



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

2016

年報 Year Book

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**SUNBASE** 新恆基

國際物業管理有限公司  
INTERNATIONAL PROPERTIES MANAGEMENT LTD

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**維修保養** **YS**  
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**保安服務**  
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**財務管理**  
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**SUNBASE** 新恆基 國際物業管理有限公司  
INTERNATIONAL PROPERTIES MANAGEMENT LTD



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香港物業管理公司協會有限公司於一九九零年一月成立，籌組成員包括本港各大物業管理公司、英國特許屋宇經理學會香港分會(現稱為英國特許房屋經理學會亞太分會)、香港房屋經理學會、香港測量師學會及英國皇家特許測量師學會(香港分會)。

## 本會的宗旨及目標如下：

- 建立及改善物業及多層大廈管理之專業水平；
- 向香港政府及有關團體組織提供物業管理方法之專業意見；
- 制定及監管會員之專業守則以保障公眾人士之權益；
- 鼓勵專業管理公司之間相互合作、提高及增進服務水平；
- 向會員及有意從事物業管理之人士提供專業訓練；及
- 代表各會員參與政府及其他相關團體在物業管理方面之諮詢、討論及研究。

The Hong Kong Association of Property Management Companies Limited was formed in January 1990 by a group of leading property management companies in conjunction with the Chartered Institute of Housing Hong Kong Branch, (now retitled to Chartered Institute of Housing Asian Pacific Branch), the Hong Kong Institute of Housing, the Hong Kong Institute of Surveyors and the Royal Institution of Chartered Surveyors (Hong Kong Branch).

## **Principal aims and objectives of the Association are:**

- to establish, maintain and improve standards for the professional management of land property and multi-storey building;
- to provide an organization to represent and advise its members and to make recommendations to or be consulted by the government or other municipal or professional bodies on matters concerning property management;
- to safeguard public interest by effective supervision of members of the Association and implementation of code of professional conduct;
- to encourage professional management companies to associate for the purposes of cooperation, and to enhance and improve service standards;
- to provide education and training to its members and those who are interested in the profession; and
- to provide, for the benefit of its members, a representative negotiating body, in any discussion with the government or other bodies, relating to the interests, rights, powers and privileges of its members or other matters of common interest.

協會之公司會員包括本港著名物業管理公司，亦鼓勵其他規模較小之同業加入，促使整個物業管理行業共同推行專業管理服務，及遵守自我約束之守則，會員可通過協會向政府及有關團體表達意見及與政府保持經常之聯繫。

管理公司必須符合以下的基本條件，才可被考慮接納為協會會員：

一.公司名義 — 其中一名合伙人必須擁有五年以上之物業管理工作經驗。

有限公司名義 — 在香港有兩年以上之實際樓宇管理經驗。

二.該公司現正管理：

- 超過 1,000 個住宅單位；或
- 超過 30,000 平方米之工業單位；或
- 超過 10,000 平方米之商業單位。

若管理公司未能全部符合上述資格者，可申請成為附屬會員。

The Association's membership includes most of Hong Kong's leading property management companies, all of whom are committed to enhancing the standard of professional property management.

The Association actively encourages new membership and is keen to ensure that Hong Kong's smaller professional property management companies are fully represented and can benefit from the activities of the Association and its committees.

Members of the Association have the opportunity to lobby government and to express their views on issue of topical interest through discussion and consultation with relevant government representatives.

A firm or corporation is eligible for consideration as a full member if it can satisfy the following conditions:

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

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

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

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

## 一.活動委員會

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

## 二.紀律委員會

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

## 三.教育及培訓委員會

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

## 四.對外事務委員會

- 簽辦海外商務考察團、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

- 簽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.



## 會員 Full Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
匯秀企業有限公司 Broadway-Nassau Investments Ltd	3123 2020
家利物業管理有限公司 Cayley Property Management Ltd	2566 7911
其士富居物業管理有限公司 Chevalier Property Management Ltd	2758 8632
招商局物業管理(香港)有限公司 China Merchants Property Management (HK) Ltd	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
高信物業服務有限公司 Cogent Property Services Limited	2808 1088
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

## 會員 Full Members

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

電話  
Tel No.

創毅物業服務顧問有限公司  
Creative Property Services Consultants Ltd

2667 8638

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

信佳管理有限公司  
Good System Management Limited

2815 3165

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



## 會員 Full Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
佳定物業管理有限公司 Guardian Property Management Ltd	2512 1838
恒隆地產代理有限公司 Hang Lung Real Estate Agency Ltd	2879 0111
恒益物業管理有限公司 Hang Yick Properties Management Ltd	2545 5109
海港城管理有限公司 Harbour City Management Ltd	2118 8668
夏利文物業管理有限公司 Harriman Property Management Ltd	2118 2628
香港房屋協會 Hong Kong Housing Society	2839 7888
康樂園物業管理有限公司 Hong Lok Yuen Property Management Co Ltd	2656 5241
康業服務有限公司 Hong Yip Service Co Ltd	2828 0888
香港置地(物業管理)有限公司 Hongkong Land Group Ltd	2842 8428
合安管理有限公司 Hop On Management Co Ltd	2739 8811
合和物業管理有限公司 Hopewell Property Management Co Ltd	2528 4975
和記物業管理有限公司 Hutchison Property Management Co Ltd	2128 7500

## 會員 Full Members

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

電話  
Tel No.

油蔴地物業管理及代理有限公司  
HYFCO Estate Management & Agency Ltd

2394 4294

希慎物業管理有限公司  
Hysan Property Management Ltd

2972 7000

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



## 會員 Full Members

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

## 會員 Full Members

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

電話  
Tel No.

百利好地產管業有限公司  
Plotio Property & Management Co Ltd

2815 2323

保得物業管理有限公司  
Protech Property Management Ltd

2598 8990

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

2534 1688

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



## 會員 Full Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
新恆基國際物業管理有限公司 Sunbase International Properties Management Ltd	2865 1511
太古地產管理有限公司 Swire Properties Management Ltd	2844 3888
新昌管理服務有限公司 Synergis Management Services Ltd	2579 8313
太古城物業管理有限公司 Taikoo Shing (Management) Ltd	2535 2525
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



## 會員 Full Members

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

電話  
Tel No.

偉雅物業管理有限公司  
Wellart Property Management Ltd

2781 2208

興怡物業服務有限公司  
Wells Estate Services Ltd

2940 0233

永泰地產物業管理有限公司  
Wing Tai Properties Estate Management Ltd.

