



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

2019

YEARBOOK 年報



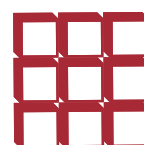


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## 創會歷史及宗旨 History and Objectives

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.





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。





## 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。





## 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.
- 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.





## 會員守則

### Code of Conduct

- 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
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	2370 1935
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





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	2562 8143
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
卓安物業顧問有限公司 Good Excel Property Consultants Ltd	2755 4793
金衛物業管理有限公司 Goldwell Property Management Ltd	2891 3015
高衛物業管理有限公司 Goodwell Property Management Ltd	2960 0982
冠威管理有限公司 Goodwill Management Ltd	2908 3681
佳信管理有限公司 Good System Management Ltd	2815 3165





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 & 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





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
油麻地物業管理及代理有限公司 HYFCO Estate Management & Agency Ltd	2395 2859
希慎物業管理有限公司 Hysan Property Management Ltd	2895 5777
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	2902 6455
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





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	2370 5731
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 1155
廖創興物業管理及代理有限公司 Liu Chong Hing Property Management & Agency Ltd	2841 7255
民亮發展有限公司 Main Shine Development Ltd	3571 7971
雅居物業管理有限公司 Modern Living Property Management Ltd	2572 2388
黃開基測計師行(物業管理)有限公司 Memfus Wong Surveyors (Property Management) Ltd	2521 6061
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
鵬里永得利廣場管理有限公司 Pamfleet Ever Gain Plaza Management Ltd	2545 5803





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	2510 1111
保華物業管理有限公司 Paul Y Building Management Ltd	2831 8338
PCPD Facilities Management Limited	2902 6455
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 Limited	2154 3131
瑞安物業管理有限公司 Shui On Properties Management Ltd	2879 1888
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	2833 6107
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 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
昇捷設施管理有限公司 Synergis Facility Management Limited	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	2827 3741
時代廣場有限公司 Time 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





公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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	2810 1100
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
偉邦物業管理服務有限公司 Wellpoint Property Management Services Ltd	2838 8098
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 8007
高威物業管理有限公司 Kenwick Property Management Ltd	2591 1380
萬科物業服務(香港)有限公司 Vanke Service (HongKong) Co., Limited	2131 9231





## 2018 至 2019 年度理事會

The Council 2018-2019

### 會長

President



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

### 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 International Properties  
Management Ltd





## 2018 至 2019 年度理事會

The Council 2018-2019

### 副會長 Vice Presidents



黃繼生先生  
Mr Wong Kai Sang, Cliff

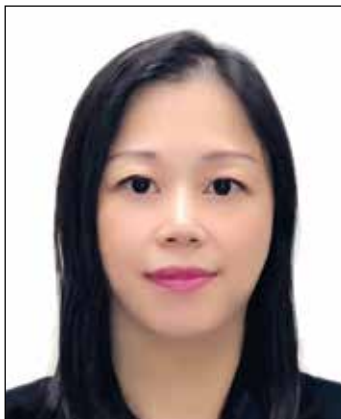
中國海外物業服務有限公司  
China Overseas Property Services Ltd



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





## 2018 至 2019 年度理事會

### The Council 2018-2019

#### 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  
Ir 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



黎漢明先生  
Mr Lai Hon Ming, William

領展資產管理有限公司  
Link Asset 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 Sr Lee Chun Lai, Andrew



