



物業管理業監管局  
PROPERTY MANAGEMENT  
SERVICES AUTHORITY

# 持續向前 健康發展

Continuous Advancement  
Healthy Development



## 2024-25

周年報告 Annual Report

# 持續向前 健康發展

Continuous Advancement  
Healthy Development

## 願景 Vision

致力提升香港物業管理業的專業和質素，使市民安居樂業。

To promote the professionalism and quality of the property management industry to make Hong Kong a better place for living.

## 使命 Mission

規管物業管理服務；就行業的誠信、能力及專業水平制訂準則；並鼓勵從業員進修和推動各持份者協作，以促進專業持續發展。

To regulate property management services; set standard for integrity, competence and professionalism of the industry; encourage a culture of learning; and promote synergy among stakeholders for the continuous development of the profession.



# 目錄 CONTENTS

## 3 年度概覽 Highlights of the Year

策略重點  
Strategic Priorities

重要里程碑  
Major Milestones

## 12 主席的話 Chairperson's Message

## 18 行政總裁報告 Chief Executive Officer's Report

## 24 機構管治 Corporate Governance

主要職能  
Principal Functions

監管局成員  
Members

委員會  
Committees

行政辦事處  
Executive Office

## 49 年度回顧 Review of the Year

物業管理發牌制度順利過渡一周年  
First Anniversary of Smooth Transition to the Full Implementation of the Property Management Licensing Regime

三管齊下 提升物業管理專業水平  
Promoting Professionalism Through Three-pronged Approach

協助政府施政  
Assisting Government Policy Implementation

「物業守護者」形象設計比賽  
“Property Invigilator” Image Design Competition

## 80 積極溝通聯繫 Active Communication

全方位溝通  
Comprehensive Communication

物業管理倡導者  
Advocate for PM Industry

## 109 財務狀況 Financial Highlights

獨立核數師報告  
Independent Auditor's Report

財務報表  
Financial Statements

# 簡寫列表 List of Abbreviations

Continuing Professional Development	CPD	持續專業發展	—
Deed of Mutual Covenant	DMC	公契	—
Guangdong-Hong Kong-Macao Greater Bay Area	GBA	粵港澳大灣區	—
Independent Commission Against Corruption	ICAC	廉政公署	—
Property Management	PM	物業管理	物管
Property Management Services Authority	PMSA	物業管理業監管局	監管局
Property Management Services (Levy) Regulation (Cap. 626A)	Levy Regulation	《物業管理服務(徵款)規例》(第626A章)	《徵款規例》
Property Management Services (Licensing and Related Matters) Regulation (Cap. 626B)	Licensing Regulation	《物業管理服務(發牌及相關事宜)規例》(第626B章)	《發牌規例》
Property Management Services Ordinance (Cap. 626)	PMSO	《物業管理服務條例》(第626章)	《物管條例》





# 年度概覽 Highlights of the Year



# 策略重點 Strategic Priorities

物業管理業監管局在過去一年繼續肩負起牽頭和帶動物管業發展的責任，透過「發牌規管業界」、「制定專業標準」和「推動持續進修」三管齊下，致力與各政府部門、公營機構及業界團體協作，凝聚各方力量，鼓勵物管行業秉持「服務優質」、「行事持正」及「與時並進」三大核心價值，並適當應用創新科技，將「環境保護」、「履行社會責任」及「企業管治」ESG理念融入企業管理及營運模式內，以提升香港物管業的專業地位及服務水平，達至行業可持續健康發展。

In the last year, the PMSA continued to serve as the industry advocate. Through adopting the three-pronged approach of “Regulating by licensing”, “Setting professional standard” and “Promoting continuous professional development”, the PMSA dedicated itself towards collaboration with different Government departments, public bodies and industry associations, driving the industry to uphold the three core values of “Quality”, “Integrity” and “Advancement”, and integrating ESG principles of “Environmental protection”, “Social responsibilities” and “Governance” into corporate management and operation of the industry. By suitably adopting innovative technology, the PMSA aims to raise the professional standard and status of the industry and achieve sustainable and healthy development.

## 發牌規管業界 Regulating by Licensing

(截至 as at 2025.3.31)

在物管業發牌制度下  
Under the PM industry licensing regime :

逾 800 間  
Over  
持牌物管公司  
licensed PM companies

逾 15,000 名  
Over  
持牌物管從業員  
licensed PM practitioners

逾 950  
Over  
持臨時牌照  
hold provisional licence

逾 14,100  
Over  
持正式牌照  
hold formal licence

提供的物管服務涵蓋  
Service provision covers :

約 2,400,000 個物業單位  
Around units

不同物業類型：

包括大型屋苑或單幢住宅、商業樓宇、工業廠房、停車場、商場、綜合用途物業

Different types of property:

including large estates or single block buildings, commercial buildings, industrial buildings, car parks, shopping malls, composite buildings



# 制定專業標準 Setting Professional Standard

(2024.4.1 – 2025.3.31)



發出 Issued **3** 份操守守則及良好作業指南  
Codes of Conduct and Best Practice Guides

修訂 Amended **4** 份操守守則及良好作業指南  
Codes of Conduct and Best Practice Guides



進行 Held **8** 宗紀律聆訊  
disciplinary hearings



處理 Handled **1,107** 宗投訴個案  
complaint cases

**1,102** 宗屬監管局職權範圍內  
within jurisdiction

**1,102** 宗與持牌人相關  
related to licensees

自發牌制度過渡期完結後

After the transitional period of the licensing regime

(截至 as at 2025.3.31)



於 Conducted compliance inspection in **1,053** 個物業進行合規巡查  
properties

涉及 involving **663** 間持牌物管公司  
licensed PM companies



對擁有私人泳池的物業進行 Conducted **91** 次巡查  
inspections on properties with private swimming pool

持續專業發展計劃  
CPD Scheme

## 推動持續進修 Promoting Continuous Professional Development

2024

(2024.1.1 – 2024.12.31)



分階段實施強制參與，  
Implemented mandatory participation by stages

逾 over **1,150** 名

物管人（第1級）牌照持有人率先須按牌照規定參與每年最少12小時符合要求的活動／課程  
PM practitioners (Tier 1) firstly have to participate in at least 12 hours of activities/courses each year which meet the CPD requirement as stipulated in the licence



舉辦 Organised **24** 場  
持續專業發展講座（實體及網上）  
CPD seminars (physical and online)

認可 Recognised **379** 個



監管局認可專業團體及其他機構的活動／課程  
activities/courses of PMSA Recognised Professional Bodies/other organisations

2025

(2025.1.1 – 2025.3.31)

逾 over **7,600** 名持牌物管從業員須強制參與  
licensed PM practitioners have to participate on mandatory basis



逾 over **3,800** 名  
物管人（第1級）牌照持有人須按牌照規定參與每年最少12小時符合要求的活動／課程  
PM practitioner (Tier 1) licence holders have to participate in at least 12 hours of activities/courses each year which meet the CPD requirement as stipulated in the licence

逾 over **3,800** 名  
物管人（第2級）牌照持有人須按牌照規定參與每年最少6小時符合要求的活動／課程  
PM practitioner (Tier 2) licence holders have to participate in at least 6 hours of activities/courses each year which meet the CPD requirement as stipulated in the licence

舉辦 Organised **4** 場持續專業發展講座（實體及網上）  
CPD seminars (physical and online)

認可 Recognised **189** 個監管局認可專業團體及其他機構的活動／課程  
activities/courses of PMSA Recognised Professional Bodies/other organisations

年度概覽  
Highlights of the Year

主席的話  
Chairperson's Message

行政總裁報告  
Chief Executive Officer's Report

機構管治  
Corporate Governance

年度回顧  
Review of the Year

積極溝通聯繫  
Active Communication

財務報告  
Financial Highlights

# 重要里程碑 Major Milestones

## 4.2024



推動物管業界參與聯同廉政公署舉辦的「共建物業誠信網絡行動」，承諾加強廉潔操守培訓，構建誠信交流平台

Promoted the participation in the “Integrity Property Management League” jointly organised with the ICAC to strengthen commitment to enhancing integrity training and building a platform for integrity exchange



聯同廉政公署為 20 多名持牌物管公司管理層人員安排度身訂造的「物業管理反貪專業課程」

Jointly organised with the ICAC the “Professional Anti-corruption Training in Property Management” tailor-made for over 20 management personnel of licensed PM companies



刊憲發出《處理消防安全工作》操守守則

Gazetted and issued “Handling Fire Safety Work” Code of Conduct



## 5.2024



舉辦有關《旅館業條例》及樓宇裝修維修工作安全的持續專業發展講座

Organised CPD seminar on the Hotel and Guesthouse Accommodation Ordinance and occupational safety for repair, maintenance, alteration and addition works

## 6.2024



舉辦有關電壓驟降知識及電動車發展的持續專業發展講座

Organised CPD seminar on voltage dip and electric vehicle development

## 7.2024



刊憲發出《斜坡管理工作》操守守則

Gazetted and issued "Slope Management Work" Code of Conduct

8.2024



慶祝物管業發牌制度順利過渡一周年

Celebrated the first anniversary of smooth implementation of the PM Licensing Regime after completion of its transitional period



舉辦有關強制驗樓驗窗計劃及斜坡管理工作的持續專業發展講座

Organised CPD seminar on the Mandatory Building and Window Inspection Schemes and slope management work



## 9.2024



認可香港工程師學會成為監管局第 11 個認可專業團體

Recognised the Hong Kong Institution of Engineers as the 11<sup>th</sup> PMSA Recognised Professional Body



刊憲發出《處理渠務工作》操守守則

Gazetted and issued "Handling Drainage Work" Code of Conduct

## 10.2024



舉辦有關私人樓宇公用地方管理維修的持續專業發展講座

Organised CPD seminar on management and maintenance of common areas in private buildings



參與 2024 深圳國際物業管理產業高峰論壇暨粵港澳大灣區物業管理創新發展論壇

Participated in the 2024 Shenzhen International Property Management Industry Forum cum Guangdong-Hong Kong-Macao Greater Bay Area Property Management Innovation and Development Forum





# 11.2024



舉辦「物業守護者」形象設計比賽

Launched the "Property Invigilator" Image Design Competition

# 12.2024



舉辦有關物業泳池設施安全的持續專業發展講座

Organised CPD seminar on swimming pool safety in properties

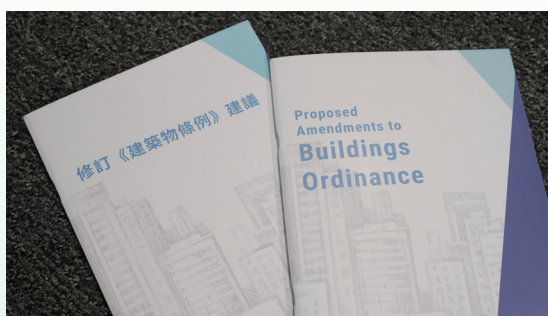
## 1.2025



物管人（第2級）牌照持有人正式開始強制參與「持續專業發展計劃」

PM practitioner (Tier 2) licence holders started to participate in the CPD Scheme on mandatory basis

## 2.2025



聯同發展局及屋宇署就修訂《建築物條例》（第123章）為物管業界安排諮詢會議

Arranged consultation meeting for the PM industry with the Development Bureau and the Buildings Department on the amendments to the Buildings Ordinance (Cap.123)





# 主席的話 Chairperson's Message



# 持續向前，健康發展

## Continuous Advancement, Healthy Development

香港物管業發牌制度自2020年8月實施以來，為物管業界建立了一套客觀嚴謹的專業認證體系，有效提升業界的專業地位水平，推動業界為市民大眾提供更專業、更優質的物管服務。

Since the implementation of the PM licensing regime in Hong Kong as from August 2020, a rigorous and objective professional recognition system has been established for the PM industry. This has effectively enhanced the industry's professional standard and status for providing more professional and better quality services to the public.





隨著物管業發牌制度三年過渡期於2023年7月31日順利完結，香港物管業正式步入物管公司及相關從業員均須持牌的全新世代，標誌著業界朝專業化優質化方向穩步向前發展。事實證明，發牌制度對推動物管工作專業轉型已產生積極催化作用，並獲得社會各界廣泛認可支持。現時，不同機構組織在選聘物管服務或就提供物管服務進行專業認證時，均將持有監管局發出的牌照作為基本準則，充分體現落實發牌制度提升業界專業地位水平，優化物管服務質素。

為慶祝發牌制度順利過渡一周年，監管局於2024年8月1日假香港會議展覽中心舉辦以「持續向前•健康發展」為主題的典禮，並特別採用象徵「無限」的標誌作為典禮活動的設計元素，寓意香港物管工作是朝陽行業，擁有無限發展空間可能。典禮邀得民政及青年事務局局長麥美娟女士、保安局副局長卓孝業先生、民政事務總署署長張趙凱渝女士及中央人民政府駐香港特別行政區聯絡辦公室教育科技部副部長葉水球先生蒞臨主禮，吸引超過2,500名業界代表現場及線上參與，共同見證物管業步入全新世代，攜手寫下歷史新篇章。

With the smooth ending of the three-year transitional period for the PM licensing regime on July 31, 2023, Hong Kong's PM industry has officially entered a new era whereby PM companies and relevant PM practitioners are licensed. This marks a steady step towards enhanced professionalism and quality for the industry. The licensing regime has proven to be a catalyst for the professional transformation of PM, which has earned widespread recognition and support from various sectors of the community. Currently, holding a licence issued by the PMSA has become a fundamental criterion for organisations selecting PM services or seeking professional certification for such services. This fully demonstrates that the licensing regime has enhanced the industry's professional standard and status and improved the quality of PM services.

To celebrate the first anniversary of the smooth transition of the licensing regime, the PMSA held a ceremony under the theme of "Continuous Advancement, Healthy Development" at the Hong Kong Convention and Exhibition Centre on August 1, 2024. The ceremony adopted the "infinity" symbol as the design element, signifying that PM in Hong Kong is a "new dawn" industry with limitless potential for development. The event was graced by distinguished guests, including Miss Alice MAK Mei-kuen, Secretary for Home and Youth Affairs; Mr Michael CHEUK Hau-yip, Deputy Secretary for Security; Mrs Alice CHEUNG Chiu Hoi-yue, Director of Home Affairs; and Mr YE Shui-qiu, Deputy Director-General of the Department of Educational, Scientific and Technological Affairs of the Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region. Over 2,500 PM industry stakeholders participated in person or online, collectively witnessing the industry entering a new era and writing a new chapter in its history.



截至2025年3月31日，全港持牌物管公司已突破800間，而持牌物管從業員人數更超過15,000名，為本地各類物業約240萬個單位提供專業物管服務。這支龐大而多元化的物管專業團隊，不僅是香港社會的重要資產、寶貴資源，更是保障市民日常起居生活正常運作、維護社區和諧穩定的中流砥柱。

在發牌制度下，物管人牌照持有人的結構呈現穩健多元的發展趨勢。性別比例方面，男性和女性持牌人分別佔六成及四成。年齡層分布方面，持牌人平均年齡45歲，最年輕僅21歲，而最資深達87歲，顯示業界兼具經驗傳承與新舊交融的特質。此外，40歲以下的持牌人佔四成，反映物管業持續吸引年輕人才加入，不僅為物管團隊帶來新動力，更推動行業創新，邁向專業化，充分印證物管業作為香港朝陽行業的發展增長潛力，而其結構優勢更為行業持續加強競爭力奠下堅實基礎。

As of March 31, 2025, over 800 licensed PM companies and more than 15,000 licensed PM practitioners in Hong Kong provide professional PM services to around 2.4 million units in different types of properties across the city. This large and diverse professional PM workforce is not only a vital asset and valuable resource for Hong Kong society but also a cornerstone in ensuring the smooth daily operation for the public and maintaining community harmony and stability.

Under the licensing regime, the demographic structure of licensed PM practitioners demonstrates a robust and diverse development trend. Within this professional force, 60% are male and 40% are female. The average age is 45, the youngest being only 21-year old, the oldest being 87, reflecting the industry's blend of experience and fresh talent. Additionally, 40% of licence holders are under 40 years old, indicating that the industry continues to attract young talent, injecting new energy into PM workforce and driving innovation and enhanced professionalism. This underscores the growth potential of PM as a “new dawn” industry in Hong Kong, with its structural advantages laying a solid foundation for sustained competitiveness.





物管服務多元化，涵蓋範疇廣泛，與市民大眾生活息息相關。如能積極凝聚業界力量，可創造更大社會效益，協助解決不同社會問題。過去一年，監管局除持續提升業界專業服務水平外，更積極推動業界配合政府各項施政，在樓宇設施安全、加強消防設備、推動環保減廢、提供誠信服務、協助防騙宣傳以至參與反恐協作等各方面通力合作，充分發揮體現這支專業團隊在促進社會各方面可持續發展的關鍵作用。

物管行業除拓展本地市場機遇處處外，「港式管理」在內地物管領域亦建立了優質品牌形象，展現出廣闊的發展空間前景。本年度內，監管局持續推動本地業界深化與粵港澳大灣區以至內地各省市物管當局及業界的交流合作。2024年4月，監管局率領業界代表赴深圳參與「2024深圳國際物業管理產業高峰論壇暨粵港澳大灣區物業管理創新發展論壇」。此論壇由深圳市住房和建設局指導，並由深圳市物業管理行業協會與深圳市物業經理人學會聯合主辦，為推動大灣區物管業合作交流、開拓市場發展空間提供了重要平台。同時，監管局亦積極與國際物管專業團體交流，發揮香港「背靠祖國、面向世界」的獨特優勢，推動本地業界與國際標準接軌，進一步提升香港物管業的專業地位水平。

PM services are diverse, covering a wide range of areas closely tied to the daily lives of the public. By actively consolidating industry efforts, wider social benefits can be fostered, helping to address various societal issues. Over the past year, in addition to continuously enhancing the industry's professional service standard, the PMSA has actively encouraged the industry to align with Government policies, collaborating in fields including building safety, fire safety enhancement, environmental protection and waste reduction, integrity in service delivery, anti-fraud campaign, and counter-terrorism efforts. These efforts fully demonstrate the critical role of this professional workforce in promoting sustainable development across various aspects of the community.

Apart from developing the local PM market with abundant opportunities, "Hong Kong-style management" has also established a high-quality brand image in the mainland PM sector, showcasing wide prospects for future development. This year, the PMSA continued to promote deeper collaboration and exchanges between the local industry and PM authorities as well as industries in the GBA and other mainland provinces/cities. In April 2024, the PMSA led industry representatives to participate in the "2024 Shenzhen International Property Management Industry Forum cum Guangdong-Hong Kong-Macao Greater Bay Area Property Management Innovation and Development Forum" in Shenzhen. Organised under the guidance of the Housing and Construction Bureau of Shenzhen Municipality and co-hosted by the Shenzhen Property Management Industry Association and the Shenzhen Institute of Property Managers, the forum provided a vital platform for fostering collaboration and developing market opportunities in the GBA. At the same time, the PMSA also actively engaged with international PM professional organisations, leveraging Hong Kong's unique position as a gateway to both Mainland China and the world to align local industry standard with international benchmark, further enhancing the professional standard and status of Hong Kong's PM industry.





上承政府政策支持，下聚業界務實專業。香港物管業發展至今，實有賴各持分者群策群力，努力耕耘。本人謹代表監管局，向物管業界各認可專業團體、業界團體組織、相關政府部門、公私營機構及大專院校致以誠摯謝意，感謝各方一直以來鼎力支持監管局履行法定職能，攜手推動物業管理持續向前、健康發展。

「鍥而捨之，朽木不折；鍥而不捨，金石可鏤」。監管局成立以來，一直秉持「發牌規管業界」、「制定專業標準」及「推動持續進修」三管齊下策略，致力匯聚各方力量，推動業界秉承「服務優質」、「行事持正」、「與時並進」三大核心價值，為市民大眾提供專業優質物管服務。「舟至中流當奮楫，行穩致遠再揚帆」。本人深信香港物業管理未來可繼續以發牌制度為船錨，鞏固服務水平基礎；以專業發展為舵輪，持續精進服務標準、拓展跨界攜手協作，守護市民大眾安居樂業，共同構築關愛和諧優質社區，提升市民大眾幸福感、獲得感。

黃江天博士，銅紫荊星章，太平紳士  
主席

With Government policy support and driven by the industry's professionalism, the development of Hong Kong's PM industry owes much to the collective efforts of all the stakeholders. On behalf of the PMSA, I extend my sincere gratitude to the Recognised Professional Bodies, industry organisations, relevant Government departments, public and private institutions, and tertiary institutions for their unwavering support in enabling the PMSA to fulfil its statutory functions and working together to advance the sustainable and healthy development of the PM industry.

As the saying goes, "If one gives up halfway, even rotten wood may not break; but if persists relentlessly, then even gold and stone can be carved." Since its establishment, the PMSA has adhered to the three-pronged approach of "Regulating by licensing", "Setting professional standard" and "Promoting Continuous Professional Development". It remains committed to uniting all stakeholders to uphold the core value of "Quality", "Integrity" and "Advancement", and delivering professional and high-quality PM services to the public. "At the midpoint of our journey, we must row harder; with steady progress, we set sail again." I firmly believe that, with the licensing regime as the anchor to consolidate service standard, and professional development as the rudder to continuously refine service quality and foster cross-sector collaboration, Hong Kong's PM industry will continue to safeguard the well-being of the public, build caring and harmonious community, and enhance the happiness and sense of fulfilment of our citizens.

Dr. James WONG Kong-tin, BBS, JP  
Chairperson





# 行政總裁報告 Chief Executive Officer's Report



本人謹代表監管局，向各界持分者匯報2024-25年度的工作進展。本年度監管局各項工作得以順利推進，實有賴物業業界、相關政府部門及社會各界的通力合作支持，充分體現多方協作的積極成效。

## 發牌制度持續優化，推動行業專業發展

自2020年8月1日實施物業管理發牌制度以來，監管局至今已發出逾800個物業公司牌照及超過20,000個物業人員牌照。扣除持有臨時物業人員牌照並已獲發正式物業人員牌照的數字，以及個別物業從業員持有多於一個級別的物業牌照後，現時有超過15,000名物業人員牌照持有人，為全港不同類型物業包括大型屋苑、單幢式住宅、商業大廈、工業廠房、停車場、商場等約240萬個物業單位提供物業服務。

發牌制度三年過渡期於2023年7月31日順利完結後，香港物業業步入物業公司及相關從業員均持牌的全新世代，而監管局繼續每月平均接獲逾100宗新物業人員牌照申請。申請者除來自物業業外，亦包括測量、建築、保安、物業代理和會計財務等不同領域人士，顯示發牌制度獲得社會各界廣泛認同，並發展成為提升物業專業水平的關鍵途徑。

On behalf of the PMSA, I am pleased to report the progress of our work in the 2024-25 year. The smooth implementation of our initiatives this year owes much to the collaborative support of the PM industry, relevant Government departments and various sectors of the community, fully demonstrating the positive outcome of multi-stakeholder collaboration.

## Optimising the Licensing Regime to Promote Professional Development

Since the implementation of the PM licensing regime as from August 1, 2020, the PMSA has issued over 800 PM company licences and over 20,000 PM practitioner licences. After discounting those who hold both provisional and formal practitioner licences as well as individuals holding more than one class of licence, approximately 15,000 licensed PM practitioners currently provide services to around 2.4 million units in different types of properties, including large-scale estates, standalone residential buildings, commercial buildings, industrial facilities, car parks and shopping malls.

Following the smooth ending of the three-year transitional period of the licensing regime on July 31, 2023, Hong Kong's PM industry has entered a new era whereby PM companies and relevant PM practitioners are licensed. The PMSA continues to receive an average of over 100 new PM practitioner licence applications monthly. Applicants come not only from the PM sector but also from diverse industries including surveying, construction, security, real estate agency, finance and accounting, etc, reflecting the wide societal recognition of the licensing regime as a key pathway to enhancing professional PM standard.





## 提升專業標準，優化服務質素

為進一步提升業界專業服務水平，監管局本年度針對業界實際需要，新制定《處理消防安全工作》、《斜坡管理工作》及《處理渠務工作》三份操守守則及相關良好作業指南，為業界工作提供適切到位的實務指引。

此外，針對棚架作業安全，監管局根據勞工處2024年10月19日實施生效的《竹棚架工作安全守則》修訂版，同步更新了《處理棚架工作》操守守則及相關良好作業指南，以協助提升業界職安水平。

同時，為配合於2025年7月13日實施的《2024年建築物管理（修訂）條例》，監管局已修訂了三份現行操守守則及相關良好作業指南，包括《物業管理公司於《建築物管理條例》下的責任》、《代客戶進行採購服務及防止圍標》及《處理委任代表的文書》，以配合新法例實施。有關操守守則的修訂版已刊憲，並將與新法例同步生效，確保業界有充足時間了解和適應新規定，進一步提升物管專業水平，加強樓宇物業管理。

在合規巡查方面，監管局自發牌制度過渡期完結後至今已完成超過1,000個物業巡查，涉及逾660間持牌物管公司。有關巡查涵蓋港島、九龍及新界不同類型物業，由不同規模的物管公司管理。針對近期發現有物業泳池涉嫌聘用不合資格救生員當值的情況，監管局自2024年12月起於巡查擁有私人泳池設施的物業時，會關注管理泳池的持牌物管公司是否按既定程序核實當值救生員的專業資格，以及聘用足夠合資格救生員在泳池當值並符合各項規定。監管局於本年度已巡查逾90個有泳池設施的物業，並確認相關物管公司均符合法規要求。

## Raising Professional Standard and Enhancing Service Quality

To further enhance the industry's professional service level, the PMSA this year promulgated three Codes of Conduct and the respective Best Practice Guides which are tailor-made for industry needs, including "*Handling Fire Safety Work*", "*Slope Management Work*", and "*Handling Drainage Work*", providing practical and relevant guidance for industry operation.

Regarding scaffolding work safety, the PMSA has also updated the Code of Conduct for "*Handling Scaffolding Works*" and the respective Best Practice Guide in line with the Labour Department's revised "*Code of Practice for Bamboo Scaffolding Safety*", which came into effect on October 19, 2024, so as to enhance occupational safety standard in the PM industry.

In preparation for the implementation of the Building Management (Amendment) Ordinance 2024 which would come into force on July 13, 2025, the PMSA has revised three existing Codes of Conduct and the respective Best Practice Guides, including "*Obligations of Property Management Company under the Building Management Ordinance*," "*Carrying out Procurement for Clients and Prevention of Bid-rigging*" and "*Handling Instrument of Appointing a Proxy*." The revised Codes have been gazetted and will take effect concurrently with the new legislation, ensuring the industry has sufficient time to understand and adapt to the new requirement, further enhancing professional standard and strengthening building management.

In terms of compliance inspection, since the end of the licensing regime's transitional period, the PMSA has completed over 1,000 property inspections covering over 660 licensed PM companies. Such inspections cover various property types across Hong Kong Island, Kowloon and the New Territories, managed by PM companies of different scales. In response to recent findings about properties engaging unqualified lifeguards at swimming pool, the PMSA has, since December 2024, included checks during inspection of properties with private swimming pool facilities to ensure that licensed PM companies verify the qualification of on-duty lifeguards and employ sufficient qualified lifeguards in compliance with regulations. This year, the PMSA inspected over 90 properties with swimming pool facilities and confirmed that the related PM companies complied with the regulatory requirement.