3658 1888

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

會長  
President



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

上屆會長  
Immediate Past President



譚國榮先生  
Mr Tam Kwok Wing, Ivan

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

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



楊文佳先生  
Mr Yeung Man Kai, Gary  
瑞安物業管理有限公司  
Shui On Properties Management Ltd

義務秘書  
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



譚國榮先生  
Mr Tam Kwok Wing, Ivan

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



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

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



黃英傑先生  
Mr Wong Ying Kit, Romulus

香港房屋協會  
Hong Kong Housing Society



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

康業服務有限公司  
Hong Yip Service Co Ltd



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



胡志平先生  
Mr Wu Chi Ping, Gordon

領匯管理有限公司  
Link Asset 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



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

## 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
2013 - 2015	其士富居物業管理有限公司 Chevalier Property Management Ltd	譚國榮先生 Mr Tam Kwok Wing, Ivan



主禮嘉賓  
Guest of Honour

張建宗, GBS, JP  
Mr Matthew Cheung Kin-chung, GBS, JP

香港物業管理公司協會二零一六年周年晚宴

專業服務  
利民安居

勞工及福利局局長張建宗





賀詞  
Congratulatory  
Messages





林鄭月娥女士, GBM, GBS, JP  
Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS, JP

香港物業管理公司協會二零一六年周年晚宴

廣聯業界  
共策遠圖

政務司司長林鄭月娥





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

香港物業管理公司協會二零一六年周年晚宴

嘉 謨 穩 策  
業 界 津 深

財政司司長曾俊華





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

香港物業管理公司協會二零一六年年報

# 鴻才卓識 管業利民

運輸及房屋局局長張炳良





黎棟國先生, GBS, IDSM, JP  
Mr Lai Tung-kwok, GBS, IDSM, JP

香港物業管理公司協會二零一六年周年晚宴

懋  
績  
常  
新

保安局局長黎棟國





陳茂波先生, GBS, MH, JP  
Mr Paul Chan, GBS, MH, JP

香港特別行政區政府  
發展局局長



SECRETARY FOR DEVELOPMENT  
Government of the Hong Kong Special  
Administrative Region

香港物業管理公司協會二零一六年周年晚宴

澤物業匡民範

發展局局長陳茂波





譚志源先生, GBS, JP  
Mr Raymond Tam, GBS, JP

香港物業管理公司協會二零一六年周年晚宴

專業日進  
宏籌益展

政制及內地事務局局長譚志源



# 賀詞 Congratulatory Messages



Mrs Betty Fung, JP  
馮程淑儀女士, JP

民政事務局常任秘書長  
香港添馬添美道二號  
政府總部西翼十二樓



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

## Message

On the joyous occasion of its 26th Anniversary, I am delighted to congratulate the Hong Kong Association of Property Management Companies on its remarkable achievements.

The Association has been the bedrock of the property sector over the years: its unremitting efforts in promoting quality property management and grooming professionals and practitioners for the industry should be highly commended. We are particularly grateful to the Association for its staunch support for the Government's efforts in raising professional standards of the industry, notably the successful enactment of the Property Management Services Ordinance in May 2016. With unceasing quest for excellence, I am confident that the Association will continue to lead the industry to scale new heights and make Hong Kong a better home for all.

May I wish the Association every success in its future endeavours!

A handwritten signature in black ink, appearing to read 'Betty Fung'.

Mrs Betty FUNG  
Permanent Secretary for Home Affairs



許曉暉女士, SBS, JP  
Ms Florence Hui, SBS, JP

香港物業管理公司協會二零一六年周年晚宴

# 管理臻善 協德同心

民政事務局副局長許曉暉





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:



我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.  
香港北角渣華道三三三號北角政府合署二十樓  
20/F, NORTH POINT GOVERNMENT OFFICES  
333 JAVA ROAD, NORTH POINT, HONG KONG

香港物業管理公司協會二零一六年周年晚宴

# 管業翹楚 齊展新章

地政總署署長甯漢豪



李建日先生, FSDSM, FSMSM  
Mr Li Kin Yat, FSDSM, FSMSM

香港物業管理公司協會二零一六年周年晚宴

匯賢協德  
興業利羣

消防處處長李建日





鄧炳光先生 JP  
Mr Tang Ping Kwong, JP

香港物業管理公司協會二零一六年周年晚宴

惠物  
社管  
利精  
民善

差餉物業估價署署長鄧炳光





梁冠基先生, JP  
Mr Leung Koon Kee, JP



建築署署長

Director of Architectural Services

香港物業管理公司協會二零一六年周年晚宴

績信昭基宏固

建築署署長梁冠基





許少偉先生, JP  
Mr Hui Siu Wai, JP

香港物業管理公司協會二零一六年周年晚宴

翹才協志  
宏展嘉猷

屋宇署署長許少偉





陳帆先生, JP  
Mr Frank Chan Fan, JP

香港物業管理公司協會二零一六周年晚宴誌慶

薈萃同業 管理智新  
協力齊心 服務惠民

機電工程署署長 陳帆



凌嘉勤先生, JP  
Mr K K Ling, JP

 規劃署  
PLANNING DEPARTMENT

香港物業管理公司協會二零一六周年晚宴誌慶

溥澤萬家  
樂為社群

規劃署署長凌嘉勤



張美珠女士, JP  
Ms Doris Cheung, JP

香港物業管理公司協會二零一六年周年晚宴

管業有道  
澤被社群

土地註冊處處長張美珠





鐘錦華先生  
Mr Daniel Chung, Daniel, JP

香港物業管理公司協會二零一六年周年晚宴

致新邁遠  
昌業安羣

路政署署長鐘錦華





應耀康先生, JP  
Mr Stanley Ying, JP

香港物業管理公司協會二零一六年年報

# 績著譽彰

運輸及房屋局常任秘書長（房屋）兼  
房屋署署長  
應耀康





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  
二十六周年晚宴誌慶

精英薈萃  
裕業利羣

房屋署副署長（屋邨管理）李國榮



HD600



余達松先生  
Mr Yu Tat Chung, Tommy

香港物業管理公司協會二十六周年年刊



繼往開來  
再創輝煌

香港警務處  
西九龍總區指揮官  
余達松助理警務處長



# 賀詞 Congratulatory Messages



袁民忠先生  
Mr Tommy Yuen



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.:

7 September 2016

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

On behalf of the management and all staff of the Government Property Agency, I would like to offer our most sincere congratulations on the 26<sup>th</sup> Anniversary of the establishment of The Hong Kong Association of Property Management Companies.

Over the years, the Association has spared no effort in promoting professionalism and high quality property management services in Hong Kong through continuous innovation, education and training. The Association has been, and will no doubt continue to be, an effective communication channel between the government and the property management sector.

