



CHAIRMAN'S REPORT 主席報告





Dear Members:

Following the post-epidemic period in early 2023, the Chartered Institute of Housing Asian Pacific Branch (CIHAPB) promptly reactivated to organize various services and networking activities for members. I would like to take this opportunity to sincerely thank all the Executive Committee members for their contributions in leading all the successful events and activities held this year. With the support of our members, below are the key achievements of CIHAPB over the past year.

1. Networking Development in the Asia Pacific Region

The Chartered Institute of Housing has always upheld the mission of promoting the art and science of housing management to provide professional guidance and information for those interested in pursuing a career in housing management. One of CIHAPB's missions is to strengthen cooperation and connections among relevant professional bodies in the Asia Pacific region, positioning ourselves as a hub for professional collaboration in the region and promoting membership development within the region. This year, CIHAPB actively participated in various activities to promote and enhance exchanges with counterparts in Mainland China, as well as to foster closer communication with counterparts and members in Macao.

1.1 Strengthened Exchange with Mainland China

In February 2023, CIHAPB, in collaboration with the Property Management Services Authority (PMSA), received a delegation from the Housing and Construction Bureau of Shenzhen Municipality to gain insights into the licensing system in Hong Kong. In March 2023, CIHAPB participated in an exchange meeting organized by PMSA with representatives from the property management sector in Hong Kong, Macao, and Shenzhen. The meeting aimed to discuss property management development and promote cooperation integration of property management industry in the Greater Bay Area.

各位會員：

在2023年初的後疫情期間，特許房屋經理學會亞太分會（亞太分會）迅速展開會員活動，為會員組織各種外訪、參觀及研討會活動。我借此機會衷心感謝各執行委員會成員的努力，使亞太分會在本年度各方面的業務均取得豐碩的成果。在會員的支持下，以下是過去一年亞太分會的工作報告。

1. 推展及深化亞太區業務

特許房屋經理學會一直秉持著促進房屋管理專業為使命，為有志投身房屋管理行業之人士提供專業指導及資訊。亞太分會其中一個使命是加強亞太區相關專業團體的合作與聯繫，將亞太分會定位為該地區專業合作的樞紐，並促進該地區的會員發展。在這一年，亞太分會積極舉辦及參與了不同的活動，以促進與中國內地同業交流與合作，並加強與澳門區同業及會員之密切交流。

1.1 加強與中國內地同業的交流

在2023年2月，亞太分會攜手與物業管理業監管局（監管局）合作，接待了深圳市住房和建設局代表團，以了解香港現行之發牌制度。於3月份，亞太分會參加了監管局舉行的交流會議，與深港澳物業界代表會面，就物業管理業運作及促進粵港澳大灣區物業管理業界協作融合作出交流。

In April 2023, a successful Technical Visit to Chongqing was arranged for a delegation visiting the Bozhong Urban Development Management Institute. The delegation had the opportunity to meet with the dean and scholars of the institute, as well as the representatives of the Chongqing Real Property Management Association. The visit aimed to update members on the latest developments in the property management industry in Chongqing and Hong Kong, and to explore possibilities for future cooperation. The delegation also visited some prominent commercial and residential projects in Chongqing to enhance members' understanding of the latest industry developments in Mainland China.

In November 2023, a Study Tour was organized for a group of our members to visit an elderly housing project in Mirs Bay area and the "Shenzhen Bay Super Headquarters Base" project in the Shenzhen Bay area. This visit provided our members valuable insights into the latest developments in our vicinity of mainland China.

1.2 Further Strengthened Communication with Macao Counterparts and Members

Having CIHAPB's well-established close ties with Macao members and counterparts over the years, we formed a delegation group to meet with the Macao Urban Renewal Limited in July 2023. The purpose of the meeting was to receive updates on the latest urban renewal development and planning in Macao, as well as to share successful case studies. The group also visited the "Temporary Housing" project on Lot P in Areia Preta and the exhibition halls showcasing the "Macao New Neighbourhood" project. The following day, the group, along with our members, visited the Hengqin Checkpoint "Second Line" Channels Inspection Hall to experience the "Joint Inspection & One-Time Release" mode. Later, we visited the Gree Production Depot in Zhu Hai to understand the management model of a sizable building complex.