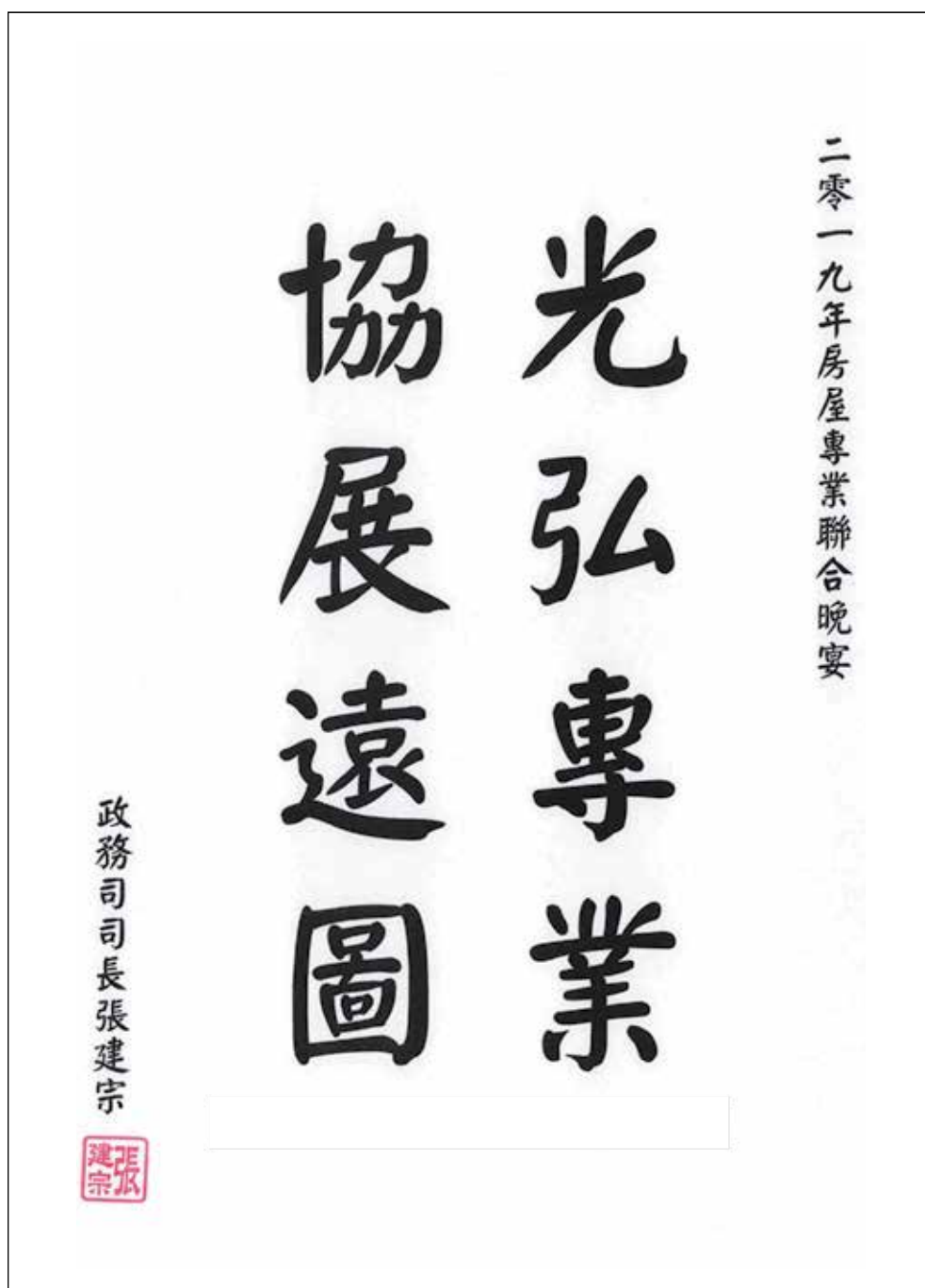


## 主禮嘉賓

Guest of Honour

張建宗先生, 大紫荊勳賢, GBS, JP

The Hon Matthew Cheung Kin Chung, GBM, GBS, JP





賀詞

CONGRATULATORY  
MESSAGES

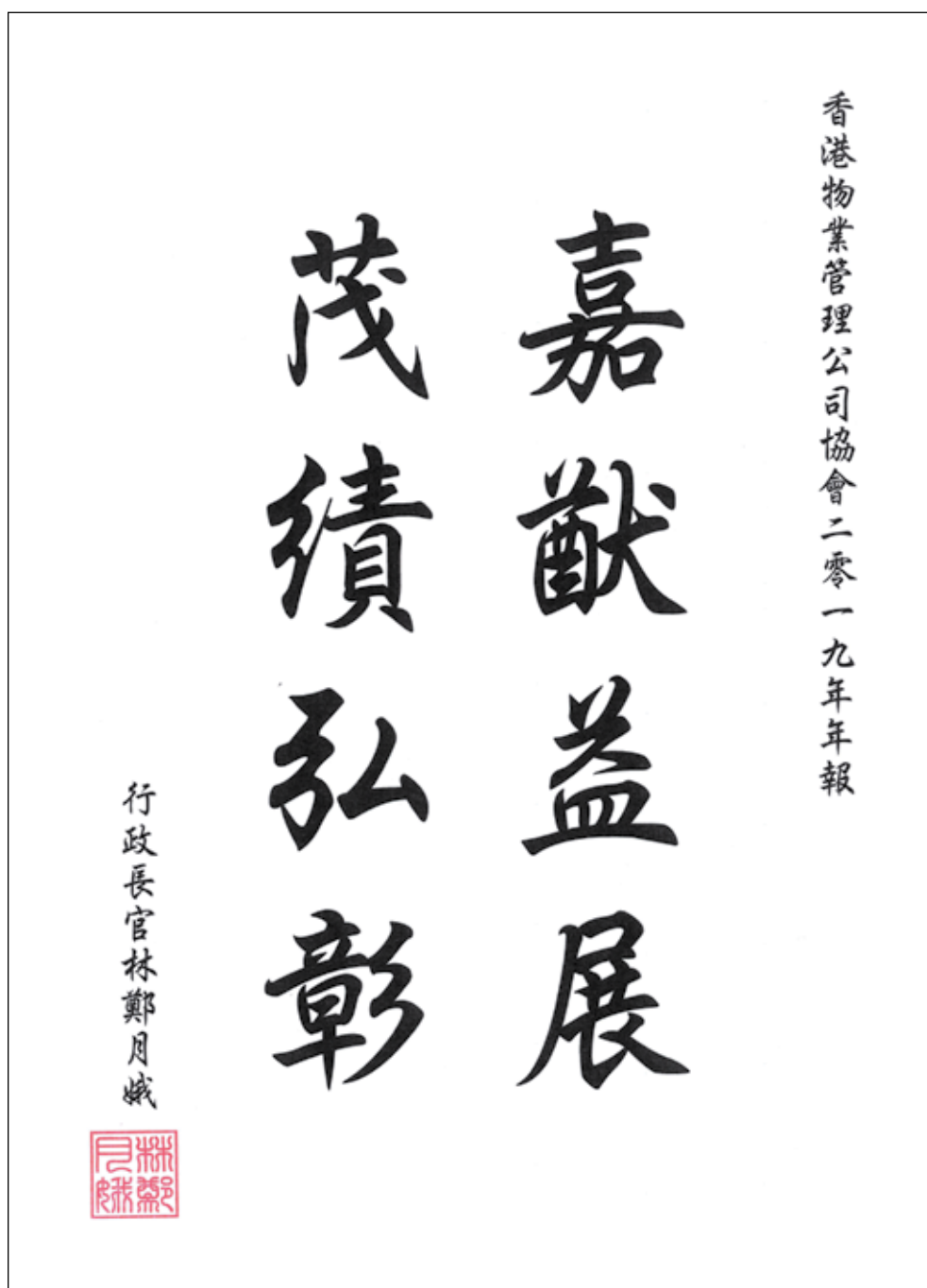




# 賀詞 Congratulatory Messages



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







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

二零一九年房屋專業聯合晚宴

精英薈萃  
管業騰飛

財政司司長陳茂波







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

香港物業管理公司協會二零一九年年報

惜能減廢  
管業增輝

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二零一九年年報

匯才展業  
利社安民

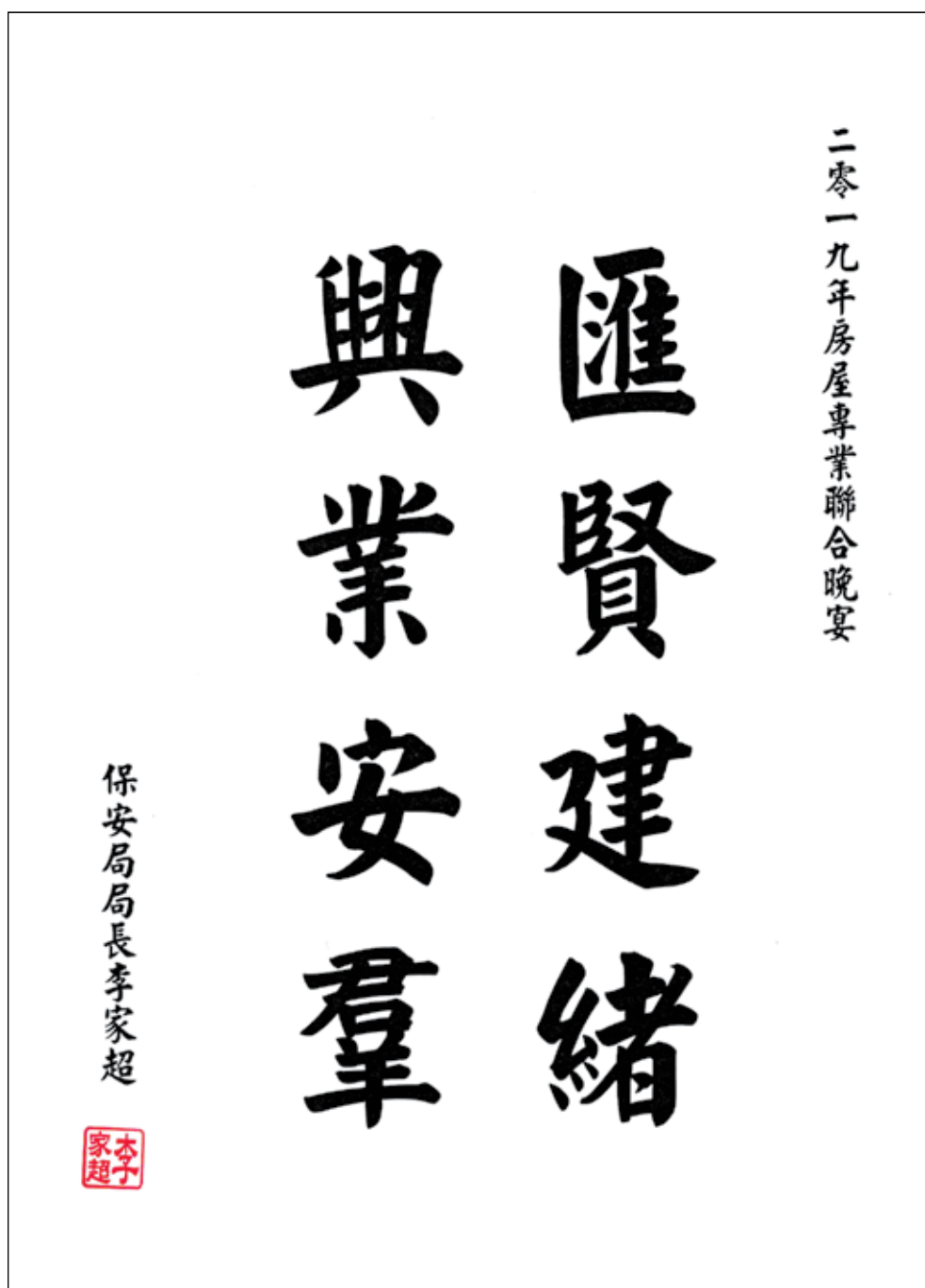
民政事務局局长 劉江華







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







陳帆先生, JP  
The Hon Frank Chan Fan, JP

二零一九年房屋專業聯合晚宴

崇專弼業  
嘉範徽聲

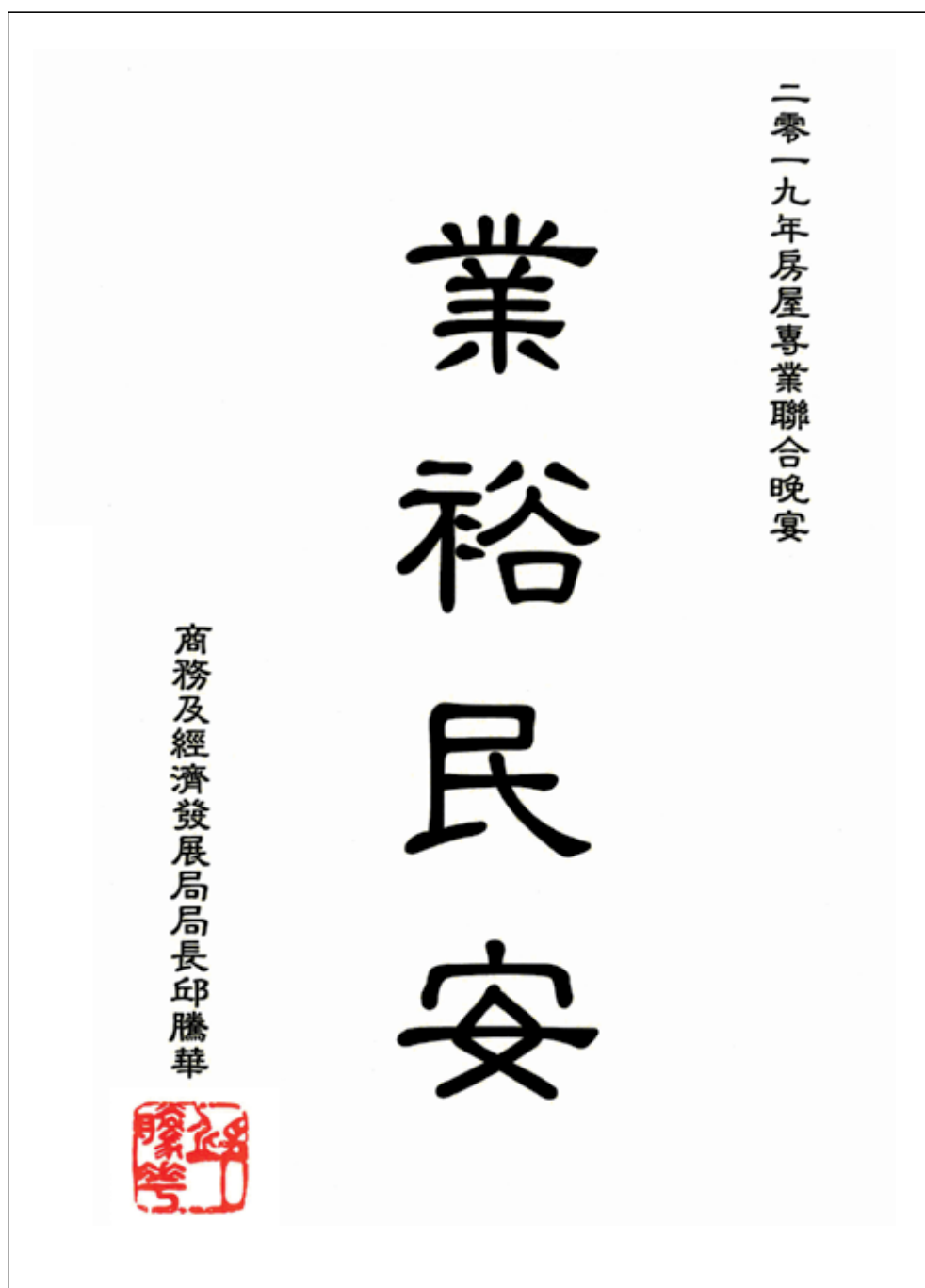
運輸及房屋局局長陳帆







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







黃偉綸先生, JP  
The Hon Michael Wong Wai Lun, JP

香港特別行政區政府  
發展局局長



SECRETARY FOR DEVELOPMENT  
Government of the Hong Kong Special  
Administrative Region

