




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



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FSC Logo

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



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幸福社區同建造  
美好生活齊享有



2023-2024 年  
YEARBOOK 報

# Sm@rtUrban Smart Living

用心服務 專心管理

A Passion of Innovative and Caring Service

A Quality Team with Integrity

富城集團為豐盛生活服務有限公司  
(上市編號：0331.HK) 成員，是香港最具規模  
的物業資產及設施管理公司之一，於業界一直處於領導  
地位。富城集團擁有逾50年的豐富經驗，不斷推出嶄新獨特的  
營運模式及引入先進科技系統，建立市場優勢，為客戶提供一站式全面  
優質的管理服務。

Urban Group, a subsidiary of FSE Lifestyle Services Limited (stock code: 0331.HK), is  
recognized as an industry pioneer for property asset and facility management solutions.

With over 50 years of market experience, Urban develops customized business models and  
modern technologies to establish its market advantages to offer vertically integrated services  
to our customers guided by international accredited standards and certifications.



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# 協會資料

## About HKAPMC

## 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 110 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 Code of Conduct and management procedures to safeguard the owners and public interests. The Association has 110 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.

# 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，乃由一個以十九間會員公司代表所組成之理事會負責草擬、推行及監管。此十九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 19 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 yearbooks.
- 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.

# 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
寶威物業管理有限公司 Burwell Properties Management Company Limited	2845 3109
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 Ltd	2808 1088
中怡物業服務有限公司 CP Property Services Ltd	2142 3500
創毅物業服務顧問有限公司 Creative Property Services Consultants Ltd	2667 8638
愉景灣服務管理有限公司 Discovery Bay Services Management Ltd	2238 3601
宜居顧問服務有限公司 Easy Living Consultant Ltd	2625 0498

# 會員

## Full Members

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
永年物業管理有限公司 Eternal Year Property Services Ltd	2531 8799
永得利廣場管理有限公司 Ever Gain Plaza Management Limited	2403 4111
錦綉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
佳信管理有限公司 Good System Management Ltd	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
高耀物業管理有限公司 Good Yield Property Management Limited	2728 6820
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
衛民物業管理有限公司 Guardman Property Management Ltd	2377 3168



# 會員

## Full Members

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
恒隆地產代理有限公司 Hang Lung Real Estate Agency Ltd	2879 0111
恒益物業管理有限公司 Hang Yick Properties Management Ltd	2545 5109
海港城管理有限公司 Harbour City Management Ltd	2118 8668
夏利文物業管理有限公司 Harriman Property Management Ltd	2118 2628
香港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
合和物業管理有限公司 Hopewell Property Management Co. Ltd	2863 4246
和記物業管理有限公司 Hutchison Property Management Company 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	2895 5777

# 會員

## Full Members

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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
堅信物業管理服務有限公司 Keysen Property Management Services Limited	2879 2118
僑樂服務管理有限公司 Kiu Lok Service Management Co. Ltd	2802 7966
萊坊測量師行有限公司 Knight Frank Petty Ltd	2840 1177
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
領展物業管理有限公司 Link Property Management Services Limited	2175 1800
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

# 會員

## Full Members

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
黃開基測計師行(物業管理)有限公司 Memfus Wong Surveyors (Property Management) Ltd	2521 6061
雅居物業管理有限公司 Modern Living Property Management Ltd	2572 2388
香港鐵路有限公司 MTR Corporation Ltd	2993 2111
新豪物業管理及代理有限公司 New Gem Property Management & Agency Ltd	2504 0063
新世界物業管理有限公司 New World Property Management Company Ltd	2523 1056
嘉怡物業管理有限公司 Nice Property Management Ltd	2794 9498
泓建物業管理有限公司 Pacific Extend Properties Management Limited	2879 1888
柏齡物業管理有限公司 Parkland Property Management Ltd	2396 3377
PCPD Facilities Management Limited	2514 8686
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

# 會員

## Full Members

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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
駿光警衛及物業管理有限公司 Smart Light Security and Property Management Services Ltd.	2915 4027
星星物業管理有限公司 Star Property Management (H.K.) Limited	3653 6387
泰喜置業有限公司 Stanhill Properties Ltd	2116 3912
兆達隆物業管理有限公司 Stratton Property Management Ltd	2528 4570
新中物業管理有限公司 Sun Chung Property Management Co Ltd	2826 6600
新恆基國際物業管理有限公司 Sunbase Int'l Properties Management Ltd	2865 1511
太古地產管理有限公司 Swire Properties Management Ltd	2844 4988
昇捷設施管理有限公司 Synergis Facility Management Limited	3610 2340
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
時代廣場有限公司 Time Square Ltd	2118 8888

# 會員

## Full Members

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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
萬科物業服務(香港)有限公司 Vanke Service (Hong Kong) Co., Limited	2131 9231
威格斯物業管理及警衛服務有限公司 Vigers Property Management and Security Services Limited	9093 8727
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	2412 8805
怡信物業管理有限公司 Wilson Property Management Limited	2815 6883
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	2829 8100
宏信物業管理有限公司 Winson Property Management Ltd	2405 6818

# 會員

## Full Members

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel No.
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
德保管理服務有限公司 Double Management Services Limited	2372 9800
生活易管理有限公司 Easy Living Management Limited	2810 8979
高達管理有限公司 Goodtech Management Ltd	2312 8007
忠誠物業服務有限公司 Honour Property Service Limited	2503 4011
高威物業管理有限公司 Kenwick Property Management Ltd	2591 1380
五礦物業服務(香港)有限公司 Minmetals Property Services (Hong Kong) Company Limited	3187 3920 / 3187 3971
盈富警衛及物業管理有限公司 Prime Rich Security and Property Management Ltd.	2142 1122
嘉澤管理服務有限公司 Progressive Property Management Company Limited	3791 2507

## 2023至2025年度理事會

### The Council 2023-2025

#### 各理事會成員代表

#### Representatives of the Council



# 2023至2025年度理事會

## The Council 2023-2025

會長  
President



鄭錦華博士，測量師  
Sr Dr. Edmond CHENG Kam-wah

匯秀企業有限公司  
Broadway-Nassau Investments Ltd

上屆會長  
Immediate Past President

鄭錦華博士，測量師  
Sr Dr. Edmond CHENG Kam-wah

富城物業管理有限公司  
Urban Property Management Ltd

# 2023至2025年度理事會

## The Council 2023-2025

副會長  
Vice President



潘源舫先生  
Mr. Sanford POON Yuen-fong

香港房屋協會  
Hong Kong Housing Society

副會長  
Vice President



朱啟明先生  
Mr. Kevin CHU Kai-ming

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

義務秘書  
Honorary Secretary



王曉君女士  
Ms. Eva WONG Hiu-kwan

泓建物業管理有限公司  
Pacific Extend Properties Management  
Limited

義務司庫  
Honorary Treasurer



梁偉成先生  
Mr. Bevis LEUNG Wai-shing

富城物業管理有限公司  
Urban Property Management Ltd

# 2023至2025年度理事會

## The Council 2023-2025

### 委員會主席 Committee Chairmen



陳志球博士, SBS, BBS, JP  
Dr. Johnnie CHAN Chi-kau,  
SBS, BBS, JP

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



趙琨工程師  
Ir Nelson CHIU-kwan

信和物業管理有限公司  
Sino Estates  
Management Ltd



王嘉鍵先生  
Mr. Ken WONG Ka-kin

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



李春犁測量師  
Sr Andrew LEE Chun-lai

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



余耀宗先生  
Mr. Herman YU Yiu-chung

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



鄺正煒工程師, JP  
Ir Alkin KWONG Ching-wai, JP

康業服務有限公司  
Hong Yip Service Co Ltd



金笑林測量師  
Sr Angel KAM Siu-lam

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



周駿齡先生  
Mr. Kenny CHOW Chun-ling

香港鐵路有限公司  
MTR Corporation Ltd

### 理事 Council Members



孫國林先生, SBS, BBS, MH, JP  
Mr. SUEN Kwok-lam, SBS, BBS, MH, JP

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



王知剛先生  
Mr. Stephen WANG Zhigang

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



張偉先生  
Mr. ZHANG Wei

華潤物業管理有限公司  
China Resources Property  
Management Ltd



鍾志雄先生  
Mr. CHUNG Chi-hung

仲量聯行物業管理有限公司  
Jones Lang LaSalle Management  
Services Ltd



黎漢明先生  
Mr. William LAI Hon-ming

領展物業管理有限公司  
Link Property Management Services  
Limited



張玉龍先生  
Mr. Ivan CHEUNG Yuk-lung

昇捷管理服務有限公司  
Synergis Management Services  
Limited

# 歷任會長

## Past Presidents

年份 Year	會長 President	代表 Representative
1990-1992	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, SBS, BBS, JP Dr. Johnnie CHAN, SBS, 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	孫國林先生, SBS, BBS, MH, JP Mr. SUEN Kwok-lam, SBS, BBS, MH, JP
2005-2007	恆益物業管理有限公司 Hang Yick Properties Management Ltd	孫國林先生, SBS, BBS, MH, JP Mr. SUEN Kwok-lam, SBS, 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, 測量師 Sr Dr. Edmond CHENG
2011-2013	康業服務有限公司 Hong Yip Service Co Ltd	鄺正煒工程師, JP 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. Ivan TAM
2015-2017	新恆基國際物業管理有限公司 Sunbase International Properties Management Ltd	李春犁測量師 Sr Andrew LEE
2017-2019	佳定物業管理有限公司 Guardian Property Management Ltd	陳志球博士, SBS, BBS, JP Dr. Johnnie CHAN, SBS, BBS, JP
2019-2021	第一太平戴維斯物業管理有限公司 Savills Property Management Ltd	陳志球博士, SBS, BBS, JP Dr. Johnnie CHAN, SBS, BBS, JP
2021-2023	富城物業管理有限公司 Urban Property Management Ltd	鄭錦華博士, 測量師 Sr Dr. Edmond CHENG

# 博聯俊傑 擘劃宏圖



何永賢局長



中華人民共和國  
香港特別行政區政府  
房屋局



是屋·也是

# 家WELL BEING

## 賀辭 Congratulatory Messages

### 賀辭 Congratulatory Messages




陳國基先生, GBS, IDSM, JP  
The Hon CHAN Kwok-ki, GBS, IDSM, JP

香港物業管理公司協會二零二三至二零二四年年報

專才薈萃  
管業昌興

政務司司長陳國基



### 賀辭 Congratulatory Messages




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二零二三至二零二四年年報

功崇業界  
績著社羣

財政司司長陳茂波





### 賀辭 Congratulatory Messages



曾國衛先生, GBS, IDSM, JP  
The Hon Erick TSANG Kwok-wai, GBS, IDSM, JP

誠聯業界  
利惠羣倫

香港物業管理公司協會二零二三至二零二四年年報

政制及內地事務局局長曾國衛



### 賀辭 Congratulatory Messages



許正宇先生, GBS, JP  
The Hon Christopher HUI Ching-yu, GBS, JP

弘揚專業  
惠澤香江

香港物業管理公司協會二零二三至二零二四年年報

財經事務及庫務局局長許正宇



### 賀辭 Congratulatory Messages



鄧炳強先生, GBS, PDSM, JP  
The Hon TANG Ping-keung, GBS, PDSM, JP

聚賢劃策  
裕業拓新

保安局局長鄧炳強



香港物業管理公司協會二零二三至二零二四年年報

### 賀辭 Congratulatory Messages



謝展寰先生, BBS, JP  
The Hon TSE Chin-wan, BBS, JP

綠策播惠  
香江增輝

環境及生態局局長謝展寰



香港物業管理公司協會二零二三至二零二四年年報

### 賀辭 Congratulatory Messages



丘應樺先生, JP  
The Hon Algernon YAU Ying-wah, JP

香港物業管理公司協會二零二三至二零二四年年報

弘彰管業  
協繪昌圖

商務及經濟發展局局長丘應樺



### 賀辭 Congratulatory Messages



林世雄先生, GBS, JP  
The Hon LAM Sai-hung, GBS, JP

香港物業管理公司協會  
二零二三至二零二四年年報

力臻優善  
譽滿同儕

運輸及物流局局長林世雄




### 賀辭 Congratulatory Messages



甯漢豪女士, JP  
The Hon Bernadette LINN Hon-ho, JP

香港特別行政區政府  
發展局局長




SECRETARY FOR DEVELOPMENT  
Government of the Hong Kong Special Administrative Region

