



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

專業同心 和諧同行  
Embracing Professionalism  
Connecting Communities



2018  
YEARBOOK 年報

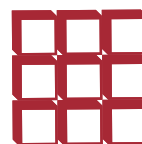


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## 創會歷史及宗旨 History and Objectives

香港物業管理公司協會有限公司於一九九零年一月成立，以提升物業管理行業之專業水平為宗旨，並代表各會員參與政府及其他相關團體在物業管理方面之交流諮詢、討論及研究。協會經常向會員提供專業講座及安排論壇，更鼓勵專業管理公司之間相互交流，以提高及增進服務水平；亦備有監管會員的專業守則，以保障業主、住戶、公眾人士的權益。協會現時擁有99個公司會員，業務覆蓋香港70%以上的聘任物管公司的住宅單位、各類工業和商業大廈、停車場和私人及政府設施。

### 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 (the Association) was founded in January 1990 with the aim of maintaining the standards of professional property management, and to provide its members with the benefit of a representative negotiating body in discussions with government or other bodies relating to the interests, rights, powers and privileges of the members, or other matters of common interest. The Association promotes continuing education to its members and other interested parties, to cooperate with similar organisations to uplift the service standards, while establishing the Codes of Conduct and management procedures to safeguard the owners and public interests. The Association has 99 members who provide quality service for over 70% of the resident units, various commercial buildings, car parks, and private and government facilities in Hong Kong among those that hire property management companies.

### 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.



## I 會員資格 Memberships

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。



## 管理實務及委員會 Management and Committees

### 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。

## I 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.



## 管理實務及委員會 Management and Committees

### 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。



## I 會員守則 Code of Conduct

### 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.

## 會員守則 Code of Conduct

- 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

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

創毅物業服務顧問有限公司

Creative Property Services Consultants Ltd

2667 8638

## 會員 Full Members

公司 (按英文名稱次序排列)

Company Name (in alphabetical order)

電話

Tel No.

愉景灣服務管理有限公司  
Discovery Bay Services Management Ltd

2238 3601

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

冠威管理有限公司  
Goodwill Management Ltd

2908 3681



## 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 &amp; 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

合安管理有限公司

Hop On Management Co Ltd

2739 8811

## 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

萊坊測計師行有限公司  
Knight Frank Petty Ltd

2840 1177

## 會員 Full Members

公司 (按英文名稱次序排列)

Company Name (in alphabetical order)

電話

Tel No.

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 &amp; 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 &amp; 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

鵬里永得利廣場管理有限公司

Pamfleet Ever Gain Plaza Management Ltd

2545 5803

## 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

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

泰喜置業有限公司  
Stanhill Properties Ltd

2116 3912



## 會員 Full Members

公司 (按英文名稱次序排列)

Company Name (in alphabetical order)

電話

Tel No.

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

威格斯物業管理服務(香港)有限公司

Vigers Property Management Services (HK) Ltd

2342 2000

## 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

威邦物業管理服務有限公司  
Wellpoint Property Management Services Ltd

2838 8098

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

萬科物業服務(香港)有限公司  
Vanke Service (HongKong) Co Ltd

2309 8808

## 2017 至 2018 年度理事會 The Council 2017-2018

會長  
President



陳志球博士  
Dr Johnnie Chan, BBS, JP

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

上屆會長  
Immediate Past President



李春犁測量師  
Sr Lee Chun Lai, Andrew

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



## 2017至2018年度理事會 The Council 2017-2018

### 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



鄭錦華博士

Dr Cheng Kam Wah, Edmond

富城物業管理有限公司

Urban Property Management Ltd

### 義務秘書 Hon Secretary



王曉君女士

Ms Wong Hiu Kwan, Eva

瑞安物業管理有限公司

Shui On Properties Management 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

## 2017至2018年度理事會 The Council 2017-2018

### 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



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



陳成威先生  
Mr Chan Shing Wai

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



吳光銘先生  
Mr Ng Kwong Ming, Paul

嘉里物業管理服務有限公司  
Kerry Property  
Management Services 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



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



林輝軍先生  
Mr Lin Hui Jun, Log

萬科物業服務(香港)有限公司  
Vanke Service  
(HongKong) Co 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
2015 - 2017	新恆基國際物業管理有限公司 Sunbase International Property Management Ltd	李春犁先生 Mr Lee Chun Lai, Andrew



# 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  
The Hon Mrs Carrie Lam Cheng Yuet Ngor, GBM, GBS

香港物業管理公司協會二零一八年年報

管業有道  
卓績可嘉

行政長官林鄭月娥





張建宗先生, 大紫荊勳賢, GBS, JP  
The Hon Matthew Cheung Kin Chung, GBM, GBS, JP

香港物業管理公司協會二零一八年年報

俊賢匯聚  
嘉譽遐揚

政務司司長張建宗







陳茂波先生, 大紫荊勳賢, GBS, MH, JP  
The Hon Paul Chan Mo Po, GBM, GBS, MH, JP

香港物業管理公司協會二零一八年年報

同儕合志  
偉譽呈輝

財政司司長陳茂波





梁君彥議員, GBS, JP  
The Hon Andrew Leung Kwan Yuen, GBS, JP

敬賀香港物業管理公司協會二零一八年刊付梓

群猷益展  
萬眾安居

中華人民共和國香港特別行政區  
立法會主席梁君彥





黃錦星先生, GBS, JP  
The Hon Wong Kam Sing, GBS, JP

香港物業管理公司協會二零一八年年刊

環保管理  
廣廈安民

環境局局長黃錦星





劉江華先生, JP  
The Hon Lau Kong Wah, JP

香港物業管理公司協會二零一八年年報

英才協契  
業茂譽揚

民政事務局局长 劉江華





李家超先生, SBS, PDSM, PMSM, JP  
The Hon John Lee Ka Chiu, SBS, PDSM, PMSM, JP

香港物業管理公司協會二零一八年年刊

集賢合志  
昌業安民

保安局局長李家超





陳帆先生, JP  
The Hon Frank Chan Fan, JP

香港物業管理公司協會二零一八年年刊

聚賢議策  
匯智探新

運輸及房屋局局長陳帆







邱騰華先生, GBS, JP  
The Hon Edward Yau Tang Wah, GBS, JP

香港物業管理公司協會二零一八年年刊

興業惠羣

商務及經濟發展局局長邱騰華





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

香港物業管理公司協會二零一八年年報

誠信物業管理  
專業廉潔典範

香港特別行政區

廉政專員白韞六





鄧以海先生, CMSM  
Mr Hermes Tang Yi Hoi, CMSM

香港物業管理公司協會二零一八年年報

鴻猷續展  
管業長興

海關關長鄧以海





盧偉國議員博士工程師, SBS, MH, JP  
Dr the Hon Lo Wai Kwok, SBS, MH, JP

香港物業管理公司協會二〇一八年年刊：

# 促進專業發展 提升管理水平

香港特別行政區立法會議員(工程界)  
盧偉國博士工程師 銀紫荊星章、太平紳士 敬賀



鍾國斌議員  
The Hon Chung Kwok Pan

香港物業管理公司協會二零一八年年報

攜手奮進  
創新里程

鍾國斌議員辦事處



謝偉銓議員, BBS  
The Hon Tony Tse Wai Chuen, BBS



TONY TSE  
謝偉銓

3618 9044  
3462 2405  
info@tonytsewaichuen.com

Room 819, Legislative Council Complex,  
1 Legislative Council Road, Central Hong Kong