## 推動持續進修，促進專業成長

發牌制度過渡期完結後，為進一步提升業界專業水平，監管局開始分階段向不同級別的物管人牌照持有人強制實施持續專業發展計劃。

2024年首批須開始強制參與持續進修的物管人（第1級）牌照持有人有1,150多名，其中逾九成已達到年度進修的時數要求。於2025年，持續專業發展計劃將擴展至涵蓋7,600多名持牌人，包括物管人（第1級）及（第2級）牌照持有人。

## Promoting Continuous Professional Development

Following the ending of the transitional period of the licensing regime, the PMSA began implementing the mandatory CPD Scheme in phases for licensed PM practitioners of different tiers.

In 2024, over 1,150 licensed PM practitioners (Tier 1) were required to participate in the mandatory CPD Scheme, with over 90% already meeting the CPD hour requirement. In 2025, the CPD Scheme will expand to cover over 7,600 licensed PM practitioners, including both Tier 1 and Tier 2 licence holders.



為推動業界持續進修，監管局本年度與多個政府部門及公營機構合作，舉辦了24場實體及網上講座，累計參與達42,000人次。講座主題包括職安健與高風險作業管理、防貪與誠信建設、樓宇維修保養、創新科技應用、環保與可持續發展、公共安全與應急處理等，為業界持續進修提供豐富多元的培訓內容，有效幫助業界從業員掌握最新專業知識技能，應對行業發展的新挑戰。

To promote continuous professional development among the industry, the PMSA collaborated with various Government departments and public organisations this year to organise 24 in-person and online seminars, attracting cumulative participation of 42,000 attendees. The seminars covered topics including occupational safety and high-risk operation management, anti-corruption and integrity building, building maintenance, innovative technology application, environmental protection and sustainability, as well as public safety and emergency response. These seminars provided rich and diverse training content, effectively equipping practitioners with the latest professional knowledge and skills to address new challenges in the industry's future development.



## 協同政府推動各項政策措施

作為物管業界法定監管機構，監管局致力推動業界配合政府各項政策措施，共同應對社會不同挑戰。

監管局積極推動業界響應環保，包括支持環境保護署的廚餘回收計劃以改善社區衛生、鼓勵業界簽署機電工程署《節能約章》以降低物業碳排放，並與香港綠色建築議會合辦講座，推廣綠色物管理念。房屋政策方面，監管局鼓勵業界參與營運管理「簡約公屋」，同時推動業界加強樓宇維修保養。在公共安全方面，監管局要求業界嚴格遵守職安健規定，特別是高風險作業的安全管理，並積極協助政府提升樓宇消防安全及處理滲水問題，保障市民生命財產安全。監管局於本年度亦繼續與廉政公署緊密合作，透過推出「物業管理反貪專業課程」及發起「共建物管誠信網絡行動」，持續強化業界廉潔文化與專業操守。

## Collaborating with the Government to Drive Policy Initiatives

As the statutory regulatory body of the PM industry, the PMSA is committed to encouraging the industry to align with the Government's policy initiatives so as to collectively address various societal challenges.

The PMSA actively promotes environmental initiatives, including supporting the Environmental Protection Department's "Food Waste Recycling Programme" to improve community hygiene, encouraging the industry to sign the Electrical and Mechanical Services Department's "Energy Saving Charter" to reduce property carbon emissions, and co-organising seminars with the Hong Kong Green Building Council to promote green PM concepts. In respect of housing policy, the PMSA encourages the industry to participate in the operation and management of "Light Public Housing" and to enhance building maintenance. In terms of public safety, the PMSA requires strict adherence to occupational safety and health regulations, particularly for high-risk operation, and actively assists the Government in improving building fire safety and addressing water seepage issues to safeguard public lives and property. This year, the PMSA continued its close collaboration with the ICAC, launching the "Professional Anti-corruption Training in Property Management" and initiating the "Integrity Property Management League" to strengthen the industry's culture in respect of integrity and professional ethics.





此外，由於區議會在地區民生、居住環境及居民福祉的事務上發揮關鍵作用，監管局自2024年11月起主動聯繫全港18區區議會，安排會面交流，以增進溝通並提升工作透明度。截至本年度尾，監管局已與13區區議會會面交流，就與區議會協作共同解決地區物業管理問題奠下良好基礎。

展望未來，監管局會繼續秉持「監管與發展並重」的理念，透過完善發牌制度、優化專業標準及推動持續專業發展，與各界攜手合作提升物管行業專業服務水平，為市民大眾締造更優質的居住工作環境，為香港未來可持續發展作出更大貢獻。

蕭如彬  
行政總裁

Furthermore, recognising the critical role of District Councils in community welfare, living environment, and resident well-being, the PMSA proactively reached out to all 18 District Councils in Hong Kong starting from November 2024 by arranging meetings and exchanges, thus enhancing communication and transparency. By the end of this year, the PMSA had met with 13 District Councils, laying a solid foundation for collaboration in addressing district PM issues.

Looking ahead, the PMSA will continue to uphold the principle of “balancing regulation and development”, working with all stakeholders to enhance the professional service standard of the PM industry through refining the licensing regime, optimising professional standard, and promoting continuous professional development. Together, we aim to create a better living and working environment for the public, contributing positively to Hong Kong’s future sustainable development.

Alan SIU Yu-bun  
Chief Executive Officer





# 機構管治 Corporate Governance

# 主要職能

監管局是根據《物管條例》成立的法定機構，肩負規管在香港提供物管服務的公司及從業員和推動業界專業化發展的責任。作為物管業的法定監管機構，監管局透過制定及執行一套專為香港物管業而設的發牌規管制度及相應配套措施，鼓勵和推動物管業及其從業員朝優質化專業化發展，為市民提供更優質的物管服務。

就履行法定職責而言，監管局恪守良好的機構管治標準，以求符合公眾及持份者的期望。《物管條例》對監管局的運作訂明規管條文，監管局均加以遵循，致力提升機構的管治成效，並採納適當原則，包括適用於一般公共機構的監控機制、行為守則及機構管治安排，以執行監管局的工作。

監管局履行以下於《物管條例》內所訂明的職能，監督轄下行政辦事處的工作，以及核准所有重大決定。

- 透過發牌予物管公司及物管從業員，就提供物管服務作出規管；
- 推動物管業行事持正，並提高其專業能力水平；及
- 維持和提升物管業的專業地位。

# Principal Functions

The PMSA is the statutory body established under the PMSO, and is tasked to regulate the provision of PM services by companies and practitioners in Hong Kong, and to promote the professional development of the industry. As the statutory regulatory body for the industry, the PMSA encourages and assists the industry and its practitioners to strive for enhancement in quality and professionalism through formulating and implementing a licensing regime and other complementary measures which tie in with the situation in Hong Kong, with a view to providing quality PM services to the community.

The PMSA is committed to adopting a high standard of corporate governance in carrying out its work so as to meet the expectation of the public and its stakeholders. It works in accordance with the PMSO which sets out the regulatory provisions on its operation, and endeavours to enhance the effectiveness of its governance by adopting appropriate principles, including the adoption of various monitoring mechanisms, codes of conduct and corporate governance arrangements applicable to public bodies, in carrying out its work.

The PMSA executes the functions below as stipulated in the PMSO. It oversees the work of its Executive Office and approves all major decisions.

- To regulate and control the provision of PM services by the licensing of PM companies and practitioners;
- To promote the integrity, competence and professionalism of the PM industry; and
- To maintain and enhance the professional status of the PM industry.



# 成員

監管局成員由香港特別行政區行政長官根據《物管條例》委任，第3屆成員任期由2022年12月1日起生效，為期3年。監管局現時共有20名成員，包括主席及副主席各一名。監管局成員按其界別分為以下3個類別：

- 第I類別

從事物管服務的個人。

- 第II類別

不屬第I類別的個人，並因具備物管、一般行政或消費者事務方面的經驗，而獲行政長官認為具備物管服務的知識。

- 第III類別

不屬第I類別或第II類別的個人，而獲行政長官認為適合獲委任為監管局成員。

監管局成員來自不同背景，各具專業知識及豐富的社會服務經驗，為監管局的工作提供客觀和多方面的意見。

# Members

Members of the PMSA are appointed by the Chief Executive of the Hong Kong Special Administrative Region in accordance with the PMSO. The third term ran from December 1, 2022 for a period of three years. There are currently 20 members, including the Chairperson and the Vice-chairperson. Members of the PMSA, according to the sectors they belong to, are divided into the following three categories:

- Category I

Individuals who are engaged in PM services.

- Category II

Individuals, not being Category I persons, who, because of their experience in PM, general administration or consumer affairs, appear to the Chief Executive to have knowledge of PM services.

- Category III

Individuals, not being Category I or Category II persons, who appear to the Chief Executive to be suitable for appointing as Members of the PMSA.

Members of the PMSA come from different background with diverse expertise and are experienced in community service. They have provided the PMSA with independent and objective advice on various aspects of its operation.

## 監管局成員名單 (2022年12月1日至2025年11月30日)

## Membership of the PMSA (From December 1, 2022 to November 30, 2025)

### 主席

黃江天博士，銅紫荊星章，太平紳士

### Chairperson

**Dr James WONG Kong-tin**, BBS, JP

### 副主席

許智文教授，榮譽勳章，太平紳士

### Vice-chairperson

**Professor Eddie HUI Chi-man**, MH, JP

### 成員

歐楚筠女士，太平紳士

陳志球博士，銀紫荊星章，太平紳士

張天任資深大律師

左滙雄先生，榮譽勳章

周聯僑先生，榮譽勳章，太平紳士

何杏研女士

郭岳忠測量師，榮譽勳章

劉文杰先生，榮譽勳章

羅浩博先生

潘建良先生

譚國榮先生，榮譽勳章

黃巧欣女士

黃栢欣女士，榮譽勳章

楊子熙先生，銅紫荊星章，榮譽勳章

姚國威先生，榮譽勳章

楊哲安先生

民政事務總署署長或其代表

房屋署署長或其代表

### Members

**Ms Ann AU Chor-kwan**, JP

**Dr Johnnie CHAN Chi-kau**, SBS, JP

**Mr Jonathan CHANG Tien-yin**, SC

**Mr CHO Wui-hung**, MH

**Mr CHOW Luen-kiu**, MH, JP

**Miss Renee HO Hang-yin**

**Sr Dick KWOK Ngok-chung**, MH

**Mr Manley LAU Man-kit**, MH

**Mr Spencer LAW**

**Mr Stephen POON Kin-leung**

**Mr Ivan TAM Kwok-wing**, MH

**Ms Careen WONG Hau-yan**

**Ms Annie WONG Pak-yan**, MH

**Mr Benny YEUNG Tsz-hei**, BBS, MH

**Mr YIU Kwok-wai**, MH

**Mr Jeremy YOUNG Chit-on**

**Director of Home Affairs** or her representative

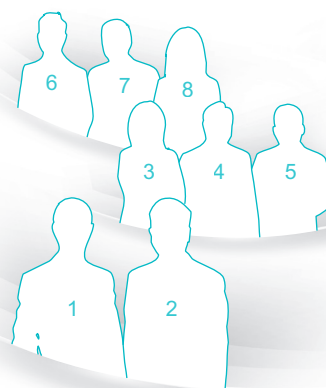
**Director of Housing** or her representative

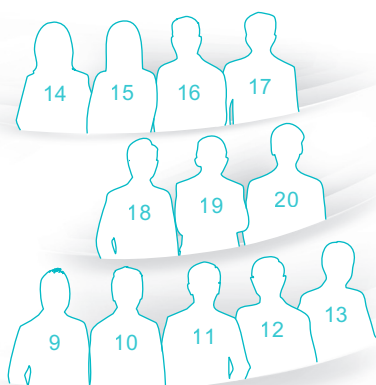




- 1 黃江天博士，銅紫荊星章，太平紳士  
Dr James WONG Kong-tin, BBS, JP
- 2 許智文教授，榮譽勳章，太平紳士  
Professor Eddie HUI Chi-man, MH, JP
- 3 歐楚筠女士，太平紳士  
Ms Ann AU Chor-kwan, JP
- 4 陳志球博士，銀紫荊星章，太平紳士  
Dr Johnnie CHAN Chi-kau, SBS, JP
- 5 張天任資深大律師  
Mr Jonathan CHANG Tien-yin, SC
- 6 左滙雄先生，榮譽勳章  
Mr CHO Wui-hung, MH

- 7 周聯僑先生，榮譽勳章，太平紳士  
Mr CHOW Luen-kiu, MH, JP
- 8 何杏研女士  
Miss Renee HO Hang-yin
- 9 郭岳忠測量師，榮譽勳章  
Sr Dick KWOK Ngok-chung, MH
- 10 劉文杰先生，榮譽勳章  
Mr Manley LAU Man-kit, MH
- 11 羅浩博先生  
Mr Spencer LAW
- 12 潘建良先生  
Mr Stephen POON Kin-leung





13 譚國榮先生，榮譽勳章  
Mr Ivan TAM Kwok-wing, MH

14 黃巧欣女士  
Ms Careen WONG Hau-yan

15 黃栢欣女士，榮譽勳章  
Ms Annie WONG Pak-yan, MH

16 楊子熙先生，銅紫荊星章，榮譽勳章  
Mr Benny YEUNG Tsz-hei, BBS, MH

17 姚國威先生，榮譽勳章  
Mr YIU Kwok-wai, MH

18 楊哲安先生  
Mr Jeremy YOUNG Chit-on

19 吳鴻輝先生，太平紳士  
(民政事務總署署長代表)  
Mr Chris NG Hung-fai, JP  
(Representative of Director  
of Home Affairs)

20 楊耀輝先生，銅紫荊星章，太平紳士  
(房屋署署長代表)  
Mr Ricky YEUNG Yiu-fai, BBS, JP  
(Representative of Director  
of Housing)





## 主席 Chairperson

**黃江天博士**，銅紫荊星章，太平紳士  
**Dr James WONG Kong-tin, BBS, JP**

法律顧問、仲裁員、調解員  
Legal Counsel, Arbitrator, Mediator

- 廉政公署社區關係市民諮詢委員會委員
- 離職公務員就業申請諮詢委員會委員
- 私營骨灰安置所發牌委員會委員
- 律政司粵港澳大灣區律師顧問小組成員
- 懲教署投訴上訴委員會委員
- 香港律師會大中華法律事務委員會副主席
- 義務工作發展局副主席
- 香港專業人士協會副主席
- 憲法和香港基本法推介聯席會議副主席
- 香港基本法教育協會常務副會長
- Member, The Citizens Advisory Committee on Community Relations of the ICAC
- Member, The Advisory Committee on Post-service Employment of Civil Servants
- Member, Private Columbia Licensing Board
- Member, The Advisory Group of Guangdong-Hong Kong-Macao Greater Bay Area Lawyers of the Department of Justice
- Member, The Correctional Services Department Complaints Appeal Board
- Vice-chairman, Greater China Legal Affairs Committee, The Law Society of Hong Kong
- Vice-chairman, Agency for Volunteer Service
- Vice-chairman, Association of Hong Kong Professionals
- Vice-chairman, Joint Committee for the Promotion of the Constitution and Hong Kong Basic Law
- Vice President, Hong Kong Basic Law Education Association



## 副主席 Vice-chairperson

**許智文教授**，榮譽勳章，太平紳士  
**Professor Eddie HUI Chi-man, MH, JP**

香港城市大學公共及國際事務學系系主任及講座教授  
Head and Chair Professor, Department of Public and International Affairs, City University of Hong Kong

- 香港房屋協會執行委員會成員
- 地產代理監管局成員
- 地產代理監管局牌照委員會主席
- 地產代理監管局策略發展及管理委員會成員
- 香港房屋委員會資助房屋小組委員會委員
- 土地共享先導計劃顧問小組成員
- Member, Executive Committee, Hong Kong Housing Society
- Member, Estate Agents Authority
- Chairman, Licensing Committee, Estate Agents Authority
- Member, Strategic Development and Management Committee, Estate Agents Authority
- Member, Subsidised Housing Committee, Hong Kong Housing Authority
- Member, Panel of Advisors, Land Sharing Pilot Scheme



**歐楚筠女士**，太平紳士  
**Ms Ann AU Chor-kwan, JP**

董事  
Director

- 油尖旺區區議員
- 香港房屋委員會委員
- 文化藝術盛事基金委員會委員
- 社會工作者註冊局委員
- 輸入優秀人才及專才諮詢委員會諮詢委員
- 香港話劇團理事兼司庫

- Member, Yau Tsim Mong District Council
- Member, Hong Kong Housing Authority
- Member, Mega Arts and Cultural Events Committee
- Member, Social Workers Registration Board
- Member, Advisory Committee on Admission of Quality Migrants and Professionals
- Director and Treasurer, Hong Kong Repertory Theatre



**陳志球博士**，銀紫荊星章，太平紳士  
**Dr Johnnie CHAN Chi-kau, SBS, JP**

行政總裁  
Chief Executive Officer

- 選舉委員會當然委員（建築、測量、都市規劃及園境界功能界別）
- 香港房屋委員會委員
- 香港房屋委員會建築小組委員會主席
- 香港吸煙與健康委員會副主席
- 安老事務委員會委員
- 職業安全健康局成員
- 醫院管理局律敦治及鄧肇堅醫院醫院管治委員會成員

- Ex-officio member, Election Committee (Architectural, Surveying, Planning and Landscape Subsector)
- Member, Hong Kong Housing Authority
- Chairman, Building Committee, Hong Kong Housing Authority
- Vice-chairman, Hong Kong Council on Smoking and Health
- Member, Elderly Commission
- Member, Occupation Safety and Health Council
- Member, Hospital Governing Committee, Ruttonjee & Tang Shiu Kin Hospitals, Housing Authority





**張天任資深大律師**  
**Mr Jonathan CHANG Tien-yin, SC**

資深大律師  
Senior Counsel

- 香港高等法院暫委法官
- 會計及財務匯報覆核審裁處主席
- 處置可行性覆檢審裁處主席
- 處置補償審裁處主席
- 市政服務上訴委員會副主席
- 地產代理監管局成員

- Deputy High Court Judge
- Chairman, Accounting and Financial Reporting Review Tribunal
- Chairperson, Resolvability Review Tribunal
- Chairman, Resolution Compensation Tribunal
- Vice-chairman, Municipal Services Appeal Board
- Member, Estate Agents Authority



**左滙雄先生 · 榮譽勳章**  
**Mr CHO Wui-hung, MH**

華潤隆地公共關係及市場拓展總監  
Public Relations and Business Development  
Director, CR LONGFATION

- 九龍城區議會委任議員
- 選舉委員會(基層社團)委員
- 九龍城區防火委員會委員
- 房委會商業樓宇小組委員會委員
- 經民聯九龍中支部主席
- 九龍社團聯會常務理事
- 香港佛山各級歷屆政協委員聯誼會常務理事

- Appointed Member, Kowloon City District Council
- Member, Grassroots Associations, Election Committee
- Member, District Fire Safety Committee (Kowloon City District)
- Member, Commercial Properties Committee, Hong Kong Housing Authority
- Chairman, Central Kowloon Branch, Business and Professionals Alliance for Hong Kong
- Executive Director, Kowloon Federation of Associations
- Executive Director, Association of the Hong Kong Members of Foshan's Chinese People's Political Consultative Conference



**周聯僑先生**，榮譽勳章，太平紳士  
**Mr CHOW Luen-kiu, MH, JP**

協盛建築有限公司策略總監－主席辦公室(建築文化傳承)  
Director-Chairman office (Construction Culture Implementation), Hip Seng Construction Company Limited

- 職業安全健康局提升建造業及物業管理職安健督導委員會委員
- 建造業訓練委員會委員
- 建造業議會工藝測試小組委員會委員
- 強制性公積金計劃上訴委員會委員
- 香港工會聯合會職安健協會委員
- 樂群社會服務處董事
- 廣州市政協委員
- 香港建造業註冊專門工種職工會聯會理事長

- Member, Steering Committee on Enhancing OSH of Construction and Property Management Industries, Occupational Safety and Health Council
- Member, Construction Industry Training Board
- Member, Sub-committee on Trade Testing, Construction Industry Training Board
- Member, Mandatory Provident Fund Schemes Appeal Board
- Member, Hong Kong Federation of Trade Unions Occupational Safety and Health Association
- Director, Lok Kwan Social Service
- Member, Guangzhou Municipality Political Consultative Conference
- President, Hong Kong Construction Industry Registered Specialist Trade Union Federation



**何杏研女士**  
**Miss Renee HO Hang-yin**

學而人才庫共同創辦人  
Co-Founder, Talent Co-Op Limited

- 公務員培訓諮詢委員會委員
- 酒牌局成員
- 能源效益上訴委員會委員
- 廣州海外聯誼會理事
- 國史教育中心(香港)教育部研究主任

- Member, Civil Service Training Advisory Board
- Member, Liquor Licensing Board
- Member, Energy Efficiency Office Appeal Board Panel
- Director, Guangzhou Overseas Friendship Association
- Education Research Officer, Centre of National History Education (Hong Kong)





**郭岳忠測量師**，榮譽勳章  
**Sr Dick KWOK Ngok-chung, MH**

信德物業管理有限公司總監  
Director, Shun Tak Property Management Limited

- 香港測量師學會前會長
- 華人永遠墳場管理委員會委員
- 華人永遠墳場管理委員會工程及發展小組主席
- 物業管理行業培訓諮詢委員會委員
- 香港房屋協會委員
- 香港高等教育科技學院（測量學榮譽理學士）校外評審委員

- Past President, The Hong Kong Institute of Surveyors
- Member, The Board of Management of the Chinese Permanent Cemeteries Cum Chairman, Works and Development Committee
- Member, Property Management Industry Training Advisory Committee
- Member, Hong Kong Housing Society
- External Examiner, Bachelor of Science (Honours) in Surveying, Technological and Higher Education Institute of Hong Kong



**劉文杰先生**，榮譽勳章  
**Mr Manley LAU Man-kit, MH**

新民黨第五屆青年委員會主席  
New People's Party Youth Committee Chairman

- 大埔北分區委員會副主席
- 中國人民政治協商會議廣州市番禺區委員會委員
- 新民黨中央委員
- 大埔青年協會副會長
- 環境運動委員會委員
- 新時代青年協會主席
- 香港新媒體專業協會執行副主席
- 湖北省青聯委員

- Vice Chairman, Tai Po North Area Committee
- Member, Guangzhou Panyu District Committee, Chinese People's Political Consultative Conference
- Member, Central Committee, New People's Party
- Vice Chairman, Tai Po Youths Association
- Member, Environmental Campaign Committee
- Chairman, New Age Young Association
- Vice Chairman, Hong Kong New Media Professional Association
- Member, Hubei Youth Federation



**羅浩博先生**  
**Mr Spencer LAW**

物業及資產管理  
Property and Asset Management

- 工聯會職業發展服務處物業管理及保安業校外顧問
- 香港建造業總工會物業管理及保安服務業校外顧問
- 香港物業服務聯盟特邀理事
- 樂群社會服務處社會房屋委員會委員
- 香港建造師創會會員
- 廣東省粵港澳合作促進會第一屆建築規劃與測量專業委員會會員

- External Consultant, Property Management and Security Services for Hong Kong Federation of Trade Unions Employment Development Service
- External Consultant, Property Management and Security Services for Hong Kong Construction Industry Employees General Union
- Invited Member, Hong Kong Property Services Alliance
- Member, Social Housing Committee, Lok Kwan Social Service
- Founding Member, Hong Kong Institute of Constructors
- Member, Construction Planning and Surveying Committee of Council for the Promotion of Guangdong-Hong Kong-Macao Cooperation



**潘建良先生**  
**Mr Stephen POON Kin-leung**

物業管理  
Property Management

- 環境及生態局惜食香港督導委員會委員
- 香港物業服務公司協會主席
- 香港專業及資深行政人員協會成員

- Member, Food Wise Hong Kong Steering Committee, Environment and Ecology Bureau
- Chairman, Hong Kong Association of Property Services Agents
- Member, Hong Kong Professionals and Senior Executives Association





**譚國榮先生**，榮譽勳章  
**Mr Ivan TAM Kwok-wing, MH**

其士國際集團有限公司董事總經理  
Managing Director, Chevalier International Holdings Limited

- 香港保險業聯會主席
  - 選舉委員會委員
  - 香港物業管理公司協會前會長及理事
  - 香港公司治理公會（前香港特許秘書公會）前會長
- 
- Chairman, The Hong Kong Federation of Insurers
  - Member, Election Committee
  - Past President and Council Member, The Hong Kong Association of Property Management Companies
  - Past President, The Hong Kong Chartered Governance Institute (formerly known as The Hong Kong Institute of Chartered Secretaries)



**黃巧欣女士**  
**Ms Caren WONG Hau-yan**

律師  
Solicitor

- 香港律師會副會長
  - 律政司粵港澳大灣區律師顧問小組成員
  - 專業聯合中心有限公司主席
  - 香港律師彌償基金有限公司董事局成員
  - 香港醫務委員會業外審裁員
- 
- Vice President, The Law Society of Hong Kong
  - Member, The Advisory Group of Guangdong-Hong Kong-Macao Greater Bay Area Lawyers of The Department of Justice
  - Chairperson, The Joint Professional Centre Limited
  - Board Member, Hong Kong Solicitors Indemnity Fund Limited
  - Lay Assessor, The Medical Council of Hong Kong



**黃栢欣女士**，榮譽勳章  
**Ms Annie WONG Pak-yan, MH**

律師  
Solicitor

- 交通審裁處輪值主席
- 旅遊業監管局成員
- 香港律師會審查及紀律常務委員會成員
- 香港律師會審批委員會委員
- 中國委託公證人協會有限公司「紀律審裁團」成員
- 博彩及獎券事務委員會成員

- Chairman, Transport Tribunal (on rotation basis)
- Member, Travel Industry Authority
- Member, Standing Committee on Compliance, The Law Society of Hong Kong
- Member, Consents Committee, The Law Society of Hong Kong
- Member, Disciplinary Tribunal Panel, The Association of China-Appointed Attesting Officers Limited
- Member, Betting and Lotteries Commission



**楊子熙先生**，銅紫荊星章，榮譽勳章  
**Mr Benny YEUNG Tsz-hei, BBS, MH**

區議員  
District Councillor

- 油尖旺區區議員
- 油尖旺社團聯會會長
- 九龍社團聯會副理事長
- 九龍社團聯會油尖旺地區委員會主任
- 民建聯油尖旺支部主席
- 香港東莞社團總會常務副主席
- 油蔴地街坊會學校校監
- 民政事務總署促進種族和諧委員會委員

- Member, Yau Tsim Mong District Council
- President, Yau Tsim Mong Federation of Association
- Vice Chairman, Kowloon Federation Of Associations
- Director, Yau Tsim Mong District Committee, Kowloon Federation Of Associations
- Chairperson, The Democratic Alliance for the Betterment and Progress of Hong Kong Yau Tsim Mong Branch
- Executive Vice President, Hong Kong Federation of Dongguan Associations
- School Supervisor, Yaumati Kaifong Association School
- Member, The Committee on the Promotion of Racial Harmony, Home Affairs Department





**姚國威先生**，榮譽勳章  
**Mr YIU Kwok-wai, MH**

社區及工會工作者  
Community and Trade Union Worker

- 元朗區區議員
- 選舉委員會委員
- 社區、社會及個人服務業(新界西)總工會理事長

- Member, Yuen Long District Council
- Member, Election Committee
- Director General, Community, Social and Personal Services (New Territories West) Employees General Union



**楊哲安先生**  
**Mr Jeremy YOUNG Chit-on**

區議員  
District Councillor

- 中西區區議員
- 獨立監察警方處理投訴委員會觀察員
- 中西區青年社區建設委員會委員
- 中西區撲滅罪行委員會非官方委員
- 家庭議會非官方委員
- 的士服務質素委員會非官方委員
- 自由黨中央委員會委員

- Member, Central and Western District Council
- Observer, The Independent Police Complaints Council
- Committee Member, District Youth Community Building Committee (Central and Western District)
- Non-official Member, District Fight Crime Committee (Central and Western District)
- Non-official Member, Family Council
- Non-official Member, Committee on Taxi Service Quality
- Member, Liberal Party Central Committee

民政事務總署署長  
Director of Home Affairs



杜潔麗女士，太平紳士  
Ms. Priscilla TO Kit-lai, JP

(任期由2025年2月3日開始)  
(Term of office began from February 3, 2025)

房屋署署長  
Director of Housing



李佩詩女士，太平紳士  
Miss Charmaine LEE Pui-sze, JP

(任期由2025年2月4日開始)  
(Term of office began from February 4, 2025)



張趙凱渝女士，銀紫荊星章，太平紳士  
Mrs. Alice CHEUNG Chiu Hoi-yue, SBS, JP

(任期至2025年1月26日)  
(Term of office ended on January 26, 2025)



羅淑佩女士，太平紳士  
Miss Rosanna LAW Shuk-pui, JP

(任期至2024年12月4日)  
(Term of office ended on December 4, 2024)



# 委員會

# Committees

監管局設立了5個委員會，協助處理其繁重的工作和履行其職能。各委員會或另設工作小組，重點處理特定工作事宜，委員會主席及工作小組召集人由監管局成員出任。各委員會及其轄下的工作小組於年內召開會議，為監管局的職能擬定工作計劃，並按計劃開展各項工作。

The PMSA has established five Committees to assist in handling its heavy work schedule and discharging its functions. Each Committee may set up dedicated Working Group(s) to address specific issues. Chairpersons of Committees and Convenors of the Working Groups are Members of the PMSA. The Committees and their Working Groups conducted meetings during the year to draw up work plan for the functions of the PMSA, and to roll out various programmes in accordance with their scheduled work plan.