房屋專業聯合晚宴

羣賢  
務進  
懋集  
求精

發展局局長黃偉綸







聶德權先生, JP  
The Hon Patrick Nip Tak Kuen, JP

香港物業管理公司協會二零一九年年報

羣力共濟  
駿業同興

政制及內地事務局局長聶德權







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

香港物業管理公司協會二零一九年年報

管業典範  
駿譽日隆

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

二零一九年房屋專業聯合晚宴

## 促進行業合作 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





柯創盛議員, MH

The Hon Wilson OR Chong-shing, MH

二零一九年房屋專業聯合晚宴

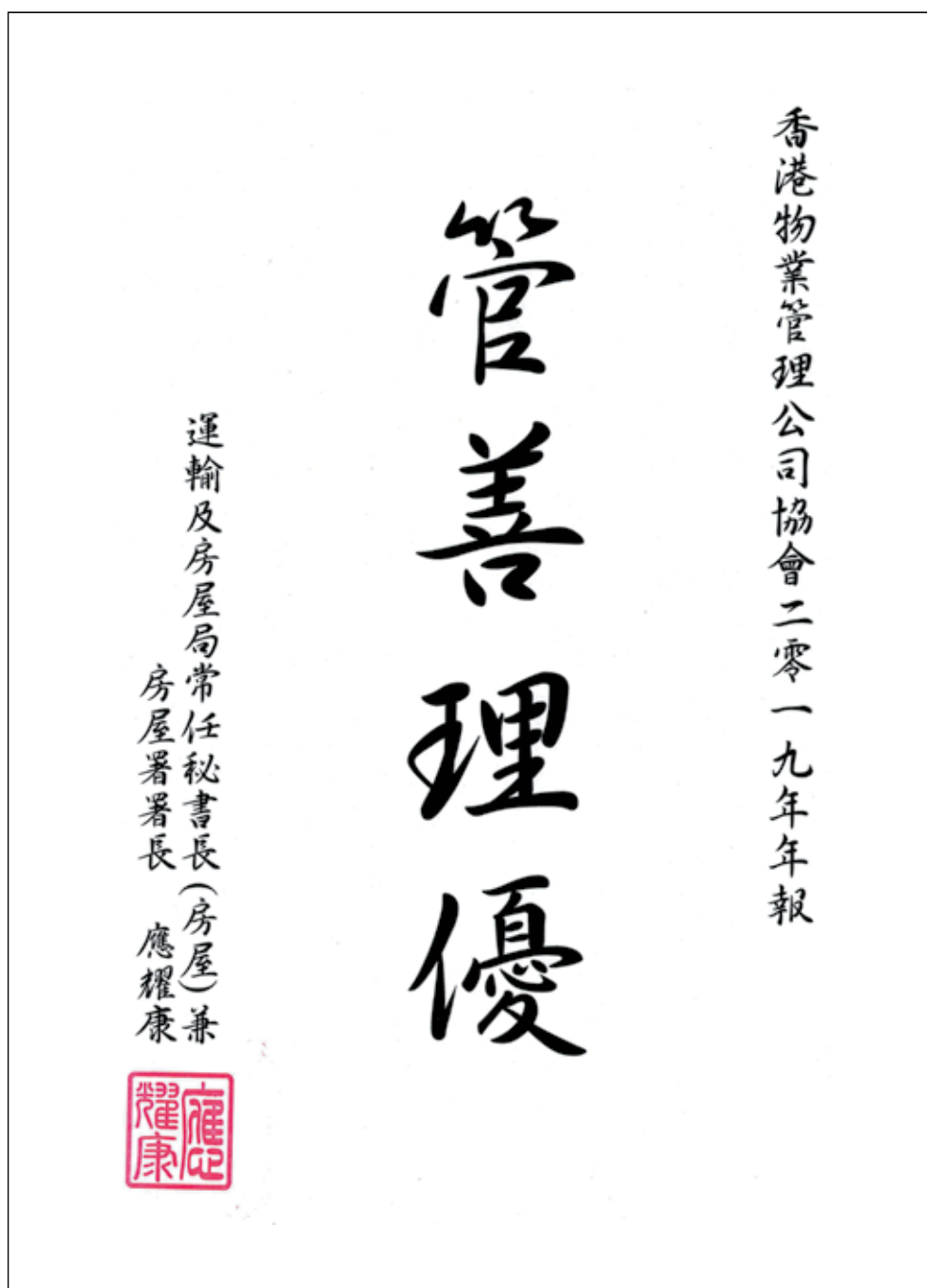
攜手共進  
利濟民生

香港特別行政區立法會議員（九龍東）  
柯創盛議員 榮譽勳章 敬賀





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







謝凌潔貞女士, JP  
Mrs Cherry Tse Ling Kit Ching, JP

香港物業管理公司協會二零一九年年報

英儕廣匯  
管業宏開

民政事務局常任秘書長謝凌潔貞







李建日先生, FSDSM  
Mr Li Kin Yat, FSDSM

二零一九年房屋專業聯合晚宴誌慶

崇優裕業  
懋績咸欽

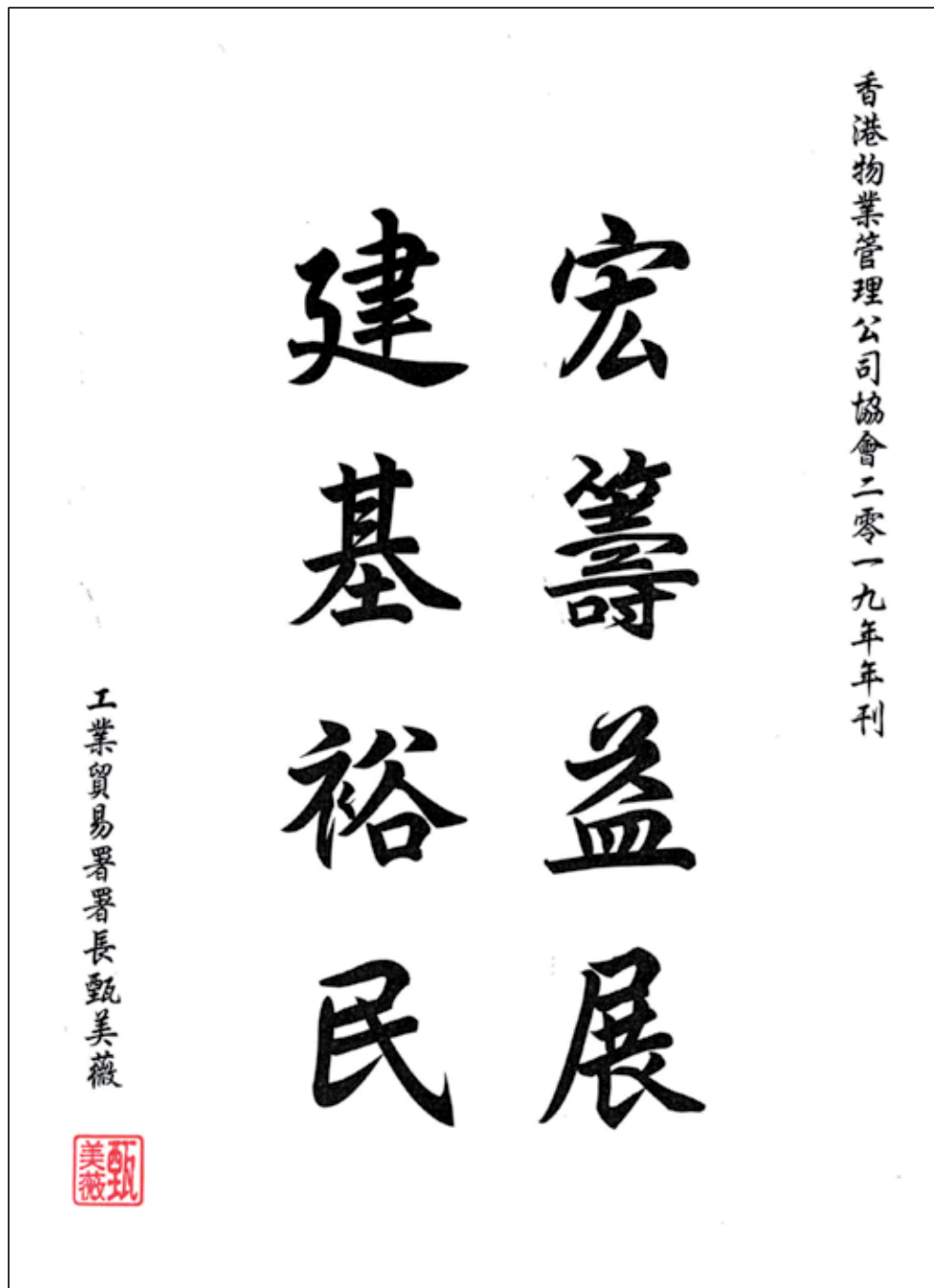
消防處處長李建日







甄美薇女士, JP  
Ms Salina Yan Mei Mei, JP







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

香港物業管理公司協會二零一九年年報

廣營峻宇

溥蔭羣生

民政事務總署署長 謝小華







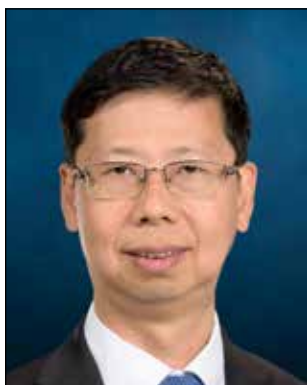
陳嘉信先生, JP  
Mr Carlson Chan Ka Shun, JP

香港物業管理公司協會二零一九年年報

廣聯同業  
宏展嘉猷

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二零一九年房屋專業聯合晚宴

弘揚專業  
溥惠社民

水務署署長黃仲良







陳松青先生, JP  
Mr Thomas Chan Chung Ching, JP



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.

