hung  
President

The Law Society of Hong Kong

Incorporated in 1907 as a company limited by guarantee



林健榮先生  
Mr Eddie Lam



香港物業管理公司協會二十五周年誌慶

納賢匯智  
溥益萬家

香港營造師學會

林健榮會長敬賀



## 賀詞 Congratulatory Messages



李春犁先生  
Mr Andrew Lee



### Congratulatory Message

On behalf of Royal Institution of Chartered Surveyors Hong Kong, I would like to extend our warmest congratulation to The Hong Kong Association of Property Management Companies holding its 2015 Annual Dinner on 17 November 2015.

As highly appreciated by the Hong Kong community and well known among property management companies, your Association has been playing a pivotal role in establishing, improving and maintaining standards for the professional management of land property and multi-storey buildings. In addition, your Association has contributed a lot to the quality living environment and your efforts have contributed to a most successful recognition of the profession. We hope we can strengthen the relationship between your Association and our Institution in the years ahead.

On this special occasion, I wish your Association very success future with ever sustainable achievements in the years to come.

Best wishes,

Andrew Lee

Chairman  
RICS Hong Kong

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羅漢華先生  
Mr Low Hon Wah



The Hong Kong Institute of Facility Management

c/o Suite 2102 Connaught Commercial Building, 185 Wanchai Road, Hong Kong Tel: 852 2537 0456 Fax: 852 2537 4426 <http://www.hkifm.org.hk>

**Honorary Advisor**  
The Hon LEUNG Chun Ying,  
GBM, GBS, JP

16<sup>th</sup> September 2015

**Honorary Fellows**  
Y Dr Raymond HO, SBS, SBSJ, JP  
Dr FUNG Hong, JP  
Mr Daniel LAM, BBS, JP  
Dr LAU Wah Sum, GBS, JP  
Mr Philip LO  
Mr Roger LAI, SBS, JP  
Mr Alex LAM  
Mr YU Qingxin  
Dr Michael CHIU, SBS, JP  
Mr Marco WU, SBS, JP  
Ms WONG Lai Chun, BBS  
Mr PAU Shu Hung, SBS, JP  
Prof Francis LAU, SBS, JP  
Mr Thomas HO  
Dr CHAN Man Wai  
Dr Daniel HO  
Mr Frankie SO  
Mr Kenneth CHAN  
The Hon Barry CHEUNG, GBS, JP  
Mr CHUNG Pui Lam, GBS, JP  
Sir Johnny AU, JP

**Founding President**  
Dr CHAN Man Wai (98-02)

**Immediate Past President**  
Ir Edward LEE (12-13)

**Past Presidents**  
Dr Daniel HO (02-03)  
Mr Frankie SO (03-04)  
Mr Kenneth CHAN (04-05)  
Ir Albert SUI, JP (05-06)  
Mr LAU Po Chi (06-07)  
Mr IP Man Ching (07-08)  
Mr Stephen CHUNG (08-09)  
Mr Nelson HO (09-10)  
Dr Eric CHAN (10-11)  
Ms Celine TAM (11-12)

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Vice President: Dr Edmond CHENG  
Hon. Secretary: Mr Alex CHEUNG  
Hon. Treasurer: Mr Gary YEUNG

**Council Members:**  
Mr Raymond CHOW  
Mr Nelson HO  
Ir Dr Percy KONG  
Mr LAM Cheuk Yum  
Mr Tim LAW  
Mr Eric WONG

**Directors**  
**Communications -**  
Ir Dr Percy KONG  
**Corporate Affairs -**  
Dr Eric CHAN  
**Education & Membership -**  
Mr Frankie SO  
**Professional Development -**  
Mr Nelson HO  
**Programme -**  
Mr Raymond CHOW  
**Professional Practices -**  
Ms Celine TAM  
**Strategic Development -**  
Mr Gary YEUNG  
**Research -**  
Dr Joseph LAI  
**Young Member -**  
Mr Victor LEE

#### Congratulatory Message

#### For the 25<sup>th</sup> Anniversary of

#### The Hong Kong Association of Property Management Companies

On behalf of The Hong Kong Institute of Facility Management, I would like to extend our warmest congratulations to The Hong Kong Association of Property Management Companies (HKAPMC) on the occasion of its 25<sup>th</sup> Anniversary.

Taking this opportunity, I would like to also extend our appreciation to HKAPMC for its great contributions and achievements in promoting professional standards, education and training in the land property and multi-storey buildings management sector over the last twenty-five years, and wish HKAPMC and all its members continual success in the future.

Low, Hon Wah

President

The Hong Kong Institute of Facility Management

**HKIFM 15<sup>th</sup> Anniversary**  
Setting New Heights for FM Professionals  
提升專業，再創高峰

香港設施管理學會有限公司  
香港灣仔道185號康樂商業大廈2102室轉

## 賀詞 Congratulatory Messages



吳光銘先生  
Mr. Paul Ng



香港物業管理公司協會周年誌慶

# 利民安居 專業管理

英國特許房屋經理學會亞太分會

主席吳光銘 敬賀



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Asian Pacific Branch

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吳永順建築師，JP  
Mr Vincert Ng, JP



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

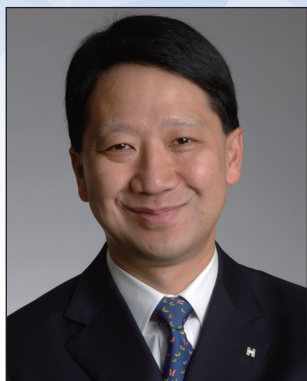
**Congratulatory Message**  
**The Hong Kong Association of Property Management Companies**  
**Annual Dinner 2015**

I am pleased to extend my warmest congratulations to the Hong Kong Association of Property Management Companies on the occasion of its Annual Dinner 2015. I also take this opportunity to express my appreciation to your significant contribution in property management in Hong Kong.

