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

智慧管理
規劃未來



2025 - 2026 YEARBOOK 年報



KAI SHING
MANAGEMENT SERVICES
啟勝管理服務
新鴻基地產集團成員
Member of Sun Hung Kai Properties Group
PMC Licence No:C-499163

Supreme 超卓管理服務有限公司
Supreme Management Services Limited
PMC Licence Number: C-433827

WESPIRE
LIVING LTD
PMC Licence Number: C-541376

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協會資料
About HKAPMC



創會歷史及宗旨
History and Objectives

香港物業管理公司協會有限公司於一九九零年一月成立，以提升物業管理行業之專業水平為宗旨，並代表各會員參與政府及其他相關團體在物業管理方面之交流諮詢、討論及研究。協會經常向會員提供專業講座及安排論壇，更鼓勵專業管理公司之間相互交流，以提高及增進服務水平；亦備有監管會員的專業守則，以保障業主、住戶、公眾人士的權益。協會現時擁有 110 個公司會員，業務覆蓋香港 70% 以上的聘任物管公司的住宅單位、各類工業和商業大廈、停車場和私人及政府設施。

本會的宗旨及目標如下：

- 建立及改善物業及多層大廈管理之專業水平；
- 向香港政府及有關團體組織提供物業管理方法之專業意見；
- 制定及監管會員之專業守則以保障公眾人士之權益；
- 鼓勵專業管理公司之間相互合作、提高及增進服務水平；
- 向會員及有意從事物業管理之人士提供專業訓練；及
- 代表各會員參與政府及其他相關團體在物業管理方面之諮詢、討論及研究。

The Hong Kong Association of Property Management Companies, Limited (the Association) was founded in January 1990 with the aim of maintaining the standards of professional property management, and to provide its members with the benefit of a representative negotiating body in discussions with government or other bodies relating to the interests, rights, powers and privileges of the members, or other matters of common interest. The Association promotes continuing education to its members and other interested parties, to cooperate with similar 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 110 members who provide quality service for over 70% of the resident units, various commercial buildings, car parks, and private and government facilities in Hong Kong among those that hire property management companies.

Principal aims and objectives of the Association are:

- To establish, improve and maintain standards for the professional management of land property and multi-storey buildings;
- 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 management;
- To safeguard public interest by effective supervision of the membership of the Association and implementation of a code of conduct;
- To encourage professional management companies to associate for the purposes of co-operation, and to enhance and improve service standards;
- To promote the education and training to its members and those who are interested in the profession; and
- To provide for the benefit of members a representative negotiating body in any discussion with government or other bodies relating to the interests, rights, powers and privileges of the members or other matters of common interest.

會員資格
Membership

協會之公司會員包括本港著名物業管理公司，亦同時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，會員可通過協會向各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 — 在香港有兩年以上以實際樓宇管理經驗；及

二．該公司現時已管理：
- 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 issues 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 Association that:

1. **In the case of a firm,** a partner of the firm has over five years' proven property management experience or, **in the case of a corporation,** the corporation has over two years' experience in managing properties in Hong Kong; and

2. **The firm or corporation is managing:**
   - Over 1,000 residential units; or
   - Over 30,000 sq. m of industrial space; or
   - Over 10,000 sq. m of commercial space.

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

管理實務及委員會
Management and Committees

協會之政策、工作方針及日常管理實務，乃由一個以二十一間會員公司代表所組成之理事會負責草擬、推行及監管。此二十一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。協會屬下各委員會包括：

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。

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。

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五．會籍事務委員會

- 建立及提升理事會與各會員，與及會員之間的關係。
- 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．出版事務委員會

- 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。

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管理實務及委員會
Management and Committees

The policy, working directions and practices of the Association are stipulated, implemented and monitored by The Council, which consists of representatives from 21 full member companies elected by all members.

While the services of the Association are undertaken by a number of committees, the daily administration of it is coordinated by the Secretariat. They include:

1. Activities Committee

- Organization of programmes and activities for the benefits of the members including seminars, luncheon talks, visits, sports and recreational activities, annual dinner, etc
- Organization of joint venture programmes and activities with other, professional bodies, government departments and related organizations.

2. Disciplinary Committee

- Enforcement of Codes of Conduct and management procedures.
- Investigation of complaints and allegations against member companies for breaching of the Codes of Conduct.
- Implementation of disciplinary procedures.
- Review the Codes of Conduct and recommend for amendments for the Association.

3. Education and Training Committee

- Examination of the roles of the Association in providing further education and training for employees of the members and to make recommendations about improvements and developments that might be made in the future.
- Communication of information on educational issues to the members.
- Provision of specific training programmes with academic institutions and other professional bodies.
- Organization of educational seminars, talks and programmes.

4. External Affairs Committee

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

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5. Membership Committee

- Establishment and enhancement of relationship 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 the Hong Kong SAR on related issues that may have effects on members of the Association.
- Preparation of advisory guidelines and circulars on specific topics for members' information and reference.
- Production of advisory circulars on special topics to members.

7. Public Relations Committee

- Promotion of the Association's service objectives.
- Promotion of the Association's profile and importance within the Hong Kong society.
- Establishment of mutual understanding and relationship with external organizations.
- Coordination of events, programmes and activities.
- Maintenance of media relations and exposure.

8. Publication Committee

- Coordination and publication of all reports and publications for the Association.
- Maintenance and updating of the Association's website regularly.
- Production of Newsletters and Annual Year Books.
- Publication of various printed matters for specific events and occasions.

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會員守則
Code of Conduct

介紹

香港物業管理公司協會有限公司各會員均受其組織章程大綱及本會員守則約束，後者將促進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有限公司的最低標準，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有限公司要求回答他的行為是否符合會員守則的問題。如果他的行為被發現違反本守則或本協會的宗旨，可被譴責、暫停或開除。

行為準則

為了維持高水準的專業水準，本協會的會員應遵守以下規則：

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

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

會員守則
Code of Conduct

Introduction

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

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

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

Principles Of Conduct

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

- A member shall faithfully carry out the duties which he undertakes, and shall have proper regard for the interests both of those who commission him, and of those who may be expected to use or enjoy his services.
- A member shall endeavour to contribute through his work to the advancement of good property management.
- A member shall not knowingly undertake any work beyond his resources or beyond his ability.
- A member shall not subcommission work for which he has been commissioned without the agreement of his client, or without defining the respective responsibilities of all concerned.
- A member shall not disclose confidential information imparted by actual or potential clients without their expressed consent.

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- 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 aswould, or might, breach these rules.
- Should a member find that his interests, whether contractual or personal, conflict so as to risk a breach of this Code, he shall, as circumstances may require, either declare it and obtain the agreement of the parties concerned to the continuance of his engagement, or withdraw from the situation or remove the source of conflict.
- A member shall inform his client in advance of the conditions of engagement and the scale of charges, agree with his client that those conditions shall form the basis of his appointment, and shall not demand or accept any other payment or consideration for the duties entrusted to him, whether from the client or any other person or entity.
- A member shall not maliciously endeavour to discredit other members of the HKAPMC.
- A member shall abide by the Practice Notes on professional conduct issued from time to time by the Council of the HKAPMC.

The HKAPMC upholds the principle of fair play in business and an honourable standard of professional ethics. The framework for a standard of business ethics is provided by Section 9 of the Prevention of Bribery Ordinance. Members of the HKAPMC should ensure that they, as well as their employees, fully understand and comply with these legal provisions.

會員 Full Members

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
康居物業管理有限公司 Country House Property Management Limited	2399 6245
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

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會員 Full Members

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
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
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
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

會員 Full Members

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

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公司（按英文名稱次序排列） Company Name (in alphabetical order)	電話 Tel
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	29837717
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 1830
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
保利（香港）物業管理有限公司 Poly (Hong Kong) Property Management Co., Limited	2810 6216
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
誠明物業管理有限公司 Senmax Property Management Ltd	2154 3131

會員 Full Members

公司（按英文名稱次序排列） Company Name (in alphabetical order)	電話 Tel
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
萬科物業服務（香港）有限公司 Vanke Service (Hong Kong) Co Ltd	2131 9231

2025 - 2026 YEARBOOK 年報
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會員 Full Members

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

附屬會員
Associate Members

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

2025 至 2027 年度理事會
The Council 2025 - 2027

會長
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

上屆會長
Immediate Past 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

2025 至 2027 年度理事會
The Council 2025 - 2027

副會長
Vice President



潘源航先生
Mr. POON Yuen-fong, Sanford

香港房屋協會
Hong Kong Housing Society

副會長
Vice President



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

義務秘書
Honorary Secretary



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

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

2025 - 2026 YEARBOOK 年報
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委員會主席
Committee Chairmen

紀律委員會主席
Chairman of Disciplinary Committee



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

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



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

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



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

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

2025 至 2027 年度理事會
The Council 2025 - 2027

理事
Council Members



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



張玉龍先生
Mr. CHEUNG Yuk-lung, Ivan

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



繆國相先生
Mr. MAU Kwok-sheung, Jeff

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



何春年先生
Mr. HO Chun-nin, Edwin

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



何俊賢先生
Mr. HO Chun-yin, Joe

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

理事會委任增補理事 任期 2025-2026
Additional appointed Council Members Term: 2025-2026



郭詩雅女士
Ms. KOWK Sze-nga, Esther

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



李國民先生
Mr. LEE Kwok-man, Calvin

民亮發展有限公司
Main Shine Development Ltd

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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
2023-2025	滙秀企業有限公司 Broadway-Nassau Investments Ltd	鄭錦華博士，測量師 Sr Dr. CHENG Kam-wah, Edmond

賀辭
Congratulatory Messages



賀辭 — 主禮嘉賓
Congratulatory Message – Guest of Honor



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

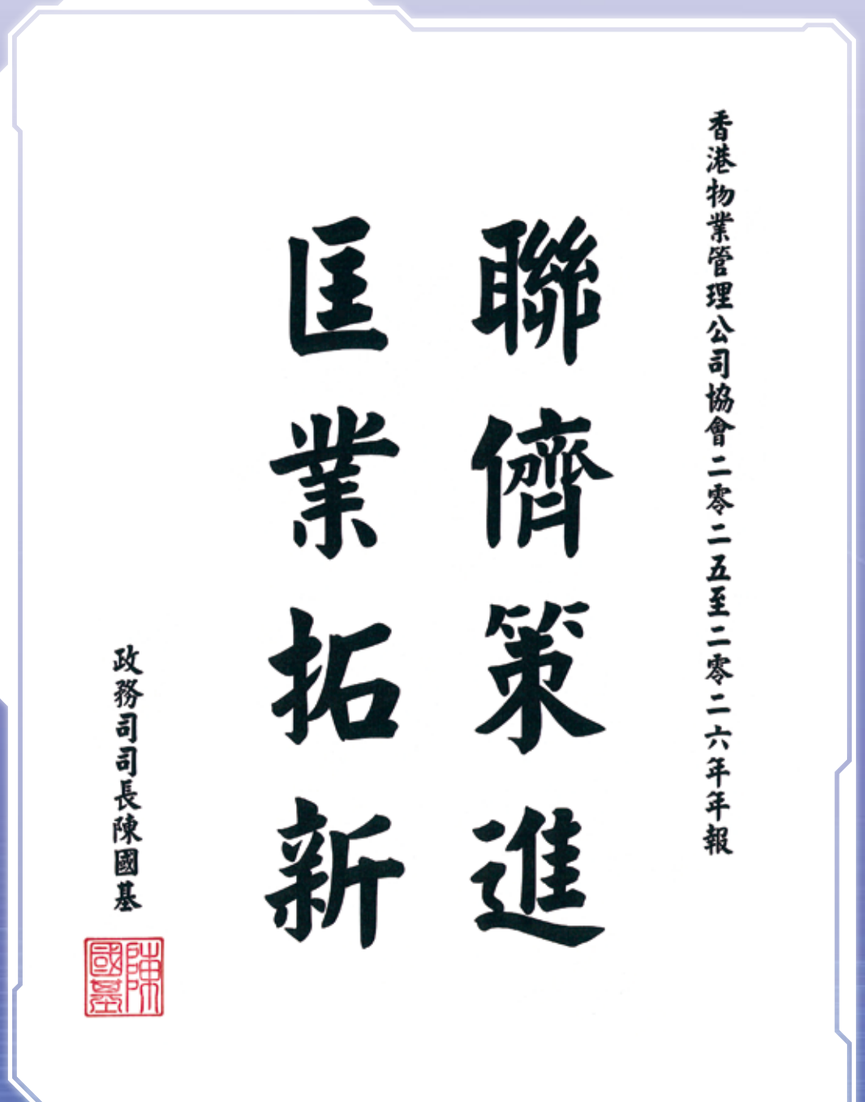
香港物業管理公司協會
二零二五至二零二六年年報

廣凝管彥
卓立楷模

民政及青年事務局局長麥美娟



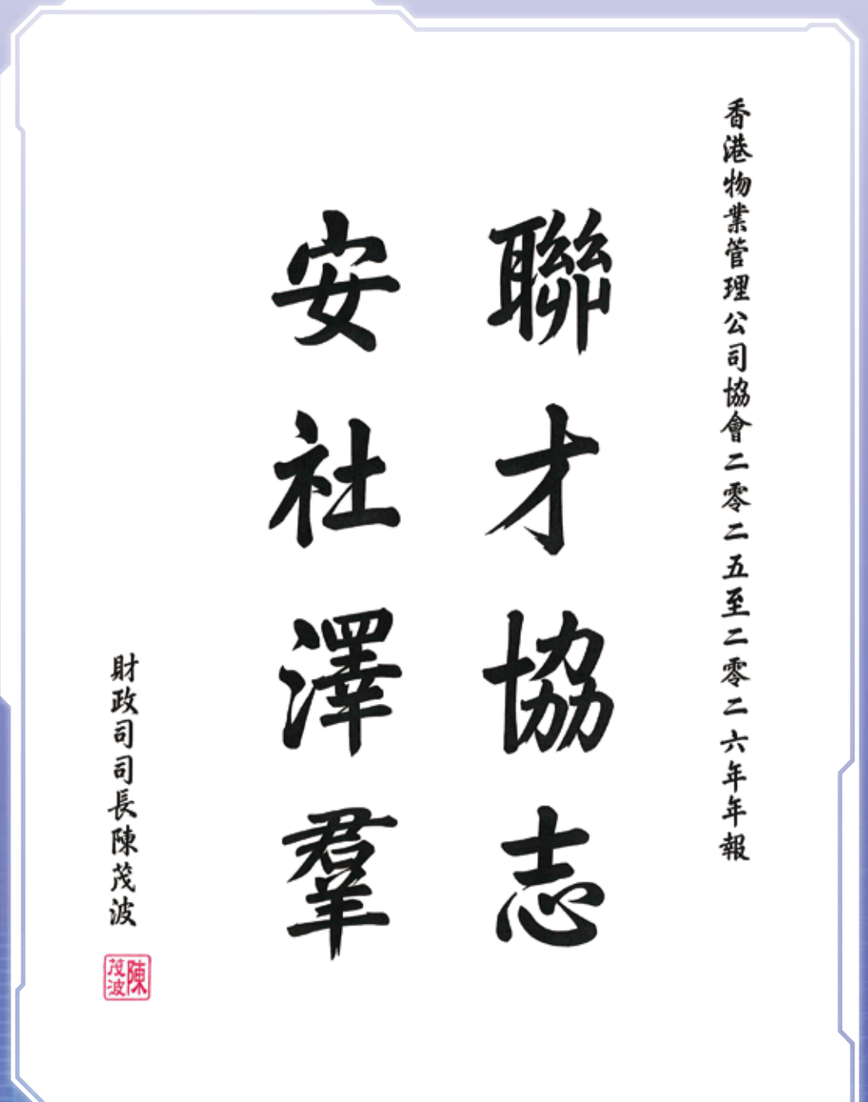
陳國基先生，GBS，IDSM，JP
The Hon Eric CHAN Kwok-ki, GBS, IDSM, JP



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陳茂波先生，大紫荊勳賢，GBS，MH，JP
The Hon Paul CHAN Mo-po, GBM, GBS, MH, JP





