



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

2017 Year Book 年報

WeCONNECT





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國際物業管理有限公司

INTERNATIONAL PROPERTIES MANAGEMENT LTD

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Energy Saving Consultancy

財務管理
Financial Management



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INTERNATIONAL PROPERTIES MANAGEMENT LTD



香港中環皇后大道中183號新紀元廣場中遠大廈37樓
37/F, Cosco Tower, Grand Millennium Plaza, 183 Queen's Road Central, Hong Kong.
電話 Tel : (852) 2865 1511 2813 8338 傳真 Fax : (852) 2865 4293

www.sunbaseprop.com

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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.

會員守則 Code of Conduct

介紹

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

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

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

行為準則

為了維持高水準的專業水準，本協會的會員應遵守以下規則：

- 會員應當忠實履行職務，並應當適當的平衡僱用者及享受其服務者的利益。
- 會員應努力作出貢獻，通過他的工作提升良好的物業管理服務。
- 會員不得故意從事任何超出了他的能力範圍的工作。
- 會員不得未經客戶同意或者在未確定相關職責前為分支機構工作。
- 未經現有或潛在客戶的明確同意，會員不得洩露客戶的機密信息。
- 會員應避免採取不符合他的法律或合同義務或可能使人懷疑他的誠信的行為。
- 會員不得有意願或從事相關的業務來違反這些規則。
- 如果一個會員發現無論是否屬於合同或個人有利益衝突，有違反本守則的風險，應當根據當時的情況，無論是提出利益申報，並獲得有關各方同意他繼續參與，或退出或消除利益衝突。
- 會員應事先通知其客戶其從事的工作條件及收費範圍，這些條件應形成其工作使命的基礎，並不得要求或接受任何其他的付款或給予其他的委託職責，無論是從客戶、任何其他或實體。
- 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.

會員守則 Code of Conduct

- 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
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
宜居顧問服務有限公司 Easy Living Consultant Ltd	2625 0498
永年物業管理有限公司 Eternal Year Property Services Limited	2531 8799
佳潤物業管理有限公司 Excellent Smart Property Management Ltd	2541 8221
錦繡花園物業管理有限公司 Fairview Park Property Management Ltd	2471 1301
福輝管理有限公司 Fore Glory Management Ltd	2322 8555
富寧物業管理有限公司 Funing Property Management Ltd	2961 0888
金衛物業管理有限公司 Goldwell Property Management Ltd	2891 3015
卓安物業顧問有限公司 Good Excel Property Consultants Ltd	2755 4793
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

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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
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
香港誠信行管理服務有限公司 Hong Kong H & C Management Service Limited	3741 1338
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

會員 Full Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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
國際物業管理有限公司 International Property Management Ltd	2626 7838
南盈物業管理有限公司 Island South Property Management Ltd.	2989 6555
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

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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
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
新世界物業管理有限公司 New World Property Management Company Ltd	2523 1056
嘉怡物業管理有限公司 Nice Property Management Ltd	2794 9498

會員 Full Members

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

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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
昇捷管理服務有限公司 Synergis Management Services Ltd	3610 2340
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

會員 Full Members

公司(按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
威格斯物業管理服務(香港)有限公司 Vigers Property Management Services (HK) Ltd	2342 2000
偉邦物業管理有限公司 Well Born Real Estate Management Ltd	2851 1991
偉誠物業管理有限公司 Well Sight Property Management Ltd	2781 2208
偉雅物業管理有限公司 Wellart Property Management Ltd	2781 2208
興怡物業服務有限公司 Wells Estate Services Ltd	2940 0233
永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

2016 至 2017 年度理事會 The Council 2016-2017

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

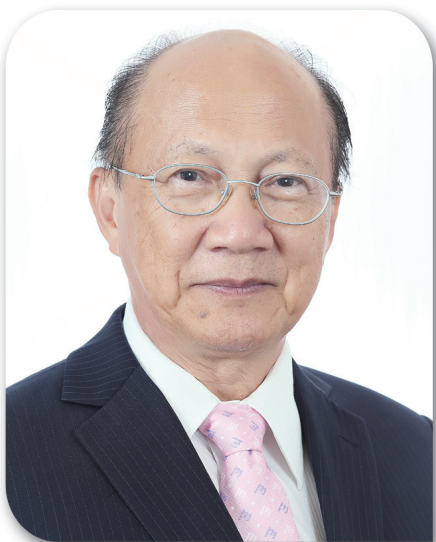
中國海外物業服務有限公司
China Overseas Property Services Ltd



楊文佳測量師
Sr 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

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

2016 至 2017 年度理事會 The Council 2016-2017

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
Mr Kwong Ching Wai, Alkin, JP

康業服務有限公司
Hong Yip Service Co Ltd



黃文龍先生
Mr Wong Man Lung, Martin

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



杜式文先生
Mr Tu Sik Man, Simon

領展資產管理有限公司
Link Asset Management
Ltd



周駿齡先生
Mr Chow Chun Ling, Kenny

香港鐵路有限公司
MTR Corporation Ltd



吳福華先生
Mr Ng Fuk Wah, Rankin

雅居物業管理有限公司
Modern Living Property
Management Ltd



金笑林測量師
Sr 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

賀詞 Congratulatory Messages





主禮嘉賓
Guest of Honour

行政長官
The Chief Executive
林鄭月娥女士, 大紫荊勳賢, GBS, JP
The Hon Mrs Carrie LAM CHENG Yuet-ngor,
GBM, GBS, JP

香港物業管理公司協會二零一七年周年晚宴

宏謨續展
實業延昌

行政長官林鄭月娥





袁靖罡(靖波)先生, MH
Mr Stephen Yuen, MH
會長
President
1992-1994

香港物業管理公司協會週年誌慶

繼往開來

再創高峯

前會長 袁靖罡(靖波) 敬賀
二零一七年十月



陳志球博士, BBS, JP
Dr Johnnie Chan, BBS, JP
會長
President
1997-2000

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 27th Anniversary of The Hong Kong Association of Property Management Companies (the Association), I have much pleasure to reflect on the landmark achievements of the Association over the past 27 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.

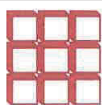
One of the major areas of development of the Association is to work in collaboration with the Government and all stakeholders for implementation of a mandatory licencing regime which sets qualification requirements for Property Management Companies and Property Management Practitioners. In considering 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.

The bigger and more representative the Association becomes, the better and more strongly it can put forward the views of the property management sector to the community and also the Government policy bureaux.

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



何照基先生
Mr Peter Ho
會長
President
2000-2003



香港物業管理公司協會二十七周年誌慶

默默耕耘

共臻至善

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
香港尖沙咀彌敦道1111號太古城中心壹樓七樓
Tel 電話: 2512 1838 Fax 傳真: 2887 3698

www.savillsguardian.com.hk





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



香港物業管理公司協會周年誌慶

精誠共進
服務為先

香港物業管理公司協會
2003/2007 會長 孫國林
BBS MH JP
敬賀

互動服務 攜手進步
PREMIER PROPERTY SERVICES PROVIDER





梁進源先生
Mr Kendrew Leung
會長
President
2007-2009



My best wishes and heartfelt congratulations to The Hong Kong Association of Property Management Companies. For the past 27 years, HKAPMC has contributed great effort and committed to supporting the Property Management industries. I hope HKAPMC will continue its best practice in leading the Property Management industries ahead and wish HKAPMC and its members every success in the years to come.

Mr Kendrew Leung
Past President
(2007-2009)



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



富城集團
Urban Group

豐盛創建成員 Member of FSE Holdings

香港物業管理公司協會二零一七周年晚宴

雋才匯聚
築就繁榮

會長(2009-2011)

鄭錦華博士



鄭正煒工程師, JP
Ir Alkin Kwong, JP
會長
President
2011-2013

香港物業管理公司協會二零一七年周年晚宴誌慶

建社益群

安居利民

前會長

鄭正煒 太平紳士 敬賀



譚國榮先生
Mr Ivan Tam
會長
President
2013-2015

It gives me great pleasure to extend my heartiest congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on the occasion of its 27th Anniversary.

Since its inception, the Association has played a pivotal role in enhancing the service standards of property management in Hong Kong and strengthening the professional status of the industry in the society. It has been dedicated to promoting service diversification and enhancement among the property management practitioners to meet the increasing needs of the society. It has also, throughout the years, proactively engaged in policy consultation and contributed pragmatic recommendations on issues concerning the sector. This many endeavours from the Association has made it a leading professional body of property management in Hong Kong today, well-recognized by the Government, various professional organizations and the general public.