香港物業管理公司協會二零二三至二零二四年年報

進賢才臻萃  
業惠民萃

發展局局長甯漢豪



### 賀辭 Congratulatory Messages




楊何蓓茵女士, JP  
The Hon Ingrid YEUNG HO Poi-yan, JP

香港物業管理公司協會二零二三至二零二四年年報

服務日新  
管理益善

公務員事務局局長楊何蓓茵



### 賀辭 Congratulatory Messages




蔡若蓮博士, JP  
Dr. Hon CHOI Yuk-lin, JP

香港物業管理公司協會二零二三至二零二四年年報

鴻才協德  
碩策匡羣

教育局局長蔡若蓮



### 賀辭 Congratulatory Messages




麥美娟女士, SBS, JP  
The Hon Alice MAK Mei-kuen, SBS, JP

香港物業管理公司協會  
二零二三至二零二四年年報

管才協契  
良策利羣

民政及青年事務局局長麥美娟



### 賀辭 Congratulatory Messages



胡英明先生, SBS, CSDSM  
Mr. Danny WOO Ying-ming, SBS, CSDSM

香港物業管理公司協會二零二三年／二零二四年年報

廉信立範  
管業有方

香港特別行政區  
廉政專員胡英明



### 賀辭 Congratulatory Messages



謝偉銓議員, BBS, JP  
Sr Hon Tony TSE Wai-chuen, BBS, JP

香港物業管理公司協會二零二三至二零二四年年報

管業精英  
利民安居

香港立法會議員  
(建築、測量、都市規劃及園境界)  
謝偉銓 BBS JP



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1 Legislative Council Road, Central, Hong Kong



### 賀辭 Congratulatory Messages




楊恩健先生, FSDSM  
Mr. Andy YEUNG Yan-kin, FSDSM

香港物業管理公司協會二零二三至  
二零二四年年報

宏謀致遠  
管績常新

消防處處長楊恩健



### 賀辭 Congratulatory Messages




邱國鼎先生, JP  
Mr. Tony YAU Kwok-ting, JP

香港物業管理公司協會二零二三至二零二四年年報

鴻圖超邁  
業界楷模

路政署署長邱國鼎



### 賀辭 Congratulatory Messages



方學誠先生, JP  
Mr. Michael FONG Hok-shing, JP



土木工程拓展署署長  
Director of Civil Engineering  
and Development  
香港九龍公主道 101 號  
土木工程拓展署大樓  
Civil Engineering and Development Building,  
101 Princess Margaret Road,  
Kowloon, Hong Kong

香港物業管理公司協會三十四周年誌慶

翹才萃集  
卓績弘彰

土木工程拓展署署長方學誠

卓越工程 建設香港

We engineer Hong Kong's Development

### 賀辭 Congratulatory Messages



徐浩光博士, JP  
Dr. Samuel CHUI Ho-kwong, JP

香港物業管理公司協會  
二零二三至二零二四年年報

匯才展驥  
管業長興

環境保護署署長徐浩光



### 賀辭 Congratulatory Messages



黃恩諾先生, JP  
Mr. Roger WONG Yan-lok, JP

香港物業管理公司協會二零二三至二零二四年年報

羣英薈萃

懋績顯揚

水務署署長黃恩諾



### 賀辭 Congratulatory Messages



陳穎韶女士, JP  
Ms. May CHAN Wing-shiu, JP

香港物業管理公司協會

二零二三年至二零二四年年報

物管有道

專業楷模

勞工處處長陳穎韶 敬賀

### 賀辭 Congratulatory Messages



李翹彥先生, JP  
Mr. Michael LI Kiu-yin, JP

同興管業  
共締昌榮

建築署署長李翹彥

香港物業管理公司協會二零二三至二零二四年年報

### 賀辭 Congratulatory Messages



余寶美女士, JP  
Ms. Clarice YU Po-mei, JP

羣賢卓獻  
管業恆昌

屋宇署署長余寶美



香港物業管理公司協會  
二零二三至二零二四年年報

### 賀辭 Congratulatory Messages



潘國英先生, JP  
Mr. POON Kwok-ying, JP

香港物業管理公司協會

興業展猷立英範  
專業管理耀大灣

機電工程署署長 潘國英



### 賀辭 Congratulatory Messages



羅淦華先生, JP  
Mr. Maurice LOO Kam-wah, JP

香港物業管理公司協會二零二三年至  
二零二四年年報

良猷善策  
宅泰人和

地政總署署長羅淦華

### 賀辭 Congratulatory Messages



鍾文傑太平紳士  
CHUNG Man-kit, Ivan, JP

拓展專業  
行業典範

規劃署署長鍾文傑



香港物業管理公司協會二零二三年／二零二四年年報

### 賀辭 Congratulatory Messages



馮建業先生, JP  
Mr. Eugene FUNG Kin-yip, JP

管優策善  
業盛譽隆

政府產業署署長馮建業

香港物業管理公司協會  
二零二三至二零二四年年報

### 賀辭 Congratulatory Messages



蕭家賢先生, JP  
Mr. Kevin SIU Ka-yin, JP

香港物業管理公司協會二零二三至二零二四年年報

管才碩志  
同締安居

差餉物業估價署署長蕭家賢



### 賀辭 Congratulatory Messages



韋志成先生, GBS, JP, FHKEng  
Ir WAI Chi-sing, GBS, JP, FHKEng



香港物業管理公司協會  
二零二三年 / 二零二四年年報

善管廣廈  
溥惠萬家

市區重建局行政總監 韋志成敬賀

戮力同行 拓建里程



### 賀辭 Congratulatory Messages



黃江天博士, BBS, JP  
Dr. James WONG Kong-tin, BBS, JP



香港物業管理公司協會二零二三年至二零二四年年報

良管善策  
安眾利民

物業管理業監管局主席  
黃江天 銅紫荊星章, 太平紳士 敬賀



### 賀辭 Congratulatory Messages



何安誠教授工程師, JP  
Ir Prof. Thomas HO On-sing, JP

香港物業管理公司協會二零二三\二零二四年年報

研精覃思  
管業圖強

建造業議會主席何安誠



### 賀辭 Congratulatory Messages



戴澤棠先生, JP  
Mr. Tony TAI Chark-tong, JP

香港物業管理公司協會二零二四年度周年晚宴誌慶

物業楷模  
昌業利民

職業訓練局主席 戴澤棠

### 賀辭 Congratulatory Messages



陳欽勉先生  
Mr. James CHAN Yum-min



香港物業管理公司協會二零二三至二零二四年年報

聚賢匯智  
會譽崇隆


香港房屋協會行政總裁兼執行總幹事

陳欽勉 敬賀

### 賀辭 Congratulatory Messages



鍾麗玲女士  
Ms. Ada CHUNG Lai-ling



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

香港物業管理公司協會二零二三年／二零二四年年報

廣聯業界 創優立新

保障私隱 興業民安

個人資料私隱專員 鍾麗玲

### 賀辭 Congratulatory Messages



黃鳳嫻女士  
Ms. Gilly WONG Fung-han

香港物業管理公司協會二零二三／二零二四年年報

管理專業 彰顯價值

協力同心 樂活安居

消費者委員會  
總幹事黃鳳嫻  
敬賀



## 賀辭 Congratulatory Messages



麥善鳴女士  
Ms. Filla MAK Sin-ming

### Congratulatory Message

On behalf of The Hong Kong Science and Technology Parks Corporation (HKSTP), I wish to extend my heartfelt congratulation to the Hong Kong Association of Property Management Companies (HKAPMC) on the special occasion of its Annual Dinner 2024.

Established in 2001, HKSTP has played a pivotal role in fostering a vibrant I&T ecosystem, nurturing 13 unicorns, empowering over 15,000 research professionals, and supporting more than 2,000 technology companies from 28 countries and regions. Our focus on cutting-edge sectors such as healthtech, AI and robotics, fintech, and smart city technologies reflects our commitment to driving innovation and technological advancement.

Collaboration between HKSTP and HKAPMC presents a remarkable opportunity to synergize efforts and propel success in the industry. We can forge a path towards greater innovation, sustainability, and excellence in property management practices.

HKAPMC unwavering dedications has made a profound impact to the Hong Kong Property Management industry. Advocating for best practices and affirming industry standards, HKAPMC is safeguarding our society by ensuring the highest standards are delivered. Striving for greater good of the Region, HKAPMC is instrumental in shaping the industry by empowering property management practitioners and navigate them through the challenging and ever-evolving landscape.

I look forward to seeing HKAPMC continues to thrive and succeed in years ahead of us.

Congratulations and wishing your all the best in your future endeavors.

Yours sincerely,

Filla Mak  
Chief Operations Officer  
Hong Kong Science and Technology Parks Corporation

## 賀辭 Congratulatory Messages



陳志球教授, SBS, BBS, JP  
Prof. Johnnie CHAN Chi-kau, SBS, BBS, JP

### HONG KONG ALLIANCE OF PROFESSIONAL HOUSING, PROPERTY & FACILITY MANAGEMENT

香港房屋、物業及設施管理專業聯盟 (十會一局)



香港物業管理公司協會三十四周年誌慶

和同協德  
專業惠羣

香港房屋、物業及設施管理專業聯盟(十會一局)召集人  
陳志球教授 銀紫荆星章 銅紫荆星章 太平紳士 敬賀

### 賀辭 Congratulatory Messages



葉振南先生, BBS, MH, JP  
Mr. Stephen YIP Chun-nam, BBS, MH, JP

力臻專業  
卓獻社羣

保安及護衛業管理委員會主席葉振南

香港物業管理公司協會二零二三至二零二四年年報

### 賀辭 Congratulatory Messages



張天祥博士, SBS  
Dr. CHEUNG Tin-cheung, SBS

匠心管業  
共築綠居

香港綠色建築議會主席  
張天祥博士, SBS



Hong Kong Green Building Council Limited  
香港綠色建築議會有限公司  
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香港物業管理公司協會二零二三至二零二四年年報

### 賀辭 Congratulatory Messages



蔡海偉先生, JP  
Mr. CHUA Hoi-wai, JP

香港物業管理公司協會二零二三至二零二四年年報

鼎業維新  
利民安居

香港社會服務聯會行政總裁

蔡海偉先生, JP

### 賀辭 Congratulatory Messages



譚國榮先生, MH  
Mr. Ivan TAM Kwok-wing, MH

香港物業管理公司協會二零二三至二零二四年年報

精臻管業  
利民安居

香港保險業聯會主席 譚國榮

### 賀辭 Congratulatory Messages



林健榮測量師, MH  
Sr Eddie LAM Kin-wing, MH

香港物業管理公司協會二零二三年\二零二四年年報

嘉惠同業  
共展宏猷

香港建造商會會長  
林健榮測量師

### 賀辭 Congratulatory Messages



鄭正煒工程師, JP  
Ir Alkin KWONG Ching-wai, JP

香港物業管理公司協會二零二三年 / 二零二四年年報


專業管理 創意兼  
會務昌隆 續向前

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

### 賀辭 Congratulatory Messages



黎英偉先生  
Mr. Steve LAI Ying-wai



資歷架構  
Qualifications  
Framework

香港物業管理公司協會二零二三年、二零二四年年報

**廣繫物管**


**共創專業**

資歷架構秘書處總經理黎英偉

### 賀辭 Congratulatory Messages



黃銘光工程師  
Ir Wommy WONG Ming-kwong




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

香港物業管理公司協會二零二三年至二零二四年年報

**管業專才匯聚**

**締造美好未來**


屋宇設備運行及維修行政人員學會會長  
黃銘光工程師 敬賀



### 賀辭 Congratulatory Messages




黃英傑先生  
Mr. Romulus WONG Ying-kit




香港物業管理公司協會周年誌慶

管業有道  
萬戶安居

特許房屋經理學會亞太分會  
主席黃英傑敬賀




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### 賀辭 Congratulatory Messages



孟家榮營造師  
Cr Terence MANG Ka-wing



香港營造師學會

納賢匯智  
溥益萬家

香港營造師學會  
孟家榮會長敬賀

香港物業管理公司協會二零二三年至二零二四年年報

### 賀辭 Congratulatory Messages



孔子人先生  
Mr. Lawrence HUNG Yu-yun

專才薈萃  
宏謀碩畫

香港人力資源管理學會會長孔子人先生

香港物業管理公司協會二零二三至二零二四年年報

### 賀辭 Congratulatory Messages



蔡宏興地產行政師  
Rr Donald CHOI Wun-hing



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

The Hong Kong Association of Property Management Companies  
(HKAPMC)

Yearbook 2023/2024

On behalf of the Hong Kong Institute of Real Estate Administrators (HIREA), it is my great pleasure to congratulate The Hong Kong Association of Property Management Companies on its anniversary.