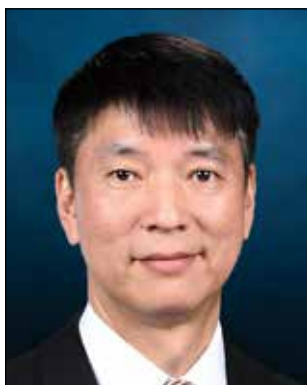
香港北角渣甸道三三三號北角政府合署二十樓  
20/F, NORTH POINT GOVERNMENT OFFICES  
333 JAVA ROAD, NORTH POINT, HONG KONG

二零一九年房屋專業聯合晚宴

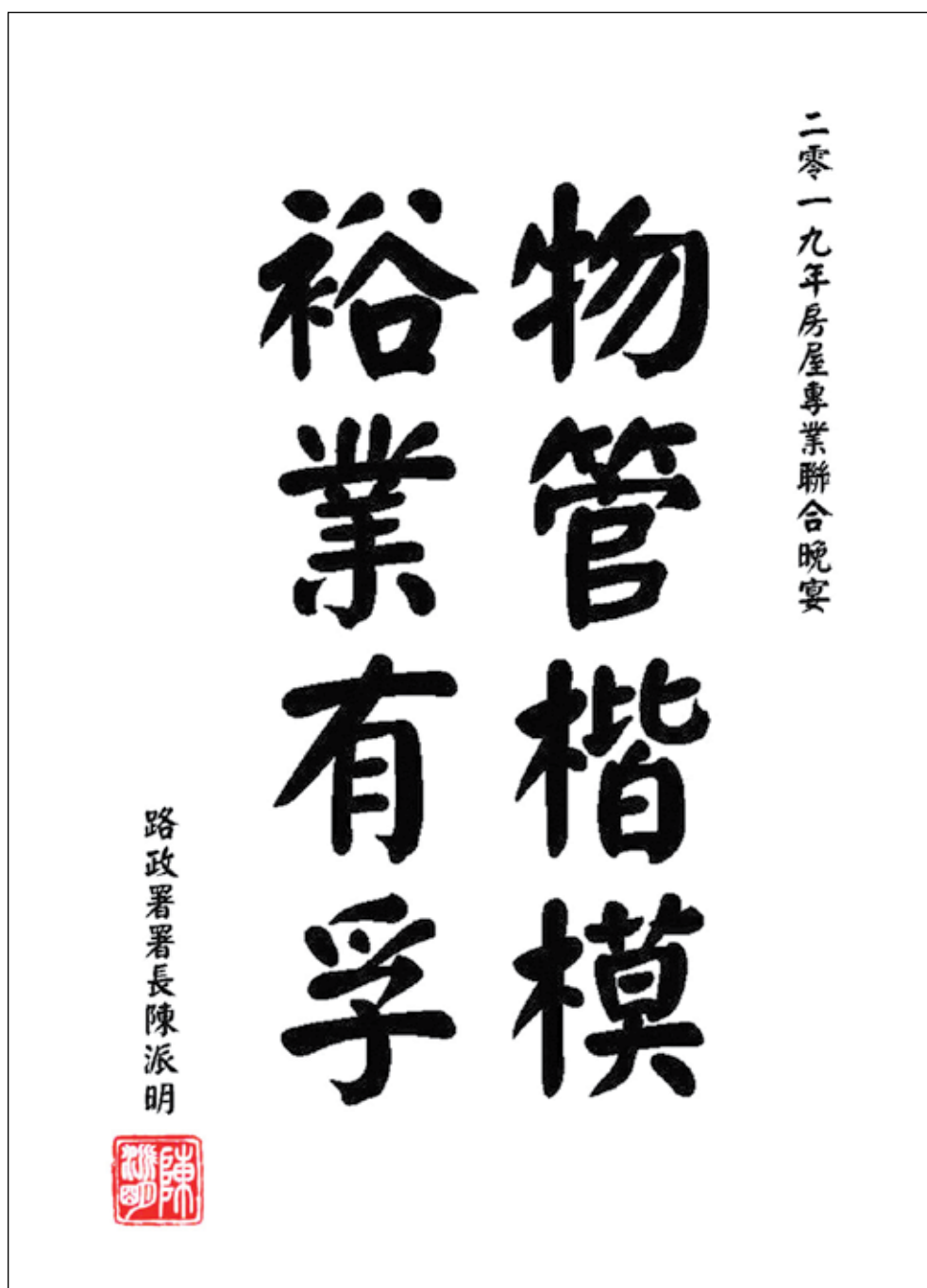
集思求進  
匡業展猷

地政總署署長陳松青





陳派明先生, JP  
Mr Chan Pai Ming, Jimmy, JP







蔡立耀先生, JP  
L Y Choi, JP

香港物業管理公司協會二零一九年年刊

專業求進  
管理楷模

差餉物業估價署署長蔡立耀







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

二零一九年房屋專業聯合晚宴

專才慶集  
懋績延光

建築署署長林余家慧







張天祥博士, JP  
Dr Cheung Tin Cheung, JP

香港物業管理公司協會二零一九年周年晚宴

善營千廈  
惠澤萬家

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二零一九年年報

優質物管顯卓見  
同心求進續領先

機電工程署署長 薛永恒

機電工程署  
EMSD







劉明光先生, JP  
Mr Liu Ming Kwong, Vincent, JP

香港物業管理公司協會二零一九年年報

專才卓展  
偉業昌興

政府產業署署長劉明光





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

香港物業管理公司協會二零一九年周年晚宴

物管臻善  
勵進圖新

土地註冊處處長張美珠







黃繼兒先生  
Mr Stephen Wong Kai Yi



香港物業管理公司協會二零一九年年刊

英賢立宏 建社康群  
樂業安居 共創新猶

香港個人資料私隱專員 黃繼兒





謝偉銓先生, BBS  
Mr Tony Tse Wai Chuen, BBS



物業管理業監管局主席  
謝偉銓 銅紫荊星章 敬賀

# 管業翹楚 惠澤社群

香港物業管理公司協會周年晚宴





陳坤耀教授, CBE, GBS, JP  
Professor Edward K. Y. Chen, CBE, GBS, JP

香港物業管理公司協會二零一九年週年晚會

貢獻專業  
造福社群

香港大學專業進修學院董事局主席  
陳坤耀教授





黎英偉先生

Mr. Steve Lai

香港物業管理公司協會二零一九周年晚宴

管業有道  
展才建業

資歷架構秘書處總經理黎英偉





鍾志平博士, GBS, BBS, JP

Dr Chung Chi Ping, Roy, GBS, BBS, JP

管理績著  
服務人群

香港物業管理公司協會二零一九年度周年晚宴誌慶

職業訓練局主席鍾志平博士



# 賀詞 Congratulatory Messages



余錫萬工程師  
Ir Ringo S M Yu

**HKIE** THE HONG KONG  
INSTITUTION OF ENGINEERS  
香港工程師學會  
香港銅鑼灣記利佐治街1號金百利9字樓  
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

會長 余錫萬 工程師  
President Ir Ringo S M YU  
BEng(CVL) CEng FRSE MICE  
MRSAE RPE(CVL), CSEL, STJ  
president@hkie.org.hk

賀香港物業管理公司協會二零一九周年晚宴誌慶

業界津梁  
共建繁榮

香港工程師學會

會長 余錫萬工程師



敬賀

KNOWLEDGE  
知識轉移  
OUR COMMITMENT  
FOR THE FUTURE







李國興先生  
Mr. Felix Li Kwok Hing

香港物業管理公司協會

房屋專業聯合晚宴

同業楷模  
共濟群力

香港建築師學會會長  
李國興建築師 敬賀





Ir Ken Luk



## **Congratulatory Message to CIHAPB, HKAPMC and HKIH Joint Housing Professional Annual Dinner 2019**

On behalf of Asian Institute of Intelligent Buildings (AIIB), it is my great pleasure and honor to warmly congratulate Chartered Institute of Housing Asian Pacific Branch (CIHAPB), The Hong Kong Association and Property Management Companies (HKAPMC) and The Hong Kong Institute of Housing (HKIH) for your jointly annual dinner 2019.

As the Chairman of Executive Committee of AIIB, I would like to take this opportunity to express our appreciation for CIHAPB, HKAPMC and HKIH for their contributions and continue to actively promote the property management profession, learning, education and knowledge exchange and enhance the industry level over the years to the advancement of management and good practice in the field of professional property management, management education and development in Hong Kong and Asian Pacific region.

Let me take this opportunity to express and hopefully CIHAPB, HKAPMC and HKIH had successful anniversary ceremony and I wish to continuous co-operate with each other's to create more professional in property and housing management every success in the years to come.

Your Sincerely,

Ir Ken LUK  
Chairman of Executive Committee, 2019-2020  
Asian Institute of Intelligent Buildings  
[www.aiib.net](http://www.aiib.net)





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

匯聚業界精英  
共展物管宏圖

香港物業管理公司協會二零一九年周年晚宴誌慶

屋宇設備運行及維修行政人員學會會長

丁燦球 敬賀





張孝威先生, SBS  
Mr Cheung Hau Wai, SBS



**Congratulatory Message**  
**Joint Housing Professionals Annual Dinner 2019**

On behalf of the Hong Kong Green Building Council, I would like to offer my warmest congratulations on the occasion of the Joint Housing Professionals Annual Dinner 2019.

Over the years, the CIHAPB, HKAPMC and HKIH have played a crucial role in driving industry excellence and building a platform for embracing professionalism and connecting communities. I have no doubt CIHAPB, HKAPMC and HKIH will continue to lead the future in shaping an effective and quality living environment for Hong Kong.

May I wish the Annual Dinner every success.

Mr CHEUNG Hau-wai, SBS  
Chairman  
Hong Kong Green Building Council





Ir Dr John Leung



#### **Congratulatory Message to the Joint Housing Professionals Annual Dinner 2019**

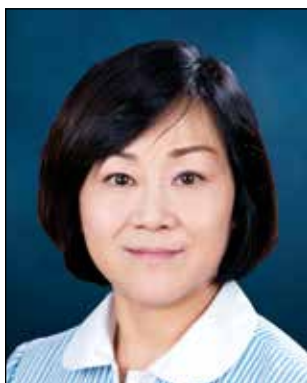
May I offer my warmest congratulations on the Joint Housing Professionals Annual Dinner of The Hong Kong Association of Property Management Companies (HKAPMC).

HKAPMC had successfully organized the superb 1<sup>st</sup> Joint Housing Professionals Dinner in 2018. Gathering the housing professionals that they have been making continual contributions to enhance the professionalism and quality services of the industry through collaboration with other learned societies. It is my pleasure to witness the continued effort from the housing professionalisms on further enhancing the housing growth and development in Hong Kong.

On this wonderful occasion, may I wish the Hong Kong Association of Property Management Companies 2019 Yearbook, the second Joint Housing Professionals Annual Dinner and the housing professionals every success in the years to come.

