

CHAIRMAN'S REPORT

主席報告



Dear Members and Colleagues,

As the Chair of the Chartered Institute of Housing Asian Pacific Branch (CIHAPB) for 2025, I am honoured to present this report on our Branch's achievements over the past year and our outlook for the future.

The year 2025 has been a pivotal one for the Branch's continued development. Through the close collaboration of the Executive Committee and our Sub-Committees, we achieved encouraging results across membership growth, education and training, professional development, policy advocacy, and international exchange.

1. Membership Growth

With the concerted efforts of the Membership Committee, the Chinese Mainland Affairs Committee, and the Education & Training Committee, the Branch's membership reached 3,622, representing a 3% increase year-on-year. This progress was underpinned by our resumption—since March 2025, and in accordance with advice from Mainland legal counsel—of admitting members from Chinese Mainland outside the Mainland. With Board approval, we also achieved mutual recognition of professional qualifications with our peer body, the Shenzhen Institute of Property Managers (SIPM), in early November 2025, successfully admitting 51 SIPM Fellow Members as Chartered Members. As a result, our Mainland membership increased to 120. Building on this encouraging foundation, we will continue to strengthen recruitment, with a particular focus on encouraging and attracting student members, thereby laying the groundwork for their future progression to Chartered Membership.

2. Growth in CIH-Accredited Programmes

As one of the region's more established professional bodies, CIHAPB has long accredited housing, property, and facilities management programmes offered by universities and tertiary institutions. In 2025, we accepted accreditation applications from two Mainland universities—Shijiazhuang University and Lyuliang University—and arranged for Professor Paddy Gray from CIH UK to conduct on-site reviews. Their Property Management programmes were successfully accredited. Graduates of these programmes will be eligible to apply for CIH membership. We anticipate receiving further accreditation applications from additional Mainland universities in the coming year, underscoring the professional recognition our Branch enjoys across the industry and higher education sector.

親愛的會員們、尊敬的同事們：

作為2025年度特許房屋經理學會亞太分會（Chartered Institute of Housing Asian Pacific Branch, CIHAPB）的主席，我非常榮幸在本年度年報中，向各位匯報分會過去一年的工作成果與未來展望。

2025年是亞太分會會務持續發展的重要一年。透過執行委員會（Executive Committee）與多個專業委員會（Sub-Committees）的緊密協作，分會在會員增長、教育培訓、專業發展、政策倡議及國際交流等方面均取得了令人鼓舞的成績。

1. 會員人數增長

在會籍事務委員會、中國內地事務委員會及教育及培訓委員會的努力與協作下，亞太分會本年度會員人數達3,622人，較去年增長3%。這有賴我們自2025年3月起，按照內地律師的專業意見，在境外重新吸納中國內地會員。同時，經董事局同意，我們於2025年11月初與友會深圳市物業經理人學會（SIPM）達成互認學歷，成功吸納51名SIPM資深會員成為本會特許會員，令內地會員人數增至120名。在這個令人鼓舞的基礎上，我們將持續加強招募，特別鼓勵及吸引學生會員加入，為其日後成為特許會員奠定基礎。

2. 學會認證課程增加

亞太分會作為區內歷史悠久的專業團體，長期為眾多大學及專上院校之房屋、物業及設施管理課程進行認證。本年度，我們受理內地兩所大學—石家莊學院與呂梁學院—的課程認證申請，並邀請英國CIH總會的Professor Paddy Gray前往當地進行評審，成功認證其物業管理課程。相關課程畢業生未來可申請成為本會會員；預計來年將陸續有更多內地大學向我們申請課程認證，進一步印證本會的專業認受性獲業界及高等院校的廣泛認同。

3. Deepening Professional Exchange with the Mainland and Macao

Over the past year, we actively promoted professional knowledge in housing management, undertaking multiple visits to Macao and key Mainland cities, including Shenzhen, Zhuhai, Hengqin, Wuxi, Wuhan, and Beijing. We also received delegations from various provincial property management associations in the Mainland for study visits to Hong Kong. These exchanges helped us jointly promote professional housing management and forge lasting partnerships.

4. Advancing Youth Engagement and International Exchange

The Youth Affairs Committee enrolled 1,638 youth members in 2025 and organised a range of training and volunteer activities:

- Community Service: Hosted the Hong Kong Student Aid Society (HKSAS) Territory-wide Flag Day on 6 September 2025, encouraging youth members to give back to society.
- Training: Conducted an Interview Skills Workshop on 12 May 2025, which was well received by youth members.
- International Exchange: From June to July 2025, launched an international student exchange with CIH UK, offering students enrolled in CIH-accredited programmes the opportunity to engage with international housing professionals.