On behalf of the Hong Kong Institute of Architects, may I sincerely wish your association every success in its future endeavors.

Vincent Ng, JP, FHKIA, Registered Architect, APEC Architect  
President  
The Hong Kong Institute of Architects

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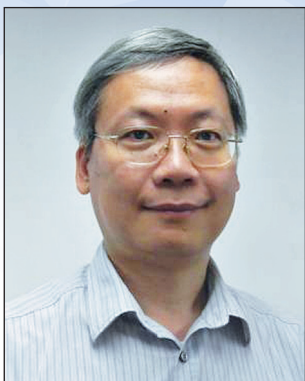
Hong Kong General Chamber of Commerce  
香港總商會 1861

香港物業管理公司協會

凝聚眾智  
安居惠民

香港總商會主席彭耀佳敬賀





黃德業先生  
Mr Tak Wong



THE HONG KONG INSTITUTE OF LANDSCAPE ARCHITECTS

香 港 園 境 師 學 會

### **Congratulatory Message for HKAPMC's Yearbook 2015**

On behalf of The Hong Kong Institute of Landscape Architects, I wish to extend my warmest congratulations to The Hong Kong Association of Property Management Companies (The HKAPMC) on its silver anniversary.

In the last quarter century, The HKAPMC has been dedicated to maintain and manage the built environment of Hong Kong and also promoting the interest, rights, and privileges of its members. I am confident that The HKAPMC will continue to make remarkable contributions to the betterment of our community.

On the jubilant occasion of its 25<sup>th</sup> anniversary, may I take this opportunity to sincerely wish The HKAPMC and its members even greater success in the years to come.

**Tak WONG**

**President**

**The Hong Kong Institute of Landscape Architects**

**12 September 2015**

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謝順禮先生  
Mr Calvin Tse

香港物業管理公司協會二十五週年會慶

專才匯聚  
興業惠群

香港地產代理商總會  
主席 謝順禮 敬賀

匯聚眾賢達 跨越廿五載  
把握各機遇 步向專業化



2015年是香港物業管理公司協會成立25周年銀禧之喜，能為香港服務整整四分一個世紀，實有賴多年來社會各界賢達及同業的協同。現時協會旗下的會員公司為全港超過百分之七十的各類型物業項目提供優質服務，包括住宅、工商物業、停車場、私人及政府設施等等，憑著各會員歷年來的努力，使物業管理發展更趨專業化，在社會上亦得到各界的認同，實在令人欣喜。過去一年，協會秉承一貫熱心社會事務的宗旨，透過不同的途徑向政府表達業界意見，又與不同政府部門及機構定期協辦活動，組織及參與互訪交流等等，充分發揮協會為業界爭取權益及提升業界專業水平的兩大功能。

關心社會事務 捍衛業界權益  
政改諮詢

特區政府年初就《二零一七年行政長官普選辦法》進行第二輪政改諮詢，協會積極提出務實的意見，透過信函向政府表達業界訴求，努力爭取在提名委員會的四大界別中增設物業管理界別，以切合現時物業管理從業員佔全港就業人數超過十分之一的實際情況，使所組成的委員會更具廣泛代表性。



《建築物管理條例》諮詢

另政府亦就《建築物管理條例》(第344章)進行檢討及諮詢，有見及此，協會特於1月7日舉辦大型研討會廣聽旗下會員意見。是次研討會有幸邀得民政事務總署助理署長郭偉勳太平紳士及鍾沛林律師，分別為大家講解諮詢內容及從法律角度分析相關修訂對業界的影響。當日出席的業界從業員逾百名，席間各人積極發表意見及提問，反應踴躍，協會收集了



業界的意見及對相關議題的疑問，經滙總後已致函民政事務署，望能予以考慮及作出修訂。



### 《物業管理服務條例》草案

協會曾於去年年中就《物業管理服務條例》草案，以推動物管行業專業化為前提，對發牌制度發表了觀點立場，其後又聯同數個專業團體不斷作出後續跟進，今年內與政府相關部門及團體定期舉行會議，就發牌制度的具體細節作出討論，以保障業界權益。



### 標準工時議案

近年，一項項民生政策不斷出爐，當中包括引起社會廣泛討論的標準工時議案。協會認同僱主需顧及員工的心理健康，讓他們在工作及生活間取得良好平衡，惟對標準工時規管訂立在每月工資\$15,000或以下的僱員及每週工作44小時等細節有所保留，恐防方案推出後，令現時保安人手緊張的問題雪上加霜，導致市場須以更高工資吸引求職者加入保安行業，更會將相關成本以調高管理費的形式轉嫁於市民身上。就此，協會向旗下會員進行了問卷調查，並將調查結果函報標準工時委員會主席梁智鴻先生及勞工及福利局局長張建宗先生，冀望能邀請當局有關人員會面，讓各界一起就此議題作出更深入探討。

### 迎接各項挑戰

今年，對物業管理行業而言，發生了幾件矚目的事件，讓業界面對前所未有的挑戰，當中包括：

- 5月份，數名物業管理前線人員被一名懷疑有暴力傾向的精神病患者襲擊，其中一名經理傷勢十分嚴重，協會對事件表示震驚及高度關注，本人於事後偕同副會長前往醫院探望傷者，並代表協會向傷者及其家人致以最深切的慰問。鑑於事件引發各方關注前線人員當值時的自身安全問題，協會遂於6月13日聯同心理急救學會有限公司、英國特許房屋經理學會亞太分會、香港房屋經理學會、房屋經理註冊管理局及香港城市大學協辦以「物業管理者與有暴力傾向精神病人」為題的研討會，邀請精神科醫生和專業律師就相關議題作出解說，希望能提高行內從業員對精神病患者的警覺性，及加深他們對自身權益的了解。