**Ir Dr John Leung**  
**Chairman (2019-2020)**  
**The Society of Operations Engineers – Hong Kong Region**





Ms Iris Hoi



THE HONG KONG INSTITUTE OF LANDSCAPE ARCHITECTS

香港園境師學會

## **Congratulatory Message for Joint Housing Professionals Annual Dinner 2019**

On behalf of the Hong Kong Institute of Landscape Architects, I am delighted to extend my warmest congratulations to the Joint Housing Professionals Annual Dinner 2019.

The good practices by various housing professionals on the management and maintenance of housing estates and properties have rendered significant contribution to the quality living environment in Hong Kong.

On this joyous occasion of Joint Housing Professionals Annual Dinner 2019, I sincerely wish all participating members every success in their future endeavors.

**Iris HOI**  
**President**  
**The Hong Kong Institute of Landscape Architects**





林家禮博士, BBS  
Dr. Lee George LAM, BBS

二零一九年房屋專業聯合晚宴

# 物業管理專才 智慧生活精英

數碼港林家禮博士





查毅超博士, BBS

Dr Sunny Chai Ngai Chiu, BBS

二零一九年房屋專業聯合晚宴

創新不懈  
精益求精

香港科技園公司查毅超博士





謝思訓先生



香港物業管理公司協會週年誌慶

廣聚同業  
福澤社會



澳門物業管理業商會 會長

謝思訓 敬賀

二零一九年八月





陳修杰工程師  
Ir Allan Chan Sau Kit

香港物業管理公司協會房屋專業聯合晚宴二零一九

匯聚專才  
同展良籌

香港建造商會會長  
陳修杰工程師





陳偉能先生, BBS, MH, JP  
Mr Anthony Chan, BBS, MH, JP

二零一九年房屋專業聯合晚宴

業界之光  
行業翹楚

香港房地產協會會長陳偉能先生



# 賀詞 Congratulatory Messages



高寶豐先生  
Mr Baldwin Ko

**ISCM** 商場管理學會  
Institute of Shopping Centre Management

群賢薈萃  
共建香江

香港物業管理公司協會二零一九年周年晚宴誌慶

商場管理學會主席高寶豐敬賀





羅孔君女士, JP  
Ms Jane Curzon Lo, JP



保安及護衛業  
管理委員會  
九龍觀塘鯉魚門道12號  
東九龍政府合署8字樓813室

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

香港物業管理公司協會二零一九年年報

專才萃集  
駿業遐昌

保安及護衛業管理委員會主席羅孔君





郭昶先生  
Mr Anthony Kwok Chong



SOCIETY OF HONG KONG  
REAL ESTATE AGENTS LTD  
香港地產代理專業協會有限公司

英國特許房屋經理學會亞太分會  
香港物業管理公司協會  
香港房屋經理學會

團結業界  
共創繁榮

香港地產代理專業協會  
會長郭昶敬賀





鄭振輝博士  
Dr Steve Cheng Chun Fai



香港物業管理公司協會二零一九年年刊

精英薈萃  
共倡安居

香港專業議會主席  
鄭振輝博士 敬賀





李春犁先生  
Sr Lee Chun Lai, Andrew

匯聚專業  
服務萬家

香港物業管理公司協會二零一九年周年誌慶

房屋經理註冊管理局  
主席 李春犁 敬賀





吳沂城先生  
Mr Wu Yi Cheng



香港物業管理公司協會周年誌慶

凝聚業界  
博益萬家

英國特許房屋經理學會亞太分會

主席吳沂城 敬賀





Dr Edmond Cheng Kam Wah



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**Congratulatory Message for  
Joint Housing Professionals Annual Dinner 2019 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 Joint Housing Professionals Annual Dinner 2019.

With unfailing efforts and commitment, the HKAPMC has made significant contributions to elevating quality of properties and building management service to stakeholders by management companies. Taking this opportunity, I would like to extend our sincere appreciation to HKAPMC for its remarkable achievements in promoting professional standards of property management companies in Hong Kong, and wish HKAPMC every success in the years ahead.

Dr Edmond CHENG Kam Wah

President

The Hong Kong Institute of Facility Management



Teaming up Professionals • Innovating for Tomorrow  
薈萃專才 • 開創未來





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

英國特許房屋經理學會亞太分會、  
香港物業管理公司協會及香港房屋經理學會  
二零一九年房屋專業聯合晚宴誌慶

精英匯聚  
共譜輝煌

香港房屋經理學會  
會長 姜宜龍 敬賀





陳家樂先生



HONG KONG  
HOUSING SOCIETY  
香港房屋協會

管業階模  
共建區居

香港物業管理公司協會二零一九年年刊

香港房屋協會主席

陳家樂  
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## 團結業界眾智 攜手造福萬家



2019年是國家、香港及香港物業管理公司協會有許多大事的一年。今年是中華人民共和國建國70周年，回顧過去，國家在經濟、社會、民生各方面的發展取得驕人成就；今天國家已經是全球第二大經濟體，在國際社會極具影響力，成就值得每一個中國人包括香港同胞感到自豪。

香港最近發生的事件，令市民和政府產生矛盾和紛爭；物業管理專業人員，尤其在前線工作者，面對史無前例工作壓力和挑戰；特別在處理公眾活動時涉及警務人員進入私人物業包括商場，住宅大廈，屋苑公眾地方及設施執法所引來的紛爭；當中有個案涉及前線物業管理人員被示威者及居民包圍，要求解釋為何讓示威者及警察進入私人地方的質詢。有見及此，協會於2019年8月15日與警方舉行會議，並於8月16日向會員發出處理公眾活動提示，闡述警方在香港法例第232章警隊條例所賦予之執法權力。

## 物業管理服務條例附屬法例立法

協會一直十分關注「物業管理服務條例」有關物業管理公司及從業員發牌制度，協會於2019年1月31日就發牌制度公眾諮詢向政府提交書面意見書。及後，協會聯同英國特許房屋經理學會亞太分會，香港設施管理學會，香港房屋經理學會及房屋經理註冊管理局於2019年6月24日再次去信予行政長官、政務司司長、律政司司長、民政事務處處長、立法會及物業管理業監管局（監管局），就監管局呈交附屬條例立法之文件，提出意見及要求暫緩通過附屬條例，讓持分者及業界有更充分時間與監管局作出詳細商討，毋需急促地進行先訂立後審議的程序。經立法會民政事務委員會於6月24日之討論，委員會要求監管局再次諮詢業界及持份者。

隨後，物業管理業監管局於2019年8月8日及12日舉辦兩場研討會，以給予業界進一步了解附屬法例之條文，協會會繼續作出緊密之跟进。



**物業管理相關專業團體  
就物業管理業監管局建議的發牌制度之意見**

我們是物業管理相關專業團體：英國特許房屋經理學會亞太分會（CHAPB）、香港物業管理公司協會（HKAPMC）、香港設施管理學會（HKIFM）、香港房屋經理學會（HKH）及房屋經理註冊管理局（IARMA）就民政事務處及物業管理業監管局（監管局）於2019年6月提交立法會民政事務委員會**立法會CB(2)1662/18-19(01)及(02)號附屬法例**所建議的物業管理公司及物業管理人的發牌制度及草擬中的相關附屬法例的主要條文之意見如下：

(1) 民政事務處署於2014年7月提交《物業管理服務條例草案》委員會**立法會CB(2)1965/13-14(01)號文書**（附件1）當局對委員會所提事項作出的回應第五段清楚列明「正式牌照和臨時牌照的詳細準則，包括學歷、專業資歷和相關工作經驗年資的具體要求，將會在附屬法例列明供委員審議。我們在草擬附屬法例時，會充分考慮各持分者的意見。」及2015年4月提交**立法會CB(2)359/14-15(02)號文書**（附件2）第五段清楚列明「監管局成立後，將會通過附屬法例訂明有關註冊人員的發牌準則，當中包括所需學歷的詳細，包括何等學位會被視為與物業管理相關或同等學歷等。」第六段亦清楚列明「據我們了解，現時有部份由大學或大專院校提供的物業管理或相關學位課程，已獲個別物業管理相關的專業團體（例如香港房屋經理學會認可為該會會員的學歷要求。我們已向相關專業團體會查詢，請他們協助提供現時各大專院校提供有關課程的學歷及畢業生數目的最新資料，供委員參考。待收到相關資料後，我們會提交委員會審議。」（附註1，例如香港大學建築學院城市規劃及設計系房屋管理碩士（專業課程）、香港理工大學物業管理學（榮譽）理學士、香港城市大學行政及公共管理榮譽社會科學學士、房屋學文學碩士及房屋學（榮譽）文學士、香港大學專業進修學院房屋管理專業文憑等。）

(2) 根據草擬中之《物業管理服務（發牌及相關事宜）條例》（第626章，附屬法例B）並沒有清楚訂明正式牌照和臨時牌照的詳細準則，包括學歷、專業資歷和相關工作經驗年資的具體要求，但只列於供各委員閱讀之討論文件。這種做法有違特設政府於實施公共發牌及相關事宜規例附屬法例時會將上述發牌準則詳細列明於附屬法例，包括專業會計師附例、實習律師規則、建築師管理規則、中醫師中藥規則等。（附件3）

只能於2019年6月18日(02)號文件，而立法會民討討論文件數日後便開會，我們與監管局於2019年7月提出要求當監管局元得共識後始提交立法會

非足夠時間討論而某熱通會員將會因附屬法例的2折，紀律聆訊或裁定他們的會員是甚為不公。

指示監管局將立法會物業管理公司、物業管理人員附屬法例內並要求附屬法例B。若監管局維持分會及業界有更充分時間與監管局作出詳細商討，毋需急促地進行先訂立後審議的程序。



## 加強與政府溝通

協會不時與不同政府部門會面，並就不同之政策作出討論並代表業界表達、反映意見及訴求。於2019年2月26日警務處西九龍總區指揮官及一眾高級警官，宴請本會理事，就進一步加強警務處與香港物業管理業界之合作及維持治安等議題上，作深入討論。



