



# 香港地產行政師學會

HONG KONG INSTITUTE OF REAL ESTATE ADMINISTRATORS

## 學會通訊 NEWSLETTER

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刊物出版委員會歡迎會員就物業規劃及發展、建築及項目管理、市場策劃及推廣、物業管理及財務、保育及持續發展為題提供文稿，不多於2,000字，詳情可向委員會查詢。委員會對文章出版有最終決定權。

The Publication Committee welcomes article with less than 2,000 words on property planning & development, construction & project management, marketing & promotion, property management & financing, conservation and sustainability, please contact the Committee for more details. The publication of article shall be at the sole discretion of the Committee.

# 邁向四十載 開創新里程

Towards Four Decades

Pioneering New Milestones



香港地產行政師學會 (HIREA) 成立40週年是本會的一個重要里程碑。自1985年成立以來，地產行政師學會已發展成為涵蓋七個專業部門和一個青年會員部門的組織。擁有超過700名管理職位的會員，他們在房地產行業的各個領域均具備專業知識。本會具備卓越的能力及專業，支持香港成為吸引企業、資本和人才的全球城市。正如香港特別行政區財政司司長陳茂波先生在最近的2025-2026年度預算案演講中所說：「轉型與創新將引領我們走向未來，我們已準備好加速香港經濟的高質量發展。」通過「創新和多元化的土地開發方式」、「建築行業的合作」、「綠色城市」、「基礎設施發展」等舉措，本會及其會員將繼續與政府、開發商、資產持有者及社區所有利益相關者緊密合作，確保香港保持全球最具競爭力、宜居和可持續發展的城市之一。

本人擔任香港地產行政師學會主席已半年多，在此期間，學會在內部與外部事務上都進入了新的發展階段，以轉型的思維應對未來的房地產趨勢，並思考如何更好地聯繫及服務會員。這些成就歸功於所有委員會成員和會員的堅定支持與積極參與，他們的共同努力為學會的倡議推進奠定了堅實的基礎。

在內部事務方面，本屆委員會為各專業小組和委員會制定了明確的目標和年度工作計劃，並通過定期會議進行持續審查和優化。此外，學會對行政流程的改進、會員服務的提升以及溝通機制的完善進行了系統評估，並提出了多項切實可行的改進建議，為學會的長期發展提供了理論和實踐支持。

同時，學會的會員數量穩步增長，吸引了越來越多的物業管理專業人士。這一趨勢與學會作為物業管理監管局 (PMSA) 認可組織實密不可分。值得注意的是，學會的專業會員和聯繫會員均有資格申請物業管理人(第一級)牌照。這不僅彰顯對會員專業能力的高度認可，也強化了學會作為認證機構的重要性。未來，學會將繼續與PMSA保持緊密合作，積極推動行業標準的提升和專業人才的培養。我們期待更多傑出的物業管理專業人士加入我們，共同推動學會的發展，並為行業的專業化和可持續發展貢獻力量。

在外部事務方面，學會始終致力於參與公共政策討論，發揮其專業影響力，作出有意義的貢獻。應發展局的邀請，學會與高級官員就土地徵用策略、城市更新規劃和住房供應等關鍵問題進行了深入討論，並就實現「加速效率、提升效果、增加產出」的政策目標提供了專家建議。此外，學會還就行政長官的施政報告和預算案提交了全面的政策建議，為政府決策者提供了兼具學術基礎和實際參考價值的見解。

為進一步鼓勵會員參與社會服務，提升「地產行政師」的專業形象和社會認可度，學會與香港傷健協會達成了戰略合作協議。根據協議，學會承諾每年組織會員提供不少於150小時的志願服務，以支持社區中的弱勢群體。這一舉措不僅彰顯了學會對社會責任的承諾，還為會員提供了一個應用專業知識和貢獻社會的平台，從而突顯了地產行政師的多重價值。

展望未來，學會將繼續秉持專業與創新的原則，努力提升「地產行政師」的社會地位和業界影響力。目前，學會正在籌備各種持續專業發展 (CPD) 項目、「傑出地產行政師頒獎典禮」以及40週年慶典晚宴。誠摯邀請所有會員積極參與這些活動。