大學協辦以「物業管理者與有暴力傾向精神病人」為題的研討會，邀請精神科醫生和專業律師就相關議題作出解說，希望能提高行內從業員對精神病患者的警覺性，及加深他們對自身權益的了解。



- 另外，年中發生的維修工程圍標事件，引起社會廣泛關注，極少部分的害群之馬為個人利益罔顧專業，令業界形象受損。協會就此於7月16日發表新聞稿，譴責圍標之不良行為有違香港自由市場的正常運作，更破壞業界的誠信營商環境，嚴重影響投標的公正性和嚴肅性，損害市民利益。藉此表明立場，重樹行業專業形象。
- 7月初發生的鉛水事件，惹起全城爭議，協會一向以市民福祉為依歸，對事件非常關注，特於7月17日發放新聞稿，闡述物業管理公司的角色，同時亦建議政府加強對持牌水喉匠及物料項目的監管，優化「大廈優質食水認可計劃」，將含鉛量或其他重金屬含量納入檢測項目，以釋除市民的疑慮。



### 舉辦各類活動 提升專業水平 資歷架構

物業管理業「過往資歷認可」推廣禮暨行業諮詢委員會十周年酒會於3月11日舉行，是次活動旨在推廣及提升物管業的專業性，並鼓勵從業員精益求精，與時並進，協會亦積極參與，給予大力支持。

### 職業安全及健康

協會與職安局及勞工處攜手合辦「最佳職安健物業管理大獎」，頒獎典禮於3月19日順利舉行，藉此表揚在職業安全方面有卓越表現的同業，讓職業安全及健康意識滲入業內各階層。此外，我們亦於9月2日參與了「裝修維修職業安全高峰會」，致力減低工業意外，當日參與的團體除了來自物業管理界別之外，還有裝修及維修業界的從業員，參加者積極參與，攜手宣揚職安健文化。



### 保安

於5月28日舉行的「二零一四年度西九龍最佳保安服務選舉」，由協會聯同保安及護衛業管理委員會及西九龍總區防止罪案辦公室合辦，表揚有出色表現的保安從業員，並希望帶動整個行業進步。另亦於9月24日出席了「西九龍警衛先鋒計劃開展禮」，為計劃展開序幕，目前協會旗下已有24個成員參與是項計劃，與警方通力合作，以便更有效獲取最新犯案消息、手法及防範資訊，為社區安全發展出一分力。



## 會長報告 President's Report



### 環境衛生及保護

另一方面，協會於年內舉辦了多個與環境衛生或環保有關的研討會及講座，例如防蚊措施及相關條文的研討會。此外，協會亦聯同機電工程署及環境保護署舉辦有關環保電動車充電裝置的研討會，及與愛護動物協會合辦講座，教授從業員處理動物進入物業範圍的應變措施等等。



### 考察與交流

協會每年均透過外地考察，與其他地區的業界翹楚進行交流。今年1月，協會聯同數個專業團體組成「香港房地產專業服務聯盟」，前往四川成都考察，有幸得到中聯辦的引領，拜訪當地各有關政府部門及機構，包括四川省國土資源廳、四川省住房和城鄉建設廳、成都市城鄉房產管理局及成都物業管理協會，深入認識當地的土地買賣、法規及制度，亦對當地的物業管理現況及發展有了更深的了解。此行讓各人獲益良多，亦有助香港物業管理的發展，可謂成果甚豐，滿載而歸。



為促進大中華區物業管理行業的連繫，兩岸五地閩粵港澳台一年一度的交流會，繼去年於台北舉行後，今年將於11月4日於澳門舉辦，本人將聯同副會長及對外事務委員會代表出席，與其他地區的資深同業交流，探討兩岸五地物業管理最新發展。



此外，去年12月初，協會亦幸獲湖北省人大常委會副主任王玲女士率領「湖北省物業管理立法代表團」專程到訪。是次訪問讓我們有機會與內地同業精英互相分享兩地行業現況、工作經驗及意見，為兩地的管理人員搭建有效的交流平台，對兩地物業管理的發展奠下良好的基礎。



### 結語

協會辦事處已於4月20日喬遷至九龍灣德福大廈20樓的新會址，又加強了秘書處於行政服務上的資源。適逢今年是協會25周年銀禧紀念，新會址的啟用正好配合協會的發展，意味與大家一起邁向新紀元，以新景象迎接未來更多的挑戰。

日後，協會將繼往開來，以社會穩定和諧為宗旨，積極為政府提供專業的意見及支援，把握各種機遇，與各會友攜手向前，為市民締造和諧社區，為香港安定繁榮繼續作出貢獻。



本人擔任會長的兩年任期即將屆滿，謹此對各理事及會員的鼎力支持和鼓勵致以最衷心的謝意。最後，我祝願各會員的業務蒸蒸日上，物業管理行業欣欣向榮。

譚國榮  
會長

### **Celebrating 25th anniversary with elites Seizing opportunities to uplift professionalism**

Having served Hong Kong for a quarter century, the Hong Kong Association of Property Management Companies ("the Association") is celebrating its silver jubilee in 2015. Thanks to the staunch support from social elites and concerted effort of all fellow members over the past years, the Association has been gaining wide recognition for its commitment to elevating the status as well as enhancing professionalism of the industry. It also gives me great pride that our members now provide quality service for over 70% of residential units, various industrial and commercial buildings, car parks, and private and government facilities in Hong Kong. In the past year, the Association upheld its sturdy objectives and made earnest endeavors in reflecting opinions from the practitioners, supporting activities of the Government and other organizations, as well as, actively participating in various professional exchange, and thus, to protect the interests and foster professional development of the industry.