## 紀律委員會

此委員會主要負責處理《物管條例》下的紀律事宜。委員會可進行其認為合適的聆訊、行使其認為適當的權力及作出其認為適當的命令。委員會亦會制定指引及程序，確保處理紀律個案的一致性及公平性，並把有關作業方式不當的個案或投訴轉介其他委員會，以制定或修訂政策、操守守則或其他指引。

## Disciplinary Committee

This Committee is primarily responsible for handling disciplinary matters under the PMSO. It will conduct such hearings as it may think fit, exercise such powers and make such orders as it considers appropriate. It will also draw up guidelines and procedures to ensure consistency and fairness in handling disciplinary cases, and refer cases of malpractice or complaints to other committees for formulation or revision of policies, Codes of Conduct or other guidelines.

主席：黃栢欣女士，榮譽勳章  
成員：陳志球博士，銀紫荊星章，太平紳士  
張天任資深大律師  
左滙雄先生，榮譽勳章  
周聯僑先生，榮譽勳章，太平紳士  
潘建良先生  
譚國榮先生，榮譽勳章  
黃巧欣女士  
姚國威先生，榮譽勳章  
楊哲安先生  
民政事務總署署長或其代表

Chairperson: Ms Annie WONG Pak-yan, MH  
Members: Dr Johnnie CHAN Chi-kau, SBS, JP  
Mr Jonathan CHANG Tien-yin, SC  
Mr CHO Wui-hung, MH  
Mr CHOW Luen-kiu, MH, JP  
Mr Stephen POON Kin-leung  
Mr Ivan TAM Kwok-wing, MH  
Ms Careen WONG Hau-yan  
Mr YIU Kwok-wai, MH  
Mr Jeremy YOUNG Chit-on  
Director of Home Affairs or her representative



## 財務及策略發展委員會

此委員會主要負責就具長遠影響的策略事宜以及財政預算事務，向監管局提出建議。委員會亦負責協助監管局監督人力資源管理，以及檢討和核准編製架構、重組事宜、人力策劃和人力資源政策及程序的制定事宜。

## Finance and Strategic Development Committee

This Committee is responsible for making recommendations to the PMSA on strategic issues of long term significance and budgetary matters. It is also responsible for assisting the PMSA to oversee human resources management and to review and approve establishment structure, re-organisation, manpower planning and development of human resources policies and procedures.

主席：黃江天博士，銅紫荊星章，太平紳士  
成員：歐楚筠女士，太平紳士  
陳志球博士，銀紫荊星章，太平紳士  
張天任資深大律師  
左滙雄先生，榮譽勳章  
劉文杰先生，榮譽勳章  
譚國榮先生，榮譽勳章  
姚國威先生，榮譽勳章  
楊哲安先生  
民政事務總署署長或其代表

Chairperson: Dr James WONG Kong-tin, BBS, JP  
Members: Ms Ann AU Chor-kwan, JP  
Dr Johnnie CHAN Chi-kau, SBS, JP  
Mr Jonathan CHANG Tien-yin, SC  
Mr CHO Wui-hung, MH  
Mr Manley LAU Man-kit, MH  
Mr Ivan TAM Kwok-wing, MH  
Mr YIU Kwok-wai, MH  
Mr Jeremy YOUNG Chit-on  
Director of Home Affairs or her representative

## 牌照委員會

此委員會負責行使及執行《物管條例》下物管公司及物管人領牌的條文所列出的監管局職能和權力。委員會參與設計和檢討申領物管牌照的申請表、牌照、物管人證、持牌人登記冊及其他有關牌照文件等。此外，委員會亦會檢討持牌準則、申請費用和牌費，以及制定和檢討有關發牌事項的政策，並向監管局提出建議。

## Licensing Committee

This Committee is tasked to exercise and execute functions and powers of the PMSA in respect of provisions on the licensing of PM companies and practitioners under the PMSO. It helps in designing and reviewing application forms, licences, PM Practitioner card, the register and other relevant licence documents. Furthermore, it will also review licensing criteria, application and licence fees, as well as formulate and review policies relevant to licensing matters, and make recommendations to the PMSA thereon.

主席：許智文教授，榮譽勳章，太平紳士  
成員：陳志球博士，銀紫荊星章，太平紳士  
張天任資深大律師  
左滙雄先生，榮譽勳章  
周聯僑先生，榮譽勳章，太平紳士  
劉文杰先生，榮譽勳章  
潘建良先生  
黃巧欣女士  
楊子熙先生，銅紫荊星章，榮譽勳章  
民政事務總署署長或其代表

Chairperson: Professor Eddie HUI Chi-man, MH, JP  
Members: Dr Johnnie CHAN Chi-kau, SBS, JP  
Mr Jonathan CHANG Tien-yin, SC  
Mr CHO Wui-hung, MH  
Mr CHOW Luen-kiu, MH, JP  
Mr Manley LAU Man-kit, MH  
Mr Stephen POON Kin-leung  
Ms Careen WONG Hau-yan  
Mr Benny YEUNG Tsz-hei, BBS, MH  
Director of Home Affairs or her representative

## 實務及審核委員會

此委員會負責協助監管局制定和檢討操守守則及良好作業指南，分別規管物管公司和物管從業員的專業操守及作業方式。如需進行資歷審核，委員會會協助監管局制定審核準則，以及執行審核工作。

## Practice and Assessment Committee

This Committee is responsible for assisting the PMSA to draw up and review Codes of Conduct and Best Practice Guides, governing the conduct and practice of PM companies and practitioners respectively. Where a qualifying assessment is required, the Committee will assist the PMSA to set the parameters of and administer the qualifying assessment.

主席：譚國榮先生，榮譽勳章

成員：許智文教授，榮譽勳章，太平紳士

何杏研女士

郭岳忠測量師，榮譽勳章

潘建良先生

黃巧欣女士

黃栢欣女士，榮譽勳章

楊子熙先生，銅紫荊星章，榮譽勳章

楊哲安先生

民政事務總署署長或其代表

房屋署署長或其代表

Chairperson: Mr Ivan TAM Kwok-wing, MH

Members: Professor Eddie HUI Chi-man, MH, JP

Miss Renee HO Hang-yin

Sr Dick KWOK Ngok-chung, MH

Mr Stephen POON Kin-leung

Ms Careen WONG Hau-yan

Ms Annie WONG Pak-yan, MH

Mr Benny YEUNG Tsz-hei, BBS, MH

Mr Jeremy YOUNG Chit-on

Director of Home Affairs or her representative

Director of Housing or her representative



## 專業發展委員會

為提升物管行業的專業水平，此委員會擔當與業界聯繫的重任，探討如何提升作業標準和服務質素。委員會亦會聯繫本地專上學院為從業員提供培訓，並負責推動持續專業發展的工作。

## Professional Development Committee

To enhance professionalism of the PM industry, this Committee plays an important role in liaising with the industry to explore ways to improve practice standard and service quality. It will also liaise with local tertiary institutions for providing training to practitioners and is responsible for driving continuing professional development work.

主席：許智文教授，榮譽勳章，太平紳士  
成員：歐楚筠女士，太平紳士  
周聯僑先生，榮譽勳章，太平紳士  
何杏研女士  
郭岳忠測量師，榮譽勳章  
羅浩博先生  
黃栢欣女士，榮譽勳章  
楊子熙先生，銅紫荊星章，榮譽勳章  
姚國威先生，榮譽勳章  
民政事務總署署長或其代表  
房屋署署長或其代表

Chairperson: Professor Eddie HUI Chi-man, MH, JP  
Members: Ms Ann AU Chor-kwan, JP  
Mr CHOW Luen-kiu, MH, JP  
Miss Renee HO Hang-yin  
Sr Dick KWOK Ngok-chung, MH  
Mr Spencer LAW  
Ms Annie WONG Pak-yan, MH  
Mr Benny YEUNG Tsz-hei, BBS, MH  
Mr YIU Kwok-wai, MH  
Director of Housing or her representative  
Director of Home Affairs or her representative

## 行政辦事處

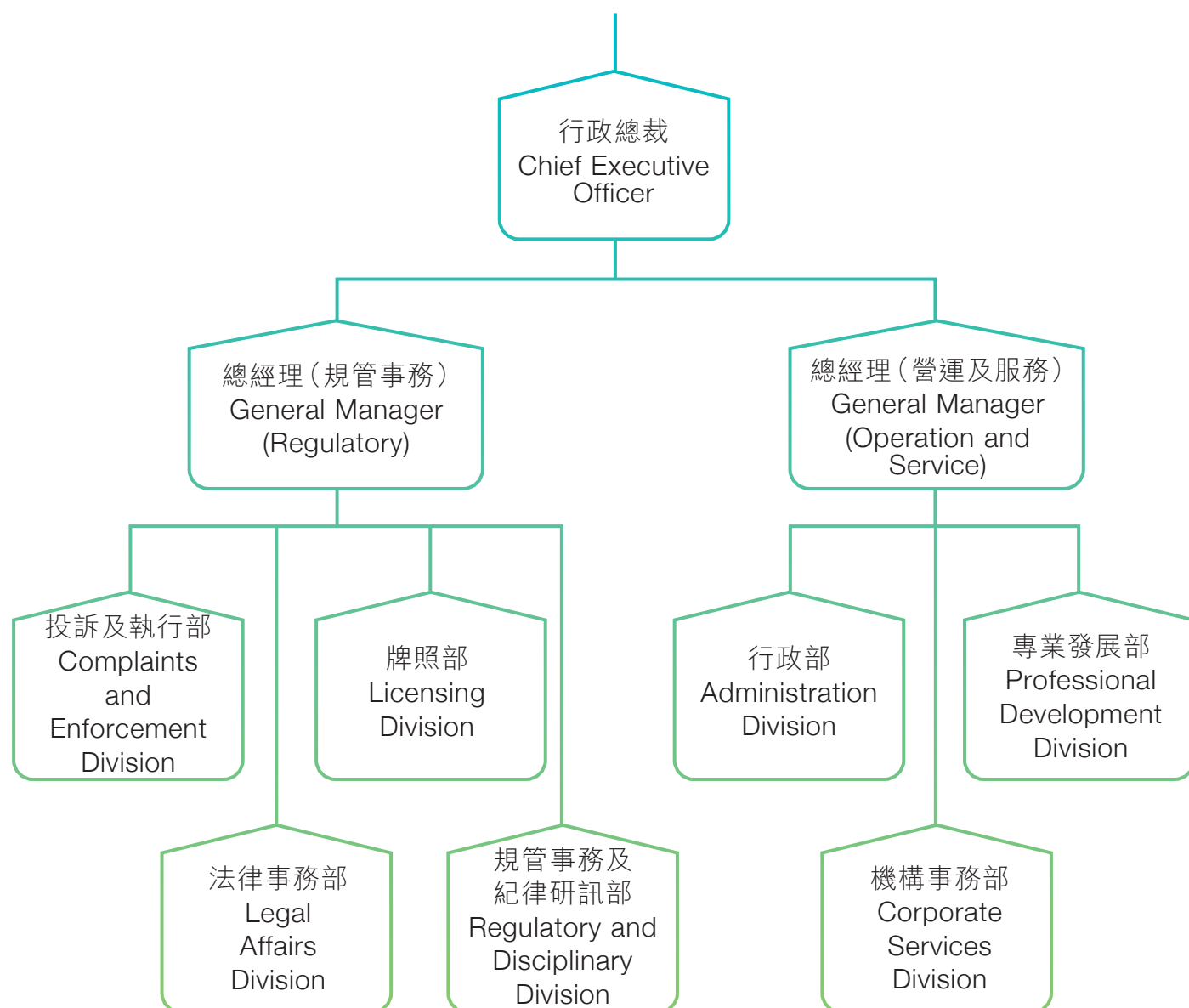
監管局的行政辦事處協助及支援監管局執行物管規管、宣傳業界優勢和推動行業專業化的工作，以及處理不同範疇的日常事務。行政辦事處由行政總裁領導，並由兩位總經理分別負責「規管事務」和「營運及服務」兩大方面的工作。「規管事務」分支下設有投訴及執行部、法律事務部、牌照部和規管事務及紀律研訊部；而「營運及服務」分支下則設有行政部（負責監管局秘書處、人力資源、財務及行政等工作）、機構事務部（負責機構傳訊和資訊科技工作）和專業發展部。行政辦事處於本年度的常額員工數目為41名。

## Executive Office

The PMSA Executive Office assists and supports the PMSA in discharging its PM regulatory duties, promoting industry edges, boosting the development of professionalism in the industry as well as carrying out day-to-day work of various aspects. It is led by the Chief Executive Officer, who is underpinned by two General Managers responsible for the “Regulatory” and “Operation and Service” branches respectively. The Complaints and Enforcement Division, Legal Affairs Division, Licensing Division, and Regulatory and Disciplinary Division are under the “Regulatory” branch; while the Administration Division (responsible for the PMSA Secretariat, human resources, finance, and administration functions), the Corporate Services Division (responsible for corporate communications and information technology functions), and the Professional Development Division are under the “Operation and Service” branch. The Executive Office had 41 regular staff members during the year.

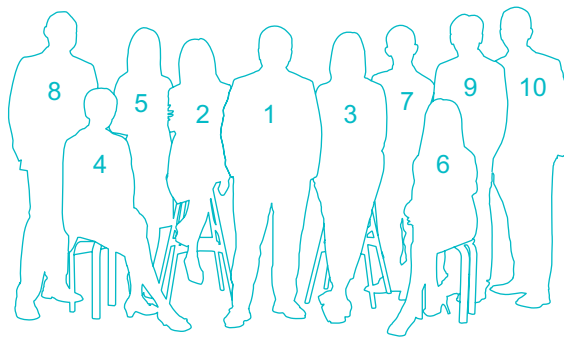


## 組織架構 Organisation Chart





## 管理層團隊 Management Team



1 蕭如彬先生 行政總裁  
**Mr Alan SIU** Chief Executive Officer

2 彭慧深女士 總經理（規管事務）  
**Ms Diana PANG** General Manager  
(Regulatory)

3 葉嘉怡女士 總經理（營運及服務）  
**Ms Connie YIP** General Manager  
(Operation and Service)

4 劉淑棻女士 法律顧問  
**Ms Eva LAU** Legal Counsel

5 劉鳳儀女士 高級經理（牌照）  
**Ms Winnie LAU** Senior Manager  
(Licensing)

6 李素心女士 高級經理（行政及資源管理）  
**Ms Susan LEE** Senior Manager  
(Administration and Resources  
Management)

7 鄧少靈先生 高級經理（資訊科技）  
**Mr SL TANG** Senior Manager  
(Information Technology)

8 陸國豪先生 經理（投訴及執行）  
**Mr Howard LUK** Manager  
(Complaints and Enforcement)

9 王國帆先生 經理（行政及資源管理）  
**Mr Freddy WONG** Manager  
(Administration and Resources  
Management)

10 譚兆樺先生 經理（專業發展）  
**Mr Wayne TAM** Manager  
(Professional Development)





# 年度回顧 Review of the Year



# 物管業發牌制度順利過渡一周年

## First Anniversary of Smooth Transition to the Full Implementation of the PM Licensing Regime

物管業發牌制度的三年過渡期已於2023年7月底順利完結，標誌著本港物管行業正式踏入物管公司及相關從業員均須持牌，朝專業化優質化向前發展的全新世代。監管局於2024年8月1日假香港會議展覽中心舉行物管業發牌制度順利過渡一周年典禮暨持續專業發展講座，以「持續向前•健康發展」為主題，吸引超過2,500名業界持分者親臨會場及透過線上平台參與。典禮特別以象徵「無限」的標誌為活動設計核心，寓意香港物管業屬朝陽行業，機遇處處，擁有無限拓展及持續進步的空間，為市民大眾安居樂業作出積極貢獻。

The three-year transitional period of the PM industry licensing regime ended smoothly by the end of July 2023, marking a new era for Hong Kong's PM industry, whereby PM companies and relevant PM practitioners are licensed, advancing towards enhanced quality and professionalism. On August 1, 2024, the PMSA held the First Anniversary Ceremony of Smooth Implementation of the PM Licensing Regime after Ending of the Three-year Transitional Period cum CPD Seminar under the theme of "Continuous Advancement, Healthy Development" at the Hong Kong Convention and Exhibition Centre. Over 2,500 PM industry stakeholders participated in person and online. The Ceremony prominently featured the "infinity" symbol as its core design element, symbolising that Hong Kong's PM industry is a "new dawn" industry with abundant opportunities for unlimited expansion and continuous improvement, and that it contributes positively to the well-being of the general public.



監管局以「持續向前•健康發展」為題，舉行物管業發牌制度順利過渡一周年典禮暨持續專業發展講座，

超過2,500名物管業界持分者現場及在線參與

The PMSA held the First Anniversary Ceremony of Smooth Transition to the Full Implementation of the PM Licensing Regime cum CPD Seminar under the theme of "Continuous Advancement, Healthy Development". Over 2,500 PM industry stakeholders participated in person and online



是次典禮邀得民政及青年事務局局長麥美娟女士、保安局副局長卓孝業先生、民政事務總署署長張趙凱渝女士，以及中央人民政府駐香港特別行政區聯絡辦公室教育科技部副部長葉水球先生蒞臨主禮，並向一眾支持落實發牌制度的持分者頒發感謝獎座。

The Ceremony was graced by distinguished guests, including Miss Alice MAK Mei-kuen, Secretary for Home and Youth Affairs; Mr Michael CHEUK Hau-yip, Secretary for Security; Mrs Alice CHEUNG Chiu Hoi-yue, Director of Home Affairs; and Mr. YE Shui-qiu, Deputy Director-General of the Department of Educational, Scientific and Technological Affairs of the Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region. Awards of appreciation were presented to stakeholders who supported the implementation of the licensing regime.



麥美娟局長於致辭時表示，市民對持牌物管公司及從業員的要求日益提高。物管工作不僅涵蓋物業維修、保養、財政管理、清潔及保安等範疇，更需妥善協調業主間的不同意見，責任重大。局長勉勵物管從業員緊守崗位，不斷增值，提升服務質素，與政府攜手共建更宜居的社區。

In her address, Miss Alice MAK highlighted the increasing expectation of the public for licensed PM companies and practitioners. She noted that PM encompasses not only building repair and maintenance, financial management, cleaning, and security but also the critical role of mediating differing opinions among various property owners, underscoring the significant responsibilities involved. Miss MAK encouraged PM practitioners to uphold their work commitment, strive for self-enhancement, and provide better quality services to the public so as to build together with the Government a more prosperous community.

監管局主席黃江天博士在典禮上致辭時表示，回顧發牌制度三年過渡期，業界除須適應新規、及時申領牌照外，更須積極參與持續進修，以提升專業知識及技能，應對行業未來發展的挑戰。期間，更面對疫情帶來的嚴峻考驗，但業界全力投入防疫抗疫工作，致力守護市民健康，其專業精神及貢獻獲社會廣泛認同。監管局亦兩度受政府委託推行「物業管理業界抗疫支援計劃」，為近20萬名堅守崗位的前線物管員工提供津貼，以肯定其在疫情期間盡心盡力工作。

黃主席特別向物管業界、各政府部門、公私營機構及大專院校致以衷心謝意。正因各方鼎力支持，監管局方能有效履行法定職能，推動業界順利過渡，持續向前，健康發展。黃主席強調，作為香港物業的法定監管機構，監管局會繼續與各界持分者緊密合作，透過「發牌規管業界」、「制定專業標準」及「推動持續進修」三管齊下，鼓勵業界恪守「服務優質」、「行事持正」、「與時並進」三大核心價值，提供更專業更優質的物管服務。

同時，監管局熱切期望業界在提升專業地位水平的基礎上，能進一步配合政府施政，協助解決社會問題，提升市民幸福感，共同締造關愛共融、安居樂業的美好家園。

Dr. James WONG, Chairperson of the PMSA, reflected on the three-year transitional period of the licensing regime. He highlighted that the PM industry not only adapted to new regulation and obtained licences promptly but also actively pursued continuous professional development to enhance professional knowledge and expertise, so as to cope with future development challenges. Amid the severe challenges posed by the pandemic, the industry demonstrated unwavering commitment to public health through robust epidemic prevention efforts, earning widespread societal recognition for its professionalism and dedication. The PMSA, entrusted by the Government, implemented the “Anti-epidemic Support Scheme for Property Management Sector” twice, providing subsidies to nearly 200,000 frontline PM workers to honor their steadfast contributions during the epidemic.

Dr. James WONG expressed deep appreciation to the PM sector, Government departments, public and private organisations, and academic institutions for their vital support, which enabled the PMSA to effectively carry out its statutory duties and ensure the industry’s smooth transition, ongoing progress and healthy development. He underscored that, as the statutory regulatory body for the PM industry of Hong Kong, the PMSA will continue to dedicate itself towards strengthening collaboration with various stakeholders in the community to drive the PM industry through the three-pronged approach of “Regulating by licensing”, “Setting professional standard” and “Promoting continuous professional development” to provide PM services of enhanced professionalism and quality for members of the public through upholding the three core values of “Quality”, “Integrity” and “Advancement”.

Looking ahead, the PMSA aims that, on the basis of enhancing its professional status, the industry can further complement the implementation of Government policies to help resolve different social issues, thereby enhancing the sense of well-being and developing together a loving and caring community for living and working in harmony.

典禮期間，監管局特邀警務處跨部門反恐專責小組高級警司梁偉基先生就物業業界如何配合政府跨部門反恐工作作出專題演講。梁警司強調，業界須提高反恐意識，如發現涉恐涉暴的可疑事件，應立即舉報，以助預防及打擊恐怖活動，保障社會安全。

During the ceremony, the PMSA invited Senior Superintendent Mr. Peter LEUNG Wai-kei from the Hong Kong Police Force's Inter-departmental Counter-Terrorism Unit to deliver keynote speech on how the PM industry can support the Government's cross-departmental counter-terrorism efforts. Mr. LEUNG emphasised the importance of the industry in enhancing its counter-terrorism awareness and promptly reporting suspicious activities related to terrorism or violence to assist in preventing and combating terrorist activities, thereby enhancing public safety.



監管局副主席許智文教授（圖右）與警務處跨部門反恐專責小組高級警司梁偉基先生為物管業發牌制度順利過渡一周年典禮暨持續專業發展講座主持答問環節

Professor Eddie HUI Chi-man, Vice-Chairperson of the PMSA (on the right), and Senior Superintendent Mr. LEUNG Wai-kei from the Hong Kong Police Force's Inter-departmental Counter-Terrorism Unit co-hosted the Q&A session at the ceremony and CPD seminar marking the first anniversary of the smooth transition of the PM licensing regime



監管局主席黃江天博士為物管業發牌制度順利過渡一周年典禮暨持續專業發展講座致開幕辭

Dr James WONG, Chairperson of the PMSA, delivered the opening address at the ceremony and CPD seminar marking the first anniversary of the smooth transition of the PM licensing regime



# 三管齊下 提升物管業專業水平

## Promoting Professionalism Through Three-pronged Approach

### 發牌規管業界

#### 發牌情況

根據《物管條例》設立的物管業發牌制度已於2023年8月1日全面實施。截至2025年3月31日，監管局累計接獲26,807宗物管人牌照及物管公司牌照申請。

在物管公司方面，監管局總共已發出逾800個物管公司牌照，為全港不同類型的物業提供專業物管服務，相關公司服務涵蓋約240萬個物業單位。

在物管從業員方面，監管局已發出超過20,000個物管人牌照，其中正式牌照佔逾七成，臨時牌照佔近三成。扣除同時持有正式及臨時牌照，或同時持有不同級別牌照的數字，目前全港已有超過15,000名持牌物管從業員。

這支龐大物管專業團隊的工作與市民大眾日常生活起居息息相關，是推動香港社會健康持續發展的重要資產、寶貴資源。

### Regulating by Licensing

#### Licensing Status

The PM industry licensing regime established under the PMSO has already been fully implemented as from August 1, 2023. As of March 31, 2025, the PMSA had cumulatively received a total of 26,807 PM practitioner and PM company licence applications.

The PMSA had issued licence to over 800 PM companies, which provide professional PM services to around 2.4 million units in different types of properties in Hong Kong.

As for PM practitioners, the PMSA had issued over 20,000 licences, of which formal licences account for 70% and provisional licences account for 30%. Discounting those who hold both formal and provisional licences or different tiers of licences, over 15,000 PM practitioners had been licensed.

This huge professional PM force is intricately linked to the daily lives of the public, serving as a vital asset and valuable resource in promoting the sustainable development of Hong Kong society.

## 首次牌照申請情況

自發牌制度全面實施以來，公眾對持牌物管公司及從業員的期望持續提升，業界亦積極響應，踴躍申領牌照。在過渡期結束後至2025年3月底期間，監管局每月平均接獲逾100宗首次物管人牌照申請；而物管人牌照申請者背景多元，除物管從業員外，亦包括測量、建築、保安、物業代理及會計財務等不同領域人士，反映市場對發牌制度及行業長遠發展充滿信心，並肯定監管局所發牌照的專業性及認受性。

今個年度亦有共40間公司新申領物管公司牌照，當中包括新成立的物管公司，以及計劃開拓物管業務的企業。

## First-Time Licence Applications

Since the full implementation of the licensing regime, public expectation for licensed PM companies and practitioners have continued to rise, and the industry has responded proactively with enthusiastic licence applications. From the end of the transitional period to March 31, 2025, the PMSA had received an average of over 100 first-time PM practitioner licence applications per month. Applicants come from diverse background, including not only PM practitioners but also professionals from sectors such as surveying, construction, security, real estate agency, as well as accounting and finance. This reflects the market's confidence in the licensing regime and the long-term development of the industry, as well as the professionalism and recognition of the licences issued by the PMSA.