最後，本人謹此向所有執行委員會成員及全體會員表達衷心謝意，感謝你們在過去六個月中的堅定支持與無私奉獻。透過大家的積極參與，學會方能不斷成長與壯大。本人更藉此鼓勵每位會員繼續發揮自身優勢，推動地產行政師專業的持續發展，從而為學會的使命以及香港的城市發展和社會進步貢獻力量。

會長  
蔡宏興, BBS, JP  
資深地產行政師

The 40th anniversary of HIREA is a milestone for the Association. The Association since its founding in 1985 has grown to encompass 7 professional divisions and a Youth Member Division. With over 700 members in management positions, possessing expertise across various sectors of the real estate industry, HIREA is exceptionally equipped to support Hong Kong's ambition as a global city that attracts businesses, capital, and talent. As stated by Mr. Paul Chan, Financial Secretary HKSAR, in his recent 2025-2026 Budget Speech: "Transformation and innovation will lead our way into the future, and we are poised to fast-track the high quality development of Hong Kong's economy." Thru an 'innovative and diversified land development approach', 'co-operation relating to construction industry', 'green city', 'infrastructure development', and other initiatives to accelerate and maintain the competitiveness of Hong Kong, HIREA and its members shall continue to play a key role in working with Government, developers, asset owners, and all stakeholders in the community to ensure Hong Kong remains as one of the most competitive, liveable and sustainable cities in the world.

It has now been over half a year since I assumed the role of President of the Hong Kong Institute of Property Administrators. During this period, the Institute has entered a new developmental phase in both its internal and external affairs with a transformative mindset to respond to future real estate trends and how HIREA can better serve its members. These accomplishments are attributable to the steadfast support and active engagement of all committee members and members, whose collective efforts have laid a robust foundation for the advancement of the Institute's initiatives.

With respect to internal affairs, the current committee has formulated clear objectives and annual work plans for the various professional groups and committees, with ongoing review and optimization conducted through regular meetings. Furthermore, systematic evaluations have been undertaken on matters such as the refinement of administrative processes, the enhancement of member services, and the improvement of communication mechanisms. A number of practical recommendations for improvement have been proposed, providing both theoretical and practical support for the Institute's long-term development.

Concurrently, the Institute has experienced steady growth in its membership, attracting an increasing number of property administration professionals. This trend is closely aligned with the Institute's status as an organization recognized by the Property Management Services Authority (PMSA). It is noteworthy that both professional and associate members of the Institute are eligible to apply for a PMP (Tier 1) license. This not only signifies a high level of recognition of our members' professional competence but also reinforces the Institute's significance as an accredited body. Moving forward, the Institute will continue to maintain close collaboration with the PMSA, actively promoting the elevation of industry standards and the cultivation of professional talent. We look forward to welcoming more distinguished property administration professionals to join us in advancing the Institute's growth and contributing to the industry's specialization and sustainable development.

In terms of external affairs, the Institute has consistently demonstrated its commitment to participating in public policy discourse, leveraging its professional influence to contribute meaningfully. At the invitation of the Development Bureau, the Institute engaged in in-depth discussions with senior officials on critical issues such as land acquisition strategies, urban renewal planning, and housing supply. The Institute also provided expert recommendations on achieving the policy objectives of "accelerating efficiency, enhancing effectiveness, and increasing output." Additionally, the Institute submitted comprehensive policy proposals in response to the Chief Executive's Policy Address and the Budget, offering government decision-makers insights that are both academically grounded and pragmatically relevant.

To further encourage members' participation in social services and to elevate the professional image and societal recognition of "Property Administrators," the Institute entered into a strategic cooperation agreement with the Hong Kong PHAB Association. Under this agreement, the Institute commits to organizing members to contribute no fewer than 150 hours of voluntary service annually to support underprivileged groups within the community. This initiative not only underscores the Institute's dedication to social responsibility but also provides members with a platform to apply their professional expertise and contribute to society, thereby highlighting the multifaceted value of Property Administrators.

Looking ahead, the Institute will continue to uphold the principles of professionalism and innovation, striving to enhance the social standing and industry influence of "Property Administrators." Preparations are currently underway for a variety of Continuing Professional Development (CPD) programs, the "Outstanding Property Administrator Awards Ceremony," and the 40th Anniversary Gala Dinner. All members are cordially invited to participate actively in these events.