Over the years, HKAPMC has promoted the professionalism of the property management industry in Hong Kong and played a crucial role in sharing professional knowledge of property management in Hong Kong.

On this joyous occasion, I would like to extend my heartiest congratulations on the HKAPMC's past accomplishments and my best wishes to its continued success in the years to come.

Rr Donald Choi Wun Hing  
President  
Hong Kong Institute of Real Estate Administrators  
2 August 2024

### 賀辭 Congratulatory Messages



周駿齡先生  
Mr. Kenny CHOW Chun-ling



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

香港物業管理公司協會二零二三年至二零二四年年報

創新高峰  
協領群英

房屋經理註冊管理局  
主席 周駿齡 敬賀

香港九龍灣宏照道16號德福大廈2008-2010室 Units 2008-2010, Telford House, 16 Wang Hui Road, Kowloon Bay, Kowloon, Hong Kong  
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### 賀辭 Congratulatory Messages



湯文龍先生  
Mr. Roden TONG Man-lung



THE  
LAW SOCIETY  
OF HONG KONG  
香港律師會

香港物業管理公司協會二零二三年至二零二四年年報

弘揚專業  
共創繁榮

香港律師會會長 湯文龍 敬賀



### 賀辭 Congratulatory Messages



蒙德揚博士  
Dr. David MONG Tak-yeung

香港物業管理公司協會二零二三至二零二四年年報

管業翹楚  
共展職安

職業安全健康局主席 蒙德揚 敬賀

### 賀辭 Congratulatory Messages



潘建良先生  
Mr. Stephen POON Kin-leung

香港物業管理公司協會  
二零二三年及二零二四年年報

鴻雁傳書  
共築香江

香港物業服務公司協會  
主席 潘建良



## 賀辭 Congratulatory Messages



嚴翠玲女士  
Ms. Dora YIM



**Congratulatory Message**  
**The Hong Kong Association of Property Management Companies**  
**Yearbook 2023/2024**

The Hong Kong Chapter of International Facility Management Association (IFMA) extends its warmest congratulations to The Hong Kong Association of Property Management Companies (HKAPMC) on this momentous occasion, the HKAPMC Annual Dinner 2024 and QPFMA Presentation Ceremony. The 2023/2024 Yearbook serves as a testament to HKAPMC's unwavering commitment to excellence within the property management industry.

It gives a review of the edition that showcases HKAPMC's enviable commitment to developing a more sustainable and liveable Hong Kong. Its relentless pursuit of professional development and continued support for members set the standard rather high within the industry.

We commend HKAPMC on another successful year and eagerly anticipate witnessing your continued contributions to shaping a brighter future for Hong Kong.

Dora Yim  
President (2024-2025)  
The Hong Kong Chapter of International Facility Management Association

## 賀辭 Congratulatory Messages



馬紹祥工程師  
Ir Eric MA Siu-cheung



會長 馬紹祥 工程師 金質的建築 太平紳士  
President Ir Eric S C MA CBE JP  
BSc(Eng), MSc(Eng), CEng  
FRSE, FRSHip, FRSA(Eng)  
FRICE, FIPE, (CIVIL, STU)  
土木及建築工程師(註冊人)  
president@hkie.org.hk

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

On behalf of The Hong Kong Institution of Engineers (HKIE), I extend our warmest congratulations to The Hong Kong Association of Property Management Companies Limited (HKAPMC) on its anniversary and the successful organisation of the Quality Property and Facility Management Award (QPFMA) 2024.

The biennial QPFMA has become a hallmark of excellence, recognising outstanding projects and practitioners in the property and facility management industry. This initiative not only celebrates achievements but also significantly elevates industry standards, fostering a culture of professionalism and innovation.

The HKAPMC's tireless efforts in upholding the benchmarks of professional property management while advocating for its members' interests are truly commendable. Its emphasis on continuous development and collaboration with like-minded organisations has been instrumental in advancing the industry.

The HKIE wholeheartedly supports the HKAPMC's unwavering commitment to excellence and professionalism in the property management sector. May this anniversary and the success of the QPFMA 2024 serve as a testament to the HKAPMC's pivotal role in driving the industry towards greater heights of success and sustainability.

Once again, congratulations to the HKAPMC and all awardees of the QPFMA 2024.

Ir Eric S C MA  
President  
The Hong Kong Institution of Engineers







## 賀辭 Congratulatory Messages



任志浩教授，工程師  
Ir Prof. Michael YAM Chi-ho



THE HONG KONG  
POLYTECHNIC UNIVERSITY  
香港理工大學



DEPARTMENT OF  
BUILDING & REAL ESTATE  
建築及房地產學系  
INTERNATIONAL • COLLABORATIVE • CONSTRUCTION

香港物業管理公司協會二零二三至二零二四年年報


# 優質管業 惠社利民

香港理工大學  
建築及房地產學系系主任  
任志浩教授

## 賀辭 Congratulatory Messages



李經文教授  
Prof. William LEE Keng-mun



香港大學專業進修學院  
HKU School of Professional and Continuing Education


Director : Professor William K. M. Lee  
院長：李經文教授

**Congratulatory Message**

On behalf of HKUSPACE, I am delighted to extend my heartfelt congratulations on the upcoming HKAPMC Annual Dinner 2024 cum QPFMA Presentation Ceremony 2024. This esteemed event serves as a resounding affirmation of the property and facility management industry's exceptional achievements and invaluable contributions to the landscape of Hong Kong.

The HKAPMC Annual Dinner 2024 cum QPFMA Presentation Ceremony 2024 promises to be a truly remarkable occasion, bringing together the best and brightest minds in the industry to celebrate their achievements and inspire future generations. I would like to extend my heartfelt congratulations to the organizers, the distinguished jury panel, and all the dedicated nominees and deserving award recipients.

May I extend my heartfelt wishes for a truly memorable and enriching event to all in attendance. I look forward to continuing our partnership with the Association and the Institute to provide trained quality professionals to the industry.




Professor William Lee  
Director  
HKU School of Professional and Continuing Education

HKU School of Professional and Continuing Education 香港大學專業進修學院

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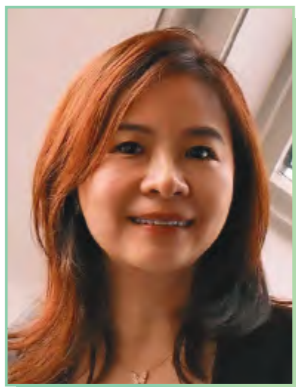
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<http://hkuspace.hku.hk/>



HKU SPACE was awarded the ASIN Institutional Accreditation seal for its quality management in teaching and learning.

## 賀辭 Congratulatory Messages



何深靜教授  
Prof. HE Shenjing

THE UNIVERSITY OF HONG KONG 香港大學  
**faculty of architecture** 建築學院

Department of Urban Planning and Design  
城市規劃及設計系

Centre of Urban Studies and Urban Planning  
城市研究及城市規劃中心

HKURBANlab

**Congratulatory Message**

On behalf of the Department of Urban Planning and Design at The University of Hong Kong, I extend our warmest congratulations on the anniversary of The Hong Kong Association of Property Management Companies Limited (HKAPMC).

The property and facility management industry plays a pivotal role in shaping Hong Kong's dynamic and vibrant urban landscapes. With a steadfast commitment to fostering well-being, harmony, and sustainability, the HKAPMC has consistently championed excellence and professionalism within this field. I commend the tireless efforts of all those involved in advancing property management standards and promoting innovative practices. Your unwavering dedication not only enhances occupants' experiences but also makes a substantial contribution to the overall welfare of our communities.

We extend our heartfelt wishes to HKAPMC and its members for continued success in your future endeavors, and we eagerly anticipate witnessing even more remarkable achievements in the years to come.

Yours sincerely

Shenjing He, PhD., FAcSS  
Professor and Head  
Department of Urban Planning and Design  
The University of Hong Kong

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## 賀辭 Congratulatory Messages



謝思訓先生  
Mr. Paul TSE See-fan

澳門物業管理業商會

Property Management Business Association Macao

信昭基固  
事業昌隆

賀 香港物業管理公司協會 周年慶典

澳門物業管理業商會 會長  
謝思訓 敬賀  
二零二四年八月

### 賀辭 Congratulatory Messages



薛婉娜女士  
Ms. XUE Wanna



## 澳門物業管理業商會

Property Management Business Association Macao

賀 香港物業管理公司協會 周年慶典

# 誼聯同業 更展輝煌

澳門物業管理業商會理事長

薛婉娜 敬賀

二零二四年八月

### 賀辭 Congratulatory Messages



任利凌先生  
Mr. IAM Lei-leng

香港物業管理公司協會二零二三年\二零二四年報

# 匯聚專才 業盛民安

澳門特別行政區政府 房屋局

任利凌局長 敬賀

# 會長及委員會報告

## President's & Committee Reports

### 會長報告

#### President's Report 2023-2024

我很高興向各會員報告香港物業管理公司協會（下稱「協會」）2023-2024年度的會長報告。本報告概述了我們在過去一年中的工作及所面對的挑戰，旨在提升物業管理行業的標準和實踐。在大家齊心協力，致力於營造一個可持續和高效的環境，以應對物業管理行業不斷變化的格局。我們將繼續落實專業卓越和合作參與的理念，衷心感謝各會員對我們共同目標的堅定支持與奉獻。



### 業界盛事

#### 香港房屋、物業及設施管理專業聯盟（十會一局） 第一及二屆聯合春節晚宴

2023.02.02 & 2024.02.26

於2023年2月2日十會一局舉辦首屆聯合春節晚宴，亦是在疫情過後，大家再次聚首一堂的大日子。我們很榮幸邀請到晚宴主禮嘉賓香港特別行政區行政長官李家超先生，大紫荊勳賢，SBS, PDSM, PMSM。我們也非常榮幸地獲得21位嘉賓，包括中聯辦教育科技部處長郭建華女士、政府官員、重要夥伴聯同超過200名聯盟成員到場出席。聯合春節晚宴不僅是一個業界聚會，更是我們共同探討房屋、物業和設施管理事務的機會。我們希望透過是次活動，能夠促進行業的發展及推動更深層次的合作。



## 會長報告

## President's Report 2023-2024

## 業界盛事

香港房屋、物業及設施管理專業聯盟（十會一局）  
第一及二屆聯合春節晚宴

2023.02.02 &amp; 2024.02.26

於2024年2月26日十會一局2024年聯合春節晚宴的盛會上，我們很榮幸邀請到晚宴主禮嘉賓香港特別行政區政府民政及青年事務局局長麥美娟女士，SBS, JP。我們也非常榮幸地獲得35位嘉賓，包括中聯辦教育部科技副部長葉水球先生、房屋局局長何永賢女士，JP、政府官員到場出席。

十會一局已成立3年，我們將繼續迎接前方的機遇，建立持久的連繫及標榜共同的目標，培育更多新的夥伴關係，繼續共同努力，推動行業及社會繁榮。



專業聯盟（十會一局）是由11個房屋相關專業組織組成的聯盟，於2021年12月成立，其使命是推動香港房屋、物業及設施管理專業服務，提高整體形象及競爭力及促進香港與中國內地的交流。

香港房屋、物業及設施管理專業聯盟（十會一局）成員包括：屋宇設備運行及維修行政人員學會、英國特許房屋經理學會亞太分會、香港地產行政師學會、香港物業管理公司協會、香港物業服務公司協會、香港設施管理學會、香港房屋經理學會、香港測量師學會、房屋經理註冊管理局、國際設施管理協會香港分會及皇家特許測量師學會，為超過90%香港市民提供房屋、物業及設施管理專業服務，會員人數逾20,000人。

## 會長報告

## President's Report 2023-2024

## 業界盛事

## 「香港物業管理公司協會有限公司」33周年晚宴

2023.08.15

我們非常榮幸邀請到民政及青年事務局局長麥美娟女士，SBS, JP擔任晚宴的主禮嘉賓。在這個熱鬧非凡的晚上，協會感到無比榮幸能與大家一同慶祝「香港物業管理公司協會有限公司」的33周年。我們上一次的周年晚宴是在2019年舉行，由於疫情的影響，我們已經停辦了3年。今晚能夠再次與大家齊聚一堂，相信各位亦深感喜悅同時向協會全體會員表達最誠摯的感謝。

正是由於大家的努力和無私奉獻，我們在疫情期間成功克服了前所未有的困難與挑戰，贏得了香港特別行政區政府和廣大市民的廣泛讚譽與認可。在過去幾年艱巨挑戰中，協會取得了豐碩的成果。