( Tommy Yuen )  
Government Property Administrator



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

香港物業管理公司協會二零一六年廿六周年晚宴誌慶

宣揚誠信管理  
恪守專業道德

香港特別行政區

廉政專員白韞六





黃繼兒先生  
Mr Stephen Wong



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

專員用箋  
From the desk of the Commissioner

香港物業管理公司協會二十六週年誌慶

物管同業 同心同德  
私隱安全 安己安民

香港個人資料私隱專員 黃繼兒

二零一六年九月

香港灣仔皇后大道東248號陽光中心12樓  
12/F, Sunlight Tower, 248 Queen's Road East,  
Wanchai, Hong Kong

電話 Tel (852) 2877 7168  
傳真 Fax (852) 2877 7026  
電郵 Email skywong@pcpd.org.hk



譚贛蘭女士 , GBS, JP  
Ms Annie Tam, GBS, JP

香港物業管理公司協會二零一六年年報

竿頭日上  
懋績常新

勞工及福利局常任秘書長譚贛蘭





蘇慶和先生, JP  
Mr Victor So, JP



香港物業管理公司協會  
二零一六年廿六周年晚宴

# 卓 越 管 理 安 居 惠 民

市區重建局主席 蘇慶和敬賀



李文先生

香港物业管理公司协会「二十六周年晚会」誌慶

# 荟萃业界精英 促进香港繁荣

中央政府駐港聯絡辦社團聯絡部部長 李文



李魯先生

香港物业管理公司协会二零一六年周年晚宴

# 鴻猷不展

# 安居惠民

中央人民政府驻香港特别行政区联络办公室  
教育科技部部长 李鲁 教授

二零一六年九月十三日



曾鈺成先生, GBM, GBS, JP  
Mr Jasper Tsang, GBM, GBS, JP

香港物業管理公司協會廿六周年晚宴誌慶

聲斐廣廈  
績惠萬家

曾鈺成



敬賀



謝偉銓先生, BBS  
Mr Tony Tse, BBS

香港物業管理公司協會  
二零一六年廿六周年慶典

海納百川

有容為大

謝偉銓測量師  
敬賀



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

香港物業管理公司協會二零一六年  
廿六周年晚宴

團結同業  
安居惠民

職業訓練局主席  
陳鎮仁





黃鳳嫻女士  
Ms Gilly Wong

香港物業管理公司協會廿六周年誌慶

優質物管促安居  
專業發展惠社群

消費者委員會

總幹事黃鳳嫻



敬賀



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



職業安全健康局  
OCCUPATIONAL SAFETY & HEALTH COUNCIL

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.  
電話 Tel: (852) 2739 9377 傳真 Fax: (852) 2739 9779  
電郵 Email: oshc@oshc.org.hk 網址 Website: www.oshc.org.hk

香港物業管理公司協會二零一六年周年誌慶

推動職安  
廣益社群

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





陳修杰先生  
Mr Allan Chan

香港物業管理公司協會

嘉惠同業  
會務日隆

香港建造商會會長  
陳修杰工程師



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



Joint Mediation Helpline Office  
聯合調解專線辦事處

香港物業管理公司協會二零一六年年報

駿業崇隆 興業樂群  
功著康莊 物阜民安

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低座一樓LG102室  
Room LG102, L.G.1/F  
High Court Building  
38 Queensway  
Admiralty, Hong Kong  
Tel: + 852 2901 1224  
Fax: + 852 2891 2984  
Email: email@jointmediationhelpline.org.hk  
www.jointmediationhelpline.org.hk



鄺正煒先生, JP  
Mr Alkin Kwong, JP

香港物業管理公司協會廿六周年誌慶

行業翹楚互結連

會務蒸蒸邁向前

教育局物業管理行業培訓諮詢委員會主席

鄺正煒太平紳士



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



香港物業管理公司協會二零一六年周年誌慶

# 推動綠色管理文化 實踐持續發展理念

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

T : +852 2629 1818

香港科技園公司  
香港沙田科學園・科技大道西2號  
生物資訊中心8樓

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



彭炳鴻先生  
Mr Patrick Pang



香港物業管理公司協會二十六周年 誌慶

群策群力猷益彰  
範領同儕拓未來

資歷架構秘書處總經理彭炳鴻



謝順禮先生  
Mr Calvin Tse

香港物業管理公司協會廿六周年晚宴誌慶

興 群 力 共 策  
業 群 惠 群

香港地產代理商總會  
主席 謝順禮 敬賀



鄒滿海先生, GBS, SBS  
Mr Marco Wu, GBS, SBS



香港物業管理公司協會成立廿六周年

# 提升管理 樹立楷模

香港房屋協會主席

鄒滿海

敬賀



黃傑龍先生  
Mr Wong Kit Loong



香港物業管理公司協會成立廿六周年

# 提升管理

# 安居樂民

香港房屋協會

行政總裁兼執行總幹事

黃傑龍

敬賀

## 賀詞 Congratulatory Messages



鐘沛林律師  
Mr Chung Pui Lam, GBS, OBE, JP



鍾沛林

CHUNG PUI LAM G.B.S., O.B.E., J.P.

香港特區金紫荊星章  
英女皇官佐勳章  
太平紳士

電話 Tel: 2543 7808, 9029 1020

22<sup>nd</sup> September 2016

The Hong Kong Association of Property  
Management Companies

### Congratulatory Message

May I take the opportunity of congratulating on the Association upon her Anniversary and the contribution to the building management industry.

The Management industry shall face a new leaf upon the coming into effect of the Property Management Services Ordinance in this year end or the coming year. As one of the essential constituents of the industry in the provision of services, I verily believe the Association could take lead to ensure members of the Association adapt to the new regime for the benefit of the building owners and users in Hong Kong.

(CHUNG Pui Lam)



曹陽先生

## 深圳市物业管理行业协会

賀香港物業管理公司協會二十六周年誌慶

同心同德 二十六載

銳意進取 勇往創新

會長

曹陽

二〇一六年九月二十二日





謝思訓先生  
Mr Paul Tse



香港物業管理公司協會成立二十六周年誌慶

萬 家 安 居  
同 業 欣 榮



澳門物業管理業商會  
謝思訓會長敬賀  
二零一六年十一月



周爵先生



香港物業管理公司協會成立二十六周年誌慶

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建聚  
和同  
諧賢



澳門物業管理專業人員協會

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創會會長

敬賀

二零一六年十一月



崔銘文先生  
Mr Jackey Chui



香港物業管理公司協會成立二十六周年誌慶

共 誠 創 結 和 佳 繢 衷



澳門物業管理業商會  
崔銘文理事長敬賀  
二零一六年十一月



高敏瀞女士



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

香港物業管理公司協會二十六周年慶

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茂績揚輝

香港物業管理公司協會二零一六年周年晚宴



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

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香港物業管理公司協會二十六周年誌慶

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陳家龍博士  
Dr Raymond Chan



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Shelley W.W. Zhou

### Congratulatory Message

I am pleased to offer my warmest congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) at the occasion of its Annual Dinner 2016.

Since 1990, HKAPMC has played a pivotal role in establishing and enhancing standards for the professional management of land property and multi-story buildings. The Hong Kong Association of Energy Engineers is proud to be a long-term partner of HKAPMC.

On behalf of the Hong Kong Association of Energy Engineers, I wish the Annual Dinner tonight a success.

Dr. Raymond KL Chan  
President

# 賀詞 Congratulatory Messages



鄭錦華博士  
Dr Edmond Cheng



The Hong Kong Institute of Facility Management  
c/o Suite 2102 Connaught Commercial Building, 185 Wan Chai Road, Hong Kong Tel: 852 2537 0456 Fax: 852 2537 4426 http://www.hkifm.org.hk

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Mr Daniel LAM, BBS, JP  
Mr Philip Lam, BBS, JP  
Mr Philip LO  
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Ms Celine TAM (11-12)  
Mr Edward LEE (12-13)

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Dr Joanne LAI  
Young Member -  
Mr Simon CHEUNG

## Congratulatory Message For the 26<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 on the occasion of its 26<sup>th</sup> Anniversary.