In conclusion, I would like to express my sincere gratitude to all members of the Executive Committee and the general membership for their unwavering support and dedication over the past six months. It is through your active participation and selfless contributions that the Institute has been able to grow and thrive. I encourage each member to continue leveraging their strengths to drive the sustained development of the Property Administrator profession, thereby contributing to the Institute's mission and to the urban development and societal progress of Hong Kong.

Rr CHOI Wun-hing, Donald, BBS, JP, FHIREA  
President

04 Oct  
2024

參與香港房地產協會舉辦的  
「慶祝中華人民共和國成立七十五周年暨三十三周年會慶晚宴」  
Celebration Events of “The 75th Anniversary of the Founding of  
the People’s Republic of China cum the 33rd Anniversary Banquet”  
organized by The Hong Kong Real Property Federation

香港房地產協會  
The Hong Kong Real Property Federation

學會榮幸獲邀參與香港房地產協會舉辦的「慶祝中華人民共和國成立七十五周年暨三十三周年會慶晚宴」。這個盛會雲集了業界翹楚，是難得的交流機會。本會期待與各方友好加強合作，共同推動香港房地產業邁向更輝煌的未來！

Our Institute honored to be invited to attend “The 75th Anniversary of the Founding of the People’s Republic of China cum the 33rd Anniversary Banquet”, which was organized by The Hong Kong Real Property Federation. The celebration event brought together the elites in the industry and served as a valuable networking opportunity. We look forward to collaborating with our partners and working together to drive Hong Kong's real estate industry toward an even brighter future!



07<sup>th</sup>  
2024

物業管理業監管局持續專業發展講座 - 私人樓宇公用地方的管理和維修  
Continuing Professional Development Scheme (CPD) by  
Property Management Services Authority (PMSA)-  
Management and Maintenance of Common Areas in Private Buildings

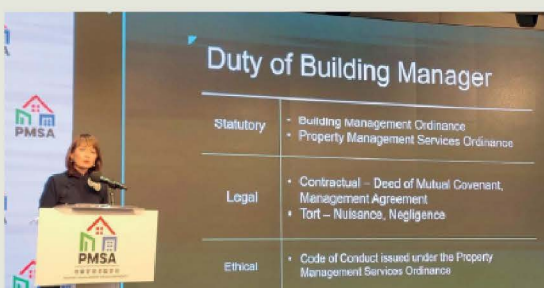
物業管理業監管局  
PROPERTY MANAGEMENT  
SERVICES AUTHORITY

香港地產行政師學會代表獲邀出席由物業管理業監管局(監管局)舉辦的持續專業發展講座作專題演講。

是次講座邀請了立法會議員江玉歡律師,就私人樓宇公用地方的管理和維修與逾2,000名現場及網上參與的物業管理(物管)業界人士分析本港及海外的相關案例,並從帳目管理、利益申報、維修保養工程等不同角度探討物管常見問題。江議員亦就影響物管業未來發展的趨勢作出分享,鼓勵業界加強關注,以審時度勢,預早作出規劃部署。

The representatives of the Hong Kong Institute of Real Estate Administrators were invited to attend and delivered a speech at the seminar of Continuing Professional Development Scheme organized by Property Management Services Authority (PMSA).

Legislative Councillor Hon. Doreen KONG was invited as guest speaker for the continuing professional development (CPD) seminar on the management and maintenance of common areas in private buildings, which had over 2,000 members attended physically or online. With reference to the relevant law cases for Hong Kong and overseas, Hon. KONG addressed recurring PM issues from different perspectives including financial management, declaration of interest, as well as maintenance / repair work. Hon. KONG also shared information on trends that may impact the development of the PM industry and encouraged the industry to pay close attention for early planning and preparation.