香港物業管理公司協會二零一八年年報

俊彥攜手  
建社益群

立法會議員（建築、測量、都市規劃及園境界）

謝偉銓先生敬賀





應耀康先生, JP  
Mr Stanley Ying Yiu Hong, JP

香港物業管理公司協會二零一八年年報

管業津梁

運輸及房屋局常任秘書長(房屋)兼  
房屋署署長 應耀康





李建日先生, FSDSM  
Mr Li Kin Yat, FSDSM

香港物業管理公司協會二零一八年年刊

鴻謀碩劃  
物管先鋒

消防處處長李建日



甄美薇女士, JP  
Ms Salina Yan Mei Mei, JP

聯 僑 興 業  
利 民 安 居

香港物業管理公司協會二零一八年年刊

工業貿易署署長甄美薇





謝小華女士, JP  
Miss Janice Tse Siu Wa, JP

香港物業管理公司協會二零一八年年報

駿賢卓識  
管業益昌

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二零一八年年報

英賢薈萃  
管業揚輝

勞工處處長陳嘉信



黃仲良先生, JP  
Mr Wong Chung Leung, JP

香港物業管理公司協會二零一八年年刊

羣彥展猷  
萬眾安居

水務署署長黃仲良







鄧炳光先生, JP  
Mr Tang Ping Kwong, JP

香港物業管理公司協會二零一八年年刊

專業求進  
管理楷模

差餉物業估價署署長鄧炳光





林余家慧女士, JP  
Mrs Sylvia Lam Yu Ka Wai, JP



建築署署長  
Director of Architectural Services

香港物業管理公司協會二零一八年年報

弘揚專業  
溥惠社羣

建築署署長林余家慧





張天祥博士, JP  
Dr Cheung Tin Cheung, JP



策進物管  
惠及四方

香港物業管理公司協會二零一八年年報

屋宇署署長張天祥





薛永恒先生, JP  
Mr Alfred Sit Wing Hang, JP

香港物業管理公司協會二零一八年年報

專業齊心同領先  
聚賢和諧邁步前

機電工程署署長 薛永恒

機電工程署  
EMSD





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

香港物業管理公司協會二零一八年年刊

廣聯眾志

協拓宏圖

地政總署署長陳松青



李啟榮先生, JP  
Mr Raymond Lee Kai Wing, JP

香港物業管理公司協會二零一八年年報

群英薈萃  
協德同心

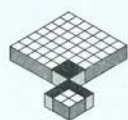
規劃署署長李啟榮







袁民忠先生, JP  
Mr Tommy Yuen Man Chung, JP



**Government  
Property Agency**  
政府產業署

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

Fax: 2583 9758 Tel: 2594 7601

本署檔號 Our Ref.: ( ) in GPA/GR/1-75/1 Pt.4

來函檔號 Your Ref.:

10 October 2018

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

On behalf of the management and colleagues of the Government Property Agency, I wish to extend our heartfelt congratulations on the 28<sup>th</sup> Anniversary of the establishment of The Hong Kong Association of Property Management Companies.

Over the years, the Association has served the community with commitment and made remarkable contribution to enhancing high quality property management services in Hong Kong. I wish the Association continued success in the years to come.

(Tommy Yuen)  
Government Property Administrator



張美珠女士, JP  
Ms Doris Cheung Mei Chu, JP

香港物業管理公司協會二零一八年年刊

管績卓越  
建社惠民

土地註冊處處長張美珠





陳志培機長 MBS, GSM, AE  
Captain Michael Chan Chi Pui, MBS, GSM, AE



齊為飛援，赴嶺重洋  
We Serve Over and Above

GOVERNMENT FLYING SERVICE

*Captain Michael CP Chan*  
**Controller**

MBS GSM AE  
Officier de l'Ordre national du Mérite  
FRAeS FCILT  
MSocSc MBus

18 South Perimeter Road, Hong Kong International Airport, Lantau, Hong Kong

業盛譽崇

政府飛行服務隊總監

陳志培



黃繼兒先生  
Mr Stephen Wong Kai Yi



香港物業管理公司協會二零一八年年刊

團結同儕 發揮專業

連繫社群 安居樂建

香港個人資料私隱專員 黃繼兒



黃鳳嫻女士  
Ms Gilly Wong Fung Han

香港物業管理公司協會周年誌慶

專業為先 兼籌並顧  
房管臻善 建社益群

消費者委員會  
總幹事黃鳳嫻  
  
敬賀



蘇慶和先生, SBS, JP  
Mr Victor So Hing Woh, SBS, JP



香港物業管理公司協會二零一八年年報

物業管砥柱  
策業裕群

市區重建局主席 蘇慶和敬賀





陳家樂先生, SBS, JP  
Mr Walter Chan Kar Lok, SBS, JP



HONG KONG  
HOUSING SOCIETY  
香港房屋協會



香港物業管理公司協會二零一八年年報

管業立範  
安居惠民

香港房屋協會主席  
陳家樂  
敬賀



鄭正煒先生, JP  
Ir Alkin Kwong Ching Wai, JP

香港物業管理公司協會二零一八年周年年報

優質管理盡精英

專業服務享殊榮

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



趙麗霞教授, MH, JP  
Professor Rebecca Chiu Lai Har, MH, JP





徐幼麟教授  
Professor You-Lin Xu



THE HONG KONG  
POLYTECHNIC UNIVERSITY  
香港理工大學

FACULTY OF CONSTRUCTION AND ENVIRONMENT  
建設及環境學院

**Ir Prof. You-Lin Xu**

PhD (Sydney), F.R.I.E., F.A.S.C.E., F.E.M.I., F.S.T.ruct.E.  
Dean of Faculty of Construction and Environment  
Yim, Mak, Kwok & Chung Professor in Smart Structures  
Chair Professor of Structural Engineering

徐幼麟 教授  
建設及環境學院院長  
嚴、麥、郭、鍾智能結構教授  
結構工程講座教授

### Congratulatory Message

The Hong Kong Association of Property Management Companies has an excellent record of serving its members and the local community since its establishment 28 years ago. It has played a vital role in maintaining the standards of professional property management, providing quality service in a range of public and private facilities. On behalf of the Faculty of Construction and Environment of The Hong Kong Polytechnic University, I am pleased to offer my warmest congratulations on its anniversary and best wishes for continued success in all its endeavours.

Ir Prof. You-Lin Xu  
Dean of Faculty of Construction and Environment  
Yim, Mak, Kwok & Chung Professor in Smart Structures  
Chair Professor of Structural Engineering  
The Hong Kong Polytechnic University

The Hong Kong Polytechnic University  
Hung Hom Kowloon Hong Kong  
香港九龍紅磡香港理工大學  
E: ce@polyu.edu.hk T: (852) 2766 6050 F: (852) 2264 1671  
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汪整樂先生  
Mr Christopher Wong Ching Lok

香港新界石門安心街 11 號華  
順廣場 6 樓 625 室  
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傳真 : (852) 3596 7899  
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### Congratulatory Message

On behalf of Asian Institute of Building, I convey my sincere congratulations to the Hong Kong Association of Property Management Companies on the occasion of the first Housing Professionals Joint Dinner 2018.

