



專業管理惠民生  
關愛共融建未來

三十五周年特刊

35<sup>TH</sup> ANNIVERSARY COMMEMORATIVE BOOKLET 2025

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



THE HONG KONG ASSOCIATION OF  
PROPERTY MANAGEMENT COMPANIES LIMITED

香港物業管理公司協會有限公司



# Sm@rtUrban Smart Living

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集團之一，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。

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A Passion of Innovative and Caring Service  
A Quality Team with Integrity



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專業管理  
砥礪前行  
攜手同心  
服務市民



欣逢香港物業管理公司協會成立三十五周年誌慶，本人懷著無比喜悅的心情，共同慶祝這個重要的里程碑。站在這個承前啟後的歷史時刻，讓我們一起回顧協會的發展歷程，並展望未來的發展方向。

回顧協會的創立，要追溯到 1987 年，當時香港測量師學會（HKIS）、英國屋宇經理學會香港分會（現稱：特許房屋經理學會亞太分會，CIHAPB）及皇家特許測量師學會（香港分會）（RICS）三大專業機構高瞻遠矚，共同倡議成立一個專注於物業管理公司的專業組織。經過三年的精心籌備，協會於 1990 年正式成立，開啟了香港物業管理行業專業化發展的新篇章。三十五年來，我們始終秉持「專業協作」的核心價值，與時俱進，推動行業不斷向前發展。

協會今日的成就，有賴各位前會長、理事會成員及所有會員長期以來的支持與付出。本人謹向各位同仁及業界夥伴致以衷心感謝。同時特別感謝各政府部門及相關持份者，你們的支持與協作讓我們能夠共同推動行業進步。

值此重要時刻，誠邀各位繼續與我們攜手同心，以專業精神與創新思維，共同開創物業管理業更輝煌的明天！

會長  
鄭錦華博士，測量師

Celebrating the 35<sup>th</sup> Anniversary of The Hong Kong Association of Property Management Companies (HKAPMC), I am filled with immense joy as we jointly mark this significant milestone. Standing at this moment in our history, both a reflection on the past and a stepping stone towards the future, let us look back at HKAPMC development journey and look forward to its future directions.

The formation of HKAPMC can be traced back to 1987 when three major professional organizations – **The Hong Kong Institute of Surveyors (HKIS)**, **The Hong Kong Branch of the Institute of Housing** (now **Chartered Institute of Housing Asian Pacific Branch, CIHAPB**), and **The Hong Kong Branch of the Royal Institution of Chartered Surveyors (RICS)** viewed the future with foresight and jointly advocated for the establishment of a professional body dedicated to property management companies. After three years of meticulous preparation, HKAPMC was officially established in 1990, opening a new chapter in the professional development of Hong Kong's property management industry. Over the past 35 years, we have always upheld the core value of "professional collaboration", adapting to changing times and driving continuous progress within the industry.

The achievements of the association today owe much to the support and dedication of former Presidents, Council Members, and all Members. I sincerely thank my colleagues and industry partners for their long-term support. I would also like to extend special gratitude to government departments and relevant stakeholders – your support and cooperation have enabled us to advance the industry together.

At this important moment, I sincerely invite everyone to continue working hand in hand, with professionalism and innovative thinking, to create an even brighter future for the property management industry!

Sr Dr. CHENG Kam-wah, Edmond  
President



## 協會 35 周年活動籌委會主席致辭

Message from the Chairman of the HKAPMC 35<sup>th</sup> Anniversary Celebration Organizing Committee

協會 35 周年活動籌委會主席致辭  
Message from the Chairman of the HKAPMC 35<sup>th</sup> Anniversary Celebration Organizing Committee



專業 關愛  
管理 共融  
惠民生 建未來

35

## 協會 35 周年活動籌委會主席致辭

Message from the Chairman of the HKAPMC 35<sup>th</sup> Anniversary Celebration Organizing Committee

協會 35 周年活動籌委會主席致辭  
Message from the Chairman of the HKAPMC 35<sup>th</sup> Anniversary Celebration Organizing Committee

香港物業管理公司協會一直致力提升本港物業管理的專業地位。作為協會成立 35 周年活動籌委會主席，我深感榮幸能與各位一同見證這一個重要里程碑，分享協會發展的喜悅。

過去多年來協會與業界同行，見證物業管理行業邁向專業化，市民對物管業的期望亦不斷提高。正如協會今年的主題「專業管理惠民生 關愛共融建未來」，我們將繼續與業界一起努力，提升物業管理的標準，為市民打造更舒適，關愛共融，宜人宜居的生活環境，推動社區健康發展。

適逢今年協會踏入 35 周年，加上香港是第 15 屆全國運動會其中一個合辦城市，籌委會特別籌備了一系列推廣身心健康的慶祝活動及比賽，例如在「啟動禮暨同樂日」中的太極拳體驗、以及「消耗卡路里挑戰賽」，鼓勵會員在百忙之中多做運動，放鬆身心。

在此，我衷心感謝所有會員的信任和支持，我亦要特別感謝每位籌委會成員無私奉獻時間和精力，你們的專業與熱誠，使各項籌備工作得以順利推進。展望未來，協會將會繼續與業界攜手並進，推動物管業發展，一同迎接更多挑戰與機遇。

協會 35 周年活動籌委會主席  
朱啟明先生

The Hong Kong Association of Property Management Companies Limited (HKAPMC) has always been committed to enhancing the professional status of property management in Hong Kong. As the Chairman of the Organizing Committee for the HKAPMC's 35<sup>th</sup> Anniversary events, I am deeply honored to witness this important milestone with all of you and to share in the joy of the HKAPMC's development.

Over the past years, HKAPMC has walked alongside the industry, witnessing the professionalization of property management and the increasing public expectations of the industry. Just as this year's theme states, "Professional Management benefits our Community; Caring and Inclusion build our Future," we will continue to work with the industry to raise property management standards and create a more comfortable, caring, inclusive, and livable environment for the public, promoting healthy community development.

Coinciding with the HKAPMC's 35<sup>th</sup> Anniversary and Hong Kong being one of the co-host cities for the 15<sup>th</sup> National Games, the Organizing Committee has specially prepared a series of celebratory activities and competitions to promote physical and mental wellness. These include Tai Chi experiences during the kick-off ceremony and the Calories Burned Challenge, encouraging members to exercise more and relax amidst the busy schedules.

I sincerely thank all members for your trust and support. I would also like to express special gratitude to members of the Organizing Committee for your selfless dedication of time and energy. Your professionalism and enthusiasm have ensured the smooth progress of all preparations. Looking ahead, HKAPMC will continue to work hand in hand with the industry to drive the development of the property management sector and embrace more challenges and opportunities together.

Mr. CHU Kai-ming, Kevin  
Chairman of the HKAPMC 35<sup>th</sup> Anniversary Celebration Organizing Committee



# 賀辭－主禮嘉賓 Congratulatory Message - Guest of Honor

## 賀辭－主禮嘉賓 Congratulatory Message - Guest of Honor

主禮嘉賓  
Guest of Honor



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三十五周年誌慶

專才策進  
管業啓新

民政及青年事務局局長麥美娟





# 賀辭 Congratulatory Messages

## 賀辭 Congratulatory Messages



李家超先生，大紫荊勳賢，SBS, PDSM, PMSM  
The Hon John LEE Ka-chiu, GBM, SBS, PDSM, PMSM

香港物業管理公司協會三十五周年誌慶

匯才聚智  
進業益民

行政長官李家超

李家超



## 賀辭 Congratulatory Messages



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

香港物業管理公司協會三十五周年誌慶

範領管業  
譽馳香江

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三十五周年誌慶

精工管業  
利濟民生

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

香港物業管理公司協會三十五周年誌慶

碩猷共策  
管業宏興

政制及內地事務局局長曾國衛



## 賀辭 Congratulatory Messages



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

香港物業管理公司協會三十五周年誌慶

管業精卓  
萬家康平

保安局局長鄧炳強



# 賀辭 Congratulatory Messages



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

香港物業管理公司協會三十五周年誌慶

丕揚專業  
協繪綠圖

環境及生態局局長謝展寰



# 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三十五周年誌慶

研優立範  
管績斐然

發展局局長甯漢豪





## 賀辭 Congratulatory Messages



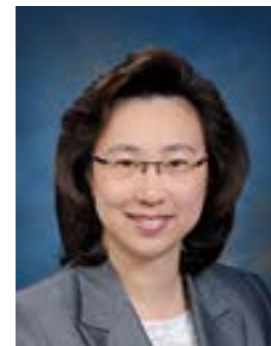
何永賢女士, JP  
The Hon Winnie HO Wing-yin, JP



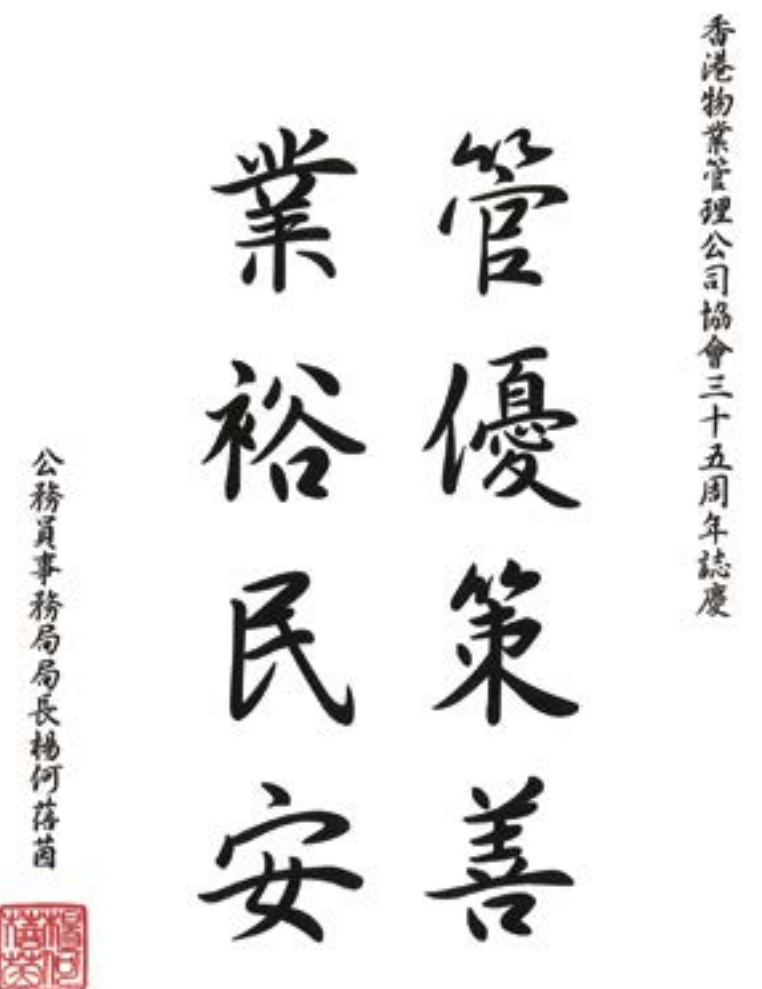
何永賢局長



## 賀辭 Congratulatory Messages



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



## 賀辭 Congratulatory Messages



蔡若蓮博士, JP  
Dr the Hon CHOI Yuk-lin, JP

物管臻善  
駿圖日新

香港物業管理公司協會三十五周年誌慶

教育局局長蔡若蓮



## 賀辭 Congratulatory Messages



孫玉菡先生, JP  
The Hon Chris SUN Yuk-han, JP

融通管業  
共構未來

香港物業管理公司協會三十五周年誌慶

勞工及福利局局長孫玉菡





## 賀辭 Congratulatory Messages



陳美寶女士，JP  
The Hon Mable CHAN, JP

香港物業管理公司協會三十五周年誌慶  
管業績卓  
華廈民安

運輸及物流局局長陳美寶



## 賀辭 Congratulatory Messages



羅淑佩女士，JP  
The Hon Rosanna LAW Shuk-pui, JP

香港物業管理公司協會三十五周年誌慶  
安居有託  
樂業無憂

文化體育及旅遊局局長羅淑佩



## 賀辭 Congratulatory Messages



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

香港物業管理公司協會三十五周年誌慶

卓越物管重誠信  
樂業安居展繁榮

香港特別行政區  
廉政專員胡英明



## 賀辭 Congratulatory Messages



謝偉銓議員，SBS, JP  
The Hon Tony TSE Wai-chuen, SBS, JP

香港物業管理公司協會三十五周年誌慶

專業管理  
關愛共融

香港立法會  
建築、測量、都市規劃及園境界別  
謝偉銓議員





邱國鼎先生，JP  
Mr. Tony YAU Kwok-ting, JP



香港物業管理公司協會三十五周年誌慶

管才薈萃  
卓續弘彰

路政署署長邱國鼎



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 141 號  
土木工程拓展署大樓  
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Kowloon, Hong Kong

香港物業管理公司協會三十五周年誌慶

管才懋集  
宏策益彰

土木工程拓展署署長方學誠

致力建設香港成為可持續發展、具抗禦力、宜居、宜業、宜樂的世界級城市  
We build to make Hong Kong a world-class sustainable and resilient city for living, working and playing

## 賀辭 Congratulatory Messages



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

志聯管業  
綠獻新猷

香港物業管理公司協會三十五周年誌慶

環境保護署署長徐浩光

## 賀辭 Congratulatory Messages



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

弘彰管業  
卓立楷模

香港物業管理公司協會三十五周年誌慶

政府產業署署長馮建業



## 賀辭 Congratulatory Messages



黃恩諾工程師，JP  
Ir Roger WONG Yan-lok, JP

香港物業管理公司協會三十五周年誌慶

管廈有策  
惠社益民

水務署署長黃恩諾



## 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三十五周年誌慶

鴻猷續展  
管業津梁

地政總署署長羅淦華

## 賀辭 Congratulatory Messages



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

香港物業管理公司協會三十五周年誌慶

專才雲集  
管績遐昌

建築署署長李翹彥

## 賀辭 Congratulatory Messages



何鎮雄先生, JP  
Mr. HO Chun-hung, JP

香港物業管理公司協會三十五周年誌慶

管才卓犖  
棟宇增輝

屋宇署署長何鎮雄





## 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三十五周年誌慶

專業物管匯八方  
建基興業創先河

機電工程署署長 潘國英



## 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三十五周年誌慶

善管千廈  
裨益萬家

差餉物業估價署署長蕭家賢



## 賀辭 Congratulatory Messages



蔡宏興先生，BBS, JP  
Ar Donald CHOI Wun-hing, BBS, JP



## 賀辭 Congratulatory Messages



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





## 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三十五周年誌慶

物管專才  
裕業圖進

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三十五周年誌慶

薈萃專才  
匠業樂群

職業訓練局主席 戴澤棠

## 賀辭 Congratulatory Messages



凌嘉勤教授, SBS, JP  
Prof. LING Kar-kan, SBS, JP



管業立範  
共建香江

香港房屋協會主席  
凌嘉勤教授 敬賀

香港物業管理公司協會三十五周年誌慶

## 賀辭 Congratulatory Messages



鍾麗玲女士, SBS  
Ms. Ada CHUNG Lai-ling, SBS



磐穩基固  
興業惠民

個人資料私隱專員 鍾麗玲 敬賀

香港物業管理公司協會三十五周年誌慶



## 賀辭 Congratulatory Messages



陳細明先生, BBS, JP  
Mr. Simon CHAN Sai-ming, BBS, JP



興業利群  
善管惠民

香港物業管理公司協會三十五周年誌慶

香港數碼港管理有限公司主席  
陳細明 BBS, JP

## 賀辭 Congratulatory Messages



麥善鳴女士  
Ms. Filla MAK Sin-ming

## Congratulatory Message

On behalf of Hong Kong Science and Technology Parks Corporation (HKSTP), I am delighted to extend my heartfelt congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on the remarkable occasion of your 35<sup>th</sup> Anniversary.