在4月，我們成功安排了一次重慶訪問交流團，亞太分會到訪重慶博眾城市發展管理研究院，與該學院領導、專家學者，重慶市物業管理協會代表進行座談交流會。此次考察旨在更新會員對重慶和香港物業管理行業的最新發展了解，並探索未來合作的可能性。此外，交流團亦參觀了重慶市多個標誌性房地產項目，促進會員對國內業界的最新發展，加強兩地的交流。

在11月，亞太分會亦舉辦了一個考察團，參觀了大鵬灣地區的一個老年住房項目和深圳灣地區的「深圳灣超級總部基地」項目，就深圳周邊地區長者住屋的最新發展及深圳灣超級總部基地的規劃作出了解。

1.2 深化與澳門區同業及會員的溝通

在多年與澳門會員和同行的密切聯繫基礎上，亞太分會在7月舉辦了澳門及橫琴訪問交流團，拜訪澳門市區重建機構－澳門都市更新股份有限公司了解澳門的都市更新的最新發展及規劃，同時亦參觀了黑沙環P地段及橫琴「澳門新街坊」兩個項目的展示廳。翌日，亞太分會代表連同會員前往考察橫琴二線關口，親身體驗「兩地一檢」的「合作查驗、一次放行」的過關模式。之後，我們參觀了珠海格力生產基地，以了解大型建築群的管理模式。



In October 2023, a delegation group visited the Property Management Business Association Macao to strengthen our network and exchange the past experiences in the pandemic period. We also discussed collaboration for accelerating integration into the Greater Bay Area. In November and December 2023, key Executive Committee members were invited to attend the Joint Inauguration of the Property Management Business Association Macao and Macau Real Estate Management Professional Technicians Association, and the Inauguration of the Macau Property Management Professionals Association respectively. This year, there have been frequent exchange activities between Hong Kong and Macao, further deepening our ties with local counterparts and members.

在10月，亞太分會拜訪了澳門物業管理業商會，席間雙方分享兩地的近年疫情時期的經驗，並就加快行業融入大灣區交換意見。亞太分會代表分別於11月及12月獲邀出席了由澳門物業管理業商會及澳門不動產管理專業技術人員協會之就職典禮，及澳門物業管理專業人員協會的周年晚宴。本年度，香港和澳門之間進行了頻繁的交流活動，進一步深化澳門區同業及會員之聯繫。

1.3 Annual Conference and the 3rd International Property Management and Procurement Expo

Building on the success of the International Property Management and Procurement Expo in the past two years, CIHAPB continued to co-organize the 3rd Expo from 30 August to 1 September 2023 in Hong Kong Convention and Exhibition Centre (HKCEC). We invited experts from various fields to deliver inspiring speeches on the latest themes during our Annual Conference in HKCEC. The entire expo aimed to provide an exhibition and a one-stop platform for the property management industry, as well as the related facilities and product suppliers in Hong Kong, China, and the Asia Pacific region. This platform fostered more opportunities for sustainable development and diversification.

1.3 合辦國際性的第三屆物管展

承接過去兩年國際物業管理及採購博覽的成功經驗，亞太分會今年第三屆博覽會中舉辦了年度會議，並邀請了多名業內不同領域的專家，就最新主題作出精彩的演講。整個展覽亦銳意為中、港及亞洲區內物業管理業界及相關配套設施和產品供應商，提供一個展示交流和洽商的平台，共創更多可持續發展及多元化的商機。

2. Close Cooperation with Local Professional Associations and Regulatory Authorities in Hong Kong

As the longest-established housing and property management professional body in Hong Kong, CIHAPB aims to maintain close collaboration with local professional associations and regulatory authorities. Given that property management encompasses multiple professional and expertise areas, CIHAPB continued to maintain contacts and cooperate with various local professional associations this year on important industry issues, jointly communicating to support the professional development of property management industry in Hong Kong.

2. 深化與香港本地專業學會及監管機構的合作，提升業內專業水平

亞太分會作為本港歷史最悠久的房屋及物業管理專業團體，過去一直與本地監管機構合作無間。而物業管理專業更涉及多個專業範疇，亞太分會與本地多個專業學會本年度亦繼續保持聯繫和合作，就本地物管業界的重要議題保持溝通，共同支持香港物管行業的專業發展。

2.1 Facilitation for Members during the Transitional Period under the Property Management Industry Licensing Regime

With the conclusion of the three-year transition period for Hong Kong's Property Management Industry Licensing Regime on 31 July 2023, and in addition to the various seminars provided in the past to help members understand the regime, CIHAPB earmarked the arrangement of a legal seminar in December 2023 in collaboration with City University of Hong Kong and the Hong Kong Institute of Housing. The seminar aimed to enable members to comprehend potential professional liabilities, responsibilities, and risks they may encounter after their becoming the licensed Property Management Practitioner (PMP).