The achievements of the Association are remarkable indeed. These could never be done by any individual, but by the concerted effort of all members. I am very honoured to be able to celebrate with all of you, as the Immediate Past President, the accomplishments the Association has reached. I truly believe the Association will carry on with past success and safeguard the interests of its members and the reputation of the property management industry.

This year also marks the 20th Anniversary of the establishment of the Hong Kong SAR. Over the past years, the Association has walked with Hong Kong and risen above various challenges. On this joyous occasion, may I wish Hong Kong and the Association greater heights of success in the years ahead.

Ivan Tam



張建宗先生, 大紫荊勳賢, GBS, JP
Mr Matthew Cheung Kin-chung, GBM, GBS, JP

香港物業管理公司協會二零一七年周年晚宴

鴻才善策
盛業嘉聲

政務司司長張建宗





陳茂波先生, 大紫荊勳賢, GBS, MH, JP
Mr Paul Chan Mo-po, GBM, GBS, MH, JP

香港物業管理公司協會二零一七年周年晚宴

同儕策勉
良籌益彰

財政司司長陳茂波





黃錦星先生, GBS, JP
Mr Wong Kam-sing, GBS, JP

香港物業管理公司協會二零一七年周年晚宴

管業同心
減廢惜能

環境局局長黃錦星





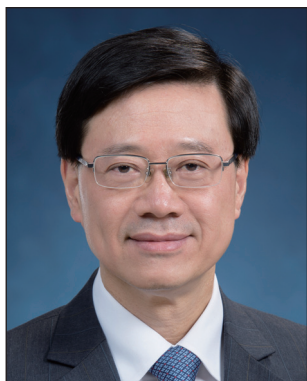
羅致光博士, GBS, JP
Dr Law Chi-kwong, GBS, JP

香港物業管理公司協會二零一七年周年晚宴

物業立範
專業安羣

勞工及福利局局長羅致光





李家超先生, SBS, PDSM, JP
Mr John Lee Ka-chiu, SBS, PDSM, JP

香港物業管理公司協會二零一七年周年晚宴

專才匯聚
駿業騰興

保安局局長李家超





陳帆先生, JP
Mr Frank Chan Fan, JP

香港物業管理公司協會二零一七年周年晚宴

管理精善
利眾安民

運輸及房屋局局長陳帆





聶德權先生, JP
Mr Patrick Nip Tak-kuen, JP

香港物業管理公司協會二零一七年周年晚宴

廣弘管業
溥惠萬家

政制及內地事務局局長聶德權





盧偉國議員, SBS, MH, JP

Dr. the Hon Lo Wai-kiwok, SBS, MH, JP

香港物業管理公司周年晚宴二〇一七誌慶：

團結業界 提升水平

香港特別行政區立法會議員(工程界)

盧偉國博士工程師 銀紫荊星章、太平紳士 敬賀



應耀康先生, JP
Mr Stanley Ying Yiu-hong, JP

香港物業管理公司協會二零一七年年報

惠業惠羣

運輸及房屋局常任秘書長(房屋)兼
房屋署署長 應耀康





唐智強先生, JP
Mr Donald Tong Chi-keung, JP

香港物業管理公司協會二零一七年周年晚宴

力行環保
綠廈安居

環境局常任秘書長兼
環境保護署署長唐智強



李建日先生, FSDSM, FSMSM
Mr Li Kin-yat, FSDSM, FSMSM

香港物業管理公司協會
二零一七年周年晚宴誌慶

英賢薈萃
管業昌宏

消防處處長李建日





謝小華女士, JP
Ms Janice Tse Siu-wa, JP

香港物業管理公司協會二零一七年周年晚宴

聯濟獻策
匡業惠民

民政事務總署署長謝小華





陳嘉信先生, JP
Mr Carlson Chan Ka-shun, JP

香港物業管理公司協會週年晚宴誌慶

良猷續展
管業長興

勞工處處長陳嘉信



張美珠女士, JP
Ms Doris Cheung Mei-chu, JP

香港物業管理公司協會二零一七年周年晚宴

管業翹楚
創優立新

土地註冊處處長張美珠





陳松青先生, JP
Mr Thomas Chan Chung-ching, 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

管業有道 惠民安居

地政總署署長陳松青

香港物業管理公司協會二零一七年周年晚宴



張天祥博士, JP
Dr Cheung Tin-cheung, JP

香港物業管理公司協會二零一七年周年晚宴

眾心一志
建社匡羣

屋宇署署長張天祥





梁冠基先生, JP
Mr Leung Koon-kee, JP



建築署署長
Director of Architectural Services

管理有道
聲猷益彰

建築署署長梁冠基



香港物業管理公司協會二零一七年周年晚宴



鄧炳光先生, JP
Mr Tang Ping-kwong, JP

香港物業管理公司協會二零一七年周年晚宴

管 業
績 楷
卓 模
著

差餉物業估價署署長鄧炳光





李啟榮先生, JP
Mr Raymond Lee Kai-wing, JP

香港物業管理公司協會二零一七年晚宴誌慶

專業管理

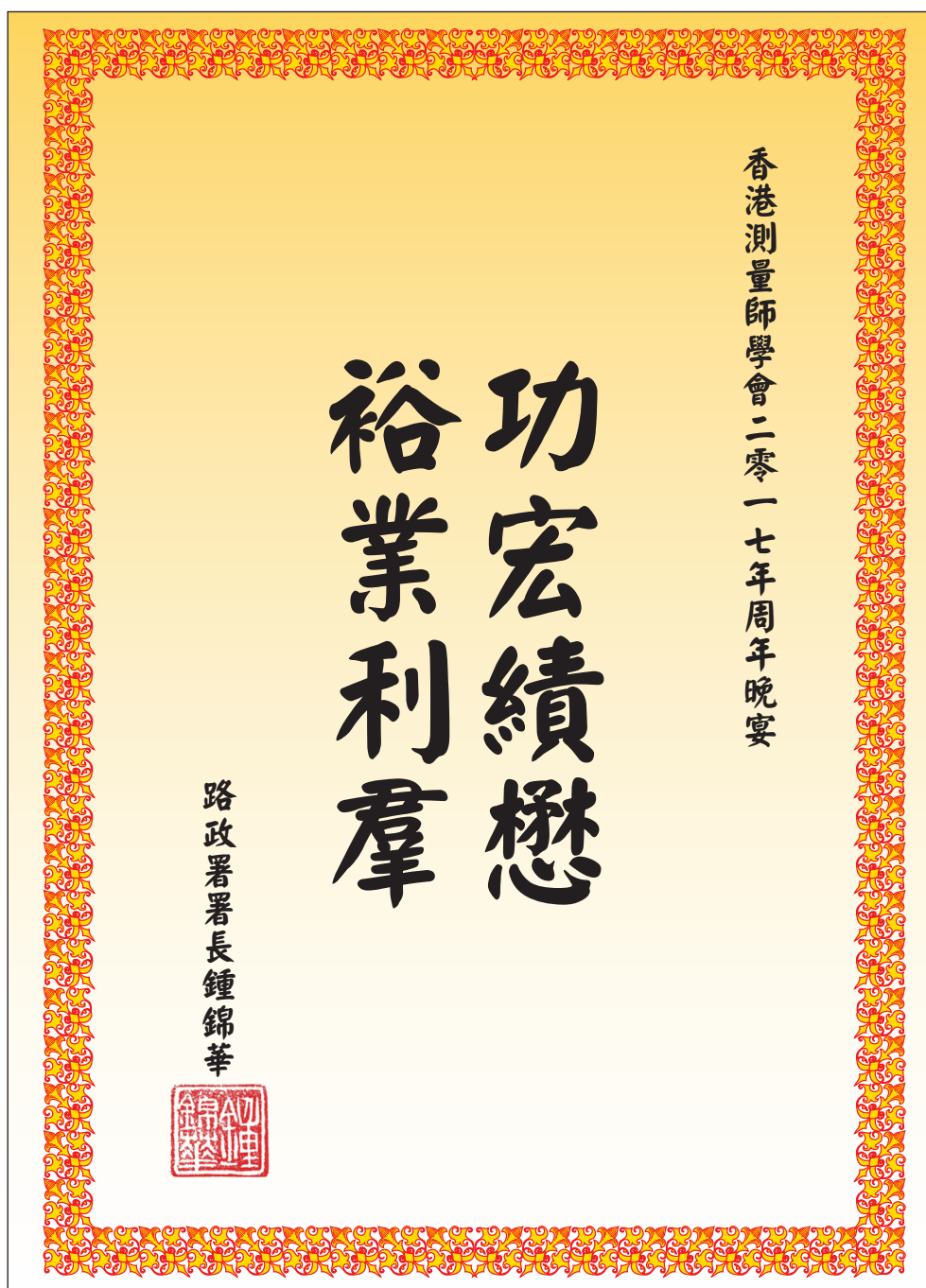
服務社群

規劃署署長李啟榮





鍾錦華先生, JP
Mr Daniel Chung Kam-wah, JP





袁民忠先生
Mr Tommy Yuen Man-chung



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.: (143) in GPA/GR/1-75/1 Pt.3

來函檔號 Your Ref.:

25 September 2017

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

On behalf of the management and colleagues of the Government Property Agency, I earnestly congratulate The Hong Kong Association of Property Management Companies on its 27th Anniversary.