Over the past three and a half decades, HKAPMC has demonstrated steadfast leadership in advancing Hong Kong's property management sector. Your unwavering commitment to upholding the highest standards of professionalism, while embracing innovation for the betterment of our communities, has made a lasting impact on the industry.

The evolution of property management through SmartFM solutions marks a significant leap forward. AI-driven building systems and robotic automation are redefining operational excellence. The collaboration between HKSTP and HKAPMC creates a powerful synergy—together, we are accelerating the adoption of PropTech, nurturing talent, and pioneering new practices that will shape the future of the industry.

As we celebrate 35 years of HKAPMC's dedication and progress, we commend your continued drive to lead innovation, elevate industry standards, and guide professionals through a rapidly evolving landscape. Your efforts are instrumental in shaping a smarter, more sustainable property management ecosystem.

Looking ahead, HKSTP remains committed to supporting HKAPMC's mission. Let us continue to work hand in hand to integrate cutting-edge technologies and build a more sustainable and innovative Hong Kong.

Warmest congratulations once again on this important milestone.

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

# 賀辭 Congratulatory Messages



鄧智輝先生  
Mr. David TANG Chi-fai

三十五載  
建樹非凡

香港鐵路有限公司 鄧智輝先生

香港物業管理公司協會三十五周年誌慶

# 賀辭 Congratulatory Messages



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

誠聯群賢  
惠澤社群

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 銀紫荊星章 銅紫荊星章 太平紳士 敬賀

香港物業管理公司協會三十五周年誌慶





## 賀辭 Congratulatory Messages



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

香港物業管理公司協會三十五周年誌慶

功崇物管  
力締欣榮

保安及護衛業管理委員會主席葉振南

## 賀辭 Congratulatory Messages



張天祥博士，SBS  
Dr CHEUNG Tin-cheung, SBS



Hong Kong Green Building Council Limited  
香港綠色建築議會有限公司  
1/F, Jockey Club Environmental Building  
27 Tat Chee Avenue, Kowloon, Hong Kong  
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香港物業管理公司協會三十五周年誌慶

綠築安居  
惠澤共融

香港綠色建築議會主席  
張天祥博士 SBS





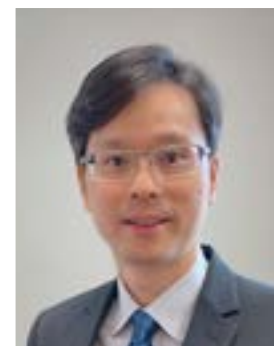
黎英偉先生  
Mr. Steve LAI Ying-wai



香港物業管理公司協會 三十五周年誌慶

專業服務築基石  
和諧社區共締建

資歷架構秘書處總經理黎英偉 敬賀



朱植基工程師  
Ir Timothy CHU



### Congratulatory Message

#### 35<sup>th</sup> Anniversary of The Hong Kong Association of Property Management Companies

On behalf of Building Services Operation and Maintenance Executives Society ("BSOMES"), I would like to extend my heartfelt congratulations to The Hong Kong Association of Property Management Companies (HKAPMC), on the occasion of its 35th Anniversary Gala Dinner.

Your theme, "Professional Management benefits our Community; Caring and Inclusion builds our Future" (「專業管理惠民生 關愛共融建未來」), powerfully reflects the core values we share. Professional management not only elevates living standards but also safeguards community well-being, while fostering inclusivity ensures every voice strengthens our collective future. Your leadership in these principles has set a benchmark for Hong Kong's property sector.

As partners in advancing industry standards, we express our gratitude for HKAPMC's dedication to innovation, empathy, and collaboration. May your next chapter inspire even greater achievements in building vibrant, sustainable communities.

Wishing you a memorable celebration and continued success.


Ir Timothy Chu  
President (2024-2026)



## 賀辭 Congratulatory Messages



鄭立信先生  
Mr. Keith KWONG Lap-shun



香港物業管理公司協會周年誌慶

團結同業  
卓展宏圖

特許房屋經理學會亞太分會  
主席鄭立信敬賀

www.cih.org.hk  
Chartered Institute of Housing  
Asian Pacific Branch  
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## 賀辭 Congratulatory Messages



湯毓祺營造師  
Cr Alfred TANG Yu-chi



### Congratulatory Message

On behalf of the Hong Kong Institute of Construction Managers (HKICM), I extend our warmest congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on the momentous occasion of your 35th Anniversary.

This remarkable milestone marks not only a celebration of your enduring legacy, but also your unwavering dedication to elevating the standards of property management in Hong Kong. Over the past three and a half decades, HKAPMC has played an instrumental role in promoting professional excellence, fostering industry collaboration, and enhancing the quality of life in our city's built environment.

Your theme this year, "Professional Management benefits our Community; Caring and Inclusion builds our Future" (「專業管理惠民生 關愛共融建未來」), beautifully encapsulates the dual mission of the profession: ensuring operational excellence while cultivating a caring and inclusive society. In an increasingly complex and urbanised landscape, professional property management is more vital than ever — not just in maintaining the physical fabric of our city, but in nurturing resilient, harmonious communities.

HKICM is proud to share in your vision and values. As fellow advocates for professionalism, sustainability, and people-oriented development, we value the strong collaborative spirit between our institutions. We look forward to strengthening our partnership further, particularly in areas of training, innovation, and talent development, so as to collectively contribute to a more liveable and inclusive Hong Kong.

Please accept our sincere appreciation for your exceptional contributions to the industry and society. We wish HKAPMC and all its members continued success, growth, and impact in the many years ahead.

  
Cr Tang Yu Chi Alfred  
President

## 賀辭 Congratulatory Messages



廖聖鵬工程師  
Ir Simon LIU Sing-pang



香港物業管理公司協會三十五周年誌慶

嘉惠同業  
共展宏猷

香港建造商會會長  
廖聖鵬工程師

始於一九二零 Since 1920  
The Hong Kong Construction Association, Limited  
3/E, 189-192 Housney Road, Wanchai, Hong Kong Tel: 2572 4618 Fax: 2572 7106 Email: admin@hkca.com.hk www.hkca.com.hk

## 賀辭 Congratulatory Messages



蔡靖民先生  
Mr. Ian CHOY Jing-man

香港物業管理公司協會三十五周年誌慶

物業典範  
會務恆昌

香港人力資源管理學會會長蔡靖民先生





羅偉雄博士  
Dr Francis LAW Wai-hung

專才薈萃  
福澤萬家

香港和解中心會長羅偉雄博士

香港物業管理公司協會三十五周年誌慶



李海達測量師  
Rr Nathan LEE Hoi-tat



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

The Hong Kong Association of Property Management Companies  
35<sup>th</sup> Anniversary Gala Dinner and Commemorative Publication

On behalf of the Hong Kong Institute of Real Estate Administrators (HIREA), it is my distinct honor to extend warm congratulations to The Hong Kong Association of Property Management Companies (HKAPMC) on its 35th anniversary.

Over the years, HKAPMC has significantly advanced the professionalism of the property management sector in Hong Kong, demonstrating how effective management benefits our community. By fostering an environment of caring and inclusion, HKAPMC has played a vital role in building a brighter future for all stakeholders involved.

On this celebratory occasion, I would like to express my heartfelt congratulations on HKAPMC's achievements thus far and convey my best wishes for its ongoing success in the years to come.

Rr Lee Hoi Tat, Nathan  
President  
Hong Kong Institute of Real Estate Administrators  
29 July 2025

## 賀辭 Congratulatory Messages



吳煜東先生  
Mr. Tony NG Yuk-tung



良猷續獻  
管業長興

香港物業管理公司協會三十五周年誌慶

房屋經理註冊管理局  
主席 吳煜東 敬賀

香港九龍維多利亞道100號1006-1010室 Unit 1006-1010, Telford House, 10 Wing Lok Road, Hui Tsuen, Hui Tsuen, Hong Kong  
電話 Tel: (852) 2544 3322 傳真 Fax: (852) 2877 8808 網址 Web Site: www.hongkongpm.org.hk 電子郵件 E-mail: board@hmg.org.hk

## 賀辭 Congratulatory Messages



蒙德揚博士  
Dr David MONG Tak-yeung

香港物業管理公司協會三十五周年誌慶

凝聚管業精英  
共建安健文化

職業安全健康局主席 蒙德揚 敬賀



## 賀辭 Congratulatory Messages



謝浩程先生  
Mr. Don TSE Ho-ching



香港物業管理公司協會  
三十五周年誌

三十五載  
再創高峰

國際設施管理協會香港分會會長 謝浩程



## 賀辭 Congratulatory Messages



劉文君女士, FHKIA, CMILT, CSTJ, JP  
Ar Julia LAU, FHKIA, CMILT, CSTJ, JP

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



11 July 2025

Sr Dr. Edmond CHENG Kam-wah  
President  
The Hong Kong Association of Property Management Companies  
Units 2008-2010, Telford House  
16 Wang Hoi Road  
Kowloon Bay, Kowloon, Hong Kong

Dear Edmond,

On behalf of The Hong Kong Institute of Architects (HKIA), I would like to extend our warmest congratulations to The Hong Kong Association of Property Management Companies (HKAPMC) on the occasion of its 35th anniversary.

Over the decades, The HKAPMC has made significant contribution in promoting professional standards of the property management industry among its members in Hong Kong. There is no doubt that The HKAPMC will continue to lead the future in shaping an effective and quality living environment for Hong Kong.

May I wish The HKAPMC and its members every success in their pursuit of excellence in the years ahead.

Yours sincerely,

Ar. LAU Man Kwan Julia, FHKIA, CMILT, CSTJ, JP  
President  
The Hong Kong Institute of Architects

(mykjl/IL)

www.hkia.net

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Kohong District Beijing 100053  
T: +86 10 6357 6389 E: hkia@hkia.net



李文光工程師，測量師  
Ir Sr Jonathan LEE Man-kwong



The Hong Kong Institute of Facility Management  
 4/F, Citic Tower, 193 Wai Yee Street, Kowloon, Hong Kong. Tel: 852 2372 1838 Fax: 852 2372 4035. <http://www.hkifm.org.hk>

**Congratulatory Message**  
**35<sup>th</sup> Anniversary of The Hong Kong Association of Property Management Companies**

On behalf of The Hong Kong Institute of Facility Management, I would like to extend our warmest congratulations to The Hong Kong Association of Property Management Companies on the occasion of its 35th Anniversary.

Over the past 35 years, through unwavering dedication and professionalism, the Association has made remarkable strides in enhancing property management standards, benefiting our community by ensuring safe, sustainable, and livable environments.

As part of the celebrations for this significant milestone, the theme "Professional Management Benefits Our Community; Caring and Inclusion Builds Our Future" resonates deeply. It highlights the essential role of property management in fostering inclusive communities and the importance of caring for one another in our shared spaces.

In addition to our sincere wishes for a successful celebration, we express our heartfelt appreciation to the Association for its commitment to excellence in property management. We are confident that it will continue to play a pivotal role in shaping a brighter and more inclusive future for the people of Hong Kong.

Ir Sr Jonathan LEE Man Kwong  
President  
The Hong Kong Institute of Facility Management

**專業承傳 啟迪致遠**  
Fostering Talent Development · Enlightening Future Professionals



游錦輝先生  
Mr. Anthony YAU Kam-fai



**香港房屋經理學會**  
**The Hong Kong Institute of Housing**  
1984年創立 (Incorporated in 1984)  
1993年獲香港政府註冊為非牟利機構 (Incorporated in 1993 under Cap. 387, Law of Hong Kong)  
2004年獲香港房屋管理局認可為專業機構 (Approved Professional Body in 2004)

香港物業管理公司協會三十五周年誌慶

賢才薈萃

建社惠民

香港房屋經理學會  
會長 游錦輝 敬賀



## 賀辭 Congratulatory Messages



梁志添測量師  
Sr Robin LEUNG Chi-tim

THE HONG KONG INSTITUTE OF  
SURVEYORS  
香港測量師學會

專業共創  
惠澤民生

香港測量師學會會長  
梁志添測量師

香港物業管理公司協會三十五周年誌慶

香港測量師學會

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香港測量師學會  
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Telephone: (86) 10 5276 1088  
E-mail: info.hk@hkis.org.cn Web Site: www.hkis.org.hk

## 賀辭 Congratulatory Messages



陳國雄博士，測量師  
Sr Dr Kenny CHAN Kwok-hung

THE HONG KONG INSTITUTE OF  
SURVEYORS  
香港測量師學會

三十  
五載  
關愛  
同行

香港測量師學會物業設施管理組主席  
陳國雄博士、測量師

香港物業管理公司協會三十五周年誌慶

香港測量師學會

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Telephone: (86) 10 5276 1088  
E-mail: info.hk@hkis.org.cn Web Site: www.hkis.org.hk

## 賀辭 Congratulatory Messages



湯文龍先生  
Mr. Roden TONG Man-lung



弘揚專業  
安居樂群

香港物業管理公司協會三十五周年誌慶

香港律師會會長

湯文龍律師 敬賀

## 賀辭 Congratulatory Messages



許智文教授, MH, JP  
Prof. Eddie HUI Chi-man, MH, JP



The Hong Kong Association of  
Property Management Companies

專業管理卅五載  
造福社會惠民生  
關愛共融在地區  
服務社群建未來



## 賀辭 Congratulatory Messages



李經文教授  
Prof. William LEE Keng-mun



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

#### Congratulatory Message

On behalf of HKU SPACE, I am delighted to extend my heartfelt congratulations on the upcoming HKAPMC 35<sup>th</sup> Anniversary Gala Dinner. This esteemed event serves as a resounding affirmation of the property and facility management industry's exceptional achievements and vital contributions to enhancing people's livelihoods in pursuit of happiness, which is a crucial cornerstone of Hong Kong's economic and social development.