## 物業管理獎項

### 「最佳職安健物業管理大獎 2018-2019 分享會暨頒獎典禮」

協會作為職業安全健康局(職安局)策略性合作伙伴，於2019年1月協辦「最佳職安健物業管理大獎2018-2019 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所取得成果。





### 「優質物業設施管理大獎 2018」

「優質物業設施管理大獎 2018」頒獎典禮於2019年1月8日隆重舉行。此獎項由香港物業管理公司協會及香港測量師學會聯合主辦。踏入第五屆，「優質物業設施管理大獎 2018」主題為「樓宇管理智能化，物業管理齊優化」，今年旨在表揚及鼓勵業內專才和公司於物業設施管理中應用創新技術及新創意，從而優化物業及設施管理，提升專業管理質素。



頒獎典禮暨晚宴獲得300位行業領袖出席聚首一堂，大會更邀得香港特別行政區發展局局長黃偉綸太平紳士擔任主禮嘉賓及頒發獎項。



### 「玻璃容器回收約章」開幕典禮

為支持及持續推動各項環保工作，協會於2019年1月10日出席環境保護署之「玻璃容器回收約章」開幕典禮，以協助提高對玻璃容器回收的意識、推動社會參與廢玻璃容器回收及提升整體的參與度及回收量。





## 定期舉辦各類講座

## 香港房屋協會「樂得耆所」居家安老計劃

香港房屋協會除了維持高水平的物業管理服務外，亦致力改善居民的生活質素。面對屋邨人口高齡化的特色，自2012年開始，房協推出「樂得耆所」居家安老計劃，並已於轄下20個出租屋邨全面推行。協會邀請到香港房屋協會行政總裁兼執行總幹事黃傑龍先生，於2019年3月19日之午餐講座中，為會員介紹此居家安老計劃最新發展。

土木工程拓展署－  
斜坡檢查及維修

香港斜坡約有三分之一為人工斜坡，當中約有20,000斜坡由私人業主負責保養工作。協會聯同土木工程拓展署於2019年7月24日，舉行講座以提升斜坡安全維修及保養。





### 水務署－地下供水系統滲漏測試研討會

協會於2019年8月14日與水務署合辦研討會，為會員提供測試地下供水系統滲漏方法。



### 香港房屋委員會－ 工程和物業管理安全研討會 2019

協會於2019年7月3日出席由香港房屋委員會舉辦之工程和物業管理安全研討會，以協助推廣及提升工地安全意識及安全文化。





## 「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，並繼續與消防處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，截至目前為止，約有13,000物業管理人員考獲有關証書，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，從而提升傷病者的存活率。對於拯救突發心臟停頓的人士，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。



## 積極參與公益活動

協會已連續16年參與綠色力量環島行「物業管理盃」活動。今年1月12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保護工作，推動綠色校園教育。





## 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，當中包括垃圾徵費計劃，協會於2019年4月24日接受晴報訪問表達意見。

## 總結

協會自1990年1月成立至今，已成為一個業界代表及諮詢組織並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。

踏入2020年，香港物業管理協會邁向30周年之際，憑著各前會長、理事及會員的不懈貢獻和努力下，協會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，為客戶增值。

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「香港保安從業員日」

為繼續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2019年7月24日在明報聯合刊登「香港保安從業員日誌慶特刊」，並獲保安及護衛業管理委員會、香港警務處防止罪案科、警察牌照課及協會會員大力支持。



陳志球博士 銅紫荊星章 太平紳士  
會長



Year 2019 is an eventful year for our motherland, Hong Kong and The Hong Kong Association of Property Management Companies (the Association). This year marks the 70th anniversary of the founding of the People's Republic of China. Over the decades, we have witnessed our country's remarkable achievements in economic and social development. Today, China is the world's second largest economy with significant influence in the international community of which Chinese people including people of Hong Kong have every reason to be very proud.

The incidents that happened in Hong Kong recently have led to controversies and disputes between the public and the Government. The property management professionals, in particular practitioners working in the forefront, are facing unprecedented pressures and challenges arising from police officers executing law enforcement duties in private properties such as shopping centres, residential buildings, estate common areas and public facilities, etc.

There were cases involving frontline property management operatives on duty being challenged and surrounded by protestors and residents demanding the staff on site to explain why they allow protestors and the police officers inside. To echo public concerns over the controversy, the Association arranged a meeting with the Hong Kong Police Force on 15 August 2019 followed by issuance of notice to remind members of the power and authority of police officers under the Police Force Ordinance Chapter 232, Law of Hong Kong.

## Property Management Services Ordinance Subsidiary Legislation

The Association expressed grave concerns over the details of the subsidiary legislation in respect of the Property Management Services Ordinance. The Association made submissions to the PMSA on 31 January 2019. Furthermore, the Association in conjunction with four other Institutes and Board (Chartered Institute of Housing Asia Pacific Branch, Hong Kong Institute of Facility Management, The Hong Kong Institute of Housing, and Housing Manager Registration Board) issued a joint letter to The Chief Executive, The Chief Secretary for Administration, The Secretary for Justice, Secretary for Home Affairs, Legislative Council and Property Management Services Authority (PMSA) on 24 June 2019 advising the Government to put the subsidiary legislation on hold. The Legislative Council Panel on Home Affairs instructed PMSA to consult all stakeholders again before tabling the final version of the subsidiary legislation for discussion and negative vetting by the Legislative Council.

PMSA subsequently conducted 2 briefing sessions to explain the contents of the draft subsidiary legislation on 8 and 12 August 2019 respectively. The Association will continue to follow up the progress and development of the subsidiary legislation in due course.

## Strengthen communications with Government

On 26 February 2019, Council Members attended a courtesy lunch hosted by the Regional Commander and senior officers of Police Kowloon West Region. During the visit, views were exchanged on various issues in relation to maintenance of law and order of Hong Kong.

## Awards for Property Management

### 'Best Property Safety Management Award 2018-2019'

The Association is one of the strategic partners of Occupational Safety and Health Council organizing the "Best Property Safety Management Award" in January 2019. The Award aimed to encourage the property management industry to implement effective safety management system and recognize organizations with outstanding achievement in occupational safety and health.



### 'Quality Property & Facility Management Award 2018'

Co-organized by The Hong Kong Association of Property Management Companies and The Hong Kong Institute of Surveyors, the Quality Property & Facility Management Award (QPFMA) 2018 Award Presentation Ceremony cum Dinner was held on 8 January 2019. Themed Smart Buildings and Smart Management, the award presented opportunities for learning and experience sharing in the property and facility management best practices with a view to facilitating smart city development in Hong Kong.

More than 300 Industry leaders turned out for the QPFMA 2018 ceremony and dinner, joining the official Guest of Honour Michael Wong Wai-lun, JP, Secretary for Development.

### 'Glass Container Recycling Charter'

EPD rolled out a "Glass Container Recycling Charter" and a series of promotional and publicity activities to further raise public awareness on glass bottles recycling. HKAPMC was one of the advocates officiating at the kick-off ceremony on 10 January 2019.

## Organize Luncheon Talks and Seminars

### Hong Kong Housing Society – 'Ageing-in-Place Scheme'

The Hong Kong Housing Society (HKHS) is committed to improving tenants' quality of life complementary to property management service. With a relatively higher rate of ageing population, HKHS extended the Ageing-in-Place (AIP) Scheme to all of their 20 rental estates since its launch in 2012. HKAPMC invited Mr. WONG Kit-loong, Chief Executive Officer and Executive Director of HKHS to speak at a Luncheon Talk organized by HKAPMC on 19 March 2019 introducing the Ageing-in-Place Scheme to Members of HKAPMC.

### CEDD Seminar - Slope Maintenance and Inspection

One-third of Hong Kong's man-made slopes, about 20,000, are maintained by private slope owners. HKAPMC jointly organized a seminar of 'Slope Maintenance and Inspection' with CEDD on 24 July 2019 to encourage voluntary slope maintenance by private slope owners to enhance slope safety.

### Water Supplies Department – Workshop on Leak Detection for Underground Water Mains

HKAPMC invited WSD to jointly organize a workshop on leak detection for underground water mains on 14 August 2019.

### Housing Authority - Safety Forum of Works Contracts & Property Services Contracts 2019

To promote safety awareness and foster a safety culture, HKAPMC joined and officiated at the Safety Forum on Works Contracts & Property Services Contracts organized by Housing Authority on 3 July 2019.

## 'Press to Shock – Save a Life' training courses

HKAPMC continued 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, around 13,000 trained property management practitioners 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.

## Participation in Charity

The Association has been participating in the Green Power Hike "Property Management Cup" for 16 consecutive years. Green Power Hike held on 12 January 2019 was one of the large-scale annual hiking events. The Association is committed to integrating environmental elements into the events. HKAPMC Members encouraged their staff members to participate in this meaningful event and the funds raised would be used in Green Power's works on environmental education and promotion.

## Support 'Hong Kong Security Personnel Day'

To continue recognize the important roles played by security personnel engaged in real estate services, the Association co-organized the subject activity 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) published joint press release in Ming Pao on 24 July 2019. The campaign was well supported by the Security and Guarding Services Industry Authority, Crime Prevention Bureau, Police Licensing Office of the Hong Kong Police Force and HKAPMC Members.

## Comments on Social Issues of Common Concerns

The Association has taken pragmatic approach in response to government policy initiatives such as MSW Charging Scheme, HKAPMC President was interviewed by SkyPost on 24 April 2019 to express views on the Government policy directives.

## Conclusion

The Hong Kong Association of Property Management Companies has come a long way since its establishment in January 1990 as a professional trade organization working in close collaboration with the government and professional bodies with a view of facilitating and safeguarding the interests of housing management.

The Year 2020 marks the 30th anniversary of the Association and a number of activities and events including a Gala Dinner will be organized on this very special occasion. Taking this opportunity, I would like to thank all Past Presidents and Council Members for their incredible contributions and efforts made over the past three decades. 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.