#### **Caring for the community, safeguarding the interests of the industry**

##### ***Political Reform***

Early this year, the HKSAR Government conducted the second round of public consultation on "Methods for Selecting the Chief Executive by Universal Suffrage in 2017". In order to align with the fact that the number of property management employees accounts for more than 10% of the total number of employed people in Hong Kong as well as to ensure the rights of the industry are protected, the Association conveyed its pragmatic views to the Government in early March 2015 and requested for a fair composition of the nominating committee for the 2017 Chief Executive election, in which the property management industry be given its own subsector.

##### ***Review on Building Management Ordinance (Cap.344)***

In response to the consultation paper on the Review of the Building Management Ordinance (Cap. 344) released by the HKSAR Government, the Association organized a symposium on 7 January 2015. It is our great honour to have had Mr Franco Kwok, JP, Assistant Director of Home Affairs, and Mr Chung Pui-lam, OBE, GBS, JP as our guest speakers to explain the details of the Review from the Government's perspective and analyze impacts of the Review to the industry. The symposium was attended by over 100 professionals, all of whom vigorously expressed their points of view on this issue. The Association had consolidated the opinions generated from the discussion and made submission to the Home Affairs Department.

##### ***Property Management Services Bill***

Having expressed our stance on the licensing system addressed in the Property Management Services Bill on the industry's behalf last year, the Association, with the support of several allied professional organizations, has made strenuous efforts to ensure the interests of the industry are defended through engaging in regular meetings and discussions with relevant government departments and parties. All these efforts stem from our objectives of promoting professionalism to our industry and all our practitioners.



### **Standard Working Hours**

While there have been a number of social policies introduced by the Government in recent years, the legislation of the standard working hours is undoubtedly one of the most controversial issues in the society. The Association recognizes the importance of work-life balance for employees, yet we still have concerns over the regulation in terms of applying to employees earning \$15,000 per month or below, and with a standard working-hours level of 44 per week. Such proposal will no doubt elevate the shortage of security staff in the industry, and eventually cause the owners to bear additional recruitment costs in the management fee. In this context, the Association conducted a survey among its members. A submission letter, along with the survey results, were sent to Dr Hon Leong Che-hung, GBM, GBS, JP, Chairperson of the Standard Working Hours Committee, and Mr Matthew Cheung Kin-chung, GBS, JP, Secretary for Labour and Welfare respectively, voicing out our grave concern and seeking clarifications.

### **Numerous Challenges**

The past year has been a challenging year for the property management industry indeed. Apart from the above-mentioned regulatory issues, there have also been a number of incidents that aroused much of our attention.

- In May, a violent incident was reported, in which a Property Manager of our member company was severely injured by an attacker with mental sickness. On behalf of the Association, I went to the hospital in the company of the Vice President to convey our deepest sympathies to the injured Manager and her family. In view of growing concerns over practitioners' own safety at work, the Association organized a seminar named "Nuisance and Building Management" on 13 June, in collaboration with the Institute of Psychological First Aid Limited, the Chartered Institute of Housing Asian Pacific Branch (CIHAPB), the Hong Kong Institute of Housing (HKIH), the Housing Managers Registration Board (HMRB), and the City University of Hong Kong. Specialist in Psychiatry and experienced lawyer were invited to give a detailed presentation from their professional perspectives, so as to enhance awareness and skills of practitioners towards psychotics in the course of their employment.
- The bid rigging scandal in repair and maintenance works unfolded in the middle of the year aroused stiff criticism in the society as well as brought damage to the image of the property management industry. In order to rebuild the confidence of the public, the Association issued a press release on 16 July to declare its stance against this malpractice. In the release, we strongly condemned such misbehavior, and pointed out that it not only violated the rules and regulations of tendering, but also jeopardized the integrity and interests of Hong Kong. We called on the pledge of other associates to uphold professionalism and work together to restore reputation of the industry.
- In the wake of lead-in-water crisis, the Association published a press release on 17 July to show its close attention on this controversial issue. Apart from explicating the role of property management companies, the Association also made constructive suggestions on reinforcement in monitoring of licensed plumber and materials used as well as inclusion of lead or other heavy metals in the testing items of "Quality Water Supply Schemes for Buildings", in the hope of alleviating the concerns from the general public.

### **Organizing various activities, enhancing the professionalism**

#### ***Qualifications Framework***

The Association offered full support to the Recognition of Prior Learning (RPL) Promotion Day cum Celebration for the 10th Anniversary of the Property Management Industry Training Advisory Committee, which was held on 11 March with the aims of promoting and elevating the competence of the property management industry, as well as encouraging the practitioners to strive for excellence.

#### ***Occupational Safety and Health***

"The Best Property Safety Management Award", jointly hosted by the Association together with the Occupational Safety and Health Council and the Labour Department on 19 March, is established to advocate occupational safety and health to all levels of staff in the industry by rewarding practitioners with outstanding performance. On 2 September, the Association also attended the Occupation Safety of Renovation and Maintenance Works Summit, where practitioners of property management, renovation and maintenance industries participated actively to minimize accidental rate in each trade.

#### ***Security***

Joining hands with the Security and Guarding Services Industry Authority and the Kowloon West Regional Crime Prevention Office of the Hong Kong Police Force, the Association co-organized the "2014 Kowloon West Best Security Services Awards" on 28 May to reward competent security staff and to foster continuous sense of best services in the industry. On 24 September, we also attended the "Regional VanGUARD" Kick-off Ceremony for giving support to the scheme which was initiated by the Kowloon West Region Police too. 24 member companies of the Association have joined the scheme to obtain up-to-date crime-related information and preventive measures so as to contribute their parts for building a safe community.