The HKAPMC 35<sup>th</sup> Anniversary Gala Dinner promises to be a truly remarkable occasion, bringing together the best and brightest minds in the industry to celebrate the achievements and inspire future generations. I would like to express my heartfelt congratulations to HKAPMC for the commitment to promote the professional development of the property management industry, which benefits our community through care and inclusion builds for the future.

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

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

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

## 賀辭 Congratulatory Messages



何深靜教授  
Prof. Shenjing HE



HKURBAN 香港城市規劃學會

#### Congratulatory Message

On behalf of the Department of Urban Planning and Design at The University of Hong Kong, I am honored to extend our heartfelt congratulations to The Hong Kong Association of Property Management Companies (HKAPMC) on its 35<sup>th</sup> anniversary.

As a global metropolis, Hong Kong has long been renowned for its highly efficient and compact urban development. However, in this era of constrained land resources, climate challenges, and economic transformation, property management sector now faces unprecedented challenges and opportunities in sustaining quality urban living. The growing demands for smart management technologies, aging building rehabilitation, and ESG-compliant practices demonstrate how professional management benefits our community.

Representing more than a hundred leading firms that service over 70% of Hong Kong's residential units, HKAPMC has been instrumental in advancing industry standards through fostering professional collaboration, launching industry competitions and training programmes, driving sector-wide innovation, and facilitating constructive dialogue between government and industry stakeholders. Your efforts have powerfully demonstrated how strategic property management contributes to sustainable urban development and a stronger community.

As we celebrate this milestone, we look forward to further collaboration to address urban challenges and shape world-class living environments. In line with this year's theme—"Professional Management Benefits Our Community: Caring and Inclusion Builds Our Future"—through professional management, caring, and inclusion, let's build a better future for all!

Yours sincerely,

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

## 賀辭 Congratulatory Messages



任利凌先生  
Mr. IAM Lei-leng

香港物業管理公司協會三十五周年誌慶

賢才臻萃卅五載  
管績拓展創新猷

澳門特別行政區政府 房屋局  
任利凌局長 敬賀  
二〇二五年七月

## 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

賀 香港物業管理公司協會 周年慶典

初心如磐  
再啟新程

澳門物業管理業商會 會長  
謝思訓 敬賀  
二零二五年六月



# 賀辭－歷任會長 Congratulatory Messages - Past Presidents

## 賀辭－歷任會長 Congratulatory Messages - Past Presidents



袁靖罒（靖波）先生，MH  
Mr. YUEN Ching-bor, Stephen, MH

會長 President  
(1992 - 1994)

香港物業管理公司協會三十五周年誌慶

精誠團結，為民服務  
廉潔奉公，不斷求進

前會長 袁靖罒敬

## 賀辭 — 歷任會長 Congratulatory Messages – Past Presidents



陳志球博士, SBS, BBS, JP

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

會長 President

(1997 - 2000, 2017 - 2021)

On the occasion of the Coral Anniversary of The Hong Kong Association of Property Management Companies (the Association), I have much pleasure to reflect on the landmark achievements of the Association in the past 35 years.

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

As always, the Association provides invaluable professional services for the people of Hong Kong in times of needs, such as outbreak of SARS, COVID-19 and during the course of social unrest between 2014 and 2020. The Association also stands ready to provide such services any time and any where in Hong Kong.

To meet the changing needs of the community and to keep pace with sustainable development of the society, the Association is committed to expanding its scope of services and improving the service quality of property and facility management.

One of the major areas of development of the Association is to work in collaboration with the Government and all stakeholders for implementation of a mandatory licencing regime which sets qualification requirements for Property Management Companies and Property Management Practitioners. In considering the key parameters for the proposed regulatory framework, the Association played an important role to address the concerns of all stakeholders and tried to strike a balance between the interest of consumers and that of the industry as far as practicable during the course of legislative enactments of the Building Management Ordinance (Cap 344) in 1993 and the Property Management Services Ordinance (Cap 626) in May 2016.

Dedicated to the development of the industry and nurturing of property management professionals, the Association has inspired the industry in its quest for professional advancement. Its devotion and commitment to quality property management are well recognized and deserve our heartiest applause.

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

## 賀辭 — 歷任會長 Congratulatory Messages – Past Presidents



何照基先生

Mr. HO Chiu-kee, Peter

會長 President

(2000 - 2003)

香港物業管理公司協會三十五周年誌慶

安居樂業  
默默耕耘

第七屆會長何照基



敬賀



## 賀辭 — 歷任會長 Congratulatory Messages – Past Presidents



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

會長 President  
(2003 - 2007)



## 賀辭 — 歷任會長 Congratulatory Messages – Past Presidents



梁進源先生  
Mr. LEUNG Chun-yuen, Kendrew

會長 President  
(2007 - 2009)

## Congratulatory Message

**The Hong Kong Association of Property Management Companies for Celebrating 35 years of Inspiring Excellence**

It is with immense joy and pride that I extend my warmest congratulations on the remarkable milestone of your 35<sup>th</sup> anniversary! This celebration is not just a reflection of the years that have passed, but a vibrant tribute of the passion, dedication, and vision each of you has contributed to the property management industry.

As a former president of this esteemed Association, I have had the privilege of witnessing firsthand the transformative impact you have made within our community. Your steadfast commitment to excellence and innovation has not only elevated our profession but has also inspired countless individuals to pursue their highest potential.

Let us take this moment to honor not only your outstanding achievements, but also the collective spirit of collaboration and progress that defines our Association. Together, you have built a legacy that encourages future generations to dream big and for new heights.

Here's to the next chapter of your journey – may it be filled with continued success, inspiration, and unwavering dedication to making a positive difference!

With my warmest congratulations,

Kendrew C. Y. Leung  
Past President – HKAPMC



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

會長 President  
(2011 - 2013)

香港物業管理公司協會卅五周年誌慶

香港嶢嶢歲月長  
物業騰達譽輝煌  
管理卓越基磐固  
公司齊心業運昌  
協會規行千廈泰  
卅五共譜百年芳  
周年砥礪功勳著  
誌慶宏圖展華章

物業管理業行業培訓諮詢委員會主席  
香港物業管理公司協會前會長 (2011-2013年)  
鄭正煒工程師、太平紳士 致賀



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

會長 President  
(2013 - 2015)

#### Congratulatory Message on HKAPMC's 35<sup>th</sup> Anniversary

On this joyous occasion marking the Hong Kong Association of Property Management Companies' 35<sup>th</sup> Anniversary, I am truly honored to extend my heartfelt congratulations and to reflect on the remarkable journey we have gone through together.

Having had the privilege of serving as President from 2013 to 2015, I have witnessed firsthand HKAPMC going from strength to strength. Over the past three and a half decades, the Association has developed into a cornerstone of our industry, bringing together 112 members who have been altogether serving over 70% of properties and facilities in Hong Kong. This remarkable accomplishment reflects the collective dedication of our members, the visionary leadership of successive councils and all past presidents, and the unwavering commitment of professionals across the sector.

The success of HKAPMC stems from its ability to innovate and adapt while staying true to its mission of enhancing the quality of life for Hong Kong's communities. Whether through embracing cutting-edge technology or advocating for policies that raise industry standards, the Association has consistently proven itself a catalyst for progress. The theme, "Professional Management benefits our Community; Caring and Inclusion builds our Future," perfectly captures this enduring vision.

As we celebrate this milestone, I am inspired by HKAPMC's ongoing efforts to fostering stability and social well-being. HKAPMC has established a vital platform for industry practitioners to exchange ideas, voice collective concerns, and collaborate with the Government. Thanks to HKAPMC's advocacy and the dedication of our members, the recently implemented Property Management Industry Licensing Regime—shaped by industry feedback—has been a resounding success. This milestone not only elevates professionalism and service quality but also enhances property values for owners, reinforcing our members' relentless pursuit of excellence as service providers.

Looking ahead, I am confident that HKAPMC will remain at the forefront of innovation and excellence and stand ready as a platform to support and facilitate the members to serve people in Hong Kong at large. Together, we will build an even brighter future for Hong Kong's property management industry and the communities we serve with pride.

Wishing HKAPMC continued success and prosperity in the years to come!

Ivan Tam  
Past President, HKAPMC (2013-2015)



## 賀辭 — 歷任會長 Congratulatory Messages – Past Presidents



李春犁測量師  
Sr LEE Chun-lai, Andrew

會長 President  
(2015 - 2017)

It is with great honor and warmth that I reflect on my tenure as President of the Hong Kong Association of Property Management Companies (HKAPMC) from 2015 to 2017. As the Association celebrates its 35<sup>th</sup> Anniversary this year, I extend my sincerest congratulations on its remarkable journey and enduring impact in the development of property management industry in Hong Kong.

Serving as President was both an honor and a privilege. Under the guidance of past presidents, dedicated members and the Council, we prioritized initiatives that strengthened the sector's resilience, professionalism, and community engagement. Key areas of focus included advancing sustainable development practices, promoting smart community technologies, enhancing frontline staff's welfare frameworks, and reinforcing emergency preparedness protocols. These efforts aimed to position Hong Kong's property management industry as a benchmark for excellence regionally and globally.

During my tenure, I was leading a delegation to various cities such as Singapore and Beijing, where we engaged with local property management associations, housing authorities, and industry experts to foster cross-border collaboration and knowledge exchange. These exchanges not only strengthened bilateral ties but also broadened our understanding of regional trends, inspiring us to adapt global best practices to Hong Kong's unique context. Such international engagements were instrumental in positioning HKAPMC as a bridge for cross-cultural dialogue, enriching our members' perspectives while demonstrating the city's commitment to excellence in property management on a global stage.

It is also remarkable that, in the year of 2017, I had the pleasure and honor of receiving Mrs. Carrie Lam Cheng Yuet-ngor, GBM, GBS, the then Chief Executive of HKSAR, as the Guest of Honor at our 27<sup>th</sup> Annual Dinner. It is the first time that the Chief Executive of HKSAR joined our annual dinner as Guest of Honor. In her speech, she praised on our collaboration with government departments to enhance and promote the quality of living environment of Hong Kong. It is a perfect recognition of the government's acknowledgment of the property management companies and organizations as major players in the stability and prosperity of Hong Kong economy and society.

To my fellow members, Council colleagues, and staff who contributed tirelessly during the past years: thank you for your trust, collaboration, and passion. Your dedication to elevating standards and serving communities is the driving force behind HKAPMC's legacy. As the Past President, I am confident that the Association will continue to thrive under the visionary leadership of the current team.

*We value your ongoing support  
and future partnership*



## 香港物業管理公司協會成立背景與宗旨

## 背景

香港物業管理公司協會（HKAPMC）於1990年成立，由三大專業機構——香港測量師學會（HKIS）、英國屋宇經理學會香港分會（現稱：特許房屋經理學會亞太分會，CIHAPB）及皇家特許測量師學會（香港分會）（RICS）共同推動籌建。

協會的成立可追溯至1987年2月，當時三大學會向政府提議成立一個專注於物業管理公司的協會，以提升行業水平。1987年7月，三大學會成立了物業管理聯合委員會負責籌備工作，並於1988年6月提交報告。其後，經過與三大學會及18間主要物業管理公司的深入商討，正式成立籌備委員會，負責制定協會架構及審核創會會員資格。

這標誌著業界邁向專業化的重要一步，致力推動卓越標準、專業操守及行業創新。

## 宗旨

香港專業物業管理協會的成立宗旨包括：

1. 推動專業發展 — 透過培訓、認證及最佳實踐提升行業水平。
2. 促進業界合作 — 作為物業管理公司、政府及持份者之間的溝通橋樑。
3. 維護業界權益 — 代表會員參與政策討論，反映行業訴求。
4. 堅守專業操守 — 確保物業管理服務的誠信與透明度。

值此35周年誌慶之際，我們銘記創會初心，並感謝多位創會會員。協會會繼續致力推動香港物業管理行業的長遠及可持續發展。

14間創會成員公司：

1. 瑞安物業管理有限公司
2. 富城物業管理有限公司
3. 僑樂服務管理有限公司
4. 置和管理有限公司
5. 啟勝管理服務有限公司
6. 康業服務有限公司
7. 和記物業管理有限公司
8. 太古城物業管理有限公司
9. 美孚企業有限公司
10. 佳定物業管理有限公司
11. 高衛物業管理有限公司
12. 港基物業管理有限公司
13. 香港房屋協會
14. 卓德測計師行有限公司

## Background and Objectives of HKAPMC's Formation

## Background

The Hong Kong Association of Property Management Companies (HKAPMC) was established in 1990 through the collaborative efforts of three leading professional institutions — **The Hong Kong Institute of Surveyors (HKIS), The Hong Kong Branch of the Institute of Housing (now Chartered Institute of Housing Asian Pacific Branch, CIHAPB), and The Hong Kong Branch of the Royal Institution of Chartered Surveyors (RICS).**

The journey began in **February 1987**, when the three Institutes proposed to the Government the formation of a dedicated association for property management companies to elevate industry standards. By **July 1987**, they established a **Joint Committee on Property Management** to oversee the process, which submitted its report in **June 1988**. Following extensive consultation with the three Institutes and **18 leading Property Management Companies**, a **Steering Committee** was formed to finalize the Association's structure and vet its inaugural membership.