Taking this opportunity, I would also like to extend our sincere appreciation to HKAPMC for its contributions and achievements in promoting professional standards of property management companies in Hong Kong over the years, and wish HKAPMC continual success in the future.

Dr Edmond CHENG Kam Wah  
President  
The Hong Kong Institute of Facility Management

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張穎嫻小姐  
Ms Ivy Cheung



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

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

The Hong Kong Institute of Certified Public Accountants would like to congratulate the Hong Kong Association of Property Management Companies upon its 2016 annual dinner.

After more than a quarter century of commitment to and stewardship of Hong Kong's property management industry, the HKAPMC has certainly achieved a remarkable feat. The city would not be what it is today without the HKAPMC.

The Institute wishes the HKAPMC all the best.

A handwritten signature in black ink, appearing to read 'Ivy Cheung' followed by a stylized surname.

Ivy Cheung  
President  
Hong Kong Institute of Certified Public Accountants



蔡建鴻工程師  
Ir Joseph K H CHOI

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

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香港物業管理公司協會二零一六周年晚宴誌慶

匯聚專才促發展  
共建繁榮利社群

香港工程師學會

會長 蔡健鴻 工程師

敬賀





馮秀炎女士  
Ms Maureen Fung



Institute of Shopping Centre Management Limited

*Congratulatory Message*

On behalf of the Institute of Shopping Centre Management, it is my pleasure to express my warmest congratulations to The Hong Kong Association of Property Management Companies on its 26<sup>th</sup> Anniversary.

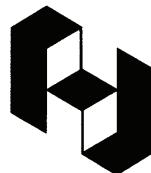
Over the years, the association has significant contributions to the enhancement of property management, promotion of high standards of professionalism in property management industry and exchange of professional knowledge at international level.

I sincerely wish the association and all members every success in its continued pursuit for excellence in the years ahead.

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



郭昶先生  
Mr Anthony Kwok



SOCIETY OF HONG KONG  
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香港物業管理公司協會

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繼往開來

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香港物業管理公司協會二十六周年誌慶

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香港營造師學會

林健榮會長敬賀



# 賀詞 Congratulatory Messages



劉振江測量師  
Sr Lau Chun Kong



## The Hong Kong Association of Property Management Companies Annual Dinner 2016

On behalf of the Hong Kong Institute of Surveyors, I would like to extend my heartfelt congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on the occasion of its Annual Dinner 2016.

HKAPMC has significant contribution to enhance the quality and professionalism in the property and facility management sectors. I look forward to more exchange and close collaborations between the Association and our Institute. I wish HKAPMC and its members every success in their future endeavours.

Sr C K Lau  
President

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香港測量師學會



吳光銘先生  
Mr Paul Ng



香港物業管理公司協會周年誌慶

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主席吳光銘 敬賀



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吳永順先生, JP  
Mr Vincent Ng, JP



The Hong Kong Institute of Architects 60th Anniversary established since 1956

香港建築師學會六十周年紀念一九五六年創會

香港物業管理公司協會二十六周年晚宴

匯聚專才  
共創將來

香港建築師學會會長

吳永順建築師 太平紳士 敬



潘建良先生  
Mr Stephen Poon

Congratulations on the Annual Dinner 2016  
of  
The Hong Kong Association  
of Property Management Companies

With the compliments  
of



THE HONG KONG ASSOCIATION OF  
PROPERTY SERVICES AGENTS (HKAPSA)  
香港物業服務公司協會

Mr. Stephen POON  
President  
The Hong Kong Association of Property Services Agents



蘇紹聰先生  
Mr Thomas So



香港物業管理公司協會成立二十六周年誌慶

專才薈萃

協創繁榮

香港律師會會長

蘇紹聰律師

敬賀



黃錦昌博士  
Dr Stanley Wong



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

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香港物業管理公司協會二十六周年誌慶

協 同  
力 心  
展 璞  
獻 善

香港地產行政師學會會長黃錦昌博士

# 賀詞 Congratulatory Messages



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 2016 Yearbook

On behalf of The Hong Kong Institute of Landscape Architects, it is my pleasure to extend my warmest congratulations to The Hong Kong Association of Property Management Companies (The HKAPMC) on its Anniversary Dinner 2016.

Over the years, The HKAPMC has played a pivotal role in protecting the interest of its members and significantly contributed to the management and maintenance of properties in Hong Kong. There is no doubt that commitment and dedication of The HKAPMC would be highly appreciated by the public.

On the joyous occasion of its Anniversary Dinner, I sincerely wish The HKAPMC and its members every success in their future endeavors.

**Tak WONG**  
**President**  
**The Hong Kong Institute of Landscape Architects**  
**12 September 2016**

P.O. Box 20561 Hennessy Road Post Office, Wan Chai, Hong Kong  
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楊文聲先生  
Mr Yeung Man Sing



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The Hong Kong Mediation Council  
(A Division of Hong Kong International Arbitration Centre)

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香港調解會主席楊文聲律師

2016年9月

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# 賀詞 Congratulatory Messages



袁翠儀女士  
Ms Cora Yuen



房屋經理註冊管理局  
HOUSING MANAGERS REGISTRATION BOARD

## Congratulatory Message for The Hong Kong Association of Property Management Companies – Annual Dinner 2016

Over the years, the Hong Kong Association of the Property Management Companies (HKAPMC) has played a significant role to provide invaluable professional support and advice on property management aspects for her member companies to uplift the professional level and status of the industry.

Taking this occasion, on behalf of the Housing Managers Registration Board, I am pleased to extend my heartiest congratulations to HKAPMC and wish her every success in the years to come.

Yours sincerely

Cora YUEN  
Chairman



袁靖罡(靖波)先生, MH  
Mr Stephen Yuen, MH

香港物業管理公司協會週年誌慶

以人為本，科技為輔  
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前會長 袁靖罡(靖波) 敬賀  
二零一六年十一月



何照基先生  
Mr Peter Ho



香港物業管理公司協會二十六周年誌慶

# 安居樂業 社區和諧

第七屆會長何照基



敬賀



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梁進源先生  
Mr Kendrew Leung

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香港物業管理公司協會二零一六年廿六周年晚宴

欣逢 香港物業管理公司協會成立 26 年之際，本人祝願香港物業管理公司協會未來的創新不止、揚帆起航、繼續穩步、持續、健康的發展！

謹向協會表示最真誠的祝福和最熱烈的祝賀。

世邦魏理仕資產服務部執行董事  
梁進源先生



二零一六年十月十二日



陳炳泉教授  
Professor Albert PC Chan



THE HONG KONG  
POLYTECHNIC UNIVERSITY  
香港理工大學

DEPARTMENT OF  
BUILDING & REAL ESTATE  
建築及房地產學系  
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香港物業管理公司協會二十六週年誌慶

碩 管 業 育 才  
果 累 累

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陳炳泉 講座教授

# 賀詞 Congratulatory Messages



趙麗霞教授, JP  
Professor Rebecca Chiu, JP



30 September 2016

## The Hong Kong Association of Property Management Companies Yearbook Congratulatory Message 2016

I congratulate The Hong Kong Association of Property Management Companies most heartily on the occasion of its 26<sup>th</sup> Anniversary.