#### ***Seminars***

In addition to above, various seminars and forums in areas of environmental hygiene and protection were organized by the Association throughout the last year, for instance, the seminar on mosquito control and related ordinance. The Association also co-operated with the Environmental Protection Department and the Electrical and Mechanical Services Department to organize a seminar on promoting electric vehicle for use in Hong Kong, and a lecture on measures to tackle animals entering building areas with the Society for the Prevention of Cruelty to Animals respectively.

#### ***Exchange with practitioners in Greater China Region***

The Association has been dedicated to facilitating professional exchange among property management companies in Hong Kong, Mainland China and Taiwan since its establishment. In January this year, a delegation composed of 20 elites from the Association and several professional institutes paid a visit to Chengdu, Sichuan. Thanks to the kind arrangement of the Liaison Office of Central People's Government in HKSAR, we are much honoured to have shared experience with officials from different government departments including the Land and Resources Department of Sichuan Province, the Department of Housing and Urban-

Rural Development of Sichuan Province, the Urban-Rural Housing Management Bureau of Chengdu, and the Chengdu Property Management Association. The delegates were able to cultivate an in-depth insight into the land sale and purchase, rules and regulations as well as the latest development of the property management industry in the Province. It was a successful visit with fruitful outcomes, which is also beneficial to the development of property management in Hong Kong.

To further strengthen the bonds and to facilitate communication with the property management industry in the Greater China Region, the annual "Fujian, Guangdong, Hong Kong, Macau and Taiwan Two Coasts and Five Regions Property Management Industry Forum" will be held in Macau this year and is tentatively scheduled to be held on 4 November. I am much honoured to be invited to the event where I will be able to meet with elites from two coasts and five regions to explore future property management trends in different regions, in the company of the Vice Presidents and members of the External Affairs Committee of the Association.

We are also very delighted to have welcomed a delegation of the Standing Committee of the People's Congress of Hubei Province led by its Vice President Ms Wang Ling to our office in early December last year. During the visit, we conducted constructive exchange with the delegates in aspects of the current regulations, experience and trends of the industry. The visit has successfully established an effective communication platform between Hong Kong and Hubei Province, which helps to boost the development of the property management industry in these two regions.

### **Conclusion**

The Association has moved to its new office at 20th floor of Telford House in Kowloon Bay since 20 April, with the strengthening of resources in the Secretariat. The relocation fits perfectly with the silver jubilee of the Association. The new office marks the start of a new era for the Association and shall give us firm support to welcome new tasks and development in the years to come. Upholding its objectives steadfastly, the Association will continue to stride forward and make relentless contribution to the development of the property management industry and the prosperity of Hong Kong.

My two-year term of office as the President of the Association will end very soon. Taking this opportunity, I would like to express my sincerest gratitude to all council members for their unreserved support and trust during my tenure. Most wholeheartedly, I wish the new President and our members every success in the future.

Ivan Tam  
The President

## 活動委員會報告 Activities Committee Report

### 二零一五年度足球比賽

#### Annual Football Challenge Tournament 2015

本會二零一五年度足球比賽的初賽及決賽分別於五月九日及十六日假摩士公園硬地足球場舉行。今年共有二十一支隊伍參加，經過初賽及決賽共三十三場的激烈賽事，結果如下：

The preliminary and final matches of the Annual Football Challenge Tournament 2015 were held on 9 and 16 May respectively at the Morse Park Hard-Surface Soccer Pitches. There were 21 member companies participated this year. After 33 exciting matches, results are as follows:

#### 金杯賽 (Cup):

冠軍 Champion	康業服務有限公司 Hong Yip Service Company Limited
亞軍 1st Runner-up	創毅物業服務顧問有限公司 Creative Property Services Consultants Limited
季軍 2nd Runner-up	中國海外物業服務有限公司 China Overseas Property Services Limited
殿軍 3rd Runner-up	港基物業管理有限公司 Citybase Property Management Limited

#### 銀杯賽 (Plate):

冠軍 Champion	富城物業管理有限公司 Urban Property Management Limited
亞軍 1st Runner-up	嘉里物業管理服務有限公司 Kerry Property Management Services Limited
季軍 2nd Runner-up	香港鐵路有限公司 MTR Corporation Limited
殿軍 3rd Runner-up	偉邦物業管理有限公司 Well Born Real Estate Management Limited

#### 神射手 (Best Scorer):

張恩亮 Cheung Yan Leong	創毅物業服務顧問有限公司 Creative Property Services Consultants Limited
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#### 邀請賽 (Invitation Cup):

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



## 活動委員會報告 Activities Committee Report



前排：譚國榮先生 – 右三(會長)、陳志球博士, BBS, 太平紳士 – 左三(教育及培訓委員會主席)、沈錫勝先生 – 右二(義務秘書)、余家然先生 – 左二(對外事務委員會主席)、余耀宗先生 – 右一(理事)及張晶揚先生 – 左一(理事)主持開球禮。

First Row: Mr. Ivan Tam – 3rd from Right (President), Dr. Johnnie Chan, BBS, JP – 3rd from Left (Chairman of Education and Training Committee), Mr. Simon Sham – 2nd from Right (Honorary Secretary), Mr. Sammy Yu – 2nd from Left (Chairman of External Affairs Committee), Mr. Herman Yu – 1st from Right (Council Member) and Mr. Teddy Cheung – 1st from Left (Council Member) officiated at the opening ceremony.