鄧炳強先生，GBS，PDSM，JP
Mr. TANG Ping-keung, GBS, PDSM, JP

香港物業管理公司協會二零二五至二零二六年年報

協善營峻宇
建香江

保安局局長鄧炳強



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

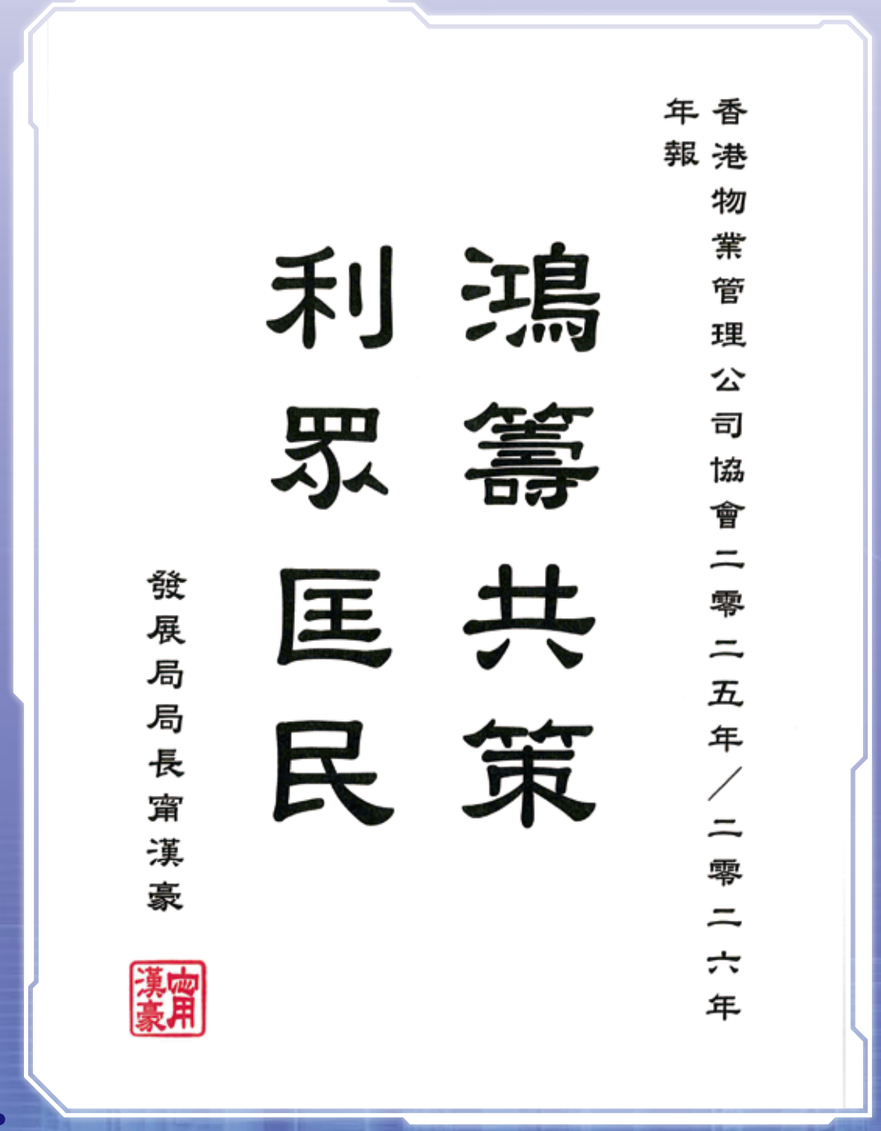
香港物業管理公司協會二零二五至二零二六年年報

節能築綠
智管萬家

環境及生態局局長謝展寰



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





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





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



香港物業管理公司協會二零二五至二零二六年年報

利臻優圖進
業匡居

公務員事務局局長楊何蓓茵

蔡若蓮博士，JP
Dr the Hon CHOI Yuk-lin, JP

香港物業管理公司協會
二零二五年至二零二六年年報

融通管業
德澤民生

教育局局長蔡若蓮



陳美寶女士，JP
The Hon Mable CHAN, JP

香港物業管理公司協會
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專才立範
管業揚輝

運輸及物流局局長陳美寶

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

香港物業管理公司協會
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廣聯同業
更上層樓

文化體育及旅遊局局長羅淑佩



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

恪守誠信 悅管業典範

香港物業管理公司協會二零二五年／二零二六年年報

香港特別行政區廉政專員胡英明



劉文君議員，JP
The Hon Julia LAU Man-kwan, JP

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

Congratulatory Message in Yearbook 2025/2026

The Hong Kong Association of Property Management Companies

On behalf of The Hong Kong Institute of Architects (HKIA), I would like to congratulate The Hong Kong Association of Property Management Companies Limited (HKAPMC) on publishing its Yearbook 2025/2026.

HKAPMC has consistently driven high professional standards in Hong Kong's property management sector. Through the hard work of its members, the Association continues to improve building management, promote sustainability, and enhance our built environment.

As Hong Kong evolves, teamwork across our industry is vital. I am confident that HKAPMC will continue to lead the field and build better communities for all.

Ar Hon Julia LAU, *FHKIA, CMILT, CStJ, JP*
Member of Legislative Council of the HKSAR,
Functional Constituency
Architectural, Surveying, Planning and Landscape
cum President of The Hong Kong Institute of Architects

www.hkia.net

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香港建築師學會駐北京代表處
北京市西城區白廣路4、6號B樓三層326
Room 326 3/F Building B No.4 and 6 Baiguang Road
Xicheng District Beijing 100053
T/F : +86 10 6357 6392 ; E : hkiabjo-sec@hkia.net



邱國鼎先生，JP
Mr. Tony YAU Kwok-ting, JP

路政署
HIGHWAYS DEPARTMENT

香港物業管理公司協會二零二五至二零二六年年報

聚賢籌策
興業利羣

路政署署長邱國鼎

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

土木工程拓展署
CEDD Civil Engineering and Development Department

土木工程拓展署署長
Director of Civil Engineering and Development

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

香港物業管理公司協會二零二五年至二零二六年年報

管業有道
安居惠民

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



黃恩諾先生，JP
Mr. Roger WONG Yan-lok, JP

香港物業管理公司協會二零二五至二零二六年年報

培才獻策

治業安羣

水務署署長黃恩諾



羅淦華先生，JP
Mr. Maurice LOO Kam-wah, JP

香港物業管理公司協會二零二五年至二零二六年年報

匯賢聚智

興業惠民

地政總署署長羅淦華



李翹彥先生，JP
Mr. Michael LI Kiu-yin, JP

建築署
Architectural Services Department

俊才合志
管策益羣

香港物業管理公司協會二零二五至二零二六年年報

建築署署長李翹彥

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何鎮雄先生，JP
Mr. HO Chun-hung, JP

崇專管廈
進策安民

香港物業管理公司協會
二零二五至二零二六年年報

屋宇署署長何鎮雄



潘國英先生，JP
Mr. POON Kwok-ying, JP

香港物業管理公司協會二零二五年／二零二六年年報

管理有方澤萬戶
基業長青耀香江

機電工程署署長 潘國英

機電工程署 EMSD

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蕭家賢先生，JP
Mr. Kevin SIU Ka-yin, JP

香港物業管理公司協會二零二五至二零二六年年報

羣賢匯智
廣廈同安

差餉物業估價署署長蕭家賢



施金獎先生，JP
Mr. Raymond SY Kim-cheung, JP



香港物業管理公司協會二零二五年至二零二六年年報

匯才管廈
匡社安羣

政府產業署署長施金獎

2025 - 2026 YEARBOOK 年報
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鍾麗玲女士，SBS
Ms. Ada CHUNG Lai-ling, SBS

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香港物業管理公司協會二零二五／二零二六年報

安居樂業
優管善治

個人資料私隱專員　鍾麗玲　敬賀



任利凌先生
Mr. IAM Lei-leng

香港物業管理公司協會二零二五至二零二六年年報

管業俊彥
安居惠民

澳門特別行政區政府 房屋局
任利凌局長 敬賀
二〇二六年九月



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

PMSA
物業管理業監管局
PROPERTY MANAGEMENT SERVICES AUTHORITY

香港物業管理公司協會二零二五年至二零二六年年報

築基物管
專業同行

物業管理業監管局主席
黃江天 銅紫荊星章，太平紳士 敬賀



何安誠教授，工程師
Ir Prof. Thomas HO On-sing

香港物業管理公司協會二零二五年／二零二六年年報

築管業有道 展新猷

建造業議會主席何安誠



林健鋒先生，大紫荊勳賢，GBS，JP
The Hon Jeffrey LAM Kin-fung, GBM, GBS, JP

香港物業管理公司協會二零二五年／二零二六年年報

物管立範 誠保萬家

職業訓練局主席
林健鋒 大紫荊勳賢 GBS JP



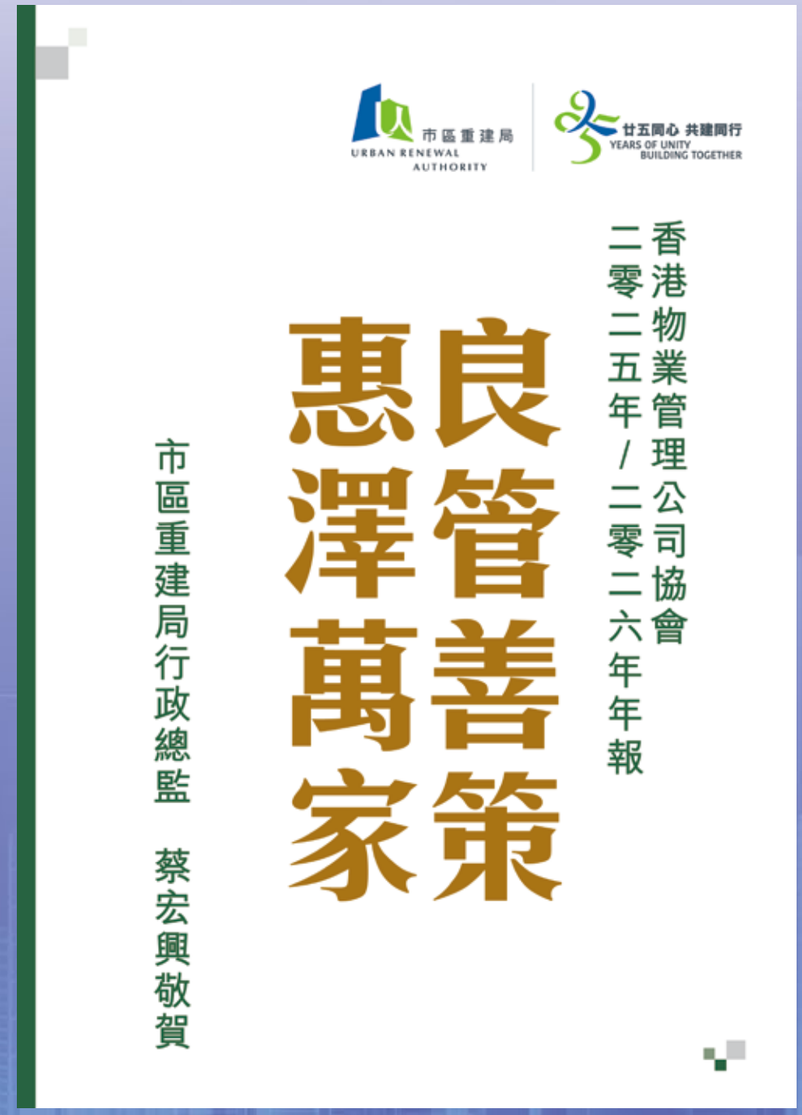
凌嘉勤教授，SBS
Prof. LING Kar-kan, SBS



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





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

香港物業管理公司協會二零二五年／二零二六年年報

智管千廈
慧澤萬家

香港數碼港管理有限公司主席　陳細明 BBS,JP

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麥善鳴女士
Ms. Filla MAK Sin-ming

香港物業管理公司協會二零二五年至二零二六年年報

專業創新
科技賦能
行業騰飛
再創輝煌

香港科技園公司　首席物業及資產總監　敬賀



鄧智輝先生
Mr. David TANG Chi-fai

香港物業管理公司協會二零二五年／二零二六年年報

創科興業
智創未來

香港鐵路有限公司 鄧智輝先生



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

HONG KONG ALLIANCE OF PROFESSIONAL HOUSING, PROPERTY & FACILITY MANAGEMENT
香港房屋、物業及設施管理專業聯盟(10會1局)

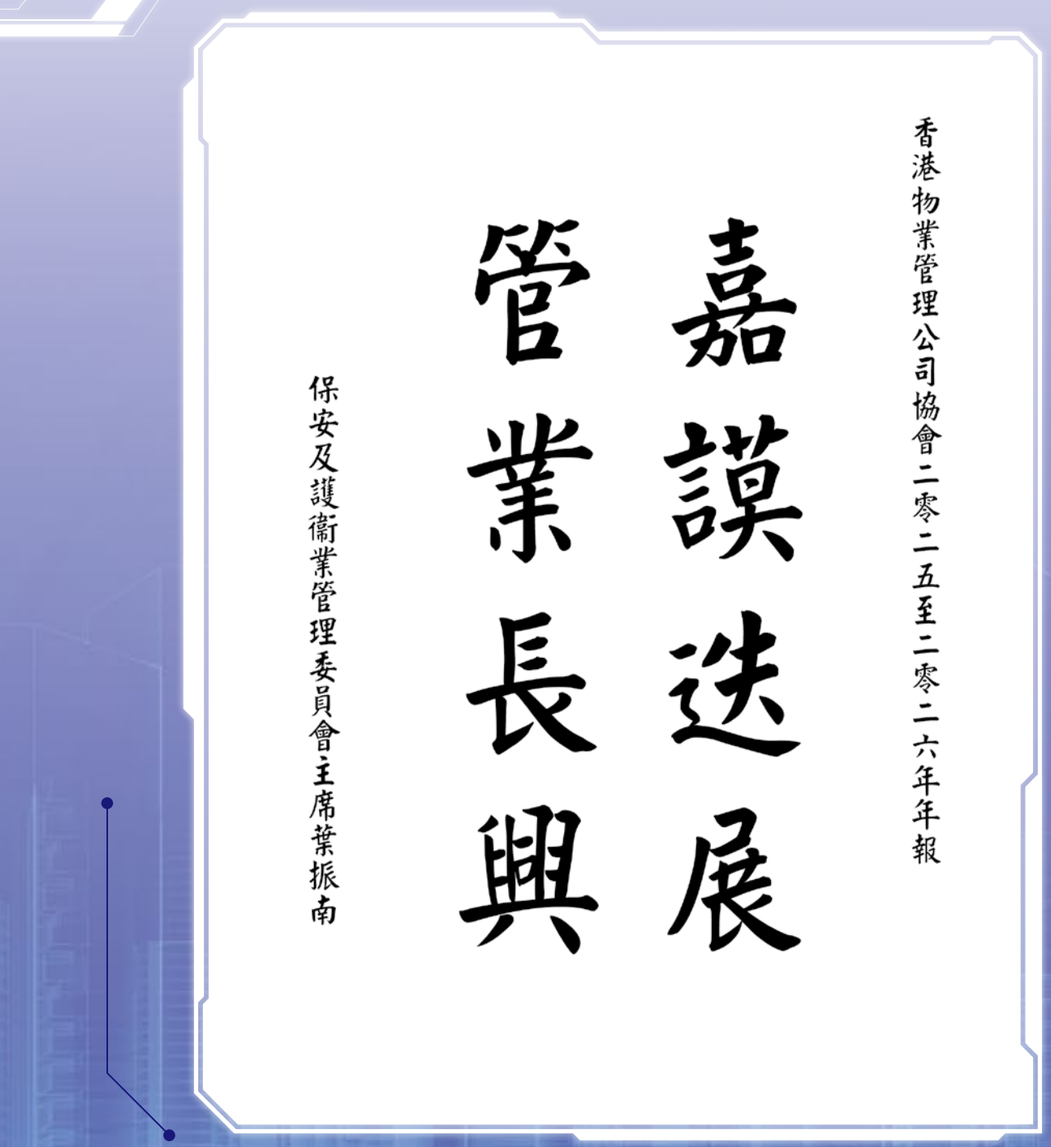
香港物業管理公司協會二零二五年／二零二六年年報

凝聚業界
共譜新篇

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

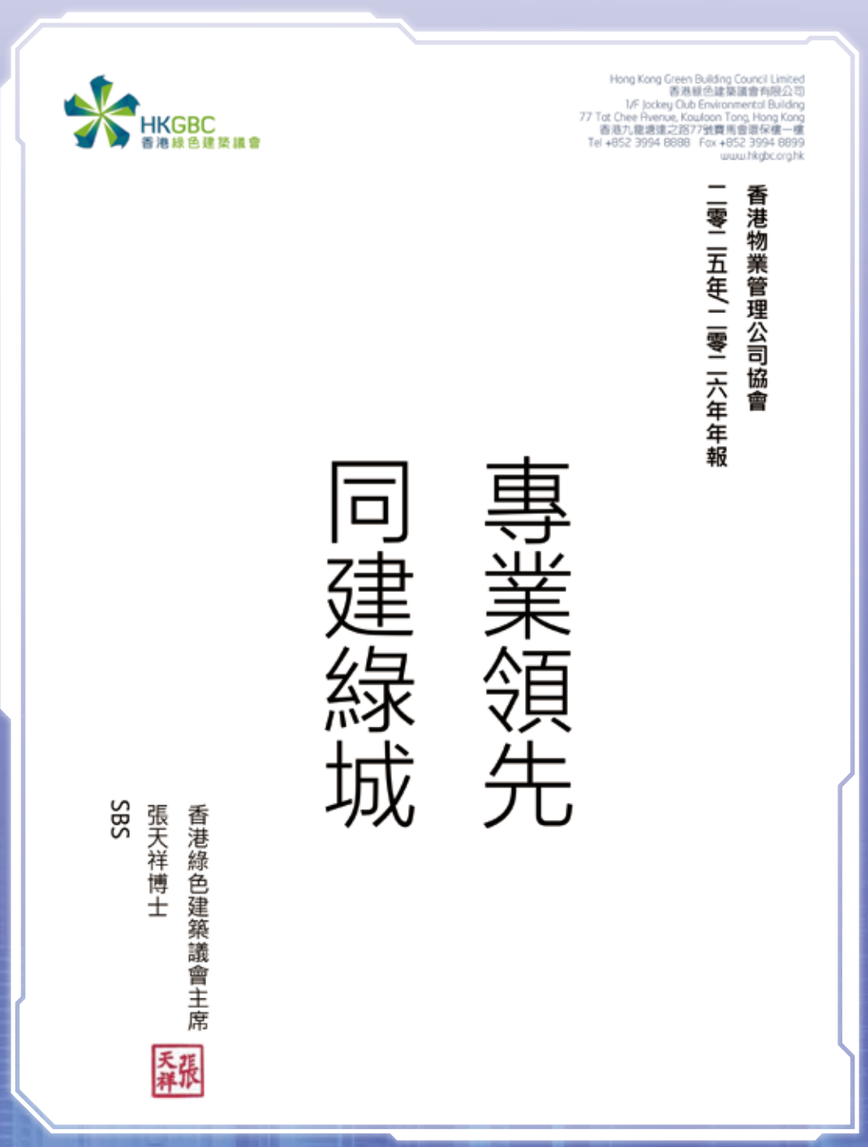


葉振南先生，SBS，MH，JP
Mr. Stephen YIP Chun-nam, SBS, MH, JP





張天祥博士，SBS
Dr. CHEUNG Tin-cheung, SBS





黎英偉先生
Mr. Steve LAI Ying-Wai

資歷架構
Qualifications Framework

同心致遠
專業圖強

香港物業管理公司協會 二零二五年／二零二六年年報

資歷架構秘書處總經理黎英偉 敬賀



朱植基工程師
Ir Timothy CHU

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

Congratulatory Message

The HKAPMC Yearbook 2026

I extend my warmest congratulations to the Hong Kong Association of Property Management Companies Limited (HKAPMC) on the publication of its Yearbook 2025/2026 and the successful organisation of the HKAPMC Annual Dinner cum QPFMA Presentation Ceremony 2026. The Yearbook meaningfully showcases HKAPMC's achievements, milestones, and contributions to the property management industry.