Hong Kong is known to be a vibrant and organized world city. The high quality of property management contributed by the members of the Hong Kong Association of Property Management Companies has been a significant factor for this reputation. The Association has been dedicated to facilitate its member companies to pursue professionalism in property management. Its unfailing support to housing education and housing research is much appreciated.

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

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

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

# 賀詞 Congratulatory Messages



鄺子文博士  
Dr T.M. Kwong



## Congratulatory Message

I take great pleasure to congratulate the Hong Kong Association of Property Management Companies on this prestigious annual event.

The Association has played an important role in connecting the whole property management industry in Hong Kong. Over the past couple of decades, the Association has continued to be active and innovative in uplifting the image and status of the property management industry. It has provided a platform to bring property management companies together to improve property management and execution.

I would also like to take this opportunity to thank the Association for being actively involved in our programmes and for providing professional advice so that we can better meet the market's educational demands.

I wish you having a fruitful Anniversary Dinner and wish you every success in your future.

T.M. Kwong (Dr.)  
Head

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

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劉國裕博士, JP  
Dr Lau Kwok Yu, JP



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公共政策學系  
Department of Public Policy

## 香港物業管理公司協會 26 週年會慶

# 物管導航 安居樂業



香港城市大學  
公共政策學系副教授  
劉國裕 博士 太平紳士

2016 年 9 月 26 日



今年為香港物業管理公司協會成立 26 周年，本人藉此衷心感謝各理事在過去一年為協會作出的貢獻，攜手與政府及其他機構促進良好溝通及爭取我們會員應得的權益，為協會及業界奠定更專業的地位。

## 《物業管理服務條例草案》正式獲立法會三讀通過

經多年政府向業界的諮詢和努力，協會非常欣慰地看到《物業管理服務條例草案》終於在年中獲通過這標誌着物業管理行業的專業水平將進一步提升。發牌機制生效後，協會將繼續為監管局提供專業意見，以制定相關守則；並緊密聯繫各教育機構，鼓勵會員從業員報讀進修相關課程，以達至發牌要求，提高整個物業管理行業的專業性。

將來監管局成立後須制定多項指引及準則，協會作為物業管理行業的專業團體，會一如既往地向有關機構提供專業意見。協會更建議監管局於物業管理公司的領牌制度上參考現時協會在考慮新會員申請入會之所設定基準，以進一步確保物管公司的質素。

## 加強與港府決策部門之聯繫及溝通

協會本屆理事在上任後馬不停蹄主動約見和拜訪香港特別行政區多個政策局及有關部門，並就香港物業管理界相關之政策反映意見及訴求。

我們首先於 2016 年 4 月 8 日到訪特區政府環境局，與環境局局長黃錦星太平紳士及常任秘書長／環保署署長王倩儀太平紳士等會面，就各類環保政策及事項交換意見，當中包括「香港氣候變化」、「香港環保卓越計劃」、「電動車」、「廢物徵費計劃」及「都市固體廢物收費試驗計劃」等。



環境局局長黃錦星太平紳士及常任秘書長／環保署署長王倩儀太平紳士與一眾理事合照



勞工及福利局局長張建宗 GBS, 太平紳士與一眾理事合照

我們亦於 2016 年 5 月 6 日拜訪勞工及福利局局長張建宗 GBS, 太平紳士就各界關心之「標準工時」、「最低工資」及「強積金對沖安排」作出意見交流，同時就「低收入在職家庭津貼計劃」配合局方協助宣傳。

此外，我們於2016年6月20日到訪民政事務局與時任民政事務署署長謝小華女士會面，並就「物業管理服務條例草案」及「建築物管理條例」之檢討代表業界進行更切實之意見反映及要求政府考慮委任適當數目的業界代表進入將來成立之物業管理監察局。



民政事務署署長謝小華女士與一眾理事合照

## 打擊樓宇工程圍標



競爭事務委員會高級經彭慧深女士及  
鐘沛林律師 OBE,GBS,SBS,JP 與本會及其他友會代表合照

換意見。此外亦建議引用市區重建局早前推出「招標妥樓宇復修促進服務(先導計劃)」，旨在向私人物業的業主組織提供維修工程支援服務，包括安排獨立專業人士提供第三者專業意見及為維修工程估值、推行招標安排等，令招標承建商的過程更公平、公開及公正，以避免出現圍標情況。

協會有見近日新聞報導屋苑進行大廈大型維修工程發生圍標疑雲，有業主組織懷疑物管公司可能介入圍標。為防範圍標事件發生，協會已發新聞稿並建議法團就維修工程進行招標時，須堅守公平、公正處理，增加透明度以符合物管法例法規及競爭法的要求。協會亦在五月及十月份與其他友會舉行大型研討會並邀請市區重建局、競爭事務委員會代表及資深大律師在上述議題與會員交



市建局樓宇復修部總經理王思敬先生在午餐講座與一眾理事合照

## 考察與交流

為加強中港兩地物業管理行業的聯繫及溝通，協會每年均透過外地考察，與不同地區的物業管理組織及政府部門會面。協會於2016年8月24至26日組織赴北京交流團，拜訪國家住房和城鄉建設部、中國物業管理協會及北京物業管理行業協會，並考察當地著名物業，以深入了解現時國內之物業管理文化趨勢及動態。此外，協會很榮幸能獲中國物業管理協會委任為「常務理事」。



中國物業管理協會會長  
沈建忠先生與一眾理事合照



北京市物業管理行業協會  
劉剛會長與兩會理事合照

## 聯合新聞發佈會

協會聯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於2016年10月12日舉行香港物業管理行業 2016至2025年人力資源調查 聯合新聞發佈會，並就《物業管理服務條例草案》之通過發表意見。發佈會的主要目的旨在根據政府的《長遠房屋策略》計劃預計未來人手需求及隨著發牌制度的發展及推行，四個組織希望能吸納更多新血投入物管專業服務，為整個行業帶來正面影響及持續性發展。

四個組織聯合為未來成立的物業管理服務監管局所需制定的多項指引及準則提供專業意見，並建議被委任為監管局成員。



本會會長李春犁先生與香港房屋經理學會會長陳志球博士、英國特許房屋經理學會  
亞太分會常務副主席周駿齡先生及房屋經理註冊管理局主席袁翠儀女士合照

### 總結

本會自1990年創會以來，我們力求團結本土及海外機構，眾志成城，以拓展業務範疇，強化專業水平，壯大物管行業為己任。本屆理事會將會一如既往地貫徹協會的目標，組織各類活動，聆聽、收集本行業和各會員的意見和建議，以此發揮本會作用向政府積極反映我們的觀點並提供意見。

在協會踏入二十六週年之際，我們寄望於拓展業務範疇，提高專業素養，創造更廣闊的天空。本人相信在各委員會主席和理事會成員一如既往的大力支持下，協會將保持行業的領導地位。本人期待與社會各界加深合作，迎接挑戰、克服困難，為會員、物管行業和整個社會創造更美好的明天。

李春犁  
會長

I would like to extend my sincere gratitude to all council members for their unreserved support and contribution to enhance the communication with relevant organization and government departments and to represent our members in discussion with government or other relevant bodies concerning the interests, rights and benefit of our members in the property management industry.