Over the years, the Association has made marvellous contributions to fostering a culture of excellence and promoting professionalism in the property management industry. I wish the Association continued success in the years to come.

(Tommy YUEN)
Government Property Administrator



謝偉銓測量師, BBS
Sr Tony Tse, BBS

香港物業管理公司協會
二零一七年廿七周年慶典

鴻才懋集
興業惠民

物業管理業監管局主席
謝偉銓測量師（銅紫荊星章）敬賀



黎英偉先生
Mr Steve Lai



香港物業管理公司協會二十七周年誌慶

終身學習
建社益群

資歷架構秘書處總經理黎英偉



鄭正煒先生, JP
Mr Alkin Kwong, JP

香港物業管理公司協會二零一七年周年晚宴誌慶

卓越管理
再創新猷

物業管理業行業培訓諮詢委員會主席
鄭正煒 太平紳士 敬賀



黃鳳嫻女士
Ms Gilly Wong

香港物業管理公司協會周年晚宴

匯聚專業
服務萬家

消費者委員會

總幹事黃鳳嫻



敬賀



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二零一七年周年晚宴

管理臻善
安居樂建

香港房屋協會主席

鄔滿海

敬賀



沈建忠先生

中国物业管理协会

香港物业管理公司协会二十七周年誌庆

精诚合作
携手共进

中国物业管理协会会长

沈建忠



羅小鋼先生

賀 詞

尊敬的香港物業管理公司協會全體同仁：

欣聞香港物業管理公司協會成立二十七周年，我謹代表廣東省物業管理行業協會向貴會致以熱烈的祝賀！並預祝貴會舉辦的“2017年周年晚會”取得圓滿成功！

貴會自 1990 年 1 月成立以來，走過璀璨的二十七年。在這二十七年中，貴會始終站在推動物業管理行業發展的高度履行自己的職責，在全體會員的大力支持和參與下，勇於探索和解放思想，在加強行業誠信自律建設、促進行業立法、開展行業交流、培養人才、維護企業和業主合法權益等方面作出積極的作用，在政府、企業與廣大業主之間積極發揮行業協會橋樑和紐帶作用。為推動香港物業管理行業改革與發展創造了良好環境，為提高香港物業管理行業的社會形象作出了特殊而又特別重要的貢獻。對此，我會表示崇高的敬意！

二十七年來，香港物業管理公司協會秉持“建立及改善物業及多層大廈管理之專業水準，鼓勵專業管理公司之間相互合作、提高及增進服務水準”的宗旨，引領香港物業管理企業下不斷進取，帶動香港物業管理服務水準不斷邁向新的高度。香港物業管理公司協會取得的每一項榮譽，每一步的開拓前行，背後都凝聚著曾經以及正在為之奮鬥的香港物業人的汗水和拳拳之心。

我會殷切希望在今後的工作中，與貴會繼續加強交流，相互支持、攜手並進，共創兩地物業管理行業合作的新局面。展望未來，衷心祝願貴會在新的征程之上，再創輝煌，繼續發揚光大辦會宗旨，不斷提高物業行業的社會地位和影響力，為香港物業管理行業持續發展培養和彙聚更多優秀人才，為促進香港物業管理行業的發展做出新的貢獻！

此致

廣東省物業管理行業協會
當值執行會長 羅小鋼
二〇一七年九月十四日



曹陽先生

深圳市物業管理行業協會

賀香港物業公司協會二十七周年慶

同心同德 二十七載
勇往創新 更加輝煌





謝思訓先生
Mr Paul Tse



香港物業管理公司協會成立二十七年誌慶

凝聚業界精英
共創物管輝煌



澳門物業管理業商會會長

謝思訓 敬賀

二零一七年拾月



周駿齡先生
Mr Kenny Chow



香港物業管理公司協會周年誌慶

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主席周駿齡 敬賀



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Units 2008-2010, Telford House,
16 Wang Hoi Road, Kowloon Bay, Kowloon, Hong Kong.

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E apb@cih.org.hk

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Ir Dr Raymond Chan



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Raymond K.L. Chan 電話: 2890 2622 傳真: 2890 2653 網址: www.hkaee.org Rm 7, 13/F, Yue Fung Ind. Bldg., 35-45 Chai Wan Kok Street, Tsuen Wan, HK
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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 2017.

The HKAPMC is a leading professional body in the property management industry. Throughout the years, the Association has successfully establish, enhance and maintain the standards for professional land and property management. The Hong Kong Association of Energy Engineers is proud to be a 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



陳修杰工程師
Ir Allan Chan

香港物業管理公司協會

專才共契
裕業利群

香港建造商會會長
陳修杰工程師



鄧智宏先生
Cr Tang Chi Wang



香港物業管理公司協會 2017 周年晚宴誌慶

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鄧智宏會長敬賀





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二十七周年誌慶

團結同業
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陳家成大律師
Mr Chan Ka Sing, Vod



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謝順禮先生
Mr Calvin Tse

香港物業管理公司協會廿七周年晚宴誌慶

管業精英
服務社群

香港地產代理商總會
主席 謝順禮 敬賀



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香港物業管理公司協會二零一七年周年晚宴

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馮秀炎女士
Ms Maureen Fung



Institute of Shopping Centre Management Limited

Embracing 10th Anniversary

Congratulatory Message

On behalf of the Institute of Shopping Centre Management, I would like to extend my heartfelt congratulation to The Hong Kong Association of Property Management Companies on its Anniversary.

Throughout the years, the Association has made great effort in promoting excellence in property management industry and exchange of professional knowledge at international level.

I sincerely wish the Association and your members every success in the future endeavours.

Maureen S.Y. FUNG
President (2016-2018) and Founding Chairman
Institute of Shopping Centre Management

Secretariat of Institute of Shopping Centre Management Limited
Unit C, 11/F., Block 2 Wah Fung Industrial Centre, No.33-39 Kwai Fung Crescent, Kwai Chung, N.T.
Tel: (852) 2728 0000 Email: contactus@iscm.org.hk Website: <http://www.iscm.org.hk>



劉健民先生
Mr Clement Lau



Congratulatory Message

Congratulations to The Hong Kong Association of Property Management Companies (HKAPMC) on its 2017 Annual Dinner.

Since founded in 1990, HKAPMC has established itself as the important and leading organisation for the property and facility management professions in Hong Kong. Not only does HKAPMC ensure its members in providing quality services to their clients, it also offers insightful comments to our government on real estate and property management policies.

On behalf of Royal Institution of Chartered Surveyors, I would like to take this opportunity to wish HKAPMC every success in the years to come, and look forward to a closer collaboration between our two professional bodies.

Best wishes,

Clement Lau FRICS

Chairman

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3707 Hopewell Centre, 183 Queen's Road East,
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t +852 2537 7117
f +852 2537 2756

e rics.eastasia@rics.org rics.org



郭昶先生
Mr Anthony Kwok



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會長郭昶敬賀



陳沐文建築師
Mr Chen Marvin



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

香港物業管理公司協會二十七周年誌慶

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懋績弘彰

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

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MSc(BSS) CEng FHKIE FCIBSE
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香港物業管理公司協會二零一七周年晚宴誌慶

同心同德
惠港惠民

香港工程師學會
會長 陳國璋工程師
敬賀



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



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The Hong Kong Institute of Housing

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Units 2008-2010, Telford House, 16 Wang Hoi Road, Kowloon Bay, Kowloon, Hong Kong
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網址 Web Site: www.housing.org.hk
電子郵件 E-mail: info@housing.org.hk



鄭錦華博士
Dr Edmond Cheng



The Hong Kong Institute of Facility Management

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Congratulatory Message

For the 27th 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 27th 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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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 2017

On behalf of The Hong Kong Institute of Landscape Architects, I am delighted to extend my warmest congratulations to The Hong Kong Association of Property Management Companies (The HKAPMC) on its Annual Dinner 2017.

In the past 27 years, The HKAPMC has played a prominent role in contributing to the maintenance and management for the built environment of Hong Kong and also uplifting the quality of services provided by its members.

On the joyous occasion of its Annual Dinner, may I take this opportunity to sincerely wish The HKAPMC and its members to continue their remarkable achievements in the years ahead.