Dr Johnnie C K Chan, BBS, JP  
**President**





## 活動委員會報告 Activities Committee Report

### 二零一九年度足球比賽

本會二零一九年度足球比賽的初賽及決賽分別於九月二十一日及九月二十八日假慈雲山邨中央遊樂場硬地足球場舉行，共有二十一支隊伍參加，比賽結果會於稍後公布。

活動委員會  
主席 **關志華**

### Annual Football Challenge Tournament 2019

The preliminary and final matches of the Annual Football Challenge Tournament 2019 are scheduled to be held on 21 and 28 September respectively at the Hard-Surface Soccer Pitches of Tsz Wan Shan Estate Central Playground. There are 21 member companies participated this year. The results of the Tournament will be announced later.

**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，以配合未來行業發展。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。

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）。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，該課程已約有一千多名畢業生。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 160 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

The role of the committee is to provide education and training for the employee of members to cope with future developments of the industry. 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 over 1,000 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 160 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





## 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」自1990年成立以來，一直與政府不同部門及相關機構保持緊密合作，積極宣揚物業管理的專業性，提升物業管理水平，得到社會及業界的廣泛認同。截至今年8月，協會的會員數目再創新高至101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「PCPD Facilities Management Limited」及「昇捷設施管理有限公司」，分別於本年3月及7月被接納為協會新會員。

會員資料及其管轄的物業名冊已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

Since the foundation of The Hong Kong Association of Property Management Companies Limited in 1990, the Association has been cooperating 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 hit a record high of 101 members who provide quality service for over 70% of the residential units, various industrial and commercial buildings, car parks, as well as 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 PCPD Facilities Management Limited and Synergis Facility Management Limited, which were accepted as Full Member in March and July 2019 respectively.

The "Members' Portfolio and Property Register" was updated and uploaded to the HKAPMC website 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。2019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：

- 出席由環境局局長黃錦星太平紳士主持的「建議的塑膠飲料容器生產者責任計劃的廢物管理政策小組」會議，並交換業界意見
- 出席保安服務業訓練委員會會議及提交意見
- 就民政事務局於2019年1月生效的「大廈管理最佳做法」提供意見
- 出席自願樓宇評審計劃會議
- 出席能源效益諮詢委員會轄下能源效益及節約暨可生能源小組委員會會議
- 出席機電工程署機電設施操作及保養最佳做法編寫籌劃會議
- 出席消防處及水務處定期聯絡小組會議

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 鄺正煒





## 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 protecting the interests of the industry. During the year of 2019, 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 meeting and expressed views of Proposed Producer Responsibility Scheme on Plastic Beverage Waste Management Policy Group hosted by Mr Wong Kam Sing, GBS, JP, Secretary for the Environment
- Attended and expressed views in the Security Services Training Board
- Expressed views on the Best Practice in Property Management released by Home Affairs Bureau in January 2019
- Attended the Quality Building Assessment Panel of Voluntary Building Assessment Scheme
- Attended the meeting of Energy Efficiency and Conservation and Renewable Energy Sub-Committee of Energy Advisory Committee
- Attended "Development of Best Practices for Operation and Maintenance of E&M Asset" meeting convened by Electrical and Mechanical Department
- Attended regular liaison meetings with the Fire Services 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 set up 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。

2019 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：

- 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。
- 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」等防罪行動。
- 各類環保推廣活動，例如：中電創新節能企業研討會 2019 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、勞工處及機電工程署再度攜手合辦「第六屆最佳職安健物業管理大獎」。比賽獲業界踴躍支持，而頒獎典禮亦於 2019 年 1 月 18 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、取消強積金對沖機制、物業管理服務條例及固體廢物徵費等。

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 2019, 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:

- Continual support of the "Recognition of Prior Learning (RPL)" mechanism.
- 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".
- Various environmental activities e.g. CLP Smart Energy Symposium 2019, 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, Labour Department as well as Electrical and Mechanical Services Department to organize competition for "The 6th Best Property Safety Management Award". The competition was very well received with 200 entries and the award ceremony was successfully held on 18 January 2019.

The Association also offered views on relevant property management issues including controversial issues such as Standard Working Hours, Cancellation of MPF Offsetting Mechanism, Property 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

本人忝任本會出版事務委員會主席有年，期間透過會訊促進協會與會員間溝通，會員亦得以掌握協會及物業管理業有關資訊，拓寬視野，與時並進。尤以數月來社會活動頻生，為物業管理業界帶來不少考驗，所幸會員帶領前線員工緊守崗位，竭盡所能為業戶服務，毋負行業專業精神。

《物業管理服務條例》(第626章)獲得通過，標誌著社會普遍認同物業管理服務的重要性。對香港市民而言，物業不單為市民提供居所或辦公營商，亦是寶貴的資產。本刊2019年6月號曾專題探討「物業管理公司及物業管理人發牌制」，使會員掌握此攸關物業管理業界及廣大市民利益之訊息，本會回收之意見踴躍，其中不乏精闢且具建設性，拆解其中條款，務求減低對業界及民生的影響。

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

Being the chairman of the Publication Committee for years, 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. Regarding the recent social activities in Hong Kong, Property Management has been facing a great challenge in the past few months. With special thanks to our members who have led their frontline staff to show their professional attitude and responsibility at their post.

The enactment of the Property Management Services Ordinance (Cap. 626) signifies a general recognition of the importance of property management services in our society. Property does not only provide accommodation or other facilities but is also a valuable asset for Hong Kong people. In the newsletter of June 2019, the theme topic was "Licensing Regulatory Regime". It is of great interest to the members and the general public. The resumption is very enthusiastic and constructive, in order to reduce the impact on the industry and people's livelihood.

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





# 多元化跨國企業

## 滿足客戶所需 追求質素突破

升降機及電扶梯



物業租務



物業投資



物業發展



建築及機械工程



鋁窗及幕牆



冷藏倉庫及物流



物業發展及營運



樓宇建築



土木及環保工程



酒店營運



物業管理



機電工程



酒店營運



汽車代理



建材供應



保健護理投資



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GOODWELL PROPERTY MANAGEMENT LIMITED

Member of CK Asset Group 長江實業集團成員

# 卓越管理



# 專業精神





恒基兆業地產集團  
HENDERSON LAND GROUP

集團成員公司

恒益  
HANG YICK  
物業管理  
Properties Management

偉邦  
WELL BORN  
物業管理  
Real Estate Management



# 互動服務，攜手進步

## PREMIER PROPERTY SERVICES PROVIDER







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**HONG KONG  
HOUSING SOCIETY**  
香港房屋協會







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We strive for Excellence





啟勝管理服務有限公司

KAI SHING MANAGEMENT SERVICES LIMITED



用心服務 做到最好  
We Serve You Best







## 專業管理 以客為本

嘉里物業管理團隊秉承力臻卓越的精神與承諾，  
提供全方位及貼心的物業管理服務，注重細節，心繫您所想。



KERRY PROPERTY MANAGEMENT SERVICES LIMITED

嘉里物業管理服務有限公司



導盲犬服務計劃  
受眾超過  
18萬人次

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領展連續4年資助導盲犬本地繁殖發展，  
今年更推廣寄養家庭發展及公眾教育，  
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# 科技環保 提升設施管理

領展資產管理有限公司以卓越的設施管理，應用科技與環保技術，為租戶及顧客提供更全面的服務。

## 應用科技

領展率先採用智能設施管理系統，簡化流程，提升工程維修、保安及清潔等服務的工作效率，並有效監督外判商之服務質素，提高訊息準確度及流通效能，優化存倉及資產設施管理。

為達致可持續發展，領展支持應用再生能源及綠色建築試驗計劃，包括將於旗下部分物業安裝太陽能發電板，所生產的電力會納入電網，應用於其他設施。

## 專注環保

領展透過「愛•匯聚計劃」，為慈善機構惜食堂提供財政及後勤支援，推出為期三年的剩食收集計劃，以190萬名人士受惠作為目標。該計劃推出以來，平均每天於36個街市收集1.7噸可食用食材，再製成熱飯餐和食物包，贈送予長者及有需要人士。

領展對廚餘回收亦不遺餘力，每天於旗下19個街市商戶收集所得並運往政府有機資源回收中心第一期(O•PARK1)的廚餘達2.5噸，轉化為能源和有用的物料。

另外，為推動減廢回收，領展支持智能膠樽回收機計劃，在旗下樂富廣場、黃大仙中心、赤柱廣場、TKO Gateway、T.O.P 及 T Town設立膠樽收集站，為保護環境工作多出一分力。

配合可持續發展已成為現今設施管理的新趨勢，領展繼2016年成為首家發行綠色債券的香港企業後，於2019年3月又發行了綠色可轉換債券，為全球房地產行業及香港上市企業首例，彰顯其於國際綠色金融的領先地位。債券集資所得款項為現存及將來的綠色項目提供資金，促進企業可持續發展，共建低碳社區。



安裝太陽能發電板



惜食全方位食物回收計劃



智能膠樽回收機





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Nan Fung Property Management, a part of Nan Fung Group, comprises New Charm Management Limited, Main Shine Development Limited, Hon Hing Enterprises Limited and Vineberg Property Management Limited. Together, we provide a one-stop shop of facilities and property management services. With the vision of "We Improve the Quality of Life", we deliver all-round service excellence and exceed the expectations of customers by enabling them to achieve their ideal lives.