We will continue and expand the international student exchange programme in 2026.

5. Continuing Professional Development (CPD)

Through the efforts of the Professional Practice Committee, we organised or participated in over 170 CPD-related activities and conferences over the past year—an increase of 10% year-on-year—supporting our members and industry professionals in continually enhancing their competencies and acquiring new knowledge. We will keep up close engagement with government departments and peer organisations to strengthen collaboration and connectivity among professional bodies across the Asia-Pacific region.

3. 不斷強化與內地及澳門的專業交流

過去一年，我們積極推廣房屋管理專業知識，多次赴澳門及內地多地（包括深圳、珠海、橫琴、無錫、武漢、北京等）考察交流；同時多次接待內地各省物業管理團體來港交流互訪，互相推廣專業房屋管理並建立夥伴關係。

4. 推展青年會員工作及國際交流

青年事務委員會在2025年全年吸納1,638名青年會員，並推動多項培訓及義工服務：

- 社會服務：於9月6日舉辦「香港學生輔助會(HKSAS)全港賣旗日」，鼓勵青年會員回饋社會。
- 培訓工作：於5月12日舉辦「面試技巧工作坊」，廣受青年會員歡迎。
- 國際交流：於6-7月與英國總會合辦國際學生交流活動，為就讀CIH認證課程的學生提供與國際房屋專業人士交流的機會。

我們將於2026年延續並擴充國際學生交流計劃。

5. 會員的持續專業發展

在專業實務委員會的努力下，我們於過去一年參與或籌辦超過170項持續專業發展(CPD)相關活動及會議，按年增加10%，協助會員與業界專業人士強化專業水平及汲取新知。我們將繼續與政府部門及同業組織保持緊密溝通，加強亞太區專業團體間的合作與聯繫。

6. Close Engagement with Authorities and Local Policy Advocacy

On public policy, we submitted our recommendations for the 2025 Policy Address to the Chief Executive, including: promoting the use of mediation and arbitration to resolve property management disputes; establishing maintenance funds; and adopting Internet of Things (IoT) technologies to enhance building management. These proposals drew attention from the Government and received positive responses. We also engaged with the media and Members of the Legislative Council to support effective adoption across the property management sector.

We were deeply saddened by the fire incident at Wang Fuk Court (宏福苑). CIH UK also conveyed its condolences. CIHAPB donated HKD100,000 for disaster relief and called on members and partner organisations to contribute. On 12 and 19 December, we met with Legislative Council Members to discuss the role of property management companies in major building repairs and put forward our recommendations, with the aim of preventing similar tragedies. Moving forward, we will continue to strengthen liaison with the authorities, representing the industry in offering constructive policy advice and feedback.

7. Memorandum of Understanding with the Hong Kong Mediation and Arbitration Centre

CIHAPB has consistently supported mediation and arbitration as effective means to resolve housing and property management disputes. On 30 October 2025, we signed a Memorandum of Understanding with the Hong Kong Mediation and Arbitration Centre to develop bespoke professional mediation and arbitration courses for property management practitioners. The programme commenced on 3 January 2026, and participants reported substantial benefits from the training.

8. Promoting and Embodying ESG

Since 2024, alongside strengthening youth development, we have continued to promote ESG through multiple activities and seminars, such as:

- ESG Seminar on “Decarbonisation, Climate Adaptation and Resilience for Buildings, and Pathways for Property Management Practitioners to Become Real Estate ESG Professionals in Real Estate”;
- Technical Seminar on “BEAM Plus Existing Buildings (EB) Version 3.0”; and
- Visits to the “Artificial Intelligence of Things (AIoT) Solutions Experience Centre”.

6. 與主管當局密切聯繫，提供本地政策倡議

就政府施政方面，我們就《2025年施政報告》向行政長官提交建議，包括：推動以調解及仲裁處理物管糾紛、設立維修基金、以及採用物聯網科技加強大廈管理等。相關建議獲政府關注並得到正面回應；我們亦積極向傳媒及立法會議員闡述，期望能於物管行業有效落地。

此外，對於宏福苑火災事故，亞太分會深感難過，英國CIH總會亦致函慰問。本會捐出港幣100,000元以支援賑災，並呼籲會員及友好團體響應。其後，我們於12月12日及19日與立法會議員會面，討論物業管理公司在樓宇大型維修中的角色，並提出相關建議，期望杜絕同類事故重演。未來，亞太分會將繼續積極與主管當局加強聯繫，代表業界就政府政策提供更多建設性意見與回饋。