Tak WONG
President
The Hong Kong Institute of Landscape Architects
10 September 2017



何國鈞測量師
Sr Thomas Ho



The Hong Kong Association of Property Management Companies Annual Dinner 2017

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 2017.

Over the years, HKAPMC has made significant contributions to establish, enhance and maintain the quality and professional standards 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 the future endeavors.

Sr Thomas Ho
President
The Hong Kong Institute of Surveyors

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
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E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

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陳偉能先生, MH, JP
Mr Anthony Chan, MH, JP



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晚宴

凝心聚力
貢獻社群

香港房地產協會
會長 陳偉能 敬賀



匯聚才賢 惠民安居

2017年是香港物業管理公司協會成立27周年，協會於1990年成立，以提升物業管理行業質素為宗旨，並由17間會員公司開始經過27年之共同努力，發展至今已擁有98間會員公司，會員管理著全港不同類型之眾多物業，並確立協會在社會上之專業地位。協會於10月24日舉行27周年慶祝晚宴，本人及協會非常之榮幸邀請到香港特別行政區行政長官林鄭月娥，大紫荊勳賢，GBS為主禮嘉賓，連同歷任會長、賓客、協會理事及會員，共同見證協會27周年之重要時刻。

隨著時代的不斷發展，物業管理與大眾市民的日常生活息息相關。每一位市民時刻都與我們所提供之服務連繫在一起，一些看似簡單的服務例如供水及供電等，其實是由物業管理各不同崗位之同事提供專業及嚴謹之服務以確保各住戶能舒適地享用各項設施。而物業管理由最初只負責簡單的「保安與清潔」發展至目前的多元化「設施管理」，最重要的使命是確保市民的生命財產獲得最大保障。

《物業管理服務條例》

近年物業管理服務質素備受重視，而《物業管理服務條例草案》亦於2016年中獲得通過，因此未來物業管理的專業水平會有所提升。作為物業管理行業的專業團體，我們肩負責任為市民爭取更安全舒適的生活。我們定必積極主動與物業管理監管局溝通，提供專業意見，協助監管局制定守則，共同為提高物管行業規範化及專業化的目標而努力。

發牌機制即將生效，而領牌制度的指引和準則仍在磋商階段，現階段我們積極為監管局提供相關意見希望當局能參考協會意見把附屬法例恰當草擬，我們亦很有信心能協助會員公司達至服務條例草案的專業水平，令所有會員公司順利過渡成為受認可的物業管理專業公司。首先，我們建議監管局於物業管理公司的領牌制度上參考現時協會評核會員之基準，使協會所有公司順理成章領取新牌照。其次，我們亦會緊密聯繫各教育機構，鼓勵會員公司的從業員報讀進修相關課程，以達至發牌要求。



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

協會早前亦與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註冊管理局合作為業界進行一次人力資源調查，調查結果顯示未來將會有足夠修讀物管課程的專業人才畢業並投身行業。針對現職之物管從業員在學歷上可能未達指定水平，政府將實施三年過渡期，給予足夠時間申領牌照。因此，各物管公司僱主可視此為提升公司及轄下員工專業水平的大好機會，締造互惠互利的多贏格局。按照政府《長遠房屋策略》計劃，2015-16至2024-25年度為期十年的總房屋供應量以480,000個單位作為

目標。此調查以香港物業管理公司協會之會員公司為受訪單位，主要探討物業管理行業的人力需求與未來十年的房屋管理專業人員及從業人員的需求。

物業管理服務條例

按照政府《長遠房屋策略》計劃

預計 2015-2025 所需新增的從業人員 -

專業物業經理：374

物業管理主任：911

總人數：1,285

預計 2015-2025 總共所需的從業人員 -

專業物業經理：2,691

物業管理主任：6,606

總人數：9,297

物業管理服務條例的通過能確保專業水平，配合充裕的過渡期，讓業界充分了解發牌要求，並有充足的時間通過專業培訓獲取發牌所需的經驗及資格。學會認為發牌制度對確保行業專業水平非常重要。香港既著重服務業，亦著重物業發展，因此物業管理是具持續性發展的專業行業。我們預測物業專才的需求和供應都將會大大提升，未來十年房屋供應量的增長會加大房屋管理專業人員的需求；同時未來修讀物管課程的專業人才亦會增加。再者，新推出的發牌制度更加製造誘因，吸引新血加入此一專業。由此可見，物業管理服務的市場日後定必越趨蓬勃，發展潛力非常龐大。本協會將會盡全力協助監管局制定發牌細則，鋪展統一監察機制，確保物管行業的公信力和專業性，推進香港物管業的發展。

《優質樓宇管理週 2017》



本協會除了關注物業管理發牌事宜外，亦積極參與和推行各類有關物管的活動。於9月下旬由6個政府部門包括水務署、屋宇署、機電工程署、消防處、食物環境衛生署和民政事務總署合辦的《優質樓宇管理週 2017》，我們非常榮幸被邀請成為唯一一間代表香港物業管理公司的協會作為協辦單位，並擔任嘉賓講者。活動中我們積極與各個政府部門互動交流，相互合作加強公眾妥善管理樓宇的意識及知識。此外，為進一步推動本港的優質樓宇管理文化，更於2017年6月舉辦「識管。惜樓宇」物業管理比賽，藉此表揚在樓宇管理方面有大傑出表現的大廈，鼓勵樓宇管理者實施有效的物業管理制度，當中參與及獲獎單位大部份亦為本會會員，實在令人鼓舞。我們期待有更多機會與不同政府部門攜手推動優質樓宇管理之文化。



於「管理論壇」與一眾得獎管理公司大合照



會長李春犁先生與香港房屋經理學會及六個政府部門一同作「嘉年華」開幕禮



會長李春犁先生為「管理論壇」作嘉賓講者



會長李春犁先生與主辦單位舉行「管理論壇」開幕禮

《全力支持特首及其團隊施政》



本會作為管理香港接近七成物業的物業管理公司協會，我們非常樂意為香港社會發展出一份力，協助推動及作出不同類型施政之協作宣傳工作。我們透過各會員公司，在其管理之物業為政府派發各項宣傳單張及播放相關宣傳短片等。近日協會亦協助運輸及房屋局派發出超過25萬份之「廣深港高速鐵路(香港段)通關安排」宣傳小冊子及「廣深港高速鐵路(香港段)連繫更遠，成就更多可能」宣傳單張，從而令市民獲得更多的資訊以配合政府之各項發展策略。我們樂意及榮幸能為社會出一份力，與政府一起推動民生及各項政策制度。

《外訪交流》

本協會亦致力協助會員增長知識、增廣見聞。2017年5月，我們為會員籌劃到新加坡拜訪當地的建築及建設局(簡稱BCA)。BCA是新加坡國家發展部屬下的機構，以「為新加坡發展優良的建設環境」為目標。通過是次探訪，會員對新加坡的物業管理發展、政策法規，以及BCA綠色標誌計劃等的環保發展計劃，均有更深入的了解。此外，我們亦參觀了由我們會員公司管理的新加坡幾個地標發展項目，包括Winsland House I(辦公大樓)、The Tembusu(住宅項目)和ION Orchard(購物中心)。除了讓會員對新加坡地標物業項目的經營理念有進一步的認識，亦讓會員在物業管理服務層面上得到精益求精的啟發。未來我們將繼續推動與中國內地及海外專業團體加強溝通，冀能提升物業管理水平之餘，為會員創造商機與發揮優勢。



新加坡三天考察交流團



新加坡建築及建設局與一眾理事及會員合照

《代表業界就各項法例法規諮詢提供專業意見》

協會一直非常關注各項與業界息息相關之各類諮詢法案，而協會各位理事亦分別身為各不同政府部門之工作小組成員，從而代表業界向政府提供各類專業意見，以便於落實法案後能更有效率地執行相關工作。2017年度我們先後為「都市固體廢物收費的擬議落實安排」、「建築物管理條例(第344章)檢討」以及「劃線取消強積金對沖的建議」等不同對行業有關連的事項議題代表業界向政府提出意見及作出新聞發佈。我們亦會繼續與各個政府部門密切聯繫，加深協作。



EXPERT ADVICE

Waste scheme has its problems

Gary Yeung is the vice-president of the Hong Kong Association of Property Management Companies. He talks about the proposed household waste disposal scheme.