神射手得主：張恩亮 – 創毅物業服務顧問有限公司

Best Scorer: Cheung Yan Leong –  
Creative Property Services Consultants  
Limited



香港物業管理公司協會金杯冠軍：  
康業服務有限公司

The Champion of HKAPMC Cup:  
Hong Yip Service Company Limited



香港物業管理公司協會銀杯冠軍：  
富城物業管理有限公司

The Champion of HKAPMC Plate:  
Urban Property Management Limited



邀請賽冠軍：  
香港消防處

The Champion of Invitation Cup:  
Hong Kong Fire Services Department

活動委員會  
主席 關志華

Kwan Chi Wah  
Chairman  
Activities Committee

## 紀律委員會報告 Disciplinary Committee Report

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

協會乃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，故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 standardized policy and procedure for investigating, evaluating and acting upon complaints alleging unethical conduct by the member companies to ensure good practices of all members and the proper operations of the industry. The success of the Association relies on every member's efforts to abide the Code of Conduct and deliver professional and quality services.

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 crucial 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



# 教育及培訓委員會報告 Education and Training Committee Report

## 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。

立法會在2014年5月7日就「物業管理服務條例草案」展開立法程序二讀後，於2015年6月11日成立法案委員會進行詳細審議草案；期間協會與多個友好專業團體、行業協會、大學／院校及相關持份者舉辦多場研討會及會議，收集公眾對條例草案的意見。

為配合政府推行未來十年「長遠房屋策略」及「物業管理服務條例草案」立法，協會聯同英國特許房屋經理學會、香港房屋經理學會及房屋經理註冊管理局委託香港大學城市研究及城市規劃中心，就未來行業發展及專業房屋管理人力需求進行研究及作出長遠規劃建議。

委員會繼續與香港城市大學專業進修學院合辦「物業管理專業文憑課程」；2015年度共接獲180份申請報讀有關之文憑課程，其中122名合資格申請人被取錄。

學員在報讀PDPM課程時同時向英國特許房屋經理學會(CIH)申請成為學生會員的人士，在完成PDPM課程及達至有關實務經驗的要求後，可以申請成為CIH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、職業訓練局等工作，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(截至2015年8月20日)，經已有9,879人考獲有關証書並具備資格成為香港消防處「救心先鋒」計劃成員，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。

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2015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、民政事務局、消防處、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、廉政公署、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.

Following Commencement of Second Reading Debate of the Bill on 7 May 2014 and the establishment of Bills Committee on Property Management Services Bill on 11 June 2015, we have organized a number of forums and meetings with the related professional bodies, trade associations, universities and other stakeholders concerned in order to gauge views and feedbacks on the subject Bill.

We have also commissioned the Centre of Urban Studies and Urban Planning of The University of Hong Kong to conduct a research project in collaboration with the Chartered Institute of Housing, The Hong Kong Institute of Housing and Housing Managers Registration Board. The main objective of the survey is to investigate the manpower requirements in the property management industry with particular reference to the housing management professionals and practitioners required in the next ten years to cope with implementation of the Government Long Term Housing Strategy and enactment of the Property Management Services Bill. The data and related statistics obtained for analysis are crucial to the future development of property management profession and industry.

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

180 applications were received in the 2015 academic year and 122 eligible candidates successfully enrolled in the current year.

PDPM graduates who have registered as CIH student members at the commencement of the programme would be eligible to apply for member certificate upon successful completion of Practical Experience Requirements (PER).

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 housing services sector.



## 教育及培訓委員會報告 Education and Training Committee Report

The Committee has worked closely with Government Fire Services Department (FSD) and Auxiliary Medical Service to organize Cardiac Pulmonary Resuscitation (CPR) and use of Automated External Defibrillator (AED) training courses for frontline building staff. Currently (as at 20 August 2015), 9,879 trained persons are now qualified under FSD's "Heart Savers" scheme to operate defibrillators which have been widely installed in major shopping centres, housing estates and properties managed by member companies.

To recognize the important role played by building security personnel, the Committee launched the Best Security Services Awards in 2015, 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, Home Affairs 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 cordial working relationships with the government officials and policy makers with a view to achieving our common goal of enhancing and sustaining the quality of living and working environment 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

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

香港物業管理公司協會深明同業必須與時並進，對本港及海外各地的物業管理事業有遠矚之見，才能提升物業管理專業水平，以拓展協會及委員業務，而這正是對外事務委員會的成立目的。在過去一年，我們致力促進本港、內地及海外專業團體的聯繫，並獲得各委員的熱心支持和參與，在此作出衷心感謝。

2015年1月，本會聯同香港房地產專業服務聯盟赴四川與各專業部門作了深入的經驗交流，成果甚豐。我們與四川省住房和城鄉建設廳官員探討了香港企業在內地投資物業管理業務所需的條件，以及香港的物業管理從業員到成都發展所需的專業資格。此外，成都市城鄉房產管理局和成都市規劃管理局亦分享了成都房地產、物業管理和城市規劃的實況。此行除了讓會員對內地房地產發展情況有更深入的了解外，更增進了中港物業管理團體的合作關係，以加強行業的競爭力。

展望未來，我們會繼續努力與內地海外專業團體加強溝通，盼可促成更多合作項目，以進一步提升專業及拓展網絡，為行業會員造就更多機會和優勢。

對外事務委員會  
主席 余家然

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

The Hong Kong Association of Property Management Companies understands that in order to enhance the quality of property management services, the industry must strive hard to make greater progress to take a view of future trends of property management business in Hong Kong and overseas, which is the mission of the External Affairs Committee. In the past year, we committed to promoting closer collaborations between Hong Kong, mainland and overseas professional organizations. We would like to express our gratitude to the members' enthusiastic participation and support.

In January 2015, we organised a visitation programme with Professional Property Services Alliance in Sichuan for exchanging experience and good practices. Sichuan Housing and Urban-rural Department (四川省住房和城鄉建設廳) discussed with us about the conditions and requirements for Hong Kong enterprises to develop their investment of property management in mainland, as well as the necessary qualifications required for Hong Kong property management practitioners to work in Chengdu. In addition, Chengdu Urban-rural Housing Authority (成都市城鄉房產管理局) and Chengdu Planning Authority (成都市規劃管理局) also shared the Chengdu real estate, property management and urban planning environment. Aside from having deeper understanding the development of mainland real estate business, this programme certainly brings advancement for members to promote cooperation with professionals of mainland and strengthen the competitiveness of the industry.