Over the years, HKAPMC has played an important role in promoting professional standards, best practices, and service excellence. Its commitment to industry engagement, knowledge exchange, and recognition of outstanding performance has helped strengthen the profession and encourage continuous improvement.

As Hong Kong advances sustainability, innovation, and smart city development, HKAPMC's leadership remains essential in supporting a safer, smarter, and more resilient built environment, while inspiring stakeholders to contribute positively to the community.

I wish HKAPMC continued success in advancing the property management profession and serving the society.

Ir *Timothy Chu*
President (2024-2026)



鄺立信先生
Mr. Keith KWONG Lap-shun

Asian Pacific

績駿業崇隆 效斐然

香港物業管理公司協會周年誌慶

特許房屋經理學會亞太分會

主席鄺立信 敬賀

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湯毓祺營造師
Cr Alfred TANG Yu-chi

HKICM
Hong Kong Institute of Construction Managers
香港營造師學會

Congratulatory Message

On behalf of the Hong Kong Institute of Construction Managers (HKICM), I extend my heartiest congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on the grand occasion of the HKAPMC Annual Dinner 2026 cum Quality Property & Facility Management Award (QPFMA) Presentation Ceremony.

Over the years, HKAPMC has demonstrated unwavering dedication to advancing industry excellence, elevating management standards, and fostering sustainable practices across the property management sector in Hong Kong. The strong partnership between construction management and facility management is vital in creating safe, high-quality, and resilient built environments for our community. HKICM highly values the strong relationship with HKAPMC, and we look forward to continuing our fruitful collaboration in driving professional standards and innovation for the betterment of Hong Kong's built heritage and future development.

I wish HKAPMC every success with this joyous event and continued achievements in the years ahead.

Cr Tang Yu Chi Alfred
President



廖聖鵬工程師，MH
Ir Simon LIU Sing-pang, MH

香　港　建　造　商　會
Hong Kong Construction Association

香港物業管理公司協會
二零二五年／二零二六年年報

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/F, 180-182 Hennessy Road, Wanchai, Hong Kong　Tel: 2572 4414　Fax: 2572 7104　Email: admin@hkca.com.hk　www.hkca.com.hk



蔡靖民先生
Mr. Ian CHOY Jing-man

香港物業管理公司協會二零二五年／二零二六年年報

業界楷模
聲譽遠揚

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

香港物業管理公司協會二零二五年／二零二六年年報

昌業利民
集賢匯智

香港和解中心會長 羅偉雄博士

2025 - 2026 YEARBOOK 年報
賀辭 Congratulatory Messages



張翹楚地產行政師
Rr CHEUNG Kiu-cho

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

香港物業管理公司協會二零二六周年誌慶

管業弘彰
共建安居

香港地產行政師學會會長張翹楚



張玉龍先生
Mr. CHEUNG Yuk-lung

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

香港物業管理公司協會二零二五至二零二六年年報

聚力行業 勵進宏圖

房屋經理註冊管理局
主席 張玉龍 敬賀

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蒙德揚博士
Dr. David MONG Tak-yeung

香港物業管理公司協會二零二五至二零二六年年報

共匯聚管業智慧 共建安全文化

職業安全健康局主席 蒙德揚 敬賀



佘永忠先生，FRICS
Mr. Justin YU, FRICS

Royal Institution of Chartered Surveyors

On behalf of the Royal Institution of Chartered Surveyors (RICS), I am pleased to extend my warmest congratulations to the Hong Kong Association of Property Management Companies (HKAPMC) on the publication of its Yearbook 2025/2026.

HKAPMC has made valuable contributions to the development of Hong Kong's property management industry over the years. Its ongoing efforts in raising professional standards and strengthening collaboration among industry stakeholders are highly recognized and appreciated.

With the evolving needs of our built environment, professionalism, innovation and sustainability are becoming increasingly important to the future of property management. RICS and HKAPMC share a common vision of advancing professional excellence and enhancing the quality and long-term value of our built assets.

I look forward to further strengthening the collaboration between our organisations, particularly in knowledge sharing, professional development and the exchange of industry insights to support the continued growth of our profession.

I wish HKAPMC a successful Annual Dinner and all its members continued success in the years ahead.

Justin Yu FRICS

Member of RICS Hong Kong Regional Advisory Board

RICS®



潘建良先生
Mr. Stephen POON Kin-leung

THE HONG KONG ASSOCIATION OF PROPERTY SERVICES AGENTS (HKAPSA)
香港物業服務公司協會

CONGRATULATORY MESSAGE

Warm congratulations to the Hong Kong Association of Property Management Companies Limited (HKAPMC) on the publication of its 2025/2026 Yearbook.

The property management industry plays an indispensable role in safeguarding Hong Kong's built-environment quality, promoting smart building management and advancing sustainable urban development. Throughout the year, HKAPMC has kept fostering industry exchanges, nurturing professional talents and advocating best operational practices, bringing together industry stakeholders to address market challenges and seize new development opportunities.

HKAPSA highly values our long-term partnership with HKAPMC. Amid the city's drive towards smart and low-carbon transformation, we shall continue to join hands to lift overall service standards, promote green property management and support Hong Kong's sustainable city-building goals.

We wish HKAPMC continued success in its work, and the 2026 Annual Dinner cum QPFMA Presentation Ceremony every triumph!

Stephen Poon Kin-leung
Chairman
The Hong Kong Association of Property Services Agents



謝浩程先生
Mr. Don TSE Ho-ching

IFMA Hong Kong Chapter
International Facility Management Association

凝聚業界，共創卓越
領管業，惠澤香江

香港物業管理公司協會
二零二五年／二零二六年年報

國際設施管理協會（香港分會）
會長謝浩程

2025 - 2026 YEARBOOK 年報

賀辭 Congratulatory Messages



劉國維工程師
Ir Johnson LAU Kwok-wai

The Hong Kong Institute of Facility Management
6/F Silvy Tower, 164 Wai Yip Street, Kwun Tong, Kowloon Tel: 852 2537 0456 Fax: 852 2537 4436 https://www.hkifm.org.hk

Congratulatory Message
The Hong Kong Association of Property Management Companies
Yearbook 2025/2026

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 Annual Dinner 2026 cum QPFMA Presentation Ceremony 2026.

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

Ir Johnson LAU Kwok Wai
President
The Hong Kong Institute of Facility Management

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



黃寶珍女士
Ms. Rosita WONG Po-chun

香港房屋經理學會
The Hong Kong Institute of Housing
1988年成立 Established in 1988
1997年根據香港法例第507章成立 Incorporated in 1997 under Cap. 507, Law of Hong Kong
2020年獲認可專業團體 PMSA Recognised Professional Body in 2020

香港物業管理公司協會二零二五年／二零二六年年報

精英匯聚
譽滿社群

香港房屋經理學會
會長 黃寶珍 敬賀



温偉明測量師
Sr Tony WAN Wai-ming

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

香港物業管理公司協會二零二五年／二零二六年年報

卓安 居樂業
越同行

香港測量師學會會長
溫偉明測量師

香港測量師學會

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李德康測量師
Sr Dick LI Tak-hong

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

The Hong Kong Institute of Surveyors -

Property and Facility Management Division (HKIS-PFMD)

Congratulatory Message

The Hong Kong Association of Property Management Companies Yearbook 2025/2026

On behalf of The Hong Kong Institute of Surveyors – Property and Facility Management Division (HKIS - PFMD), I extend my warmest congratulations to the Hong Kong Association of Property Management Companies Limited (HKAPMC) on another milestone year and on the publication of this yearbook. We are proud to continue our fruitful collaboration with HKAPMC in co-organising the Quality Property and Facility Management Award (QPFMA).

Property and facility management professionals have long served as a vital cornerstone of Hong Kong's real estate sector. Whether serving in government bodies, public corporations, developers, NGOs, consultancies, or management firms, professional surveyors tirelessly apply their expertise to shape and maintain a liveable, dynamic, and sustainable environment for our community.

As our city evolves, remaining at the forefront of technological advancements and adapting to shifting social expectations is essential to fulfilling our core mission as one of the surveyors of Property and Facility Management, we extend far beyond physical maintenance; our focus now firmly centres on elevating service quality, maximizing operational efficiency, and enhancing the overall experience of the people we serve.

I look forward to closer collaboration with the HKAPMC, working hand in hand to drive the high-quality development of our industry and contribute to the prosperous future of our community.

Sr Dick LI Tak-hong

Chairman

The Hong Kong Institute of Surveyors - Property and Facility Management Division (HKIS-PFMD)

香港測量師學會

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湯文龍先生
Mr. Roden TONG Man-lung

THE LAW SOCIETY OF HONG KONG
香港律師會

香港物業管理公司協會

法治為本
安居樂業

香港律師會會長

湯文龍律師 敬賀



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

物同心致遠
管創新

香港物業管理公司協會二零二五年／二零二六年

許智文香港城市大學講座教授

2025 - 2026 YEARBOOK 年報
賀辭 Congratulatory Messages



李經文教授
Prof. William LEE Keng-mun

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

Congratulatory Message

It is my great pleasure to extend my warmest congratulations to The Hong Kong Association of Property Management Companies Limited on the occasion of the **HKAPMC Annual Dinner 2026 cum QPFMA Presentation Ceremony 2026**.

This annual gathering is a valuable opportunity for members of the property management profession and distinguished guests to celebrate the sector's achievements, strengthen professional connections and recognise excellence within the industry. In particular, the QPFMA Presentation Ceremony highlights the dedication, professionalism and commitment of practitioners and organisations that have contributed to raising standards in property management and serving Hong Kong's communities.

As a member of the higher education community, I am pleased to see HKAPMC's continued commitment to advancing professional development, encouraging knowledge exchange and fostering closer collaboration between the industry and education sector. These efforts are essential to sustaining a skilled, forward-looking and socially responsible property management profession.

On this special occasion, I wish the HKAPMC Annual Dinner 2026 cum QPFMA Presentation Ceremony 2026 every success. May the event provide an inspiring occasion for recognising excellence, sharing insights and strengthening the collective commitment to the continued advancement of Hong Kong's property management industry.

Professor William Lee
Director
HKU School of Professional and Continuing Education

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任志浩教授，工程師
Ir Prof. Michael YAM Chi-ho

THE HONG KONG POLYTECHNIC UNIVERSITY 香港理工大學

DEPARTMENT OF CONSTRUCTION MANAGEMENT AND INTELLIGENCE 建設管理及智能學系

The Hong Kong Association of Property Management Companies Limited
Annual Dinner 2026

Congratulatory Message

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

Over more than three decades of dedicated service, HKAPMC has been instrumental in elevating professional standards, promoting continuing education and safeguarding the interests of property owners and the wider community. With its members managing the majority of Hong Kong's residential units and key facilities, HKAPMC has guided the sector to advance the smart property management. By championing technological innovation and exploring its practical applications, HKAPMC and its members continue to work hand-in-hand to drive operational efficiency and uplift service quality across the sector.

On this significant milestone, I commend HKAPMC for its visionary leadership and tireless efforts in advancing industry excellence. I wish the Association continued success as it scales new heights and fosters a thriving community in the years ahead.

Ir Professor Michael C. H. Yam
Head of the Department of Construction Management and Intelligence
The Hong Kong Polytechnic University



何深靜教授
Prof. HE Shenjing

THE UNIVERSITY OF HONG KONG 香港大學
faculty of architecture 建築學院
Department of Urban Planning and Design 城市規劃及設計系
Centre of Urban Studies and Urban Planning 城市研究及城市規劃中心

HKURBAN labs

Congratulatory Message

On behalf of the Department of Urban Planning and Design at The University of Hong Kong I am delighted to congratulate The Hong Kong Association of Property Management Companies (HKAPMC) on its anniversary and its continued success.

Over the years, HKAPMC has played a pivotal role in elevating the profession, safeguarding the interests of owners, residents, and the public. Through its dedication to maintaining professional standards and promoting continuous learning via seminars, forums, and training, it has cultivated generations of industry leaders. The Association's role as a trusted intermediary has fostered constructive dialogue between industry stakeholders and government, driving positive change for Hong Kong's urban landscape.

As technology reshapes cities around the world, how we manage our buildings increasingly influences the future of urban planning. Property management today sits at the frontline of smart urban development, where technology, policy, and people meet. Having served Hong Kong for over three decades, HKAPMC has never stood still. In recent years, the Association has embraced the wave of smart management—championing PropTech, the Internet of Things (IoT), and Building Information Modeling (BIM) as tools not merely for efficiency, but for building a safer, more caring living environment. After all, buildings are ultimately for the people who live and work in them. How we care for them shapes the kind of city we become.

As we celebrate this milestone, we at The University of Hong Kong cherish our ongoing relationship with HKAPMC and look forward to many more years of collaboration—working together to advance the profession, nurture talent, and contribute to a better Hong Kong.

Happy Anniversary!