What is the household waste charging scheme?
The Environment Bureau has proposed imposing a charge of 11 cents per litre on the disposal of municipal solid waste. According to its plans, the bill on the proposed scheme will be introduced to the Legislative Council in the first half of this year. After the passage of legislation, it will take about 12 to 18 months to prepare the public and stakeholders for the implementation. The scheme is expected to come into effect as early as in the second half of 2019. Based on the existing waste collection and disposal system, two charging models will be adopted: "charging by designated garbage bags" and "charging by weight". The former mechanism will apply to premises using the waste collection service provided by the Food and Environmental Hygiene Department, which includes housing estates, public and private, street-level shops and institutional premises. Charging by weight will apply to premises and buildings that hire private waste collectors to dispose of waste directly at landfills or refuse transfer stations, and charging will be based on the weight of waste disposed at these facilities. Under this mode, waste disposed at the stations and landfills will be charged at HK\$365 per tonne.

How much would it cost an average household?
In the first model, designated garbage bags will have nine different volumes, ranging from three litres to 100 litres. The proposed charge per litre for designated garbage bags will be set at 11 HK cents. The government estimates that, at this price level, if a three-member household uses a 15-litre designated garbage bag for daily disposal of waste, it will have to pay HK\$1.70 per day.

What's your organisation's stance on the proposed scheme? What potential problems do you foresee?
The Hong Kong Association of Property Management Companies is in principle supportive of the scheme as it encourages households and other waste producers to "dump less, save more". But we foresee difficulties when it comes to operations and supervision of both charging models. The "charging by weight" method will cost stakeholders extra burden, especially those serving the small or single-block residential buildings. In the first charging model, residents have to purchase legal garbage bags from the selling points established or authorised by the government such as post offices, drug stores and supermarkets, or from vending machines. We believe the extensive sales network will make it easy for the public to buy garbage bags whenever they want to. But we have reservations over whether small residential buildings will have enough space to store a large garbage bag inventory. Also, the property manager may not have the resources to deal with book-keeping, manage orders and keep track of things. According to government plans, a transitional period of three years will be in place for residential buildings using the waste collection service provided by the Food and Environmental Hygiene Department's waste collection fleet. Property managers and residents can familiarise themselves with how to calculate and pay waste charges based on the number of waste collections collected by the department's fleet. Similarly, a transitional period of three years will be given to buildings not covered by the department's fleet. The property manager will have to hire extra staff to monitor and handle waste collection and payment. Property management staff may also confront residents who refuse to pay for [what] they have dumped. We suggest that law-enforcement officers be deployed to enhance supervision.



勞工及福利局
香港為法美道2號政府總部西翼十樓
勞工福利局局長
蕭偉強先生 JP

陳嘉庚先生

香港物業管理公司協會反對取消強積金對沖建議推行多項方案

香港物業管理公司協會(下稱「協會」)會員管理全港七成以上的住宅及其他物業，認為政府提出注資取消強積金對沖的建議不可行，應先在劃線取消對沖機制後需要承受額外的4.5%強積金費或長期服務金，增加管理困難，打擊營商環境，對香港整體經濟造成深遠影響。

協會經多番深入考慮及研究後，提出下列多項方案：

- (一) 政府及僱主一併提供額外 1% 供款予僱員強積金戶口，以抵補僱員於退休後的保障
協會建議政府與僱主一併為僱員提供額外 1% 之強積金供款，讓僱員於退休後所得之款項提高。此方案不會對僱主或僱員構成任何額外行政或管理費用，方便處理，而政府的供款亦可獲得全面的保障，避免濫用。
- (二) 僱主及市民均有供款，對企業營運及市民日常開支影響不大
由於僱主只為僱員提供額外的 1% 強積金供款，故此能作出預算及撥備安排，協會並相信此 1% 額外供款並不會對市民大眾的日常生活構成影響。
- (三) 額外 1% 供款乃基於現行強積金制度，容易為各方接受
協會認為此各額外 1% 供款乃現行強積金制度，容易為各方接受，且由強積金管理局負責運作及管理，實乃最易為各方人士了解及接受之方案。

The Hong Kong Association of Property Management Companies
香港物業管理公司協會
Units 2008-2010, Telford House, 18 Wang Hoi Road, Kowloon Bay, Kowloon, Hong Kong
香港九龍新旺角道18號德輔大廈2008-2010座
E-mail: office@hkagpmc.org.hk Tel: 2186 4301
Website: www.hkagpmc.org.hk Fax: 2187 2343



Fax: 2509 9055

香港中區
立法會道1號
立法會秘書處
民政事務委員會秘書

敬啟者：

建築物管理條例(Cap344)檢討

就立法會民政事務委員會「建築物管理條例」(第344章)檢討立法會CB2(10)8/15-17(03)號文件的立法建議及相關行政措施，請委員會參考我們在附件的意見及考慮。

沈國勝
秘書處

二零一七年四月二十四日

The Hong Kong Association of Property Management Companies
香港物業管理公司協會
Units 2008-2010, Telford House, 18 Wang Hoi Road, Kowloon Bay, Kowloon, Hong Kong
香港九龍新旺角道18號德輔大廈2008-2010座
E-mail: office@hkagpmc.org.hk Tel: 2186 4301
Website: www.hkagpmc.org.hk Fax: 2187 2343

《恭賀新一界政府之成立並繼續與決策部門之溝通及聯繫》



政務司司長張建宗先生, 大紫荊勳賢, GBS, JP 與一眾理事合照

今年是香港回歸祖國二十周年，同時亦是香港特別行政區第五任行政長官及其管治團隊之委任，協會已先後拜訪了政務司司長張建宗先生及財政司司長陳茂波先生，分別就勞工市場人手短缺、強積金對沖安排、建築物管理條例之檢討、首次置業計劃及廢物徵費計劃安排等議題作出意見交流，我們亦會繼續安排約見新一屆其他有關官員加強溝通。



財政司司長陳茂波先生, 大紫荊勳賢, GBS, MH, JP 與一眾理事合照

《專業知識與時並進》



協會透過各政府部門、本地學術及職業培訓機構，為會員提供各類講座及研討會等，讓會員能掌握市場上最新之資訊及知識。協會於本年度分別邀請了勞工處及消防處舉行了兩場午餐講座包括「裝修及維修工程的高處工作及電力安全」及「迷你倉安全講座」。另外我們亦與香港房屋經理學會就近日天鴿颱風及有關外牆墜物事件聯合舉辦了兩場大型講座，會員反應非常熱烈。



最後，我要再一次衷心感激特首百忙中抽空出席是次協會27週年晚宴。展望未來，我們會盡力與政府維持緊密合作，全力支持行政長官林鄭月娥女士及其團隊施政，共建繁榮香港。



消防總長羅紹衡先生在午餐講座與一眾理事合照



勞工處龔志榮先生及韓兆榮先生在午餐講座與一眾理事合照



郭冠英律師 黃添偉大律師與本會及友會代表合照



梁永鏗教授與本會及友會代表合照



Mr. W K Kong Stanley與本會及友會代表合照

Gathering Professional to Create Quality Living

The Hong Kong Association of Property Management Companies ("the Association") is celebrating its 27th anniversary in 2017. The Association was founded in 1990 with only 17 members. With our efforts to enhance property management standard through the past 27 years, we have at present 98 members providing quality service for various types of properties in Hong Kong. The Association has been gaining wide recognition for its commitment to enhance the status as well as promoting professionalism of the industry. Our 27th Anniversary dinner is held on 24 October 2017. It is our great pleasure to have The Honorable Mrs. Carrie LAM CHENG Yuet-ngor, GBM, GBS, Chief Executive of the Hong Kong Special Administrative Region, to be our Guest of Honor, together with our past presidents, guests, council members and fellow members to join the important moment of the Association.

While Society keeps moving ahead, property management plays an important role in the daily life of the general public. Some utility services look simple and easy, such as provision of stable supply of water and electricity in a building is in fact the result of continuous effort paid by the practitioners in different arena of expertise. The industry has developed into a diversified "facilities management" services and most importantly is to ensure lives and properties of citizens are properly protected and safeguarded.

Property Management Services Bill

Property Management Services is attracting more concern in public these days. The Property Management Services Bill was passed by the legislative Council in Mid-May, 2016. The Association is looking forward to discuss with the Property Management Services Authority (PMSA) the formulation of regulatory guidelines and licensing criteria to commensurate with current aspiration of the society.

The licensing regime is yet to be in force while the detail criteria and by-laws of licensing are still under consultation. We will contribute advices to PMSA and we believe all our members will be able to meet the licensing requirement. We would suggest PMSA to make reference of our membership assessment standard as their licensing criteria. We would also work closely with the local academic and vocational institutions in the provision of adequate quality educational programmes, courses, seminars and trainings with a view to assist our practitioners to attain the requirement of licensing criteria.