Looking ahead, we will contribute to foster the exchange of knowledge and to share the best practices among the professionals of mainland and overseas in favour of expanding the professional network and exploring more business opportunities for our members.

Sammy Yu  
Chairman  
External Affairs Committee

## 會籍事務委員會報告 Membership Committee Report

### 會籍事務委員會的報告如下：

- (一) 現時協會共有 89 個會員及 3 個附屬會員。誠明物業管理有限公司及鵬里永得利廣場管理有限公司分別於本年七月及十月被接納為協會新會員，而九源物業顧問有限公司申請由附屬會員進升為會員並於四月會議中通過其申請。
- (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) We have at present 89 Full Members and 3 Associate Members. Senmax Property Management Limited and Pamfleet Ever Gain Plaza Management Ltd were accepted as Full Member in July 2015 and Oct 2015 respectively. Unimax Property Consultancy Limited was upgraded from Associate Membership to Full Membership in April 2015.
- (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



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

一如往年一樣，本人作為專業實務委員會的主席，曾先後代表協會出席及參予不同機構的工作會議，並不時向相關團體反影有關物業管理行業的意見，以保障業界利益。過去一年的工作包括：

- 出席環境保護署「廢物分流工作小組」會議，討論有關「廢物處置(指定廢物處置設施)規例」，特別是新界東北堆填區的最新安排
- 就有關「物業管理服務條例草案」，先後會見該條例草案委員會主席及多名委員，以反影本業界的專業資格要求
- 出席勞工處「建造業安全獎勵計劃工作小組」會議，並參予安排實地評審及總結入圍團隊
- 出席消防處定期聯絡會議
- 參予建造業議會「升降機槽工作的工作安全小組」，並協助出席業界研討會，作為演講嘉賓。同時協助該小組制定新一份的地盤升降機安全手則。
- 繼續作為僱員再培訓局技術顧問，並出席有關物業管理及保安服務課程評核會議及對培訓機構作出實地檢討。

本人亦因代表其他學會關係，出席機電工程署的升降機及自動梯安全諮詢委員會會議，席間有多項與本行業相關的議題，包括負責人的責任等等，本人已適時向理事會反映，並及後向各會員報告。相關的議題包括，升降機的平均維修價格已上載於機電署網頁有關負責人天地。

利用不同的渠道代業界反影意見之餘，本人亦不時向會員回饋有關資訊。各會員可從協會舉辦的午餐研討會，電郵聯繫及會訊內獲得有關訊息。一如以往，本人將持續不斷地向不同團體反影協會及物業管理行業的意見，以便提升本協會及行業在社會的專業形象。

專業實務委員會  
主席 楊文佳

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

As usual, being the Chairman of Professional Practice Committee, I have represented the Association to attend various working meeting organized by different public organizations and have offered views related to the property management profession.

- Attended the Environmental Protection Department “廢物分流工作小組” meeting in connection with the “Waste Disposal (Designated Waste Disposal Facility) Regulation”, in particular the update of Tseung Kwan O landfill site.
- In respect of the Proposed Property Management Services Bill, meeting had been arranged with the Panel Chairman and several Panel Members of this Bill in order to reflect our views of the professional qualification of practitioner.
- Joined the Labour Department “建造業安全獎勵計劃 Working Group” and had also arranged members to participate on-site assessment.
- Attended the Fire Service Department Liaison Meeting.
- Joined the Construction Industry Council “Task Group on Safety of Lift Shaft Works” and had been acting as guest speaker for lift safety seminar. In the meantime, the Task Group is working on a new publication on builder’s lift safety.
- Continuously being Employees Retraining Board’s Technical Advisor and had attended meeting and site visit on assessment of property management and security services courses.

I have also taken the opportunity, while representing other professional institute in the Lift and Escalator Safety Advisory Committee of the EMSD, to convey useful information in respect of Responsible Person under the new Ordinance to the Council and thereafter to all members. Useful information including average maintenance cost of lift has been unloaded to the EMSD website at the Responsible Person Corner.

Whilst participate the above representations, views and opinions from the perspective of our Association have been conveyed to respective organizations. Members have been regularly updated through the arrangement of luncheon talks, email circulation and copy of written comments as published in the Association’s Newsletter. As usual, the Professional Practice Committee will continuously offer professional advice to related organizations so as to uphold and enhance the professional image of the Association as well as the property management industry.

Yeung Man Kai, Gary  
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。

2015 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作模式推行的物業管理業「過往資歷認可」機制。(2) 支持及積極參與香港警務處舉辦之各項最佳保安服務選舉及由西九龍總區統籌之「警衛先鋒 Project VanGuard」計劃。(3) 各類環保推廣活動，例如：室內溫度節能約章等。

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再度攜手合辦「最佳職安健物業管理大獎 2014」。比賽獲業界踴躍支持，參賽者由 2013 年的 120 名增至 148 名，而頒獎典禮亦於 2015 年 3 月 19 日完滿舉行。

本協會亦就有關物業管理及一些具爭議性課題上發表意見，當中包括標準工時、物業管理服務條例草案，物業管理條例之建議修訂及如何遏止工程中之圍標情況等。

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 2015, 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) Support to the various Best Security Service Award organized by the Hong Kong Police Force and actively participate in the crime prevention initiative "Project VanGuard" led by Police West Kowloon Regional Crime Prevention Office. (3) Various environmental campaigns e.g Energy Saving Charter, etc.