2.2 Active Involvement in the Code of Conduct Issued by the Property Management Services Authority (PMSA)

The PMSA issued a series of Codes of Conduct this year for reference by property management practitioners. CIHAPB was invited to participate in relevant focus groups to provide opinions before the Codes of Conduct were issued. The focus was on reviewing content and implementation details, actively contributing professional insights to the PMSA.

2.3 Provision of PMSA-Accredited Continuous Professional Development Activities

Following the completion of the three-year transition period, the PMSA subsequently introduced mandatory "Continuing Professional Development (CPD)" requirements in phases. Licensed Property Management Practitioners at different levels were invited to engage in continuous education to uphold professional standards and status in the industry. As one of the first professional bodies accredited by the PMSA, CIHAPB provided a total of 18 CPD activities/seminars accredited by the PMSA this year. These initiatives aimed to enhance our members' industry knowledge and skills while assisting them in meeting the PMSA's CPD requirements.

2.1 發牌制度過渡期完結，協助及促進會員過渡

隨著本港物業管理行業發牌制度下的三年過渡期於7月31日正式完結，亞太分會除了在過去提供不同的講座以協助會員了解發牌制度相關事宜外，物管從業員對自牌身的專業責任亦相當關注。為此亞太分會於本年12月與香港城市大學及香港房屋經理學會聯合舉辦了法律講座，讓會員了解在持有物業管理人牌照後，在法律上可能面對的各種專業責任和風險等等。

2.2 協助物業管理業監管局制定操守守則，提出專業意見

監管局本年內發出多份供物管從業員參考的操守守則，亞太分會亦獲監管局邀請在守則發出前加入相關焦點小組並提供意見，特別在個別守則的內容，以至執行上的細節問題等等，亞太分會並積極向監管局提出專業意見。

2.3 提供物業管理業監管局認可的持續進修活動

監管局於物管業發牌制度三年過渡期完結後已隨即開始實施「持續專業發展計劃」，分階段向不同級別的物管人牌照持有人要求參與持續進修，以推動物管業界與時並進，提升專業水平及地位。亞太分會作為首批獲監管局認可的專業團體，本年度為會員及業內人士提供合共18個獲監管局認可的「持續專業發展計劃」活動／課程，一方面繼續加強業界的物業管理知識和技能，另一方面也協助會員及業內人士達到監管局的持續進修要求。

2.4 Supportive Involvement in the Hong Kong Alliance of Professional Housing, Property, and Facility Management (HKAPHPFM)

Since 2021, witnessing the unity of the housing and property management industries, CIHAPB joined forces with professional housing, property, and facility management bodies to establish the HKAPHPFM. This alliance includes the Building Services Operation and Maintenance Executives Society, Chartered Institute of Housing Asian Pacific Branch, Hong Kong Institute of Real Estate Administrators, The Hong Kong Association of Property Management Companies, The Hong Kong Association of Property Services Agents, The Hong Kong Institute of Facility Management, The Hong Kong Institute of Housing, The Hong Kong Institute of Surveyors, Property and Facility Management Division, Housing Managers Registration Board, International Facility Management Association Hong Kong Chapter, and Royal Institution of Chartered Surveyors. The HKAPHPFM aims to serve as a platform for voicing industry concerns and promoting competitiveness in housing and facility management. Notably, the HKAPHPFM hosted a joint Chinese New Year dinner in February 2023, with the honor of having the Chief Executive of the HKSAR, Mr. John Lee, as the officiating guest. Additionally, the HKAPHPFM submitted supportive views on the 2023 Policy Address. CIHAPB will continue to actively engage with the HKAPHPFM to contribute to the industry.