Joining hands with Chartered Institute of Housing Asian Pacific Branch, The Hong Kong Institute of Housing and Housing Managers Registration Board, we had conducted a manpower survey since 2016 which reveals that there will be sufficient graduates from relevant courses to join the industry. We suggested the government to grant a three-year transition period to allow sufficient time for current practitioners to reach the required qualification to obtain their licence. As a result, the quality of property management services will improve significantly. According to the "Long Term Housing Strategy" formulated by the Government, the total housing supply target for the decades from 2015-16 to 2024-25 is 480,000 units and we had adopted the housing stock to form the basis of assesement.

<i>Target additional practitioners required for 2015-2025</i>		<i>Target total practitioners required for 2015-2025</i>	
Registered Professional Property Manager:	374	Registered Professional Property Manager:	2,691
Licensed Property Management Officer:	911	Licensed Property Management Officer:	6,606
Total:	1,285	Total:	9,297

The enactment of "Property Management Services Bill" (the "Bill") could raise the professional standards of the industry as a whole. Sustainable development are the goals that will not be undermined. We expect that the demand and supply of property management professionals will increase substantially, increasing housing supply will bring the demand of property management professionals. Moreover, the launch of licensing scheme will further help to inject new blood to our industry. Hence, we believe property management industry has great potential to grow. The Association will use its best endeavor to assist PMSA on the formulation of regulatory guidelines and licensing criteria which would be commensurate with current professional standards that expected by the society. Such effort will enhance professional image and confidence of the resident guarantees the credibility of the industry.

Building Management Week 2017

Association has also actively participated in various kinds of activities relating to the promotion of the industry. In late September 2017, the Association has been invited as an co-organizer of the Building Management Week 2017 which was jointly organized by 6 government departments including the Water Supplies Department, Buildings Department, the Electrical and Mechanical Services Department, the Fire Services Department, the Food and Environmental Hygiene Department and the Home Affairs Department. It is an honour that the Association had been invited as co-organizer and guest speaker. We have fostered cooperation among relevant parties to enhance public awareness of proper building management. Apart from this, we held a property management competition, namely "Quality Management Caring Buildings" in June 2017 with the aim of promoting the mindset of quality building management. Through the event, recognition was accorded to outstanding building management organizations. We are happy to note that most of the participants and winners are members of the Association. We look forward to having more opportunities to promote quality building management with various government departments and other related organizations in the future.

Fully support the Chief Executive and her team in policy implementation

We, being an Association with members providing property management services to nearly 70% of buildings in Hong Kong, it is our pleasure to assist in promoting government policies in Hong Kong. Our Members have helped the Government to promote and disseminating major policies by distributing leaflets and other relevant material in the properties under their management. The Association has recently assisted the Transport and Housing Bureau to distribute over 250,000 copies of "Customs, Immigration and Quarantine Arrangements of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link" booklets and "Better connections Unleash endless potential" leaflets so as to let the general public receive more proper information behind the policies.

Overseas Visits

The Association is also committed in assisting Members to enhance their knowledge through different channels including overseas visit. In May 2017, we had visited 'Building and Construction Authority (BCA)' in Singapore. The BCA is an agency work under the Ministry of National Development, championing the development of an excellent built environment for Singapore. Through the visit, members gained in-depth understanding of Singapore's property management development, environmental policies and related regulations. In addition, we have also visited the landmark developments including Winsland House I (Office), the Tembusu (Residential) and ION Orchard (Shopping Arcade) which are managed by our Members' Companies. Through this fruitful visit and experience sharing, our Members enjoyed an excellent opportunity to learn inspiration in different management philosophies.

We will also continue to work closely with the Mainland China counterparts and overseas professional groups in order to create more business opportunities to our Members.

Provide professional advices on various legislative regulations

The association has always been very concerned about the different legislative regulations that are closely related to the industry. Council Members are also representing the Association to join various working groups/task forces in different Government Departments in order to provide ideas and express our concerns for their consideration. In 2017, the Association had made different submissions and press releases including 'Implementation for municipal solid waste charging', 'Review on Building Management Ordinance Cap 344.' and 'Offsetting Mechanism of MPF' to related departments. In future, The Association will continue to enhance the communication with various Government Departments to reflect the views of the industry and community for the reference of the HKSAR Government in formulating new policies.

Congratulations to the new-term HKSAR Government and looking forward to the communication with different Government Departments

This year marks the 20th anniversary of Hong Kong's return to the Motherland and the appointment of the Fifth-term Chief Executive of the Hong Kong Special Administrative Region (HKSAR) of the People's Republic of China. In order to foster closer relationship, the Association has paid courtesy visits to Chief Secretary for Administration, Mr. Matthew Cheung Kin-chung, GBM, GBS, JP and Financial Secretary, Mr. Paul Chan Mo-po, GBM, GBS, MH, JP to share the experience in 'Labour Market Manpower Shortage', 'MPF offsetting Mechanism', 'Building Management Ordinance Review', 'Scheme for local first-time homebuyers' and 'Municipal Solid Waste Charging Scheme'. Meetings will be arranged with other bureau secretaries and department heads.

Other Activities

Our association has arranged talks and seminars on various topics to keep members abreast of the latest development of related legislation. The Association has invited Labour Department and Fire Service Department to organize Luncheon Talks in 'RMAA Working at Heights and Electric Safety Work' and 'Fire Safety in Mini-Storages'. We have also joined hands with The Hong Kong Institute of Housing to organize a Seminar of 'Court Cases on Building Management' and 'Mediation and Arbitration'.

Last but not least, I would like to express my heartfelt gratitude to The Honourable Mrs. Carrie Lam Cheng Yuet-ngor, GBM, GBS, Chief Executive of the Hong Kong Special Administrative Region, to join our 27th anniversary dinner as the Guest of Honour. Looking forward to the years ahead, we will do our best endeavor to work closely with the Government and as usual, fully support Chief Executive and her team to implement the policies of the government.

活動委員會報告 Activities Committee Report

二零一七年度足球比賽

Annual Football Challenge Tournament 2017

本會二零一七年度足球比賽的初賽及決賽分別於九月十六日及九月二十三日假摩士公園硬地足球場舉行，共有二十四支隊伍參加。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 2017 were held on 16 and 23 September respectively at the Morse Park Hard-Surface Soccer Pitches. There were 24 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	鵬里永得利廣場管理有限公司 Pamfleet Ever Gain Plaza Management Limited
季軍 2nd Runner-up	創毅物業服務顧問有限公司 Creative Property Services Consultants 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	康業服務有限公司 Hong Yip Service Company Limited
亞軍 1st Runner-up	置邦物業管理有限公司 ISS EastPoint Property Management Limited
季軍 2nd Runner-up	佳定物業管理有限公司 Guardian Property Management Limited
殿軍 3rd Runner-up	富城物業管理有限公司 Urban Property Management Limited

神射手 (Best Scorer):

袁立翔 Yuen Lap Cheung	第一太平戴維斯物業管理有限公司 Savills Property Management 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	香港警務處 Hong Kong Police Force
殿軍 3rd Runner-up	醫療輔助隊 Auxiliary Medical Service



前排：關志華先生 – 中間(活動委員會主席)、陳志球博士, BBS, 太平紳士 – 左(教育及培訓委員會主席)及沈錫勝先生 – 右(義務秘書)主持開球禮。

First Row: Mr. Kwan Chi Wah – Middle (Chairman of Activities Committee), Dr. Johnnie Chan, BBS, JP – Left (Chairman of Education and Training Committee) and Mr. Simon Sham – Right (Honorary Secretary) officiated at the opening ceremony.



神射手得主：袁立翔 – 第一太平戴維斯物業管理有限公司
Best Scorer: Yuen Lap Cheung – Savills Property Management 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：
康業服務有限公司
The Champion of HKAPMC Silver Cup:
Hong Yip Service Company 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」。物業管理監管局於 2016 年 12 月成立，本會前任會長譚國榮先生獲委任為監管局成員。

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，香港大學完成分析研究報告後，四會就有關研究報告提交予相關政府部門作參考，並召開聯合記者招待會，介紹報告內容及作出跟進工作。

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」；2017 年度共接獲 198 份申請報讀有關之文憑課程，其中 134 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 2017 年 8 月 31 日)，經已有 12,114 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香港、西九龍、新界北總區及保安及護衛服務業管理委員會在 2017 年聯合舉辦最佳保安服務選舉及頒獎禮，表揚有傑出表現之保安員及管理公司，藉以提高前線保安員之士氣，進一步推動物業管理保安服務及與警隊建立良好之伙伴合作關係，攜手減罪及防止罪案，為市民提供安全之居住及工作環境。

為加強會員了解涉及行業之新法例及相關條例修訂，在得到有關政府決策局、部門等協助下，委員會舉辦多個教育研討會及午餐例會；並成立多個聯絡工作小組，與保安局、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。

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

協會今年獲邀擔任由6個政府部門(水務署、屋宇署、機電工程署、消防處、食物環境衛生署及民政事務總署)舉辦之「優質樓宇管理週2017」擔任大會顧問及協辦機構，活動於2017年9月21至24日舉行，當中包括開幕活動、工作坊、研討會及嘉年華等，會長在研討會上作專題主講嘉賓，主題為「把握機遇，走向更專業化服務」，4天活動吸引業內人士包括業主及立案法團成員、管理公司、專業人士及廣大市民參與。

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 bureaux, departments, local academic and vocational institutions in the provision of quality educational programmes, course, 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. The Property Management Services Authority (PMSA) was formed in December 2016 and our Immediate Past President has been appointed to the PMSA.