## 會長報告

## President's Report 2023-2024

## 研討會及會議

## 第三屆「國際物業管理及採購博覽」

2023.08.30

感謝主辦單位「康亞有限公司」再次邀請協會成為博覽會的主要支持機構，並在博覽會中舉辦大型研討會。我們亦很榮幸邀請到房屋局局長何永賢女士,JP作為主禮嘉賓以及房屋局副局長戴尚誠先生,JP、香港華為國際有限公司數字能源首席技術官梁以文先生、物業管理業監管局行政總裁蕭如彬先生及李郭羅律師行合夥人郭冠英律師為嘉賓講者。我們感謝每一位蒞臨的嘉賓，同時非常高興出席講座的人數接近500位會員，得到大家的支援，此次講座的成功是毋庸置疑的。研討會彙集了各位專業講者，他們分享了在物業管理及其他領域的經驗和見解。研討會為我們帶來更多的啟發和思考，幫助大家更好地應對行業面臨的挑戰和機遇。

研討會的主題涵蓋了多個重要議題，包括簡約公屋的運營與管理、華為電動汽車最新充電技術介紹、物業管理行業的牌照制度，以及物業管理最新裁決案例分享。這些主題的討論將有助於推動行業的發展和進步。

協會於2023年7月25日就研討會接受新城財經台「創智傳城」就現時數據分析、物聯網、智慧科技等技術漸趨普及，尤其疫情加快行業的數碼轉型。目前行業在運用這些科技的情況作出訪問。



## 會長報告

## President's Report 2023-2024

## 關注社會及業界動向 表達協會意見

2023.04.10

通訊事務管理局辦公室邀請協會就「通過確保指定新建築內的空間可用性和移動通信設施的安裝可及性，加強5G基礎設施」進行會議及提供書面意見，有關的實務守則會在通訊事務管理局批准後發佈。

2023.04.24

我們向環境保護署提交了有關《噪聲管制條例》（第400章）修訂建議的書面意見，特別關注調整對居民裝修活動產生的噪聲進行規範的內容。此舉旨在提供建設性的建議，以幫助改善和加強所提出的修訂。我們亦被邀請參觀環保署的「QR Lab 寧靜裝修實驗室」。



協會向環保署就「都市固體廢物收費（垃圾收費）良好作業指引商場/街市處所」提交了意見。我們提供的意見旨在提升該指引的效力、實用性和可持續性，以使物業管理業和廣大使用者都能受益。

2023.04.24



2023.05.29

我們與消費者委員會舉行了會議，討論了有關「創優增值——提升香港物業管理費的透明度和管治」。此次會議的目的是交流意見、分享見解，並向消費者委員會提供書面意見，這旨在增強香港私人住宅物業管理費結構的透明度、公平性和效率。及後協會亦就消費者委員會發佈的研究報告作出回應跟進。



# 會長報告

## President's Report 2023-2024

### 關注社會及業界動向 表達協會意見

2023.06.14

我們與康樂及文化事務署以及霍啟剛議員會面，討論游泳池救生員的人力狀況。此次會議提供了一個機會，以解決該領域所面臨的問題或挑戰，並探討可行的解決方案，以確保游泳池中游泳者的安全和福祉。

2023.06.28

協會接受了通訊事務管理局的訪談，討論了5G技術在物業管理行業中的應用。討論的重點是如何利用5G的先進功能來增強物業管理的各個方面工作，例如通訊系統、智慧安全以及高效的維護實踐。



2023.06.12

協會就廉政公署《物業管理公司防貪指南簡介》提供意見。指南提供有效和切實可行的指引，以協助物業管理公司識別和緩解一般管理服務、樓宇維修、採購和員工管理等範疇的貪污風險，使物業管理公司更有效地建立強韌誠信文化。

2023.07.04

承教育局邀請，經協會審視後支持教育局提出的更新《副學士學位及高級文憑課程的新修訂通用指標》及上調副學位和學士學位特殊收生學額。教育局於7月4日公佈《副學士學位及高級文憑課程的新修訂通用指標》的更新版，以及宣佈上調院校可基於特別考慮因素而錄取申請人入讀經香港學術及職業資歷評審局評審的副學位和學士學位課程的限額。

2023.07.04 ~ 2024.06.17

獲市區重建局(市建局)邀請，協會就市建局提出有關於大廈公契增加的《預防性維修及處理滲水》相關條款框架及《維修手冊準備指南和範本》作出會面並提供多份書面意見書。

# 會長報告

## President's Report 2023-2024

### 關注社會及業界動向 表達協會意見

2023.09.04 ~ 2024.07.16

發展局就《建造業付款保障條例草案》(條例草案)以訂立機制，改善建造業存在已久的各合約方之間拖延付款的情況，並邀請協會就私人樓宇、商業大廈及工業大廈裝修及維修工程範疇加入聚焦小組交流意見。物管協會支持條例草案，並同意條例草案容許豁免兩個例外情況，包括(i)為現有住宅樓宇進行的工程(例如室內裝修、樓宇維修等)而訂立的建造合約；(ii)為現有非住宅樓宇進行相對較小型的工程而訂立的建造合約，即無須根據《建築物條例》(第123章)獲建築事務監督批准及同意的工程(例如屋宇設備保養維修、商鋪翻新等)。我們亦出席了立法會於2024年7月16日的會議提出我們以上的意見。



2023.10.27

於2023年10月25日，3名協會會員公司的保安人員於屯門工作期間被施襲，協會對警務處迅速採取行動，確保我們前線保安的安全去信表示衷心的感谢。



2023.11.15

協會獲機電工程署邀請，就《建築物能源效益條例》第610章之提議修正案提供意見。



# 會長報告

## President's Report 2023-2024

### 關注社會及業界動向 表達協會意見

2024.02.26 ~ 2024.04.10

協會就電訊(修訂)條例,有關於電梯內裝設流動通訊設施,與商務及經濟發展局進行會議及提交書面意見。

2024.02.26

協會就「2023年建築物管理(修訂)條例草案」出席立法會會議並就《大額採購》及《就法團收支審計範圍》提供意見書。

2024.07.30

協會支持「職專畢業生留港計畫(VPAS)」,此計畫是香港特區政府推出吸納職專技術人才的措施,以應對香港經濟轉型和科技急速發展下的迫切人力需求。計畫將試行兩年,旨在吸引更多非本地學生(包括內地及其他國家/地區的學生)來港就讀政府指定行業的香港職業訓練局(VTC)全日制高級文憑(兩年制)課程,並鼓勵學生畢業後留港從事與其專業相關的工作,投身成為重要行業的技術型人才。

#### 《2023年建築物管理(修訂)條例草案》

法案的進展



### 聯合發表的意見

2023.10.26

香港房屋、物業及設施管理專業聯盟(十會一局)就香港特別行政區行政長官李家超先生公佈《2023施政報告》,並以「拼經濟謀發展惠民添幸福」作出聯合回應及歡迎政府在房屋、土地發展、推動香港的經濟發展提出具體方案和項目指標及感謝行政長官在新一份施政報告中,接納十會一局在過去多場諮詢會上所提出就土地、城市規劃、房地產、房屋發展、樓宇安全、提升大廈管理和建築技術等政策建議,做到民有所呼,我有所應承諾。有關聯合意見亦獲多個傳媒作出報導。



# 會長報告

## President's Report 2023-2024

### 聯合發表的意見

2024.02.24

香港房屋、物業及設施管理專業聯盟(十會一局)向環境及生態局提交《都市固體廢物收費計劃》倡議聯合提案,包括免費指定袋的公平分發、可提供在十會一局管理的物業中進行先行先試、簡化廚餘收集機申請流程並增強宣傳及與教育局的合作推廣環保訊息等工作。



### 加強與政府的溝通

2023.02.17

協會與環境及生態局常任秘書長(環境)謝小華女士,JP,就「都市固體廢物收費計劃」交流意見,討論對住宅大廈進行回收物品的適當收集和處理的監管措施。

在會面期間,我們與環境與生態局進行了具有成效的討論。這項計劃旨在有效減少固體廢物的產生,並於超過100個或以上住宅單位的公共及私人屋苑中推行。

2023.03.20

香港房屋、物業及設施管理專業聯盟(十會一局)拜訪了民政及青年事務局局長麥美娟女士,SBS,JP。此次拜訪的目的是商討建築物管理條例,並討論其潛在修訂,以改善治理和增強管理實踐。

2023.04.14 ~ 2023.11.22

協會與環境保護署副署長(減廢)陸家健先生,JP、助理署長(廢物管理)鄭健先生,以及助理署長(都市固體廢物收費)胡勁欣女士進行會議。在多次會面中,我們就回收及減廢法例法規進行了有效的討論。環保署分享的見解對於塑造我們對立法環境的理解、探索現有法規的改進方向帶來重要的價值。我們強調了有效的回收利用實踐和全面立法的重要性,以支援可持續的固體廢物管理工作。

2023.05.08

我們與公務員事務局進行了禮節性探訪。會議包括與公務員事務局局長楊何蓓茵女士,JP和一般職系處長陳信禧先生,JP討論了當前的人力資源短缺問題,以及檢視創建有限時職位計劃的最新情況。



## 會長報告

## President's Report 2023-2024

## 加強與政府的溝通

2023.08.22

協會承政府邀請出席《2023年施政報告》諮詢會——建設可持續發展城市和優質生活空間提供意見。

2023.09.29

協會與勞工處召開會議，討論人力資源短缺問題。

2023.10.18 ~ 2024.05.02

氣候變化令香港近年天氣越趨炎熱，為加強保障僱員的職業安全健康，協會與勞工處聯合優化在暑熱警告下的「預防工作中暑指引」，並製作工作暑熱警告生效時，前線物業管理從業員的休息安排「行業實務指引」予各會員參考。

2024.03.13

協會獲消防處邀請，參觀「樓宇改善支援中心」



The Assistant Director (Fire Safety) of Fire Services Department (FSD), Mr Leung Wai-ik, officiates at the unveiling ceremony of the FSD Building Improvement Support Centre today (December 18).



2024.05.27

協會協助環境保護署作出推廣，幫助市民積極培養綠色生活，減廢回收，由2024年6月1日開始，環境保護署推出《減廢回收約章》予私人住宅處所，以提升私人住宅處所住戶的回收意識及習慣。



2024.06.14

協會與「物業管理業監管局」及「中華電力」聯合舉辦「認識電壓驟降及中電電動車充電支援服務」持續專業發展講座，當日有超過1,500名會員出席線上及實體講座。協會一直致力於促進物業管理行業的可持續發展、專業化和創新進步。



## 會長報告

## President's Report 2023-2024

## 加強與政府的溝通

2024.06.19

協會受邀加入環境及生態局「碳中和及可持續發展委員會」轄下小組委員會，並由黃永光先生主持，旨在幫助香港在2050年前達成碳中和目標，為未來世代創造更美好城市生活環境。

2024.09.10

隨著政府啟動2024年施政報告的公眾諮詢，協會已就施政報告提供意見。



## 同心抗疫

2023.05.08

環境保護署捐贈了150萬個口罩予協會。這批口罩已經分發給85,000名前線員工，確保他們繼續進行重要工作時的安全和福祉。環保署的捐贈展示了其支援前線工作者和整個社區的承諾。



# 會長報告

## President's Report 2023-2024

### 物業管理獎項

協會很榮幸繼續成為2022/2023年度建造業安全獎勵計劃的合辦單位之一。此年度共有195個承建商、63個分判商和132個安全團隊參與了此次頒獎。這個長期的合作夥伴關係突顯了我們在推動建築業安全方面的承諾。協會亦繼續成為2023/2024年度的比賽合辦單位。



2023.03.26



協會很榮幸繼續成為第十一屆最佳職安健物業管理大獎的合辦單位之一。「第十一屆最佳職安健物業管理大獎分享會暨頒獎典禮」已於2024年5月31日圓滿舉行。今屆比賽共設7個獎項，包括最佳職安健物業管理大獎、工作安全改善計劃、安全文化大獎、最佳物業管理大獎—提升業戶裝修及維修安全、最佳推廣使用輕便工作臺大獎、最佳職安健物業管理承辦商及護心機構大獎，我們熱烈祝賀各得獎機構。

2023.09.07

為提升物業管理及前線從業員的質素及服務水準，香港物業管理公司協會從一直聯同警務處西九龍總區舉辦「西九龍最佳保安服務選舉」。透過這一年一度的活動，向一眾默默耕耘的保安及物業管理從業員致敬。表揚他們專業、克勤、緊守崗位，保障住客商戶及物業的安全，提供物業最佳的增值條件。