2.4 支持參與「十會一局」專業聯盟的工作

自2021年起見證房屋及物業管理業界的團結，亞太分會與其他相關的房管及設施專業團體組成了「香港房屋、物業及設施管理專業聯盟」，簡稱「十會一局」，聯盟成員分別有屋宇設備運行及維修行政人員學會、特許房屋經理學會亞太分會、香港地產行政師學會、香港物業管理公司協會、香港物業服務公司協會、香港設施管理學會、香港房屋經理學會、香港測量師學會物業設施管理組、房屋經理註冊管理局、國際物業設施管理協會香港分會及皇家特許測量師學會。聯盟的宗旨包括提供平台為業界發表意見，及提升香港房屋及設施管理的整體形象及競爭力等。而本年度，聯盟於2月舉辦聯合春節晚宴，更獲香港特別行政區行政長官李家超先生出席及致詞。此外，聯盟亦就2023年的《施政報告》發表意見。在未來，亞太分會將繼續與聯盟深化合作，繼續為本地業界作出貢獻。

3. Branch Operation and Enhancement for Membership Service

As a long-established professional institute, CIHAPB always stays up to date with current trends, such as the integration into the Greater Bay Area, youth development, and leveraging technology. In response to these emerging trends, CIHAPB has launched various new initiatives to seize opportunities and further enhance member service experiences.

3.1 Establishment of a Youth Affairs Committee

In line with President Xi Jinping's emphasis on the importance of youth for the prosperity and advancement of Hong Kong, CIHAPB established a "Youth Affairs Committee" under the Executive Committee this year. The committee aims to attract more young talent to the industry and improve future services for members and the industry by engaging with young professionals. The Youth Affairs Committee has implemented numerous initiatives, including the creation of a social media group for young members to interact, organizing experiential classes like latte art workshops and nature hiking events to strengthen connections with young members. It has also established a volunteer team as an organizational member of the Social Welfare Department's Hong Kong Volunteer Team, recruiting more young members to contribute to volunteer services and make a positive impact on Hong Kong society.

3. 分會會務發展及提升會員服務

作為一個歷史悠久的專業機構，亞太分會一直與時並進。近年一些重要的社會議題及趨勢，例如如何加快融入大灣區、善用科技及關注青年人發展等等，亞太分會本年亦就以上的發展趨勢作出回應，並完成了以下各項新業務，期望可抓緊機遇及進一步提升會員服務體驗。

3.1 設立青年事務委員會

國家主席習近平先生曾經提到，「青年興，則香港興；青年發展，則香港發展」，亞太分會亦深明此理，於本年度在執行委員會下增設「青年事務委員會」，期望一方面進一步吸納業內的青年專才，亦希望透過與更多業內青年的交流，能讓亞太分會未來可進一步完善為會員及業界提供更多更好的服務。而本年度青年事務委員會展開了多項工作，包括成立供青年會員交流的社交媒體群組、舉辦了多項供青年會員參與的活動，例如咖啡拉花體驗班及暢遊郊遊樂逍遙x無痕山林等等活動，加強與青年會員間之聯繫。此外，亦成立了義工隊，加入義務工作發局屬下之香港義工團，成為該組織之團體會員，招募更多青年會員，投入義務工作，回饋及貢獻社會。



3.2 Establishment of a Macao Regional Committee

Given Macao's significance as a key focus area within the Greater Bay Area, CIHAPB has established a Regional Committee (Macao) to promote exchanges and strengthen cooperation with professionals in Macao, providing enhanced member services. The Regional Committee members have coordinated multiple exchange and study activities, including a visit to the Macau Urban Renewal Limited for an exchange session in July 2023. Followed by special arrangements to visit the "Temporary Housing" project in Lot P in Areia Preta and the "Macao New Neighbourhood" project exhibition halls. On the following day, visits were also organized to the Hengqin Checkpoint "Second Line" Channels Inspection Hall and a study tour of Gree Electric's Air-conditioning Production Plant in Zhuhai. Additionally, preparations have begun to establish a social media group for Macao regional members to facilitate future exchange activities between Hong Kong and Macao.

3.3 Approval of Fellow Membership (FCIH)

Previously, approval for CIHAPB's Fellow Membership (FCIH) was handled by the CIH UK headquarters. This year, the Membership Committee has sought CIH UK headquarters' support to delegate the approval workflow of Fellow membership applications to CIHAPB. This arrangement optimizes the application approval process for Fellow membership, enhancing its smoothness and efficiency. It allows senior practitioners who have made significant contributions to the industry to obtain the prestigious CIHAPB Fellow Membership (FCIH), which is the highest level of professional recognition in the industry.

3.4 Enhancement of Member Services

To provide more online services to members, CIHAPB has launched a series of initiatives this year to enhance member services. This includes the introduction of "electronic application forms" to facilitate members' registration for online seminars and application to join branch activities. Additionally, "electronic certificates" are now being issued. Furthermore, preparations are underway for the development of a CIHAPB "mobile app," which is expected to provide members with better and more convenient access to information and services in the future.