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 a study report which has been forwarded to the related government bureaux and departments for reference. A joint press conference was subsequently conducted to introduce the findings of the report and make recommendations to the government accordingly.

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.

198 applications were received in the 2017 academic year and 134 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 maintained regular meetings with Fire Services Department (FSD) and continued to work closely with FSD Ambulance Command and Auxiliary Medical Service to organise Cardiac Pulmonary Resuscitation (CPR) and use of Automated External Defibrillator (AED) training courses for frontline building staff. As 31 August 2017, 12,114 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 2017, in conjunction with the Kowloon West/New Territories North Regional Offices of 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.

The Association was invited to co-organise and offer expert advice for the "Building Management Week 2017" jointly organised by six government departments (Water Supplies department, Buildings Department, Electrical and Mechanical Services Department, Fire Services Department, Food and Environmental Hygiene department and Home Affairs Department) which featured diversified and enriching activities including Opening Ceremony, Workshop, Symposium, Carnival, Competition and Award Presentation Ceremony. President of the Association made a keynote speech on "Seizing Opportunity to Achieve Professional Services". The 4-day event attracted professionals and practitioners in building management industry and members of the public joining the activities.

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致力凝聚物業管理界以建立團結緊密的關係，並竭力領導同業一起探求海外的新進技術、服務和創新概念，藉此帶動會員提升服務水平，開拓業務商機。

2017年5月，我們為會員籌劃到新加坡拜訪當地的建築及建設局(The Building and Construction Authority, 簡稱BCA)。BCA是新加坡國家發展部屬下的機構，以「為新加坡發展優良的建設環境」為目標。「建設環境」是指所興建的大廈及基礎設施等，均配合周邊範圍的社區配套。BCA的使命是為新加坡創造一個安全、優質、可持續發展的建設環境。通過是次探訪，會員對新加坡的物業管理發展、政策法規，以及BCA綠色標誌計劃等的環保發展計劃，均有更深入的了解，

此外，我們亦參觀新加坡幾個地標發展項目，包括Winsland House I(辦公大樓)、The Tembusu(住宅項目)和ION Orchard(購物中心)。除了讓會員對新加坡地標物業項目的經營理念有進一步的認識，亦讓會員在物業管理服務層面上得着精益求精的啟發。

展望未來，我們將繼續推動與中國內地及海外專業團體加強溝通，冀能提升物業管理水平之餘，為會員創造商機與發揮優勢。

對外事務委員會
主席 周駿齡

The Hong Kong Association of Property Management Companies endeavors to build a close relationship amongst property management organizations in Hong Kong. We also strive to explore latest technologies, services and innovations overseas. These efforts lead our members to attain higher service standards and to foster business opportunity.

In May 2017, we organised a visitation program with the Building and Construction Authority (BCA) of Singapore. BCA is an agency under the Ministry of National Development, aims at developing an excellent built environment for Singapore. "Built environment" refers to buildings and infrastructure in the surroundings that provide the setting for the community's activities. BCA's mission is to shape a safe, high quality, sustainable and friendly built environment for Singapore. Through the visitation, our members gained a better understanding on the recent development of property management industry, policies and regulations in Singapore, particularly on the BCA Green Mark Scheme, an initiative to drive Singapore's construction industry towards more environment-friendly buildings.

Besides, through the visits to some landmark developments at Singapore (i.e. Winsland House I — an office building, The Tembusu — a residential development, and ION Orchard — a shopping mall), our members were enriched with the knowledge about the operating philosophies of those property projects and were inspired by their excellent property management services.

Looking ahead, we will foster to exchange our knowledge and best practices with Mainland China and overseas professionals so as to enhance the standard of the property management and create more opportunities and advantages for our members.

Kenny Chow
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 95 個會員及 3 個附屬會員。宜居顧問服務有限公司、新世界物業管理有限公司及南盈物業管理有限公司分別於本年一月及六月被接納為協會新會員。
- (二) 會員資料及其管轄的物業名冊已於本年初更新及上載於物業管理公司協會的網頁上。

會籍事務委員會
主席 黃文龍

The Membership Committee is pleased to report as follows:

- (1) We have at present 95 Full Members and 3 Associate Members. Easy Living Consultant Limited, New World Property Management Company Limited and Island South Property Management Limited were accepted as Full Member in January and June 2017 respectively.
- (2) The "Members' Portfolio and Property Register" was updated and uploaded to the HKAPMC website at the beginning of this year.

Wong Man Lung, Martin
Chairman
Membership Committee

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。2017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：

- 與環境局局長黃錦星太平紳士會面，並定期出席環境保護署之專題小組會議，以就廢物徵費計劃、分類回收等環保議題交換意見
- 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
- 繼續就「物業管理服務條例草案」及「建築物管理條例」與民政事務署交換意見
- 出席市區重建局之「樓宇復修平台」會議，以就「招標妥」及大廈大維修事宜提供意見
- 出席建造業議會工地安全委員會屬下之「維修，保養，改建及加建工地之工作安全專責小組」會議
- 就標準工時、強積金對沖等勞工政策發表意見
- 出席香港生產力促進局屬下「環保車關注小組」會議及研討會
- 出席消防處定期聯絡會議

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 2017, 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:—

- Attended meetings with Mr Wong Kam Sing, GBS, JP, Secretary for the Environment and regular panel meetings organized by the Environmental Department expressing our views on Waste Charging, Waste Separation and Recycling and other environmental protection issues
- Attended meetings of Food Wise Hong Kong Steering Committee and its sub-committee (Member of Sub-committee on General Publicity and Education) of the Environment Bureau
- Continued to exchange our views on Building Management Service Bill and Building Management Ordinance with the Home Affairs Department
- Attended “Building Refinement Platform” meeting convened by the Urban Renewal Authority expressing our views on their “Smart Tender Building Rehabilitation Facilitating Service Scheme” and other building maintenance and repair issues
- Attended “Task Force on Work Safety of Repair, Maintenance, Alterations and Additions (RMAA) Sites (TF-RMA)” meeting convened by the Construction Industry Council
- Expressed our views on standard working hours and MPF offset arrangement and other labour issues
- Attended the Electric Vehicle Interest Group (EVIG) seminar and forum organized by Hong Kong Productivity Council
- Attended regular liaison meetings with the Fire Service Department

The Professional Practice Committee will continue to protect the interest of the property management industry by offering constructive and professional advices to the related organizations and will establish an effective communication platform with the related Government bodies to uplift the professional status of the Association and the property management industry as a whole.

Alkin Kwong
Chairman

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。

2017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總區防止罪案辦公室統籌之「警衛先鋒計劃」以及「警衛同行計劃」等防罪行動。(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 2016 – 2017」。比賽獲業界踴躍支持，而頒獎典禮亦於 2017 年 1 月 24 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、取消強積金對沖基制、物業管理服務條例，物業管理條例之建議修訂及固體廢物徵費等。

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

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

Public Relations Committee

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

In 2017, 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 Services Award organized by the Hong Kong Police Force and actively participate in the crime prevention initiatives such as "Project VanGuard" and "Project LinkGuard". (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 2016 – 2017". The competition was very well received with 168 entries and the award ceremony was successfully held on 24 January 2017.

The Association also offered views on relevant property management issues and other controversial issues including Standard Working Hours, Cancellation of MPF Offsetting Mechanism, Property Management Services Ordinance, proposed amendment to Building Management Ordinance and imposition of waste disposal levy 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 Public Relations Committee Report

本人忝任出版事務委員會主席有年，致力藉會訊促進協會與會員間的溝通，使會員得以掌握有關協會及物業管理行業有關的資訊，拓寬視野，與時並進。

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。2017年5月號曾專題探討「招標妥樓宇復修促進服務」，使會員掌握有關資訊，以協助大廈業主，令招標承建商的過程更公平、公正及具競爭性。

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 瀏覽。此外，亦歡迎透過協會電郵地址 office@hkapmc.org.hk，發表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 and public awareness related to property management, we select some issues as our theme topic. In the newsletter of May 2017, the theme topic was "Smart Tender building rehabilitation facilitating services". We provided information for members to understand more about the scheme, to enable building owners for acquiring more information about the building rehabilitation market, and to proceed with the tendering process for the works contractor in a fair, unbiased and competitive environment.