Yours sincerely,

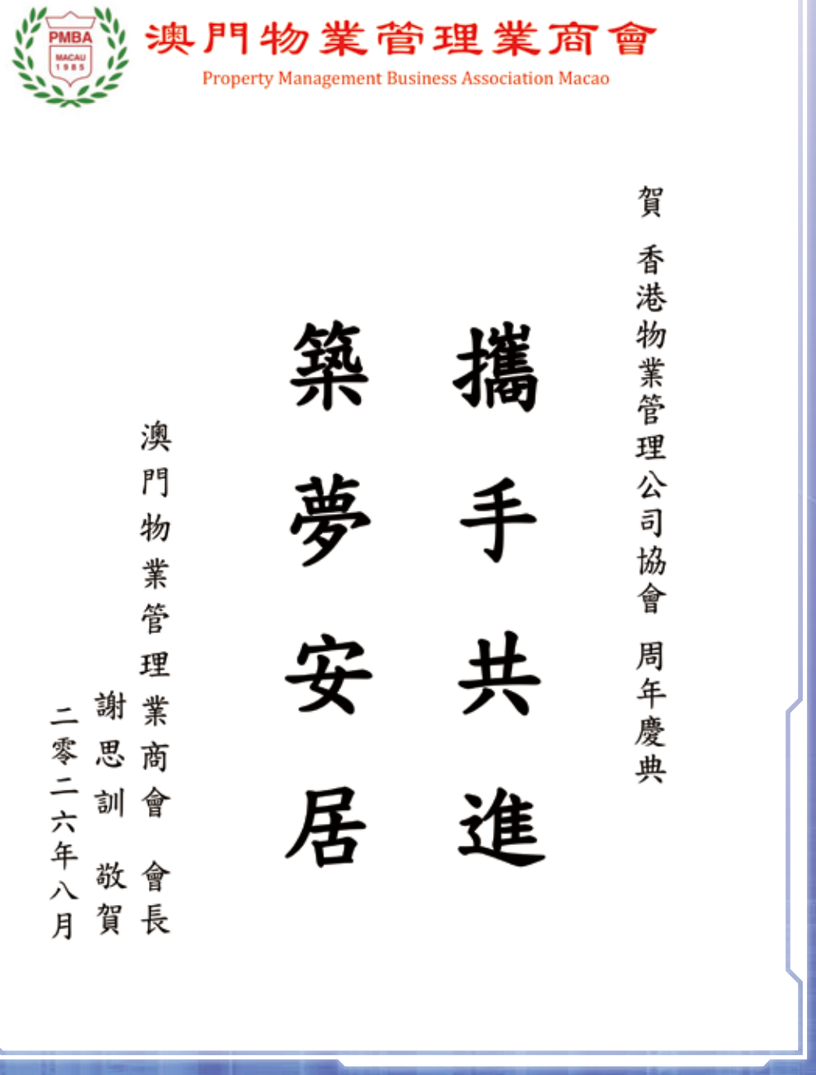
Shenjing He, PhD., FAcSS
Professor and Head
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賀辭 Congratulatory Messages



謝思訓先生
Mr. Paul TSE See-fan



澳門物業管理業商會
Property Management Business Association Macao

賀　香港物業管理公司協會　周年慶典

攜手共進
築夢安居

澳門物業管理業商會　會長
謝思訓　敬賀
二零二六年八月

會長及委員會報告
President's & Committee Reports



會長報告
President's Report



今年是協會成立三十六周年。回顧過去一年，業界面對著經濟環境波動、宏福苑事故後各項法規修訂，以及社會對樓宇安全及物業管理日益提高的關注，協會憑藉數十年來建立的穩固根基，始終站在行業最前線，積極發揮政府與業界之間的橋樑角色。一方面向政府反映業界聲音，同時推動專業培訓、科技創新及跨界別合作，協助會員提升競爭力，迎接行業轉型帶來的挑戰與機遇。面對急速轉變的環境，業界同仁展現出高度凝聚力及專業精神，攜手應對挑戰，推動行業升級，為保障樓宇安全、促進社區和諧及提升市民生活質素建立堅實基礎。

承擔社會責任，弘揚專業精神

本年度我們獲邀參與由多個警區舉辦的年度最佳保安服務選舉及頒獎典禮，藉此嘉許前線從業員的卓越貢獻。嘉許活動以弘揚專業精神為宗旨，強調保安人員在守護社區安全方面不可或缺的角色。協會亦藉此向長期默默耕耘、保障物業與居民安全的業界同仁致以崇高敬意。









同時，協會於 2026 年 3 月 5 日出席西九龍總區舉辦的「社區滅罪伙伴」暨優秀警察人員嘉許典禮，並獲正式頒授「社區滅罪伙伴」嘉許狀。此嘉許不僅是對協會多年來推動社區安全、落實防罪滅罪工作的高度肯定，更是全體會員共同努力的成果，彰顯協會在維護國家安全及社會繁榮安定上所肩負的重要責任。

會長報告
President's Report

強化專業管理，推動行業發展

在過去一年，協會持續推動教育與培訓，合辦及舉辦超過 12 場研討會及線上講座，吸引逾 3,500 名業界專業人士參與。內容涵蓋網絡安全、職安健、最新法例法規、消防安全、節能減排、誠信專業及設施管理優化等多個範疇，協助會員掌握最新法規與技術發展趨勢，並透過案例分享與專業交流，確保會員於面對突發及複雜的管理問題時，可以時刻提供專業服務。



除恆常講座及研討會外，協會亦與消防處及物業管理業監管局聯合舉辦「樓宇應急先鋒計劃」，以及舉辦專業講座，進一步提升業界在消防安全、預防風險及應急管理方面的能力。







此外，我們亦作為嘉賓講者，於工聯會社會事務委員會研討會上，分享在樓宇大型維修方面的專業見解及寶貴經驗。

會長報告
President's Report

專業實務考察交流，科技創新接軌智慧未來

面對創新科技急速發展及可持續發展理念日益普及，業界必須與時並進，持續拓展視野。除了各項培訓課程，協會亦積極推動專業考察與跨境交流，務求掌握最新市場動態及技術趨勢，以推動行業持續發展。

本地技術考察方面，協會分別於2025 年 11 月及 2026 年 2 月參訪香港建造業工藝測試中心。透過現場考察與專業講解，深入了解模組化集成建築的施工流程與應用案例，並觀摩機電系統連接的最新技術。



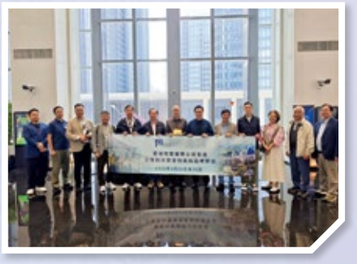


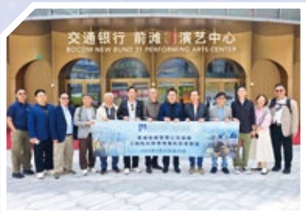


跨境交流方面，協會代表團與物業管理業監管局於2025 年 11 月前往深圳，拜訪前海深港現代服務業合作區管理局、河套深港科技創新合作區深圳園區發展署及深圳市住房和建設局，深化粵港澳大灣區物業管理業的合作，並就政策協同、專業培育及跨區合作等議題展開深入探討。

此外，協會組團於 2026 年 4 月前往上海及杭州，展開智慧物業科技考察之旅，全方位探索智慧物業、人工智能（AI）及房地產科技（PropTech）的最新發展。期間參觀智慧監控中心、AI 應用場景及房地產科技展示平台，並與當地專家深度交流。隨後於 2026 年 7 月 1 日出席「2026 中國國際物業管理產業博覽會」，圍繞「黨建引領發展物業服務質量提升」主題，全方位了解行業最新技術與服務趨勢。











協會希望透過跨區域合作，與大灣區以及內地城市接軌，將成熟可行的方案帶回香港，務求推動行業升級轉型。與此同時，協會亦積極向政府提出有關人工智能及智慧管理的多項建議，推動科技於物管範疇更廣泛落實執行。

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強化政府聯絡與立法倡議，維護業界權益

作為業界代表，協會一直與政府各部門保持緊密聯繫，擔當業界和政府之間的橋樑，積極參與公共政策討論及法規檢視工作，致力在推動公共利益與兼顧業界實際運作需要之間尋求平衡。

協會就《建築物管理條例》修訂，多次與民政事務總署會面，並於 2026 年 3 月 10 日聯同「十會一局」與民政事務總署署長杜潔麗女士，JP、副署長易志宏先生，JP、助理署長李嘉淵女士，JP，會晤，就修訂內容逐一探討。

我們感謝署方團隊詳細介紹修例的初步構想及具體執行細節，並認真聆聽業界的觀察及建議。業界期望在加強樓宇管理透明度與問責性的同時，兼顧業界的實際運作情況，確保政策具備可執行性。其後於 2026 年 4 月 27 日，本會與立法會建築、測量、都市規劃及園境界功能界別議員劉文君議員會面，全面剖析當前業界在營運、人手及法規合規上面臨的嚴峻挑戰。在此感謝劉議員聆聽業界聲音，並表示會向政府反映我們的關注。







在消防安全及《消防條例》修訂方面，鑑於社會對樓宇消防安全的高度關注，本會分別於 2025 年 12 月 19 日及 2026 年 8 月 4 日與消防處舉行會議，積極跟進大埔宏福苑火警事故後的安全優化建議。同時，協會亦就現行消防設備維修及檢測制度提出專業意見，建議政府在修例及政策推行時，應兼顧業界的實際操作情況及執行需要，在提升消防安全標準的同時，為突發情況保留適當彈性。就《消防條例》修訂內的「消防裝置責任人」制度下的「合理辯解」、「管理成本」，以及與《建築物管理條例》潛在衝突等議題提出具體及詳盡建議。透過與消防處的緊密溝通，協會進一步深化業界與政府之間的合作與互信，為建立更完善的消防安全框架奠定基礎。





在環境保護方面，我們於 2026 年 1 月 19 日與環境保護署舉行會議，環保署感謝協會在推動減廢方面的持續貢獻，並確立年度減廢協作藍圖，全力配合都市固體廢物相關減廢政策，以協助減輕焚化爐及堆填區的負荷，推動可持續發展。



在房屋事務方面，我們於 2026 年 1 月 20 日及 5 月 29 日與房屋署代表舉行會議，深入探討公營房屋外判計劃、招標制度優化，以及物聯網與智慧科技的應用，包括 ESG 倡議、室內清潔機械人及流動巡邏應用程式（MASDP）、AI 智慧監控、無人機巡檢、IoT 感應器、智慧管理手機應用程式等，全力推動公營房屋管理邁向智能化，以提升管理效率及居民滿意度。





會長報告
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提交專業建議，政府正面回應

除與政府各部門舉行定期會議外，協會亦積極向局方提交多份具影響力的政策建議，涵蓋創新科技、國家安全及施政規劃等範疇，展現協會在政策倡議上的專業地位及履行社會責任。

就創新科技方面，本會於 2025 年 10 月 3 日率先提交「創新科技與物業管理政策」意見書，深入探討人工智能、物聯網及智慧物業技術的應用，推動行業數碼化升級。

在國家安全與法規遵從上，我們於 2026 年 4 月 10 日表態全力支持物業管理業監管局於牌照及操守守則中引入國家安全條文，並就執行細節提供專業建議，確保措施兼具針對性與可行性。

此外，我們亦於 2026 年 6 月 3 日就物業管理業監管局發布的《處理緊急事故操守守則及相關良好作業指南》（修訂版）提出多項具建設性的修訂建議，期望在加強業界應對緊急事故能力的同時，進一步提升相關指引的實務性及執行成效，確保各項要求切合行業運作需要。本會於 2026 年 6 月 25 日就《建議修訂〈消防條例〉（第 95 章）及相關附屬法例》諮詢文件正式提交專業意見，為業界爭取合適的過渡期與執行彈性。

協會著眼香港長遠發展，我們於 2026 年 8 月 17 日就《香港第一個五年規劃》及《二零二六年施政報告》公眾諮詢提交綜合建議，內容涵蓋房屋政策、智慧城市建設、環境保護及行業培育人才等核心領域，並提出具體措施以提升物業管理行業在香港發展藍圖中的地位。

上述多項建議已獲政府正面回應並納入政策文件，協會希望透過持續發聲，將業界實際經驗帶入政策討論，為香港長遠發展提供專業且具前瞻性的建議。

2026 年 8 月 17 日	特首政策組施政報告小組及 政制及內地事務局	就「香港第一個五年規劃」及 前「二零二六年施政報告」公眾諮詢提交之意見書
2026 年 6 月 25 日	消防處總部大廈 – 法例修訂工作組	就《建議修訂〈消防條例〉（第 95 章）及相關附屬法例》諮詢文件提交的意見
2026 年 6 月 3 日	物業管理業監管局	就《「處理緊急事故」– 操守守則及相關良好作業指南》（修訂版）之意見書
2026 年 4 月 10 日	物業管理業監管局	全力支持監管局就物業管理牌照及《一般操守守則》加入維護國家安全條文
2025 年 10 月 3 日	特首政策組施政報告小組	《施政報告》之創新科技與物業管理政策
2025 年 9 月 13 日	特首政策組施政報告小組	2025 年施政報告公眾諮詢

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彰顯專業奉獻，凝聚社區關懷

協會積極參與各類公益與社區活動，致力推動業界發揮專業所長，為維護城市安全、促進社區和諧及履行企業社會責任作出貢獻。



在社區治安維護上，本會於 2026 年 5 月 26 日出席香港警務處舉辦的「安全城市大使計劃委任及嘉許典禮 2026」，並獲警務處委任為「安全城市大使」，彰顯物管行業作為城市安全重要防線的責任與承擔。



在義工服務與社會關懷方面，我們於 2026 年 6 月 24 日應邀出席「香港義工獎 2026」啟動禮，與各大企業及機構交流經驗，共同擴大義工服務的社會影響力。

此外，為肯定前線同仁的辛勞奉獻，協會全力響應 2026 年 7 月 24 日「香港保安從業員日」，向堅守崗位、默默保障社會秩序的保安人員表達崇高敬意。前線同業展現的責任承擔，成為維繫社區安全與鞏固社會對業界信任的最強後盾。





智慧物管創新，安全專業同行

面對人才短缺與數碼轉型的雙重挑戰，本會積極推動專業培訓及先進科技應用，引領業界邁向智慧化與創新發展的新時代。



本會於 2026 年 8 月 18 日應邀出席「2026 年工程及物業管理安全研討會」，聯同工程與物管業界代表，共同探討如何運用智慧科技與創新設計提升管理效能。過程充分展現團隊對建築物安全防線的承擔，並積極引導業界善用現代科技強化公共安全保障。





此外，我們於 2026 年 8 月 19 日受邀出席由物業管理業監管局及民政事務總署合辦的「物業管理高峰論壇」。本人於「創新智管」專題環節發表演講，分享房地產科技的應用經驗，展示創新科技如何有效提升管理效能與服務質素，為香港物業管理行業邁向高質量發展注入新動力。

會長報告
President's Report

匯聚業界精英，共襄行業盛事

協會除了積極與政府、社會各界溝通外，亦非常重視同業之間的交流。我們於 2026 年 3 月 9 日舉辦香港房屋、物業及設施管理專業聯盟（十會一局）聯合春節晚宴，並獲得民政及青年事務局局長麥美娟女士，SBS，JP 蒞臨主禮。是次盛會成功凝聚業界力量，充分展現政府與物管團體攜手並進的緊密合作關係。



本會積極推動同業間的互動與聯誼，於 2025 年 11 月 8 日及 15 日成功舉辦「2025 年度香港物業管理公司協會足球比賽」，而 2026 年的比賽將於 11 月 7 日及 14 日舉行。各會員公司非常積極參與，展現大家的團結精神。同時，協會亦成立了一支足球隊，已與業界同仁舉行多場友誼比賽，並將會與多個政府部門進行邀請賽，為整個盛事增添色彩，加深業界與政府之間的聯繫。



與此同時，備受關注的「優質物業設施管理大獎」亦迎來嶄新里程碑。本屆以「智能物業及設施服務 創設數據化智慧城市」為主題，共有 150 個項目參賽，提名數字突破歷年紀錄，充分反映業界追求卓越、持續創新的決心。協會周年晚宴暨「優質物業設施管理大獎」頒獎典禮定於 2026 年 10 月 27 日隆重舉行，持續表揚業界優秀項目及專業成就，引領業界邁向更高水平。



傳媒溝通公信，樹立專業形象



協會一直與媒體保持溝通，針對樓宇管理及突發事件等議題作出適時回應，同時讓市民大眾更深入認識我們的工作。此外，協會亦就宏福苑事故、《消防條例》及《建築物管理條例》修訂等重大議題接受專訪，分享專業觀點及實務經驗。

協會本年度獲《大公報》、《星島日報》、《明報》等主要報刊，以及《香港電台》、《無線電視新聞》、《NOW 新聞》、《有線新聞》、《新城財經台》等多家主流電視與廣播電台廣泛報道。透過全方位的媒體網絡，不僅精準傳遞業界意見與政策訴求，更向社會普及樓宇安全與物管運作知識，引導公眾理性看待物管難題，以及物管服務的不可或缺性，亦進一步鞏固協會與業界的專業形象及公信力。

總結

「智慧管理，規劃未來」深刻體現了協會對行業發展的長遠願景。回顧過去一年，協會於多個範疇都取得不錯的成果，而這些成果是有賴全體理事、各個會員公司及合作夥伴的共同努力。展望未來，面對行業轉型帶來的新機遇，協會將繼續堅守初心，成為會員最堅實的後盾，與大家攜手並肩，推動香港物業管理行業邁向更專業、更智慧、更具影響力的新里程。

會長
朱啟明

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This year marks the 36th anniversary of the Association's establishment. Looking back over the past year, the industry has faced economic fluctuations, various regulatory amendments following the Wang Fuk Court incident, and growing public concern for building safety and property management. With the solid foundation built over decades, the Association has remained at the forefront of the industry, actively fulfilling its role as a bridge between the Government and the industry. On one hand, we convey the industry's views to the Government; on the other, we promote professional training, technological innovation, and cross-sector collaboration to help members enhance their competitiveness and meet the challenges and opportunities brought by industry transformation. In the face of a rapidly changing environment, industry colleagues have demonstrated a high degree of cohesion and professionalism, working together to address challenges, drive industry upgrading, and build a solid foundation for safeguarding building safety, promoting community harmony, and enhancing the quality of life of citizens.

Assuming Social Responsibility, Promoting Professionalism

This year, we were invited to participate in the Best Security Services Awards organized by multiple police districts, through which the outstanding contributions of frontline practitioners were recognised. The award activities aim to promote professionalism and emphasise the indispensable role of security personnel in safeguarding community safety. The Association also took this opportunity to pay high tribute to industry colleagues who have long worked quietly behind the scenes to protect properties and residents.