2024.05.31



# 會長報告

## President's Report 2023-2024

### 物業管理獎項

「2024最佳園林大獎——私人物業」由康樂及文化事務署主辦，民政事務總署、香港建築師學會、香港園境師學會、香港園藝學會、香港測量師學會、環保建築專業議會及香港物業管理公司協會協辦。活動旨在表揚在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。

2024.03.01



2024.10.08

每兩年一度舉辦的優質物業設施管理大獎 (QPfMA)，由香港測量師學會——物業設施管理組以及香港物業管理公司協會聯同合辦，志在表揚在物業設施管理行業內表現傑出的項目及從業者。



2024年度優質物業設施管理大獎反應熱烈，共獲得超過190個提名，本屆優質物業設施管理大獎以「專業物業設施服務 締建幸福和諧社區」為主題，以認可及提拔表現優秀、達致專業質量管理，為社區增添福祉之物業管理項目，從而提升業界專業標準。

### 支持社區活動

我們參加了由建造業議會舉辦的「誠」建約章，以推廣建造業誠信文化，承諾支持建設行業廉潔守則的儀式。在活動期間，協會也參與其中設立了一個攤位，展示我們在行業中堅守廉正和道德實踐的承諾。

2023.03.31



## 會長報告

## President's Report 2023-2024

## 支持社區活動

與消防處開展合作，推廣「救心同仁」推展計劃。令完成CPR及AED訓練的學員，掌握消防處提供的支援，提升學員在遇到心臟驟停事故時出手救人的信心，並逐步營造任何人都可以出手救人的社會氛圍。此舉旨在提高意識，從而幫助挽救生命。



2023.07.06



2023.07.24

義務工作發展局的香港義工獎2023啟動禮於灣仔金紫荊廣場舉行，並以海陸空形式將義工火炬傳送，喻意全方位推動義務工作，把愛心傳遍香港各區。協會很榮幸為義務工作發展局當中一個支持單位，一起見證義工火炬傳送儀式及參與共融義工服務，促使提供增值及優質的義工服務，以締造一個關懷的社群。

2023.07.24 &amp; 2024.07.24

香港保安業界於2018年7月24日首度舉辦「香港保安從業員日」，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，象徵著我們保安從業員每週7日、每日24小時日以繼夜地守護市民。我們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。



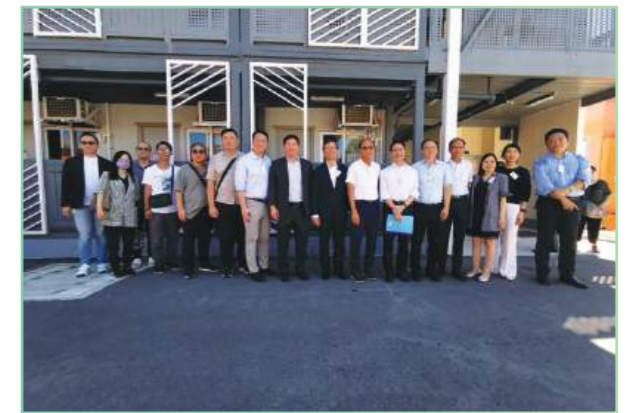
## 會長報告

## President's Report 2023-2024

## 房屋局舉辦「簡約公屋」營運簡介會

2023.05.25

房屋局邀請協會出席「簡約公屋」營運簡介會，向有意參與營運的機構，介紹「簡約公屋」的營運和管理計劃，以及營運合約的招標流程，並藉此為機構提供一個交流及提出意見的平台。房屋局在簡介會後於2023年7月10日(星期一)安排參觀「簡約公屋」樣板單位的活動，為我們提供更全面的「簡約公屋」單位介紹，以便在參與「簡約公屋」的營運和管理招標工作作準備。業界歡迎任何與社福機構合作的模式，包括一同投標、或由中標機構再外判給業界等，形容社福機構及物管公司合作屬新突破。



## 總結

在過去一年多的時間裡，協會取得了豐碩的成果，攜手抗擊疫情，成功舉辦了各類活動，展開了富有成效的合作，並實施了具有影響力的倡議。我們衷心感謝所有會員和理事會成員對協會工作的貢獻。展望未來，香港物業管理公司協會將繼續肩負推動物業管理行業和香港社會發展的使命。在當前香港全面恢復正常、經濟重回正軌的關鍵時期，我們需要與政府、商界及市民攜手合作，整合各方專業知識和資源，共同打造一個更加強大和持續發展的香港。

最後，我要再次感謝大家出席今晚的晚宴，感謝大家在過去33年裡對協會的支持和鼓勵。讓我們攜手並肩，同心協力，共創繁榮！

鄭錦華博士，測量師  
會長

## 會長報告

## President's Report 2023-2024

I am pleased to present the President's Report of the Hong Kong Association of Property Management Companies Limited ("the Association") for the 2023-2024 year. This report outlines our work done over the past year and the challenges we have faced, with the aim of enhancing the standards and practices in the property management industry. Together, we are dedicated to creating a sustainable and efficient environment to address the ever-changing situation of the property management sector. We will continue to implement the principles of professional excellence and collaborative engagement, and we sincerely thank all members for their steadfast support and dedication to our common goals.

## Industry Event

## Joint Spring Dinner of the Hong Kong Alliance of Professional Housing, Property, and Facility Management ("the Alliance") - First and Second Sessions

2023.02.02 &amp; 2024.02.26

On February 2, 2023, the first Joint Spring Dinner hosted by the Alliance was held, marking a significant occasion for everyone to gather once again after the pandemic. We were honored to invite the Chief Executive of the Hong Kong Special Administrative Region, Mr. John LEE Ka-chiu, GBM, SBS, PDSM, PMSM, as the guest of honor for the dinner. We were also very fortunate to have 21 distinguished guests in attendance, including Ms. GUO Jianhua, Liaison Office of the Central People's Government, government officials, important partners, and over 200 alliance members. The Joint Spring Dinner is not only an industry gathering but also an opportunity for us to discuss matters related to housing, property, and facility management. We hope that through this event, we can promote the development of the industry and advance deeper collaboration.

At the Joint Spring Dinner 2024 on February 26, 2024, we were honored to invite Ms. Alice MAK Mei-kuen, SBS, JP, Secretary for Home and Youth Affairs of the Hong Kong Special Administrative Region, as the guest of honor for the dinner. We were also very fortunate to have 35 distinguished guests in attendance, including Liaison Office of the Central People's Government, Ms. Winnie HO Wing-yin, JP, Secretary for Housing, and other government officials.

The Alliance has been established for three years, and we will continue to embrace the opportunities ahead, build lasting connections, uphold common goals, foster new partnerships, and work together to promote the prosperity of the industry and society.

The Alliance is comprised of 11 housing-related professional organizations and was established in December 2021. Its objective is to promote professional services in housing, property, and facility management in Hong Kong, improve overall image and competitiveness, and enhance synergy between Hong Kong and Mainland China.

The Alliance consisting of Building Services Operation and Maintenance Executives Society (**BSOMES**), Chartered Institute of Housing Asian Pacific Branch (**CIHAPB**), Hong Kong Institute of Real Estate Administrators (**HIREA**), The Hong Kong Association of Property Management Companies (**HKAPMC**), The Hong Kong Association of Property Services Agents (**HKAPSA**), The Hong Kong Institute of Facility Management (**HKIFM**), The Hong Kong Institute of Housing (**HKIH**), The Hong Kong Institute of Surveyors (**HKIS**), Housing Managers Registration Board (**HMRB**), International Facility Management Association Hong Kong Chapter (**IFMA HK Chapter**) and Royal Institution of Chartered Surveyors (**RICS**), and has over 20,000 members who provide quality housing, property and facility management service for over 90% citizen in Hong Kong.

## 會長報告

## President's Report 2023-2024

## Industry Event

33<sup>rd</sup> Annual Dinner of the Hong Kong Association of Property Management Companies Limited

2023.08.15

We are truly honored to have Ms. Alice MAK Mei-kuen, SBS, JP, Secretary for Home and Youth Affairs, as the guest of honor for the dinner. On this exciting evening, the Association feels immensely privileged to celebrate the 33<sup>rd</sup> anniversary of the HKAPMC with everyone. Our last anniversary dinner was held in 2019, and due to the impact of the pandemic, we have not held this event for three years. Tonight, being able to gather with everyone once again is a source of joy for all, and I would like to express our sincerest gratitude to all association members.

It is thanks to everyone's efforts and selfless dedication that we successfully overcame unprecedented difficulties and challenges during the pandemic, earning widespread praise and recognition from the Hong Kong SAR Government and the general public. Amidst the formidable challenges of recent years, the Association has achieved significant accomplishments.

## Seminar and Meeting

The 3<sup>rd</sup> International Property Management and Procurement Expo

2023.08.30

We would like to thank the organizer, "Comasia Limited," for once again inviting the Association to be the main supporting organization for the expo and for hosting a large seminar during the event. We are also honored to have invited Ms. Winnie HO Wing-yin, JP, Secretary for Housing, as the guest of honor, along with Mr. Victor TAI Sheung-shing, JP, Under Secretary for Housing, Mr. LIANG Yiwen, Chief Technology Officer of Huawei International Limited, Mr. Alan SIU, CEO of the PMSA, and Mr. K.Y. KWOK, Partner of Li Kwok Law, Solicitors as guest speakers.

We thank each and every guest for attending and are extremely pleased that the number of attendees at the seminar approached 500 members. With everyone's support, the success of this seminar is unquestionable. The seminar brought together various professional speakers who shared their experiences and insights in property management and other fields. It provided us with valuable inspiration and food for thought, helping everyone better address the challenges and opportunities facing the industry.

The topics of the seminar covered several important issues, including the operation and management of light public housing, an introduction to Huawei's latest electric vehicle charging technology, the licensing regime system in the property management industry, and the sharing of recent court case rulings in property management. The discussions on these topics will contribute to the development and advancement of the industry.

On July 25, 2023, the Association accepted an interview with Metro Finance regarding the growing prevalence of technologies such as data analysis, the Internet of Things, and smart technology, particularly as the pandemic has accelerated the industry's digital transformation. The interview focused on the current use of these technologies within the industry.

## 會長報告

## President's Report 2023-2024

## Expressing HKAPMC's Concerns about Social and Industry Trends

2023.04.10

The Office of the Communications Authority has invited the Association to hold a meeting and provide comments on "Strengthening 5G Infrastructure by Ensuring Availability of Space in and Access to Specified New Buildings for Installation of Mobile Communications Facilities". The relevant practical guidelines will be published upon approval by the Communications Authority.

2023.04.24

We submitted written comments to the Environmental Protection Department regarding the proposed amendments to the Noise Control Ordinance (Cap. 400), with particular attention to adjusting regulations concerning noise generated by residential renovation activities. This initiative aims to provide constructive suggestions to help improve and strengthen the proposed amendments. We were also invited to visit the Environmental Protection Department's "QR Lab Environmental Renovation Laboratory."

2023.04.24

The Association submitted comments to the Environmental Protection Department regarding the "Best Practice Guide for Municipal Solid Waste Charging (Waste Charging) for Shopping Malls/Market Premises." The feedback we provided aims to enhance the effectiveness, practicality, and sustainability of the guide so that both the property management industry and the broader user community can benefit.

2023.05.29

We held a meeting with the Consumer Council to discuss "Transparency and governance - Optimising Value of Property Management Fee in Hong Kong." The purpose of this meeting was to exchange opinions, share insights, and provide written comments to the Consumer Council, aimed at improving the transparency, fairness, and efficiency of the fee structure for private residential property management in Hong Kong. Subsequently, the Association also followed up with responses regarding the research report published by the Consumer Council.

2023.06.14

We met with the Leisure and Cultural Services Department and Hon. Kenneth FOK Kai-kong, JP to discuss the manpower situation of swimming pool lifeguards. This meeting provided an opportunity to address the issues and challenges faced in this field and to explore viable solutions to ensure the safety and well-being of swimmers in the pools.

2023.06.28

The Association participated in an interview with the Office of the Communications Authority to discuss the application of 5G technology in the property management industry. The focus of the discussion was on how to leverage the advanced capabilities of 5G to enhance various aspects of property management work, including communication systems, smart security, and efficient maintenance practices.

2023.06.12

The Association provided feedback on the Independent Commission Against Corruption's (ICAC) "Introduction to the Anti-Corruption Guidelines for Property Management Companies". The guidelines offer effective and practical advice to assist property management companies in identifying and mitigating corruption risks in areas such as general management services, building maintenance, procurement, and staff management, enabling them to more effectively establish a robust culture of integrity.