3.2 設立澳門區域委員會

澳門作為大灣區重要一員，也一直是亞太分會多年來重要的服務及推廣合作區域。就此，本年設立澳門區域委員會，目的是促進與澳門業內專業人士的交流及加強協作，以提供更好的會員服務。而在澳門區域委員會的統籌下，完成了多項交流及考察活動，包括7月拜訪澳門都市更新股份有限公司，並進行座談交流，隨後獲特別安排參觀黑沙環P地段「暫住房」及橫琴「澳門新街坊」兩個項目的展示廳；翌日到橫琴二線關和橫琴口岸大樓，以及珠海格力空調廠參觀考察等等。此外，亦已展開澳門區域會員社交群組的籌備工作，相信未來港澳兩地的交流活動將更加頻繁。

3.3 資深會員審批工你

過去資深會員審批工作由特許房屋經理學會英國總部處理，本年度會籍事務委員會已獲總部同意將資深會員申請的審批工作交由亞太分會負責處理，有關安排優化資深會員的申請審核程序，以提升審批過程的流暢度及效率，讓業內曾為業界作出貢獻的資深從業員，能獲得更便捷的申請流程，取得這一個「學會內最高級別」的會員資格。

3.4 增強會員服務工作

為會員帶來更多線上服務，亞太分會本年度亦開展了一系列工作以提升會員服務，當中包括引入「電子申請表」，以方便會員登記網上講座和申請參加亞太分會的活動及發放「電子證書」。此外，亦已展開籌備亞太分會的「手機應用程式」，相信未來亞太分會將為會員提供更好更便捷的資訊和服務。

4. Conclusion and Future Outlook

In the past year, CIHAPB has swiftly undertaken various initiatives and achieved fruitful outcomes as society moves towards a return to normalcy. This success can be attributed to the dedication and support of the Executive Committee, various sub-committees and our members.

Looking ahead, CIHAPB, the industry, and Hong Kong as a whole will face further changes and challenges. In terms of regional affairs, CIHAPB will continue to maintain and strengthen its position as a hub for professional exchanges in the Asia Pacific region. This will be accomplished by promoting interactions and mutual learning among different regions, drawing upon the best practices and experiences to continually elevate the professional standards of housing and property management in the region.

Furthermore, CIHAPB will stay abreast of industry trends and offer more activities and seminars on topics such as youth development, increased technology applications, and ESG (Environmental, Social, and Governance). This will enable members to continuously add value and acquire the latest knowledge to remain competitive.

In Hong Kong, the upcoming year presents additional challenges for the industry, particularly with the implementation of the Municipal Solid Waste Charging in August 2024. This regulation, which is new to both Hong Kong citizens and the industry, will pose significant challenges for property management practitioners. Additionally, the government is set to consult on amending the Building Management Ordinance, and the Environmental Protection Department will launch consultations on regulating noise nuisance related to residential renovations. These developments will have a significant impact on the local industry, and CIHAPB will continue to provide insights to relevant authorities and timely information to its members.

Lastly, I wish all members a successful year ahead, good health and all the best in your work.

Romulus Wong
 Chairman
 Chartered Institute of Housing Asian Pacific Branch

4. 總結及展望將來

總結過去一年，亞太分會在整個社會踏上復常之路上迅速開展各方面的工作，並取得豐碩的成果，這實有賴執行委員會、各小組委員會及各會員的付出和支持。

展望未來，不論是亞太分會、業界以至香港均面臨更多的變化和挑戰。在區域事務上，亞太分會將繼續維持及強化亞太分會作為區內專業交流的樞紐地位，促進不同區域的交流互動，互相學習及借鑒彼此良好的工作經驗，不斷提升區內的房屋及物管專業水平。

此外，亞太分會亦會緊隨業內整體趨勢，就青年，更多的科技應用及 ESG 等主題提供更多活動或講座，以便會員可繼續不斷增值，獲取最新知識，保持競爭力。

在本港，未來一年對業界來說更是充滿挑戰，都市固體廢物徵費將於 2024 年 8 月實施，有關條例的實行不論對本港市民以至業界都是新鮮事物，如何切實執行對物管從業員來說將充滿挑戰。此外，政府亦即將就修訂《建築物管理條例》作出諮詢；環保署亦即將展開就規管住宅裝修噪音條例的諮詢，以上種種均對本地同業的工作產生重要影響，亞太分會會繼續向有關當局提供意見，也會適時為會員提供相關資訊。

最後，在新的一年，謹祝各位會員朋友工作順利、身體健康！

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