7. 與香港調解仲裁中心簽署合作備忘錄

亞太分會一向支持以調解及仲裁解決房屋及物業管理紛爭。於2025年10月30日，本會與香港調解仲裁中心簽署合作備忘錄，為物業管理人員設計度身訂造的專業調解及仲裁課程；相關課程已於2026年1月3日開展，學員普遍表示獲益良多。

8. 推廣及貫徹 ESG 理念

自2024年起，本會除強化青年發展外，亦持續推廣ESG主題，舉辦多項活動及講座，例如：

- 「建築物的減碳、氣候適應與韌性及物業管理從業員成為房地產ESG專業的途徑」講座；
- 「《綠建環評既有建築(EB)3.0版》技術」講座；及
- 參觀「人工智慧物聯網解決方案體驗中心」。

At the same time, the CIHAPB continued to uphold its ESG management philosophy. We implemented carbon-neutral event management for our annual dinner, with environmental stewardship and social value integrated throughout the entire process—from planning and execution to post-event completion—and was awarded a “Carbon Neutral Event Certificate.” In addition, on 24 October, we received the Bronze Award at the “iRecycle Sustainable Development Awards,” becoming the first professional institute to be recognized under this programme.

9. Low-Altitude Economy and Applications of Innovation & Technology

In support of Government policy, CIHAPB encourages and promotes innovative applications of the low-altitude economy, ranging from UAV inspections and urban logistics to emergency response. During the year, we organised several related visits and study activities, including to the Geospatial Lab and the AIoT Solutions Experience Centre. We look forward to working hand-in-hand with industry, academia, and research sectors to create more replicable and scalable pilot projects—bringing innovation to fruition, benefiting people’s livelihoods, and advancing industrial upgrading.

Conclusion and Outlook

Looking back on 2025, CIHAPB not only sustained steady membership growth but also achieved new breakthroughs in professional accreditation, knowledge dissemination, and industry influence. These achievements are the result of the Executive Committee’s close collaboration and the dedicated efforts of all committee members, ensuring steady progress and fruitful outcomes.

The year 2026 marks our 60th Anniversary, a significant milestone that embodies the cumulative professional contributions of our predecessors. I am privileged to witness this important moment alongside my fellow committee members and remain committed to advancing the Branch’s work. Our 60th Anniversary celebration series commenced on 3 November 2025. I am confident that, with the concerted efforts of our members and industry peers, CIHAPB will continue to grow from strength to strength on the foundation of our 60th year—contributing even more to sustainable housing management across the Asia-Pacific region.

Finally, may I wish all members every success and good health in the year ahead.

Keith Kwong

Chairman

Chartered Institute of Housing Asian Pacific Branch (CIHAPB)

同時，我們貫徹 ESG 的管理理念，亞太分會於周年晚宴活動採用碳中和活動管理，由籌備直至完成均以環境和社會價值為依歸，獲頒「碳中和活動證書」。此外，本會於 10 月 24 日獲頒「愛回收可持續發展大獎」銅獎，是首個學會於有關項目獲得獎項。

9. 低空經濟及創新科技應用

為響應政府政策，本會鼓勵及推動「低空經濟」的創新應用，涵蓋無人機巡檢、城市物流以至應急救援。年內我們舉辦多場相關考察與參訪，包括「地理空間實驗室」及「人工智慧物聯網解決方案體驗中心」等。我們期待與產、學、研各界攜手，打造更多可複製、可擴展的示範項目，令創新真正落地，惠及民生及產業升級。

總結與展望

回顧 2025 年，亞太分會不僅保持了穩定的會員增長，更在專業認證、知識傳播及業界影響力方面邁上新台阶。這一切有賴執行委員會與各分委員會的通力合作與默默付出，令各項工作穩步向前、成果豐碩。

2026 年為本會 60 周年誌慶，這是一個意義重大的里程碑，亦承載著歷屆前賢的專業積累與貢獻。我很榮幸能與一眾委員共同見證這一重要時刻，並將繼續致力推動本會工作。60 周年的一系列慶祝活動已於 11 月 3 日啟動。我深信，在各位會員及業界同仁的共同努力下，CIHAPB 必將在 60 周年的基礎上持續茁壯成長，為亞太地區的可持續房屋管理作出更大貢獻。

最後，值此新歲，謹祝各位會員事事順利、身體健康！

鄭立信

主席

特許房屋經理學會亞太分會 (CIHAPB)