With a view to promoting the importance of Occupational Safety and Health in the Property Management industry, the Association has again joined hands with Occupational Safety & Health Council and Labour Department to organize competition for "Best Occupational Safety and Health Property Management Award 2014". The competition was very well received with over 148 entries and the award ceremony was successfully held on 19 March 2015.

The Association also offered views on related property management issues and other controversial issues including Standard Working Hours, Property Management Services Bill, proposed amendment to Building Management Ordinance and prevention of corruption in renovation procurement process etc.

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



## 出版事務委員會報告 Publication Committee Report

本人忝為出版事務委員會主席，一直希望能透過會訊，使會員得以掌握有關協會及物業管理行業有關的資訊，更希望藉著會訊，能加強協會與會員間的溝通。

為使會員對政府實施的物業管理相關法例有更深認識，會訊會以專題報導介紹相關法例。2015年5月號曾以《建築物管理條例》公眾諮詢修訂作為報導專題，詳細介紹法例修訂內容，以及相關修訂對物業管理行業的影響。

為配合本會與會員及社會各界的聯繫，加強公眾對本會的認識及提升本會形象，出版委員會不時更新網頁內容，於網站上載最新資訊。歡迎會員及公眾人士登入本會網站 [www.hkapmc.org.hk](http://www.hkapmc.org.hk) 瀏覽。此外，亦歡迎透過協會電郵地址 [office@hkapmc.org.hk](mailto:office@hkapmc.org.hk)，表達對物業管理的觀點及意見。

出版事務委員會  
主席 孫國林  
BBS, MH, JP

## 出版事務委員會報告 Publication Committee Report

As the chairman of the Publication Committee, we are trying to make use of the Newsletter to disseminate property management issues like newly launched Ordinances and industry activities relating to property management field so as to enhance the communications between the Association and its members.

To keep members abreast of the government policies of property management, we will select some related issues as our theme topic. In the newsletter of May 2015, the theme topic was “Building Management Ordinance” consultation. We elaborated the consultation content and discussed its impacts on 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](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, BBS, MH, JP  
Chairman  
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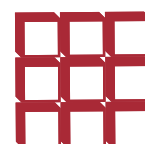


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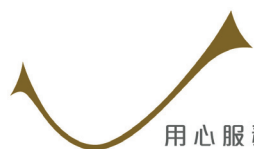
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# 恒基《菁英年》開展 啟迪青年翱翔千里

恒基兆業地產集團主題年《菁英年》二零一五年三月十九日於唯港薈 (Hotel ICON) 正式開展，香港特別行政區政府行政會議召集人林煥光 GBS, JP 親為主禮，全國人大代表、立法會議員、學界商界賢達、屋苑業戶、合作夥伴及恒基領導層及員工蒞場支持，氣氛熱烈。



恒基執行董事孫國林太平紳士希望藉《菁英年》一系列活動，喚起社會大眾關注青少年之身心發展，啟發青年奮發上進，使之成為社會發展之正能量。

《菁英年》開展別出心裁，於眾人齊唱《菁英年》主題曲「菁英翱翔」歌聲及手機訊息互動中揭開序幕，孫國林與林煥光、全國人大代表梁劉柔芬、立法會議員梁美芬、吳亮星、李慧琼等眾嘉賓於清談環節就當前青年問題抒發己見，並期盼青年積極求進，永不言棄。傳播界名人車淑梅及麥潤壽義務擔任嘉賓主持，香港花式跳繩會成員表演花式跳繩表演，當日並頒發恒基屋苑子弟育才獎學金及嘉許恒基菁英義工。

《菁英年》活動獲恒基李家傑副主席創辦之百仁基金、愛佑(香港)慈善基金及家園基金全力襄助，將推出一系列與青年發展有關之項目，而恒愛慈善基金亦將與香港理工大學合辦「生命學長計劃」推動長幼共融。



左起：立法會議員吳亮星、立法會議員梁美芬、恒基兆業地產集團執行董事孫國林、主禮嘉賓香港行政會議召集人林煥光、全國人大代表梁劉柔芬、洲立集團行政總裁黎筱嫻一起主持2015《菁英年》啟動儀式。



傳播界名人車淑梅(右一)、麥潤壽(左一)，與主禮嘉賓孫國林(右二)、林煥光(右二)，一起暢談青年問題。



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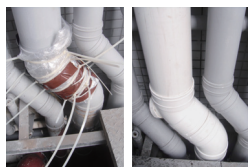


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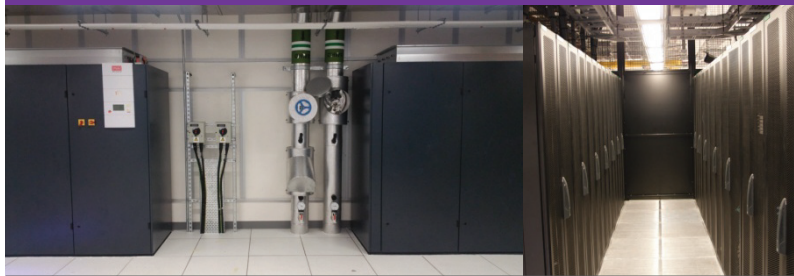
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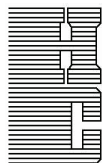
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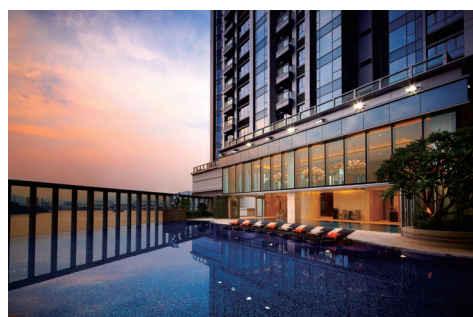
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