This marked a pivotal step toward unifying the property management sector under a professional body committed to excellence, ethics, and innovation.

## Objectives

The founding purpose of the Hong Kong Professional Property Management Association includes:

1. **Promoting Professional Development** – Enhancing industry standards through training, certification, and best practices.
2. **Fostering Industry Collaboration** – Serving as a communication bridge among property management companies, the government, and stakeholders.
3. **Protecting Industry Interests** – Representing members in policy discussions and reflecting industry concerns.
4. **Upholding Professional Ethics** – Ensuring integrity and transparency in property management services.

On the occasion of the 35<sup>th</sup> Anniversary celebration, we remember the formation objectives and express gratitude to all founding members. HKAPMC will continue to dedicate itself to promoting the long-term and sustainable development of Hong Kong's property management industry.

14 Founding Member Companies:

1. Shui On Properties Management Limited
2. Urban Property Management Limited
3. Kiu Lok Service Management Company Limited
4. Chi Wo Management Limited
5. Kai Shing Management Services Limited
6. Hong Yip Service Company Limited
7. Hutchison Properties Limited
8. Taikoo Shing (Management) Limited
9. Mei Foo Investments Limited
10. Guardian Property Management Limited
11. Goodwell Property Management Limited
12. Citybase Property Management Limited
13. Hong Kong Housing Society
14. Chesterton Petty Limited



# 協會資料 About HKAPMC

## 協會資料 About HKAPMC

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 113 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 organizations to uplift the service standards, while establishing the Codes of Conduct and management procedures to safeguard the owners and public interests. The Association has 113 members who provide quality service for over 70% of the resident units, various commercial buildings, car parks, and private and government facilities in Hong Kong among those that hire property management companies.

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

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

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

### 管理公司必須符合以下的基本條件，才可被考慮接納為協會會員：

- 一．公司名義 — 其中一名合伙人必須擁有五年以上之物業管理工作經驗。  
有限公司名義 — 在香港有兩年以上之實際樓宇管理經驗。

- 二．該公司現正管理：
- 超過 1,000 個住宅單位；或
  - 超過 30,000 平方米之工業單位；或
  - 超過 10,000 平方米之商業單位。

若管理公司未能全部符合上述資格者，可申請成為附屬會員。

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

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

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

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

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

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

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。



## 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。

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 programs and activities for the benefits of the members including seminars, luncheon talks, visits, sports and recreational activities, annual dinner, etc...
- Organization of joint venture programs 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 programs with academic institutions and other professional bodies.
- Organization of educational seminars, talks and programs.

### 4. External Affairs Committee

- Organizing overseas trade missions, seminars, conference and visits.
- Strengthening ties and establishing mutual understanding and information exchange with overseas professional bodies, government departments and other related organizations.
- Participating in bilateral or multilateral cooperation agreements with overseas counterparts which would be of interest to our members.
- Keeping members informed of overseas industry development.

## 5. Membership Committee

- Establishment and enhancement of relationships between the Council and the members as well as among member companies.
- Recruitment and registration of members.
- Preparation and distribution of membership register.

## 6. Professional Practice Committee

- Preparation of constructive response to consultative and policy papers prepared by the Hong Kong SAR Government on related issues that may have effects on members of the Association.
- Preparation of practice notes and related materials as guidance of members.
- Preparation of advisory guidelines and circulars on specific topics for members' information and reference.

## 7. Public Relations Committee

- Promotions of the Association's service objectives.
- Promotions of the Association's profile and importance within the Hong Kong society.
- Establishment of mutual understanding and relationship with external organizations.
- Coordination of events, programs 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.

## 介紹

香港物業管理公司協會有限公司的各會員均受其組織章程大綱及本會員守則約束，後者將促進更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。如果其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，通過其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其能力範圍的工作。
- 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其法律或合同義務或可能使人懷疑其誠信的行為。
- 會員不得有意願或從事相關的業務來違反這些規則。
- 如果會員發現，無論是否屬於合同或個人有利益衝突，或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其繼續參與，或退出或消除利益衝突。
- 會員應事先通知其客戶，其從事的工作條件及收費範圍，這些條件應形成其工作使命的基礎，並不得要求或接受任何其他的付款或給予其他的委託職責，無論是從客戶、任何其他人或實體。
- 會員不得惡意詆毀其他香港物業管理公司協會會員。
- 會員須遵守不時由香港物業管理公司協會理事會發出的專業操守規定。

香港物業管理公司協會堅持以公平競爭的商業環境和高尚的職業道德標準為原則。防止賄賂條例第9條已為標準的商業道德定下了框架。香港物業管理公司協會會員應確保他們以及他們的員工，充分理解並遵守這些法律規定。



## Introduction

Members of the Hong Kong Association of Property Management Companies Limited (HKAPMC) are governed by its Memorandum and Articles of Association and this Code of Conduct. The objective of this Code is to promote high professional standards and ethical business practices.

This Code represents the minimum standards to which the HKAPMC subscribes. Members are advised to read it in conjunction with all relevant Ordinances, any Deeds of Mutual Covenant under which they operate and any related Management Agreements.

A member shall be required to answer questions, if so directed by the HKAPMC, concerning his conduct in accordance with the Code. A member is liable to reprimand, suspension or expulsion if his conduct is found to be in contravention of the Code or otherwise inconsistent with the aims of the Association.

## Principles of Conduct

To maintain a high standard of professional practice, a member of the Association should observe the following rules:

- A member shall faithfully carry out the duties which he undertakes, and shall have proper regard for the interests both of those who commission him, and of those who may be expected to use or enjoy his services.
- A member shall endeavor to contribute through his work to the advancement of good property management.
- A member shall not knowingly undertake any work beyond his resources or beyond his ability.
- A member shall not subcommission work for which he has been commissioned without the agreement of his client, or without defining the respective responsibilities of all concerned.
- A member shall not disclose confidential information imparted by actual or potential clients without their expressed consent.
- A member shall avoid actions and situations inconsistent with his legal or contractual obligations or likely to raise doubts about his integrity.
- A member shall not have such an interest in, or be associated with, any business as would, or might, breach these rules.
- Should a member find that his interests, whether contractual or personal, conflict so as to risk a breach of this Code, he shall, as circumstances may require, either declare it and obtain the agreement of the parties concerned to the continuance of his engagement, or withdraw from the situation or remove the source of conflict.

- A member shall inform his client in advance of the conditions of engagement and the scale of charges, agree with his client that those conditions shall form the basis of his appointment, and shall not demand or accept any other payment or consideration for the duties entrusted to him, whether from the client or any other person or entity.
- A member shall not maliciously endeavor 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 honorable standard of professional ethics. The framework for a standard of business ethics is provided by Section 9 of the Prevention of Bribery Ordinance. Members of the HKAPMC should ensure that they, as well as their employees, fully understand and comply with these legal provisions.

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel
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
華潤物流 (百適企業) 有限公司 China Resources Logistics (Pak Sik Enterprises) Limited	2606 7638
華潤物業管理有限公司 China Resources Property Management Ltd	2828 5688
捷盛 (物業管理) 有限公司 Chissay (Property Management) Ltd	2562 8625
城市專業管理有限公司 City Professional Management Ltd	3758 8998
港基物業管理有限公司 Citybase Property Management Ltd	2388 7786
高信物業服務有限公司 Cogent Property Services Limited	2808 1088
中怡物業服務有限公司 CP Property Services Ltd	2142 3500
創毅物業服務顧問有限公司 Creative Property Services Consultants Ltd	2667 8638
愉景灣服務管理有限公司 Discovery Bay Services Management Ltd	2238 3601
宜居顧問服務有限公司 Easy Living Consultant Ltd.	2625 0498
永年物業管理有限公司 Eternal Year Property Services Limited	2531 8799
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

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel
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 Limited	2815 3165
高耀物業管理有限公司 Good Yield Property Management Limited	2728 6820
高衛物業管理有限公司 Goodwell Property Management Ltd	2960 0982
冠威管理有限公司 Goodwill Management Ltd	2908 3681
佳定管理服務有限公司 Guardian Management Services Ltd	2512 1838
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
恒隆管理服務 (香港) 有限公司 Hang Lung Management Services (HK) Limited	2879 0111
恒隆地產代理有限公司 Hang Lung Real Estate Agency Ltd	2879 0111
恆益物業管理有限公司 Hang Yick Properties Management Ltd	2545 5109
海港城管理有限公司 Harbour City Management Ltd	2118 8668
夏利文物業管理有限公司 Harriman Property Management Ltd	2118 2628
香港誠信行管理服務有限公司 Hong Kong H&C Management Service Ltd	3741 1338
香港房屋協會 Hong Kong Housing Society	2839 7888



公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel
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
油麻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
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
佳富物業服務有限公司 Kai Fu Property Services Company Limited	2433 1960
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

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel
高樂服務有限公司 Kolot Property Services Ltd	2370 5731
港深智能管理服務有限公司 Kong Shum Smart Management Services Limited	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	2983 7717
民亮發展有限公司 Main Shine Development Ltd	3571 7971
黃開基測計師行 (物業管理) 有限公司 Memfus Wong Surveyors (Property Management) Ltd	2521 6061
雅居物業管理有限公司 Modern Living Property Management Ltd	2572 2388
香港鐵路有限公司 MTR Corporation Ltd	2993 2111
新豪物業管理及代理有限公司 New Gem Property Management & Agency Ltd	2504 0063
新世界物業管理有限公司 New World Property Management Company Ltd	2523 1056
嘉怡物業管理有限公司 Nice Property Management Ltd	2794 9498
泓建物業管理有限公司 Pacific Extend Properties Management Limited	2879 1503
柏齡物業管理有限公司 Parkland Property Management Ltd	2510 1111
PCPD Facilities Management Limited	2514 8686
領先管理有限公司 Pioneer Management Ltd	2146 8484
保得物業管理有限公司 Protech Property Management Ltd	2598 8990
惠信物業管理有限公司 Residential Management Services Limited	2846 5000
第一太平戴維斯物業管理有限公司 Savills Property Management Ltd	2534 1688

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel
誠明物業管理有限公司 Senmax Property Management Ltd	2154 3131
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
泰喜置業有限公司 Stanhill Properties Ltd	2833 6107
星星物業管理有限公司 Star Property Management (H.K.) Limited	2530 0855
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 Times Square Ltd	2118 8888
置佳物業服務有限公司 Top Property Services Co Ltd	2121 1233
九源物業顧問有限公司 Unimax Property Consultancy Ltd	2541 2938
富城物業管理有限公司 Urban Property Management Ltd	2626 7333

公司 (按英文名稱次序排列) Company Name (in alphabetical order)	電話 Tel
萬科物業服務 (香港) 有限公司 Vanke Service (Hong Kong) Co Ltd	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
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



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

2024至2025年度  
理事會  
The Council 2024-2025

會長  
President



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

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. CHENG Kam-wah, Edmond

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

副會長  
Vice President



潘源舫先生  
Mr. POON Yuen-fong, Sanford

香港房屋協會  
Hong Kong Housing Society

副會長  
Vice President



朱啟明先生  
Mr. CHU Kai-ming, Kevin

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. WONG Hiu-kwan, Eva

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. LEUNG Wai-shing, Bevis

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



## 委員會主席 Committee Chairmen

紀律委員會主席  
Chairman of Disciplinary Committee



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

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

活動委員會主席  
Chairman of Activities Committee



梁寶基先生  
Mr. LEUNG Po-ki, Ronald

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

教育及培訓委員會主席  
Chairman of Education and Training Committee



王嘉鍵先生  
Mr. WONG Ka-kin, Ken

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

對外事務委員會主席  
Chairman of External Affairs Committee



李春犁測量師  
Sr LEE Chun-lai, Andrew

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

會籍事務委員會主席  
Chairman of Membership Committee



余耀宗先生  
Mr. YU Yiu-chung, Herman

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

專業實務委員會主席  
Chairman of Professional Practice Committee



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

康業服務有限公司  
Hong Yip Service Co Ltd

公共關係委員會主席  
Chairlady of Public Relations Committee



金笑林測量師  
Sr KAM Siu-lam, Angel

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

出版事務委員會主席  
Chairman of Publication Committee



周駿齡先生  
Mr. CHOW Chun-ling, Kenny

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. WANG Zhigang, Stephen

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. LAI Hon-ming, William

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



張玉龍先生  
Mr. CHEUNG Yuk-lung, Ivan

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. YUEN Ching-bor, Stephen, 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. YUEN Ching-bor, Stephen, 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. LAI Chi-keung, Alfred
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. CHAN Chi-kau, Johnnie, 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. HO Chiu-kee, Peter
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. LEUNG Chun-yuen, Kendrew
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. CHENG Kam-wah, Edmond
2011-2013	康業服務有限公司 Hong Yip Service Co Ltd	鄺正煒工程師，JP Ir KWONG Ching-wai, Alkin, JP
2013-2015	其士富居物業管理有限公司 Chevalier Property Management Ltd	譚國榮先生，MH Mr. TAM Kwok-wing, Ivan, MH
2015-2017	新恒基國際物業管理有限公司 Sunbase International Properties Management Ltd	李春犁測量師 Sr LEE Chun-lai, Andrew
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. CHAN Chi-kau, Johnnie, 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. CHAN Chi-kau, Johnnie, 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. CHENG Kam-wah, Edmond

歷任會長 Past Presidents



- 1

江德培先生 \*  
Mr. Alan CONSTABLE  
(1990 - 1992)
- 2

袁靖罡（靖波）先生，MH  
Mr. YUEN Ching-bor, Stephen, MH  
(1992 - 1994)
- 3

羅菲臘先生 \*  
Mr. Philip NOURSE  
(1994 - 1996)
- 4

黎志強先生 \*  
Mr. LAI Chi-keung, Alfred  
(1996 - 1997)
- 5

陳志球博士，SBS, BBS, JP  
Dr. CHAN Chi-kau, Johnnie, SBS, BBS, JP  
(1997 - 2000, 2017 - 2021)
- 6