### **Property Management Services Bill passed on 26 May, 2016**

The Association supports and welcomes the enactment of the Property Management Services Bill. The Property Management Services Bill seeks to regulate the property management companies through the licensing scheme after the establishment of Property Management Services Authority (the Authority) to deliver quality service. For the property management companies (PMCs) and property management practitioners (PMPs), we will be working closely with different educational institutions and will encourage our member's staff to take appropriate courses to meet with the licensing requirements so as to enhance professionalism of the industry. The Association devoted ourselves to make earnest endeavors to provide professional advice in the course of subsidiary legislation which will cover the detailed licensing criteria for PMCs and PMPs, the information and documents required in an application for a license and during the 3 years transitional arrangements to the Property Management Service Authority.

### **To strengthen communication with Government Officials**

The Council of the Association has paid courtesy visits to relevant Bureaus and departments of the HKSAR Government to enhance mutual communication and reflect our opinions on various policies and matter related to the property management industry in Hong Kong.

On 8th April, 2016, we visited the Environment Bureau and met the Secretary for the Environment Mr. Wong Kam-Sing, GBS, JP and other senior officials of the Bureau. During the visit, opinions were exchanged on various environmental policies and issues including Climate Change in Hong Kong, Hong Kong Awards for Environmental Excellence, Electric Vehicle and Municipal Solid Waste Charging Scheme.

On 6th May, 2016, we paid our courtesy to Mr. Matthew Cheung Kin-Chung, GBS, JPS, Secretary for Labour and Welfare to express our concern and ideas on the Standard Working Hours, Minimum Wage Bill and MPF Offsetting arrangement. We also agreed to hold joint seminar with the Labour Department to disseminate the Low-income Working Family Allowance Scheme to our front line staff.

Moreover, we visited the Home Affairs Bureau on 20 June, 2016 to discuss the Property Management Services Bill, the formation of the Property Management Service Authority and the subsidiary Legislation arrangement. The Association had expressed our concern on the Review of Building Management Ordinance (Cap. 344) released by the HKSAR Government and to request the government to engage adequate numbers of representative from the industry to the Property Management Service Authority. The consolidated opinions were subsequently submitted to the Home Affairs Department.

### Tackle of bid-rigging

In recent years, suspected bid-rigging activities in private building repair and maintenance works has drawn much social attention. The Association is also very concerned about the issue. We have joint with other institution organized seminar from Housing, URA, Competition Commission and senior solicitors as speakers to talk on the issue and to exchange our views on the prevention of bid-rigging with members.

### Exchange visitations

The Association has been strengthening the communication with the property management organization of Mainland, Hong Kong, Macau and Taiwan to build a closer partnership and look for more collaboration. In August this year, the Association paid a visit to Beijing, we were much honored to share experience with officials from different government department including Ministry of Housing and Urban – Rural Development of the People's Republic of China, China Property Management Institute and Beijing Property Management Association. We are much honored to be appointed as Executive Council Member of China Property Management Institute. Our objective is to complement each other to reach a win-win situation by leading with our counter-parts with a view to let our members have a platform to collaborate with China.

### Joint Press Conference

The Association organized a Joint Press Conference on Manpower Requirements in the Property Management Industry in Hong Kong 2016-2025 with The Hong Kong Institute of Housing, Chartered Institute of Housing Asian Pacific Branch and Housing Manager Registration Board on 12th October, 2016. The objective of the Joint Press Release is to address the public's concern on the overall manpower requirements in 2016-2025 in the industry under the licensing scheme of the Property Management Services Ordinance. The forecast of the manpower requirement and supply of licensed property management practitioner to cope with the government's long term housing strategy to provide 460,000 housing apartments was also addressed in the conference.

### Conclusion

Founded in 1990, we strive to strengthen collaboration efforts with local and overseas Institutes in an attempt to broaden horizons and sharpen professionalism for the wider property management industry. The Council of the term will continue to uphold the Association's objectives by organizing various activities, listening and collecting views from the industry and our members in order to reflect our concerns and suggestions to the government.

At the 26th anniversary of the Association, we are in an attempt to broaden the scope of service and deepen professionalism for the wider industry. I am confident that with the usual relentless support from the leadership of all office bearers, Committee Chairmen and Council members in the past participation, the association will continue to maintain its leading position in the industry. I hope to collaborate more extensively with all of you to tackle new challenges, to contribute to the Property Management industry and to deliver a better future to the members as well as the society at large.

Andrew Lee Chun Lai  
The President

# 活動委員會報告 Activities Committee Report

## 二零一六年度足球比賽

### Annual Football Challenge Tournament 2016

本會二零一六年度足球比賽的初賽及決賽分別於八月二十七日及九月三日假摩士公園硬地足球場舉行，共有二十二支隊伍參加。經過初賽、決賽及政府部門邀請賽共四十場的激烈賽事，結果如下：

The preliminary and final matches of the Annual Football Challenge Tournament 2016 were held on 27 August and 3 September respectively at the Morse Park Hard-Surface Soccer Pitches. There were 22 member companies participated this year. After 40 exciting matches in total of the Tournament, results are as follows:

#### 金盃賽 (Gold Cup):

冠軍 Champion	第一太平戴維斯物業管理有限公司 Savills Property Management 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	富城物業管理有限公司 Urban Property Management Limited
殿軍 3rd Runner-up	中國海外物業服務有限公司 China Overseas Property Services Limited

#### 銀盃賽 (Silver Cup):

冠軍 Champion	佳定物業管理有限公司 Guardian Property Management Limited
亞軍 1st Runner-up	瑞安物業管理有限公司 Shui On Properties Management Limited
季軍 2nd Runner-up	嘉里物業管理服務有限公司 Kerry Property Management Services Limited
殿軍 3rd Runner-up	港基物業管理有限公司 Citybase Property Management Limited

#### 神射手 (Best Scorer):

袁潤洪 Yuen Yun Hung	中國海外物業服務有限公司 China Overseas Property Services Limited
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#### 政府部門邀請賽 (Government Department 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	醫療輔助隊 Auxiliary Medical Service
殿軍 3rd Runner-up	香港警務處 Hong Kong Police Force

# 活動委員會報告 Activities Committee Report



前排：李春犁先生 – 中間(會長)、陳志球博士, BBS, 太平紳士 – 左二(教育及培訓委員會主席)、關志華先生 – 右二(活動委員會主席)、鄭錦華博士 – 右一(紀律委員會主席)及張晶揚先生 – 左一(理事)主持開球禮。

First Row: Mr. Andrew Lee – Middle (President), Dr. Johnnie Chan, BBS, JP – 2nd from Left (Chairman of Education and Training Committee), Mr. Kwan Chi Wah – 2nd from Right (Chairman of Activities Committee), Dr. Edmond Cheng – 1st from Right (Chairman of Disciplinary Committee) and Mr. Teddy Cheung – 1st from Left (Council Member) officiated at the opening ceremony.