During this year, 40 companies, including newly established PM firms and enterprises planning to expand into PM services, applied for new PM company licence.



多名物管從業員到監管局辦事處申領牌照，與行政總裁蕭如彬先生合照  
PM practitioners visiting the PMSA office to apply for licence took photo  
with the Chief Executive Officer Mr Alan SIU

## 續牌情況

物管公司牌照和物管人牌照的有效期一般為三年。因此，自2023年8月起，首批於2020年8月發牌制度實施初期獲發牌照的物管公司及從業員開始陸續申請牌照續期。在今個年度，監管局共為69個物管公司牌照及2,318個物管人牌照進行續牌工作。

## Licence Renewal

PM company and PM practitioner licences are generally valid for three years. Therefore, since August 2023, companies and practitioners licensed at the initial implementation of the licensing regime in August 2020 have begun applying for licence renewal. In the year, the PMSA processed licence renewal applications for 69 PM companies and 2,318 practitioners.



監管局職員到訪香港都會大學李嘉誠專業進修學院，協助就讀指明課程學生申領牌照

PMSA staff visiting the Li Ka Shing Institute of Professional and Continuing Education at Hong Kong Metropolitan University to assist students of PMSA Specified Courses for making licence applications



## 臨時牌照持有人申領正式牌照

在發牌制度三年的過渡期內，符合指明工作經驗，但未能符合有關學歷及／或專業資格準則的物管從業員可申領臨時物管人牌照，並於臨時牌照有效期屆滿前完成監管局指明課程，即可在未具備相關學歷及／或專業資格的情況下，申領正式牌照。

截至2025年3月31日，監管局已發出逾5,400個臨時物管人牌照，其中逾七成持牌人已順利申領正式物管人牌照，而其餘大部分亦已完成指明課程，並會於其臨時牌照有效期屆滿前申領正式牌照。

## 指明課程開辦情況

監管局於2020年開始委託四間大專院校（包括職業訓練局香港專業教育學院、香港都會大學李嘉誠專業進修學院、香港城市大學專業進修學院\*及香港理工大學專業進修學院）開辦指明課程，供臨時物管人牌照持有人修讀。

截至2025年3月31日，指明課程累計已有逾4,800名學員報讀，估計目前市場上仍有約540人持有有效臨時牌照但尚未報讀課程。為協助臨時牌照持有人順利過渡，監管局會定期向其發出通知，公布各院校開辦指明課程的最新情況（包括學額、班數、及開班和收生的時間表），並提醒其盡早報讀完成課程及申領正式牌照。

\* 香港城市大學專業進修學院由2024年4月1日起已停辦指明課程。

## Provisional Licence Holders Applying for Formal Licences

During the three years transitional period of the licensing regime, PM practitioners who meet the specified work experience but do not fulfil the relevant academic and/or professional qualification criteria may apply for provisional PM practitioner licence. By completing the PMSA Specified Courses before the provisional licence expires, they can apply for formal licence without possessing the relevant academic and/or professional qualification.

As of March 31, 2025, the PMSA had issued over 5,400 provisional PM practitioner licences, with over 70% of these licence holders successfully obtaining formal licences. The majority of the remaining licensees have completed the Specified Courses and are expected to apply for formal licence before their provisional licences expire.

## PMSA Specified Courses

To support the implementation of the PM industry licensing regime, the PMSA had in 2020 appointed four educational institutions (including Hong Kong Institute of Vocational Education, Vocational Training Council; Li Ka Shing School of Professional and Continuing Education, Hong Kong Metropolitan University; School of Continuing and Professional Education, City University of Hong Kong\*; and School of Professional Education and Executive Development, Hong Kong Polytechnic University) to provide the PMSA Specified Courses to provisional PM practitioner licence holders.

As of March 31, 2025, over 4,800 students have enrolled in the PMSA Specified Courses, while approximately 540 individuals currently still hold valid provisional licences but have not yet enrolled. To facilitate a smooth transition for provisional licence holders, the PMSA regularly sends notification with updated information on PMSA Specified Courses (including available slots, class schedules, and enrolment timeline) and reminds them to enroll and complete the courses in order to apply for formal licence as soon as possible.

\* The School of Continuing and Professional Education, City University of Hong Kong ceased offering PMSA Specified Courses as from April 1, 2024.

另外，由於指明課程以中文授課，為照顧少數只能聽講中文的外籍臨時牌照持有人，監管局亦特別作出彈性安排，設計了一套能維持指明課程程度及嚴謹性，但採用不同教學及考核形式的英文版指明課程，方便有關人士可順利完成指明課程然後申領正式牌照。

## 協助業界申領牌照

為鼓勵物管從業員申領牌照及提升專業水平，監管局主動到訪不同院校，向修讀監管局指明課程或指明學歷課程的學員講解發牌制度，並協助其即場提交牌照申請，簡化申領流程。此外，監管局亦應業界團體要求，為其會員提供集體提交牌照申請或領取牌照的便利安排。過去一年，監管局共進行了24次院校到訪及三次集體申請／領牌活動，成效顯著。

Additionally, as the PMSA Specified Courses are primarily conducted in Chinese, the PMSA has made flexible arrangements for foreign provisional licence holders who can only listen to and speak Chinese by designing an English version of the Specified Course which could maintain the same level of rigor and standard but with different teaching and assessment format, facilitating these individuals to successfully complete the course and apply for formal licence.

## Assisting the Industry to Make Licence Application

To encourage PM practitioners to apply for licence and enhance their professional standard, the PMSA proactively visits various institutions to explain the licensing regime to students enrolled in the PMSA Specified Courses or specified qualification programmes and assists them with on-site licence applications, thereby simplifying the process. Additionally, at the request of industry organisations, the PMSA makes arrangements for their members to conveniently submit licence application or collect licence collectively. Over the past year, the PMSA carried out 24 institutional visits and three collective application/collection events, achieving notable results.



監管局職員到訪宏恩基督教學院，協助就讀監管局指明學歷的學生申領牌照  
PMSA staff visiting Gratia Christian College to explain the licensing regime to students enrolled in specified qualification programmes

## 認可專業團體

根據發牌制度規定，申請物管人（第1級）牌照者須持有監管局認可專業團體的指定會籍，而申請成為監管局認可專業團體的業界組織則須符合嚴格的評審準則，包括與香港物管業的關聯性、招收會員的準則、制定專業操守規管機制、對會員持續專業發展的要求及其於業界的認受性。

2024年9月，監管局通過上述評審框架，接納香港工程師學會成為第11個認可專業團體，進一步擴闊合資格申領物管人（第1級）牌照的專業背景，為物管行業發展注入新動力，提升業界專業水平。

## Recognised Professional Bodies

Under the requirement of the licensing regime, applicants for PM practitioner (Tier 1) licences must hold designated membership of professional bodies recognised by the PMSA. Organisations applying to become Recognised Professional Bodies must meet stringent evaluation criteria, including relevance to the Hong Kong PM industry, membership admission standard, mechanism for regulating professional conduct, requirement for members' continuing professional development, and recognition within the industry.

In September 2024, the PMSA approved the Hong Kong Institution of Engineers as the 11<sup>th</sup> Recognised Professional Body through the above evaluation framework, further widening the professional background eligible for PM practitioner (Tier 1) licence, injecting new momentum into the industry's development, and enhancing professional standard.



馬紹祥工程師（圖右）代表香港工程師學會與監管局簽訂協議，學會成為監管局認可專業團體  
Ir. Eric Ma Siu-cheung (on the right) representing the Hong Kong Institution of Engineers signed agreement with the PMSA for the institution to become Recognised Professional Body



## 牌照申請上訴機制

監管局嚴格遵循《物管條例》及《發牌規例》規定審批每宗牌照申請。若申請未符合準則，監管局會依法拒絕發出牌照。為確保處理申請程序公平公正，《物管條例》設有上訴機制，申請人如對申領牌照結果有不滿，可向民政及青年事務局局長提出上訴。

過去一年，有一宗上訴個案經上訴審裁小組聆訊後，維持監管局原有決定，拒絕發出牌照。

## Licence Application Appeal Mechanism

The PMSA strictly adheres to the PMSO and the Licensing Regulation in reviewing each licence application. If an application does not meet the criteria, the PMSA will reject the issuance of licence in accordance with the law. To ensure fairness and transparency in the application process, the PMSO provides an appeal mechanism, allowing applicants dissatisfied with the licensing decision to appeal to the Secretary for Home and Youth Affairs.

In the past year, one appeal case was heard by the appeal panel, which upheld the PMSA's original decision to reject the licence issuance.

## 制定專業標準

### 制定操守守則

為配合物業管理發牌制度正式實施及提升業界專業水平，監管局年內共發出三份新操守守則及相關良好作業指南，包括《處理消防安全工作》、《斜坡管理工作》及《處理渠務工作》，並更新了《處理棚架工作》、《物業管理公司於《建築物管理條例》下的責任》、《處理委任代表的文書》及《代客戶進行採購服務及防止圍標》四份操守守則及相關良好作業指南。所有守則及指南電子版均已上載至監管局網站，供業界及公眾查閱。

## Setting Professional Standard

### Promulgating Codes of Conduct

To complement the implementation of the PM licensing regime and raise the professional standard of the industry, the PMSA had issued during the year a total of three Codes of Conduct and the relevant Best Practice Guides, including “Handling Fire Safety Work”, “Slope Management Work”, and “Handling Drainage Work”. Additionally, the PMSA had also revised four Codes of Conduct and the relevant Best Practice Guides, including “Handling Scaffolding Works”, “Obligations of Property Management Company under the Building Management Ordinance”, “Handling Instrument of Appointing a Proxy”, and “Carrying out Procurement for Clients and Prevention of Bid-rigging”. The electronic version of the above Codes and Guides had been uploaded to the PMSA website for public viewing.



監管局年內共發出三份新操守守則及相關良好作業指南

The PMSA issued three new Codes of Conduct and the relevant Best Practice Guides within the year



監管局年內更新了四份操守守則及相關良好作業指南

The PMSA updated four Codes of Conduct and the relevant Best Practice Guides within the year

為加強物管持牌人對守則及指南的理解，監管局本年度再次特別製作了一系列處境短片，透過真實案例演示日常物管工作可能面對的各種情況。監管局主席黃江天博士亦親自參與拍攝，現身說法，推動業界持續專業發展，行事持正。

To further enhance licensees' understanding of the PM Codes and Guides, the PMSA had once again in the year produced a series of educational videos featuring the situations licensees may encounter during their daily work in PM by providing real-life examples. Dr. James WONG, Chairperson of the PMSA, also participated in the filming and shared experience in person for driving continuous professional development and upholding integrity within the industry.



根據《物管條例》規定，持牌人雖然不會僅因違反操守守則內的條文而招致法律責任，但在法律程序（包括紀律聆訊）中，如相關條文與程序中受爭議的事宜的裁斷攸關，則該等操守守則可獲接納為證據，而關於持牌人是否有違反操守守則條文的證明，可作為有助確立或否定受爭議事宜的依據。

As stipulated under the PMSO, a licensee does not incur legal liability only because of contravening a provision of the Code of Conduct. However, in any legal proceedings (including disciplinary hearing), if the concerned provision is relevant to determining a matter that is in issue in the proceedings, then the Code of Conduct is admissible in evidence in the proceedings, and proof of contravention of the provision by the licensee may be relied on as tending to establish or negate that matter.

良好作業指南則旨在協助持牌人更專業有效地落實守則要求。雖然未遵從指南不構成《物管條例》下的違紀行為，但監管局呼籲持牌人積極依循，精益求精。

The purpose of the Best Practice Guide is to enable licensees to comply more professionally and effectively with the guidelines set out in the Code of Conduct when carrying out their duties. Failure to comply with the Best Practice Guide will not be regarded as a disciplinary offence under the PMSO, but licensees are encouraged to use their best endeavours to follow the guide.



監管局制定守則不僅為規管業界，更透過廣泛諮詢確立一套客觀物管服務標準，教育公眾合理要求優質物管服務，促進公眾與物管業界互信共贏。監管局未來會繼續針對不同物管範疇發出守則指南，推動業界提升專業服務水平。

## 執行巡查工作

自發牌制度過渡期結束後，監管局即啟動全港合規巡查。截至2025年3月底，已巡查超過1,000個物業，涵蓋全港各區住宅、商場、商業大廈、工廠大廈等，涉及逾660間規模大小不同的物管公司。巡查顯示絕大多數持牌物管公司均合規，而需作勸喻改善的個案已逐漸減少。

針對私人物業泳池可能僱用無牌救生員的情況，監管局自2024年12月起就此展開巡查（累計逾90次），未發現有違規情況。

In addition to regulating the industry, the Codes formulated by the PMSA also establish a set of objective standard drawn up based on extensive consultation, and educate the public to make reasonable request for quality PM services, achieving a win-win situation for both the public and the PM industry. The PMSA will continue to issue Codes and Guides in respect of different areas of PM so as to enhance the professionalism of the PM industry.

## Conducting Inspections

Since the ending of the transitional period of the licensing regime, the PMSA has initiated compliance inspection across Hong Kong. As of March 31, 2025, over 1,000 properties had been inspected, covering residential, shopping malls, commercial buildings, and industrial buildings across all districts in Hong Kong, involving more than 660 PM companies of varying sizes. The inspection indicates that the vast majority of licensed PM companies are compliant, with cases requiring advice for improvement gradually decreasing.

Regarding the possible engagement of unlicensed lifeguards at private property swimming pools, the PMSA initiated targeted inspection starting in December 2024 (over 90 inspections made in total), with no violation found.

## 投訴及查詢處理

監管局透過面談、熱線、信件及電郵等渠道，積極聆聽公眾意見，處理物管服務查詢及投訴。

根據《物管條例》，監管局有權調查持牌人違紀行為。對非持牌人個案，雖無法按法例調查，監管局仍會協助轉達投訴、敦促涉事公司或從業員作出跟進，並促進溝通以化解糾紛。

監管局於2024-25年度共接獲及處理2,885宗查詢，主要涉及服務質素；另接獲及處理1,107宗投訴個案，99%（共1,102宗）投訴對象為持牌人。投訴人主要是物業業主，物業種類以住宅為主，常見問題包括行政疏漏（未按時張貼會議紀錄、財務文件不透明）、服務怠慢（噪音漏水及其他投訴未有適當處理）、交接不當（離任時未妥善作出交接）及管理不善（物管服務未達標、未妥善跟進樓宇公用部分的維修保養工作）。

監管局已就所有個案嚴正跟進，提升業界專業操守，保障公眾權益。

## Handling Complaints and Enquiries

The PMSA actively listens to public views through different means, including meeting, telephone call, letter and email, aiming to handle enquiries and complaints received in respect of PM services.

The PMSA is empowered to conduct investigation on licensees alleged to have committed disciplinary offences under the PMSO. If the subject of complaint is not a licensee, while the PMSA may not conduct investigation under the PMSO, it will still assist in relaying the complaint, urging the relevant company or practitioners to follow up on the matters and enhance communication in order to resolve the dispute.

The PMSA received and handled 2,885 enquiries, primarily related to service quality, and dealt with 1,107 complaints in the year of 2024-25, with 99% (1,102 cases) of the complaints directed at licensees. The complaints came mainly from property owners of residential properties. Common issues included administrative oversight (failure to post meeting minutes timely, lack of transparency in financial documents), negligence in service (inappropriate handling of noise, nuisance, water leakage and other complaints), improper handover (failure to handover property at the end of service appointment) and mismanagement (failure to provide up-to-standard PM services or follow up on repair and maintenance of the common parts of the property).

The PMSA has seriously followed up on all cases to uphold industry professionalism and safeguard public interests.

## 年度職權範圍內投訴個案處理概況 Overview for the Year of Handling Complaints within Jurisdiction



**654** 宗  
Cases

### 物業的一般管理服務 General management services

例如沒有妥善跟進投訴、沒有妥善處理噪音滋擾、沒有妥善處理佔用公用地方、沒有協助或安排舉行業主會議、物管公司離任時沒有妥善處理交接事宜

(e.g. failure to properly follow up on complaints, handle noise nuisance, deal with occupation of common areas of property, assist in convening or arranging owners' meeting, hand over at the end of service appointment)



**115** 宗  
Cases

### 物業所處環境的管理 Management of property environment

例如沒有按時清理垃圾、公用設施清潔不足、沒有保安員當值、保安員沒有按時巡邏公用地方

(e.g. failure to collect refuse on schedule, insufficient cleaning of common area, no security guard on duty, security guards' failure to patrol common areas of property according to schedule)



**65** 宗  
Cases

### 關乎物業的設施管理 Facility management

例如佔用物業公用地方及停車場的公用部份

(e.g. occupation of common area of property and common part of carpark)

總數  
Total  
**1483\*** 宗  
Cases



**115** 宗  
Cases

### 物業的維修、保養及改善 Repair, maintenance and improvement

例如沒有維修或更換破損的喉管或外牆

(e.g. failure in carrying out repair or replacement of defective water pipes or external wall)



**117** 宗  
Cases

### 關乎物業的財務及資產管理 Finance and asset management

例如不同意財政預算的制定、賬目錯誤、拒絕查閱財務紀錄的要求

(e.g. dispute over budget plan, accounting discrepancies, refusal in permitting inspection of financial record)



**417** 宗  
Cases

### 其他 Others

例如持牌人不符合持牌準則、違反持牌條件或有關規定

(e.g. licensees failing to meet licensing criteria, breaching licence conditions or relevant regulations, etc.)

\* 因單一投訴個案可能同時涉及多項分類項目，故各分類項目的統計總和會超過實際投訴個案的總數。  
As individual complaint case may span multiple categories, the total count of complaints by category thus exceeds the total number of complaint cases.



## 進行紀律聆訊

監管局於2024年6月及10月，以公開形式先後進行8宗紀律聆訊，而8名涉事持牌人（答辯人）在聆訊中均承認對其作出的指稱。經紀律委員會審議後，一致裁定所有指稱成立，並依據《物管條例》作出紀律制裁，包括發出口頭警告、書面譴責、嚴厲書面譴責及罰款等命令。

## Holding Disciplinary Hearings

The PMSA held in public a total of eight disciplinary hearings in June and October 2024 respectively. The eight licensees (respondents) admitted to the allegations made against them in the hearings. The Disciplinary Committee unanimously ruled that the allegations made were substantiated, and issued disciplinary orders against the respondents in accordance with the PMSO, including verbal warning, written reprimand, severe written reprimand and fine, etc.

## 推動持續進修

監管局於2024-2025年度繼續致力推動物管業界持續專業發展，積極培養業界終身學習文化，以提升物管從業員的專業水平及服務質素。

### 強制實施持續專業發展計劃

由2023年8月1日起，監管局已於新簽發及續期的物管人牌照施加強制參與持續進修的條件。物管人（第1級）由2024年1月1日開始須強制參與持續進修；而物管人（第2級）則由2025年1月1日開始須強制參與。

在監管局持續專業發展計劃下，物管人（第1級）及（第2級）牌照持有人在強制參與計劃的計算年度內，每年（按曆年計算，即每年1月1日起至12月31日）分別須參與不少於12及6小時獲計劃認可和符合指定要求的持續專業發展活動／課程，當中包括：

- 物管人（第1級）及（第2級）每年須分別參與不少於8及4小時的「核心」活動／課程；
- 物管人（第1級）及（第2級）每年須參與最少2小時在「核心」內容範疇內有關法例規管的活動／課程；及
- 物管人（第1級）及（第2級）每年可獲接納計算的「非正式」活動／課程分別不多於4及2小時。

## Promoting Continuous Professional Development

The PMSA continued to promote continuous professional development among the PM industry in 2024-2025, actively fostering a culture of lifelong learning to enhance the professional standard and service quality of the practitioners.

### Mandatory Implementation of CPD Scheme

Starting August 1, 2023, the PMSA has imposed a mandatory CPD condition on all newly issued and renewed PM practitioner licences. PM practitioners (Tier 1) are required to participate in mandatory CPD as from January 1, 2024, while PM practitioners (Tier 2) are required to participate as from January 1, 2025.

Under the PMSA CPD Scheme, PM practitioner (Tier 1) and (Tier 2) licence holders, within the counting year which require mandatory participation (based on calendar year, i.e., from January 1 to December 31), are required to participate respectively in a minimum of 12 and 6 hours of CPD activities/courses recognised by the Scheme and meeting the specified requirement, including:

- PM practitioners (Tier 1) and (Tier 2) are required to participate respectively in a minimum of 8 and 4 hours each year of “core” activities/courses;
- PM practitioners (Tier 1) and (Tier 2) are required to participate in a minimum of 2 hours each year of “core” activities/courses related to legal regulations; and
- PM practitioners (Tier 1) and (Tier 2) may have respectively up to 4 and 2 hours each year of “informal” activities/courses which can be accepted for counting towards the CPD Scheme.

## 2024年計劃 CPD Scheme (2024.01.01 – 2024.12.31)

### 物管人牌照持有人參與情況

#### PM Practitioner licence holders' participation

首批強制參與持續進修的1,150多名物管人(第1級)中, 93%(約1,070人)已達至全年最少12小時認可參與時數和其他計劃要求。

Among the first batch of over 1,150 PM practitioners (Tier 1) subject to mandatory CPD, 93% (approximately 1,070) have met the minimum requirement of 12 hours of recognised participation as well as other requirement for the year.

### 監管局持續專業發展講座

#### PMSA CPD Seminars

監管局與多個政府部門、公營機構及業界團體合作, 舉辦了共24場實體及網上講座, 累計吸引超過42,000名業界人士參與。監管局亦就不同講座內容特別剪輯了43套短片教材, 提供予開辦指明課程及相關物管學歷課程的院校, 作為教學輔助材料, 豐富業界的專業培訓資源。

The PMSA collaborated with various Government departments, public bodies and industry organisations and organised a total of 24 seminars and webinars which were attended by over 42,000 members of the PM industry cumulatively. The PMSA also edited 43 short themed videos from recorded footage of the seminars for distribution to the institutions offering PMSA Specified Courses or equivalent PM qualification programmes as teaching aids to enrich the professional training resources for the industry.



立法會議員江玉歡女士於監管局持續專業發展講座上, 就私人樓宇公用地方的管理維修向逾2,000名現場及網上參與的物管業界人士分析本港及海外的相關案例, 並就帳目管理、利益申報、維修保養工程等不同範疇探討物管常見問題

Legislative Councillor Hon Doreen KONG Yuk-foon, at a PMSA CPD seminar, analysed local and overseas case studies on the management and maintenance of common areas in private buildings for over 2,000 PM practitioners participating in-person and online. She discussed common PM issues from various perspectives, covering account management, declaration of interest, as well as repair and maintenance work



## 認可專業發展活動／課程

### Recognised CPD activities/courses

2024年計劃認可了379個持續專業發展活動／課程，其中161個由認可專業團體及業界組織舉辦，148個由持牌物管公司舉辦，而70個則由其他公私營機構安排。按內容範疇劃分，268個活動／課程屬「核心」範疇（如物管法規、實務操作），111個屬「非核心」（如市場推廣、語言學習）。所有活動／課程均以「正式」學習模式進行，包括31個課程及348個講座／研討會／參觀活動。

A total of 379 CPD activities/courses had been recognised under the 2024 CPD Scheme, of which 161 were organised by Recognised Professional Bodies and industry organisations, 148 were held by licensed PM companies, and 70 were arranged by other public or private institutions. By content category, 268 were activities/courses under the “Core” content (e.g. PM regulations, practical operation), and 111 were under the “Non-core” content (e.g. marketing, language learning). All recognised activities/courses were conducted in “official” learning mode, including 31 courses and 348 talks/seminars/visits.



身兼監管局實務及審核委員會主席和香港保險業聯會主席的譚國榮先生於監管局持續專業發展網上講座上，提醒物管同業要積極關注所管理物業是否已購買適當的第三者風險保險

Mr. Ivan TAM Kwok-wing, who is both the Chairman of the PMSA's Practice and Assessment Committee and the Chairman of the Hong Kong Federation of Insurers, reminded PM practitioners in a PMSA CPD webinar to actively ensure that the properties they manage have appropriate third-party liability insurance coverage

## 2025年計劃 CPD scheme (2025.01.01 – 2025.12.31)

於2025年，強制參與持續進修的持牌物管人數預計會大幅增加至7,600多名，較2024年上升近七倍，物管人（第1級）及（第2級）牌照持有人各佔一半。截至2025年3月31日，82%（6,300多人）已在監管局電子紀錄系統開設個人賬戶。

In 2025, the number of licensed PM practitioners subject to mandatory CPD is expected to increase significantly to over 7,600, a nearly sevenfold rise compared to 2024, with PM practitioner (Tier 1) and (Tier 2) licence holders each accounting for approximately 50%. As of March 31, 2025, 82% (over 6,300) have opened personal accounts in the PMSA electronic record system.

## 推動物業管理持廉守正

物業管理員於日常工作中經常需要處理收取物業管理費、採購工作等事務，其誠信操守直接影響業戶信任及服務質素。

20多名物業公司管理層人員於2024年4月23日參與由廉政公署為業界度身訂造的「物業管理反貪專業課程」，了解如何制定企業管治、誠信風險管理與防止貪污措施，以提升轄下員工的道德操守和誠信水平及協助公司建立廉潔文化。

## Upholding Integrity in PM Sector

PM practitioners frequently deal with tasks such as management fee collection and procurement in their daily work, and their integrity directly impacts property owners' trust and service quality.

On April 23, 2024, over 20 management personnel of PM companies participated in the “Professional Anti-corruption Training in Property Management” tailor-made for the industry and provided by the ICAC. The course focused on how to establish corporate governance, integrity risk management, and corruption prevention practices to enhance employees' ethical standard and integrity level, as well as to assist enterprises in building a culture of integrity.



20多名持牌物業公司的管理層人員參與由廉政公署舉辦的「物業管理反貪專業課程」，

監管局主席黃江天博士為開課儀式擔任主禮嘉賓並致辭

Over 20 management personnel of PM companies participated in the “Professional Anti-corruption Training in Property Management” tailor-made for the industry and provided by the ICAC. Dr. James WONG, Chairperson of the PMSA, was the officiating guest and delivered speech at the opening ceremony

為加強業界廉潔意識，監管局與廉政公署於2024年4月26日聯合啟動「共建物管誠信網絡行動」，獲13個監管局認可專業團體及物管業界組織支持，成為「傳『誠』機構」，並承諾鼓勵旗下的物管公司及物管從業員會員持續參與廉潔操守培訓，協助推廣反貪信息。逾200名業界代表出席啟動禮暨持續專業發展講座，共同推動業界行事持正。

To enhance the industry's integrity awareness, the PMSA and the ICAC jointly launched the "Integrity Property Management League" on April 26, 2024, with support from 13 Recognised Professional Bodies and industry organisations, which became "All for Integrity Organisations". They committed to encouraging their affiliated PM companies and PM practitioner members to continuously participate in integrity training and assist in promoting anti-corruption messages. Over 200 representatives attended the launching ceremony cum CPD seminar, collectively enhancing the integrity development of the industry.



共13個監管局認可專業團體和物管業界組織的主要人員聯同逾200名轄下會員及物管業界人士，親身參與監管局與廉政公署舉辦的「共建物管誠信網絡行動」啟動禮暨持續專業發展講座，團結力量推動業界行事持正

Leaders of 13 PMSA Recognised Professional Bodies and PM industry organisations, together with over 200 members of them and PM industry representatives, participated in the "Integrity Property Management League" launching ceremony cum CPD seminar, to collectively enhance the integrity development of the industry



廉政公署代表亦於講座中從教育、執法及預防三方面，剖析物業業的高風險範疇、相關防貪法例及措施，並介紹專為業界設計的免費資源與服務，以助建立清廉物業管文化。

Representatives of the ICAC analysed the PM red flags, anti-corruption legislation and corruption prevention measures in the CPD seminar from education, law enforcement and prevention perspectives. ICAC also introduced the various free resources and services tailor-made for the industry in support of the development of a clean PM culture.