Congratulations also go to the Hong Kong Institute of Housing on its 30<sup>th</sup> anniversary and the College of Humanities and Law of HKUSPACE on the 50th anniversary of the Professional Diploma in Housing Management programme.

A big applause to the Chartered Institute of Housing Asian Pacific Branch (CIHAPB), The Hong Kong Association of Property Management Companies (HKAPMC), The Hong Kong Institute of Housing (HKIH) and the College of Humanities and Law, HKU School of Professional and Continuing Education (HKUSPACE), for jointly organizing this unprecedented event in promoting the housing professionalism.

It is indeed an extraordinary milestone for Hong Kong's housing development.

Christopher Wong  
President  
Asian Institute of Building





蘇廷弼博士工程師  
Ir Dr Albert So Ting Pat



Asian Institute of  
Built Environment  
亞洲建築環境學院

香港物業管理公司協會二零一八年年報

賦五絕以誌出版盛事

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丁燦球先生  
Ir Chris Ting Tsan Kau



屋宇設備運行及維修行政人員學會  
Building Services Operation and Maintenance Executives Society

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

On behalf of Building Services Operation and Maintenance Executives Society (BSOMES), I am delighted to convey my warmest congratulation to The Hong Kong Association of Property Management Companies (HKAPMC) on her 2018 Anniversary Dinner.

Since its establishment in 1990, HKAPMC has been playing an important role in enhancing professionalism in property management. Its works is conducive to the industry. I have no doubt that HKAPMC will continue to make valuable contribution to the industry in the years ahead.

As the President of BSOMES, I look forward to having more opportunities to work together with HKAPMC for the betterment and the benefit of our members, property management industry and the community. Finally, I wish HKAPMC and its members every success in the years to come.

Chris Ting  
President (2018-2020),  
Building Services Operation and Maintenance Executives Society



蒙健輝先生  
Mr Charles Mung Kin Fai



## Congratulatory Message

On the delightful joint celebration of the inaugural Housing Professionals Joint Dinner, and on behalf of the Chartered Institute of Building (Hong Kong), I offer my heartfelt congratulations to the respected organizations' achievements over the years to promote professional housing management services in the Asia Pacific region. Furthermore, to maintain high professionals standards and practices to raise the profile of housing management professionals and practitioners in fostering a sustainable living environment for Hong Kong's housing development.

The theme "Embracing Professionalism, Connecting Communities" to mark this celebrating event is timely and applaudable. On this meaningful milestone, I wish the respected organizations and its members every success in the years ahead!

Charles Mung  
Chair  
The Chartered Institute of Building (Hong Kong)



潘建良先生  
Mr Stephen Poon

香港物業管理公司協會2018 年年報

團結同業  
協力為民

香港物業服務公司協會主席  
潘建良



謝順禮先生  
Mr Calvin Tse Shun Lai

香港物業管理公司協會二零一八年年報

卓越管理  
利民安生

香港地產代理商總會  
主席 謝順禮 敬賀



吳光銘先生  
Mr Paul Ng Kwong Ming



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鄧智宏營造師  
Cr Tang Chi Wang



Cr Tang Chi Wang

**President**

### **Congratulatory Message**

On behalf of Hong Kong Institute of Construction Managers (HKICM) I have great pleasure in congratulating the Hong Kong Association of Property Management Companies (HKAPMC) on their massive achievements over the past 28 years. We are confident that the HKAPMC will build on its solid foundation and continue to make valuable contributions in advancing the growth and prosperity of Hong Kong.

May I take this opportunity to wish the Association and its members every success in the years ahead.

A stylized, handwritten signature in black ink, consisting of a large, sweeping 'C' followed by a smaller 'T' and a dot.

Cr Tang Chi Wang  
**President**



周駿齡先生  
Mr Kenny Chow Chun Ling



香港物業管理公司協會二零一八年年報

凝聚業界  
博益萬家

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主席周駿齡 敬賀



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姜宜龍先生  
Mr Calvin Chiang Yee Lung



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

1988年創會 Established in 1988  
1997年按香港法例第507章成立 Incorporated in 1997 under Cap. 507, Law of Hong Kong



香港物業管理公司協會二零一八年年報

賢才雲集  
專業惠群

香港房屋經理學會  
會長 姜宜龍 敬賀

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何世景先生  
Ir Ho Sai-king



President S.K. Ho 香港荃灣柴灣角街 35-45 號裕豐工業大廈 13 樓 7 室  
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Julie Y.C. Wong  
Shelley W.W. Zhou

### Congratulatory Message

I am pleased to offer my warmest congratulations to the publication of the Hong Kong Association of Property Management Companies (HKAPMC) 2018 Yearbook.

Housing is regarded in many ways as one of the top livelihood priorities in Hong Kong today. This publication vividly highlights how housing professionals are selflessly contributing their professional knowledge in meeting the housing demand in the community. The Hong Kong Association of Energy Engineers is honored to be a close partner of HKAPMC.

HO Sai King  
President

Incorporated in Hong Kong with limited liabilities



黃鎮業先生  
Mr WONG Chun Yip, GFireE



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香港物業管理公司協會二零一八年年報

鸞翔鳳集  
出類拔萃  
如月之恒  
如日之升

消防工程學會（香港分會）會長黃鎮業敬賀



羅孔君女士, JP  
Ms Jane Curzon Lo, JP



保安及護衛業  
管理委員會  
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東九龍政府合署8字樓813室

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

融通同業  
協策遠圖

香港物業管理公司協會二零一八年年報

保安及護衛業管理委員會主席羅孔君

SGS 1 (10/2009)



郭昶先生  
Mr Anthony Kwok Chong



SOCIETY OF HONG KONG  
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香港地產代理專業協會有限公司

香港物業管理公司協會

繼往開來  
會務日隆

香港地產代理專業協會  
會長郭昶敬賀



梁嘉傑博士  
Ir Dr John Leung Ka Kit



Society of Operations Engineers Hong Kong Region 營運工程師學會 香港分會

#### Congratulatory Message

**Ir Dr John Leung**  
**Chairman**  
**The Society of Operations Engineers – Hong Kong Region**

May I offer my warmest congratulations on the first Housing Professionals Joint Dinner of the Chartered Institute of Housing Asian Pacific Branch (CIHAPB), The Hong Kong Association of Property Management Companies (HKAPMC), The Hong Kong Institute of Housing (HKIH) and the College of Humanities and Law, HKU School of Professional and Continuing Education (HKUSPACE).

Having been personally involved in a professional field within Hong Kong over decades it has been very satisfying to see the continued drive from the housing professionalisms, this drive is clearly working to further the continued housing growth and development in Hong Kong.

On this wonderful occasion, may I wish the Hong Kong Association of Property Management Companies 2018 Yearbook, the first Housing Professionals Joint Dinner and the housing professionals every success in the years to come.

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鄭振輝博士  
Dr Steve Cheng Chun Fai



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Hong Kong  
Professional Associations  
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香港物業管理公司協會二零一八年年刊

團結業界  
共展宏猷

香港專業議會主席

鄭振輝博士敬賀





彭韻僖律師, MH, JP  
Ms Melissa Kaye Pang, MH, JP



THE  
LAW SOCIETY  
OF HONG KONG  
香 港 律 師 會

香港物業管理公司協會

英才匯聚

共創繁榮

香港律師會會長

彭韻僖律師

敬賀



Mr Kenneth Foo



### **Congratulatory Message**

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

On behalf of The Hong Kong Chapter of International Facility Management Association (IFMA), I wish to extend my warmest congratulations to The Hong Kong Association of Property Management Companies (HKAPMC) on its anniversary celebration.