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

Suen Kwok Lam, BBS, MH, JP
Chairman
Publication Committee



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长江实业地产成员

*资料来源：2015年6月8日佛山市政府网之文章《禅西绿岛湖跨入地铁时代》

*资料来源：2013年1月8日佛山市政府网之文章《汽车主题城市综合体南庄奠基》

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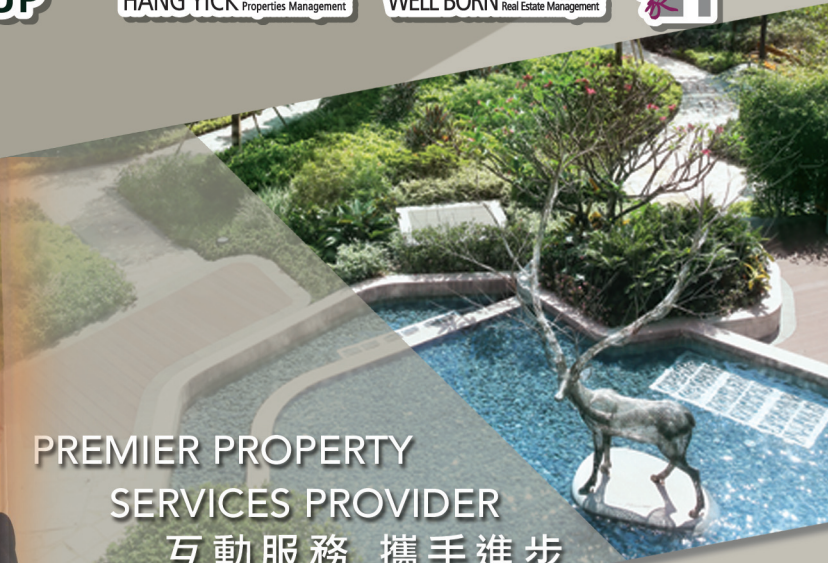


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啟勝管理服務有限公司於1978年成立，為新鴻基地產成員，現時管理物業總面積超過一億平方呎，包括甲級寫字樓、大型商場、豪宅、大型屋苑、工貿大廈、居屋、以及會所與康樂設施管理，是全港最具規模的設施及物業管理機構之一。

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Law's Cleaning Services Limited 於一九八一年成立至今已有逾三十年歷史

1. 公司背景

羅氏清潔服務公司於一九八一年成立，並於一九九三年五月正式註冊成立羅氏清潔服務有限公司，至今已有36年的歷史，是一間具有資深清潔知識與專業技術的公司。主要業務是為多間大型物業管理公司及各個政府部門提供全面、優質及專業的環保清潔服務。

經過30多年來不斷發展壯大，現已有政府合約及80多個屋苑商廈提供清潔服務工作，屬下員工4千多人，實力雄厚，服務優質，受到業界和客戶的高度認同。

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總結

我們相信，憑著本公司資深的清潔服務經驗及強大的技術和人員支援，以及“以客為先，卓越服務”的精神，我們定可為廣大客戶提供優質完善之超值服務，提高生活質素，創造理想的居住和營商環境。

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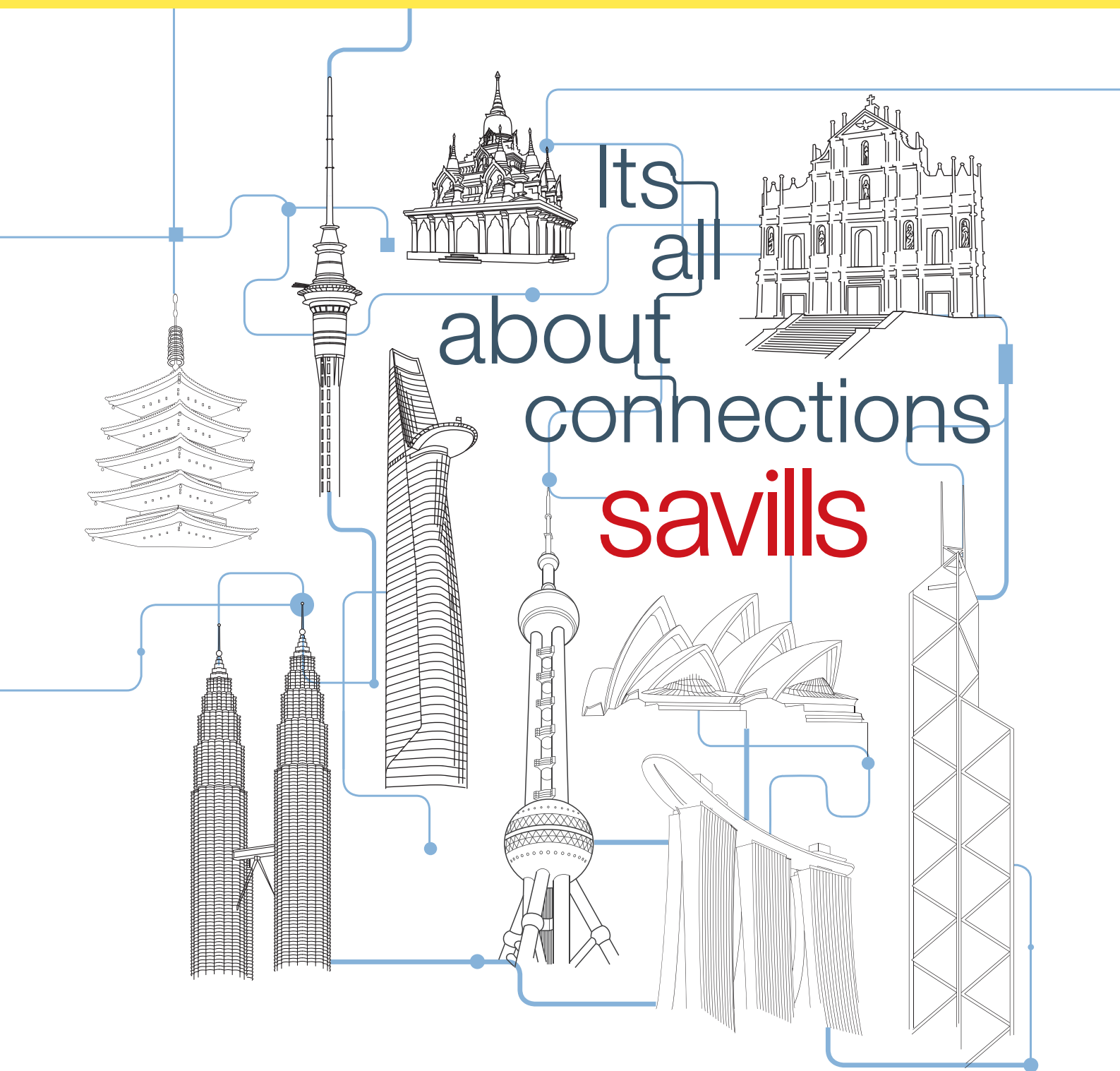
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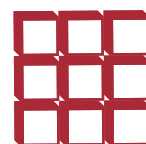


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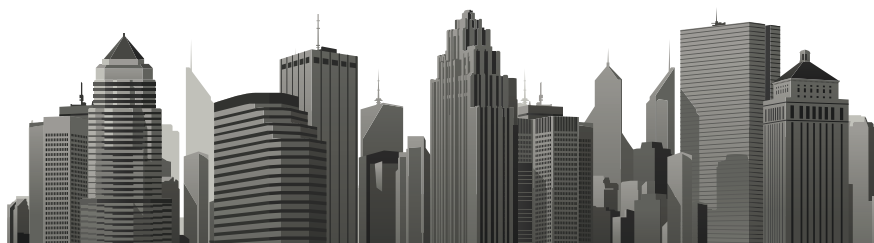
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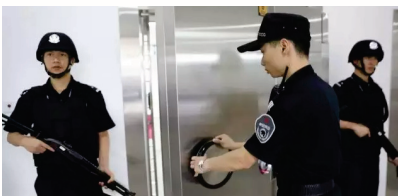


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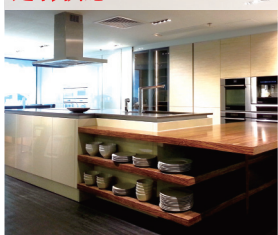
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