07 NOV  
2024

華懋集團 可持續發展論壇 2024「多元可持續發展方案 應對未來挑戰」  
HIREA Supporting Event – Chinachem Group Sustainability Conference 2024  
“Integrating Sustainability Solutions towards a Resilient Future”

華懋集團  
Chinachem Group

商界環保協會  
BUSINESS  
ENVIRONMENT  
COUNCIL

香港綠色建築議會  
HKGBC

香港地產行政師學會會長蔡宏興，BBS,JP 資深地產行政師及副會長李鈞豪資深地產行政師參與了由華懋集團舉行之可持續發展論壇 2024。此論壇聚焦氣候變化、可持續融資及創效投資等重要議題。論壇邀請了傑出演講嘉賓分享真知灼見，共同探討可持續發展的未來。學會積極參與此類活動，體現了業界對可持續發展的重視。我們期望透過共同努力，為創造更美好的未來作出貢獻。

The President of HIREA Mr CHOI Wun-hing, Donald, BBS, JP and the Vice President of HIREA Mr LEE Kwan-ho, Kenneth participated the Chinachem Group Sustainability Conference 2024 “Integrating Sustainability Solutions towards a Resilient Future”. The conference focused on some critical issues, such as climate change, sustainable financing and impact investment. Distinguished leaders shared their insights in shaping the vision and future of sustainability development. We hope that through our collaborative endeavors, we can contribute to create a better future.



15 NOV  
2024

「共融展多元，協同創機遇」研討會  
Seminar of “Creating Inclusive Workplace and New Opportunities  
by Embracing Diversity and Collaboration”

勞工處展能就業科  
Selective Placement Division,  
Labour Department

香港僱主聯合會  
Employers' Federation  
of Hong Kong

本會副會長區啟基地產行政師代表學會作為嘉賓，出席勞工處展能就業科及香港僱主聯合會於帝京酒店6/F舉行的「共融展多元，協同創機遇」研討會，與勞工處代表及新生精神康復會行政總裁朱世明先生、「職康330」專業服務總經理黃嘉卿女士等人交流及合照。

The Vice President of HIREA, Rr AU Kai-kei, Derek, being invited as a guest to attend the seminar of “Creating Inclusive Workplace and New Opportunities by Embracing Diversity and Collaboration”. It was organized by Selective Placement Division of Labour Department and Employers' Federation of Hong Kong at 6/F of Royal Plaza Hotel. The following photos took with The Chief Executive Officer of New Life Psychiatric Rehabilitation Association, Mr Chu Sai-ming, and Ms Wong Ka-King, General Manager of Professional Services at "newlife.330”



16 NOV  
2024

九龍城區試行「聯廈聯管」的經驗分享及預防性維修諮詢大會2024  
The "Experience Sharing and Preventive Maintenance Consultation Conference 2024 on the Pilot Scheme of Joint Building Management in Kowloon City District"

建設健康九龍城協會  
BHKCA

九龍城民政事務處  
Kowloon City  
District Office

市區重建局  
URBAN RENEWAL  
AUTHORITY

由建設健康九龍城協會主辦，九龍城民政事務處及市區重建局協辦，以及香港地產行政師學會及香港專業人士協會支持的九龍城區試行【聯廈聯管】的經驗分享及預防性維修諮詢大會2024順利舉行！

本會上屆會長李海達資深地產行政師、副會長張翹楚地產行政師、副會長李鈞豪資深地產行政師、副會長李國柱地產行政師、維修諮詢大會籌委會主席 / 香港地產行政師學會創新及安全組主席黃漢輝地產行政師、委員張頌濤地產行政師等均有出席。

在會上，市區重建局代表分享了關於九龍城區試行【聯廈聯管】的經驗及介紹【預防性維修資助計劃】，香港地產行政師學會及香港專業人士協會代表亦向參加者分享了舊樓漏水情況和石屎剝落原因及如何實踐樓宇維修和預防性保養。會後，屋宇維修專家團隊更加為參加者提供免費諮詢服務，分享樓宇預防性保養工作，並解答有關處理一般樓宇維修，處理石屎剝落和滲水的疑問。

The "Experience Sharing and Preventive Maintenance Consultation Conference 2024 on the Pilot Scheme of Joint Building Management in Kowloon City District" was successfully held. The event was organized by Building Healthy Kowloon City Association Limited, co-organized by the Kowloon City District Office and the Urban Renewal Authority, and supported by the Hong Kong Institute of Real Estate Administrators and The Association of Hong Kong Professionals.

Rr LEE Hoi-tat, Nathan, Immediate Past President; Rr CHEUNG Kiu-cho, Vincent, Rr LEE Kwan-ho, Kenneth, and Rr LI Kwok-chu, Vice President of the Institute; Rr WONG Hon-fai, Chairman of the Repair Consultation Conference Organizing Committee and Chairman of the Innovation and Construction Safety of HIREA; and Rr CHANG Chung-to Charles, have attended this event and demonstrated the full support from HIREA.