何照基先生  
Mr. HO Chiu-kee, Peter  
(2000 - 2003)
- 7

孫國林先生，SBS, BBS, MH, JP  
Mr. SUEN Kwok-lam, SBS, BBS, MH, JP  
(2003 - 2007)
- 8

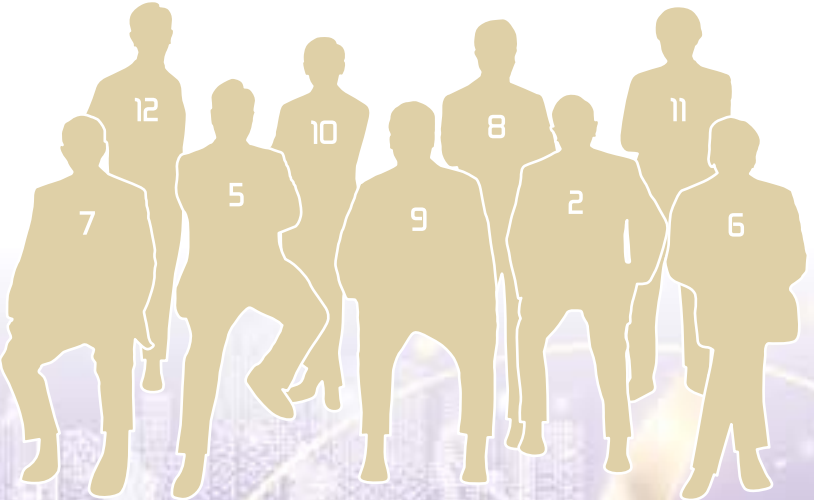
梁進源先生  
Mr. LEUNG Chun-yuen, Kendrew  
(2007 - 2009)
- 9

鄭錦華博士，測量師  
Sr Dr. CHENG Kam-wah, Edmond  
(2009 - 2011, 2021 - 2025)
- 10

鄺正煒工程師，JP  
Ir KWONG Ching-wai, Alkin, JP  
(2011 - 2013)
- 11

譚國榮先生，MH  
Mr. TAM Kwok-wing, Ivan, MH  
(2013 - 2015)
- 12

李春犁測量師  
Sr LEE Chun-lai, Andrew  
(2015 - 2017)
- \* 未列在合照中  
not shown in group photo





## 35年里程碑時刻 35-Year Milestone Moments

35年里程碑時刻

35-Year Milestone Moments

於1990年成立，創會初期共有14間會員公司，隨著香港房地產蓬勃發展，市民對居住環境的要求不斷提高，物業管理服務日趨重要，時至今日，本會會員公司數目超過113間，會員公司的業務覆蓋香港70%以上的物業及資產管理，當中包括大、中、小型住宅屋邨、屋苑、商場、商業大樓、停車場、政府產業及設施管理。

# 1990-1995

## 創會奠基 · 倡議革新

從成立到首份政策建議，開啟物管業制度化進程



1990

香港物業管理公司協會正式成立

1991

推出專業守則

1992

向政府提交有關「現行大廈公契」；《多層建築物（業主立案法團）條例》；《保安及護衛服務條例》意見書



1994

前往廣州、上海、北京進行訪問。與香港城市大學開辦「物業管理 持續教育證書」一年制課程

1993

與皇家香港警務處防止罪案科組成保安聯合聯絡小組



## 35年里程碑時刻 35-Year Milestone Moments

1996

獲邀成為「籌組大廈管理資源中心」工作小組成員  
獲香港大學邀請擔任新課程學術諮詢委員會的成員



1997

與廣州及上海物業管理業協會簽署互訪交流協議



1998

向保安局與民政事務局提交  
「改善私人樓宇防火安全建議書」



2000

協會網站 [www.hkapmc.org.hk](http://www.hkapmc.org.hk) 正式投入服務。首個會址於灣仔海港中心開幕

1999

安排專業人員於大廈管理資源中心  
義務提供意見



# 1996-2000

## 凝聚專業 · 邁向多元

參與政策諮詢、推動兩地交流，建立會址與網站，  
奠定協會服務基礎





# 2001-2005

## 專業領航 · 社會共行

從行業指南到抗疫行動，推動專業標準與社會責任並重發展



### 2001

製作 "Best Management Practices for the Estate Management Industry in Hong Kong"。  
與新城電台合作節目促進物業管理通識和普及化

### 2002

聯同英國特許房屋經理學會亞太分會、  
香港房屋經理學會及香港地產行政師學會  
組成「香港房地產專業服務聯盟」



### 2003

於非典型肺炎肆虐香港期間，向會員發  
防疫指引及進行《全民清潔保健行動日》



### 2004

新成立的保安與護衛業管  
理委員會開始展開溝通

### 2005

綠色力量環島行慈善行山比賽  
首年設立「物業管理盃」



### 2006

協會聯同英國特許房屋經理學會亞太分會、  
香港房屋經理學會及房屋經理學會及  
房屋經理註冊管理局為新會址舉行開幕典禮



### 2007

與勞工處合辦《職業安全約章》簽署儀式。  
與香港消防處及醫療輔助隊合作，為物業管  
理從業員提供心臟去顫器及心肺復甦法訓練



### 2008

為中國四川汶川地震合共捐贈  
十萬元救災



### 2009

與勞工處合辦「物業  
管理業招聘會」，吸引  
過千名求職者到場，  
並得到傳媒廣泛報導



### 2010

為教育局推行物業管理業「過往資  
歷認可」機制提供支援配套及積極  
推展「大廈管理專業服務計劃」



首度與香港測量師學會 —  
物業設施管理組 (HKIS-PFMD)  
舉辦「優質物業設施管理大獎」

# 2006-2010

## 專業深耕 · 惠澤社群

從會址擴展到專業培訓，積極參與社會公益，  
推動行業資格認證發展



# 2011-2015

## 專業領航・跨域聯動

從發牌制度到環保倡議，深化專業認證，  
拓展兩岸五地物業管理合作新里程

2011

就民政事務局「安全居所、舒適生活，提升物業管理服務的水平——設立物業管理行業的規管架構」提供意見。



正式推行物業管理業  
「過往資歷認可」機制

為物業管理發牌  
制度舉行研討會



2012

與環境局探討多個即將推行的環保措施，  
以及部分已展開之環保項目；及與勞工及  
福利局會面提供最低工資及標準工時的意見

2013

合辦「人人惜食 區區減廢」高峰會，  
推動源頭減廢



加強兩岸五地的交往，推動物業管理行業發展，協會與福建省物業管理協會、廣東省物業管理協會、澳門物業管理業商會以及台灣物業管理經理人協會於去年底在廈門簽訂「閩粵港澳臺物業管理行業交流合作框架協議」。並舉辦「閩粵港澳臺兩岸五地物業管理行業交流會」

2014

舉行「政改諮詢」午餐會，並提供意見書



隨同由香港特別行政區政府行政長官梁振英先生率領的 100 位香港經貿代表和各大商會會長前往福建省進行訪問。共同探討兩地的合作機遇，並且向閩商推廣香港服務業，以及介紹香港作為國際商貿平台的優勢。



2015

就《建築物管理條例》（第 344 章）檢討之意見諮詢舉行大型研討會，  
爭取行業權，並提供書面意見。

獲中聯辦之協助下聯同香港  
房地產專業聯盟一同前往  
四川成都與當地官員進行考察





2016-2020

## 法規立基・抗疫同行

從立法突破到抗疫前線，強化跨部門合作，  
展現物業管理社會責任與專業韌性

2016

《物業管理服務條例草案》  
正式獲立法會三讀通過



向環境局及環保署就「香港氣候變化」、  
「香港環保卓越計劃」、「電動車」、  
「廢物徵費計劃」及「都市固體廢物收費  
試驗計劃」等作出會面及提供意見



舉行香港物業管理行業 2016 至 2025 年  
人力資源調查聯合新聞發佈會，並就  
《物業管理服務條例草案》之通過發表意見



2017

獲邀請與 6 個政府部門包括水務署、  
屋宇署、機電工程署、消防處、  
食物環境衛生署和民政事務總署合辦  
《優質樓宇管理週 2017》



到新加坡拜訪建築及建設局



對「劃線取消強積金對沖」提供建議

2018

為感謝保安從業員的貢獻和盡忠職  
守，聯同香港保安業協會，保安業  
商會，國際專業保安協會（香港）  
及亞洲專業保安協會—香港分會聯  
合首辦「香港保安從業員日」



與香港消防處及醫療輔助隊舉辦「擊活人心」  
課程，已有超過 12,000 從業員考獲有關證書並  
具備資格成為香港消防處「救心先鋒」計劃成員

2019

就物業管理業監管局呈交附屬條例立法之文件，  
提出意見及要求暫緩通過附屬條例，讓持分者及  
業界有更充分時間與監管局作出詳細商討

進一步加強警務處與香港物業管理業界之合作及  
維持治安等議題上，作深入討論



面對屋邨人口高齡化的特色，為會員介紹  
香港房屋協會「樂得耆所」居家安老計劃



2020

爆發「新型冠狀病毒病」一直堅守防疫，  
在與政府爭取下獲得超過 10 億元的  
物業管理業界「防疫抗疫基金支援計劃」  
及向僱主提供工資補貼保就業計劃」  
支援業界對抗疫情

亦與民政事務總署攜手合作，為前線物業管理員工提供免費檢測，  
由協會負責統籌派出超過 160,000 個樣本瓶及進行深喉唾液樣本。  
同時協助環保署進行污水檢測計劃





# 2021-2025

## 專業聯盟 · 智創未來

從專業聯盟到人工智能探索，推動跨領域合作，引領物管業智能化與可持續發展新時代



### 2021

成立香港房屋、物業及設施管理專業聯盟（10會1局），由11個房屋相關專業組織組成的聯盟。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。



### 2022

於會議展覽中心舉辦《專業同心開新篇》大型研討會

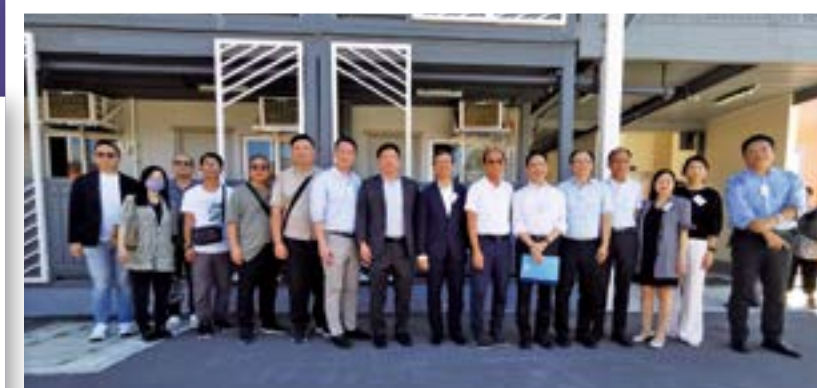


### 2023

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」提交意見



環保署捐贈了150萬個口罩予前線抗疫員工



參與「簡約公屋」營運簡介會，以配合日後單位的運營和管理招標工作



### 2024

與民政及青年事務局在《建築物管理條例第344章》修訂過程中提出實務建議

支持職業訓練局「物業管理全日制高級文憑課程」及「職專畢業生留港計劃」

### 2025

積極參與並全力配合環保署「減廢回收約章」



到華為公司總部松山湖基地考察，並在人工智能對物管業可應用範疇及落地流程作出深入交流





# 共創 同行 輝煌成績 三十五載



香港物業管理公司協會（協會）今年慶祝成立 35 周年，我們回顧了歷屆理事會與會員共同構建的歷程，亦展望了未來的挑戰與機遇。自 1990 年成立以來，協會始終秉持「專業協作」的精神，見證並推動了香港物業管理業的發展與演進。本年報不僅記載了我們在政策倡議、會員服務和社會責任方面的成果，更肩負著對未來的承諾體驗於智慧城市發展、老齡化社區管理和可持續發展等領域持續領航。

## 與政府協作政策倡議

在土地房屋政策方面，協會積極參與 2024 年施政報告公眾諮詢，提出多項專業建議，包括：修訂《建築物管理條例》以提升業主立案法團運作效率、支持推動「幸福設計指引」於公共屋邨應用、加快公營房屋土地審批程序以增加供應，以及推廣共用住房和合租模式以加強住房保障。其中數項建議已獲採納，並納入 2025 年施政報告。

此外，協會高度關注電動車停車場及充電設施的消防安全問題，與消防處舉行專題會議，就加強防火規例進行深入討論。我們特別引用韓國發生電動車於停車場起火爆炸事件，與當局探討相關技術建議。

協會持續深化與政府各部門的合作，包括與民政及青年事務局及民政事務署就「關愛隊」探訪大廈及屋苑的協作機制進行交流，並在《建築物管理條例第 344 章》修訂過程中提出實務建議，包括簡化法團決議程序、加強對舊樓管理的支援等，進一步突顯物管行業在構建和諧社區中的關鍵角色。





## 會長報告 President's Report

### 會長報告 President's Report

在環保政策領域，協會應環境保護署邀請，多次參與「減廢回收約章」專題會議，分享業界在推動垃圾分類及資源回收的成功經驗，並就提升市民參與度提出具體方案。我們亦積極鼓勵會員機構簽署減廢及回收約章，共同推動香港的環保進程。



## 專業深耕：培訓與創新

為應對行業人才需求，協會支持職業訓練局推出「物業管理全日制高級文憑課程」，並成為「職專畢業生留港計劃」的支持機構，協助吸引非本地學生，包括內地及其他國家學生。首批學員畢業後，協會將協助相關就業配對服務。

在技術提升方面，我們參觀華為東莞研發總部智慧園區、建造業議會的建造業創新及科技應用中心及香港生產力促進局，探索人工智能巡邏、新質生產力管理系統與及模組化建築技術的應用。

此外，我們全年共舉辦了超過 12 場持續專業發展講座，其中與食環署、物業管理業監管局及中國香港拯溺總會合辦的「食環署實施新措施加強規管私人泳池救生員」研討會，逾 200 名從業員參與，有效提升業界應對新規例的能力。