神射手得主：袁潤洪 – 中國海外物業服務有限公司  
Best Scorer: Yuen Yun Hung – China Overseas Property Services Limited



香港物業管理公司協會金盃冠軍：  
第一太平戴維斯物業管理有限公司  
The Champion of HKAPMC Gold Cup:  
Savills Property Management Limited



香港物業管理公司協會銀盃冠軍：  
佳定物業管理有限公司  
The Champion of HKAPMC Silver Cup:  
Guardian Property Management Limited



政府部門邀請賽冠軍：  
香港消防處  
The Champion of Government Department 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，藉以提升業界之專業服務水平及操守。

經過多年來與政府及相關持份者討論及爭取後，「物業管理服務條例草案」終於在2016年5月26日於立法會獲三讀通過，並於2016年6月2日由行政長官簽發2016年第10號條例，正式成為香港法例第626章「物業管理服務條例」。

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」立法，委員會代表協會聯同香港房屋經理學會、英國特許房屋經理學會及房屋經理註冊管理局，委託香港大學建築學院城市規劃及設計系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，香港大學於今年3月完成分析研究報告；四會將有關研究報告提交予相關政府部門作參考，並於2016年10月12日召開聯合記者招待會，介紹報告內容並就「物業管理服務條例」的通過及即將成立的物業管理業監管局的組成提出意見。

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」；2016年度共接獲206份申請報讀有關之文憑課程，其中136名合資格申請人被取錄。

學員在報讀相關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認可專業課程及在職培訓機會。

委員會在過去一年繼續與香港消防處舉行定期會議，並繼續與救護總區及醫療輔助隊合作，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2016年9月30日)，經已有11,190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2016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

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

## **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 the passing of the Property Management Services Bill on 26 May 2016, the Chief Executive of HKSAR Government signed off the Ordinance No. 10 of 2016 on 2 June 2016 and the Property Management Services Ordinance (Chapter 626, Law of Hong Kong) was formally enacted.

To cope with the Government Long term Housing Strategy and the enactment of the Property Management Services Ordinance, we have commissioned the Centre of Urban Studies and Urban Planning, Department of Urban Planning and Design, Faculty of Architecture, The University of Hong Kong (HKU) to conduct a research project in collaboration with The Hong Kong Institute of Housing, Chartered 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. HKU complied and released in March 2016 a study report which has been forwarded to the related government bureau and department for reference. A joint press conference was conducted on 12 October 2016 to introduce the findings of the report and make recommendation to the government on the composition of the Property and Management Services Authority under the Property Management Services Ordinance.

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.

206 applications were received in the 2016 academic year and 136 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 maintenance regular meetings with Fire Services Department (FSD) and continued to work closely with FSD Ambulance Command and Auxiliary Medical Service to organize Cardiac Pulmonary Resuscitation (CPR) and use of Automated External Defibrillator (AED) training courses for frontline building staff. As at 30 September 2016, 11,190 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 2016, 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一如既往本著與同業與時並進的理念，透過了解本港及海外各地的物業管理發展來提升物業管理專業水平，從而開拓協會及委員的業務為目的。

2016年8月，香港物業管理公司協會一行會員抵達北京與中國物業管理協會作交流訪問，讓會員了解到中國物業管理行業近幾年的發展和法律法規，成果甚豐。我們就內地目前物業管理行業興起的「互聯網+」、業務多元化、社區養老等熱點問題，作深入的探討。中國物業管理協會還指出，香港物業管理的專業定位為內地物業管理的發展方向發揮了重要的引領和橋樑作用，逐步提高中國物業管理的水平和企業在國際市場上的競爭力。今後，兩地協會將加強交流，進一步促進會員之間的合作，共同推動物業管理行業的可持續發展。

北京物業管理協會亦引領本會會員了解北京地標性綜合體——盤古大觀，該物業位於亞奧核心區，毗鄰水立方及鳥巢。盤古大觀猶如一條巨龍，以191.65米高的寫字樓為龍首，三座公寓為龍身，七星酒店為龍尾。此行除了讓本會會員對北京地標性物業管理項目的運作和理念有了進一步的認識外，還具有一定的啟發作用。

此外，香港物業管理公司協會作為香港房地產專業服務聯盟的其中一員(該會成員包括：香港物業管理公司協會、香港地產行政師學會、香港房屋經理學會和英國特許房屋經理學會亞太分會)，致力為香港推動房地產服務業專業化為己任，並在本年10月促成了南京專業考察團。本會於此行拜訪了南京市城鄉建設委員會、南京市房產管理局和南京市規劃局等，讓我們了解到南京的物業管理模式及建設規劃發展計劃的概況。

回顧2016年，香港物業管理公司協會通過在內地各省作考察交流，對中國物業管理行業發展現況、發展階段及行業動態有了新的認知。今後我們會繼續致力與中國和海外專業團體加強溝通，務求促成更多合作項目，進一步拓展網絡，更望能吸收新的知識，不斷創新求變，提升物業管理專業水平，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 always understands that in order to take a view of future trends of the development of the property management industry, we have to benchmark the latest professional services of Hong Kong and overseas to foster our business opportunity.

In August 2016, we went to Beijing and organized a visitation programme with China Property Management Institute for members to understand the recent development of property management industry in China, laws and regulations with abundant outcome. We studied the current hot issues of property management in mainland China, including "Internet plus", business diversification and community elderly care. China Property Management Institute also pointed out that the Hong Kong property management professionals have been playing an important role as a bridge to promote the management level and the competitiveness of mainland property management industries performing in the international market. In the future, the associations will foster to exchange of knowledge; to encourage the cooperation between members; and to promote the sustainable development of the property management industry in Hong Kong and Mainland.

Beijing Property Management Association also leaded our members to visit the Beijing landmark complex — Pangu Plaza which is located in the Olympic Central Area, adjacent to the Water Cube and the Bird's Nest. Pangu Plaza developed like a dragon-typed architecture composing of an office building as a dragon head, three apartments as the body of a dragon and seven-star Hotel as a dragon tail. Our members can understand the operating philosophy of the Beijing landmark property project and also generate inspirations in the property management services.

In addition, the Hong Kong Association of Property Management Companies as a member of Professional Property Services Alliance (The members of the Alliance includes the Hong Kong Association of Property Management Companies, Hong Kong Institute of Real Estate Administration, the Hong Kong Institute of Housing and Chartered Institute of Housing Asian Pacific Branch) is responsible to promote the professional of the real estate services sector. In October this year, we foster to organize the Nanjing professional visitation. In this journey, we can overview the property management, construction planning and development in Nanjing through visiting Nanjing Housing and Committee of Urban and Rural Construction, Nanjing Real Estate Management Bureau and Nanjing Planning Bureau.