In addition, on 5 March 2026, the Association attended the KW Community Crime-Fighting Partners and Outstanding Police Officers Commendation Ceremony organized by the West Kowloon Region, and was formally awarded the "Community Crime-Fighting Partner" certificate of appreciation. This award is not only a high recognition of the Association's years of efforts in promoting community safety and implementing crime prevention and detection work, but also the result of the joint efforts of all members, demonstrating the important responsibility the Association shoulders in safeguarding national security and social prosperity and stability.

會長報告
President's Report

Strengthening Professional Management, Promoting Industry Development

Over the past year, the Association has continued to promote education and training, co-organising and holding more than 12 seminars and online lectures, attracting over 3,500 industry professionals. The content covered multiple areas including cybersecurity, occupational safety and health, the latest legislation and regulations, fire safety, energy conservation and emission reduction, integrity and professionalism, and facility management optimisation, helping members grasp the latest regulatory and technological development trends. Through case sharing and professional exchange, we ensure that members can always provide professional services when facing sudden and complex management issues.

In addition to regular lectures and seminars, the Association also jointly organized the "Building Emergency Responder Scheme" with the Fire Services Department and the Property Management Services Authority, as well as professional lectures, further enhancing the industry's capabilities in fire safety, risk prevention, and emergency management.

Furthermore, we served as guest speakers at the seminar of the Social Affairs Committee of the Hong Kong Federation of Trade Unions, sharing professional insights and valuable experience in large-scale building maintenance.

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Professional Practical Study Visits and Exchange, Technological Innovation Connecting to a Smart Future

In the face of the rapid development of innovative technology and the growing popularity of the concept of sustainable development, the industry must keep pace with the times and continuously broaden its horizons. In addition to various training courses, the Association also actively promotes professional study visits and cross-border exchange, striving to grasp the latest market dynamics and technological trends to drive the industry's sustainable development.

In terms of local technical study visits, the Association visited the Hong Kong Construction Industry Craft Testing Centre in November 2025 and February 2026 respectively. Through on-site visits and professional explanations, we gained an in-depth understanding of the construction process and application cases of Modular Integrated Construction (MiC), and observed the latest technology in electrical and mechanical system connections.

In terms of cross-border exchange, the Association's delegation, together with the Property Management Services Authority, travelled to Shenzhen in November 2025 to visit the Authority of Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone, the Development Department of the Shenzhen Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Cooperation Zone, and the Shenzhen Municipal Housing and Construction Bureau, deepening cooperation in property management in the Guangdong-Hong Kong-Macao Greater Bay Area and conducting in-depth discussions on topics such as policy coordination, professional cultivation, and cross-regional cooperation.

In addition, the Association organized a delegation to Shanghai and Hangzhou in April 2026 for a smart property technology study tour, comprehensively exploring the latest developments in smart property, artificial intelligence (AI), and property technology (PropTech). During the trip, we visited smart monitoring centres, AI application scenarios, and PropTech exhibition platforms, and engaged in deep exchanges with local experts. Subsequently, on 1 July 2026, we attended the "2026 China International Property Management Industry Expo," focusing on the theme of "Party Building Leading the Development of Property Service Quality Improvement," to comprehensively understand the latest industry technologies and service trends.

Through cross-regional cooperation, the Association hopes to connect with the Greater Bay Area and mainland cities, bring mature and feasible solutions back to Hong Kong, and strive to promote industry upgrading and transformation. At the same time, the Association also actively submits various proposals to the Government on artificial intelligence and smart management, promoting broader implementation of technology in the property management sector.

會長報告
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Strengthening Government Liaison and Legislative Advocacy, Safeguarding Industry Rights and Interests

As the industry's representative, the Association has always maintained close contact with various Government departments, serving as a bridge between the industry and the Government, actively participating in public policy discussions and regulatory review work, and striving to strike a balance between promoting public interest and accommodating the industry's practical operational needs.

Regarding the amendment of the Building Management Ordinance, the Association met with the Home Affairs Department multiple times, and on 10 March 2026, together with the "Hong Kong Alliance of Professional Housing, Property & Facility Management," met with Ms. TO Kit-lai, JP, Director of Home Affairs, Mr. TE Chi-wang, JP, Deputy Director, and Miss LI Ka-yuen, JP, Assistant Director, to discuss the proposed amendments one by one. We thank the Department's team for introducing in detail the preliminary concepts and specific implementation details of the legislative amendments, and for earnestly listening to the industry's observations and suggestions. The industry hopes that while strengthening the transparency and accountability of building management, the actual operational circumstances of the industry will also be taken into account, ensuring the policy is enforceable. Subsequently, on 27 April 2026, the Association met with Legislative Council Member The Hon Julia Lau, JP of the Architectural, Surveying, Planning and Landscape Functional Constituency, to comprehensively analyse the severe challenges currently facing the industry in terms of operations, manpower, and regulatory compliance. We thank The Hon Julia LAU, JP, for listening to the industry's voice and for stating that she would relay our concerns to the Government.

Regarding fire safety and the amendment of the Fire Safety Ordinance, given the high level of public concern for building fire safety, the Association held meetings with the Fire Services Department on 19 December 2025 and 4 August 2026 respectively, actively following up on safety enhancement proposals after the Tai Po Wang Fuk Court fire incident. At the same time, the Association also provided professional opinions on the current fire service equipment maintenance and inspection regime, suggesting that when implementing legislative amendments and policies, the Government should take into account the industry's actual operational circumstances and implementation needs, and preserve appropriate flexibility for contingency situations while raising fire safety standards. Specific and detailed suggestions were made regarding issues under the "responsible person for fire service installations" regime in the Fire Safety Ordinance amendment, including "Reasonable Excuse," "Management Costs," and potential conflicts with the Building Management Ordinance. Through close communication with the Fire Services Department, the Association has further deepened cooperation and mutual trust between the industry and the Government, laying the foundation for establishing a more comprehensive fire safety framework.

Regarding environmental protection, we held a meeting with the Environmental Protection Department on 19 January 2026. The Environmental Protection Department thanked the Association for its continued contribution to waste reduction and established an annual waste reduction collaboration blueprint, fully supporting municipal solid waste reduction policies to help alleviate the burden on incinerators and landfills and promote sustainable development.

Regarding housing affairs, we held meetings with representatives of the Housing Department on 20 January and 29 May 2026, conducting in-depth discussions on public housing outsourcing schemes, tender system optimisation, and the application of IoT and smart technology, including ESG initiatives, indoor cleaning robots and the Mobile Access for Security and Duty Patrol (MASDP) application, AI smart monitoring, drone inspections, IoT sensors, and smart management mobile applications, fully promoting the intelligentisation of public housing management to enhance management efficiency and resident satisfaction.

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會長報告
President's Report

Submitting Professional Proposals, Positive Government Response

In addition to holding regular meetings with various Government departments, the Association also actively submits multiple influential policy proposals to the authorities, covering areas such as innovative technology, national security, and policy planning, demonstrating the Association's professional standing in policy advocacy and its fulfilment of social responsibility.

Regarding innovative technology, on 3 October 2025, the Association took the lead in submitting a position paper on "Innovative Technology and Property Management Policy," conducting an in-depth discussion on the application of artificial intelligence, the Internet of Things, and smart property technology to promote the industry's digital upgrading.

Regarding national security and regulatory compliance, on 10 April 2026, we expressed full support for the Property Management Services Authority's introduction of national security provisions into licensing and code of conduct requirements, and provided professional suggestions on implementation details to ensure the measures are both targeted and feasible.

In addition, on 3 June 2026, we submitted multiple constructive amendment suggestions regarding the "Code of Conduct on Handling Emergencies and Related Good Practice Guidelines" (Revised Edition) issued by the Property Management Services Authority, hoping to further enhance the practicality and effectiveness of the guidelines while strengthening the industry's ability to respond to emergencies, ensuring that all requirements meet the operational needs of the industry. On 25 June 2026, the Association formally submitted professional opinions on the consultation document "Proposed Amendments to the *Fire Service Ordinance (Cap. 95)* and Related Subsidiary Legislation," striving for an appropriate transitional period and implementation flexibility for the industry.

The Association keeps Hong Kong's long-term development in mind. On 17 August 2026, we submitted comprehensive recommendations on the public consultation for the *"First Five-Year Plan for Hong Kong" and the "2026 Policy Address,"* covering core areas such as housing policy, smart city development, environmental protection, and industry talent cultivation, and proposed specific measures to enhance the position of the property management industry in Hong Kong's development blueprint.

The above multiple recommendations have received positive responses from the Government and have been incorporated into policy documents. The Association hopes that through continuous advocacy, the industry's practical experience can be brought into policy discussions, providing professional and forward-looking recommendations for Hong Kong's long-term development.

會長報告
President's Report

Demonstrating Professional Dedication, Building Community Care

The Association actively participates in various charitable and community activities, striving to promote the industry's professional expertise in contributing to safeguarding urban safety, promoting community harmony, and fulfilling corporate social responsibility.

Regarding community law and order maintenance, on 26 May 2026, the Association attended the "SafeCity Ambassadors Appointment and Recognition Ceremony 2026" organized by the Hong Kong Police Force, and was appointed as a "SafeCity Ambassador" by the Police Force, demonstrating the responsibility and commitment of the property management industry as an important line of defence for urban safety.

Regarding volunteer service and social care, on 24 June 2026, we were invited to attend the launching ceremony of the "Hong Kong Volunteer Award 2026," exchanging experiences with major corporations and organizations to jointly expand the social impact of volunteer service.

In addition, to recognise the hard work and dedication of frontline colleagues, the Association fully supported "Hong Kong Security Personnel Day" on 24 July 2026, expressing high respect to security personnel who steadfastly hold their posts and quietly safeguard social order. The sense of responsibility demonstrated by frontline colleagues has become the strongest backing for maintaining community safety and consolidating society's trust in the industry.

Smart Property Management Innovation, Safety and Professionalism Together

Facing the dual challenges of talent shortage and digital transformation, the Association actively promotes professional training and the application of advanced technology, leading the industry towards a new era of intelligentisation and innovative development.

On 18 August 2026, the Association was invited to attend the "Safety Forum 2026 for Works and Property Management Services" joining representatives from the engineering and property management industries to discuss how to use smart technology and innovative design to enhance management effectiveness. The process fully demonstrated the team's commitment to building safety defences and actively guided the industry to make good use of modern technology to strengthen public safety guarantees.

In addition, on 19 August 2026, we were invited to attend the "Property Management Summit Forum" co-organized by the Property Management Services Authority and the Home Affairs Department. I delivered a speech in the "Innovative Smart Management" thematic session, sharing experience in the application of property technology and demonstrating how innovative technology can effectively enhance management effectiveness and service quality, injecting new momentum into Hong Kong's property management industry's journey towards high-quality development.

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Gathering Industry Elites, Celebrating Industry Events Together

In addition to actively communicating with the Government and all sectors of society, the Association also places great importance on exchange among peers. On 9 March 2026, we organized the "Hong Kong Alliance of Professional Housing, Property & Facility Management Joint Spring Dinner" which was honoured by the presence of Miss MAK Mei-kuen, SBS, JP, Secretary for Home and Youth Affairs, as the guest of honour. The event successfully united industry forces and fully demonstrated the close cooperative relationship between the Government and property management organizations.

The Association actively promotes interaction and fellowship among peers. On 8 and 15 November 2025, we successfully organized the "2025 Hong Kong Property Management Companies Association Football Tournament," and the 2026 tournament will be held on 7 and 14 November. Member companies participated very actively, demonstrating everyone's spirit of unity. At the same time, the Association has also established a football team, which has held multiple friendly matches with industry colleagues and will conduct invitation matches with various Government departments, adding colour to the entire event and deepening ties between the industry and the Government.

Meanwhile, the highly anticipated "Quality Property and Facility Management Award 2026 (QPFMA)" has also reached a new milestone. This year's theme is "Integrated PFM Services, Creating a Digitized Smart City" with a total of 150 projects participating, and the number of nominations breaking previous records, fully reflecting the industry's determination to pursue excellence and continuous innovation. The Association's Annual Dinner and the "Quality Property and Facility Management Award" Presentation Ceremony are scheduled to be grandly held on 27 October 2026, continuing to recognise outstanding projects and professional achievements in the industry and leading the industry to a higher level.

會長報告
President's Report

Media Communication and Public Credibility, Building a Professional Image

The Association has always maintained communication with the media, providing timely responses on issues such as building management and emergencies, while enabling the general public to gain a deeper understanding of our work. In addition, the Association has given exclusive interviews on major issues such as the Wang Fuk Court incident and the amendments to the *Fire Services Ordinance* and the *Building Management Ordinance,* sharing professional views and practical experience.

This year, the Association received extensive coverage from major newspapers such as Ta Kung Pao, Sing Tao Daily, and Ming Pao, as well as from multiple mainstream television and radio stations including Radio Television Hong Kong, TVB News, NOW News, Cable News, and Metro Finance. Through a comprehensive media network, we not only accurately convey the industry's views and policy demands, but also popularise knowledge of building safety and property management operations to society, guiding the public to view property management challenges rationally and recognise the indispensability of property management services, further consolidating the Association's and the industry's professional image and credibility.

Conclusion

"Smart Management, Planning the Future" profoundly embodies the Association's long-term vision for industry development. Looking back over the past year, the Association has achieved commendable results in multiple areas, and these results depend on the joint efforts of all Council members, member companies, and partners. Looking ahead, in the face of new opportunities brought by industry transformation, the Association will continue to uphold its original aspiration, remain the most solid backing

President
CHU Kai-ming, Kevin

活動委員會報告
Activities Committee Report

二零二五年度足球比賽

本會二零二五年度足球比賽的初賽及決賽，已分別於十一月八日及十一月十五日假慈雲山中央遊樂場足球場舉行。今年共有二十二間物業管理公司報名派隊參加。經過三十六場精彩賽事後，比賽結果如下：

Annual Football Challenge Tournament 2025

The preliminary and final matches of the Annual Football Challenge Tournament 2025 were held on 8 and 15 November respectively at Tsz Wan Shan Central Playground Soccer Pitches. A total of 22 member companies participated this year. Following 36 exciting matches, the tournament 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	昇捷管理服務有限公司	2nd Runner-up	Synergis Management Services Limited
殿軍	仲量聯行物業管理有限公司	3rd Runner-up	Jones Lang LaSalle Management Services Ltd.

銀盃賽		Silver Cup	
冠軍	第一太平戴維斯物業管理有限公司	Champion	Savills Property Management Limited
亞軍	領展物業管理有限公司	1st Runner-up	Link Property Management Services Limited
季軍	高衛物業管理有限公司	2nd Runner-up	Goodwell Property Management Limited
殿軍	佳定物業管理有限公司	3rd Runner-up	Guardian Property Management Limited

神射手		Best Scorer	
葉穎海	第一太平戴維斯物業管理有限公司	YIP Wing Hoi	Savills Property Management 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	香港警務處	1st Runner-up	Hong Kong Police Force
季軍	康樂及文化事務署	2nd Runner-up	Leisure and Cultural Services Department
殿軍	醫療輔助隊	3rd Runner-up	Auxiliary Medical Service

邀請賽（今年新增）		Invitation Match (Newly introduced this year)	
冠軍	香港物業管理公司協會聯隊	Champion	HKAPMC United Team
亞軍	香港測量師學會	1st Runner-up	The Hong Kong Institute of Surveyors

活動委員會報告
Activities Committee Report



前排（由左至右）：
- **何俊賢先生** — 理事
- **姜宜龍先生** — 理事
- **陳志球博士 , SBS, BBS, JP** — 前會長及公共關係委員會主席
- **朱啟明先生** — 會長
- **王嘉鍵先生** — 教育及培訓委員會主席及
- **梁寶基先生** — 活動委員會主席

First Row (from left to right):
- **Mr. Joe HO** (Council member)
- **Mr. Calvin CHIANG** (Council member)
- **Dr. Johnnie CHAN Chi-kau, SBS, BBS, JP** (Past President and Chairman of Public Relations Committee)
- **Mr. CHU Kai-ming, Kevin** (President)
- **Mr. WONG Ka-kin, Ken** (Chairman of Education and Training Committee) and
- **Mr. LEUNG Po-ki, Ronald** (Chairman of Activities Committee)

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神射手得主：
- **葉穎海** – 第一太平戴維斯物業管理有限公司

Best Scorer:
- **YIP Wing Hoi** - Savills Property Management 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：
- 第一太平戴維斯物業管理有限公司

The Champion of HKAPMC Silver Cup:
- Savills Property Management Limited

活動委員會報告
Activities Committee Report



政府部門邀請賽冠軍：
- 香港消防處

The Champion of Government Department Invitation Cup:
- Hong Kong Fire Services Department