During the past 28-year, the Association has made great efforts on enhancing the service standards of property management in Hong Kong and strengthening the professional status of the industry in the society. I hope that we can continue to forge close links between our respective Associations and work together in pushing the boundaries of Facilities Management excellence.

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

Kenneth FOO  
President  
The Hong Kong Chapter of International Facility Management Association



陳沐文建築師  
Mr Marvin Chen



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

香港物業管理公司協會二零一八年年報誌慶

才彥匯聚  
共創輝煌

香港建築師學會會長  
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余錫萬工程師  
Ir Ringo Yu Shek Man

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President Ir Ringo S M YU  
BEng(CVL) CEng FHKIE MICE  
MStructE R.P.E.(OVL, GEL, STL)  
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**Congratulatory Message**  
**The Hong Kong Association of Property Management Companies**  
**2018 Yearbook**

On behalf of The Hong Kong Institution of Engineers, I would like to extend our warmest congratulations to the Chartered Institute of Housing Asian Pacific Branch, The Hong Kong Association of Property Management Companies, The Hong Kong Institute of Housing and the College of Humanities and Law, The School of Professional and Continuing Education, The University of Hong Kong on the occasion of the Housing Professionals Joint Dinner.

I am delighted to see all respected organisations have been striving to uphold the professionalism of housing sector for the betterment of Hong Kong's society, and I believe that this Joint Dinner will provide remarkable opportunities for the members, practitioners and experts to exchange their insights and experiences for the advancement of the sector.

May I take this opportunity to wish all respected organisations great successes and every triumph in contributing to Hong Kong's society in the years to come.

Ir Ringo S M YU  
President  
The Hong Kong Institution of Engineers





郭岳忠測量師  
Sr Dick Kwok Ngok Chung



THE HONG KONG INSTITUTE OF  
SURVEYORS

香港測量師學會

群策群力  
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香港測量師學會

會長郭岳忠測量師

香港物業管理公司協會二零一八年年報

香港測量師學會

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陶榮先生  
Mr Christopher To Wing



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The Hong Kong Mediation Council  
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香港調解會主席陶榮大律師

2018 年 11 月

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## 專才匯聚 協力同心 獻策良謀 惠澤社群

香港物業管理公司協會(協會)自1990年1月成立至今，作為一個業界代表及諮詢組織，協會一直以來代表各會員向政府及其他相關團體，就房地產及物業管理服務方面，提供專業意見，促進及捍衛業界權益。憑著多位前會長及各理事會成員在過去多年所作出的寶貴貢獻，協會在各會員積極團結及配合下，經已成為一股強而有力之能量，為社會及公眾提供優質服務，並不斷提升服務質素，為業界增值。過去28年，協會一直秉承優越的服務紀錄，繼往開來，我深信在各位理事及會員繼續提供專業意見及支持下，協會會不斷求變，精益求精，與時並進，為業界及市民提供卓越優質服務。

### 支持社會活動

協會已連續15年參與綠色力量環島行「物業管理盃」。今年2月3日舉行的「綠色力量環島行」，由環保團體綠色力量主辦，是香港最大規模的慈善行山活動之一，旨在呼籲大眾身體力行珍惜自然環境。各物業管理公司派出精英員工參與是項善舉，全力以赴，再次見證員工團結一致的精神，以及積極支持環保的決心，所籌得款項將用於本地環境愛護工作，推動綠色校園教育。



## 支持「香港保安從業員日」



為感謝保安從業員的貢獻和盡忠職守，協會聯同香港保安業協會，保安業商會，國際專業保安協會（香港）及亞洲專業保安協會—香港分會於2018年7月24日聯合舉辦「香港保安從業員日」，活動得保安及護衛業管理委員會、香港警務處防止罪案科及警察牌照課作出支持，目的用以嘉許前線保安從業員為香港市民克盡己任、提供服務，及為香港社會的繁榮安定背後所作出功不可沒的貢獻。

7月24日這個日子，象徵著保安從業員每週7日、每日24小時日以繼夜地守護市民。衷心感謝每位保安從業員盡忠職守，以專業可靠的工作態度，保障市民的生命財產安全。業界希望藉著這個日子，提升公眾對保安業人員的關懷，增加大家對行業的關注及支持，更希望大家欣賞前線人員每天為我們緊守崗位，認同他們以專業精神及卓越表現，時刻保衛市民的安全。

## 加強與政府溝通



協會就各項與香港物業管理業界及房屋政策相關之政策和事項，與不同政府決策部門反映意見及訴求。我們於2018年1月25日造訪運輸及房屋局，就不同之房屋政策作出討論並代表業界表達意見。

此外，我們亦於同日造訪懲教署之赤柱監獄及商討更新人士重新投入工作計劃。懲教署致力為更生人士提供就業機會及加強他們在獲釋後的就業能力。「就業服務」的成立，目的是為僱主及更生人士安排一個提供就業機會及尋找工作的互動配對平台。協會全力支持此項計劃，並推廣及鼓勵各會員積極參與，部份會員更已參與「愛心僱主」計劃從而作出支持。





## 物業管理獎項



協會作為職業安全健康局(職安局)策略性合作伙伴，協辦「最佳職安健物業管理大獎2017-2018分享會暨頒獎典禮」，推廣並提高物業管理公司有效推行健康工作環境，表揚管理公司承辦商及從業員的職安健成就。

「2018 最佳園林大獎 – 私人物業」頒獎典禮於6月28日順利舉行。此活動由康樂及文化事務署主辦，民政事務總署、香港建築師學會、香港園藝師學會及香港物業管理公司協會協辦。活動旨在表揚園林設計及園藝保養上表現傑出的私人物業項目，並藉此鼓勵私營機構在規劃及管理物業的園藝工作時增加優質綠化元素，以持續改善環境和推廣綠化。



## 定期舉辦各類講座

另一方面，協會於年內舉辦了多個與急救應用及維修保養的講座，包括於7月11日與香港紅十字會協辦的「物業管理與危急事故心理支援」講座，分享物業事故後的心理反應，為居民/用戶提供心理教育及實用溝通方法。以及聯同香港房屋經理學會及機電工程署於6月9日舉辦升降機優化工程講座。此外，協會於9月10日聯同中華電力有限公司舉辦午餐講座，向會員介紹再生能源之發展以及「綠適樓宇基金」之計劃。



## 「擊活人心」課程



協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及心肺復甦法專業證書課程，截至2018年中，經已有超過12,000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、辦公大樓等設有自動體外心臟去顫機之物業，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。



協會於本年度繼續與消防處及醫療輔助隊舉辦多場「擊活人心」課程，讓更多從業員了解如何使用心臟去顫機，當有突發心臟停頓時，附近的人可即時為其進行急救，從而提升患者的存活率。對於拯救突發心臟停頓的患者，每遲一分鐘為其進行除顫電擊，他們的存活率便會減少百分之七至十，故能越早為他們進行去顫機急救，可大大提升生存機會。