Review of year 2016, through the exchange visitations of the provinces of Mainland, the Hong Kong Association of Property Management Companies could comprehend different business environments, the stages of development and the trends of the property management business in Mainland China. In the future, we will continue to strengthen communication with China and overseas professional organisations and promote cooperative projects for network expansion. Moreover, we will embrace new knowledge, innovation and change, in order to enhance the standard of the property management and create more opportunities and advantages 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) 佳信管理有限公司、高信物業服務有限公司及永泰地產物業管理有限公司於本年度被接納為協會新會員。現時協會共有 92 個會員及 3 個附屬會員。
- (二) 會員資料及其管轄的物業名冊已於本年初更新及上載於物業管理公司協會的網頁上。

會籍事務委員會

主席 伍慧兒

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

- (1) Good System Management Limited, Cogent Property Services Limited and Wing Tai Properties Estate Management Limited were accepted as Full Member this year. We have at present 92 Full Members and 3 Associate Members.
- (2) The "Members' Portfolio and Property Register" was updated and uploaded to the HKAPMC website at the beginning of this year.

Ng Wai Yee, Rosa  
Chairman  
Membership Committee

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

專業實務委員會就物業管理行業相關議題及政策積極發表意見，以確保業界權益受到保障。2016年，專業實務委員會就物業管理行業相關議題及政策與政府及相關組織會面，反映業界意見，並參與相關活動，包括：

- 遞交標準工時諮詢文件意見
- 與民政事務署署長謝小華女士，就「物業管理服務條例草案」及「建築物管理條例」交換意見
- 與環境局局長黃錦星太平紳士會面，就廢物徵費計劃、電動車及環保等議題交換意見
- 與勞工及福利局局長張建宗太平紳士會面，商討標準工時、法定最低工資、強積金對沖安排等議題
- 與職業訓練局合辦「競爭條例對樓宇管理、保養及維修的影響」研討會
- 出席環境局惜食香港督導委員會及其教育及宣傳小組委員會會議
- 出席環境保護署會議，商討都市固體廢物收費試驗計劃及良好作業指引初稿
- 出席消防處定期聯絡會議
- 出席香港生產力促進局環保車關注小組會議及研討會

專業實務委員會將繼續向有關當局發表專業及建設性意見，以確保業界權益受到保障，同時透過建立有效溝通平台，藉此提升協會及物業管理行業的專業地位。

鄭正煒  
專業實務委員會主席

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

The Professional Practice Committee has proactively expressed views on policies in relation to property management industry with an aim to protect the interests of the industry. During the year of 2016, the Professional Practice Committee has submitted opinions to the Government and has attended various meetings with the Government or Government related bodies to express our views on the proposed legislations or practicing guidelines in relation to property management industry including the followings:—

- Submitted our opinion on Standard Working Hours Consultation Paper
- Attended meeting with Miss Janice Tse; Director of Home Affairs for Home Affairs, expressing our views on Building Management Service Bill and Building Management Ordinance
- Attended meeting with Mr Wong Kam Sing, GBS, JP, Secretary for the Environment, expressing our views on Waste Charging, Electrical Vehicle and environmental protection issues
- Attended meeting with Mr Matthew Cheung, GBS, JP, Secretary for Labour and Welfare, expressing our views on statutory minimum wage, standard working hours and MPF offset arrangement
- Co-organized a seminar “Seminar on The Impact of Competition Ordinance to Building Management, Maintenance and Repair Works” with Vocational Training Council
- Attended meetings of Food Wise Hong Kong Steering Committee and its sub-committee (Member of Sub-committee on General Publicity and Education) of Environment Bureau
- Attended meeting with Environmental Protection Department discussing about the Proposed Municipal Solid Waste (MSW) Charging and Best Practice Guide
- Attended regular liaison meetings with Fire Service Department
- Attended Electric Vehicle Interest Group (EVIG) seminar and meeting organized by Hong Kong Productivity Council

The Professional Practice Committee will continue to offer constructive and professional advices to the related organizations with a view to protecting the interest of the industry and establishing an effective communication platform with the related Government bodies so as to uplift the professional status of the Association and property management industry as a whole.

Alkin Kwong  
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。

2016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防止罪案辦公室統籌之「警衛先鋒計劃」以及由新界北總區防止罪案辦公室統籌之「警衛同行計劃」。(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 2015 — 2016」。比賽獲業界踴躍支持，而頒獎典禮亦於2016年1月28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 2016, 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 the West Kowloon Regional Crime Prevention Office as well as "Project LinkGuard" led by the New Territories North 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 Property Safety Management Award 2015 — 2016". The competition was very well received with 147 entries and the award ceremony was successfully held on 28 January 2016.

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，與時並進之外，更藉此加強協會與會員間的溝通。

為使會員深入探討物業管理相關之各種問題與社會現象，會訊特以專題介紹相關事例。2016年6月號曾專題探討「物業管理者與有暴力傾向精神病人」，使會員多些了解情緒病徵狀，一旦面對情緒病患者時，應如何適當應對。

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

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 social phenomenon related to property management, we will select some issues as our theme topic. In the newsletter of June 2016, the theme topic was "Property Management Practitioners and Violence Inclined Mentally Illness Persons". We provided information for members to understand more about the symptoms of mentally illness persons. In addition, we also provided the tips for them to deal with mentally illness persons during their daily work.

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

Publication Committee



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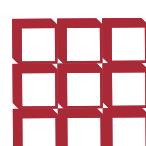


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康業為新鴻基地產集團成員，是香港最具規模的物業及設施管理公司之一，目前所管理之物業約 1,600 塔，總樓面面積達 1.1 億平方呎，物業類型包括私人屋苑、高級住宅、工商貿樓宇、購物商場及學校設施等，為業戶提供最優質的物業管理服務。

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# 海逸豪庭·御峰

约320-880m<sup>2</sup>高尔夫山湖尊墅



样板间实景图

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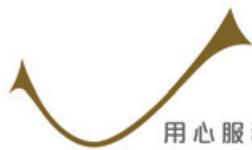
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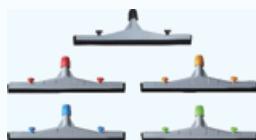
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① 噴潔拖



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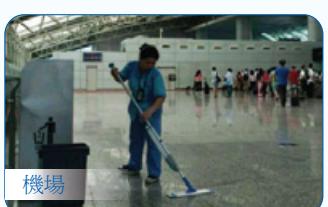
③ 2m 快速伸縮桿 (TLH 220)



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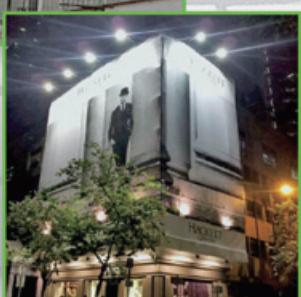
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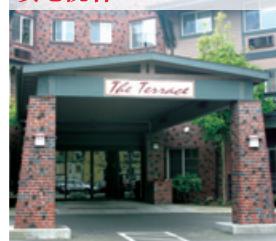
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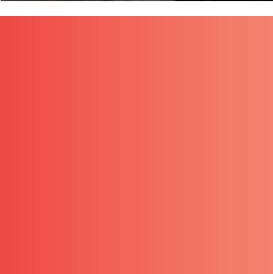
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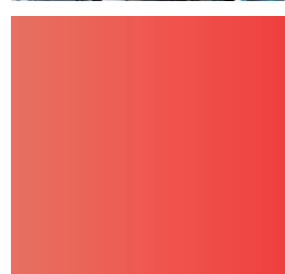
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