2023.07.04

At the invitation of the Education Bureau (EDB), the Association reviewed and supported the proposed updates to the "Revised Common Descriptors for Associate Degree and Higher Diploma Programmes" and the increase in quotas for non-standard entries in sub-degree and degree programmes. The EDB announced the updated Revised Common Descriptors for Associate Degrees (AD) and Higher Diplomas (HD), along with an increase in the quotas for institutions admitting applicants based on special considerations into sub-degree and degree programmes accredited by the Hong Kong Council for Accreditation of Academic and Vocational Qualifications (HKCAAVQ).

## 會長報告

## President's Report 2023-2024

## Expressing HKAPMC's Concerns about Social and Industry Trends

2023.07.04 ~ 2024.06.17

At the invitation of the Urban Renewal Authority (URA), the Association met to discuss the proposed framework for the additional clauses on "Preventive Maintenance and Handling Water Seepage" in DMC and provided multiple written opinions regarding the "Maintenance Manual Preparation Guidelines and Templates".

2023.09.04 ~ 2024.07.16

The Development Bureau has proposed the "Security of Payment Legislation for the Construction Industry Bill" (the Bill) to establish a mechanism to improve the longstanding issue of delayed payments between parties in the construction industry. The Bureau invited the Association to join a focus group to provide feedback on decoration and maintenance works for private residential buildings, commercial buildings, and industrial buildings. The Association supports the Bill and agrees to allow exemptions for two specific situations: (i) construction contracts for works carried out on existing residential buildings (e.g., interior decoration, building maintenance); and (ii) construction contracts for relatively small-scale works on existing non-residential buildings, which do not require approval and consent from the Building Authority under the Buildings Ordinance (Cap. 123) (e.g., maintenance of building services, shop renovations). We also attended the Legislative Council meeting on July 16, 2024 to present our views.

2023.10.27

On October 25, 2023, three security personnel from member companies of the Association were attacked while on duty in Tuen Mun. The Association expresses its heartfelt gratitude to the Hong Kong Police Force for their prompt action to ensure the safety of our frontline security personnel.

2023.11.15

The Association was invited by the Electrical and Mechanical Services Department to provide comments on the proposed amendments to the Building Energy Efficiency Ordinance (Cap. 610).

2024.02.26 ~ 2024.04.10

The Association held meetings and submitted written comments to the Commerce and Economic Development Bureau regarding the Lifts of Telecommunications (Amendment) Ordinance, specifically concerning the installation of mobile communications facilities in elevators.

2024.02.26

The Association attended a Legislative Council meeting regarding the "LegCo Bills Committee on Building Management (Amendment) Bill 2023" and provided a submission on "Major Procurement" and "Scope of Financial Audit for Incorporated Owners".

2024.07.30

The Association supports the "Vocational Professionals Admission Scheme (VPAS)" This scheme is a measure introduced by the Hong Kong SAR Government to attract vocational and technical talent in response to the urgent manpower needs arising from Hong Kong's economic transformation and rapid technological development. The scheme will be trialed for two years and aims to attract more non-local students (including those from the Mainland and other countries/regions) to enroll in the full-time Higher Diploma (two-year program) courses offered by the Vocational Training Council (VTC) in government-designated industries. It also encourages students to remain in Hong Kong after graduation to work in professions related to their studies, contributing to important industries as skilled talent.



## 會長報告

## President's Report 2023-2024

## Jointly Issued Comments

2023.10.26

The Alliance issued a joint response to the Policy Address announced by the Chief Executive of the Hong Kong Special Administrative Region with the theme "A Vibrant Economy for a Caring Community". The Alliance welcomes the government's specific proposals and project indicators on housing, land development, and promoting economic growth in Hong Kong. We also express our gratitude to the Chief Executive for accepting the policy recommendations made by the Alliance during multiple consultation sessions regarding land, urban planning, real estate, housing development, building safety, enhancing building management, and construction technology, responding to public demands. The joint comments were also reported by several media outlets.

2024.02.24

The Alliance submitted a joint proposal to the Environment and Ecology Bureau regarding the "Municipal Solid Waste Charging Scheme." The proposal includes equitable distribution of free designated bags, conducting pilot trials in properties managed by the Alliance, streamlining the application process for food waste collection machines, and enhancing publicity and cooperation with the Education Bureau to promote environmental messages.

## Strengthening Communication with the Government

2023.02.17

The Association exchanged views with Permanent Secretary for Environment and Ecology (Environment) Ms. Janice TSE Siu-wa, JP, regarding the "Municipal Solid Waste Charging Scheme," discussing appropriate regulatory measures for the collection and handling of recyclable materials in residential buildings.

During the meeting, we had productive discussions with the Environment and Ecology Bureau. This scheme aims to effectively reduce the generation of solid waste and will be implemented in public and private housing estates with more than 100 residential units.

2023.03.20

The Alliance visited Ms. Alice MAK Mei-kuen, SBS, JP, Secretary for Home and Youth Affairs. The purpose of this visit was to discuss the Building Management Ordinance and its potential amendments to improve governance and enhance management practices.

2023.04.14 ~ 2023.11.22

The Association held meetings with Mr. Bruno LUK Kar-kin, JP, Deputy Director of the Environmental Protection Department (Waste Reduction), Mr. Kenneth CHENG Kin, Assistant Director (Waste Management), and Ms. Theresa WU King-yan, Assistant Director (Municipal Solid Waste Charging). During multiple meetings, we had productive discussions on recycling and waste reduction legislation and regulations. The insights shared by the Environmental Protection Department have played a significant role in shaping our understanding of the legislative environment and exploring directions for improving existing regulations. We emphasized the importance of effective recycling practices and comprehensive legislation to support sustainable solid waste management.

## 會長報告

## President's Report 2023-2024

## Strengthening Communication with the Government

2023.05.08

A courtesy visit was made to the Secretary of the Civil Service Bureau, featuring Mrs. Ingrid YEUNG Ho Poi-yan, JP, Secretary for the Civil Service, and Mr. CHAN Shun-hee, JP, Director of General Grades. The discussions focused on the ongoing manpower shortage issue and the review of the Job Creation Scheme.

2023.08.22

At the government's invitation, the Association attended the consultation meeting for the "2023 Policy Address Consultation Session - Quality City and Quality Life" to provide feedback on building a sustainable city and quality living spaces.

2023.09.29

The Association held a meeting with the Labour Department to discuss the issue of manpower shortages.

2023.10.18 ~ 2024.05.02

Due to climate change, Hong Kong's weather has become increasingly hot in recent years. To enhance the protection of employees' occupational safety and health, the Association collaborated with the Labour Department to optimize the "Guidelines for Preventing Heat Stroke at Work" under hot weather warnings. Additionally, we created an "Industry Practice Guideline" regarding rest arrangements for frontline property management practitioners during heat warnings for reference by all members.

2024.03.13

The Association was invited by the Fire Services Department to visit the "Building Improvement Support Centre".

2024.05.27

The Association assisted the Environmental Protection Department (EPD) in promoting initiatives to help citizens actively cultivate a green lifestyle and enhance waste reduction and recycling. Starting on 1 June 2024, the EPD will launch the "Waste Reduction and Recycling Charter" for private residential premises to improve the recycling awareness and habits of residents in these properties.

2024.06.14

The Association, in collaboration with the PMSA and CLP Power, hosted a continuing professional development seminar titled "Introduction of Voltage Dip and CLP's Electric Vehicle Charging Support Services". Over 1,500 members attended the seminar both online and in person on that day. The Association is committed to promoting the sustainable development, professionalization, and innovative advancement of the property management industry.

2024.06.19

The Association was invited to join the subcommittee under the "Carbon Neutrality and Sustainable Development Council" of the Environment and Ecology Bureau, chaired by Mr. Daryl NG Win-kong. The aim is to assist Hong Kong in achieving its carbon neutrality target by 2050, creating a better urban living environment for future generations.

2024.09.10

As the government launches the public consultation for the 2024 Policy Address, the Association has provided comments regarding the Policy Address.

## 會長報告

## President's Report 2023-2024

## United Against the Epidemic

2023.05.08

The Environmental Protection Department donated 1.5 million masks to the Association. These masks have been distributed to 85,000 frontline workers to ensure their safety and well-being while continuing their important work. The donation from the Environmental Protection Department demonstrates its commitment to supporting frontline workers and the entire community.

## Property Management Awards

2023.03.26

The Association is honored to continue serving as one of the co-organizers of the 2022/2023 Construction Industry Safety Award Scheme. This year, a total of 195 contractors, 63 subcontractors, and 132 safety teams participated in the awards. This long-term partnership highlights our commitment to promoting safety in the construction industry. The Association will also continue to serve as a co-organizer for the 2023/2024 competition.

2024.05.31

The Association is honored to continue its role as one of the co-organizers of the 11th Best Property Safety Management Award Forum and Ceremony. The Presentation Ceremony was a great success, featuring seven award categories: Best Property Management Award in Occupational Safety and Health, Best Safety Enhancement Programme, Safety Culture Award, Best Property Management Award for Residents' RMAA Works Safety Enhancement, Best Promotion Award for Light-Duty Working Platforms, Best Property Contractor in Occupational Safety and Health, and Heart Caring Organization Award. Congratulations to all the award winners!

2023.09.07

To enhance the quality and service standards of property management and frontline practitioners, the Association has been organizing the "Kowloon West Best Security Services Awards" in collaboration with the police at the Kowloon West District. Through this annual event, we pay tribute to the dedicated security and property management personnel who work tirelessly. We recognize their professionalism, diligence, and commitment to safeguarding the safety of residents, businesses, and properties, while providing optimal value-added conditions for properties.

2024.03.01

The Best Landscape Award for Private Property Development 2024 is organized by the Leisure and Cultural Services Department and co-organized by the Home Affairs Department, The Hong Kong Institute of Architects, The Hong Kong Institute of Landscape Architects, the Institute of Horticulture (Hong Kong), The Hong Kong Institute of Surveyors, the Professional Green Building Council, and The Hong Kong Association of Property Management Companies. The award aims to promote sustained environmental improvements in private property developments and encourage greening efforts by recognizing outstanding landscape design and horticultural maintenance in private developments. It also seeks to inspire private entities to incorporate higher quality green elements in the planning and management of their horticultural initiatives for the benefit of such developments.

## 會長報告

## President's Report 2023-2024

## Property Management Awards

2024.10.08

Quality Property and Facility Management Award 2024 - "Professional PFM Services Establishing a Wellness Harmony Community". Jointly organised by The Hong Kong Institute of Surveyors Property and Facility Management Division (HKIS-PFMD) and The Hong Kong Association of Property Management Companies (HKAPMC), QPFMA is a biennial award designed to recognise outstanding projects and practitioners in property and facility management and advance the industry standard of professionalism.

QPFMA 2024 has received an overwhelming response and support from the industry with over 190 outstanding nominations. With the theme "Professional PFM Services Establishing a Wellness Harmony Community", QPFMA 2024 aims to recognise and promote organisations and practitioners demonstrating excellence and outstanding achievements in enhancing occupant experience and well-being while embracing harmony and sustainability.

## Support Community Activities

2023.03.31

We participated in the "Construction Industry Integrity Charter" ceremony organized by the Construction Industry Council to promote a commitment to a culture of integrity in the construction industry while supporting the industry's Code of Conduct for Integrity. During the event, the Association also set up a booth to showcase our commitment to upholding integrity and ethical practices within the industry.

2023.07.06

We initiated collaboration with the Fire Services Department to promote the "AED Everywhere" programme. This initiative aims to equip participants who complete CPR and AED training with the skills and support provided by the Fire Services Department, enhancing their confidence to intervene in cases of cardiac arrest. The goal is to gradually foster a societal atmosphere where anyone can step in to save a life. This effort is designed to raise awareness and ultimately help save lives.

2023.07.24

The launch ceremony for the Hong Kong Volunteer Award 2023, organized by the Agency for Volunteer Service, was held at the Golden Bauhinia Square in Wan Chai. The event featured a land, sea, and air torch relay, symbolizing a comprehensive promotion of volunteer work and spreading love across various districts in Hong Kong. The Association is honored to serve as one of the supporting units for the Agency for Volunteer Service, witnessing the torch relay ceremony and participating in inclusive volunteer services. This collaboration aims to provide value-added and high-quality volunteer services to create a caring community.

2023.07.24 &amp; 2024.07.24

The Hong Kong security industry first held "Hong Kong Security Personnel Day" on July 24, 2018, to recognize frontline security personnel for their dedication and service to the citizens of Hong Kong, as well as their invaluable contributions to the prosperity and stability of society. This date symbolizes the commitment of our security personnel, who guard the public 24 hours a day, 7 days a week. We sincerely thank every security personnel for their loyal service, professionalism, and reliable attitude in ensuring the safety of lives and property for citizens. The industry hopes that this day will enhance public awareness of security personnel, increase attention and support for the industry, and encourage everyone to appreciate the frontline workers who diligently maintain their posts every day, acknowledging their professionalism and outstanding performance in safeguarding the well-being of the public.