## 外訪交流

協會於特區政府與格魯吉亞政府在2018年6月簽訂自由貿易協議後，成為第一個正式到訪當地的香港團體，並獲得格魯吉亞王子高規格接待。訪問由2018年8月24日至9月1日進行。自由貿易協議涵蓋廣泛的服務行業，將為香港及格魯吉亞的服務提供者帶來更佳的商機和具法律保障的更佳條件。自由貿易協議提供潛在機會，讓港商打進由一帶一路倡議所涵蓋的市場，並加強香港、格魯吉亞和歐亞地區在貿易和投資交流。





## 公共關係

為提升協會參與社會服務，理事會加入2017/2018年度香港警務處新界南總區最佳保安員選舉委員會成員及出席2018年11月20日之頒獎典禮。



## 支持資歷架構

協會一向支持物業管理行業推行「資歷架構」及「過往資歷認可」。在「過往資歷認可」方面，物業管理行業參與人數亦是各行業之冠。今年是香港資歷架構成立十周年。自2008年推出以來，香港資歷架構一直在推廣及支援終身學習方面發揮關鍵作用，令本地在職人士得以大幅提升質素、專業水平和競爭能力，以配合全球化和知識型經濟的發展。



## 關注社會時事 表達協會意見

協會不時關注社會時事及與物業管理行業相關政策表達意見，當中包括:-

- 就防範登革熱社區傳播發出新聞稿
- 就最低工資發出新聞稿
- 就香港物業管理監管局「物業管理公司及物業管理人的發牌制度建議」諮詢之回應
- 建議優化「劃線取消強積金對沖」新聞發佈

## 物業管理服務條例附屬法例立法

協會十分關注「物業管理服務條例」有關物業管理公司及從業員發牌制度，繼2017年10月13日及19日出席「物業管理服務條例」聚焦小組會議後，協會亦有一直跟進並於2017年11月13日及2018年1月4日，以六會一局（英國特許房屋經理學會亞太分會、香港設施管理學會、香港房屋經理學會、香港測量師學會、皇家特許測量師學會及房屋經理註冊局）聯署，呈交業界意見書予物業管理監管局，反映物業管理公司就發牌制度附屬法例立法的關注。

## 總結

在香港物業管理公司協會成立28周年之際，我很高興回顧協會在過去28個年頭取得的各項成就，協會自1990年成立以來已成為行業的代表。在各前會長、理事及各會員的不懈貢獻和努力下，我們已成為物業管理和房地產服務行業的專業協會。一如以往，協會將繼續為香港市民提供專業和優質管理服務。

陳志球博士 銅紫荊星章 太平紳士  
會長

The Hong Kong Association of Property Management Companies (the Association) has come a long way since its establishment in January 1990 as an organization to represent and advise its members and to make recommendations to and be consulted by the Government or other municipal or professional bodies on matters concerning real estate and property management services with a view to facilitating and safeguarding the interests of the property management industry.

Thanks to the incredible contributions and efforts of the Past Presidents and Council Members over the decades, the Association has become a strong force working hand in hand with its members and the community to provide best quality and value services with a view to enhancing service efficiency for the benefits of the industry.

With a distinguished record of services achieved over the past 28 years and the continued support and advices by the Council and members, I am confident that the Association will continue to go from good to great in delivering reliability and service excellence to the industry and the community at large.

### **Support Community Activities**

The Association has been participating in the Green Power Hike "Property Management Cup" for 15 consecutive years. Green Power Hike held on 3 February 2018 is a large-scale annual hiking event. The Association is committed to integrate environmental elements into the events. Providing information on the ecology of the Hong Kong Trail, we wish to inspire members of the public to appreciate Hong Kong's natural beauty. Appreciation is extended to HKAPMC Members companies for deploying staff members to participate in this meaningful event and the funds raised through the event would be used in Green Power's works in environmental education, which has always been our top priority.

### **Support 'Hong Kong Security Personnel Day'**

To recognize the important roles played by security personnel engaged in real estate services, the Association co-organized the first "Hong Kong Security Personnel Day" on 24 July 2018 along with The Hong Kong Security Association, Chamber of the Security Industry, International Professional Security Association (Hong Kong) and Asian Professional Security Association (Hong Kong Chapter) with the supported by Security and Guarding Services Industry Authority, The Crime Prevention Bureau and Police Licensing Office launched the first 'Hong Kong Security Personnel Day'.

The contribution of this huge security force in maintaining Hong Kong among the few cities in the world renowned for safety and peace for their citizens is well demonstrated and recognized.

The gratification of course applies to all security workers engaged in the private sector all over the world, and no doubt everyone will give a thumbs-up for their professionalism in their multi-tasking roles.



## Strengthen communications with Government

On 25 January 2018, Council Members visited the Transport and Housing Bureau and met the Under Secretary for Transport and Housing. During the visit, views were exchanged on various housing issues in relation to land policy, housing supply and property management services.

Hong Kong Correctional Services Department (CSD) is devoted to providing employment opportunities for persons in custody and enhancing their employability after release. The 'Employment Services' (ES) aims to provide an interactive job-matching platform for potential employers and rehabilitated persons. The Association worked closely with CSD to support the ES which received overwhelming response from member companies. Some Members have already participated in the "Caring Employer Scheme" by offering job opportunities to rehabilitated offenders.

## Property Management Awards

The Association is one of the strategic partners of Occupational Safety and Health Council to co-organize the "Best Property Safety Management Award". This Award aims to encourage the property management industry to implement effective safety management system and recognize organizations with outstanding achievement in occupational safety and health.

"The Best Landscape Award", jointly co-hosted on 28 June 2018 by the Leisure and Cultural Services Department, Home Affairs Department, The Hong Kong Institute of Architects, The Hong Kong Institute of Landscape Architects, Institute of Horticulture (Hong Kong), The Hong Kong Institute of Surveyors, Professional Green Building Council and The Hong Kong Association of Property Management Companies, was established to advocate sustained improvement in the environment in private property developments and promote greening by giving recognition to private developments that excel in landscape design and horticultural maintenance and encouraging private bodies to incorporate more green elements of quality in the planning and management of horticultural efforts for the benefit of such developments.

## Seminars and Luncheon Talks

Various seminars in the areas of first aids and building maintenance, etc. were organized by the Association throughout the year. The Association worked hand-in-hand with Hong Kong Red Cross to organize a seminar on 'Emergency Psychological First Aid' to support Property Management Industries in Hong Kong. We have also joint hands with The Hong Kong Institute of Housing and the Electrical and Mechanical Services Department to organize a seminar on 'Modernization of Lifts with Review on Recent Incidents and introduced the Salient Points to Note on Lift Maintenance for Property Management'. The Association also invited CLP Power Hong Kong Limited (CLP) to elaborate on the new initiatives to promote Renewable Energy Development and Energy Efficiency & Conservation and the introduction of New CLP Eco Building Fund at a luncheon talk.

**"Press to Shock – Save a Life" training courses**

HKAPMC continues to work closely with FSD Ambulance Command and Auxiliary Medical Service to organize the "Press to Shock – Save a Life" training courses for property management personnel. As of today, over 12,000 trained persons are now qualified under FSD's "Heart Savers" scheme to operate defibrillators which have been widely installed in major shopping centers, housing estates and properties managed by member companies.