監管局副主席許智文教授（右二）為講座主持問答環節

Professor Eddie HUI Chi-Man, Vice-Chairperson of the PMSA (second from the right), moderated the Q&A session at the seminar



監管局及廉政公署為物業業界製作了不同的防貪指引和培訓內容，致力協助業界推行良好企業管治，秉持「行事持正」的核心價值  
The PMSA and the ICAC have developed various anti-corruption guidelines and training material for the PM industry, dedicated to assisting the industry in developing good corporate governance and upholding the core value of integrity

# 協助政府施政

## Assisting Government Policy Implementation

作為物管業的監管機構，監管局積極發揮橋樑作用，帶領全港逾800間持牌物管公司及超過15,000名專業物管從業員，全面配合政府大廈管理、房屋政策、樓宇安全及環境保護等重大施政方向，協助各項民生措施在社區層面有效落實，切實提升市民居住質素與生活環境水平。

### 加強認識《2024年建築物管理（修訂）條例》

香港高樓林立，為配合城市發展需要，不少樓齡較高的物業都需要進行大型維修和翻新。因應政府實施《2024年建築物管理（修訂）條例》（《修訂條例》），監管局已完成修訂《物業管理公司於《建築物管理條例》下的責任》、《代客戶進行採購服務及防止圍標》及《處理委任代表的文書》三份操守守則及相關良好作業指南，並透過專題網誌及致函所有物管持牌人，闡明《修訂條例》新規定及持牌人責任，推動業界協助業主組織依法妥善處理大廈管理及物管事宜。

監管局更與民政事務總署合辦持續專業發展講座，深入剖析條例修訂細節，提升物管從業員實務操作能力。

As the regulatory body for the PM industry, the PMSA actively serves as a bridge, driving over 800 licensed PM companies and more than 15,000 professional PM practitioners to comprehensively support major Government policy directions, including building management, housing policies, building safety, and environmental protection, etc. This ensures the effective implementation of various livelihood policies at the community level, effectively enhancing housing standard and living environment for the community.

### Enhancing Understanding about the Building Management (Amendment) Ordinance 2024

Hong Kong is characterised by its high-rise buildings, and to tie in with urban development needs, many older properties require major repair and renovation. In response to the implementation of the Building Management (Amendment) Ordinance 2024 (Amendment Ordinance) by the Government, the PMSA has completed the revision of three Codes of Conduct and related Best Practice Guides: “*Obligations of Property Management Company under the Building Management Ordinance*”, “*Carrying out Procurement for Clients and Prevention of Bid-rigging*”, and “*Handling Instrument of Appointing a Proxy*”. Through issuing blog articles and appeal letters to all licensed PM practitioners, the PMSA has elaborated the new requirements of the Amendment Ordinance and the corresponding responsibilities of licensees, driving the industry to assist owners’ organisations to manage building and PM matters properly according to the law.

The PMSA has also collaborated with the Home Affairs Department to organise CPD seminars, providing in-depth analysis of the legislative amendments to enhance PM practitioners’ operational capabilities.

## 強化職業安全防護

監管局與勞工處一直積極緊密合作，協力提升業界職安水平。針對棚架作業安全，監管局根據勞工處2024年10月19日實施生效的《竹棚架工作安全守則》修訂版，同步更新了《處理棚架工作》操守守則及相關良好作業指南，並由監管局主席黃江天博士親身參與建造業議會製作《建『竹』安全你要知》宣傳短片，講解物業棚架工程注意事項，全面配合落實職安健政策。

此外，鑒於物管工作涵蓋設施維修保養、清潔保安等易致中暑工種，監管局特別於網誌發文並致函所有物管持牌人，介紹勞工處《預防工作時中暑指引》修訂版，提醒業界採取適切防暑措施，保障酷熱環境下物管工作人員的健康安全。

## Strengthening Occupational Safety Protection

The PMSA has been actively collaborating with the Labour Department to enhance occupational safety standard in the PM industry. Regarding scaffolding work safety, the PMSA has updated the Code of Conduct for “*Handling Scaffolding Works*” and the respective Best Practice Guide in line with the Labour Department’s revised “*Code of Practice for Bamboo Scaffolding Safety*”, which came into effect on October 19, 2024. Dr. James WONG, Chairperson of the PMSA, personally participated in the production of the Construction Industry Council’s “What You Need to Know About Bamboo Scaffolding Safety” promotional video, explaining key considerations for carrying out scaffolding works in properties, and comprehensively supporting the implementation of occupational safety and health policies.

As PM work involves tasks such as facility maintenance, cleaning, and security, which are prone to heatstroke, the PMSA published a blog article and issued appeal letters to all licensed PM practitioners to introduce the Labour Department’s revised “*Guidance Notes on the Prevention of Heat Stroke at Work*”. This initiative alerts the industry to adopt appropriate heatstroke prevention measures to ensure the health and safety of workers in hot environment.





## 提升樓宇設施安全標準

為加強樓宇設施安全、增進公眾信任，監管局過去一年除向物管業界發出《處理消防安全工作》、《斜坡管理工作》等操守守則及相關良好作業指南外，亦積極聯同政府部門推動多項措施：

- 樓宇保養協作：與屋宇署編製「樓宇保養管理錦囊」，說明物管角色及業主責任，並推廣「強制驗樓計劃」與「強制驗窗計劃」。

## Enhancing Building Facility Safety Standard

To improve building facility safety and enhance public confidence, the PMSA issued the Code of Conduct for “Handling Fire Safety Work” and Code of Conduct for “Slope Management Work”, together with the respective Best Practice Guides over the past year. Additionally, the PMSA has also actively collaborated with Government departments to promote various measures:

- Building Maintenance Collaboration:** Partnered with the Buildings Department to develop the “Building Maintenance Management Tips”, outlining the roles of PM practitioners as well as owners’ responsibilities, while promoting the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme.

### 樓宇保養管理錦囊

**業主的責任**

- 定期維修及保養**  
屋宇署及屋宇署建築師會建議業主，定期進行樓宇設施的維修及保養，以確保樓宇設施的安全運作。
- 主動安排維修及糾正**  
業主應安排專業人士，如屋宇署建築師、屋宇署工程師、屋宇署測量師等，對樓宇設施進行檢查，並根據檢查結果，安排必要的維修及糾正工程。
- 了解單位狀況**  
業主應了解其物業的單位狀況，包括單位內的設施、結構、及消防安全等，並確保其符合相關的法規要求。
- 尋求專業意見**  
業主應尋求專業人士的意見，以了解其物業的單位狀況，並根據專業人士的建議，安排必要的維修及糾正工程。

**注意事項**

- 業主應按照屋宇署及屋宇署建築師會的建議，定期進行樓宇設施的維修及保養。
- 業主應安排專業人士，對樓宇設施進行檢查，並根據檢查結果，安排必要的維修及糾正工程。
- 業主應了解其物業的單位狀況，並確保其符合相關的法規要求。

**查詢**

屋宇署查詢熱線：2311 2311 (24小時熱線)  
屋宇署網頁：www.pmsa.gov.hk

### 樓宇保養管理錦囊

**物業管理公司的角色**

- 定期維修及保養**  
物業管理公司應根據屋宇署及屋宇署建築師會的建議，定期進行樓宇設施的維修及保養，以確保樓宇設施的安全運作。
- 了解單位狀況**  
物業管理公司應了解其物業的單位狀況，包括單位內的設施、結構、及消防安全等，並確保其符合相關的法規要求。
- 主動安排維修及糾正**  
物業管理公司應安排專業人士，如屋宇署建築師、屋宇署工程師、屋宇署測量師等，對樓宇設施進行檢查，並根據檢查結果，安排必要的維修及糾正工程。
- 尋求專業意見**  
物業管理公司應尋求專業人士的意見，以了解其物業的單位狀況，並根據專業人士的建議，安排必要的維修及糾正工程。

**注意事項**

- 物業管理公司應按照屋宇署及屋宇署建築師會的建議，定期進行樓宇設施的維修及保養。
- 物業管理公司應安排專業人士，對樓宇設施進行檢查，並根據檢查結果，安排必要的維修及糾正工程。
- 物業管理公司應了解其物業的單位狀況，並確保其符合相關的法規要求。

**查詢**

屋宇署查詢熱線：2311 2311 (24小時熱線)  
屋宇署網頁：www.pmsa.gov.hk

- 良好作業分享：邀請建築署與業界分享採用創新科技為政府物業及設施進行維修和翻新等工程，以提升工作效率和服務質素。
- Best Practice Sharing:** The PMSA had invited the Architectural Services Department to share with the PM industry the use of innovative technologies for maintenance and renovation works in Government properties and facilities, so as to enhance work efficiency and service quality.



檢測人員於物業天台操作機械人檢測樓宇結構安全

Inspectors operate robots on property rooftops to inspect building structure safety

- **消防安全強化：**針對香港約14,000幢接近40年樓齡的住宅及綜合用途樓宇防火設施問題，監管局與消防處合作加強業界對《消防安全（建築物）條例》（第572章）的認知，並聯合編製「如何為物業公用地方的消防裝置及設備進行年檢」小冊子，為業界確保樓宇消防裝置及設備妥善保養提供指引。

- **Fire Safety Enhancement:** In respect of the fire safety facilities in approximately 14,000 residential and mixed-use buildings in Hong Kong approaching 40 years of age, the PMSA had collaborated with the Fire Services Department to raise industry awareness in respect of the Fire Safety (Buildings) Ordinance (Cap. 572). The booklet, *How to Conduct Annual Inspection of Fire Service Installations and Equipment in Common Areas of Properties*, was jointly prepared to provide guidance to the industry so as to ensure proper maintenance of building fire safety installations and equipment.



- **泳池安全管控：**針對物業泳池懷疑違規聘用不合資格救生員情況，監管局本年度除聯同香港物業管理公司協會、中國香港拯溺總會及職業訓練局香港專業教育學院舉辦持續專業發展講座，探討如何提升物業泳池設施安全，並配合食物環境衛生署措施自2024年底起巡查逾90個有泳池設施的私人物業，關注管理泳池的持牌物管公司有否按既定程序核實當值救生員的身份資格，以及聘用足夠合資格救生員在泳池當值並符合各項規定。監管局亦向業界推廣引入創新科技，如人工智能溺水偵測系統，以加強保障泳客安全。

- **Pool Safety Management:** In response to suspected irregularities in hiring unqualified lifeguards for serving at property swimming pools, the PMSA collaborated this year with the Hong Kong Association of Property Management Companies Limited, the Hong Kong China Life Saving Society, and the Hong Kong Institute of Vocational Education to conduct a CPD seminar, addressing ways to enhance the safety of pool facilities within properties. To tie in with the work of the Food and Environmental Hygiene Department, the PMSA had inspected over 90 private properties with pool facilities since end 2024, focusing on whether licensed PMCs follow established procedures to verify the identity and qualification of on-duty lifeguards and ensuring that there were sufficient qualified lifeguards on duty in compliance with the requirement. The PMSA also promotes the adoption of innovative technologies, such as AI drowning detection system, to strengthen the safety of swimmers.



監管局副主席許智文教授（圖右二）於持續專業發展講座上主持答問環節，與香港物業管理公司協會理事王榮樂先生（圖左一）、中國香港拯溺總會義務秘書陳志球博士（圖左二）以及監管局總經理（規管事務）彭慧深女士（圖右一）探討物管業界可如何提升物業泳池設施安全。The PMSA Vice-Chairperson, Professor Eddie HUI Chi-man (second from right), moderated a Q&A session at the CPD seminar, discussing with Mr. WONG Wing-lok, Council Member of the Hong Kong Association of Property Management Companies Limited (first from left), Dr. CHAN Chi-kau, Honorary Secretary of Hong Kong China Life Saving Society (second from left), and Ms. Diana PANG Wai-sum, General Manager (Regulatory) of the PMSA (first from right) on how the PM industry can enhance property swimming pool safety.

## 推動節能減廢回收

監管局積極響應政府環保政策，致力引領物管業界實踐可持續發展。除透過專訪多家物管公司，分享創新節能科技應用案例，包括智能照明系統、能源管理平台及太陽能裝置等實務經驗等，亦大力推動業界參與環境保護署「私人屋苑智能廚餘回收桶試驗計劃」，以深化減廢回收成效。監管局同時鼓勵持牌物管公司簽署環境保護署的《減廢回收約章》及機電工程署的《節能約章2024》，並向物管業界介紹管制即棄膠餐具和其他塑膠產品的新法例，呼籲業界支持「截塑」、「減廢」，共同為環境保護和可持續發展盡一分力。

## Promoting Energy Conservation and Waste Reduction

The PMSA actively supports the Government's environmental protection policies, driving the PM industry towards sustainable development. Through interview with various PM companies, the PMSA shared innovative energy-saving technology applications, including practical experience involving smart lighting system, energy management platform, and solar installation. The PMSA also strongly encouraged industry participation in the Environmental Protection Department's "Pilot Scheme on Food Waste Smart Recycling Bins in Private Housing Estates" to enhance waste reduction and recycling efforts. The PMSA urges licensed PM companies to sign the Environmental Protection Department's "Waste Reduction and Recycling Charter" and the Electrical and Mechanical Services Department's "Energy Saving Charter 2024". Additionally, the PMSA introduced to the PM industry the new legislation regulating disposable plastic tableware and other plastic products, calling for support in "plastic interception" and "waste reduction" for contributing towards environmental protection and sustainability.



### 「聯廈聯管」試驗計劃

為改善舊式單幢樓宇及「三無大廈」的管理，民政事務總署將推行「聯廈聯管」試驗計劃，安排同一間物管公司聯合管理鄰近的舊式單幢大廈，令「三無大廈」和舊式樓宇能以較相宜的費用獲得基本物管服務。監管局專訪首間試行「聯廈聯管」計劃的物管公司，與業界分享其為兩幢位於九龍城的「三無大廈」提供物管服務的安排、部署及成本優化方案，並持續追蹤計劃進展，提升業界參與意願。

### “Joint Property Management” Pilot Scheme

To improve the management of old single-block and “three-nil” buildings, the Home Affairs Department will implement the “Joint Property Management” pilot scheme, arranging for a single PM company to jointly manage nearby old single-block buildings, enabling “three-nil” and old buildings to access basic PM services at more affordable costs. The PMSA interviewed the first PM company participating in the “Joint Property Management” scheme, sharing with the industry its arrangements, strategies, and cost optimization plans for providing PM services to two “three-nil” buildings in Kowloon City, while continuously monitoring the scheme’s progress to encourage greater industry participation.



參與「聯廈聯管」試驗計劃的輻蘋樓出入口門鼓出現問題，物管公司隨即安排維修人員更換，解決大廈保安問題

The entrance gate of Kwok Ping House, which has participated in the “Joint Property Management” pilot scheme, could not function properly. The PM company promptly arranged for maintenance personnel to replace it, resolving the building’s security concern

# 「物業守護者」形象設計比賽

## “Property Invigilator” Image Design Competition

為加深公眾（特別是年輕人）對物管行業的認知及認同，提升業界專業形象及社會地位，監管局聯同香港知專設計學院及香港高等教育科技學院，於2024年11月舉辦「物業守護者」形象設計比賽，徵集佳作向肩負「物業守護者」重任的物管從業員致敬，彰顯物管專業人員時刻守護物業與市民生命財產安全、保障社會大眾日常生活起居運作正常順暢的重要角色。

比賽分為「中學組」和「大專組」兩個組別，而評審團會由監管局成員、香港知專設計學院和香港高等教育科技學院的代表共同組成，依據五項準則包括「主題」、「美感」、「創意」、「技巧」和「應用」，選出比賽優勝作品。比賽亦會安排由公眾及業界選出「最具人氣獎」作品。

比賽會於2025年4月30日截止提交作品，而結果則會於2025年8月份揭曉。

To enhance public awareness, particularly among young people, of the PM industry and raise its professional image and social status, the PMSA, in collaboration with the Hong Kong Design Institute and the Technological and Higher Education Institute of Hong Kong, held the “Property Invigilators” Image Design Competition in November 2024. The competition aimed to collect outstanding works to pay tribute to PM practitioners who bear the crucial responsibilities as “Property Invigilator,” highlighting their role in safeguarding our properties and well-being, as well as ensuring smooth operation in our daily lives.

The Competition is divided into “Secondary School” and “Tertiary Institute” categories. A judging panel, comprising members of the PMSA as well as representatives from the Hong Kong Design Institute and the Technological and Higher Education Institute of Hong Kong, would evaluate entries based on five criteria including “Theme,” “Aesthetics,” “Creativity,” “Technique,” and “Application,” to select the winning works. A “Most Popular Entry” would also be determined through public and industry voting.

The submission deadline for entries was April 30, 2025, with results to be announced in August 2025.







# 積極溝通聯繫 Active Communication



# 全方位溝通

## Comprehensive Communication

為有效推行發牌制度及提高工作透明度，監管局積極透過多元渠道與各界持份者保持緊密聯繫，持續推廣監管局工作並闡釋發牌制度詳情，確保資訊透明流通。

監管局於年內共發布超過40份新聞稿，並透過官方網誌《物管非常事》發出逾50篇專題文章，內容涵蓋監管業界工作措施、新法例規定、業界人物專訪、行業趨勢分析及各項物管活動回顧等。此外，監管局採用電郵及WhatsApp等即時通訊平台，於年內發送超過280則訊息，持續強化業界對相關物管政策措施的認知與參與度。為進一步提升透明度，監管局多次接受傳媒專訪，詳細解說發牌制度的最新進展及政策方向，促進公眾對物管業工作的了解及認同。

To effectively implement the licensing regime and enhance work transparency, the PMSA actively maintains close contact with stakeholders through diverse channels, continuously promoting its work progress and explaining details of the licensing regime to ensure transparent information flow.

Within the year, the PMSA issued over 40 press releases and published more than 50 feature articles through its official blog, *PM Matters*, covering topics on regulatory measures, new legislative requirement, industry leader interview, industry trend analysis and event review. Additionally, the PMSA utilised instant messaging platform including email and WhatsApp to send over 280 messages during the year, continuously strengthening industry awareness and participation in respect of relevant PM policies and measures. To further enhance transparency, the PMSA conducted various media interview, providing detailed explanation on the latest development and policy direction of the licensing regime, enhancing public understanding and recognition of PM work.



## 深化本地、內地與國際物管業界的交流合作

監管局積極拓展與本地、內地及國際物管業界的交流網絡，促進經驗分享與專業合作。在本地層面，監管局與不同業界專業團體接觸，就發牌制度的實施細節及業界發展趨勢進行廣泛交流。與內地業界聯繫方面，監管局於年內先後分別與上海、深圳、廈門等地方的物管協會及住建部門開展互訪，特別就大灣區物管標準互認、人才培訓等議題交換意見，並參與「2024深圳國際物業管理產業高峰論壇暨粵港澳大灣區物業管理創新發展論壇」等重要活動。在國際合作上，監管局與不同業界專業組織保持密切聯繫，借鑒全球物管業的最佳實踐經驗。這些跨地域的交流協作不僅提升香港物管業的專業水平，更為業界開拓大灣區及國際市場的發展機遇，進一步鞏固監管局作為業界倡導者的關鍵角色。

## Enhancing Collaboration with Local, Mainland, and International PM Industries

The PMSA actively expands its network of exchanges with local, Mainland, and international PM industries to promote experience sharing and professional collaboration. At the local level, the PMSA engages extensively with various professional industry bodies to discuss the implementation details of the licensing regime and industry development trends. In terms of Mainland exchanges, the PMSA conducted mutual visit with PM associations and housing authorities in cities including Shanghai, Shenzhen and Xiamen within the year, exchanging views on topics like mutual recognition of PM standard in the GBA and talent training, and participating in key events such as the “2024 Shenzhen International Property Management Industry Forum cum Guangdong-Hong Kong-Macao Greater Bay Area Property Management Innovation and Development Forum.” On the international front, the PMSA maintains close ties with various professional organisations, drawing reference from global best practices. These cross-regional exchanges not only enhance the professional standard of Hong Kong's PM industry but also foster development opportunities for the industry in the GBA and international market, further solidifying the PMSA's pivotal role as the industry advocate.

## 本地物管業界 Local PM Industry

2024.04.11

出席香港物業創新科技及環保協會就職典禮

Attended the inauguration ceremony of the Hong Kong Property Innovative Technology and Environmental Protection Association



2024.04.13

參與特許房屋經理學會亞太分會參觀團，了解長者安居設施

Participated in the Chartered Institute of Housing Asian Pacific Branch's study tour to explore elderly care facilities



2024.05.09

出席國際設施管理協會（香港分會）Integrate 2024設施管理會議

Attended the Hong Kong Chapter of International Facility Management Association Integrate 2024 Facility Management Conference



2024.05.17

出席保安業商會十二周年誌慶暨2023-2024年度最佳保安員頒獎典禮

Attended the Chamber of Security Industry 12<sup>th</sup> Anniversary cum 2023-2024 Best Security Guard Awards Ceremony and Annual Dinner



2024.05.18

向第一太平戴維斯香港員工講解監管局工作

Explained PMSA's work to the staff of Savills Hong Kong







2024.05.19

出席香港測量師學會樓宇維修18區巡迴講座開幕典禮

Attended the opening ceremony of the Hong Kong Institute of Surveyors' 18-district roadshow on building maintenance



2024.05.25

參與特許房屋經理學會亞太分會「朗壹廣場、信和創意研發室以及The Spark 參觀活動」

Participated in the Chartered Institute of Housing Asian Pacific Branch's "Site Tour to One North and New Sino Inno Lab cum The Spark"



2024.05.28

於康業服務有限公司分區擴大會議講解物管業發牌制度

Explained the PM licensing regime in Hong Yip Service Company Limited's regional expansion conference

2024.07.12

為香港物業管理師學會物業管理周2024「優秀從業員選舉頒獎典禮」擔任主禮及頒獎嘉賓並致辭

Served as officiating and award-presenting guest and delivered speech at the Hong Kong Institute of Certified Property Managers' Property Management Week 2024 "Excellent Practitioners Award Ceremony"



2024.07.20

為香港設施管理學會「卓越設施管理獎2024」擔任評審

Served on the judging panel for the Hong Kong Institute of Facility Management's "Excellence in Facility Management Award 2024"



2024.08.10



為香港測量師學會及香港物業管理公司協會主辦的優質物業設施管理大獎2024擔任評審

Served on the judging panel for the Quality Property and Facility Management Award 2024 organised by the Hong Kong Institute of Surveyors and the Hong Kong Association of Property Management Companies

2024.09.03

為香港設施管理學會「專業設施管理全面課程」致開幕辭及作課程主講

Delivered opening speech and served as speaker for the Hong Kong Institute of Facility Management's "Comprehensive Certificate Course on Professional Facility Management"



2024.09.12

出席特許房屋經理學會亞太分會周年晚宴2024

Attended the Chartered Institute of Housing Asian Pacific Branch Annual Dinner 2024



2024.09.14

為香港房屋經理學會精英大獎2024擔任評審

Served on the judging panel for the Hong Kong Institute of Housing Elite Awards 2024





2024.09.26

為香港物業服務聯盟第二屆優秀從業員選舉2024擔任評審

Served on the judging panel for the Hong Kong Property Services Alliance's Outstanding Practitioner Election 2024



2024.09.29

為齊齊扮靚幸福邨－屋邨國慶布置裝飾比賽擔任評審

Served on the judging panel for the Happy Estate National Day Decoration Competition



出席香港物業管理聯會第七屆就職典禮

Attended the 7<sup>th</sup> Executive Committee Inauguration Ceremony of the Federation of Hong Kong Property Management Industry

2024.10.02



為香港物業管理公司協會周年晚宴暨優質物業設施管理大獎年度頒獎典禮擔任頒獎嘉賓

Served as guest award presenter at the Hong Kong Association of Property Management Companies Annual Dinner 2024 cum Quality Property and Facility Management Award 2024 Presentation Ceremony

2024.10.08

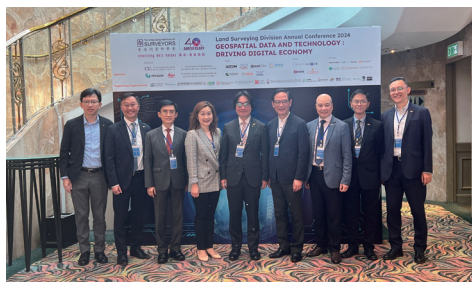


出席香港物業服務聯盟慶祝中華人民共和國成立七十五周年暨香港物業服務聯盟－第二屆優秀從業員選舉2024頒獎典禮

Attended the Hong Kong Property Services Alliance's celebration of the 75<sup>th</sup> anniversary of the People's Republic of China and the 2<sup>nd</sup> Outstanding Practitioner Election 2024

2024.10.15





2024.10.19

出席參與香港測量師學會土地測量組周年會議2024

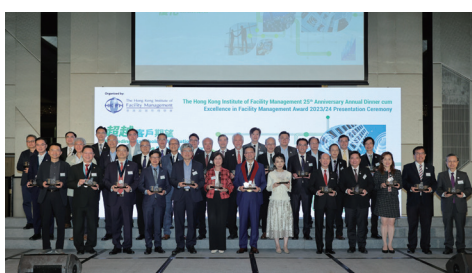
Attended the Hong Kong Institute of Surveyors' Land Surveying Division Annual Conference 2024



2024.10.22

出席屋宇設備運行及維修行政人員學會24周年誌慶晚宴

Attended the 24<sup>th</sup> Anniversary Gala Dinner of the Building Services Operation and Maintenance Executives Society



2024.10.24

出席香港設施管理學會25周年晚宴暨卓越設施管理獎2023/24頒獎典禮

Attended the Hong Kong Institute of Facility Management 25<sup>th</sup> Anniversary Annual Dinner cum Excellence in Facility Management Award 2023/24 Presentation Ceremony



2024.10.25

出席皇家特許測量師學會香港大獎2024頒獎典禮暨周年晚宴

Attended the Royal Institution of Chartered Surveyors Hong Kong 2024 Annual Dinner and Awards Presentation Ceremony



2024.10.30

出席國際設施管理協會(香港分會)「IFMA Industrial Spotlight」活動

Attended the Hong Kong Chapter of International Facility Management Association "IFMA Industrial Spotlight" event

**2024.11.05**

出席香港物業服務公司協會2024-2026年度委員就職典禮暨公共屋邨國慶社區裝飾比賽頒獎典禮暨「共創明Teen」友師嘉許禮

Attended the Hong Kong Association of Property Services Agents Inauguration Ceremony of 2024-2026 Term of Committees cum the Public Housing Estate National Day Community Decoration Competition Awards Ceremony cum “Strive and Rise Programme” Mentor Recognition Ceremony



**2024.11.19**

出席香港測量師學會40周年晚宴

Attended the Hong Kong Institute of Surveyors 40<sup>th</sup> Anniversary Dinner



**2024.11.21**

出席香港房屋經理學會周年晚宴暨精英大獎2024頒獎典禮

Attended the Hong Kong Institute of Housing Annual Dinner cum Elite Awards Presentation Ceremony 2024



**2024.11.25**

出席國際設施管理協會（香港分會）亞太區卓越大獎2024暨周年晚宴

Attended the Hong Kong Chapter of International Facility Management Association Asia Pacific Awards of Excellence 2024