## 會長報告 President's Report

## 業界活動：凝聚會員

協會本年度透過各項精彩活動，充分展現了團結共進精神。協會足球隊在四場年度友誼賽（包括對西九龍警區、精工元老隊、中銀香港隊及康業服務隊）中，以卓越表現彰顯行業團隊精神。更具意義的是，由「十會一局」組成的香港房屋、物業及設施管理專業聯盟成功舉辦 2025 年春節聯歡晚宴，吸引逾 300 位業界代表共襄盛舉，是項活動邀得民政及青年事務局局長麥美娟女士，SBS, JP 蒞臨主禮，並獲多位政府官員及嘉賓出席，充分肯定我們在推動跨會協作的重要角色。



而兩年一度由香港測量師學會物業設施管理組與本會聯合主辦的「優質物業設施管理大獎 2024」更創下多項新紀錄。本屆首設主題獎項以推動「專業服務構建幸福社區」，共收到破紀錄的 196 份參選申請。頒獎典禮盛況空前，邀得房屋局局長何永賢女士，JP 擔任主禮嘉賓，吸引超過 800 位業界精英及專業評審團出席，共同見證 55 個獎項的誕生，場面熱烈。



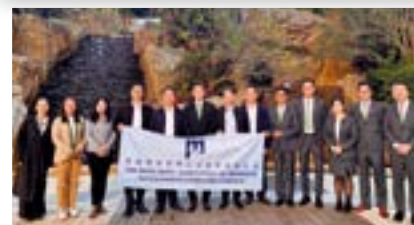
這些重要活動不僅為業界提供了寶貴的交流平台，更突顯物業管理行業在社會發展中的關鍵地位。透過經驗分享與共識凝聚，讓我們能持續推動行業向更專業、高效能的方向邁進。展望未來，本會將繼續舉辦多元活動，深化會員合作，進一步提升行業的社會影響力。



## 肩負社會責任：共創可持續未來

協會積極響應政府的「碳中和」目標，獲環境及生態局邀請成為「碳中和及可持續發展委員會」轄下小組成員，致力實現碳中和目標的策略。我們鼓勵會員企業參與「環島行慈善行山比賽」－物業管理盃，透過活動宣導綠色生活理念，並將籌得善款全數支持「綠色力量」的環境教育項目，推動生態保育。

在社區關懷方面，本協會獲香港社會服務聯會邀請，於「S+ 高峰會暨博覽」分享長者友善屋苑的管理經驗，並擔任專題論壇講者嘉賓，探討「建立關懷友善社區：居處離世多面睇」及「住得好：社福物管新伙伴」兩項議題。活動更獲房屋局副局長戴尚誠先生，JP 親臨支持，體現政府與業界對社會共融的重視。我們將持續攜手與各界建設更宜居、可持續的未來。



## 實務交流與合作

協會持續積極推動與內地物業管理同業的交流合作，我們特別接待了上海市物業管理行業協會代表團，雙方就物管業的運作模式、服務標準及人才培養等議題進行了深入研討。為使來訪代表更全面了解香港物業管理的實際運作，我們特別安排參觀具有代表性的香港物業項目，實地分享我們在物業管理方面的專業經驗與創新實踐。

此外，我們亦接待了廈門市住房和建設局作實地考察，重點探討了智慧物業管理系統的應用、舊式社區維修保養的最佳實踐，以及綠色建築管理等前瞻性議題，促進兩地業界的專業交流與經驗共享。

透過交流活動，不僅深化了我們與內地同業的聯繫，更為未來在人才培養、科技創新及服務標準化等領域的合作開拓了新契機。

## 借助傳媒影響：提供公眾教育

在過去一年，本會積極透過多元媒體平台傳播專業知識，深化公眾對物業管理行業的理解。在媒體專訪方面，本會代表應邀參與多個知名節目，包括有線新聞《樓盤傳真》、開電視《講樓》及新城電台《地產街》，以深入淺出方式解讀《2024 年建築物管理（修訂）條例》修訂要點，涵蓋修訂前業界的挑戰與新條例實施後的應對措施。節目播出後引發業界廣泛討論，有效提升業主對法團運作的認知。此外，本會亦獲謝偉銓議員邀請，於其《5 分鐘熱度》及施永青先生《樓市 C 見》節目中探討都市固體廢物收費政策，提供專業見解。

本會同時獲 ViuTV《經緯線》節目邀請，針對「聯廈聯管」管理模式進行深度專題分析。節目中，我們分享此創新模式於舊區樓宇管理效率提升的成功案例，並就擴大實施範圍提出具體建議。這些媒體合作不僅強化本會的專業形象，更有力推動行業優質實踐的普及與發展。



## 新聞發布：政策響應與行業倡議

本會積極響應政府政策，就食環署加強規管私人泳池救生員資格的措施發布新聞稿，重申業界對泳池安全管理的嚴謹標準。相關聲明獲《香港經濟日報》、《明報》、《文匯報》及《頭條日報》等主流媒體廣泛報道，不僅向公眾清晰傳達本會保障泳池使用者安全的決心，更進一步強化物業管理業界的專業形象與社會責任。

本會支持政府押後都市固體廢物收費計劃，此舉讓各界能更清晰掌握操作流程。協會認同環境及生態局聆聽民意、優化政策的做法，將持續支持環保署推動源頭減廢及提升回收率的目標，共同落實環保措施。

這些傳媒互動不僅擴大了本會的社會影響力，更為公眾提供了寶貴的物業管理知識，體現了本會致力於行業教育與公眾溝通的決心。未來，我們將繼續透過多元媒體渠道，向社會大眾傳遞專業、準確的行業資訊，促進物業管理知識的普及，從而提升整體居住環境質素。

## 展望未來：攜手共創未來

「專業管理惠民生，關愛共融建未來」這不僅是本年度的主題，更是香港物業管理公司協會三十五載以來始終踐行的核心價值。回顧過去一年，我們見證了行業在專業化、科技創新和社會責任方面的貢獻及進步。在科技日新月異、社會快速轉型的時代，物業管理行業正面臨前所未有的機遇與挑戰。我們深信，惟有堅持專業標準、投入創新變革，同時心繫社會需要，方能真正實現「惠民生、建未來」的使命。

值此協會成立三十五周年之際，我們衷心感謝所有會員、政府部門及業界夥伴的長期支持。您的參與和貢獻，是推動行業進步的關鍵力量。誠邀全體會員繼續與我們同行，為香港物業管理業開創更輝煌的未來！

會長  
鄭錦華博士，測量師



## 35 Years of Collaborative Excellence

This year, as the Hong Kong Association of Property Management Companies (HKAPMC) celebrated its 35<sup>th</sup> Anniversary, we reflected on the milestones collectively achieved by generations of councils and members while charting a course for future challenges. Since its establishment in 1990, HKAPMC has been upholding the spirit of "Collaborative Excellence", and actively participating in the evolution of Hong Kong's property management industry. This commemorative yearbook not only highlights our achievements in policy advocacy, member services, and social responsibility; but also affirms our commitments to leading the way in smart city development, aging community solutions, and sustainable building practices.

## Collaborating with the Government on Policy Advocacy

In the area of land and housing policies, HKAPMC actively participated in the public consultation for the Chief Executive's 2024 Policy Address, proposing several professional recommendations. They included amending the *Building Management Ordinance Cap. 344* to enhance the operational efficiency of Owners' Corporations, supporting the application of "Well-being Design" guide in public housing estates, expediting the land approval process for public housing to increase supply, and promoting co-living and shared housing models to strengthen housing security. Several of these recommendations were adopted and incorporated into the 2025 Policy Address.

Additionally, HKAPMC has placed high importance on fire safety issues related to electric vehicle (EV) parking lots and charging facilities, holding dedicated meetings with the Fire Services Department to discuss strengthening fire prevention regulations. We specifically referenced the incident of an EV catching fire and exploding in a parking lot in South Korea to explore technical recommendations with the department.

HKAPMC continues to deepen collaboration with various government bureaus / departments, including exchanges with the Home and Youth Affairs Bureau and the Home Affairs Department on coordination mechanisms for the "Care Teams" visits to buildings and housing estates. During the revision process of the *Building Management Ordinance Cap. 344*, we provided practical suggestions, such as optimizing resolution procedures for owners' corporations and enhancing support for the management of old buildings, further highlighting the pivotal role of the property management industry in building harmonious communities.

In the field of environmental policies, HKAPMC was invited by the Environmental Protection Department to participate in multiple thematic meetings on the "Waste Reduction & Recycling Charter". We shared the industry's successful experiences in promoting waste reduction and resource recycling in housing estates and proposed specific solutions to increase resident's participation. We also actively encouraged member organizations to sign the charter, jointly advocating for Hong Kong's environmental initiatives.

## Pursuing Professional Excellence: Training & Innovation

To address industry talent demands, HKAPMC supports the Vocational Training Council (VTC) in launching the *Full-time Higher Diploma in Property Management* and serves as a supporting organization for the *Vocational Professionals Admission Scheme (VPAS)*, attracting non-local students, including those from Mainland China and other countries. The Association will also provide employment matching support.

In terms of technological advancement, we visited *Huawei's Dongguan R&D Headquarters Smart Campus*, the *Construction Innovation and Technology Application Centre (CITAC)* of the Construction Industry Council (CIC), and the Hong Kong Productivity Council (HKPC) to explore applications of *AI-powered patrol systems, new-quality productivity management systems, and modular construction technologies respectively*.

Additionally, we have organized over 12 CPD seminars throughout the year. Among them, the seminar on "*FEHD's New Measures on Strengthening Regulation of Private Pool Lifeguards*", co-hosted with the *Food and Environmental Hygiene Department (FEHD)*, the *Property Management Services Authority (PMSA)*, and the *Hong Kong China Life Saving Society (HKLSS)*, attracted over 200 industry practitioners, effectively enhancing the sector's ability to adapt to the new regulations.

## Enhancing Member Engagement: Vitality & Solidarity

The property management sector has demonstrated remarkable vitality and solidarity through a series of high-profile events launched by HKAPMC last year. HKAPMC's football team showcased exceptional teamwork in four annual friendly matches, including the Western Kowloon Police, Seiko Veteran Team, Bank of China (Hong Kong) Team, and Hong Yip Service Co Ltd Team. Further strengthening industry ties, the Hong Kong Housing, Property & Facility Management Alliance hosted its 2025 Joint Spring Festival Dinner, gathering over 300 industry leaders. The event was graced by the presence of Ms. Alice Mak, SBS, JP, Secretary for Home and Youth Affairs, alongside government officials and guests, reaffirming our pivotal role in fostering cross-body collaboration.

The biennial **Quality Property & Facility Management Awards 2024 (QPFMA)**, co-organized by the Hong Kong Institute of Surveyors (Property & Facility Management Division) and HKAPMC, set a new benchmark for excellence. This year's edition introduced a thematic award which achieved the best result in establishing a wellness harmony community. The awards garnered unprecedented participation, with **196 nominations**— a record high. The prestigious ceremony welcomed over **800 attendees**, including Ms. Winnie Ho, JP, Secretary for Housing, as the Guest of Honor, alongside esteemed judges and industry leaders, celebrating the recognition of **55 outstanding awardees**.

These initiatives serve as pivotal platforms for knowledge exchange, reinforcing the property management sector's integral role in Hong Kong's societal development. By fostering experience-sharing and consensus-building, we collectively drive the industry towards greater professionalism and efficiency. Moving forward, we remain committed to delivering high-quality events that deepen collaboration among members and elevate the sector's societal impact.



## Shouldering Social Responsibility: Creating a Sustainable Future

HKAPMC actively supports the government's "Carbon Neutrality" goal and was invited by the Environment and Ecology Bureau to serve as a member of a subcommittee under the "Council for Carbon Neutrality and Sustainable Development", dedicated to advancing strategies for achieving carbon neutrality. We encourage member companies to participate in the "Green Power Hike" Property Management Cup, promoting green living through the event and donating all proceeds to support the environmental education initiatives of "Green Power", contributing to ecological conservation.

In terms of community care, HKAPMC was invited by the Hong Kong Council Of Social Service to share insights on elderly-friendly estate management at the "S+ Summit and Expo". Additionally, we served as guest speakers in thematic forums on **"Building a Compassion-Community: Multiperspectives of Dying-in-place"** and **"Co-creation Series Living Well: Social Service & Property Management"** respectively. The event was honored by the presence of Mr. Tai Sheung-shing, JP, Deputy Secretary for Housing, reflecting the government and industry's commitment to social inclusion. We will continue to collaborate with all sectors to build a more livable and sustainable future.

## Professional Practice Exchange & Collaboration

HKAPMC has been actively promoting exchanges and collaborations with property management counterparts in Mainland China. We were honored to host a delegation from the Shanghai Property Management Industry Association, engaging in in-depth discussions on operational models, service standards, and talent development within the industry. To provide the visiting delegates with a comprehensive understanding of Hong Kong's property management practices, we arranged site visits to representative property projects, offering hands-on insights into Hong Kong's professional expertise and innovative approaches.

Additionally, we welcomed the Xiamen Housing and Construction Bureau for an on-site inspection, focusing on forward-looking topics such as the application of smart property management systems, best practices in repairing and maintaining older communities, and green building management. These interactions facilitated valuable professional exchanges and knowledge sharing between the two regions.

These fruitful engagements have not only strengthened our ties with Mainland peers but have also opened new opportunities for collaboration in talent development, technological innovation, and service standardization.

## Enhancing Public Awareness through Media Engagement

Over the last year, HKAPMC has actively disseminated professional knowledge through diverse media platforms to enhance public understanding of the property management industry. Regarding media interviews, we were invited to prominent programs such as i-Cable News' *Property Outlook*, HOY TV, and Metro Radio's *Metroland*, where we provided accessible explanations on key amendments to the Building Management Ordinance — addressing challenges faced by the industry prior to the revisions and post-implementation measures. The broadcasts sparked extensive discussions within the sector and significantly improved the general public's awareness of owners' corporation operations. Additionally, the Association contributed insights on municipal solid waste charging policies in Legislator Tony Tse's and Mr. Shih Wing-ching's programs.

HKAPMC participated in ViuTV's *Now Report* documentary series to conduct an in-depth analysis of the "Joint Property Management" model. We showcased successful cases of this innovative approach in enhancing efficiency for older district buildings and proposed actionable recommendations for expanding its application. These media collaborations not only reinforced the Association's professional image but also advanced the adoption of industry's best practices.