In treating cardiac arrest patients every second counts. The best action is to deliver a shock via defibrillator. Otherwise, the survival rate decreases by 7% to 10 % in each following minute. To uplift the survival rate, the Auxiliary Medical Service and the Hong Kong Fire Services Department undertake to train members of the Association in using defibrillator and application of Cardiac Pulmonary Resuscitation.

**Overseas Visit**

HKAPMC is the first Association to visit Georgia and received high-profile reception by Georgia Government after execution of the Free Trade Agreement (FTA) between the two Governments in June 2018. The visit was held between 24 August 2018 and 1 September 2018. The FTA covering a comprehensive range of service sectors, will provide better business opportunities and legal certainty in market access for services and service providers of Hong Kong and Georgia. The FTA also offers potential opportunities as a gateway covered under the Belt and Road Initiative and enhances trade and investment flows between Hong Kong and Georgia.

**Public Relations**

To increase involvement of the Association in community services, the Association joined the 2017-2018 Best Security Services Awards organized by Hong Kong Police Force (NTS) Region and members of the Council attended the award presentation ceremony held on 20 November 2018.

**Support Qualifications Framework**

The Association has all along supported the implementation of property management industry Qualification Framework and Recognition of Prior Learning Mechanism. The participation rate of the Recognition of Prior Learning Mechanism in property management industry is the highest among all industries. This year marks the 10th anniversary of the Hong Kong Qualification Framework (HKQF). Launched in 2008, the HKQF has played a pivotal role in promoting and supporting lifelong learning, greatly enhancing the quality, professionalism and competitiveness of Hong Kong's workforce in an increasingly globalized and knowledge-based economy.

## Comments on Social Issues of Common Concerns

The Association has taken pragmatic approach in response to government policy initiatives including: -

- press release on Dengue Fever Precaution
- press release on Minimum Wages and the impact on management fee levels
- submission of views and comments on Property Management Services Ordinance Subsidiary Legislation
- press release on abolishing the MPF Offsetting Arrangements and advised the Government to substantially increase and extend the subsidy to 25 years instead of 12 years

## Property Management Services Ordinance Subsidiary Legislation

Following the two focus group meetings with members of the PMSA on 13 and 19 October 2017 respectively, the Association expressed grave concerns over the details of the subsidiary legislation in respect of the Property Management Services Ordinance. The Association made joint submissions to the PMSA on 3 November 2017 and 4 January 2018 respectively in conjunction with six other Institutes and Board (Chartered Institute of Housing Asian Pacific Branch, The Hong Kong Institute of Facility Management, The Hong Kong Institute of Housing, The Hong Kong Institute of Surveyors, The Royal Institution of Chartered Surveyors and Housing Managers Registration Board). The Association will continue to follow up the progress of the subsidiary legislation in due course. At the meeting, we also discussed licensing of property management companies and mandatory appointment of building management companies.

## Conclusion

On the occasion of the 28th 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 in the past 28 years. The Association has come a long way since its inception as a representative trade association in 1990. Thanks to the incredible contributions and efforts of the Council and its members, the Association has become a strong force in the property management profession and real estate services sector.

As always, the Association will continue to provide professional services for the Hong Kong society in the time ahead.

Dr Johnnie C K Chan, BBS, JP  
President

## 活動委員會報告 Activities Committee Report

### 二零一八年度足球比賽 Annual Football Challenge Tournament 2018

本會二零一八年度足球比賽的初賽及決賽分別於九月一日及九月八日假摩士公園硬地足球場舉行，共有二十一支隊伍參加。經過初賽、決賽及政府部門邀請賽共三十七場的激烈賽事，結果如下：

The preliminary and final matches of the Annual Football Challenge Tournament 2018 were held on 1 and 8 September respectively at the Morse Park Hard-Surface Soccer Pitches. There were 21 member companies participated this year. After 37 exciting matches in total of the Tournament, results are as follows:

#### 金盃賽(Gold Cup):

冠軍 Champion	創毅物業服務顧問有限公司 Creative Property Services Consultants Limited
亞軍 1st Runner-up	第一太平戴維斯物業管理有限公司 Savills Property Management Limited
季軍 2nd Runner-up	瑞安物業管理有限公司 Shui On Properties Management Limited
殿軍 3rd Runner-up	富城物業管理有限公司 Urban Property Management 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	高衛物業管理有限公司 Goodwell Property Management Limited
季軍 2nd Runner-up	鵬里永得利廣場管理有限公司 Pamfleet Ever Gain Plaza Management Limited
殿軍 3rd Runner-up	香港鐵路有限公司 MTR Corporation Limited

#### 神射手(Best Scorers):

何頌國 Ho Chung Kwok	高衛物業管理有限公司 Goodwell Property Management Limited
李浩然 Li Ho Yin	第一太平戴維斯物業管理有限公司 Savills Property Management Limited
劉盛鐸 Liu Shengduo	鵬里永得利廣場管理有限公司 Pamfleet Ever Gain Plaza Management Limited

#### 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	香港警務處 Hong Kong Police Force
季軍 2nd Runner-up	康樂及文化事務署 Leisure and Cultural Services Department
殿軍 3rd Runner-up	醫療輔助隊 Auxiliary Medical Service



## 活動委員會報告 Activities Committee Report



前排：關志華先生 – 活動委員會主席（右）、鄭錦華博士 – 副會長（中間）及黃繼生先生 – 副會長（左）主持開球禮。  
First Row: Mr. Kwan Chi Wah – Chairman of Activities Committee (Right), Dr. Edmond Cheng – Vice President (Middle) and Mr. Cliff Wong – Vice President (Left) officiated at the opening ceremony.



香港物業管理公司協會金盃賽冠軍：  
創毅物業服務顧問有限公司

**The Champion of HKAPMC Gold Cup:**  
Creative Property Services Consultants Limited



香港物業管理公司協會銀盃賽冠軍：  
佳定物業管理有限公司

**The Champion of HKAPMC Silver Cup:**  
Guardian Property Management Limited



### 神射手得主：

何頌國 - 高衛物業管理有限公司（右二）  
李浩然 - 第一太平戴維斯物業管理有限公司（右三）  
劉盛鐸 - 鵬里永得利廣場管理有限公司（右四）

### Best Scorers:

Ho Chung Kwok - Goodwell Property Management Limited (2nd from right)  
Li Ho Yin - Savills Property Management Limited (3rd from right)  
Liu Shengduo - Pamfleet Ever Gain Plaza Management Limited (4th from right)



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 李春犁測量師

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.

Sr Lee Chun Lai, Andrew  
Chairman  
Disciplinary Committee



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

教育及培訓委員會負責為本會會員的員工提供教育和培訓事宜，並就改進和未來發展提出建議。我們還與學術機構及政府機構合作提供特定的訓練課程及實習培訓。

我們一直支持由香港城市大學專業進修學院舉辦的物業管理持續專業進修文憑（CEDPM）超過10年。該課程專為希望從事物業／設施管理行業工作或從業員而設。多年來，該課程已約有900多名畢業生。經2012年修訂後，該課程亦已符合資歷框架下的資歷名銜計劃（ATS），並重新定名為“物業管理實務專業文憑（PDPM）”。畢業生在完成實務經驗後將有資格成為英國特許房屋經理學會會員（CIHM）。

同時，我們亦定期與消防處會面，向會員傳達最近消防安全措施的資訊。在消防處救護總區的支持下，我們為各會員的前線員工舉辦了心肺復蘇（CPR）及使用自動體外心臟去顫器（AED）的培訓課程。至今，大約已有90名學生接受了有關培訓並合資格操作除顫器。

委員會將持續為我們的會員舉辦與行業相關的培訓課程及研討會以提供最新知識和資訊。

教育及培訓委員會

主席 吳光銘

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

The role of the committee is to provide education and training for the employee of members and to make recommendations about improvements and future developments. We also provide specific training programmes with academic institutions and practical training with Government departments.