**2024.11.27**

出席香港測量師學會土地測量組周年晚宴

Attended the Hong Kong Institute of Surveyors Land Surveying Division Annual Dinner







2024.12.02

出席香港地產行政師學會39周年誌慶酒會2024暨香港地產行政師獎學金頒獎禮

Attended the Hong Kong Institute of Real Estate Administrators 39<sup>th</sup> Anniversary Celebration cum Scholarship Awards Ceremony



2024.12.06

參與特許房屋經理學會亞太分會導賞團，參觀The Henderson可持續辦公室

Participated in the Chartered Institute of Housing Asian Pacific Branch guided tour to visit The Henderson sustainable office



2024.12.11

為特許房屋經理學會亞太分會的年度會議主持研討會答問環節

Moderated the Q&A session at the Chartered Institute of Housing Asian Pacific Branch Annual Conference



2024.12.17

與屋宇設備運行及維修行政人員學會會面交流

Conducted exchange with the Building Services Operation and Maintenance Executives Society

2025.01.04

出席香港物業管理師學會2025年度物業管理啟動儀式

Attended the Hong Kong Institute of Certified Property Managers 2025 Property Management Annual Kick-off Ceremony



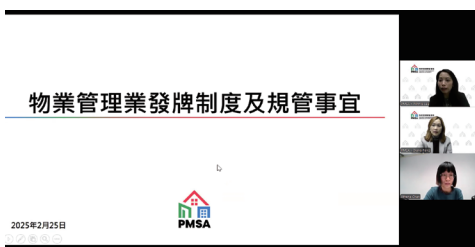




2025.02.20

出席香港房屋、物業及設施管理專業聯盟聯合春節晚宴 2025

Attended the Joint Spring Dinner 2025 of the Hong Kong Alliance of Professional Housing, Property & Facility Management



2025.02.25

向屋宇設備運行及維修行政人員學會會員介紹物管業發牌制度

Introduced the PM licensing regime to members of the Building Services Operation and Maintenance Executives Society



2025.02.25

出席香港物業服務聯盟乙巳年新春團拜2025

Attended the Hong Kong Property Services Alliance Yisi Year New Year Greeting 2025



2025.02.27

出席香港物業創新科技及環保協會2025年新春晚宴

Attended the Hong Kong Property Innovative Technology and Environmental Protection Association 2025 Spring Dinner



2025.02.28

出席香港測量師學會辦公室開幕儀式暨新春酒會

Attended the Hong Kong Institute of Surveyors Grand Opening-cum-Spring Reception

## 海外物管業界 Overseas PM Industry

2024.05.10

與國際設施管理協會新加坡及內地代表會面交流

Conducted exchange with the International Facility Management Association representatives from Singapore and the Mainland



與特許房屋經理學會亞太分會／北愛爾蘭物管團體會面交流

Conducted exchange with the Chartered Institute of Housing Asian Pacific Branch/Connswater Homes

2024.06.03

2024.11.18

與英國屋宇裝備工程師學會會面交流

Conducted exchange with the Chartered Institution of Building Services Engineers



2024.11.22

與特許建造工程師協會會面交流

Conducted exchange with the Chartered Association of Building Engineers



與皇家特許測量師學會會面交流

Conducted exchange with the Royal Institution of Chartered Surveyors

2024.12.04

## 內地物管業界 Mainland PM Industry



2024.04.18

與深圳市物業經理人學會會面交流

Conducted exchange with Shenzhen Institute of Property Managers



2024.04.25

與東莞市住房和城鄉建設局及東莞市物業管理行業協會會面交流

Conducted exchange with Dongguan Municipal Housing and Urban-Rural Development Bureau and Dongguan Property Management Industry Association

2024.06.18

於深圳市物業經理人學會成立大會分享香港發牌制度經驗

Shared Hong Kong's licensing regime experience at the Inauguration Ceremony of the Shenzhen Institute of Property Managers



2024.10.10

與上海市物業管理行業協會會面交流

Conducted exchange with Shanghai Property Management Association



2024.10.11

參與2024深圳國際物業管理產業高峰論壇暨粵港澳大灣區物業管理創新發展論壇，探討大灣區發展路徑

Participated in 2024 Shenzhen International Property Management Industry Forum cum Guangdong-Hong Kong-Macao Greater Bay Area Property Management Innovation and Development Forum to discuss the development path for the GBA





2024.11.28

與廈門市住房和建設局會面交流

Conducted exchange with Xiamen Municipality Housing and Construction Bureau



2025.02.18

出席香港粵港澳大灣區物業及設施管理聯合會新春茶聚

Attended the Hong Kong Property and Facilities Management Association of the Greater Bay Area Spring Tea Gathering

2025.03.15

於深圳市物業經理人學會《高級物業經理》資格培訓課程中介紹香港物管業發牌制度

Introduced the PM licensing regime to members of the Shenzhen Institute of Property Managers' "Senior Property Manager" qualification training course



## 促進地區對物管業發牌制度的認識並加強協作

為增進地區層面對物業管理業發牌制度的認識並加強協作，監管局於年內積極與全港18區區議會展開交流。除詳細闡釋發牌制度的具體措施與實施細節外，監管局亦特別就發牌制度下的物管專業標準和操守守則等議題進行解說，及聽取地區人士的意見。監管局亦參與了多場民政事務處為各區業主組織舉辦的大廈管理培訓活動，加強業主組織認識發牌制度及監管局發出的操守守則。這些持續的交流活動不僅強化了地區持份者對發牌制度的認知理解，更建立了有效的雙向溝通渠道，令監管局更了解地區的實際情況，並協助解決地區的物管問題。

## Promote understanding of the PM Licensing Regime and Strengthen Collaboration at district level

To enhance understanding of the PM licensing regime and strengthen collaboration at district level, the PMSA proactively reached out to the 18 District Councils in Hong Kong for meeting and exchange. In addition to explaining the specific measures and implementation details of the licensing regime, the PMSA also provided in-depth briefing on PM professional standard and the Codes of Conduct issued under the regime. Feedback from district representatives was also gathered. The PMSA also actively participated in the Building Management Workshops organised by the Home Affairs Department for owners' organisations across different districts to strengthen their knowledge about the licensing regime and the Codes of Conduct issued. These on-going exchange activities not only strengthened the understanding of district stakeholders about the licensing regime but also effectively built up two-way communication which has helped the PMSA to understand more about the practical situation of the districts and resolve district PM problems.



2024.07.17

參與民政事務處中西區大廈管理工作坊2024

Participated in the Building Management Workshop 2024 organised by the Central and Western District Office

2024.08.01

出席中區大廈業主聯會就職典禮

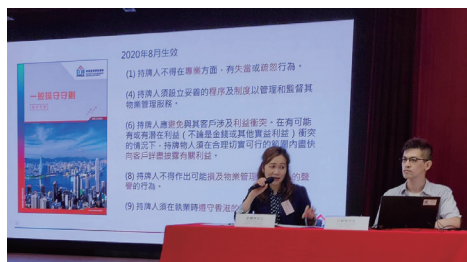
Attended the Multi Storey Building Owners Association of Central District Inauguration Ceremony



2024.08.24

參與民政事務處油尖旺區大廈管理工作講座

Participated in the Building Management Seminar organised by the Yau Tsim Mong District Office





2024.09.25

參與民政事務處西貢大廈管理工作坊

Participated in the Building Management Workshop organised by the Sai Kung District Office

2024.10.09

參與民政事務處沙田區大廈管理工作坊

Participated in the Building Management Workshop organised by the Sha Tin District Office



2024.11.12

到訪東區區議會

Visited the Eastern District Council



2024.11.17

參與中區大廈業主聯會及關愛隊合辦的大廈管理講座

Participated in the Building Management Seminar organised by the Multi Storey Building Owners Association of Central District and Central District Services and Community Care Team



2024.11.19

到訪西貢區議會

Visited the Sai Kung District Council



2024.11.21

到訪油尖旺區議會

Visited the Yau Tsim Mong District Council





2024.12.09

到訪深水埗區議會

Visited the Shum Shui Po District Council



2024.12.19

到訪中西區區議會

Visited the Central and Western District Council



到訪屯門區議會

Visited the Tuen Mun District Council

2025.01.06



到訪黃大仙區議會

Visited the Wong Tai Sin District Council

2025.01.07



向民政事務總署聯絡主任及行政助理講解《物管條例》

Explained the PMSO to the Liaison Officers and Administrative Assistants of the Home Affairs Department

2025.01.07



到訪灣仔區議會

Visited the Wan Chai District Council

2025.01.14



2025.01.21

為香港島各界聯合會「情繫物管關愛到家」啟動禮主禮及致辭

Officiated and delivered speech at the Hong Kong Island Federation's "Care for Property Management, Love at Home" kick-off ceremony



2025.01.22

向民政事務總署兼職社區幹事講解《物管條例》

Explained the PMSO to Part-Time Community Officers of the Home Affairs Department

2025.02.06

到訪九龍城區議會

Visited the Kowloon City District Council



2025.02.07

到訪葵青區議會

Visited the Kwai Tsing District Council



2025.02.10

到訪觀塘區議會

Visited the Kwun Tong District Council



2025.02.20

參與中區大廈業主聯會新春團拜活動

Participated in the Multi Storey Building Owners Association of Central District Spring Greeting Event



2025.02.24

為民政事務處大埔區大廈管理證書課程講解物業發牌及規管制度

Introduced the PM licensing and regulatory regime in Tai Po District Building Management Certificate Course



2025.02.26

向民政事務總署兼職社區幹事講解《物管條例》

Explained the PMSO to Part-Time Community Officers of the Home Affairs Department



2025.03.06



到訪沙田區議會

Visited the Sha Tin District Council



於半山東關愛隊《2024年建築物管理（修訂）條例》講座暨現場諮詢會講解修訂條例內容

Explained the Building Management (Amendment) Ordinance 2024 at the Mid-Level East Care Team's seminar and on-site consultation session

2025.03.14



到訪荃灣區議會

Visited the Tsuen Wan District Council

2025.03.25



## 強化與物管課程院校的協作關係

為推動物業管理專業發展及人才培育，監管局持續加強與開辦物管相關課程的大專院校合作，建立緊密的協作夥伴關係。監管局於年內積極參與院校的學術活動，包括為師生介紹物業管理發牌制度，以及協助課程內容與發牌制度要求接軌等。監管局代表亦到訪承辦監管局指明課程及指明學歷課程的院校或透過視像會議形式，與師生直接交流行業最新動態，並為應屆畢業學員講解牌照申領程序，年內安排共24場有關活動。此外，監管局亦支持院校舉辦的課程啟動禮、畢業典禮等，持續推動培訓工作以配合業界實際運作需求。這些合作不僅為學員提供實用的專業知識，更幫助業界培育符合發牌標準的新一代物業管理人才。

## Strengthening Collaborative Relationship with PM Course Institutions

To promote the professional development and talent cultivation of the PM industry, the PMSA continues to enhance cooperation with tertiary institutions offering PM-related courses, establishing close collaborative partnership. Throughout the year, the PMSA actively participated in academic activities of these institutions, introducing the PM licensing regime to teachers and students, and assisting in aligning course content with the requirement of the licensing regime. PMSA representatives also visited institutions offering the PMSA Specified Courses and PMSA-specified qualification programmes or conducted virtual meetings to engage directly with teachers and students on latest industry development, and explain the licence application process to graduate students. A total of 24 related activities were organised within the year. In addition, the PMSA also supported institutions in hosting course launching ceremonies, graduation ceremonies, and other events to ensure the training provided tied in with practical operational needs of the industry. These collaborations not only provide students with practical professional knowledge but also cultivate a new generation of PM talents which complies with the licensing standard.

2024.04.16

於大學教育資助委員會研討會向受資助院校講解物管行業的發展趨勢及人力需求

Explained PM industry development trends and manpower needs to funded institutions in the University Grants Committee seminar



出席城市大學公共及國際事務學系前沿會議

Attended the "PIA at Frontiers" conference organised by the Department of Public and International Affairs, City University of Hong Kong

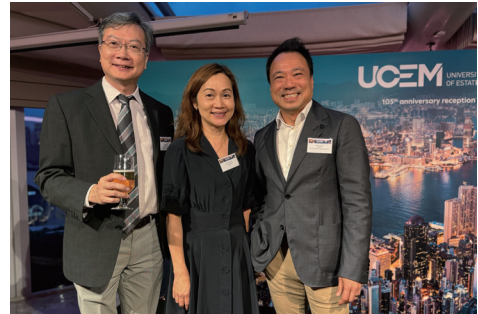
2024.05.28



2024.06.12

出席產業管理大學學院105周年校慶晚宴

Attended the University College of Estate Management  
105<sup>th</sup> Anniversary Reception Dinner



2024.11.02

為香港理工大學專業進修學院監管局指明課程畢業典禮致辭

Delivered speech at the Hong Kong Polytechnic University School of Professional Education and Executive Development's PMSA Specified Course graduation ceremony



2024.12.03

出席香港專業進修學校聚餐2024

Attended the Hong Kong College of Technology Luncheon  
2024



2025.02.22

出席亞洲建築環境學院成立十五周年午宴

Attended Asian Institute of Built Environment 15<sup>th</sup>  
Anniversary Luncheon



2025.03.24

出席香港理工大學專業進修學院25周年晚宴

Attended the Hong Kong Polytechnic University School of  
Professional Education and Executive Development 25<sup>th</sup>  
Anniversary Dinner



## 強化跨領域專業協作

為促進物業管理專業發展，監管局積極與各相關政府部門、專業機構及社會各界建立夥伴關係，一同推動多項關鍵領域的發展，包括樓宇安全及工作環境保障、誠信專業服務、環保低碳永續實踐、突發事故應變、創新科技應用、企業社會責任等，為業界展示最佳作業模式，提升物業服務的專業標準水平。



## Strengthening Cross-Sector Professional Collaboration

To drive continuous professional development of the PM industry, the PMSA actively establishes partnership with relevant Government departments, professional institutions and various sectors of the community to jointly drive development in key areas. These include building safety and workplace protection, integrity in professional services, environmentally friendly and low-carbon sustainable practices, emergency response mechanism, innovative technology applications and corporate social responsibility. These efforts demonstrate to the industry the best practices and enhance the professional standard of PM services.

2024.04.19

出席渠務署會議，商討加強物業管理界對提升防洪能力的認識

Attended the Drainage Services Department conference to discuss enhancing the PM industry's awareness of improving flood prevention capabilities

2024.04.23

為廉政公署「物業管理反貪專業課程」開課儀式主禮及致辭

Officiated and delivered speech at the opening ceremony of the ICAC's "Professional Anti-corruption Training in Property Management"

2024.04.25

出席消費者委員會五十周年誌慶酒會

Attended the Consumer Council's 50<sup>th</sup> Anniversary Cocktail Reception

2024.04.28

出席「建造業安全獎勵計劃2023/2024」頒獎典禮暨嘉年華會

Attended the Award Presentation Ceremony cum Fun Day of the "Construction Industry Safety Award Scheme 2023/2024"



2024.05.22

出席廉政公署第八屆國際會議開幕典禮

Attended the 8<sup>th</sup> ICAC Symposium Opening Ceremony



2024.05.25

於香港律師會法律周2024社區法律講座介紹《物管條例》

Introduced the PMSO at the Hong Kong Law Society Law Week 2024 community talk



與警務處會面交流，就未來合作發展作出商討

Conducted exchange with Hong Kong Police Force to discuss future cooperation development



出席環境及生態局與機電工程署全民節能減碳2024運動啟動禮

Attended Energy Saving and Decarbonisation for All 2024 Campaign launch ceremony of the Environment and Ecology Bureau and the Electrical and Mechanical Services Department

2024.06.03

2024.06.26

2024.07.16

於建造業議會裝飾及維修展區開幕禮介紹物業管理發牌制度

Introduced the PM licensing regime at the Opening Ceremony of the Construction Industry Council Repair, Maintenance, Addition & Alteration Corner



為平等機會委員會通用設計嘉許計劃2024/25擔任評審

Served on the judging panel for the Equal Opportunities Commission Universal Design Award Scheme 2024/25



出席發展局為物業業界安排的《建造業付款保障條例草案》諮詢會議

Attended the Development Bureau's consultation conference on the Construction Industry Security of Payment Bill for the PM industry

2024.09.13

出席ReThink可持續商業論壇及解決方案博覽會2024

Attended the ReThink Sustainable Business Forum and Solutions Expo 2024





2024.10.17

出席「廉政行動2024」首映禮

Attended the premiere of "ICAC Investigators 2024"



2024.10.26

出席屋宇署「樓宇安全周2024」開幕禮

Attended the Buildings Department's "Building Safety Week 2024" Opening Ceremony



2024.10.28

出席香港鐵路有限公司45周年慶祝酒會

Attended the MTR Corporation Limited's 45<sup>th</sup> Anniversary Cocktail Reception

2024.11.01

出席屋宇署「樓宇安全周2024」樓宇安全研究會

Attended the Buildings Department's "Building Safety Week 2024" Building Safety Symposium



2024.11.01

為平等機會委員會通用設計嘉許計劃2024/25擔任頒獎嘉賓及致辭

Served as guest award presenter and delivered speech at the Equal Opportunities Commission Universal Design Award Scheme 2024/25





**2024.11.06**

出席建造業議會傑出承建商大獎2024

Attended the Construction Industry Council's Outstanding Contractor Award 2024



**2024.11.22**

出席香港和解中心二十五周年晚宴

Attended the Hong Kong Mediation Centre 25<sup>th</sup> Anniversary Dinner



**2024.11.26**

與建造業議會會面，商討共同提升工作安全

Conducted exchange with the Construction Industry Council to discuss improving workplace safety



**2024.12.16**

為民政事務總署《2024年建築物管理（修訂）條例》網上簡介會致辭

Delivered speech at Home Affairs Department's online briefing about the Building Management (Amendment) Ordinance 2024



**2025.01.14**

出席建造業議會周年晚宴

Attended the Construction Industry Council's Annual Dinner 2024



**2025.01.23**

與食物環境衛生署會面交流，就未來合作發展作出商討

Conducted exchange with Food and Environmental Hygiene Department to discuss future cooperation development



**2025.01.23**

為建造業議會「懸空式竹棚架安全」網上研討會作專題演講

Delivered keynote speech at the Construction Industry Council's webinar on "Truss-out Bamboo Scaffold Safety"



**2025.02.12**

向物管業界介紹政府修訂《建築物條例》(第123章)

Introduced amendments to the Buildings Ordinance (Cap. 123) to the PM industry



**2025.02.25**

出席競爭事務委員會香港競爭集思匯2025開幕禮

Attended the Competition Commission's Hong Kong Competition Exchange 2025 Opening Ceremony

**2025.03.03**

出席資歷架構物業管理業行業培訓諮詢委員會成立二十周年慶祝典禮

Attended the Qualifications Framework Property Management Industry Training Advisory Committee's 20<sup>th</sup> Anniversary Celebration Ceremony



**2025.03.14**

出席中華電力公司新春午宴

Attended the CLP Power Hong Kong Limited's Spring Luncheon



**2025.03.20**

為食物環境衛生署《滅鼠約章》啟動禮擔任主禮嘉賓，並就積極推動業界簽署約章接受環境及生態局頒發感謝狀

Officiated at Anti-rodent Charter Kick-off Ceremony of the Food and Environmental Hygiene Department and received certificate of appreciation from the Environment and Ecology Bureau for actively promoting industry participation in the charter campaign



**2025.03.21**

出席星島日報星鑽服務大獎頒獎禮

Attended Sing Tao Daily's Sing Tao Service Awards Ceremony





# 物管業倡導者

## Advocate for PM Industry

監管局作為物管業倡導者，持續參與政府及各公營機構轄下的委員會／工作小組／網絡並定期出席有關會議及活動，協助推動各項物管相關政策發展。

As the advocate for the PM industry, the PMSA continues to participate in a number of committees/working groups/networks of the Government departments/public organisations and attend regularly in related meetings and activities to help promote development of PM related policies.

(按參與時間排序)

(according to the sequence of participation)

參與年度 Participation period	政府部門／公營機構 Government departments/Public organisations	工作小組／委員會 Committees/Working Groups	擔任角色 Role
2019年至今 2019 – Present	職業訓練局 Vocational Training Council	房地產服務業訓練委員會 Real Estate Services Training Board	委員 Committee Member
2020年至今 2020 – Present	僱員再培訓局 Employees Retraining Board	物業管理及保安業行業諮詢網絡 PM and Security Service Industry Consultative Network	委員 Committee Member
2021年至今 2021 – Present	資歷架構 Qualifications Framework	物業管理業行業培訓諮詢委員會 PM Industry Training Advisory Committee	委員 Committee Member
2021年至今 2021 – Present	警務處有組織罪案及三合會調查科 Hong Kong Police Force Organized Crime and Triad Bureau	「復安居計劃」工作小組 RenoSafe Scheme Working Group	成員 Member
2022年至今 2022 – Present	建造業議會 Construction Industry Council	裝飾及維修專責委員會 Committee on Repair, Maintenance, Alteration and Addition	成員 Member
2023年至今 2023 – Present	勞工處 Labour Department	建造業安全獎勵計劃評審小組 Working Group on Construction Industry Safety Award Scheme	成員 Member
2025年至今 2025 – Present	水務署 Water Supplies Department	「管道系統維修及操作」工作小組 Working Group on “Piping System Maintenance and Operation”	成員 Member





# 財務狀況 Financial Highlights



# 財務狀況

# Financial Highlights



監管局作為自負盈虧的法定機構，營運經費主要來源為物業交易徵款及牌照費收入。

監管局於本財政年度錄得總收入港幣4,950萬元及總支出港幣3,882萬元，年度盈餘為港幣1,068萬元。

監管局在成立初期曾向政府「貸款基金」申請港幣2,200萬元貸款，並已於2024年4月2日完成償還第二期本金港幣440萬元。截至2025年3月31日，未償還的政府貸款餘額為港幣1,320萬元，本年度相關利息支出約港幣29萬元。按還款計劃，第三期本金港幣440萬元會於2025年4月1日到期清償。

The PMSA is a self-financing statutory body. Its income is generated from two sources, namely property transaction levy and licence fees.

The total income and expenditure of the PMSA for the year were HK\$49.5 million and HK\$38.82 million respectively. There was a surplus of HK\$10.68 million.

In the initial set-up period, the PMSA had applied for a loan of HK\$22 million from the Government Loan Fund. The second repayment of HK\$4.4 million for the loan was made on April 2, 2024. As of March 31, 2025, the Government Loan balance was HK\$13.2 million and the relevant interest expense paid for the year was HK\$0.29 million. According to the repayment schedule, the third repayment of HK\$4.4 million will be made on April 1, 2025.



## 物業交易徵款

物業交易徵款機制是根據《物管條例》及其下的《徵款規例》所訂立，並自2018年7月1日起實施。根據規例，監管局可向《印花稅條例》(第117章)附表1第1(1)類所界定、須就轉讓香港不動產(包括住宅及非住宅物業)而繳付印花稅的售賣轉易契承讓人收取徵款，每宗交易定額徵收港幣350元。

監管局本年度的徵款收入為港幣2,774萬元，涉及物業交易約78,700宗。根據《物管條例》，欠繳或逾期繳付徵款者可被罰款，罰款額視乎逾期日數累進計算，最低罰款額為應繳徵款的兩倍，最高可達10倍。年內監管局共處理103宗欠繳或逾期繳款個案，較上年度增加32%，相關罰款收入為港幣20萬元。

## 牌照費

物管業發牌制度於2020年8月1日正式實施，物管公司及物管從業員申領牌照時須向監管局繳交牌照費(包括申請費)。

監管局本年度的牌照費收入為港幣1,826萬元，發出合共4,786個物管人及物管公司牌照。

## 財務報表

依據法定要求，監管局須編製真實而中肯的財務報表，相關報表嚴格遵循香港會計師公會頒布的《香港財務報告準則》及相關詮釋指引。

監管局的財務報表由委任的外聘核數師進行獨立審計，2024-25財政年度的審計工作由李福樹會計師事務所負責執行。

## Property Transaction Levy Collection

The arrangement for property transaction levy collection was established in accordance with the PMSO and its corresponding Levy Regulation, which came into effect as from July 1, 2018. The PMSA collects levy from transferees in respect of conveyance on sale of immovable properties (both residential and non-residential) in Hong Kong which are chargeable with stamp duty as defined under head 1(1) in the First Schedule to the Stamp Duty Ordinance (Cap. 117). The amount of levy payable for each leviable instrument is HK\$350.

The PMSA had received a total levy income of HK\$27.74 million from around 78,700 property transactions in the year. According to the PMSO, late payment or non-payment of levy is subject to penalty, the amount of which ranges from 2 to 10 times the amount of the levy, depending on the duration of the delay. There were 103 cases of outstanding or late payment dealt with during the year, an increase of 32% compared to last year, involving a total penalty of HK\$0.2 million.

## Licence Fees

With the implementation of the licensing regime for the PM industry as from August 1, 2020, PM companies and practitioners are required to pay licence fee (including application fee) to the PMSA when applying for licence.

The PMSA had altogether issued 4,786 PM practitioner and PM company licences in the year. A total of HK\$18.26 million licence fee (including application fees) was received.

## Financial Statements

The PMSA has to prepare financial statements that give a true and fair view in accordance with the accounting standard, financial reporting standard and interpretation issued by the Hong Kong Institute of Certified Public Accountants.

The aforesaid financial statement was audited by an external auditor appointed by the PMSA. F.S. Li & Co. was appointed by the PMSA as the external auditor to provide audit services for the financial year 2024-25.

# 獨立核數師報告

## Independent Auditor's Report

### 致物業管理業監管局

(根據《物業管理服務條例》於香港成立)

### TO THE PROPERTY MANAGEMENT SERVICES AUTHORITY

(established in Hong Kong under the Property Management Services Ordinance)

### 意見

本核數師(以下簡稱「我們」)已審計列載於第112頁至第144頁物業管理業監管局(以下簡稱「監管局」)的財務報表，此財務報表包括於2025年3月31日的財務狀況表與截至該日止年度的收支結算表、儲備變動表及現金流量表，以及財務報表附註，包括重大會計政策資訊。

我們認為，該等財務報表已根據香港會計師公會頒布的《香港財務報告準則》真實而中肯地反映了監管局於2025年3月31日的財務狀況及截至該日止年度的財務表現及現金流量，並已遵照《物業管理服務條例》妥為擬備。

### Opinion

We have audited the financial statements of the Property Management Services Authority ("PMSA") set out on pages 112 to 144, which comprise the statement of financial position as at 31<sup>st</sup> March 2025, and the statement of income and expenditure, statement of changes in reserve and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the financial statements give a true and fair view of the financial position of the PMSA as at 31<sup>st</sup> March 2025, and of its financial performance and its cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Property Management Services Ordinance.