## Press Releases: Policy Response & Industry Advocacy

HKAPMC actively responded to government policies by issuing press releases regarding the Food and Environmental Hygiene Department's implemented new measures from May 19 to strengthen regulation of life-saving attendants at private swimming pools, reaffirming the industry's stringent standards for pool safety management. This statement received extensive coverage in major media outlets including Hong Kong Economic Times, Ming Pao, Wen Wei Po, and The Headline Daily, effectively communicating to the public our commitment to ensuring swimmer safety while further strengthening the professional image and social responsibility of the property management industry.

HKAPMC expressed support for the government's decision to postpone the Municipal Solid Waste Charging Scheme, as this allows all stakeholders to better understand the operational procedures. We commended the Environment and Ecology Bureau for its responsiveness to public opinion and policy optimization, and we will continue to support the Environmental Protection Department's goals of promoting waste reduction at source and improving recycling rates to jointly implement environmental protection measures.

These media interactions have expanded HKAPMC's social influence and provided the public with valuable property management knowledge, demonstrating our commitment to industry education and public communication. Moving forward, we will continue to utilize diverse media channels to disseminate professional and accurate industry information to the general public, promote the widespread understanding of property management knowledge, and ultimately enhance the overall quality of living environments.

## The Way Forward: Building Our Future Together

"Professional Management Benefits the Community; Caring and Inclusion Builds our Future" - this is not merely our theme for the year, but the core value that the Hong Kong Association of Property Management Companies has consistently upheld throughout our 35-year journey. As we reflect on the past year, we have witnessed the dedication and progress our industry has made in professionalization, technological innovation, and social responsibility.

In this era of rapid technological advancement and social transformation, the property management industry faces unprecedented opportunities and challenges. We firmly believe that only by adhering to professional standards, committing to innovative reforms, while keeping the needs of society at heart, can we truly fulfil our mission to "benefit the community and build the future".

As we celebrate the 35<sup>th</sup> Anniversary of our Association, we extend our heartfelt gratitude to all our members, government departments, and industry partners for their longstanding support. Your participation and contribution have been the driving force behind our industry's progress. We sincerely invite all members to continue align with our endeavor and work with us to create an even more brilliant future for Hong Kong's property management industry!

President  
Sr Dr. CHENG Kam-wah, Edmond



二零二四年度足球比賽

本會二零二四年度足球比賽的初賽及決賽分別於十月二十六日及十一月二日假慈雲山中央遊樂場足球場舉行，共有二十一間物業管理公司報名派隊參加。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 2024

The preliminary and final matches of the Annual Football Challenge Tournament 2024 were held on 26 October and 2 November respectively at Tsz Wan Shan Central Playground 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	中國海外物業服務有限公司	Champion	China Overseas Property Services Limited
亞軍	創毅物業服務顧問有限公司	1st Runner-up	Creative Property Services Consultants Limited
季軍	啟勝管理服務有限公司	2nd Runner-up	Kai Shing Management Services Limited
殿軍	昇捷管理服務有限公司	3rd Runner-up	Synergis Management Services Limited

銀盃賽		Silver Cup	
冠軍	康業服務有限公司	Champion	Hong Yip Service Company Limited
亞軍	領展物業管理有限公司	1st Runner-up	Link Property Management Services Limited
季軍	第一太平戴維斯物業管理有限公司	2nd Runner-up	Savills Property Management Limited
殿軍	高衛物業管理有限公司	3rd Runner-up	Goodwell Property Management Limited

神射手		Best Scorer	
林富貴	啟勝管理服務有限公司	LAM Fu Kwai	Kai Shing Management Services Limited

政府部門邀請賽		Government Department Invitation Cup	
冠軍	香港消防處	Champion	Hong Kong Fire Services Department
亞軍	康樂及文化事務署	1st Runner-up	Leisure and Cultural Services Department
季軍	香港警務處	2nd Runner-up	Hong Kong Police Force
殿軍	醫療輔助隊	3rd Runner-up	Auxiliary Medical Service



前排（由左至右）：

陳志球博士 — 前會長暨紀律委員會主席  
鄭錦華博士，測量師 — 會長  
趙琨工程師 — 活動委員會主席  
陳文瀚先生 — 副消防總長（九龍）

First Row (from left to right):

Dr. Johnnie CHAN (Past President and Chairman of Disciplinary Committee)  
Sr Dr. Edmond CHENG (President)  
Ir Nelson CHIU (Chairman of Activities Committee)  
Mr. Steven CHAN (Deputy Chief Fire Officer – Kowloon)





神射手得主：  
林富貴 — 啟勝管理服務有限公司

Best Scorer:  
LAM Fu Kwai - Kai Shing Management  
Services Limited

香港物業管理公司協會金盃賽冠軍：  
中國海外物業服務有限公司

The Champion of HKAPMC Gold Cup:  
China Overseas Property Services Limited



香港物業管理公司協會銀盃賽冠軍： The Champion of HKAPMC Silver Cup:  
康業服務有限公司 Hong Yip Service Company Limited



政府部門邀請賽冠軍： The Champion of Government Department Invitation Cup:  
香港消防處 Hong Kong Fire Services Department

活動委員會主席  
趙琨工程師  
Ir CHIU Kwan, Nelson  
Chairman  
Activities Committee



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, JP

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. CHAN Chi-kau, Johnnie, SBS, BBS, JP  
Chairman  
Disciplinary Committee

作為香港物業管理公司協會 < 教育及培訓委員會 > 主席，本人謹呈上 2024-2025 年度主席報告。承襲本團隊自 2021 年奠定的基礎，我們致力以創新培訓提升香港物業管理服務水平。因應技術與行業標準的快速演變，我們持續優化培訓計劃，確保所有參與者都能便捷靈活地參與培訓活動。過去一年，我們成功舉辦了十場研討會和網絡研討會，吸引了超過三千名從業員參與。這些活動緊扣行業關鍵議題，助同業有效應對不斷湧現的新挑戰。

自 2024 年初起，我們的培訓項目持續獲物業管理服務局 (PMSA) 認可為持續專業發展 (CPD) 策劃項目。此認可彰顯了我們提供符合行業標準之高質素教育內容的承諾。會員可透過參與本協會的培訓滿足持續專業培訓時數要求，過程得以簡化，更便利從業員獲取專業資訊。

我們致力協助會員掌握最新法規動態。我們榮幸邀請到鍾沛林律師行陳家樂先生，擔任 2025 年 3 月 28 日《建築管理（修訂）條例》研討會的主講嘉賓。該研討會吸引了逾 700 名從業員透過線上線下方式踴躍參與，成功闡明該條例將於 2025 年 7 月 13 日生效所帶來的關鍵變更及其對行業的影響。

政府部門及非政府組織的合作，對我們培訓計劃的成功亦至關重要。我們衷心感謝機電工程署 (EMSD)、市區重建局 (URA)、房屋署及廉政公署的鼎力支持與協作。

回顧過去一年，我們為推動香港物業管理標準提升所取得的進展深感自豪。本人謹此向全體會員及合作夥伴致以由衷謝忱，感謝他們的不懈支持與貢獻。我們將繼續攜手同行，共塑物業管理未來，促進行業持續繁榮。

展望新一年，我們期待開展更多具影響力的培訓項目，讓會員獲取所需知識與技能，從容應對物業管理行業的日新月異。





As the Chairman of the Education and Training Committee of the Hong Kong Association of Property Management Companies (HKAPMC), I am honored to present the Chairman's Report for the year 2024-2025. Building on the momentum established since 2021, we remain dedicated to enhancing property management services in Hong Kong through innovative training and educational initiatives.

In response to the rapid evolution of technology and industry standards, we refined our training programs to ensure accessibility and flexibility for all participants. Over the past year, we have successfully organized ten seminars and webinars, attracting over 3,000 professionals who are passionate about advancing their skills and knowledge. These sessions addressed critical topics relevant to our industry, ensuring that our members are well-equipped to tackle emerging challenges.

Since the beginning of 2024, our training offerings have retained their status as recognized Continuing Professional Development (CPD) programs by the Property Management Services Authority (PMSA). This endorsement underscores our commitment to deliver high-quality educational content that meets industry standards. Our members can fulfil their CPD requirements through HKAPMC trainings, simplifying the process and enhancing access for all practitioners.

Furthermore, we have coordinated seminars that highlight essential topics related to building maintenance, as well as keeping our members informed of the latest regulatory updates. It was our honor to have Mr. Jason Chan from Chung & Kwan as the facilitator for the seminar on the Building Management (Amendment) Ordinance on 28 March 2025, which received overwhelming responses with over 700 practitioners attending in-person and online. This session effectively clarified the significant changes impacting the industry before the Ordinance takes effect on 13 July 2025.

Our partnerships with Government Departments and NGOs have also been vital to the success of our training initiatives. We extend our sincere gratitude to the Electrical and Mechanical Services Department (EMSD), Urban Renewal Authority (URA), Housing Department and ICAC for their continued collaboration.

Reflecting on our achievements over the past year, we take pride in the progress made in enhancing property management standards in Hong Kong. I extend my heartfelt gratitude to our members and partners for their unwavering support and contributions. Together, we will continue to shape the future of property management, ensuring a sustainable and prosperous industry for generations to come.



以下是 2024–2025 年組織的研討會：  
The seminars organized in 2024-2025 are listed as follows：

日期 Date	內容 Topics
17/7/2024	2024 年機電工程署能源效益與節約 EMSD Energy Efficiency & Conservation 2024
8/8/2024	無人機在建築外牆檢測中的應用 Application of Drones in Inspection of Building External Walls
20/9/2024	樹木維護：朱紅毛斑蛾的識別與防治 Tree Maintenance: Identification of Phauda Flammans and Its Control Strategies
29/11/2024	市區重建局 — 維修手冊 Urban Renewal Authority - Maintenance Manual
17/1/2025	天然石材的使用與維護簡介 Introduction to the Use of Natural Stones and their Maintenance
21/2/2025	自願樓宇評審計劃 Voluntary Building Assessment Scheme (VBAS)
14/3/2025	物業及設施管理中的「幸福設計」指引 Introduction of "Well Being" Concept in Property and Facility Management
28/3/2025	《2024 年建築物管理（修訂）條例》— 主要修訂內容 The Building Management (Amendment) Ordinance 2024 - Major Amendments
25/4/2025	物聯網數碼顯示屏保安指南 — 潛在安全風險與緩解措施 IoT Digital Signage - Potential Security Risks and Mitigations
14/5/2025	中華電力 — 減碳與極端天氣的應變能力 Drive Decarbonization and Enhance Extreme Weather Resilience by CLP Power Hong Kong

We look forward to another year of impactful training that will empower our members with the knowledge and skills they need to navigate the evolving landscape of property management with confidence.

教育及培訓委員會主席  
王嘉鍵先生

Mr. WONG Ka-kin, Ken  
Chairman  
Education and Training Committee



香港物業管理公司協會一直致力於匯聚業界智慧，積極舉辦多元形式的交流活動，例如實地考察、訪問參觀、線上和線下座談及研討會等，為會員公司提供多方面的先進物業業務相關科技和產品，協助拓寬視野、突破傳統管理模式的瓶頸。

我們已於去年 11 月 25 日組織會員公司訪問香港生產力促進局，在作為試點的錦繡花園考察了無人自動駕駛巴士、儲能裝置和其他智能物管應用產品。考察後，協會進一步舉辦了數次線上和實體簡介會和研討會，系統地說明香港政府為業界引進物管領域科技提供的資助基金申請細則、技術補貼範疇及落地流程，協助會員降低技術轉型門檻。此外，本會於今年 1 月 21 日組織會員公司前往中國科技龍頭華為公司位於松山湖的基地，實地考察其在物業管理領域應用的多項前沿科技，包括人工智能及物聯網設備在保安、清潔及維修保養等方面的應用。參與會員普遍反映收穫良多，獲益匪淺。

未來，對外事務委員會將繼續秉持推動行業創新發展的核心使命，致力於構建物業管理行業與前沿科技公司的全維度交流與協作生態，希望會員們多多參與支持。

對外事務委員會主席  
李春犁測量師



The Hong Kong Association of Property Management Companies (HKAPMC) has consistently dedicated itself to gathering industry wisdom and actively organizing diverse exchange activities, including site visits, tours, online/offline seminars and workshops, to provide member companies with advanced technologies and products related to property management. These initiatives aim to broaden industry perspectives and break through the limitations of traditional management models.

On November 25, 2024, we organized a member company visit to the Hong Kong Productivity Council (HKPC) and then visited Fairview Park, where participants explored advanced smart property management applications such as autonomous driving buses, energy storage systems, and other smart property management applications in the pilot project. Following the visit, the Association organized a series of online and offline briefings and seminars to provide a systematic interpretation of the Hong Kong government's funding application guidelines for technology adoption in the property management sector. These sessions addressed technical subsidy categories and implementation procedures, assisting members in overcoming barriers to technological transformation. Additionally, on January 21, 2025, we facilitated a delegation to Huawei's Songshan Lake Base in China, where members witnessed the integration of AI, IoT, and other frontier technologies in security, cleaning, facility maintenance and repair, etc. Participating members generally reported significant benefits from this experience.

Looking ahead, the HKAPMC External Affairs Committee will continue to uphold its core mission of promoting innovative development in the industry. We aim to establish a comprehensive ecosystem for cross-sector collaboration between property management and technology firms. Member engagement and participation are vital to our collective success in shaping a smarter, more sustainable future for Hong Kong's property management sector.

Sr LEE Chun-lai, Andrew  
Chairman  
External Affairs Committee

「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 2024 年 8 月至 2025 年 7 月期間，新加入 4 間會員公司，分別為「佳富物業服務有限公司」、「恆隆管理服務（香港）有限公司」、「惠信物業管理有限公司」及「華潤物流（百適企業）有限公司」。

截至今年 7 月，協會共有 113 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  
余耀宗先生

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 8/2024 – 7/2025, four companies were accepted as Member companies, namely Kai Fu Property Services Company Limited, Hang Lung Management Services (HK) Limited, Residential Management Services Limited and China Resources Logistics (Pak Sik Enterprises) Limited.

As of Jul this year, the Association has 113 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.