We have been supporting the Continuing Education Diploma in Property Management (CEDPM) run by the School of Continuing and Professional Education of City University for over 10 years. This programme is designed specifically for those working or wishing to pursue career in property / facility management industry. Over the years, there are more than 900 students graduated from this programme. In 2012, the programme has been revamped to comply with new Award Title Scheme (ATS) under Qualifications Framework, and the programme has been retitled as "Professional Diploma in Property Management (PDPM)". Graduates are eligible to become member of Chartered Institute of Housing (CIHM) upon completion of Practical Experience Requirement.

We have regular meetings with Fire Services Department (FSD) relaying Fire safety measures to the members. With the support of FSD Ambulance Command, we organized training courses of Cardiac Pulmonary Resuscitation (CPR) and use of Automated External Defibrillator (AED) for the front-line staff of our members. So far around 90 students have received training and qualified to operate defibrillator.

Our committee will continue to organize training courses and seminars related to the industry for our members updating knowledge and information.

Ng Kwong Ming, Paul  
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，並竭力帶動同業探求海外的新進技術，服務和創新意念，藉此啟發會員提升服務水平，開拓業務商機。

為了促進香港和中國內地物業管理行業之間的良好溝通和經驗分享，我們於2018年5月為山東省房地產協會的代表安排研討會和實地考察。分享內容包括管理模式，核心競爭力，市場定位和發展方向。透過實地考察商業大廈（企業廣場三）和公共屋邨（平田邨），我們實踐了有效的經驗分享和交流。

2018年8月，我們為會員籌劃到格魯吉亞拜訪，響應中國的一帶一路項目。在是次探訪，我們與格魯吉亞經濟和可持續發展部及由政府官員組成的交流代表團會面。會員藉此對格魯吉亞的投資環境及商機，特別是房地產和物業管理行業，以及相關的政策和法規，均有更深入的了解。此外，我們亦參觀格魯吉亞一些地標發展項目（包括多用途住宅綜合體及位於市中心的四星級精品酒店）。透過這些探訪，不但加深會員對格魯吉亞地標項目經營理念的認識，亦讓會員在物業管理服務層面上不斷進步，與時並進。

為了推動關愛文化及社會共融，我們支持懲教署的更生工作並參與「愛心僱主計劃」，為已接受職業訓練的更生人士提供就業機會，以協助他們在獲釋後重投社會。

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交流，冀能擴闊會員的視野，提升物業管理水平，為業界帶來新角度。

對外事務委員會

主席 吳福華

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

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.

To facilitate better communication and experience sharing between the property management industry in Hong Kong and PRC, seminars and field visits were arranged in May 2018 for representatives of the Shandong Province Real Estate Association. Sharing content include management model, core competitiveness, market positioning and industry development. Through field trips to commercial building (Enterprise Square Three) and public housing estate (Ping Tin Estate), we facilitated effective sharing and exchange of good practices.

In August 2018, we organized an official visit to Georgia, echoing to China's one belt one road initiative. During the visitation, we met with the Economy & Sustainable Development of Georgia and the Georgia Exchange Delegation composed of government officials. This enabled our members to gain a better understanding of the investment climate and opportunities in Georgia, particularly the development of their real estate and property management industry, and also relevant policies and regulations applying to the industry. Besides, through the visits to a few landmark developments at Georgia (including a multifunctional residential complex and a four-star boutique hotel located in city center), our members were enriched with the knowledge about the operating philosophies of those property projects and were inspired by their integrated approach in property management services.

To promote caring culture and inclusive society, we supported the rehabilitation work of Correctional Services Department. We participated in the "Caring Employer Scheme" by offering job opportunities to rehabilitated offenders who have received vocational training to help them re-enter the community after their release.

Looking ahead, we will foster to exchange our knowledge and best practices with Mainland China and overseas professionals so as to broaden the vision of our members, to enhance the standard of property management, and to bring insights to the industry.

Rankin Ng  
Chairman  
External Affairs Committee

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

「香港物業管理公司協會有限公司」於1990年1月成立，初期只有26個公司會員，經過多年來與政府不同部門及相關機構的緊密合作和溝通，積極宣揚物業管理的專業性，致力提升物業管理水平，協會得以廣為人知。截至今年8月，協會共有99個公司會員，業務覆蓋香港70%以上的聘任物管公司的住宅單位、各類工業和商業大廈、停車場和私人及政府設施，會員數目每年均錄得穩定增長。

今年新加入的公司會員有「威邦物業管理服務有限公司」及「萬科物業服務（香港）有限公司」，皆於本年3月分別被接納為協會新會員及附屬會員。

會員資料及其管轄的物業名冊已於本年初更新及上載於香港物業管理公司協會網頁，以供參考。

會籍事務委員會

主席 譚國榮

The Hong Kong Association of Property Management Companies Limited was founded in January 1990 with only 26 member companies. Over the years, the Association has been cooperating and working closely with various governmental departments and relevant organizations to promote the professionalism and uplift the service standards of property management, which helped to enhance recognition of the Association in the industry and among the general public. As of August this year, the Association has recruited 99 members who provide quality service for over 70% of the resident units, various commercial buildings, car parks, and private and government facilities in Hong Kong among those that hire property management companies. The number of member companies has seen steady growth over the years.

New member companies of this year are Wellpoint Property Management Services Limited and Vanke Service (Hong Kong) Company Limited, which were accepted as Full Member and Associate Member respectively in March 2018.

The "Members' Portfolio and Property Register" was updated and uploaded to the HKAPMC website at the beginning of this year for readers' reference.

Ivan Tam

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。2018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，就廢物徵費計劃、分類回收等環保議題交換意見
- 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
- 就標準工時、最低工資檢討、強積金對沖等勞工政策發表意見
- 就「站立工作和服務櫃檯設計」向勞工處提交意見
- 就「提升舊式工業大廈消防安全立法建議」向保安局提交意見
- 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
- 出席市區重建局之「樓宇復修及大廈工程」會議，相討「樓宇復修促進服務」(先導計劃)
- 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
- 出席消防處及水務處定期聯絡會議

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。

專業實務委員會

主席 鄭正煒



## 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 2018, the Professional Practice Committee has submitted opinions to the Government and has attended various meetings with the Government or Government related bodies to express its collective 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 expressing our views on Waste Charging, Waste Separation and Recycling and other environmental protection issues.
- Continued to exchange our views on "Building Management Service Bill and Building Management Ordinance" with the Home Affairs Department.
- Expressed views on standard working hours, statutory minimum wage periodical review and MPF offset arrangement and other labour issues.
- Expressed views on "Guidance Notes on Standing at Work and Service to Security Counter Design" to Labour Department.
- Expressed our views on "Legislative Proposal to Upgrade Fire Safety of Old Industrial Building" to Security Bureau.
- 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.
- Attended Building Rehabilitation and Building Works meeting convened by the Urban Renewal Authority discussing on Building Rehabilitation Facilitating Services (Pilot Scheme).
- Attended "Task Force on Work Safety of Repair, Maintenance, Alterations and Additions (RMAA) Sites (TF-RMA)" meeting convened by the Construction Industry Council.
- Attended regular liaison meetings with the Fire Service Department and Water Supplies 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  
Professional Practice Committee

## 公共關係委員會報告 Public Relation Committee Report

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。

2018 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 2017 - 2018」。比賽獲業界踴躍支持並獲 213 份參賽申請，而頒獎典禮亦於 2018 年 1 月 31 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 Relation Committee Report

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 2018, 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 2017 - 2018". The competition was very well received with 213 entries and the award ceremony was successfully held on 31 January 2018.