### 意見的基礎

我們已根據香港會計師公會頒布的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告的「核數師就審計財務報表承擔的責任」部分中作進一步闡述。根據香港會計師公會頒布的《專業會計師道德守則》(以下簡稱「守則」)，我們獨立於監管局，並已履行守則中的其他專業道德責任。我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

### Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSA") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the PMSA in accordance with the HKICPA's Code of Ethics for Professional Accountants ("the Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## 其他信息

監管局須對其他信息負責。其他信息包括年報內的所有信息，但不包括財務報表及我們的核數師報告。

我們對財務報表的意見並不涵蓋其他信息，我們亦不對該等其他信息發表任何形式的鑒證結論。

結合我們對財務報表的審計，我們的責任是當以上所指的其他信息提供給我們閱讀時，在此過程中考慮該些其他信息是否與財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。

基於我們已執行的工作，倘若我們認為該等其他信息存在重大錯誤陳述，我們須如實報告。在這方面，我們沒有任何報告。

## 監管局就財務報表須承擔的責任

監管局須負責根據香港會計師公會頒布的《香港財務報告準則》及《物業管理服務條例》擬備真實而中肯的財務報表，並對其認為為使財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

在擬備財務報表時，監管局須負責評估其持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非監管局有意將監管局清盤或停止經營，或別無其他實際的替代方案。

監管局須負責監督其財務報告過程。

## Other Information

The PMSA is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of the PMSA for the Financial Statements

The PMSA is responsible for the preparation of the financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the Property Management Services Ordinance, and for such internal control as the PMSA determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the PMSA is responsible for assessing its ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the PMSA either intends to liquidate the PMSA or to cease operations, or has no realistic alternative but to do so.

The PMSA is responsible for overseeing its financial reporting process.



## 核數師就審計財務報表承擔的責任

我們的目標，是對財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並發布包括我們意見的核數師報告。我們是按照《物業管理服務條例》附表3第6部的規定，僅向監管局報告，除此以外本報告別無其他目的。我們概不就本報告的內容，對任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或滙總起來可能影響財務報表使用者依賴財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部控制，以設計適當的審計程序，但目的並非對監管局內部控制的有效性發表意見。
- 評價監管局所採用會計政策的恰當性及作出會計估計和相關披露的合理性。

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, in accordance with Part 6 of Schedule 3 to the Property Management Services Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the PMSA's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the PMSA.

## 核數師就審計財務報表承擔的責任 (續)

- 對監管局採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對監管局的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致監管局不能持續經營。
- 評價財務報表的整體列報方式、結構和內容，包括披露，以及財務報表是否中肯反映交易和事項。

除其他事項外，我們與監管局溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。

出具本獨立核數師報告的審計項目合夥人是趙帆華（執業證書編號：P02099）。

**李福樹會計師事務所**  
執業會計師

香港，2025年7月15日

## Auditor's Responsibilities for the Audit of the Financial Statements (continued)

- Conclude on the appropriateness of the PMSA's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the PMSA's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the PMSA to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the PMSA regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

The engagement partner on the audit resulting in this independent auditor's report is Kenneth Fan Wa Chiu (practising certificate number: P02099).

**F.S. Li & Co.**  
Certified Public Accountants

Hong Kong, 15<sup>th</sup> July 2025

# 財務報表 Financial Statements

## 收支結算表

截至2025年3月31日止年度

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

		附註 Note	2025 港元 HK\$	2024 港元 HK\$
<b>收入</b>	<b>INCOME</b>			
徵款	Levies		27,735,050	25,827,200
牌照費	Licence fees		18,260,533	17,109,926
銀行利息	Bank interest		3,125,253	3,575,359
其他收入	Other income		378,620	294,605
			49,499,456	46,807,090
<b>支出</b>	<b>EXPENDITURE</b>	4		
員工成本	Staff costs		26,660,194	27,186,459
專業費用	Professional fees		201,551	946,325
辦公室及相關開支	Office accommodation and related expenses		1,945,693	1,977,654
傳訊及宣傳開支	Corporate communications and promotion		1,767,766	3,431,305
徵款收集費用	Levy collection charges		472,248	440,382
資訊科技開支	IT expenses		922,993	848,806
折舊	Depreciation		5,339,011	6,576,727
核數師酬金	Auditor's remuneration		22,300	21,300
活動開支	Activities expenses		153,000	136,291
其他支出	Other expenses		908,143	859,978
財務費用	Finance costs	5	422,201	455,711
			38,815,100	42,880,938
<b>年度盈餘及全面收益</b>	<b>SURPLUS AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		10,684,356	3,926,152



# 財務狀況表

於2025年3月31日

# STATEMENT OF FINANCIAL POSITION

AT 31<sup>ST</sup> MARCH 2025

		附註 Note	2025 港元 HK\$	2024 港元 HK\$
<b>非流動資產</b>	<b>NON-CURRENT ASSETS</b>			
物業及設備	Property and equipment	6	2,576,839	2,161,065
使用權資產	Right-of-use assets	7	8,323,857	1,924,636
按金	Deposits		1,118,942	–
			12,019,638	4,085,701
<b>流動資產</b>	<b>CURRENT ASSETS</b>			
按金及預付款項	Deposits and prepayments		676,082	2,896,281
應收賬款及其他應收款	Accounts and other receivables	8	3,271,609	3,879,453
超過三個月到期之 銀行存款	Bank deposits with maturity over 3 months		46,455,000	73,705,000
銀行結存及現金	Bank balances and cash		158,983,861	128,575,135
			209,386,552	209,055,869
<b>流動負債</b>	<b>CURRENT LIABILITIES</b>			
應付賬款及應計項目	Accounts payables and accruals	9	4,977,869	6,292,073
暫收款項	Temporary receipts	10	123,727,383	123,270,297
租賃負債	Lease liabilities	11	3,240,073	1,943,794
遞延收入	Deferred income	12	29,190,312	32,976,445
政府貸款	Government loan	13	4,400,000	4,400,000
			165,535,637	168,882,609
<b>流動資產淨值</b>	<b>NET CURRENT ASSETS</b>		43,850,915	40,173,260
<b>總資產減流動負債</b>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		55,870,553	44,258,961
<b>非流動負債</b>	<b>NON-CURRENT LIABILITIES</b>			
租賃負債	Lease liabilities	11	5,327,236	–
政府貸款	Government loan	13	8,800,000	13,200,000
			14,127,236	13,200,000
<b>淨資產</b>	<b>NET ASSETS</b>		41,743,317	31,058,961
<b>儲備</b>	<b>RESERVE</b>			
累積盈餘	Accumulated surplus		41,743,317	31,058,961

載於第112頁至第144頁的財務報表於2025年7月15日獲物業管理業監管局通過及授權發表，並由以下代表簽署：

Dr James WONG Kong-tin, BBS, JP  
Chairperson  
黃江天博士，銅紫荊星章，太平紳士  
主席

The financial statements on pages 112 to 144 were approved and authorised for issue by the PMSA on 15<sup>th</sup> July 2025 and are signed on its behalf by:

Professor Eddie HUI Chi-man, MH, JP  
Vice-chairperson  
許智文教授，榮譽勳章，太平紳士  
副主席

儲備變動表

截至2025年3月31日止年度

STATEMENT OF CHANGES IN RESERVE

FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

		累積盈餘 Accumulated surplus 港元 HK\$
於2023年4月1日	At 1 <sup>st</sup> April 2023	27,132,809
年度盈餘及全面收益	Surplus and total comprehensive income for the year	3,926,152
於2024年3月31日及2024年4月1日	At 31 <sup>st</sup> March 2024 and 1 <sup>st</sup> April 2024	31,058,961
年度盈餘及全面收益	Surplus and total comprehensive income for the year	10,684,356
於2025年3月31日	At 31 <sup>st</sup> March 2025	41,743,317

## 現金流量表

截至2025年3月31日止年度

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

	附註 Note	2025 港元 HK\$	2024 港元 HK\$
<b>營運活動之現金流量</b>			
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
年度盈餘		10,684,356	3,926,152
就下列各項作出調整：			
利息收入		(3,125,253)	(3,575,359)
租賃負債利息		134,224	48,858
貸款利息支出		287,977	406,853
折舊		5,339,011	6,576,727
處置物業及設備之虧損		–	12,805
營運資金變動前之營運 現金流量		13,320,315	7,396,036
按金及預付款項減少		1,101,257	486,318
應收賬款及其他應收款 減少		216,033	6,422,975
暫收款項增加／(減少)		457,086	(15,780,761)
遞延收入(減少)／增加		(3,786,133)	6,251,574
應付賬款及應計項目 (減少)／增加		(1,314,204)	261,310
<b>營運活動所得之現金淨額</b>		<b>9,994,354</b>	<b>5,037,452</b>
<b>投資活動之現金流量</b>			
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
購入物業及設備		(2,030,396)	(1,952,300)
已收利息		3,517,064	2,724,773
超過三個月到期之銀行 存款減少／(增加)		27,250,000	(12,705,000)
<b>投資活動所得／(所用) 之現金淨額</b>		<b>28,736,668</b>	<b>(11,932,527)</b>



## 現金流量表(續)

截至2025年3月31日止年度

## STATEMENT OF CASH FLOWS (continued)

FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

		附註 Note	2025 港元 HK\$	2024 港元 HK\$
<b>融資活動之現金流量</b>	<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
已付租賃租金之資本部分	Capital element of lease rentals paid	18	(3,500,095)	(4,154,650)
已付租賃租金之利息部分	Interest element of lease rentals paid	18	(134,224)	(48,858)
償還政府貸款	Repayment of government loan	18	(4,400,000)	(4,400,000)
支付貸款利息	Loan interest paid		(287,977)	(406,853)
<b>融資活動所用之現金淨額</b>	<b>NET CASH USED IN FINANCING ACTIVITIES</b>		(8,322,296)	(9,010,361)
<b>現金及現金等值物增加／ (減少)淨額</b>	<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>		30,408,726	(15,905,436)
<b>年初現金及現金等值物結存</b>	<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR</b>		128,575,135	144,480,571
<b>年終現金及現金等值物結存</b>	<b>CASH AND CASH EQUIVALENTS AT END OF THE YEAR</b>		158,983,861	128,575,135
<b>現金及現金等值物結存分析</b>	<b>ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS</b>			
銀行結存及現金	Bank balances and cash		158,983,861	128,575,135

## 財務報表附註

截至2025年3月31日止年度

### 1. 背景

物業管理業監管局(「監管局」)乃根據於2016年5月26日生效的《物業管理服務條例》(第626章)成立。監管局的主要職能是規管物業管理行業及推動行業發展。

監管局的辦公地址為香港灣仔皇后大道東248號大新金融中心8樓806-8室。

### 2. 重大會計政策

#### (a) 編製基準

本財務報表已按照香港會計師公會頒布所有適用的香港財務報告準則(其統稱已包括個別適用的香港財務報告準則、香港會計準則及詮釋)、香港公認會計準則及《物業管理服務條例》編製。本財務報表以歷史成本慣例編製。

香港會計師公會頒布若干於本會計年度生效的全新及經修改香港財務報告準則。採用該等香港財務報告準則修訂本，對監管局於本會計年度及以往會計年度之業績及財務狀況並無重大影響。

監管局並沒有提早採用本年度尚未生效之全新及經修改之香港財務報告準則。相關說明記載於附註19。

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### 1. Background

The Property Management Services Authority ("PMSA") was established under the Property Management Services Ordinance (Cap. 626) which was enacted on 26<sup>th</sup> May 2016, with the principal functions to regulate and promote the development of the property management services industry.

The office address of the PMSA is at Units 806-8, 8/F, Dah Sing Financial Centre, 248 Queen's Road East, Wan Chai, Hong Kong.

### 2. Material accounting policies

#### (a) Basis of preparation

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs"), which collectively include all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), and accounting principles generally accepted in Hong Kong, and the Property Management Services Ordinance. The financial statements have been prepared under the historical cost convention.

The HKICPA has issued certain new and revised HKFRSs that were applied for the first time in the current year. The adoption of these new and revised HKFRSs had no material effect on the results and financial position of the PMSA for the current and prior years.

The PMSA has not early adopted new and revised HKFRSs that are not yet effective for the current year. Explanation of this is included in Note 19.

## 2. 重大會計政策(續)

### (a) 編製基準(續)

在編製符合香港財務報告準則之財務報表時，管理層需作出判斷、估計和假設，此等對會計政策之應用，以及對資產、負債、收入和支出之報告數額構成影響。這些估計和相關假設是根據以往經驗和管理層因應當時情況認為合理之多項其他因素作出的，其結果構成了管理層在無法依循其他途徑及時得知資產與負債之賬面值時所作出判斷之基礎。實際結果可能有別於估計數額。

管理層會不斷審閱各項估計和相關假設。如果會計估計之修訂只是影響某一期間，其影響便會在該期間內確認；如果修訂對當前和未來期間均有影響，則在作出修訂之期間和未來期間確認。

### (b) 收入確認

徵款收入在到期並須向監管局繳付時被確認為收入。

銀行利息收入按實際利率法累計。

其他收入是以應計制確認。

## 2. Material accounting policies (continued)

### (a) Basis of preparation (continued)

Preparation of the financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

### (b) Revenue recognition

Levy is recognized as income when it becomes due and payable to the PMSA.

Bank interest income is recognized as it accrues using the effective interest method.

Other income is recognized on an accrual basis.



## 2. 重大會計政策（續）

### (b) 收入確認（續）

監管局客戶合同收入的確認基於合同內的履約義務得到履行。當監管局將履約義務涉及的相應服務的控制權轉移給客戶時，監管局履行了履約義務並確認收入。收入將按以下方式確認：

- (i) 牌照申請費及行政費於提供服務時確認。
- (ii) 牌照費收入在牌照期內以直線法按時間予以確認。

### (c) 確認及取消確認權益工具

當監管局成為工具合約條文的一方時，會在財務狀況表確認金融資產及金融負債。

金融資產在下列情況出現時取消確認：在從資產收取現金流之合約權利屆滿；監管局轉讓資產擁有權之絕大部份風險及回報；或監管局既無轉讓亦無保留資產擁有權之絕大部份風險及回報，但不保留資產之控制權。於取消確認金融資產時，資產賬面值與已收代價總和間之差額於收支結算表內確認。

金融負債在有關合約所訂明之責任獲解除、註銷或屆滿時取消確認。取消確認之金融負債賬面值與已付代價間之差額於收支結算表內確認。

## 2. Material accounting policies (continued)

### (b) Revenue recognition (continued)

The PMSA recognizes revenue from contracts with customers based on the performance obligations identified in the contracts. Revenue is recognized when (or as) the PMSA satisfies a performance obligation by transferring a promised service to a customer who obtains the control of the service. Further details of the PMSA's revenue recognition policies are as follows:

- (i) Licence application fee and administration fee are recognized upon provision of services.
- (ii) Licence fees are recognized over time on a straight-line basis over the licence period.

### (c) Recognition and derecognition of financial instruments

Financial assets and financial liabilities are recognized in the statement of financial position when the PMSA becomes a party to the contractual provisions of the instruments.

Financial assets are derecognized when the contractual rights to receive cash flows from the assets expire; the PMSA transfers substantially all the risks and rewards of ownership of the assets; or the PMSA neither transfers nor retains substantially all the risks and rewards of ownership of the assets but has not retained control on the assets. On derecognition of a financial asset, the difference between the assets' carrying amount and the sum of the consideration received is recognized in statement of income and expenditure.

Financial liabilities are derecognized when the obligations specified in the relevant contract are discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognized and the consideration paid is recognized in the statement of income and expenditure.

## 2. 重大會計政策（續）

### (d) 金融資產

金融資產乃按交易日基準（即購買或出售資產之合約條款所規定及經由所屬市場設定的時限交付該項資產之日）確認及終止確認，並初步按公允值加上直接應佔交易成本計量。

監管局之金融資產分類為按攤銷成本列賬之金融資產。

撥歸此類之金融資產（包括應收及其他應收款項）須同時符合下列兩項條件：

- (i) 持有資產之業務模式是為收取合約現金流為目標；及
- (ii) 資產之合約條款於特定日期產生僅為支付本金及未償還本金利息之現金流量。

按攤銷成本列賬之金融資產其後以實際利率法按攤銷成本減預期信貸虧損之虧損撥備計算。

## 2. Material accounting policies (continued)

### (d) Financial assets

Financial assets are recognized and derecognized on a trade date basis where the purchases or sales of assets that under contracts whose terms require delivery of the assets within the timeframe established by the market concerned, and are initially measured at fair value, plus directly attributable transaction costs.

Financial assets of the PMSA are classified under financial assets at amortized cost.

Financial assets (including accounts and other receivables) are classified under financial assets at amortized cost if they satisfy both of the following conditions:

- (i) the assets are held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- (ii) the contractual terms of the assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized cost are subsequently measured at amortized cost using the effective interest method less loss allowances for expected credit losses.

## 2. 重大會計政策（續）

### (e) 預計信貸虧損之虧損撥備

監管局就按攤銷成本列賬之金融資產之預計信貸虧損確認虧損撥備。預計信貸虧損為加權平均信貸虧損，並以發生違約風險之金額作為加權數值。

在各報告期末，倘金融工具之信貸風險自初始確認以來大幅增加，監管局按所有可能發生違約事件之預計信貸虧損除以應收賬款及其他應收款之金融工具之預計年期（「預計信貸風險年期」），從而計算金融工具之虧損撥備。

如在報告期末，金融工具（應收款及其他應收款除外）之信貸風險自初始確認以來並無大幅增加，則監管局會按全期預期信貸虧損的部份，即報告期後12個月內，因可能發生的違約事件而預期產生的虧損，計算金融工具之虧損撥備。

預期信貸虧損金額或為調整報告期末虧損撥備至所需金額所作撥回之金額會於收支結算表確認減值。

## 2. Material accounting policies (continued)

### (e) Loss allowances for expected credit losses

The PMSA recognizes loss allowances for expected credit losses on financial assets at amortized cost. Expected credit losses are the weighted average of credit losses with the respective risks of a default occurring as the weights.

At the end of each reporting period, the PMSA measures the loss allowance for a financial instrument at an amount equal to the expected credit losses that result from all possible default events over the expected life of that financial instrument (“lifetime expected credit losses”) for accounts and other receivables if the credit risk on that financial instrument has increased significantly since initial recognition.

If, at the end of the reporting period, the credit risk on a financial instrument (other than accounts and other receivables) has not increased significantly since initial recognition, the PMSA measures the loss allowance for that financial instrument at an amount equal to the portion of lifetime expected credit losses that represents the expected credit losses that result from default events on that financial instrument that are possible within 12 months after the reporting period.

The amount of expected credit losses or reversal to adjust the loss allowance at the end of the reporting period to the required amount is recognized as an impairment in statement of income and expenditure.



## 2. 重大會計政策（續）

### (f) 非金融資產減值

於各報告期末，若有跡象顯示包含於物業及設備項目內的資產出現減值情況，則需要估計該資產的可收回價值。可收回價值乃其公允價值減出售費用及使用價值兩者中的較高者。若可收回價值低於賬面值，該資產須減值至其可收回價值，而減值虧損則記入盈餘或虧損內。倘用以釐定可收回價值的估計出現有利變動，則撥回減值虧損。惟撥回減值虧損不得導致資產賬面值超過如無過往年度確認減值虧損時所應釐定之資產賬面值。撥回減值虧損於撥回年度計入盈餘或虧損內。

### (g) 物業及設備

物業及設備以成本減累計折舊及累計減值損失列賬。

折舊計算方法乃將物業及設備以成本減剩餘價值，按其下列估計可使用年期，以直線法撇銷：

電腦及軟件	3年
辦公室設備	5年
傢俱及裝置	5年
租賃物業裝修	5年

## 2. Material accounting policies (continued)

### (f) Impairment of non-financial assets

At the end of each reporting period, wherever there is any indication that an item of property and equipment is impaired, the recoverable amount of the asset should be estimated. The recoverable amount of an asset is the higher of its fair value less costs to sell and value in use. If the recoverable amount is less than the carrying amount, an impairment loss is recognized to reduce the asset to its recoverable amount. Such impairment losses are recognized in surplus or deficit. An impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount. A reversal of an impairment loss should not result in the asset's carrying amount exceeding that which would have been determined had no impairment loss been recognized in prior years. Reversals of impairment losses are credited to surplus or deficit in the year in which the reversals are recognized.

### (g) Property and equipment

Property and equipment are stated at historical cost less accumulated depreciation and any accumulated impairment losses.

Depreciation is provided to write off the cost of property and equipment less their residual values over their estimated useful lives, using the straight-line method as follows:

Computers and softwares	3 years
Office equipment	5 years
Furniture and fixtures	5 years
Leasehold improvements	5 years

## 2. 重大會計政策（續）

### (h) 租賃

當租賃資產可供監管局使用時，將租賃確認為使用權資產及相應的租賃負債。使用權資產按成本減累計折舊及減值損失列賬。使用權資產之折舊，以其成本按直線法於租賃期內計算撇銷。

使用權資產按成本計量，該成本包括租賃負債的初始計量金額、預付的租賃付款額、初步直接成本和辦公室還原費用。租賃負債初步按租期內應付租賃付款之現值確認，按租約隱含的利率貼現，或倘該利率不能即時釐定，則按相關增量借款利率貼現。每次租賃付款均在負債和財務費用之間分配。財務費用在租賃期內的盈虧中扣除，以便對租賃負債的餘額產生固定週期利率。

與短期租賃和低價值資產租賃有關的付款在租賃期內按直線法於盈虧中確認為支出。短期租賃是指初始租賃期為12個月或以下的租賃。

### (i) 應收賬款及其他應收款，以及合約資產及合約負債

當監管局對收取對價之權利是無條件時，應收賬款便予以確認。如果僅需要等待時間的推移即可收取該對價，此權利即被界定為無條件的權利。應收賬款採用實際利率法減去信貸損失準備，按攤銷成本列賬（見附註2(e)）。

## 2. Material accounting policies (continued)

### (h) Leases

Leases are recognized as right-of-use assets and corresponding lease liabilities when the leased assets are available for use by the PMSA. Right-of-use assets are stated at cost less accumulated depreciation and impairment losses. Depreciation of right-of-use assets is calculated to write off their cost over the lease term on a straight-line basis.

Right-of-use assets are measured at cost comprising the amount of the initial measurement of the lease liabilities, lease payments prepaid, initial direct costs and the office reinstatement costs. Lease liabilities are initially recognized at the present value of the lease payments payable over the lease term, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, using a relevant incremental borrowing rate. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to surplus or deficit over the lease term so as to produce a constant periodic rate of interest on the remaining balance of the lease liabilities.

Payments associated with short-term leases and leases of low value assets are recognized as expenses in surplus or deficit on a straight-line basis over the lease terms. Short-term leases are leases with an initial lease term of 12 months or less.

### (i) Accounts and other receivables, and contract assets and contract liabilities

A receivable is recognized when the PMSA's right to consideration is unconditional. A right to consideration is unconditional if only the passage of time is required before payment of that consideration is due. Receivables are stated at amortised cost using the effective interest method less allowance for credit losses (see note 2(e) above).

## 2. 重大會計政策（續）

### (i) 應收賬款及其他應收款，以及合約資產及合約負債（續）

監管局根據合約所載付款條款，於無條件享有該對價前已確認收入時，該款項記為合約資產。合約資產根據附註2(e)所載政策評估預計信貸虧損，並於收取對價權利成為無條件時重新分類至應收賬款。

於客戶支付對價，或在監管局擁有無條件獲得對價的權利（在此情況下，相應應收款項已確認）時，需在監管局確認相關收入前確認合約負債。

### (j) 現金及現金等值物

就編製現金流量表而言，現金及現金等值物包括現金和於存入後3個月內到期的銀行存款。

### (k) 撥備

若監管局須就已發生的事件承擔法律或推定責任，而履行該責任預期會導致經濟資源外流，並可作出可靠的估計，便會確認撥備。如果貨幣時間值重大，則按預計履行責任所需資源的現值計提撥備。

### (l) 僱員福利

薪金、約滿酬金、有薪年假、界定供款退休計劃的供款及非貨幣性福利之成本均在監管局僱員提供相關服務的年度內累計。

### (m) 利息支出

利息支出於產生期間支銷。

## 2. Material accounting policies (continued)

### (i) Accounts and other receivables, and contract assets and contract liabilities (continued)

A contract asset is recognized when the PMSA recognizes revenue before being unconditionally entitled to the consideration under the payment terms set out in the contract. Contract assets are assessed for expected credit losses in accordance with the policy set out in note 2(e) above and are reclassified as receivables when the right to the consideration has become unconditional.

A contract liability is recognized when the customer pays consideration, or the PMSA has an unconditional right to consideration (in such case, a corresponding receivable is recognized), before the PMSA recognizes the related revenue.

### (j) Cash and cash equivalents

For the purposes of the statement of cash flows, cash and cash equivalents comprise cash on hand and deposits with banks within 3 months to maturity from date of deposit.

### (k) Provision

Provisions are recognized when the PMSA has a legal or constructive obligation as a result of past events, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

### (l) Employee benefits

Salaries, gratuities, paid annual leave, contributions to defined contribution retirement plans and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees of the PMSA.

### (m) Interest expenses

Interest expenses are expensed in the period in which they are incurred.



## 2. 重大會計政策（續）

### (n) 外幣兌換

本財務報表所用的幣值以港元呈列，港元為監管局的功能貨幣。非港元（「外幣」）交易按交易日期之匯率兌換。貨幣性之外幣資產及負債結餘乃按財政報告日之概約兌換率換算為港元。所有兌換損益已計入盈餘或虧損內。

### (o) 有關連人士

就本財務報表而言，有關連人士包括符合以下定義的人士及實體：

- (i) 下列人士或其近親家屬將被視為與監管局有關連，若該名人士：
  - (a) 能控制或共同控制監管局；
  - (b) 對監管局有重大影響力；或
  - (c) 為監管局之主要管理層成員。
- (ii) 若下列任何一項條件吻合，則有關實體將被視為與監管局有關連：
  - (a) 該實體與監管局屬同一集團之成員公司（即各母公司、附屬公司及同系附屬公司彼此間有關連）。

## 2. Material accounting policies (continued)

### (n) Foreign currency translation

The financial statements are presented in Hong Kong dollars, which is the functional currency of the PMSA. Transactions arising in currencies other than Hong Kong Dollars ("foreign currencies") during the year are converted at exchange rates approximating to those ruling at transaction dates. Monetary assets and liabilities denominated in foreign currencies at period end are translated at rates of exchange approximating to those ruling at reporting date. All exchange differences are dealt with in surplus or deficit.

### (o) Related parties

For the purposes of these financial statements, a related party includes a person and an entity as defined below:

- (i) A person or a close member of that person's family is related to the PMSA if that person:
  - (a) has control or joint control of the PMSA;
  - (b) has significant influence over the PMSA; or
  - (c) is a member of the key management personnel of the PMSA.
- (ii) An entity is related to the PMSA if any of the following conditions applies:
  - (a) The entity and the PMSA are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).

## 2. 重大會計政策 (續)

### (o) 有關連人士 (續)

- (b) 一間實體為另一實體的聯營公司或合營企業 (或另一實體所屬集團旗下成員公司之聯營公司或合營企業)。
- (c) 兩間實體均為同一第三方的合營企業。
- (d) 一間實體為第三方實體的合營企業，而另一實體為該第三方實體的聯營公司。
- (e) 該實體為監管局或與監管局有關連之實體就僱員利益設立之退休福利計劃。若監管局便是該計劃，提供資助的僱主與監管局有關連。
- (f) 該實體被上述(i)所指人士控制或共同控制。
- (g) 就(i)(a)所指人士在對實體有重大影響力或為該實體之主要管理層成員。
- (h) 該實體或其所屬集團旗下任何成員公司向監管局提供主要管理人員服務。

個人的近親家庭成員是指可影響，或受該個人影響，他們與該實體交易的家庭成員。

## 2. Material accounting policies (continued)

### (o) Related parties (continued)

- (b) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
- (c) Both entities are joint ventures of the same third party.
- (d) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
- (e) The entity is a post-employment benefit plan for the benefit of employees of either the PMSA or an entity related to the PMSA. If the PMSA is itself such a plan, the sponsoring employers are also related to the PMSA.
- (f) The entity is controlled or jointly controlled by a person identified in (i).
- (g) A person identified in (i)(a) has significant influence over the entity or is a member of the key management personnel of the entity.
- (h) The entity, or any member of a group of which it is a part, provides key management personnel services to the PMSA.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

### 3. 稅項

根據《稅務條例》第87條，監管局獲豁免繳納香港利得稅。

### 3. Taxation

The PMSA is exempt from Hong Kong Profits Tax under section 87 of the Inland Revenue Ordinance.