## 會長報告

## President's Report 2023-2024

## The Housing Bureau Holds a Briefing Session on 'Light Public Housing' Operations

2023.05.25

The Housing Bureau invited the Association to attend the briefing session on "the Operation of Light Public Housing (LPH)". The session aimed to introduce the operation and management plan for "Simplified Public Housing" to organizations interested in participating in the operation, as well as the tendering process for operation contracts. It also served as a platform for organizations to exchange ideas and provide feedback.

Further to the briefing session, the Housing Bureau has arranged a visit to the LPH mock-up unit for property services agencies in the afternoon of 10 July 2023 (Monday), in order to provide a more comprehensive introduction of a LPH unit to our Member companies before participating in the tender exercises for the operation and management of LPH.

## Conclusions

Over the past year, the Association has achieved significant results, worked together to combat the pandemic, successfully organized various events, engaged in fruitful collaborations, and implemented impactful initiatives. We sincerely thank all Members and Council Members for their contributions to the work of the Association.

Looking ahead, the HKAPMC will continue to shoulder the mission of advancing the development of the property management industry and Hong Kong society. At this critical time when Hong Kong is fully returning to normal and the economy is getting back on track, we need to work hand in hand with the government, the business sector, and the public to integrate our professional knowledge and resources to build a stronger and more sustainable Hong Kong together.

Finally, I would like to once again thank everyone for attending tonight's Annual Dinner and for your support and encouragement over the past 33 years.

Let us join hands, work together, and create prosperity!

**Sr Dr. Edmond CHENG Kam-wah**  
President

The Hong Kong Association of Property Management Companies Limited

## 活動委員會報告

## Activities Committee Report

## 二零二三年度足球比賽

本會二零二三年度足球比賽的初賽及決賽分別於十月二十一日及十月二十八日假摩士公園硬地足球場舉行，共有二十一隊隊伍參加。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：

## Annual Football Challenge Tournament 2023

The preliminary and final matches of the Annual Football Challenge Tournament 2023 were held on 21 and 28 October respectively at Morse Park Hard-Surface Soccer Pitches. A total of 21 member companies participated this year. After 37 exciting matches in the Tournament, the 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	康業服務有限公司 Hong Yip Service Co. Ltd.
季軍 2nd Runner-up	啟勝管理服務有限公司 Kai Shing Management Services Limited
殿軍 3rd Runner-up	香港房屋協會 Hong Kong Housing Society

## 銀盃賽 (Silver Cup):

冠軍 Champion	第一太平戴維斯物業管理有限公司 Savills Property Management Limited
亞軍 1st Runner-up	佳定物業管理有限公司 Guardian Property Management Limited
季軍 2nd Runner-up	仲量聯行物業管理有限公司 Jones Lang LaSalle Management Services Ltd.
殿軍 3rd Runner-up	恒益物業管理有限公司 Hang Yick Properties Management Limited

## 神射手 (Best Scorer):

李肇基 Lei Siu Kei	佳定物業管理有限公司 Guardian Property Management Limited
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## 政府部門邀請賽 (Government Department Invitation Cup):

冠軍 Champion	香港警務處 Hong Kong Police Force
亞軍 1st Runner-up	康樂及文化事務署 Leisure and Cultural Services Department
季軍 2nd Runner-up	香港消防處 Hong Kong Fire 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(由左至右):陳志球博士 - 紀律委員會主席、鄭錦華博士,測量師 - 會長、趙琨先生 - 活動委員會主席及王嘉鍵先生 - 教育及培訓委員會主席主持開球禮。

First Row (from left to right): The opening ceremony was officiated by Dr. Johnnie CHAN (Chairman of the Disciplinary Committee), Sr Dr. Edmond CHENG (President), Mr. Nelson CHIU (Chairman of the Activities Committee) and Mr. Ken WONG (Chairman of the Education and Training Committee).

# 活動委員會報告 Activities Committee Report



神射手得主:李肇基 - 佳定物業管理有限公司  
Best Scorer: Lei Siu Kei - Guardian Property Management Limited



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

# 活動委員會報告

## Activities Committee Report



香港物業管理公司協會銀盃賽冠軍：第一太平戴維斯物業管理有限公司  
The Champion of HKAPMC Silver Cup: Savills Property Management Limited



政府部門邀請賽冠軍：香港警務處  
The Champion of Government Department Invitation Cup: Hong Kong Police Force

活動委員會主席

趙琨

Nelson CHIU-kwan

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有限公司會員之專業操守，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

陳志球博士, SBS, BBS, 太平紳士

With the mission to enhance the integrity and discipline among HKAPMC's member companies, the Disciplinary Committee was set up in 2011 to provide a standardized policy and procedure for investigating, evaluating and acting upon complaints alleging unethical conduct by the member companies to ensure good practices of all members and the proper operations of the industry. The success of the Association relies on every member's efforts to abide the Code of Conduct and deliver professional and quality services. As a recognized trade association in the property management industry by the HKSAR Government and various professional bodies in Hong Kong, China and overseas, it is crucial to assure all members to comply with the requirements in the Code of Conduct and admonishes all members to be aware of their professionalism. Last but not least, I would like to take this opportunity to present my gratitude to all member companies and fellow Committee members for their hard work and continued support which contribute to the smooth operation of the Committee during the past year.

Dr. Johnnie CHAN Chi-kau, SBS, BBS, JP

Chairman

Disciplinary Committee

# 教育及培訓委員會報告

## Education and Training Committee Report

作為香港物業管理公司協會「教育及培訓委員會」主席，我很榮幸在2023-2024年期間能夠透過不同的通過培訓和教育機會，持續推動香港物業管理服務專業發展。

為了迎合市場上新科技的發展，我們的培訓計劃在可及性和靈活性方面有所提升。在過去一年半的時間裡，委員會共組織了14次實體及網上研討會，合共超過4,300名同業參與。自2024年1月起，我們的所有培訓課程更獲得物業管理監督局的批示，為認可的持續專業發展 (CPD) 培訓課程；大大提升我們培訓課程之認受性及提升行業的專業水平。

此外，我們感謝過去許多長期合作夥伴，例如「土木工程拓展署」過去與該部門的密切合作，分別在2023年6月和2024年4月成功舉辦兩次研討會，強調了斜坡維修和檢查的重要性；並為同業提供相關更新法例。另外我們亦與「職業訓練局」合作，於2023年11月為就讀於房地產及物業管理、建築工程及測量等專業的大專學生舉辦了一場職業講座，講解物業管理行業的專業化，從而鼓勵年輕人投身行業。再者，我們亦與「廉政公署」合作於在2024年6月19日在其總部舉辦一次研討會；該研討會是「廉政公署」，「物業管理監督局」及13個行業專業團體繼「共建物管誠信網絡行動」啟動禮後首個活動；我們會員的積極參與展示了我們對在行業中推廣反貪污意識的堅定承諾。

回顧我們的成就，我們對提升物業管理相關培訓所取得的進展感到自豪。本人向各會員、合作夥伴及持份者致以最深切的致敬並感謝他們的持續支持和貢獻。攜手合作，我們將共同塑造香港物業管理的未來，確保一個繁榮和可持續發展的行業傳承給後代。



# 教育及培訓委員會報告

## Education and Training Committee Report

As the Chairman of Training and Education Committee of Hong Kong Association of Property Management Companies (HKAPMC), I am pleased to remark the significant progress in enhancing the development of property management services in Hong Kong through training and educational opportunities throughout the years of 2023-2024.

Adapting to the evolving of technology, our training programs have advanced in accessibility and flexibility. In the past one and a half years, we have organized 14 seminars and webinars which enabled over 4,300 participants to continue their professional development. Since January 2024, all our trainings have obtained the approval of the Property Management Services Authority (PMSA) as recognized Continuing Professional Development (CPD) trainings. This recognition highlights the quality and relevance of our programs in meeting industry standards.

Further, we would like to extend our special thanks to all long-term partners, such as Civil Engineering and Development Department (CEDD). Our close collaboration with the department resulted in the successful organization of two seminars in June 2023 and April 2024, with a focus on highlighting the importance of slope maintenance and inspection as well as updates on relevant regulations. Additionally, in November 2023, we coordinated with the Vocational Training Council (VTC) to conduct a Career Talk for diploma students pursuing studies in Real Estate and Property Management, Building Services Engineering, and Surveying and to explain the professionalism of the industry and thereby encourage their entry into the profession. Furthermore, we also worked with the Independent Commission Against Corruption (ICAC) in coordinating a successful seminar at their headquarters in June 2024. It was honored to organize the first event for practitioners after the Ceremony of the Integrity Property Management League held on April 26, 2024; which this league was Initiated by ICAC and Property Management Services Authority (PMSA) with the support of 13 Recognized Professional Bodies (RPBs) of the property management sector. The active participation from our members showcased our firm commitment to promoting anti-corruption awareness within the property management industry.

As we reflect on our achievements, we are proud of the advancements made in enhancing property management standards. I sincerely extend my deepest gratitude to our members, partners, and stakeholders for their unwavering support and contributions. Together, we will shape the future of property management in Hong Kong, ensuring a prosperous and sustainable industry for generations to come.



# 教育及培訓委員會報告

## Activities Committee Report

以下是2023-2024年組織的研討會 The seminars organized in 2023-2024 are listed as follows :

日期 Date	內容 Topics
17/2/2023	「誠信專業 物業管理」反貪腐研討會 "Professional Property Management with Integrity" Anti-Corruption Webinar
10/3/2023	物業管理的調解實務技巧 Practical Mediation Skills in Property Management
21/4/2023	建築物水安全計劃 Water Safety Plan for Buildings
19/5/2023	垃圾收費 - 物業管理業界培訓講座 Municipal Solid Waste (MSW) Charging - Training Webinar on Property Management Trade
8/6/2023	斜坡保養及維修知識研討會 Knowledge on Slope Maintenance and Inspection Seminar
14/7/2023	建築物能源管理「ESG節能減碳排放」講座 Webinar on Building Energy Management : ESG Energy Conservation and Carbon Emission Reduction
10/11/2023	樹木保養招標要訣 Essentials of Tree Maintenance Tendering Process
8/12/2023	垃圾收費政策的應對及機遇 The Impact of the Waste Charging Policy and the Opportunities it Offers
12/1/2024	都市固體廢物收費(垃圾收費)培訓講座 (商場及街市) MSW (Municipal Solid Waste) Charging Briefing for the Commercial and Industrial Sectors
31/1/2024	《噪音管制條例》(第400章)的修訂建議以規管住宅裝修噪音 Proposed Amendments to the Noise Control Ordinance (Cap.400) to Control Domestic Renovation Noise
8/3/2024	垃圾收費政策的應對及機遇 The Impact of the Waste Charging Policy and the Opportunities it Offers
25/4/2024	岩土指南第五冊- 斜坡維修指南的更新及斜坡保養的知識研討會 Maintenance Guideline for Property Management
24/5/2024	大廈供水系統的良好作業 Water Safety Plan for Buildings
19/6/2024	「誠信專業 物業管理」管理人員培訓研討會 Professional Property Management with Integrity

教育及培訓委員會主席  
王嘉鍵

Ken WONG Ka-kin  
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過往一直透過舉辦各種形式的交流活動，其中包括訪問、參觀、座談及研討會等，使會員公司能夠從多方面接觸到最新及先進的物管業務相關科技及發展領域。

過去數年受疫情影響，本委員會未能安排足夠的外訪交流活動。隨著疫情過去，我們亦相應重啟舉辦上述活動，希望能令會員通過這些活動拓寬視野，並促進香港物管行業與外地的資訊交流和互相學習。

我們已於今年8月6日組織會員公司前往在人工智能範疇領先的商湯科技公司參觀，觀摩人工智能的最新發展及探討在物業管理業務的應用。

未來，對外事務委員會將繼續往開來，亦計劃籌辦在年底到香港生產力促進局及華為公司在深圳的基地探訪及參觀交流。屆時希望會員一起參與，支持協會舉辦的活動。

對外事務委員會主席  
李春犁測量師

The Hong Kong Association of Property Management Companies has long been organizing various sharing activities, including visits, tours, forums and seminars, to enable our member companies to access to the latest and most advanced technologies and development trends in property management.

In the past few years, due to the impact of the COVID-19 pandemic, our committee was unable to arrange sufficient external sharing activities. With the pandemic subsiding, we have now resumed organizing the aforementioned activities to broaden the horizons of our members and facilitate the exchange of information and mutual learning between Hong Kong's property management industry and the external world.