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# 新衛保安服務有限公司

- A subsidiary of SUNBASE INTERNATIONAL GROUP -

## 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。

## 專業訓練

我們為職業訓練局高峰進修學院核准認可的訓練中心，舉辦保安培訓課程，擁有專業持牌導師定期提供認可培訓和特殊技能課程。包括質素保證系統標準(QAS)，自動體外心臟除顫器急救(AED)，大廈基本設施操作等課程。本公司的訓練中心設備完善，並擁有各類型器材，而經本中心訓練合格的學員，所頒發的證書為保安業委員會的認可。同時，我們支持政府及志願團體的就業計劃，如政府推行之「中年就業計劃」聘請40歲以上人士加以專人培訓，使他們能重投新的工作，以盡上企業的社會責任。

## 24小時控制中心

本公司的控制中心，為客戶提供24小時服務並即時處理客戶的投訴及查詢。同時為轄下管理之場地員工提供支援及協助處理突發事件。24小時控制中心更設有自動報更系統。

## 流動巡邏車隊

公司設有流動巡邏車隊，24小時巡查轄下管理之場地及督導保安員工作，確保能提供優質保安服務予各客戶。並同時為前線員工提供緊急支援，處理突發事件。

## 屢獲殊榮

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。



# 承諾由心 服務為您

在我們管理的物業，一直憑著高質素的服務，時刻令你喜出望外。我們的物業管理團隊，規模龐大，專業用心，充分發揮以客為尊的精神。除了物業管理，信和管業優勢亦為你提供一站式清潔、保安及停車場管理服務，致力提升物業價值和生活質素。

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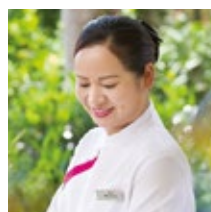
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信和護衛



信和停車場



恒毅環衛









# 泉滙水務設備有限公司

「力霸水泵機械工程有限公司」成員

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組合式防水閘門



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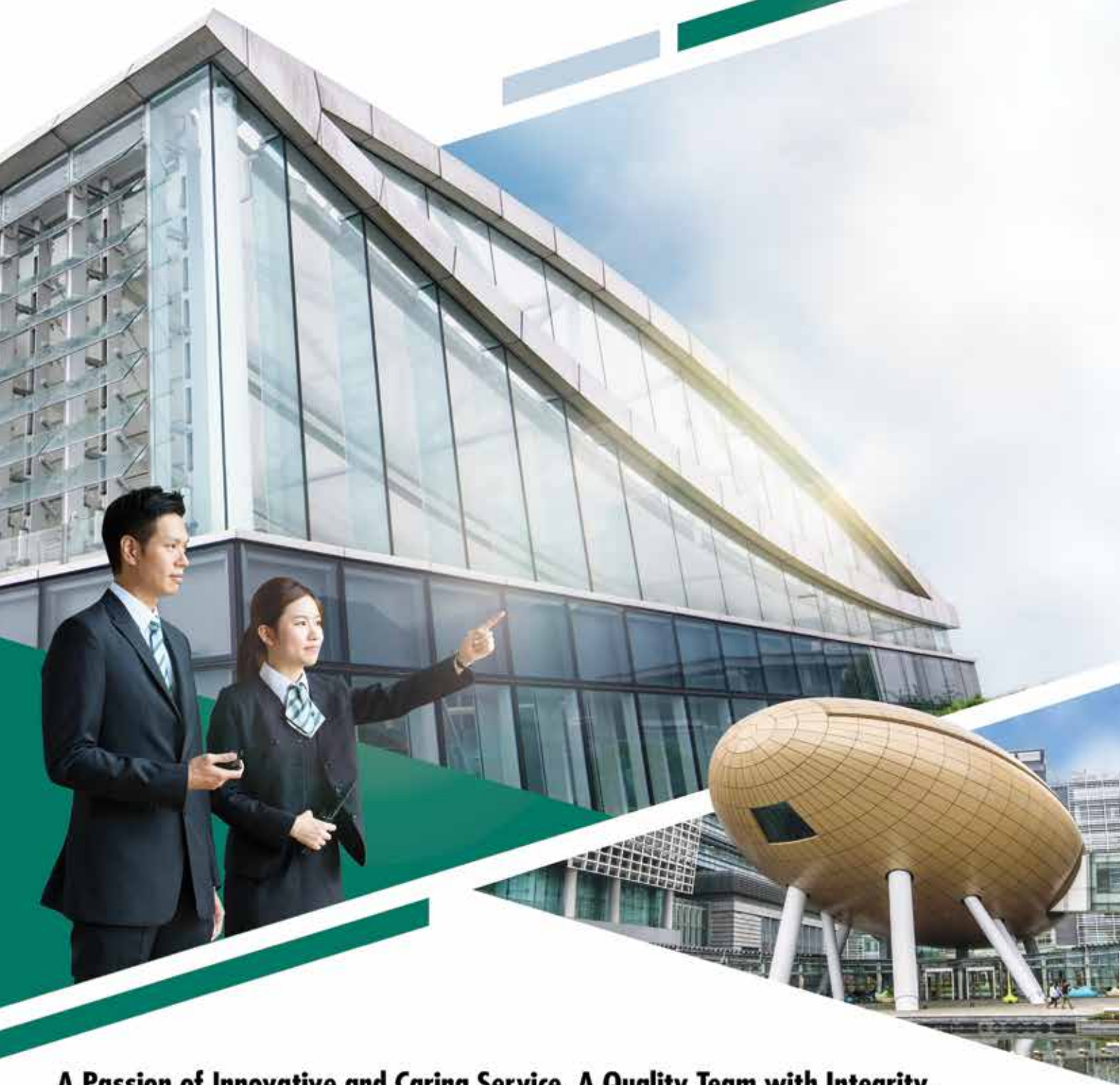




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## LIVE A GOOD LIFE 生活不在別處

城市的便捷，山巒的盛綠，海灘的寫意，  
低密度的寧靜，國際社區的氛圍，罕見的「Sky Bridge」……  
一處處讓人嚮往的「別處」，都包羅在這片生活之中。



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Le Pont 上源 · 模擬效果圖

區域：屯門 | 街道名稱及門牌號數：掃管笏路99號# | 賣方就發展項目指定的互聯網網站的網址：[www.lepont.com.hk](http://www.lepont.com.hk)  
本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，其周邊地區環境及附近的公共設施有較佳了解。

vanke 万科

本相片於2018年1月5日於發展項目附近上空拍攝，並經電腦修飾處理，再加上整體發展項目的模擬效果圖以電腦合成效果合併經電腦修飾處理，僅供參考。發展項目於相片拍攝時仍在興建中。此圖僅展示發展項目大約之周圍環境、建築物及設施；其中的模擬效果圖僅供參考，並不構成或不應被視為任何有關發展項目/賣所之實際設計、布局、間隔、規格、建築、位置、特色、圖則、裝置、裝修材料、設備、家具、裝飾物、植物、園藝及其他物件或其鄰近地方、設施、樓宇或建築之契約、陳述、承諾或保證（不論明示或暗示）。賣方並不承諾或保證（不論明示或暗示）以上所有電腦模擬圖內的內容或其任何部分依據發展項目/賣所之實際高度、用料、設計、用途、狀況或建築製造，落成後之詳情亦可能與本相片所述者有所不同。賣方保留其修改及改變發展項目/賣所之設計、規格、特徵、圖則、用料和用途及其他設施、部分和區域之絕對權利，事先毋須通知任何買家。買家切勿依賴此電腦模擬圖作任何用途或目的。有關發展項目的詳細資料，請參閱售樓說明書。| 模擬效果圖僅作顯示發展項目相關部份大概狀況之用，發展項目周邊之建築物及環境可能並無顯示或經簡化處理，發展項目外圍之冷氣機、喉管、格柵及其他設施均無顯示。模擬效果圖中所示之發展項目或其任何部份所有裝修、裝飾、裝置、燈飾、家具、陳設、園藝、園藝等均經畫家之想像，僅供參考，未必會於發展項目內提供。模擬效果圖不反映發展項目、住家住所、商業設施或其相關部份之真實狀況、發展項目實際景觀或實際外觀。賣方保留權利更改及/或以其他裝置、裝修物料及設備代替上述發展項目公用部份的裝置、裝修物料及設備。模擬效果圖並不構成亦不得詮釋或作出任何不論明示或隱含之陳述或保證。賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其景觀、周邊地區環境及附近的公共設施有較佳了解。會所及/或康樂設施內的設施及落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準。會所/康樂設施於住宅物業入伙時未必能即時啟用。部份設施及/或設備的使用或操作可能受制於有關部門發出之同意書或許可證或需額外付款。會所名區及設施的名稱為推廣名稱，不會在公契、臨時買賣合約、買賣合約、轉讓契、或其他業權契據中顯示。| 賣方：產豐有限公司 | 賣方的控股公司：Wokw HK I Limited、Wokw HK Holdings Limited、萬科置業(香港)有限公司、上海萬科企業有限公司、上海萬科投資管理有限公司、萬科企業股份有限公司 | 發展項目的認可人士：黃智健 | 發展項目的認可人士以其專業身份擔任監察人、董事或職員的商業或法團：呂元祥建築師事務所(香港)有限公司 | 發展項目的承建商：中國海外房屋工程有限公司 | 發展項目中的住宅物業的出售而代表擁有入行事務的律師事務所：士打律師行 | 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：中國銀行(香港)有限公司、中國農業銀行股份有限公司香港分行、中國建設銀行股份有限公司香港分行、交通銀行股份有限公司香港分行、星展銀行有限公司香港分行、中國工商銀行(亞洲)有限公司、南洋商業銀行有限公司、創興銀行有限公司 | 已為發展項目的建造提供貸款的任何其他人：萬科置業(香港)有限公司 | 盡賣方所知的發展項目的預計關鍵日期：2020年6月30日(「關鍵日期」) | 此批地文件的條件就發展項目而獲發行的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。| 詳情請參閱售樓說明書。廣告由賣方發布，或在賣方的同意下由另一人發布。| 印製日期：2018年9月20日 | 此臨時牌號數有待發展項目建成時確認 | 中文名稱僅供識別



# 萬物雲



IOE Cloud International Company Limited 萬物雲國際有限公司  
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## 專業·連繫·成功關鍵 BONDING TO SUCCEED

永順控股香港憑藉幾十年的用心經營，建立成為了值得信賴的合作夥伴並提供優質服務。我們的經營理念將客戶與我們的專業團隊緊密連繫，將我們與競爭對手區分開來。

Over decades, Winson Holdings Hong Kong has established herself as a trusted partner providing premium service, which incorporates business philosophy bonding tight our clients with our teams, and that differentiates ourselves from competitors.



## 蟲控管理服務 Pest Management Services



## 環境衛生服務 Environmental Hygiene Services



## 航空餐飲支援服務 Airline Catering Support Services



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Winson Holdings Hong Kong Limited

於開曼群島註冊成立之有限公司  
Incorporated in the Cayman Islands with limited liability





# Chartered Institute of Housing Asian Pacific Branch

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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

# 優化房管水平 維護專業發展





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