At the conference, representatives from the Urban Renewal Authority shared insights on the pilot scheme of "**Joint Building Management**" in Kowloon City District and introduced the "Preventive Maintenance Subsidy Scheme." Representatives from the **Hong Kong Institute of Real Estate Administrators (HIREA) and the Hong Kong Professionals and Senior Executives Association** also delivered presentation on topics such as water leakage issues in old buildings, causes of concrete spalling, and how to implement building maintenance and preventive upkeep after the event. A team of building maintenance experts provided free consultation services to attendees, sharing knowledge on preventive building maintenance and addressing questions related to general building repairs, handling concrete spalling, and resolving water seepage issues.

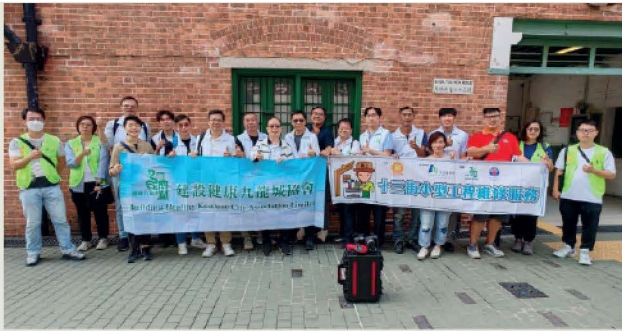
16 NOV  
2024

九龍城區試行「聯廈聯管」的經驗分享及預防性維修諮詢大會2024  
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02 DEC  
2024

香港地產行政師學會39周年誌慶酒會2024暨 香港地產行政師學會獎學金頒獎禮  
"Hong Kong Institute of Real Estate Administrators  
39th Anniversary Celebration 2024 &  
Hong Kong Institute of Real Estate Administrators Scholarship Award"



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

39<sup>th</sup> Anniversary  
周年

**主禮嘉賓： 發展局局長 甯漢豪女士, JP**

**Guest of Honor: Ms. Bernadette Linn Hon-ho, JP, Secretary for Development**

是次酒會主題為「邁向四十載·開創新里程」，以「跨專業平台」形式團結業內專業人士，共同為國家發展大局及建設香港出一分力。大會當晚主禮嘉賓就北部都會區發展發表主題演講，及後頒發獎學金予得獎學生及雞尾酒會招待來賓。

頒獎禮十分榮幸邀請了發展局局長甯漢豪女士，JP 為主禮嘉賓，由會長蔡宏興，BBS，JP資深地產行政師致詞為活動揭開序幕。當晚，上屆會長及獎學金發起人李海達資深地產行政師、副會長及酒會主席區啟基地產行政師、副會長劉麗清資深地產行政師、副會長李鈞豪資深地產行政師、副會長張翹楚地產行政師、副會長李國柱地產行政師、義務秘書李惠芳地產行政師及一眾執行委員會成員均有出席及支持活動，本會亦再次恭喜得獎學生！

是次誌慶酒會主題為「邁向四十載·開創新里程」，本港地產行政師將把握大型基建落成、新界北都會發展及智能科技提昇的機遇，開創新里程。大家繼續團結專業人士，提攜年青新一代！

The theme of this ceremony is "**Towards Four Decades • Pioneering New Milestones**", aiming to unite industry professionals through a "cross-disciplinary platform" and contribute to the national development agenda and the construction of Hong Kong. The guest of honor delivered a speech related to Northern Metropolis Development Strategy, followed by the presentation of scholarships to award-winning students and a cocktail reception for all guests.

Our Institute honored to invite Ms LINN Hon-ho, Bernadette, JP, Secretary for Development, as the Guest of Honor. The ceremony commenced with an opening speech by the President, Rr CHOI Wun-hing, Donald, BBS, JP. That evening, the Immediate Past President and scholarship initiator Rr LEE Hoi-tat, Nathan, Vice President & Event Chairman Rr AU Kai-kei, Derek, Vice President Rr LAU Lai-ching, Ellijah, Vice President Rr LEE Kwan-ho, Kenneth, Vice President Rr CHEUNG Kiu-cho, Vincent, Vice President Rr LI Kwok-chu, Honorary Secretary Rr LI Wai-fong, Catina and all council members made a toast to guests on the stage. Our Institute once again extends our heartfelt congratulations to the scholarship awardees!