### 4. 支出

### 4. Expenditure

		2025 港元 HK\$	2024 港元 HK\$
年度支出包括 以下項目費用：	The following expenses have been included in determining the surplus:		
員工成本	Staff costs		
薪金及其他福利	Salaries and other benefits	26,024,238	26,488,775
界定供款退休計劃 的供款	Contributions to defined contribution retirement plan	635,956	697,684
		26,660,194	27,186,459

### 5. 財務費用

### 5. Finance costs

		2025 港元 HK\$	2024 港元 HK\$
租賃負債利息	Interest on lease liabilities	134,224	48,858
貸款利息支出	Loan interest expense	287,977	406,853
		422,201	455,711



## 6. 物業及設備

## 6. Property and equipment

		電腦及軟件 Computers and softwares 港元 HK\$	辦公室設備 Office equipment 港元 HK\$	傢俱及裝置 Furniture and fixtures 港元 HK\$	租賃物業裝修 Leasehold improvements 港元 HK\$	總計 Total 港元 HK\$
<b>成本</b>	<b>Cost</b>					
於2023年4月1日	At 1 <sup>st</sup> April 2023	5,720,589	281,043	879,696	8,259,309	15,140,637
添置	Additions	1,928,800	23,500	–	–	1,952,300
處置	Disposals	(295,000)	–	–	–	(295,000)
於2024年3月31日及 2024年4月1日	At 31 <sup>st</sup> March 2024 and 1 <sup>st</sup> April 2024	7,354,389	304,543	879,696	8,259,309	16,797,937
添置	Additions	1,993,370	12,400	18,776	5,850	2,030,396
於2025年3月31日	At 31 <sup>st</sup> March 2025	9,347,759	316,943	898,472	8,265,159	18,828,333
<b>累計折舊</b>	<b>Accumulated depreciation</b>					
於2023年4月1日	At 1 <sup>st</sup> April 2023	4,795,145	147,022	715,310	6,809,085	12,466,562
年度折舊	Charge for the year	863,102	52,767	153,441	1,383,195	2,452,505
處置時回撥	Written back on disposals	(282,195)	–	–	–	(282,195)
於2024年3月31日及 2024年4月1日	At 31 <sup>st</sup> March 2024 and 1 <sup>st</sup> April 2024	5,376,052	199,789	868,751	8,192,280	14,636,872
年度折舊	Charge for the year	1,518,032	50,375	6,271	39,944	1,614,622
於2025年3月31日	At 31 <sup>st</sup> March 2025	6,894,084	250,164	875,022	8,232,224	16,251,494
<b>賬面淨值</b>	<b>Net book value</b>					
於2025年3月31日	At 31 <sup>st</sup> March 2025	2,453,675	66,779	23,450	32,935	2,576,839
於2024年3月31日	At 31 <sup>st</sup> March 2024	1,978,337	104,754	10,945	67,029	2,161,065

## 7. 使用權資產

## 7. Right-of-use assets

		港元 HK\$
<b>成本</b>	<b>Cost</b>	
於2023年4月1日、2024年3月31日及 2024年4月1日	At 1 <sup>st</sup> April 2023, 31 <sup>st</sup> March 2024 and 1 <sup>st</sup> April 2024	13,342,759
年內購置	Additions during the year	10,123,610
租賃屆滿撇銷	Written off upon expiry of lease	(12,372,665)
於2025年3月31日	At 31 <sup>st</sup> March 2025	11,093,704
<b>累計折舊</b>	<b>Accumulated depreciation</b>	
於2023年4月1日	At 1 <sup>st</sup> April 2023	7,293,901
年度折舊	Charge for the year	4,124,222
於2024年3月31日及2024年4月1日	At 31 <sup>st</sup> March 2024 and 1 <sup>st</sup> April 2024	11,418,123
年度折舊	Charge for the year	3,724,389
租賃屆滿撇銷	Written off upon expiry of lease	(12,372,665)
於2025年3月31日	At 31 <sup>st</sup> March 2025	2,769,847
<b>賬面淨值</b>	<b>Net book value</b>	
於2025年3月31日	At 31 <sup>st</sup> March 2025	8,323,857
於2024年3月31日	At 31 <sup>st</sup> March 2024	1,924,636

監管局按經營租賃租用若干物業，租約初始期為36個月。其中兩份租約為監管局提供了在初始期屆滿後按當時市場租金續租3年的選擇權。各租賃均不包括或有租金。

The PMSA is the lessee of several properties held under operating leases. The leases typically run for an initial period of 36 months. Two of the leases offer the PMSA an option to renew the leases for further 3 years at prevailing market rent after expiration of the initial period. None of the leases includes contingent rentals.

## 8. 應收賬款及其他應收款

## 8. Accounts and other receivables

		2025 港元 HK\$	2024 港元 HK\$
應收徵款	Levy receivables	2,070,468	2,070,160
其他應收款	Other receivables	159,646	375,987
應收利息	Interest receivables	1,041,495	1,433,306
		3,271,609	3,879,453

於每個財務結算日，監管局將根據個別應收徵款及其他應收款之信貸記錄逐一審查，以確認應否為他們計提減值虧損。

At the end of each financial reporting period, the PMSA's levy receivables and other receivables were individually assessed for impairment, based on their credit history.

根據過往經驗，監管局認為應收款項質素並無重大不利的改變及可全數收回，所以不需要作減值準備。應收徵款及其他應收款的賬齡分析如下：

Based on past experience, the PMSA considers that no impairment allowance is necessary in respect of these receivables as there has not been any significant unfavorable change in credit quality and the receivables are considered fully recoverable. The ageing analysis of the levy receivables and other receivables is as follows:

		2025 港元 HK\$	2024 港元 HK\$
1 – 90日	1 – 90 days	2,156,114	2,372,147
91 – 180日	91 – 180 days	–	74,000
超過180日	Over 180 days	74,000	–
		2,230,114	2,446,147

## 9. 應付賬款及應計項目

## 9. Accounts payables and accruals

		2025 港元 HK\$	2024 港元 HK\$
應付賬款	Accounts payables	182,725	294,459
其他應付款項和應計項目	Other payables and accruals	481,199	355,866
準備金	Provisions for		
– 約滿酬金	– Gratuity	2,689,142	3,960,949
– 休假	– Leave	553,962	629,572
– 辦公室還原費用	– Office reinstatement cost	1,070,841	1,051,227
		4,977,869	6,292,073



## 10. 暫收款項

監管局獲民政事務總署委託，協助執行香港特區政府在第六輪「防疫抗疫基金」下設立的「物業管理業界（環境衛生和保安人員）抗疫支援計劃」（「物管支援計劃」），為前線物管員工在防疫抗疫工作所付出的努力加以肯定及提供財政支援。

該筆款項已於2025年6月全數退回香港特區政府。

## 10. Temporary receipts

To give recognition in anti-epidemic efforts and provide financial support to frontline property management workers, the Government established the “Anti-epidemic Support Scheme for Environmental Hygiene and Security Staff in Property Management Sector” (“ASPM”) under the sixth round of the “Anti-epidemic Fund”. The PMSA was commissioned by the Home Affairs Department to implement the ASPM.

All temporary receipts had already been repaid to the Government in June 2025.

## 11. 租賃負債

## 11. Lease liabilities

		2025 港元 HK\$	2024 港元 HK\$
於3月31日	At 31 <sup>st</sup> March		
租賃負債分年償還期	Maturity profile of lease liabilities		
– 一年內	– Within 1 year	3,398,755	1,948,571
– 一年後至三年內	– After 1 year but within 3 years	5,411,734	–
租賃負債（未貼現）	Lease liabilities (undiscounted)	8,810,489	1,948,571
貼現值	Discount amount	(243,180)	(4,777)
租賃負債（已貼現）	Lease liabilities (discounted)	8,567,309	1,943,794
分類為：	Classified as:		
流動負債	Current portion	3,240,073	1,943,794
非流動負債	Non-current portion	5,327,236	–
		8,567,309	1,943,794
截至3月31日止年度	Year ended 31 <sup>st</sup> March		
租賃負債賬面值變動：	Movements of the carrying amount of lease liabilities:		
報告期初	At the beginning of the reporting period	1,943,794	6,098,444
非現金變動	Non-cash changes		
– 租賃負債利息	– Interest on lease liabilities	134,224	48,858
– 租賃負債之確認	– Recognition of lease liabilities	10,123,610	–
現金支出	Cash payments	(3,634,319)	(4,203,508)
截至報告期末	At the end of the reporting period	8,567,309	1,943,794

## 12. 遞延收入

## 12. Deferred income

		2025 港元 HK\$	2024 港元 HK\$
遞延收入 牌照費	Deferred income in respect of Licence fees	29,190,312	32,976,445

牌照費是根據《物業管理服務條例》向牌照持有人收取並於牌照有效期內遞延及按期在收支結算表確認為收入。

Deferred income represents the licence fees received from the licensees in accordance with the provisions in the Property Management Services Ordinance, and is deferred and recognized as income in the statement of income and expenditure over the licence period.

牌照費之預收款項於報告期初之遞延收入結餘已確認為本年度之收益為15,280,314港元(2024：11,690,899港元)。

Revenue in respect of the licence fees recognized during the year that was included in the opening balance of deferred income is HK\$15,280,314 (2024: HK\$11,690,899).

## 13. 政府貸款

## 13. Government loan

		2025 港元 HK\$	2024 港元 HK\$
政府貸款的償還期限如下：	The loan is repayable as follows:		
一年內	Within 1 year	4,400,000	4,400,000
超過一年	More than 1 year	8,800,000	13,200,000
		13,200,000	17,600,000

此政府貸款為無抵押貸款，以均等款額分5年償還。利息會由第一次提取貸款開始計算及後於每個財政年度的3月31日支付。利息以無所損益利率，按尚未償還貸款本金計算。

The loan from Government is unsecured and repayable by 5 equal annual instalments. From the day on which the loan was drawn for the first time, interest is accrued and payable on 31<sup>st</sup> March of each financial year. Interest is calculated at “no-gain-no-loss” rate on the basis of simple interest rate on the outstanding loan amount.

## 14. 購置設備之資本承擔

## 14. Capital commitments for acquisition of equipment

		2025 港元 HK\$	2024 港元 HK\$
已簽約但未作出撥備	Contracted but not provided for	129,623	270,570

## 15. 重大有關連人士交易

在年度內監管局與有關連人士所進行的日常營運重大交易如下：

## 15. Material related party transactions

During the year the PMSA undertook the following material transactions with related parties in the normal course of its operation:

		2025 港元 HK\$	2024 港元 HK\$
主要管理人員的薪酬	Remuneration for key management personnel		
短期員工福利	Short-term employee benefits	7,600,703	6,029,193
離職後福利	Post-employment benefits	785,045	877,542
		8,385,748	6,906,735

薪酬總額計入「員工成本」(見附註4)。

Total remuneration is included in “staff costs” (see note 4).



## 16. 金融資產及負債

### (a) 金融資產及負債類別

		2025 港元 HK\$	2024 港元 HK\$
<b>金融資產</b>	<b>Financial assets</b>		
非流動資產 – 按攤銷	Non-current assets – at amortized		
成本值：	cost:		
按金	Deposits	1,118,942	–
流動資產 – 按攤銷成本值：	Current assets – at amortized cost:		
按金	Deposits	–	1,266,169
應收賬款及其他應收款	Accounts and other receivables	3,271,609	3,879,453
超過三個月到期之	Bank deposits with maturity		
銀行存款	over 3 months	46,455,000	73,705,000
銀行結存及現金	Bank balances and cash	158,983,861	128,575,135
		209,829,412	207,425,757
<b>金融負債</b>	<b>Financial liabilities</b>		
非流動負債 – 按攤銷	Non-current liabilities – at amortized		
成本值：	cost:		
租賃負債	Lease liabilities	5,327,236	–
政府貸款	Government loan	8,800,000	13,200,000
流動負債 – 按攤銷成本值：	Current liabilities – at amortized cost:		
暫收款項	Temporary receipts	123,727,383	123,270,297
租賃負債	Lease liabilities	3,240,073	1,943,794
政府貸款	Government loan	4,400,000	4,400,000
應付賬款及應計項目	Accounts payables and accruals	4,977,869	6,292,073
		150,472,561	149,106,164

### (b) 財務風險管理的目標及政策

在日常運作中，監管局並不會存在重大的外匯風險和價格風險。其他風險敘述如下：

#### (i) 利率風險

監管局的計息金融負債是政府貸款。

### (b) Financial risk management objectives and policies

In the normal course of the operation, the PMSA does not expose to significant foreign currency risk and price risk. Other risks are described below:

#### (i) Interest rate risk

The PMSA's interest bearing financial liability is government loan.

## 16. 金融資產及負債 (續)

### (b) 財務風險管理的目標及政策 (續)

#### (i) 利率風險 (續)

##### 敏感性分析

於2025年3月31日，假若利率上升／下降一百分點而所有其他變量保持不變，監管局的年度盈餘將減少／增加132,000港元(2024：盈餘減少／增加176,000港元)。

#### (ii) 信貸風險

監管局之信貸風險基本上源自銀行存款，但由於對方為擁有高信用評級之銀行，所以信貸風險並不重大。

監管局並無持有任何抵押品以涵蓋其所有金融資產之相關風險。

監管局所面臨之最大信貸風險已在財務狀況表之各項金融資產經扣除任何減值撥備後之賬面值表示。

就所提供之服務而言，監管局並沒有集中於個別客戶之信貸風險，因此信貸風險有限。

監管局認為金融資產之信貸風險符合最初期望及沒有預期有重大信貸虧損。

#### (iii) 流動資金風險

監管局會定期監管現時和預計的流動資金的需求，以確保維持充裕之現金儲備，滿足短期和長期的流動資金需求。

## 16. Financial assets and liabilities (continued)

### (b) Financial risk management objectives and policies (continued)

#### (i) Interest rate risk (continued)

##### Sensitivity analysis

At 31<sup>st</sup> March 2025, had the interest rate been 1% higher/lower and with all other variables held constant, the PMSA's surplus for the year would decrease/increase by HK\$132,000 (2024: surplus would decrease/increase by HK\$176,000).

#### (ii) Credit risk

The PMSA's credit risk is primarily attributable to cash at banks and is insignificant because the counterparties are the banks with high credit rating.

The PMSA does not hold any collateral to cover its credit risks associated with its financial assets.

The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the statement of financial position after deducting any impairment allowance.

The PMSA has no significant concentrations of credit risk with respect to the services provided to clients; the credit risk is therefore limited.

The PMSA considers the credit risk on its financial assets is in line with original expectations, and no significant credit losses are expected.

#### (iii) Liquidity risk

The PMSA's policy is to regularly monitor current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and long term.

## 16. 金融資產及負債（續）

### (b) 財務風險管理的目標及政策（續）

#### (iii) 流動資金風險（續）

下表顯示根據監管局報告  
期末至合約到期日的剩餘  
期間金融負債的分析。

## 16. Financial assets and liabilities (continued)

### (b) Financial risk management objectives and policies (continued)

#### (iii) Liquidity risk (continued)

The following table details the contractual maturities at the end of the reporting period of the PMSA's financial liabilities:

		未經折現的			
		賬面值	合同現金流量	一年內或按要求	超過一年
		Carrying amount	Contractual undiscounted cash flow	Within 1 year or on demand	More than 1 year
		港元	港元	港元	港元
		HK\$	HK\$	HK\$	HK\$
於2025年3月31日	At 31 <sup>st</sup> March 2025				
流動負債	Current liabilities				
暫收款項	Temporary receipts	123,727,383	123,727,383	123,727,383	–
租賃負債	Lease liabilities	3,240,073	3,398,755	3,398,755	–
政府貸款	Government loan	4,400,000	4,400,000	4,400,000	–
應付賬款及應計項目	Accounts payables and accruals	4,977,869	4,977,869	4,977,869	–
非流動負債	Non-current liabilities				
租賃負債	Lease liabilities	5,327,236	5,411,734	–	5,411,734
政府貸款	Government loan	8,800,000	8,800,000	–	8,800,000
		150,472,561	150,715,741	136,504,007	14,211,734
於2024年3月31日	At 31 <sup>st</sup> March 2024				
流動負債	Current liabilities				
暫收款項	Temporary receipts	123,270,297	123,270,297	123,270,297	–
租賃負債	Lease liabilities	1,943,794	1,948,571	1,948,571	–
政府貸款	Government loan	4,400,000	4,400,000	4,400,000	–
應付賬款及應計項目	Accounts payables and accruals	6,292,073	6,292,073	6,292,073	–
非流動負債	Non-current liabilities				
政府貸款	Government loan	13,200,000	13,200,000	–	13,200,000
		149,106,164	149,110,941	135,910,941	13,200,000



## 16. 金融資產及負債（續）

### (c) 公允價值

於2025年及2024年3月31日所有金融資產及負債之價值與其公允價值並無重大差異。公允價值乃按照日後現金流量以現時利率折算現值而估計。

## 17. 資本管理

為滿足資本披露之要求，監管局之資本架構乃指監管局之累積盈餘。

監管局管理資本的目標為：

(a) 保障監管局持續經營的能力；以及

(b) 實現監管局的目標。

監管局定期因應經濟狀況之變化及有關資產之風險特質，對資本架構進行檢視及管理，以確定其能滿足監管局之營運及資本需求。本管理政策與往年並無變動。

## 16. Financial assets and liabilities (continued)

### (c) Fair values

All financial assets and liabilities are carried at amounts not materially different from their fair values as at 31<sup>st</sup> March 2025 and 2024. The fair value is estimated as the present value of future cash flows, discounted at current market interest rate.

## 17. Capital management

For the purpose of capital disclosure, the capital structure of the PMSA consists of its accumulated surplus.

The PMSA's capital management objectives are:

(a) to ensure the PMSA's ability to continue as a going concern; and

(b) to achieve the PMSA's goals.

The PMSA regularly reviews and manages its capital in light of changes in economic conditions and the risk characteristics of the underlying assets so as to ensure adequacy for both operational and capital needs. The capital management strategy remains unchanged from prior year.

## 18. 融資活動所產生負債的對賬

下表詳列監管局因融資活動產生負債的變動，包括現金及非現金變動。融資活動產生的負債為現金流量或未來現金流量將於監管局的現金流量表內分類為融資活動之現金流量的負債。

## 18. Reconciliation of liabilities arising from financing activities

The table below details changes in the PMSA's liabilities from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the PMSA's statement of cash flows as cash flows from financing activities.

		租賃負債 Lease liabilities 港元 HK\$	政府貸款 Government loan 港元 HK\$	合計 Total 港元 HK\$
於2024年4月1日	At 1 <sup>st</sup> April 2024	1,943,794	17,600,000	19,543,794
融資活動之現金流量變動：				
償還政府貸款	Repayment of government loan	–	(4,400,000)	(4,400,000)
支付貸款利息	Loan interest paid	–	(287,977)	(287,977)
已付租賃租金之資本部分	Capital element of lease rentals paid	(3,500,095)	–	(3,500,095)
已付租賃租金之利息部分	Interest element of lease rentals paid	(134,224)	–	(134,224)
		(1,690,525)	12,912,023	11,221,498
其他變動：				
本年度確認之租賃負債	Recognition of lease liabilities during the year	10,123,610	–	10,123,610
貸款利息支出	Loan interest expense	–	287,977	287,977
租賃負債利息	Interest on lease liabilities	134,224	–	134,224
於2025年3月31日	At 31 <sup>st</sup> March 2025	8,567,309	13,200,000	21,767,309

## 18. 融資活動所產生負債的對賬 (續)

## 18. Reconciliation of liabilities arising from financing activities (continued)

		租賃負債 Lease liabilities 港元 HK\$	政府貸款 Government loan 港元 HK\$	合計 Total 港元 HK\$
於2023年4月1日	At 1 <sup>st</sup> April 2023	6,098,444	22,000,000	28,098,444
融資活動之現金流量變動：	Changes from financing cash flows:			
償還政府貸款	Repayment of government loan	–	(4,400,000)	(4,400,000)
支付貸款利息	Loan interest paid	–	(406,853)	(406,853)
已付租賃租金之資本部分	Capital element of lease rentals paid	(4,154,650)	–	(4,154,650)
已付租賃租金之利息部分	Interest element of lease rentals paid	(48,858)	–	(48,858)
		1,894,936	17,193,147	19,088,083
其他變動：	Other changes:			
貸款利息支出	Loan interest expense	–	406,853	406,853
租賃負債利息	Interest on lease liabilities	48,858	–	48,858
於2024年3月31日	At 31 <sup>st</sup> March 2024	1,943,794	17,600,000	19,543,794



## 19. 已頒布但於年內尚未生效的香港財務報告準則

香港會計師公會已頒布於本年度尚未生效且並未在本財務報表內採納的多項修訂及新準則，包括可能與監管局相關的下列各項。

《香港會計準則》第21號之修訂本  
缺乏可兌換性<sup>1</sup>

《香港會計準則》第9號及《香港財務報告準則》第7號之修訂本  
金融工具之分類與衡量之修正<sup>2</sup>

《香港財務報告準則》第18號  
財務報表之呈報及披露<sup>3</sup>

《香港詮釋》第5號  
財務報表的呈列－借款人對包含按  
要求償還條款之定期貸款之分類<sup>3</sup>

<sup>1</sup> 於2025年1月1日或之後開始之會計期間生效

<sup>2</sup> 於2026年1月1日或之後開始之會計期間生效

<sup>3</sup> 於2027年1月1日或之後開始之會計期間生效

監管局預期這些新訂及經修訂的香港財務報告準則及香港會計準則的應用不會對監管局財務報表中確認的金額產生重大影響。

## 19. Hong Kong Financial Reporting Standards issued but not yet effective for the year

The HKICPA has issued a number of amendments and new standards which are not yet effective for the current accounting year and which have not been adopted in these financial statements. These include the following items which may be relevant to the PMSA.

Amendments to HKAS 21, Lack of Exchangeability<sup>1</sup>

Amendments to HKAS 9 and HKFRS 7, Amendments to the Classification and Measurement of Financial Instruments<sup>2</sup>

HKFRS 18, Presentation and Disclosure in the Financial Statements<sup>3</sup>

Hong Kong Interpretation 5 Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause<sup>3</sup>

<sup>1</sup> Effective for annual periods beginning on or after 1<sup>st</sup> January 2025

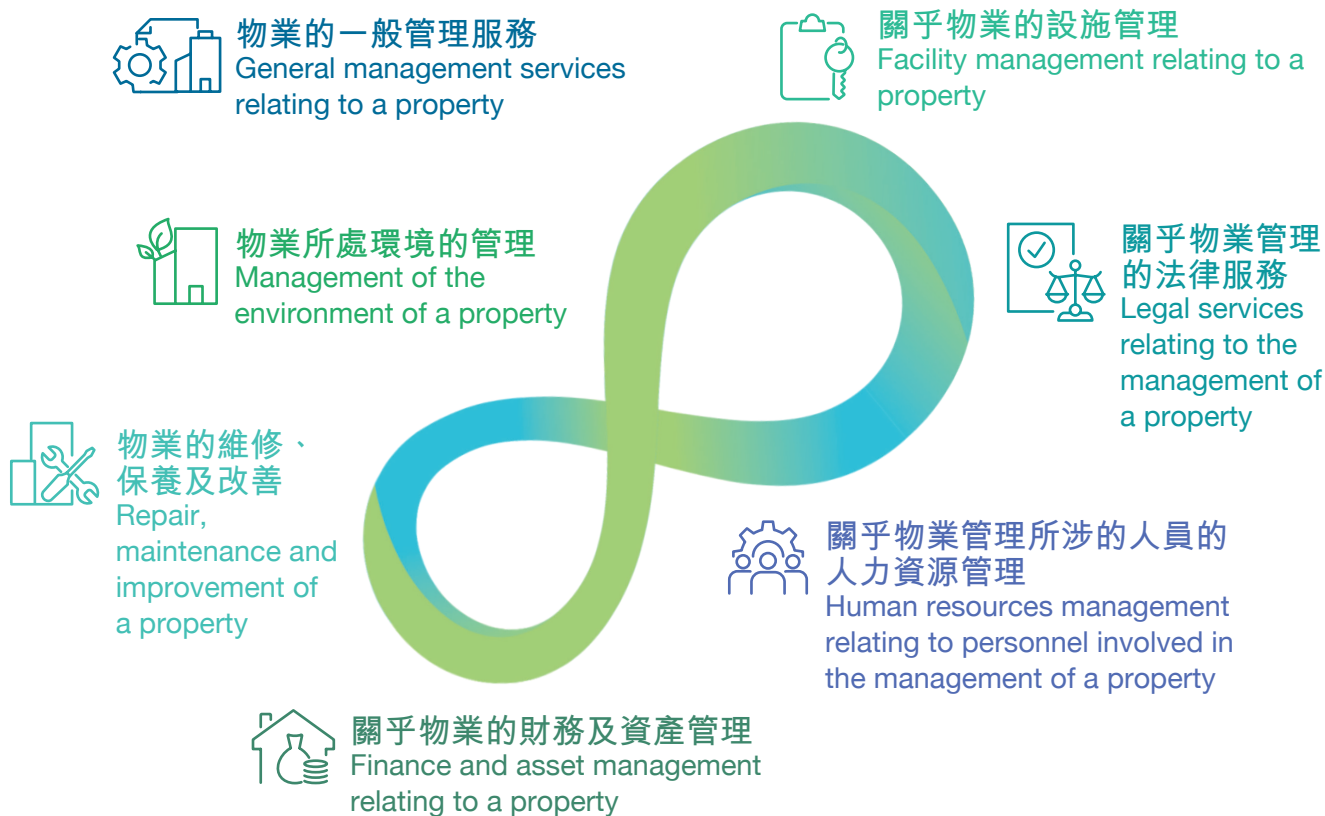
<sup>2</sup> Effective for annual periods beginning on or after 1<sup>st</sup> January 2026

<sup>3</sup> Effective for annual periods beginning on or after 1<sup>st</sup> January 2027

The PMSA anticipates that the application of these new and revised HKFRSs and HKASs will not have a material effect on the amounts recognized in the PMSA's financial statements.

## 七大類別訂明物管服務

### Seven Categories of Prescribed PM Services



## 設計概念

### Design Concept

《物業管理業監管局2024-25年度周年報告》採用了象徵「無限」符號的標誌來演繹主題，寓意香港物管業是朝陽行業，機遇處處，擁有無限拓展空間，未來一直持續向前，健康發展，為市民大眾安居樂業作出積極貢獻；而「無限」標誌亦與「望遠鏡」相似，寓意監管局任重道遠，具備長遠視野，未來繼續堅定致力提升物管業專業地位水平。

The *Property Management Services Authority Annual Report 2024-25* has adopted a symbol representing “infinity” to illustrate its theme, signifying that Hong Kong’s PM industry is a “new dawn” industry with boundless opportunities and unlimited room for expansion. It will continue to progress steadily and develop healthily, making active contributions to the well-being and prosperity of the public. Additionally, the “infinity” symbol resembles a “telescope,” symbolising the PMSA’s significant responsibilities and long-term vision, as it keeps steadfast in its commitment to elevating the professional standard of the PM industry in the years to come.



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