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 Publication Committee Report

本人忝任出版事務委員會主席有年，藉會訊促進協會與會員的溝通之餘，亦希望使會員得以掌握有關協會及物業管理行業有關資訊，拓寬視野，與時並進。並以專題介紹相關事例深入探討行業相關之問題與社會現象。

2018年4月號我們曾專題探討「食水系統優質維修認可計劃-食水(管理系統)」，使會員掌握有關資訊，提高業主、物業管理人員及用戶對妥善保養內部水管系統的重要性，及在內部水管系統中使用合規格的喉管物料等知識。既提升物業管理員的專業水準，更可滿足用戶對自來水質的要求。

為配合本會、會員及社會各界的聯繫無間，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)，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 April 2018, the theme topic was "Fresh Water Plumbing Quality Maintenance Recognition Scheme- Fresh Water (Management system)". We provided information for members to understand more about the scheme, to raise the awareness of building owners, property management professionals and customers of the importance of proper maintenance and the use of compliant materials for the internal plumbing systems. And also to strengthen the capability of property management professionals to achieve value-added performance in meeting the needs of customers with respect to quality of tap water.

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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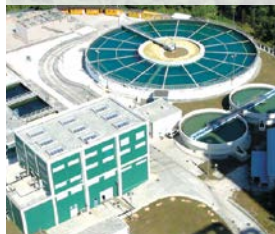
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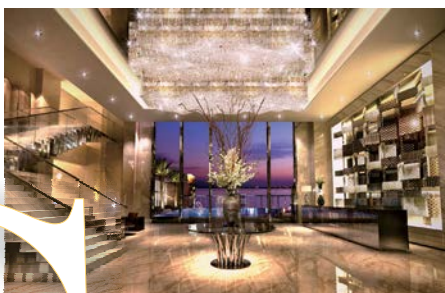
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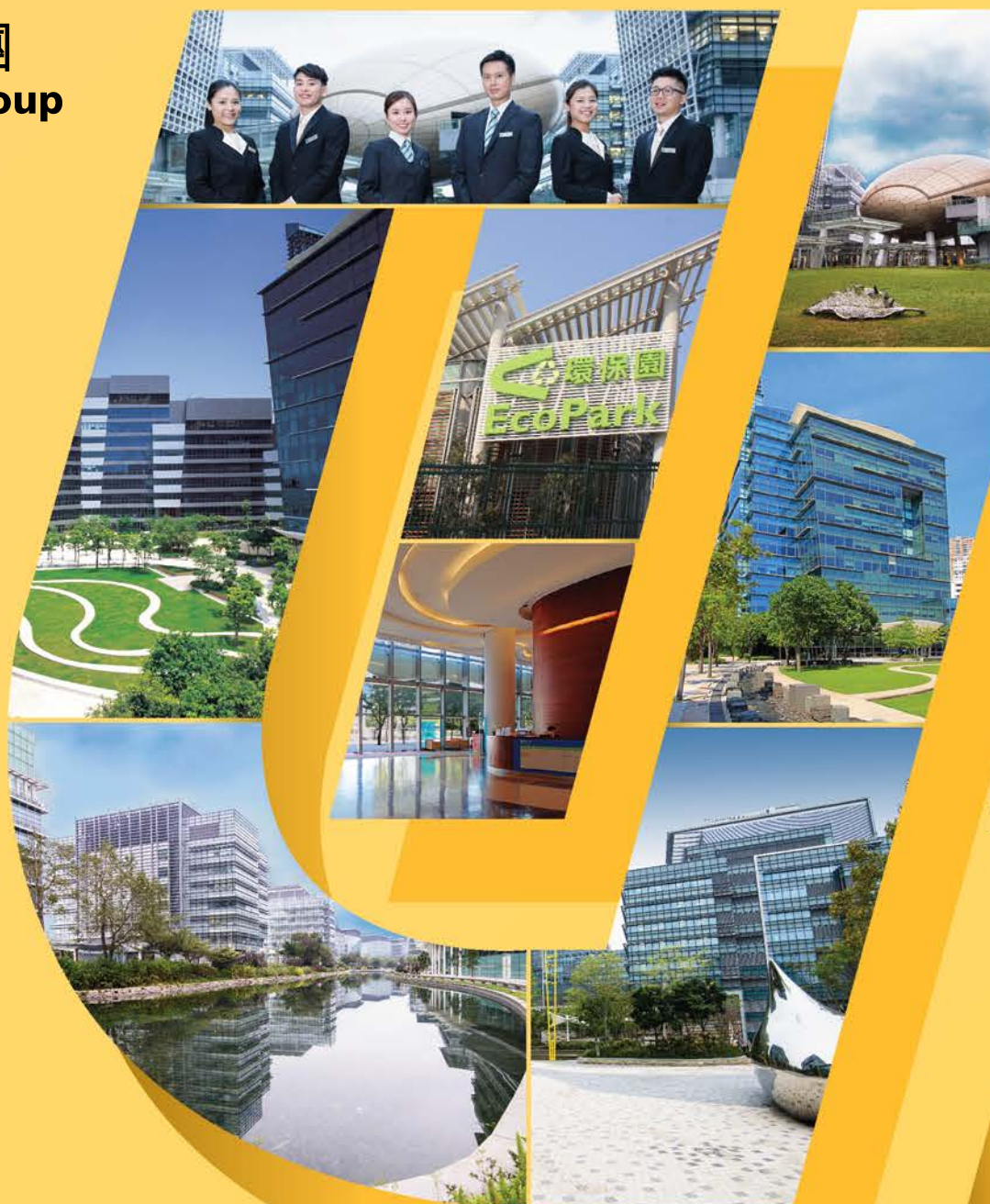
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## 龐大隊伍

聘逾 1500 名專業資格保安員，包括尼泊爾籍保安員。我們致力為客戶提供高質素的保安服務。服務範圍包括：軍事用地、商業及住宅大廈、商場、工業設施、公共屋邨、街市、大專院校、博物館、泳池、公園及體育中心等。我們的客戶包括中國人民解放軍駐港部隊、香港房屋委員會、職業訓練局、香港賽馬會、康樂及文化事務署、食物環境衛生署、民政事務署等政府部門及私人機構等。

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我們保安員工作表現深得客戶讚許，屢獲市民來信稱讚。在參加由香港警務處新界南總區舉辦 2015-2016 年度新界南總區最佳保安員選舉中，有多名員工獲選為最佳保安員。另外，更有員工獲得由香港警務處東九龍總區頒發 2015-2016 年度最佳保安員金獎。

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