The theme of the cocktail reception '**Towards Four Decades. Pioneering New Milestones**'. HIREA take the opportunities arising from the development of large-scale infrastructures, the Northern Metropolis, and also embracing opportunities in the IT Era. We will continue to unite our professionals as well as our young generation and contribute to Hong Kong.

02 DEC  
2024

香港地產行政師學會39周年誌慶酒會2024暨 香港地產行政師學會獎學金頒獎禮  
"Hong Kong Institute of Real Estate Administrators  
39th Anniversary Celebration 2024 &  
Hong Kong Institute of Real Estate Administrators Scholarship Award"



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

39<sup>th</sup> Anniversary  
周年



會長蔡宏興，BBS, JP資深地產行政師為活動揭開序幕



發展局局長甯漢豪女士，JP為主禮嘉賓致詞



一眾嘉賓與執行委員會成員合照



嘉賓及一眾獎學金得獎學生合照

04 DEC  
2024

廉政公署培訓研討會：地產、設施及物業管理中的專業道德與實踐"  
ICAC's Training Seminar: Professional Ethics & Practice in  
Real Estate, Facility and Property Management

廉政公署  
ICAC

本會於2024年12月4日邀請廉政公署社區關係處陳詠仙女士作為是次研討會嘉賓講者，研討會中向各參與會員分享了如何於工作中維護誠信之觀點和技巧。在研討會上，陳詠仙女士介紹了地產、設施及物業管理等貪腐高風險領域的商業道德和行為守則。此外，研討會中還解釋了利益衝突的處理技巧，並闡述了管理人員在防貪和誠信管理中的角色。學會副會長李鈞豪資深地產行政師向陳詠仙女士頒發了感謝狀，以表達對她分享的衷心感謝。

On 4 December 2024, HIREA invited Ms Suki Chan from the Community Relations Department of the ICAC as the Guest Speaker who sharing with members about the perspective and skills that are needed to uphold the integrity framework in their duty and work.

Ms Suki Chan introduced the business ethics and code of practice in the Corruption prone areas in real estate, facility and property management etc. Also, Ms Suki Chan elaborated conflict of interest with relevant handling skills and explained the role of managers in corruption prevention and integrity management.

Rr LEE Kwan-ho, Kenneth, Vice President of HIREA, presented a certificate of appreciation to Ms. Suki Chan to express our gratitude for her fruitful sharing.



06 DEC  
2024

環保促進會24周年晚宴暨第15屆香港綠色企業大獎頒獎典禮  
24th Anniversary of Green Council cum 15th Anniversary  
of Hong Kong Green Awards

環保促進會  
GREEN COUNCIL

香港綠色企業大獎  
HONG KONG GREEN AWARDS

2024年12月6日，本會副會長李鈞豪資深地產行政師代表香港地產行政師學會出席由環保促進會舉辦的「環保促進會24周年晚宴暨第15屆香港綠色企業大獎頒獎典禮」。活動於香港美麗華酒店舉行，旨在表彰各界持份者在可持續發展方面的卓越成就。

On 6 December 2024, Rr LEE Kwan-ho, Kenneth, Vice President represented HIREA to attend Green Council 24th Anniversary Dinner cum 15th Anniversary of Hong Kong Green Awards at the Mira Hong Kong, to celebrate the outstanding achievements on sustainability among the stakeholders.



09 JAN  
2025

香港地產行政師學會 (HIREA) 支持活動—  
第六屆土木與建築工程資訊學國際會議 (ICCBEI 2025)

10 JAN  
2025

HIREA Supporting Event -  
The Sixth International Conference on Civil and  
Building Engineering Informatics (ICCBEI 2025)

香港科技大學  
THE HONG KONG  
UNIVERSITY OF SCIENCE  
AND TECHNOLOGY

港科大智能建造實驗室  
HKUST  
WBIM Lab

由香港科技大學 (HKUST) 主辦的第六屆土木與建築工程資訊學國際會議 (ICCBEI 2025) 於1月9日及10日香港九龍東皇冠假日酒店舉行，會議主題為**建構未來：智能與可持續建環境中的數碼轉型**，為學者及行業領袖提供一個探索土木建設與基礎設施維護交集的重要平台。是次會議涵蓋廣泛領域，包括但不限於人工智能 (AI)、建築信息模型 (BIM)、數位孿生 (Digital Twin)、機械人技術、建築信息學、激光掃描、可視化技術 (VR/AR/MR/XR) 等。