邀請賽冠軍：
- 香港物業管理公司協會聯隊

The Champion of Invitation Cup:
- HKAPMC United Team

活動委員會主席
梁寶基
LEUNG Po-ki, Ronald
Chairman
Activities Committee

紀律委員會報告
Disciplinary Committee Report

為提高香港物業管理公司協會有限公司會員之專業操守，紀律委員會於二零一一年成立，為有關會員道德行為的投訴作出調查、評估及跟進，以確保各會員及業界之良好運作。協會的成功端賴各會員嚴謹遵守會員守則及為提供專業優服務的貢獻。協會乃獲香港特別行政區政府承認，並得到香港、中國內地及海外相關專業團體認可之物業管理機構專業協會，故必須時刻確保各會員履行會員守則及提醒會員注意其專業操守。最後，本人藉此機會衷心感謝各會員及委員的鼎力支持和貢獻，令委員會在過往一年得以順利運作。

紀律委員會主席
鄭錦華博士，測量師

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

Sr Dr. CHENG Kam-wah, Edmond
Chairman
Disciplinary Committee

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

回顧過去一年，自 2025 年 11 月發生大埔火災事件後，全面喚起了業界對市民消防安全責任的強烈意識，亦進一步印證物業管理從業員不僅肩負確保設施穩當，更擔當社區生命安全的關鍵守護角色。有鑑於此，本委員會即時調整年度培訓策略，將消防安全及應急整備列為核心優先議題，務求協助會員機構從事件中汲取前瞻教訓，系統性提升前線人員的危機應變及風險管控能力。

在具體培訓部署方面，本委員會分別於二 O 二六年三月及四月舉辦了兩場重點講座。三月份的「棚網檢測及未來方向」講座，聚焦樓宇外牆棚架及防護網系統的結構安全檢測標準、定期巡查要點及潛在風險識別，同時探討業界在檢測技術及監管合規方面的未來發展趨勢，協助會員強化對外牆建構的安全管理意識及實務操作能力；四月份則聯同香港註冊消防工程公司商會合辦「認識消防系統及相關保養」講座，深入闡釋消防裝置的日常檢測規範、法定合規要求及實務中常見誤區，精準回應業界對消防維修質素及監管遵從的殷切需求。兩項活動均獲得業界廣泛迴響，參與人數踴躍，謹此由衷感謝各從業員的鼎力支持與高度專注，閣下的積極參與正是本委員會持續推進專業培訓工作的堅實基石。

與此同時，本年度培訓項目繼續維持物業管理服務局（PMSA）認可為持續專業發展（CPD）策劃項目的官方資格，確保所有課程內容嚴謹對應行業準則及監管框架。會員可透過參與本委員會舉辦之培訓活動，便捷完成持續專業培訓時數要求，進而鞏固其專業資格及市場認受性。

除上述專題講座外，本委員會亦持續籌辦涵蓋物業保養、法規更新及樓宇安全等範疇的恆常研討會，並衷心感謝機電工程署、香港房屋委員會、香港房屋協會及廉政公署等政府部門及非政府機構的長期協作與專業支援。

綜觀過去一年，本委員會持續跟進行業關注議題，並在提升物業管理安全水平方面作貢獻。本人謹向全體會員及合作夥伴致以摯誠謝忱，感激各位的不懈支持與信賴。我們將繼續秉持專業責任、安全至上與共同承擔的核心價值，與業界攜手並進，切實守護市民的安居環境。

展望新年度，本委員會將持續圍繞安全治理、科技應用及合規監管三大戰略主軸，策劃更多具針對性及影響力的培訓項目，協助會員掌握前沿專業知識與實務操作技能，從容應對物業管理行業日趨複雜的演變與挑戰。

教育及培訓委員會主席
王嘉鍵







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

Over the past year, the Taipo fire incident in November 2025 significantly heightened the industry's awareness of fire safety responsibilities. It further affirmed that property management practitioners are not only tasked with ensuring the proper functioning of facilities but also play a critical role as guardians of community life safety. In response, our Committee promptly adjusted the annual training strategy, designating fire safety and emergency preparedness as core priorities. We aimed to assist member organizations in drawing forward-looking lessons from the incident and systematically enhance frontline staff's crisis response and risk management capabilities.

Regarding specific training initiatives, the Committee hosted two key seminars in March and April 2026. The seminar in March, titled "Scaffolding Net Inspection and Future Directions" focused on structural safety inspection standards for external building scaffolding and protective netting systems, key points for regular patrolling, and the identification of potential risks. It also explored future industry trends in inspection technology and regulatory compliance, helping members strengthen their safety management awareness and practical operational capabilities concerning external building structures. In April, we collaborated a seminar titled "Understanding Fire Safety Systems and Maintenance" with the Association of Registered Fire Service Installation Contractors of Hong Kong. This seminar provided in-depth explanations of the daily inspection protocols for fire service installations, statutory compliance requirements, and common practical pitfalls, precisely addressing the industry's pressing needs regarding fire maintenance quality and regulatory adherence. Both events received an overwhelming response from the industry, with high participation rates. We sincerely thank all practitioners for their tremendous support and dedicated attention, your active involvement forms the solid foundation upon which the Committee continues to advance its professional training efforts.

In parallel, training programs of the year have maintained their official accreditation as Continuing Professional Development (CPD) initiatives by the Property Management Services Authority (PMSA), ensuring that all course content rigorously aligns with industry standards and regulatory frameworks. Members can conveniently fulfil their ongoing professional training hour requirements by participating in the training activities organized by our Committee, thereby reinforcing their professional qualifications and market recognition.

Beyond the thematic seminars, our Committee has consistently organized regular training sessions covering property maintenance, regulatory updates, building safety and other relevant areas. We would like to express our heartfelt gratitude to the Electrical and Mechanical Services Department (EMSD), the Hong Kong Housing Authority (HKHA), the Hong Kong Housing Society (HKHS), the Independent Commission Against Corruption (ICAC) and other government departments and non-governmental organizations for their continued collaboration and professional support.

Over the past year, our Committee has proactively followed up on industry issues of concern and contributed to raising safety standards in property management. I would like to extend my sincere appreciation to all members and partner organizations for your unwavering support and trust. We will continue to uphold the core values of professional responsibility, safety first, and shared commitment, working hand in hand with the industry to genuinely safeguard the living environment of our citizens.

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

Looking ahead, our Committee will persist in planning more targeted and impactful training programs centered around the three core strategic pillars of safety governance, technology application, and regulatory compliance. We aim to assist members in mastering cutting-edge professional knowledge and practical operational skills, thereby enabling them to confidently navigate the increasingly complex developments and challenges facing the property management industry.

WONG Ka-kin, Ken
Chairman
Education and Training Committee









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

香港物業管理公司協會一直致力匯聚業界智慧，積極舉辦多元交流活動，包括實地考察、訪問參觀、線上線下講座及研討會等，為會員提供先進物管科技與產品資訊，協助拓寬視野、突破傳統管理模式。

面對創新科技及可持續發展新趨勢，業界需擴闊眼界、掌握更多資訊。本會先後兩次組團前往上海及杭州考察，深入了解人工智能、智慧物管及綠色管理在內地市場的最新發展與實際應用，並與內地從業員深入交流。我們希望透過跨區域合作，與大灣區及內地城市接軌，將成熟可行方案帶來香港，推動行業升級轉型。同時，協會亦積極向政府提出有關人工智能及智慧管理的建議，推動科技在物管範疇更廣泛落地。

一、 2026 年上海及杭州考察團（2026 年 4 月 22 日至 26 日）

本會於 2026 年 4 月 22 日至 26 日組織上海及杭州考察團，獲多家內地頂尖科技企業及行業協會熱情接待，包括：智慧 e 谷、中控資訊產業股份有限公司、豆瓣網路科技、大華技術股份、杭州市具身智能展示中心、上海啟勝環貿廣場 iAPM、上海市物業管理行業協會、萬物雲（萬科），以及信德前灘（上海）文化置業有限公司。重點如下：

1. 杭州高新區（濱江）— 創科生態與國家級開發區

杭州高新區（濱江）成立於 1996 年，是經國務院批准設立的國家級高新技術產業開發區。2025 年在全國國家級高新區綜合排名中位列第六，多項核心經濟指標位居全省第一，累計培育 76 家上市公司。團員透過參觀智慧 e 谷、中控資訊、豆瓣網路及大華技術等企業，體會到當地創科生態的蓬勃發展，以及人工智能與物聯網技術如何賦能傳統產業。

2. 上海市物業管理行業協會 — 行業規範與挑戰

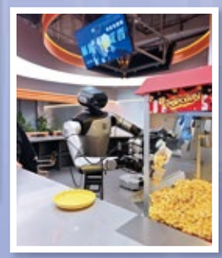
上海物協成立於 1994 年，下設秘書處及 17 個專業委員會，會員單位約 2000 家，管理上海 80% 以上建築面積。會上提到，政府及社會對物業行業關注度極高，物業作為剛需行業，重要性日益凸顯。然而，內地新法規要求物業承擔電梯、消防等特種設備安全管理責任，且巡查頻次極高，導致企業壓力巨大。雙方就兩地法規差異及實務操作深入交流。

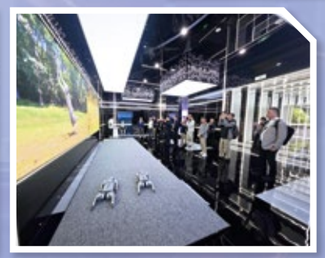
3. 萬物雲（萬科）— 智慧物管系統「靈石」

萬物雲在上海管理規模約 25 億元，住宅項目 170 多個，營收約 12 億元；商業寫字樓項目 175 個，營收約 9 億元。會上介紹了「靈石」系統，該系統邊緣集成園區所有攝像設備，無需更換專用攝像頭；具備自動工單功能，捕捉異常後自動生成工單並派發附近人員；結合藍牙信號與電子工牌管理保安等大基數人員。萬物雲推薦「租賃模式」，內地報價約 66,000 元人民幣 / 年 / 台服務器（含算力卡及軟件服務），硬件投入主要為服務器及少量傳感器，無需大面積改造攝像頭，部署成本遠低於想像，可根據樓宇數量及不同牌子攝像頭靈活配置，為香港物管公司提供了極具參考價值的低成本轉型方案。









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External Affairs Committee Report

4. 上海啟勝環貿廣場 iAPM — AI 賦能政企聯動
iAPM 採用 AI 系統連接政府平台，實時監測大樓電力、消防、電梯、安防等設施，確保高效運營與合規性，實現「政企聯動」，提升公共安全與應急響應能力。考察期間亦與香港同事長駐國內工作分享寶貴經驗。

5. 前灘 31 參觀 — 文化藝術與社區融合
前灘 31 項目高度重視文化藝術元素，規劃建設世界級劇院，引入各類高水平展覽與演出，打造集居住、購物、文化體驗於一體的綜合社區，實現各業態協同效應，為香港未來社區綜合體管理提供新思路。

二、 其他對外交流與考察活動

1. 參與 2026 中國國際物業管理產業博覽會（2026 年 7 月 1 日）
博覽會匯聚國內外眾多物管科技供應商及行業專家，展示最新智慧物管解決方案、綠色節能技術及社區服務模式。會員透過參觀掌握行業前沿動態，並與參展商建立聯繫，有助日後引入合適技術。



2. 參觀香港建造業工藝測試中心（2026 年 2 月 9 日）
本會組織會員參觀香港建造業工藝測試中心，深入了解建造業工藝測試標準及最新技術應用，特別是在物業維修保養、設施管理及新技術培訓方面。透過實地觀摩，會員對行業人才培訓及工藝標準有更深刻認識，有助提升物業管理專業水平及服務質量。



3. 與物監局保持緊密聯繫及參與 PMSA 深圳前海考察
本會與物業管理業監管局（PMSA）保持緊密聯繫，經常就核心議題交換意見。早前亦參與 PMSA 代表團前往深圳前海考察，與當地政府部門及物管業界交流，了解兩地行業發展情況，有助掌握大灣區物管行業最新政策及發展機遇，為會員開拓更多跨區域合作空間。

三、 未來展望

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，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。我們將繼續向政府提出有關人工智能及智慧管理的建議，推動科技在物管範疇更廣泛落地；同時深化與大灣區及內地城市聯繫，將成熟可行方案帶來香港，推動行業升級轉型。希望會員們多多參與支持。

對外事務委員會主席
李春犖測量師

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The HKAPMC has consistently dedicated itself to gathering industry wisdom and organising diverse exchange activities, including site visits and tours, to provide members with information on advanced property management technologies and products, helping to broaden perspectives and break through traditional management models.

In the face of new trends in innovative technology and sustainable development, the industry must broaden its horizons. To this end, the Association has organized two delegations to Shanghai and Hangzhou to study the latest developments in AI, smart property management, and green management in the mainland market, and to exchange views with mainland practitioners. Through cross-regional cooperation, we hope to connect with the Greater Bay Area and mainland cities, bringing mature solutions to Hong Kong to drive industry upgrading. The Association has also been actively submitting proposals to the government on AI and smart management to promote wider technological adoption in property management.

I. 2026 Shanghai & Hangzhou Visit (22-26 April 2026)

The Association organized a Shanghai and Hangzhou visit from 22 to 26 April 2026, and was warmly received by leading mainland technology enterprises and industry associations, including Smart E Valley, Supcon, Douban Internet, Dahua Technology, Hangzhou Embodied Intelligence Exhibition Centre, Shanghai iAPM, the Shanghai Property Management Industry Association, Onewo (Vanke), and Shun Tak Qiantan (Shanghai) Cultural Properties.

The delegation visited the Hangzhou High-Tech Zone (Binjiang), a national-level high-tech development zone ranked sixth nationwide in 2025 with 76 listed companies, witnessing how AI and IoT empower traditional industries. At the Shanghai Property Management Industry Association, members learned that new mainland regulations require property managers to bear safety responsibilities for lifts and fire safety with extremely high inspection frequencies, prompting in-depth exchanges on regulatory differences. Onewo introduced its "Ling Shi" smart system, which integrates existing cameras without replacement, features automatic work order dispatch, and uses Bluetooth and electronic staff cards for personnel management; its "rental model" costs approximately RMB 66,000/year/server, offering a highly valuable low-cost transformation solution for Hong Kong. The delegation also visited Shanghai iAPM, which uses AI linked to government platforms for real-time monitoring and "government-enterprise collaboration", and Qiantan 31, a cultural-arts-integrated community project, providing new ideas for Hong Kong's integrated community management.









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II. Other External Exchange and Visit Activities

1. 2026 China International Property Management Industry Expo (1 July 2026)
The Expo brought together property management technology suppliers and industry experts, showcasing the latest smart solutions, green technologies, and community service models. Members grasped the latest industry trends and established contacts with exhibitors.

2. Hong Kong Construction Industry Craft Testing Centre (9 February 2026)
Members gained an in-depth understanding of craft testing standards and the latest technological applications, particularly in property maintenance, facility management, and new technology training, helping to enhance professional standards and service quality.

3. PMSA Shenzhen Qianhai Visit (14 November 2025)
The Association maintains close ties with the PMSA, frequently exchanging views on core issues. The delegation to Qianhai exchanged with local government departments and the property management industry, helping members grasp the latest policies and opportunities in the Greater Bay Area.

III. Future Outlook

The External Affairs Committee will continue to uphold its core mission of promoting innovative development, building a comprehensive ecosystem for collaboration between the property management industry and technology companies. We will continue to submit proposals to the government on AI and smart management, deepen ties with the Greater Bay Area and mainland cities, and bring mature solutions to Hong Kong to drive industry upgrading. We hope members will continue to participate and support.







Sr LEE Chun-lai, Andrew
Chairman
External Affairs Committee

會籍事務委員會報告
Membership Committee Report

「香港物業管理公司協會有限公司」自 1990 年成立以來，一直與政府各部門及相關機構保持緊密合作與溝通，積極宣揚物業管理的專業精神，致力提升行業服務水平，歷年來深受社會及業界的廣泛認同。近年，新加入會員數目更錄得持續增長。

2025 年 8 月至 2026 年 7 月期間，新會員公司 一「康居物業管理有限公司」正式加入。截至 2026 年 6 月 1 日，本會公司會員總數已逾 110 間，會員業務廣泛覆蓋香港逾 70% 設有聘任物管公司之住宅單位、各類工商業大廈、停車場，以及私人與政府設施。

有關會員之最新資料及其管轄之物業名冊，已全面更新並上載至香港物業管理公司協會官方網頁，以供各界參閱。

會籍事務委員會主席
孫國林 , SBS, BBS, MH, JP

Since its inception in 1990, The Hong Kong Association of Property Management Companies Limited has maintained close cooperation and communication with various government departments and relevant organizations. The Association remains dedicated to promoting professionalism and uplifting service standards within the property management sector, earning widespread recognition from both the industry and the general public. In recent years, our corporate membership has continued to experience steady and robust growth.

During the period from August 2025 to July 2026, Country House Property Management Limited was officially accepted as a Full Member company.

As of 1 June 2026, the Association comprises over 110 member companies, proudly delivering premium services to more than 70% of Hong Kong's managed property portfolio, which encompasses residential units, industrial and commercial complexes, car parks, as well as private and public facilities.

The updated "Members' Portfolio and Property Register" has been uploaded to the HKAPMC official website for public reference.