Mr. YU Yiu-chung, Herman  
Chairman  
Membership Committee

專業實務委員會就物業管理行業相關議題及政策積極發表意見，以維護業界權益。2024/2025 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：

- 出席由環境及生態局主持的會議，就「減廢回收約章」及「延後都市固體廢物收費」發表意見；
- 向食物環境衛生署就「私人泳池救生員監管」的新法規提供意見；
- 向「臨時製冷劑技術諮詢委員會」就相關法律草擬及工人培訓提供意見；
- 出席建造業議會會議，就「組裝合成化」及「建築資訊模型」於物業管理應用提供意見；
- 出席發展局會議，就建議修訂建築條例提供意見；
- 就「區域供冷系統」向環境及生態局提供意見；
- 向物業管理業監管局就工作守則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  
鄭正煒工程師，JP



The Professional Practice Committee has proactively expressed its views on policies in relation to the property management industry with the aim of protecting the interests of the industry. During the year of 2024/2025, the Professional Practice Committee submitted opinions to the Government and its representatives, and attended meetings with the Government and 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 convened by Environmental Protection Bureau and expressed views on the Waste Reduction and Recycling Charter and the suspension of the Municipal Solid Waste Charging Scheme;
- Expressed views on the new regulations and rules of Food and Environmental Hygiene Department regarding Private Swimming Pool Lifeguard Supervision;
- Participated in the Provisional Refrigerant Technical Advisory Committee and provided views on the formulation of the new legislation details and related training courses in the industry;
- Attended meetings of Construction Industry Council related to the Modular Integrated Construction and Building Information Modeling applicable to Property Management;
- Attended meetings with Development Bureau and provided views on the Proposed Amendment to the Building Ordinance;
- Expressed views to Environment and Ecology Bureau regarding the District Cooling System;
- Expressed views to Property Management Services Authority regarding Codes of Conduct and Best Practice Guide;
- Attended meetings and expressed views in the Security Services Training Board of Vocational Training Council;
- Attended meetings of Quality Building Assessment Panel of the Voluntary Building Assessment Scheme;
- Attended meetings of Development of Best Practices for Operation and Maintenance Service of E&M Assets convened by Electrical and Mechanical Services Department and provided views on organizing the motivation schemes, including the "Best Practice Award";
- 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 Occupational Safety and Health Council/Construction Industry Council, respectively;
- Attended meetings and expressed views to Home and Youth Affairs Bureau on the review of Building Management Ordinance;
- Attended meetings regularly with the respective government departments, including but not limited to Housing Authority, Fire Services Department, Hong Kong Police Force, Labor Department, to express views on operations affecting the Industry.

The Professional Practice Committee will continue to protect the interests of the property management industry by offering constructive and professional advice to the related organizations and setting up effective communication platforms with the related Government bodies to enhance the professional status of the Association and the property management industry as a whole.

Ir KWONG Ching-wai, Alkin, JP  
Chairman  
Professional Practice Committee

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」。

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 organizations 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.

I would like to extend my heartfelt gratitude to all members for their staunch support and active participation in the events and activities organized by the Association and I look forward to your continued support in the coming years.

Sr KAM Siu-lam, Angel  
Chairlady  
Public Relations Committee

2025 年度，出版事務委員會持續優化現有溝通平台，透過既有渠道加強與會員的聯繫。我們專注於提升資訊品質，協助會員在物業管理領域掌握最新發展動態。

2025 年是「香港物業管理公司協會」成立 35 周年的重要里程碑。為紀念這一特殊時刻，協會特別邀請歷任會長聚首一堂，拍攝團體合照，並將此珍貴影像刊登於《2025 周年紀念年刊》中，與全體會員分享這份喜悅。此外，我們亦誠邀歷任會長撰寫賀辭，為協會及會員送上勉勵與祝福，共同見證協會 35 年來的成長與成就。

在政策參與方面，本會於 2024 年 9 月就香港特別行政區《行政長官 2024 年施政報告》向政府提交專業意見，持續為業界發聲。

為加強與社會各界的聯繫，本會定期更新網站內容 ([www.hkapmc.org.hk](http://www.hkapmc.org.hk))，並透過電郵 ([office@hkapmc.org.hk](mailto:office@hkapmc.org.hk)) 廣納會員及公眾對物業管理業的意見，進一步提升協會的專業形象與影響力。

展望來年，出版事務委員會將在現有基礎上精益求精，以更務實的方式服務會員，促進業界交流與發展。

出版事務委員會主席  
周駿齡先生

In year 2025, the Publication Committee was dedicated to enhancing our existing communication platforms and strengthening members' engagement through various channels. We focused on improving the sharing information quality and keeping members well-informed of the recent advancements in the property management industry.

The year 2025 is our remarkable milestone - the 35<sup>th</sup> Anniversary of the Hong Kong Association of Property Management Companies (HKAPMC). In our 2025 Commemorative Yearbook, we documented the historic assembly of all Past Presidents for a group shot to honor this momentous anniversary. In addition, the former presidents sent congrats, shared their insights and blessings to commemorate the 35 years of development and success of the Association.

In September 2024, the Association submitted professional recommendations to the Hong Kong SAR Government regarding The Chief Executive's 2024 Policy Address, in order to further advance the industry's interests in the policy participation.

To further improve our professional image and influence, we regularly updated our website ([www.hkapmc.org.hk](http://www.hkapmc.org.hk)), invited members and the general public to send feedback to us via emails ([office@hkapmc.org.hk](mailto:office@hkapmc.org.hk)).

In the future, the Publication Committee is committed to enhancing our services and promoting industry information exchange to better serve our members.

Mr. CHOW Chun-ling, Kenny  
Chairman  
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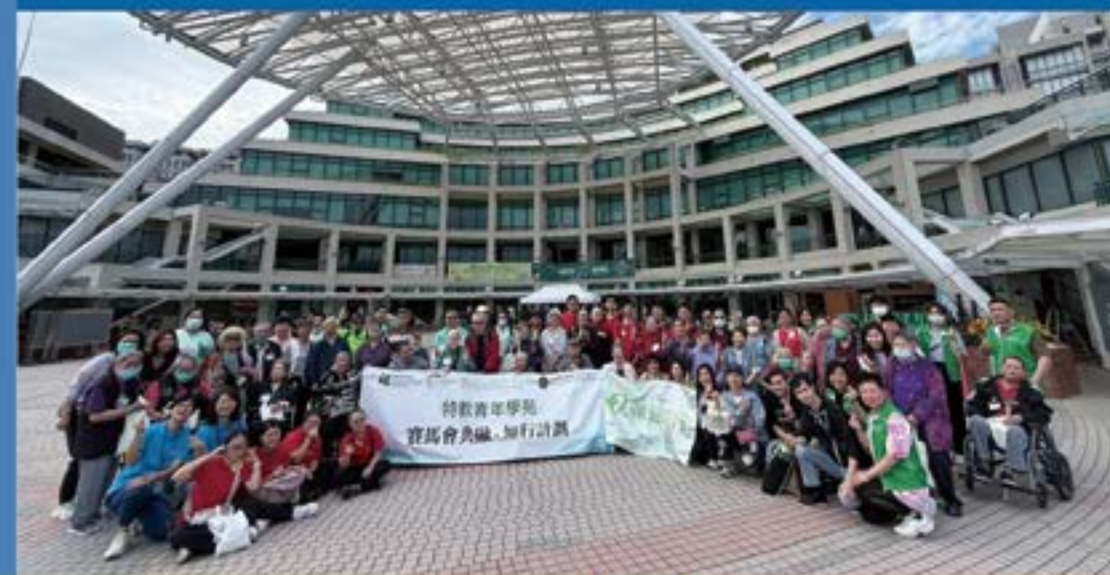
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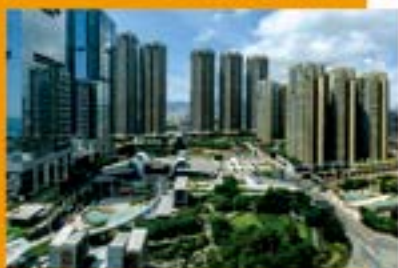
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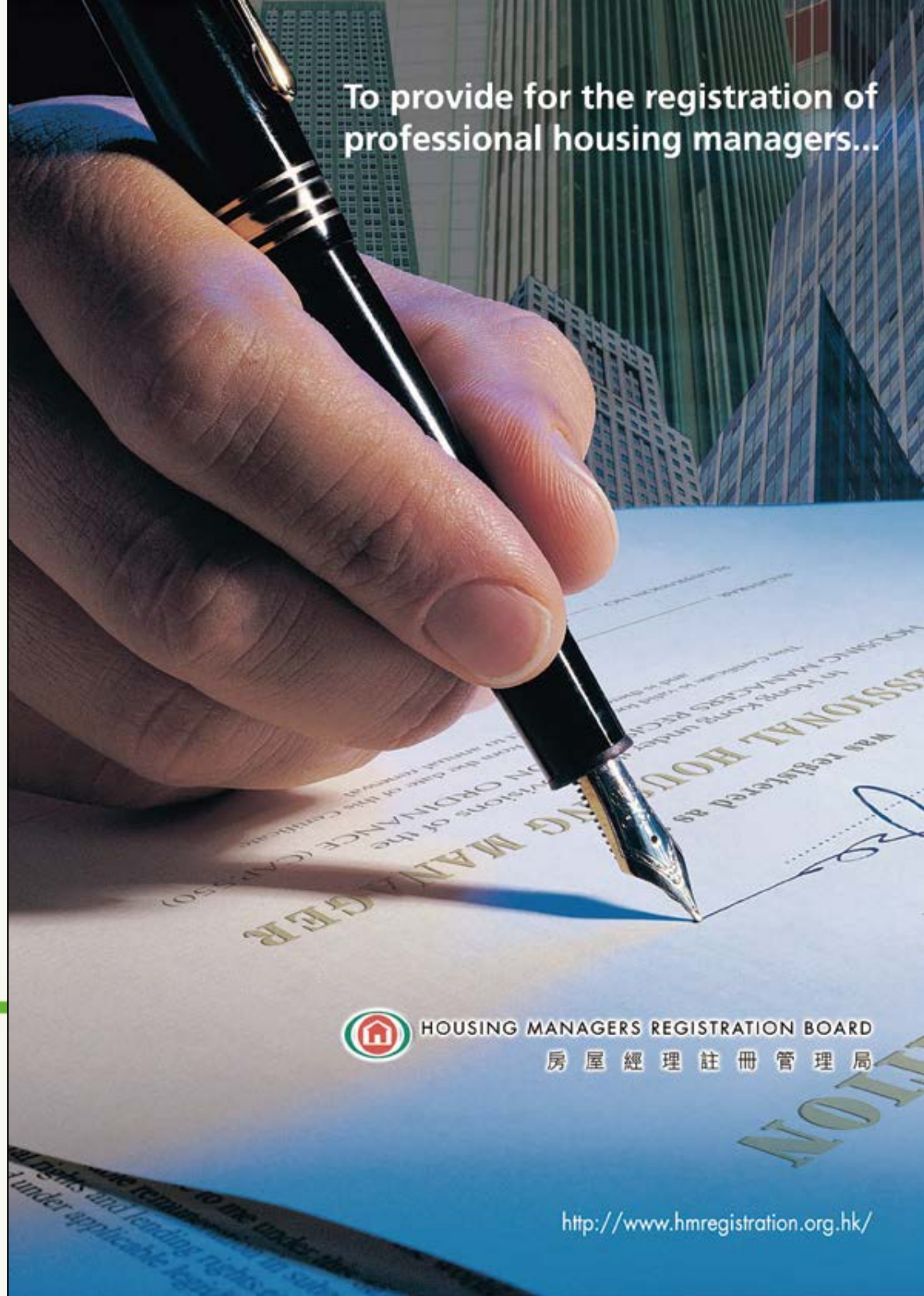


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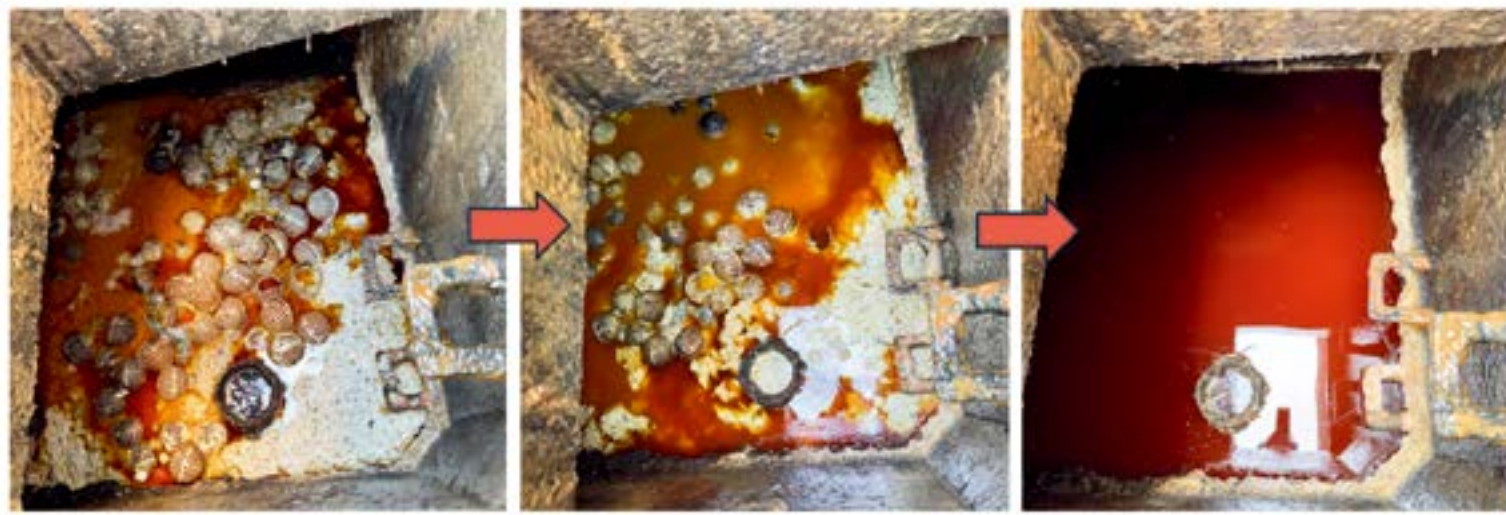
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