On 6<sup>th</sup> August this year, we organized a visit for our member companies to SenseTime, a leader in the field of artificial intelligence, to observe the latest developments in AI and explore its applications in property management.

In the future, the External Affairs Committee will continue to proactively organize more technical and social visits, such as visits to the Hong Kong Productivity Council and Huawei's base in Shenzhen around the end of the year. We sincerely hope that members will actively participate and support the association's initiatives.



Sr Andrew LEE Chun-lai  
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」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和溝通，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，近年新加入的會員持續增長。

於2023年8月至2024年7月期間，新加入的會員公司為「衛民物業管理有限公司」，協會共有110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  
余耀宗

The Hong Kong Association of Property Management Companies Limited was founded in 1990. 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. The number of member companies has seen steady growth in recent years.

During 8/2023 - 7/2024, Guardman Property Management Limited was accepted as Member companies. As of July this year, the Association has 110 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 “Members’ Portfolio and Property Register” was updated and uploaded to the HKAPMC website for readers’ reference.

Herman YU Yiu-chung  
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，以維護業界權益。2023/2024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：

- 出席由環境局主持的「都市固體廢物收費計劃」的廢物管理政策小組會議，就「塑膠飲料容器生產者責任計劃」發表意見，包括延後廢物收費；
- 就政府倡議的建造業付款保障條例草案表達物業管理行業應獲豁免的意見；
- 出席商務及經濟發展局會議，並就指定處所提供公共無線電通訊服務的實務指引提交意見；
- 向物業管理業監管局就發牌的實務指引及良好實務指引作出建議；
- 出席職業訓練局「保安服務業訓練委員會」會議及提交意見；
- 出席「自願樓宇評審計劃」的評審小組會議；
- 出席「能源效益諮詢委員會」核下能源效益及節約暨可再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」編寫籌劃會議及提供意見以推動獎勵計劃的意見如「最佳實務獎」；
- 出席市建局轄下「香港樓宇復修促進服務有限公司」會議，就舊式樓宇維修工程支援計劃提供觀點及意見，並就建議制定中的維修及保養的顧問意見，及就將物業內共用樓板的維修保養加入大廈公契內的建議提供意見；
- 出席建造業議會轄下「建築設計安全專責小組」會議並提供意見；
- 出席由職業安全健康局／建造業議會所舉辦的講座及工作坊，並提供工作安全專業意見及良好實務指引；
- 出席民政及青年事務局會議並就建築物管理條例修訂及關愛隊與物業管理界之地區事務協作提供意見；
- 定期出席各政府部門會議，如房屋署、消防處、警務處、勞工處等，並就行業相關的運作提供意見。

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 the property management industry with an aim to protecting the interest of the industry. During the year of 2023/2024, the Professional Practice Committee has submitted opinions to the Government and its representatives have attended meetings with the Government and Government related bodies to express its collective views on the proposed legislation and practice guidelines in relation to the property management industry, including the following:

- Attended the meeting of Proposed Producer Responsibility Scheme on Plastic Beverage Waste Management Policy Group chaired by Environmental Protection Bureau and expressed views on the Municipal Waste Charging Scheme (MSW) Consultation, including views on the suspension of the MSW Scheme;
- Expressed views on the exemption of Property Management Sector in the proposed Security of Payment Legislation;
- Attended meeting with Commerce and Economic Development Bureau and expressed views on the latest review draft of the “Code of Practice for the Provision of Mobile Access Facilities in Specified Building for the provision of Public Mobile Radiocommunications Services”;
- Expressed views to Property Management Services Authority on the licensing issues for practicing guidelines and codes of best practices;
- Attended meetings and expressed views in the Security Services Training Board of Vocational Training Council;
- Attended meetings of Quality Building Assessment Panel of Voluntary Building Assessment Scheme;
- Attended meetings of Energy Efficiency and Conservation and Renewable Energy Sub-Committee of Energy Advisory Committee;
- Attended meetings of Development of Best Practices for Operation and Maintenance of E&M Asset convened by Electrical and Mechanical Services Department and provided views on organizing the motivation schemes including the “Best Practice Award”;
- Attended meetings of the Hong Kong Building Rehabilitation Facilitation Services Limited of Urban Renewal Authority to express views and provide advice on the renovation works of aged buildings, the proposed consultancy document for Preventive Maintenance, and the review of the inclusion of the clauses in the repairs and maintenance of floor slabs in a residential flat;
- Attended meetings and expressed views to the Task Force on Design for Safety of Construction Industry Council;
- Provided professional views and code of best practices at seminars and workshops relating to work safety organized by Occupation and Safety and Health Council/Construction Industry Council respectively;
- Attended meetings and expressed views to Home and Youth Affairs Bureau on the topics of Building Management Ordinance Review and possible collaboration with Care Team in district work;
- Attended meetings regularly with the respective government departments, including but not limited to Housing Department, Fire Services Department, Police Force, Labour Department, to express views on operations affecting the Industry.

The Professional Practice Committee will continue to protect the interest of the property management industry by offering constructive and professional advice 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 Ching-wai**  
Chairman  
Professional Practice Committee

# 公共關係委員會報告

## Public Relations 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。

協會於過去一年繼續與政府部門及協作團體保持緊密聯繫以確保行業之最新改變，尤其關於法制及ESG方面，能有效地與我們的會員及持份者溝通。我們繼續緊守崗位並積極參與行業標誌性活動，包括香港警務處舉辦之各項最佳保安服務選舉及職業安全健康局主辦的「最佳職安健物業管理大獎」。

第十一屆「最佳職安健物業管理大獎」比賽一如既往獲業界踴躍支持，其頒獎典禮亦於2024年5月31日完滿舉行。

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

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

Our close collaboration with government departments and partner organisations continues in the past year to ensure the latest changes to our profession especially on the legislative aspects such as PMSO, BMO, ESG are communicated to our members and the community at large via our members. We not only continue to provide dedicated professional service to the community but also actively participate in our signature events including the various Best Security Services Award organized by Hong Kong Police Force and the “Best Property Safety Management Award” organized by Occupational Safety & Health Council.

The 11th “Best Property Safety Management Award” has received tremendous support from our members and was successfully completed with the award ceremony held on 31 May 2024.

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 Angel KAM Siu-lam**  
Chairman  
Public Relations Committee

## 委員會報告 Committee Report

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

本會出版事務委員會適時透過會訊及年報促進協會與會員間溝通，會員亦得以藉此掌握協會及物業管理業有關資訊，拓寬視野，與時並進。

本會於2023年10月，就香港特別行政區《行政長官2023年施政報告》，與「香港房屋、物業及設施管理專業聯盟（十會一局）」一同向政府提出相關意見。

於2024年2月，本會亦與「十會一局」，一同向環境及生態局就「都市固體廢物收費計劃」提出相關意見。

於2024年6月，本委員會出版了新一期的《通訊》，與各會員交流會務工作及物業管理業的最新資訊。

為促進會員及社會各界聯繫，加強公眾對本會的認識及提升本會形象，出版委員會不時更新網頁內容，於網站上載最新資訊。歡迎會員及公眾人士登入本會網站www.hkapmc.org.hk瀏覽。此外，亦歡迎透過協會電郵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  
周駿齡

Publication Committee has been making the good use of the newsletters and yearbooks to disseminate messages and enhance the communication between our members and the Association. Through such channels, members are able to grasp the news and the trends of the Association and the industry.

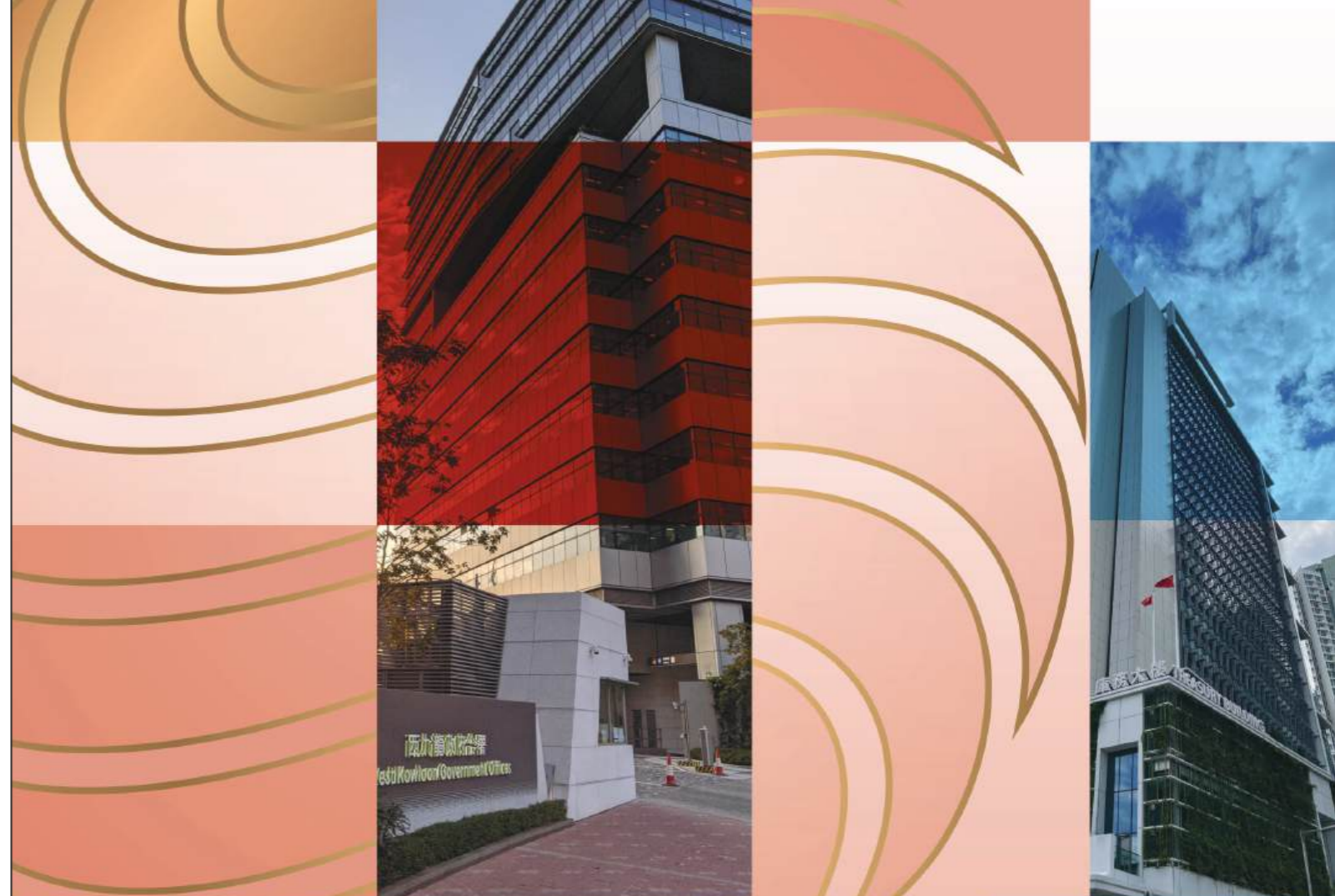
In October 2023, the Association jointly submitted the opinion with the "Hong Kong Alliance of Professional Housing and Facility Development and Management (the Alliance)" to the Government regarding "The Chief Executive's 2023 Policy Address".

In February 2024, the Association also jointly submitted the opinion with the Alliance to Environment and Ecology Bureau regarding the "Municipal Solid Waste Charging Scheme".

Our Committee published the latest "Newsletter" in June 2024 to share the information about the affairs of the Association and the property management industry.

The Association strives to strengthen the connection with its members and the community. In order to enhance the public understanding of the Association and to promote our professional image, we try our best to enrich and update the content of the website regularly. All members and the public can access our website at 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 opinion on property management via the Association's email address at office@hkapmc.org.hk.

Kenny CHOW Chun-ling  
Chairman  
Publication Committee



國際物業管理有限公司為富城集團屬下企業品牌之一，我們於物業及設施管理界緊貼市場和客戶需要，提供世界級專業服務和創新並兼具成本效益的解決方案，旨在提升客戶的生活環境和物業質素，服務範圍涵蓋住宅、工商項目及政府物業。

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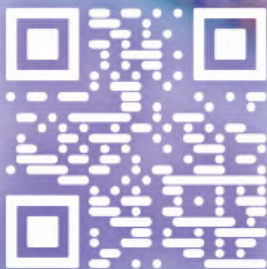
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COMPANY PROFILE

公司簡介

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