SUEN Kwok-lam, SBS, BBS, MH, JP
Chairman
Membership Committee

專業實務委員會報告
Professional Practice Committee Report

本會專業實務委員會肩負維護業界權益的責任，長期就物業管理相關政策及議題發表專業意見。在 2025/2026 年度期間，委員會積極與政府部門及相關組織會晤，並透過參與各類諮詢及交流活動，反映業界訴求及意見，當中包括：

- 出席香港特區政府就「國家發展第十五個五年規劃綱要」、「施政報告」及「財政預算」等舉行的諮詢活動，並積極提供意見；
- 出席環境保護署的專題會議，就「減廢回收約章」及屋苑及大廈回收比賽提供意見；
- 出席民政及青年事務局及物業管理業監管局就修訂《物業管理條例》舉行的諮詢會，並積極提供意見；
- 向食物環境衞生署就「私人泳池救生員監管」、冷氣機滴水及單位滲水的新措施提供意見；
- 向機電工程署「臨時製冷劑技術諮詢委員會」，並就相關法律草擬及工人培訓提供意見；
- 向物業管理業監管局就發牌的實務指引及良好實務指引作出建議；
- 與立法會議員（建築、測量、規劃及園境）劉文君女士會面，反映業界關注意見；
- 就消防處有關防火條例的檢討提供意見，積極鼓勵行業人員參與「社區應急先鋒」培訓，並推動使用「臨時手動火警警報裝置」，以加強消防安全；
- 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」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，包括就推動「最佳實務獎」等獎勵計劃意見；
- 出席建造業議會轄下「建築設計安全專責小組」會議並提供意見；
- 出席由職業安全健康局 / 建造業議會所舉辦的講座及工作坊，並就工作安全提供專業意見及良好實務指引；
- 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事宜提供意見。

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，委員會亦致力建立有效溝通平台，進一步提升協會及物業管理行業的專業地位。

專業實務委員會主席
鄺正煒

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Professional Practice Committee Report

The Professional Practice Committee has proactively expressed its views on policies relating to the property management industry with an aim of protecting the interests of the industry. During the year of 2025/2026, 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 and expressed views at the Consultation Sessions of the Hong Kong Government of Special Administrative Region on the 15th Five-Year Plan of our Country, Policy Address and Hong Kong Budget;
- Attended the meeting convened by Environmental Protection Department and expressed views on the Waste Reduction and Recycling Charter as well as the Recycling Competition of residential estates and buildings;
- Attended and expresses views to Home and Youth Affairs Bureau and Property Management Services Authority during the Consultation on the amendments to Building Management Ordinance Cap.344;
- Expressed views on the new regulations and rules of Food and Environmental Hygiene Department concerning lifeguard supervision at private swimming pools, water dripping from air-conditioners, and water seepage in flats
- Served on the Provisional Refrigerant Technical Advisory Committee under Electric and Mechanical Services Department and provided views on the formulation of the provisions for new legislation and related training courses in the industry;
- Expressed views to Property Management Services Authority regarding Codes of Conduct and Best Practice Guide;
- Attended meeting with The Hon Julia LAU, JP, the Legislative Council Member (Architectural, Surveying, Planning and Landscape) to express views and concerns of the property management industry.
- Expressed views to the Fire Services Department regarding amendments to the Fire Services Ordinance, actively encouraged industry practitioners to participate in the Community Emergency Responder workshops and promoted the use of Temporary Manual Fire Alarm Devices to enhance fire safety.
- 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 on 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 and Construction Industry Council, respectively;
- Attended meetings and expressed views to Home and Youth Affairs Bureau on the review of Building Management Ordinance;
- Attended regular meetings with the respective Government departments, including Housing Authority, Fire Services Department, Police Force, Labour Department, to express views on operational issues affecting the Industry.

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

KWONG Ching-wai, Alkin
Chairman
Professional Practice Committee

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

公共關係委員會成立目的為推廣協會之服務目標，提升協會在社會上之專業地位及重要性，並與不同機構建立互信之友好關係。

協會於過去一年繼續與政府部門及協作團體保持緊密聯繫，同時肩負社會責任。我們榮幸受邀出席「香港義工獎 2026」啟動禮，與各大企業及機構交流經驗，共同推動義務工作，從而擴大義工服務的社會影響力。

此外，我們出席了由香港警務處舉辦的「安全城市大使計劃委任及嘉許典禮 2026」，並獲警務處委任為「安全城市大使」，彰顯物業管理前線員工在保障社區安全方面的重要角色與責任。我們亦全力支持於 2026 年 7 月 24 日舉行的「香港保安從業員日」，向堅守崗位、維護社會秩序的保安人員致以崇高敬意。我們深信，前線專業人員的專業與堅守崗位，讓香港能夠保持安全、有序與穩定。

為提升公眾意識及令市民更加深入認識物管工作，我們透過主流媒體保持透明溝通，及時回應公眾對樓宇管理及突發事件的關注。就宏福苑事件及《建築物管理條例》（第 344 章）修訂等議題，我們接受多個訪問以提供專業見解，從而強化行業形象及公眾信任。

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舉辦的活動，並期望各會員於未來日子對本協會繼續支持。

媒體訪問概覽：

2026 年 1 月	大公報	新聞訪問	紅磡屋苑免收一月管理費
2026 年 2 月	香港電台	新聞訪問	政府倡業主投票門檻，物管界支持
	NOW 新聞	新聞訪問	政府擬限授權票最多 20 份，法團憂難達門檻
	香港電台	新聞訪問	政府建議修訂《建築物管理條例》
2026 年 3 月	明報	新聞訪問	廚餘機資助完結，續用安排
	明報	新聞訪問	宏福業主聯署促開大會
	新城財經台	新聞訪問	宏福苑防火監管漏洞與簡樸房條例
2026 年 4 月	香港電台	節目訪問	麗晶花園引入外勞保安
	Now 新聞	時事節目	消防安全
	香港電台	新聞訪問	當局推私人樓宇滲水調查先導計劃
	明報	新聞訪問	消防意識增，倡縮程序加快修理
2026 年 5 月	香港電台	新聞訪問	不少於 5% 業權份數召開業主大會安排
2026 年 6 月	明報	新聞訪問	兩廈逾期未修消防裝置，消防執法
	明報	節目訪問	荃灣中心停電，約千戶受影響
	星島	新聞訪問	宏福苑合安取業主資料，盼促成大會
	信報	新聞訪問	樓宇維修貪污舉報飆升
2026 年 7 月	TVB 新聞	新聞訪問	聯廈聯管計劃擴展至全港
	FTU	研討會	「改革大廈維修 鞏固誠信管理」交流研討會
	香港電台	新聞訪問	宏福苑聽證會總結，物管公司無額外收費
	文匯報	新聞訪問	宏福苑業主大會，議程安排法理兼備
	新城廣播	新聞訪問	宏福苑業主大會，符合大部分業主要求

公共關係委員會主席
陳志球博士 , SBS, BBS, JP

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

The mission of the 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.

In the past year, the Association continued to maintain close collaboration with government departments and partner organisations while also shouldering its social responsibility. We were honoured to be invited to attend the "Hong Kong Volunteer Awards 2026" Launch Ceremony, engaging with leading corporations and organizations to exchange experiences and jointly advance volunteer services, thereby amplifying their social impact.

Furthermore, we attended the "Safe City Ambassador Programme Appointment and Commendation Ceremony 2026" organized by the Hong Kong Police Force and were appointed as "Safe City Ambassadors" by the Police Force, highlighting the vital role and responsibility of property management frontline staff as an important safeguard for community safety. We also fully supported the "Hong Kong Security Personnel Day" held on 24 July 2026, paying high tribute to security staff who remain dedicated at their posts to safeguard social order. We firmly believe that the professionalism and dedication of frontline professionals enable Hong Kong to remain safe, orderly and stable.

To enhance public awareness and deepen citizens' understanding of property management work, we maintain transparent communication through mainstream media, promptly addressing public concerns on building management and emergencies. On issues such as the Wang Fuk Court incident and the amendments to the *Building Management Ordinance (Cap. 344)*, we gave multiple interviews to provide professional insights, thereby strengthening the industry's image and public trust.

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

Media Engagement Overview

January 2026		
Ta Kung Pao	News Interview	Hung Hom estate waives January management fee
February 2026		
RTHK	News Interview	Government proposes voting threshold for owners; property management sector supports
NOW News	News Interview	Government plans to limit proxy votes to a maximum of 20; OC concerned about difficulty in meeting threshold
RTHK	News Interview	Government proposes amendments to the Building Management Ordinance
March 2026		
Ming Pao	News Interview	Food waste machine funding ends; arrangements for continued use
Ming Pao	News Interview	Wang Fuk owners petition for general meeting
Metro Finance	News Interview	Wang Fuk Court fire safety regulatory loopholes and light housing regulations

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

Media Engagement Overview

April 2026

RTHK	Programme Interview	Lai King Garden introduces foreign labour security guards
Now News	Current Affairs Programme	Fire safety
RTHK	News Interview	Authorities launch pilot scheme for water seepage investigation in private buildings
Ming Pao	News Interview	Increased fire safety awareness; calls to streamline procedures for faster repairs

May 2026

RTHK	News Interview	Arrangements for convening owners' meetings with not less than 5% ownership shares

June 2026

Ming Pao	News Interview	Two buildings overdue for fire service installation repairs; Fire Services enforcement
Ming Pao	Programme Interview	Tsuen Wan Centre power outage affects about a thousand households
Sing Tao	News Interview	Wang Fuk Court's Hop On obtains owners' data, hopes to facilitate general meeting
Hong Kong Economic Journal	News Interview	Surge in corruption reports related to building maintenance

July 2026

TVB News	News Interview	Joint-building joint-management scheme expands to all of Hong Kong
FTU	Seminar	"Reforming Building Maintenance, Consolidating Integrity Management" exchange seminar
RTHK	News Interview	Summary of Wang Fuk Court hearing; property management company did not charge extra fees
Wen Wei Po	News Interview	Wang Fuk Court owners' meeting; agenda arrangements are legally and logically sound
Metro Broadcast	News Interview	Wang Fuk Court owners' meeting meets the demands of most owners

Dr. CHAN Chi-kau, Johnnie, SBS, BBS, JP
Chairman
Public Relations Committee

出版事務委員會報告
Publication Committee Report

2026 年度，出版事務委員會在既有基礎上持續優化溝通平台，透過多元渠道深化與會員及社會各界的聯繫。我們致力提升資訊傳播的質量與廣度，協助會員緊貼物業管理行業的政策動向與發展機遇。

積極參與政策諮詢　為業界發聲

年內，協會積極就多項影響深遠的政策及法規諮詢提交專業意見，充分發揮業界建言角色：

（一）就「香港首個五年計劃」及《2026 年施政報告》提交意見書（2026 年 8 月 17 日）
協會獲邀出席由財政司司長主持的聯合諮詢會，會長朱啟明先生代表業界就智慧物管發展的法規瓶頸（包括無人機飛行限制、機械人運作規範及私隱條例對數據收集的影響）提出三項建議：

設立跨部門統籌小組檢討法規、推行政府主導的試點計劃，以及加強與內地及國際城市的產業合作。意見獲高度重視。

（二）就《消防條例》（第 95 章）修訂提交意見書（2026 年 6 月 25 日）
協會歡迎政府引入物管公司在大廈消防措施的法定責任，並就落實細節提出詳盡意見書，我們歡迎政府加強監管及提升樓宇安全。

（三）就物業管理業監管局《「處理緊急事故」操守守則及作業指南》（修訂版）提交意見書（2026 年 6 月 3 日）
協會就緊急事故應變流程、通報機制、人員培訓及責任分配等提出優化建議，使守則更貼合業界實務需要，提升行業應急管理水平。

除上述三項重點諮詢外，協會年內亦持續就《建築物管理條例》（第 344 章）修訂，與民政事務總署會面討論並回應公眾諮詢，當中包括建議進一步立法管制持授權書人士的利益申報問題，以杜絕假授權書及潛在利益衝突。

持續更新行業資訊　提升專業形象

出版事務委員會持續透過官方網站（www.hkapmc.org.hk）及電郵（office@hkapmc.org.hk）發放最新行業動態，並廣納會員及公眾意見。年內，網站不斷上載協會跟進政府政策的最新進展，包括與各政府部門的會議紀要、提交的意見書全文，以及其他影響行業發展的重要資訊，充分發揮協會作為業界與政府橋樑的角色。全部意見書均已透過電郵發送予全體會員，並同步上載至協會網站，確保資訊透明及會員知情權。

社交媒體表現卓越　擴大業界影響力

協會積極拓展社交媒體宣傳，LinkedIn 專頁的影響力持續擴大，每月平均瀏覽量超過 15,000 次。此平台有效提升協會在專業領域的能見度，讓更多業界人士及持份者掌握協會的最新動態與行業前瞻觀點。我們誠邀各界持續關注，緊貼本會最新資訊。

展望來年，出版事務委員會將繼續精益求精，透過更務實及多元化的方式服務會員，促進業界交流，共同推動香港物業管理行業的專業化與可持續發展。

出版事務委員會主席
周駿齡

出版事務委員會報告
Publication Committee Report

In 2026, the Publications Committee continued to build on its established foundations by optimizing communication platforms and deepening connections with members and the wider community through diverse channels. We are committed to enhancing the quality and reach of information dissemination, helping members stay abreast of policy developments and opportunities within the property management industry.

Active Participation in Policy Consultations – Giving Voice for the Industry

During the year, the Association proactively submitted professional opinions on several impactful policies and legislative consultations, fully exercising our advisory role on behalf of the sector:

(i) Submission of Views on Hong Kong's First Five-Year Plan and the 2026 Policy Address (17 August 2026)

The Association was invited to attend a joint consultation session chaired by the Financial Secretary. Our President, Mr. CHU Kai-ming, Kevin, represented the industry in presenting three recommendations addressing regulatory bottlenecks for smart property management development (including drone flight restrictions, robot operational guidelines, and the impact of privacy ordinances on data collection), i.e. establishing a cross-departmental coordination unit to review regulations, launching government-led pilot schemes, and strengthening industrial collaboration with Mainland and international cities. These views were highly regarded by the authorities.

(ii) Submission on Amendments to the Fire Services Ordinance (Cap. 95) (25 June 2026)

The Association welcomed the Government's introduction of statutory responsibilities for property management companies regarding building fire safety measures. We submitted a detailed position paper on implementation specifics, expressing our support for enhanced regulation and improved building safety.

(iii) Submission on the Property Management Services Authority's (Revised) Code of Conduct and Guidelines on "Handling Emergency Incidents" (3 June 2026)

The Association put forward recommendations for optimizing emergency response procedures, notification mechanisms, staff training, and duty allocation, aiming to make the code more aligned with practical industry needs and to elevate the sector's emergency management standards.

2025 - 2026 YEARBOOK 年報
會長及委員會報告 President's & Committee Reports

出版事務委員會報告
Publication Committee Report

Beyond the three key consultations above, the Association also continued its engagement throughout the year on amendments to the *Building Management Ordinance (Cap. 344),* holding meetings and responding to public consultations with the Home Affairs Department. This included proposals for further legislative controls on declaration of interest by people holding proxy instruments, with a view to eliminating fraudulent authorizations and potential conflicts of interest.

Continuous Updating of Industry Information – Enhancing Professional Image

The Publications Committee continued to disseminate the latest industry developments through the official website (www.hkapmc.org.hk) and email (office@hkapmc.org.hk), while actively soliciting feedback from members and the public. Throughout the year, the website was regularly updated with the Association's latest progress on government policy matters, including meeting minutes with various government departments, full text of submitted position papers, and other important information affecting industry development, which fully leveraging the Association's role as a bridge between the industry and the Government. All position papers were distributed to all members via email and simultaneously uploaded to the Association's website, ensuring information transparency and member awareness.

Outstanding Social Media Performance – Expanding Industry Influence

The Association actively expanded its social media presence, with the LinkedIn page continuing to grow in influence, achieving an average monthly viewership of over 15,000. This platform has effectively enhanced the Association's visibility within the professional sphere, enabling more industry practitioners and stakeholders to stay informed of the Association's latest updates and forward-looking industry perspectives. We cordially invite all stakeholders to continue following our channels for the most current information.

Looking ahead to the coming year, the Publications Committee will continue to strive for excellence, serving our members through pragmatic and diversified approaches, fostering industry exchanges, and collectively promoting the professionalization and sustainable development of Hong Kong's property management industry.

CHOW Chun-ling, Kenny
Chairman
Publication Committee

2025 - 2026 YEARBOOK 年報

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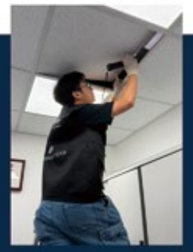


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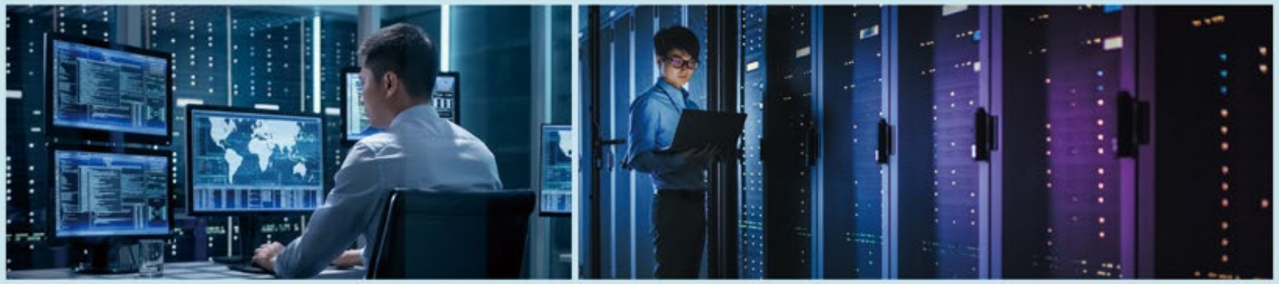

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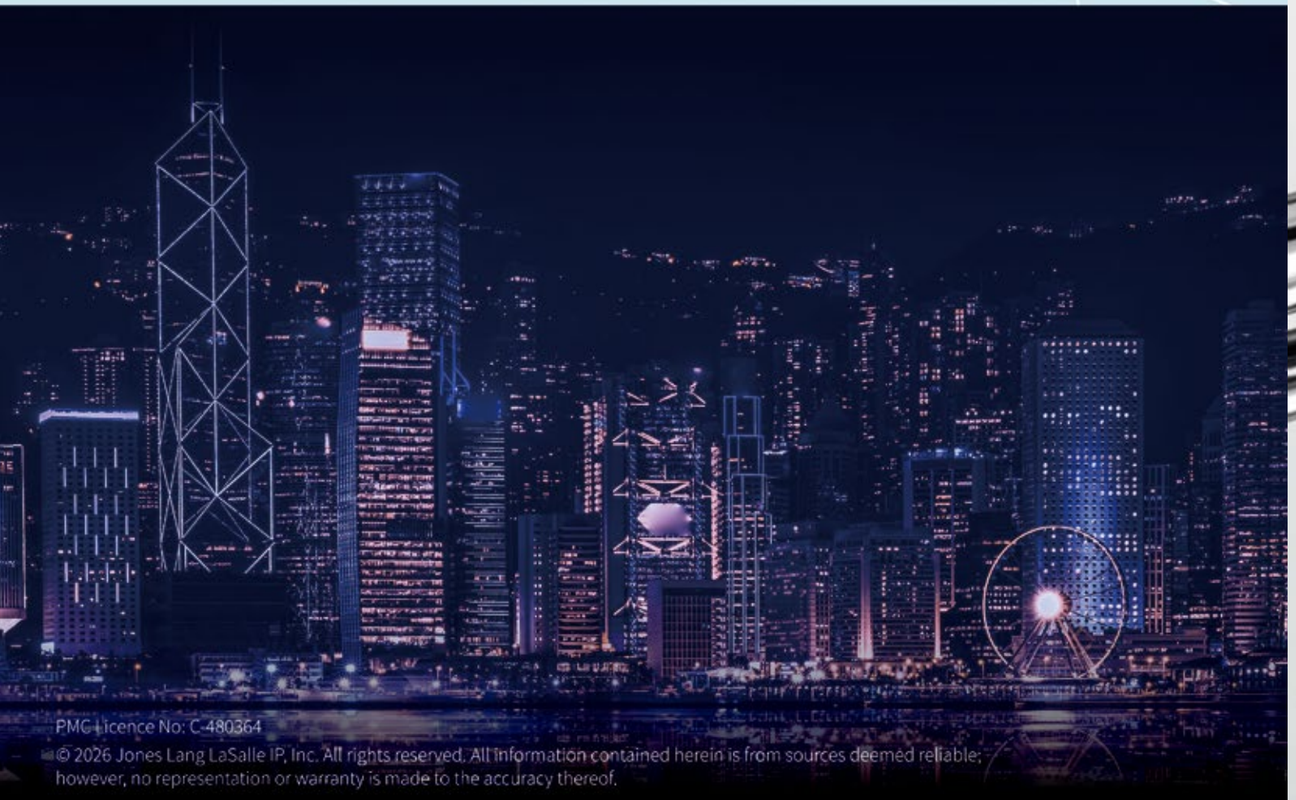
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發展項目期數名稱：港島南岸的第4期「海盈山」^的第4B期^(「第4B期」)。^備註: 港島南岸的第4期，位於香港仔內地段第467號之地盤D，中文名稱為「海盈山」，英文名稱為「LA MONTAGNE」。第4B期為第4期「海盈山」之其中一個期數。第4B期包括第1座(1A、1B及1C)。

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1.「Collection Privée海燕系列」僅為期數第1座(1A)A及B單位、第1座(1B)A及B單位及第1座(1C)A單位之市場推廣之用的名稱，並不會用於或出現在臨時買賣合約、買賣合約、轉讓契或其他業權契據或法律文件中。2.「無縫連接」僅為大概描述，發展項目的不同期數設有通往實體商場與港鐵黃竹坑站各自的通道部分未必可以於期數入伙時即時啟用。賣方就相關通道部分何時落成及啟用並不作出任何不論明示或隱含之聲明、陳述、承諾或保證。3.此圖片於2026年2月5日在期數第1座(1A)43樓A單位拍攝，並經電腦修飾處理(修飾內容包括圖片亮度和顏色)，僅供參考。圖片所展示期數的成份包括部分的實際高度、外觀或景觀，僅供參考，此圖片內的環境、景觀、設施、建築物、設計、裝置、裝修物料、設備、傢俬、植物及其他物件等未必會在同期數或其附近範圍內出現或提供，期數的周邊環境、建築物、設施及景觀會不時改變，賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其景觀、周邊地區環境及附近的公共設施有較佳了解。此圖片並不構成亦不得被詮釋成賣方就期數或其任何部份作出任何不論明示或隱含之聲明、陳述、承諾或保證(不論是否有關景觀)，賣方就相否於住宅物業露台/工作平台/平台/天台上放置任何物品或住宅物業露台/工作平台/平台/天台的使用並不作出任何不論明示或隱含之合約條款，陳述、承諾或保證，有關期數住宅物業所提供的裝置、裝修物料及設備均以相關政府部門最後批准為準，並以正式買賣合約訂定為準，賣方建議準買家參閱售樓說明書以知悉住宅物業或公共收時所提供的標準裝置、裝修物料及設備，期數的建築圖則及其他圖則及期數的設計以有關政府部門最後批准之圖則為準。有關住宅物業的布局及不designated之詳情，請參閱售樓說明書。相關單位內所示之物件，家具、家居用品、裝飾品、窗飾、燈飾、植物、設計、陳設、裝置、裝修物料及設備等(如有)並不一定為交樓標準，只供參考，赤柱必會在實際單位或期數任何其他住宅物業中提供。有關期數住宅物業交樓之標準裝置、裝修物料及設備之詳細資料，請參閱售樓說明書。第4B期或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等以相關政府部門最後批准者作準，裝置、裝修物料及設備之提供以實質合約的條款及條件作準，本廣告/宣傳資料僅供參考，並不構成亦不得詮釋成賣方作出任何不論明示或隱含之要約、承諾、陳述或保證，或對任何住宅物業按示任何無明確選擇權意向或有明確選擇權意向之人士給予任何優先或特惠待遇(一手住宅物業銷售條例)施行。市場情況不時變化，準買方應審慎其財務情況及負擔能力及所有相關因素及作出決定購買或訂約購買任何住宅物業前，並在任何情況或過程中，準買方或準買方之任何代表，都不應基於任何此等資料而決定購買或訂約購買任何住宅物業。賣方：香港禮頓有限公司(作為「擁有人」)、WCH Property Development Company Limited(作為「如此聘用的人」)。(備註：「擁有人」指第4B期中的住宅物業的法律上的擁有人或實益擁有人，「如此聘用的人」指賣有人聘用以經營和監管第4B期的設計、規劃、建造、裝置、完成及銷售的過程的人士)。• 賣方的控權公司：擁有人(香港禮頓有限公司)的控權公司：不適用；如此聘用的人(WCH Property Development Company Limited)的控權公司：Fortune Access Holdings Limited。• 第4B期的誠可人士：吳振輝。• 第4B期的誠可人士以其專業身份擔任經營人、董事或僱員的實體或法團：兩貴顧建築師(香港)有限公司。• 第4B期的承建商：中國海外房屋工程有限公司。• 就第4B期中的住宅物業的出售內代表擁有人行事的律師事務所：的近律師行，吳李黎律師行，何鍾棣律師事務所，司力達律師樓，許士打律師行，陳添騏 薛保羅律師事務所。• 已為第4B期的建造提供貸款的任何其他人：Apex Ally Limited、鐵潭投資有限公司及太古地產有限公司。• 本廣告由如此聘用的人在擁有人的同意下發布。• 賣方建議準買方參閱有關售樓說明書。

以了解發展項目或第4B期的資料，詳情請參閱售樓說明書。此廣告之印製日期：2026年01月03日

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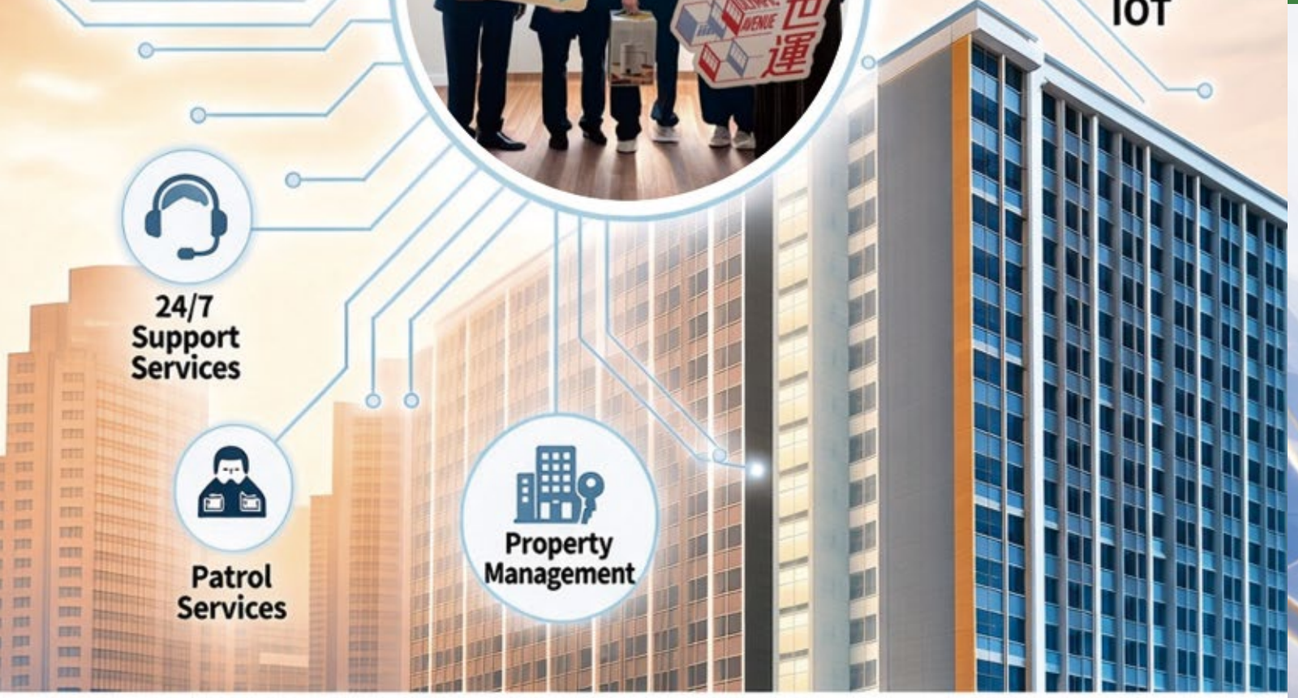


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恒益 HANG YICK 物業管理有限公司 Properties Management Limited
恒基兆業地產集團成員公司 A Member of Henderson Land Group

尊家 H-PRIVILEGE LIMITED 尊家管業有限公司

「G.I.V.E.」四大宗旨為：

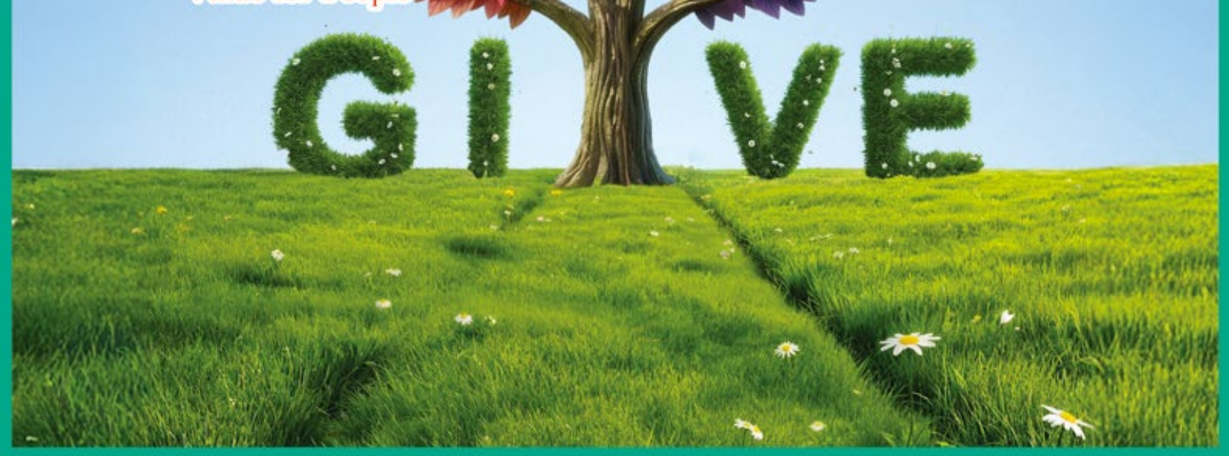
環保為地球
Green for Planet

創新為未來
Innovation for Future

恒愛
Team of Care

關愛為人群
Value for People

誠心為社區
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卓越環境服務有限公司

EXCELLENCE ENVIRONMENTAL SERVICES LIMITED

卓越環境服務有限公司成立於 2022 年，主要經營屋苑及商場清潔服務，致力為每一個屋苑提升衛生質素。

安億工程有限公司
ONGEAR ENGINEERING LTD.
香港北角英皇道 651 號科滙中心 3 樓 303 室
Room 303, 3/F., Technology Plaza, 651 King's Road, North Point, Hong Kong.
Tel : (852) 2562 1008
Fax : (852) 2856 0678
E-mail : oel_hk@yahoo.com.hk

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"安億工程有限公司"

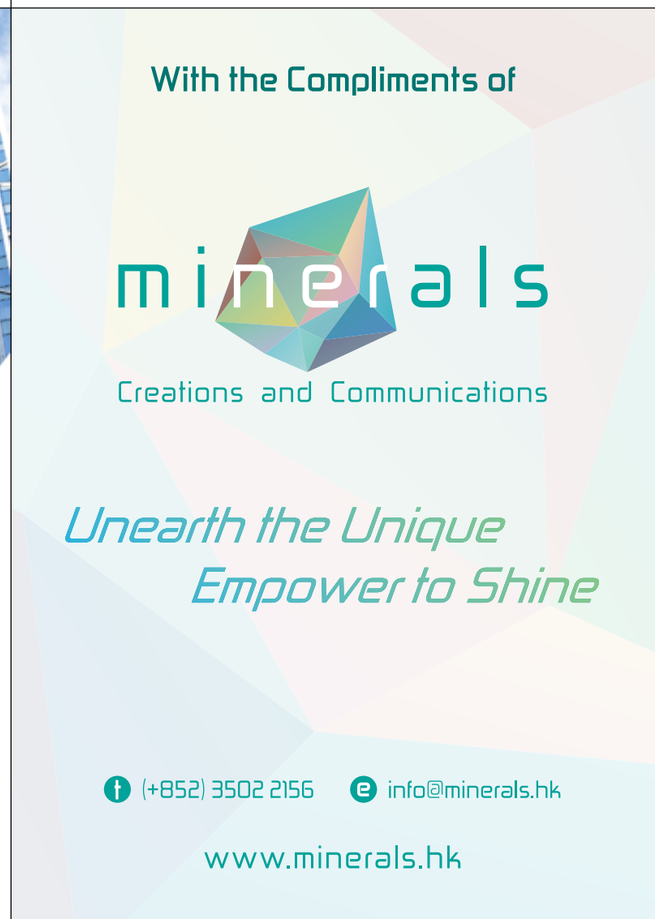
成立于1999年07月23日，
公司註冊編號為 ： 0683215，
公司從註冊成立至今已運營接近27年.

公司服務範圍 ： 設計, 安裝, 維修及保養空調系統 及 設備銷售空調設備及 零件配件, 機電設備











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THE HONG KONG ASSOCIATION OF
PROPERTY MANAGEMENT COMPANIES LIMITED

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