The Hong Kong University of Science and Technology (HKUST) organized the 6th International Conference on Civil and Building Engineering Informatics (ICCBEI 2025) at Crowne Plaza Hong Kong Kowloon East Hotel, TKO on 9-10 January 2025. With theme of **“Constructing the Future: Digital Transformation in Smart and Sustainable Built Environment”**, the Conference covered a wide range of areas which included but not limited to AI, Building Information Modeling (BIM), Digital Twin, Robotics, Construction Informatics, Laser Scanning, Visualization (VR/AR/MR/XR), etc.



13 JAN  
2025

香港地產行政師學會 (HIREA) 支持活動- 環保建築專業議會2025國際會議  
Supporting Event -  
Professional Green Building Council International Conference 2025

### 環保建築專業議會 Professional Green Building Council

副會長區啟基地產行政師獲邀參加環保建築專業議會，假座九龍塘商界環保協會大樓舉行2025國際會議，議題為「超零碳設計」。作為香港2025年度首個有關綠色建築之專業國際會議，共吸引逾1,000名業界專業人士及來自全球不同地區的參與者以線上及線下的模式參加是次國際會議。政府官員、企業領袖、行業專家、學者及不同界別的持份者聚首一堂，聚焦推動環保綠色建築及實現城市零碳排放的尖端技術和策略，並邀請來自不同界別的業界翹楚及國際專家深入探討及分享環保建築經驗與成果，倡導香港的綠色建築實踐和創新，為我們的城市建造可持續發展的未來。

Vice President Rr AU Kai-kei, Derek was invited to attend the Professional Green Building Council International Conference 2025 with the theme of “**Beyond Zero Carbon Design**” at the Auditorium Hall of the Business Environment Council Building in Kowloon Tong. As Hong Kong’s first professional international conference on green building in 2025, it has attracted over 1,000 industry professionals and participants from different expertise of the globe to join both physically and virtually. Government officials, enterprise leaders, industry professionals, knowledgeable scholars and stakeholders from different sectors also participated to discuss the strategies and cutting-edge technologies to facilitate the adoption of green building design and zero carbon emission. Meanwhile, sophisticated professionals from different fields and overseas experts were cordially invited to share and explore their experiences and achievements of green buildings. Aim of this conference is to advocate for Green Building Practices and Innovations in Hong Kong for creating a sustainable future to our city.



## ◀ HIREA Supporting Events / Workshop 香港地產行政師學會 支持活動/工作坊

**28** NOV  
2024

HIREA Supporting Events - 2 小時 BIM 閱覽員 線上工作坊  
Free BIM Online Seminar

**17** FEB  
2025

香港地產行政師學會 (HIREA) 支持活動- 環保促進會 -  
關於「非化石燃料:市場發展與機遇」研討會  
HIREA Supporting Events - Green Council -  
Invitation to the seminar on  
"Non-fossil fuels: Market development and opportunities"

**26** FEB  
2025

「中小企資援組」政府資助 + 企業持續發展「升級FUND練營」  
“SME ReachOut” Accelerator Bootcamp :  
Funding Strategies for Sustainable Business

### 集思廣益 期刊命名建議

## Newsletter Naming Competition



這份刊物是與所有會員溝通的最佳橋樑。隨着邁向40周年，本會希望為這份專屬刊物命名，透過這個平台集思廣益，希望有興趣的會員能夠提交建議，為這期刊改一個別具創意的名字。

本次活動將於 2025年3月1日開始，並於 **2025年3月31日截止提交**。每位會員可提交多個名稱建議，以供委員會考慮。

This newsletter serves as the best bridge for communication with all our members. As approaching our 40th anniversary, our Institute hopes to give this exclusive publication a new name. Through this platform, we aim to gather ideas and encourage interested members to submit your invaluable suggestions for a creative and distinctive new name for this newsletter journal.

The competition will be open to all members from 1 March 2025, with the **submission deadline on 31 March 2025**. Each member can submit more than one suggestion for consideration .

目錄 Content



提交 **Submission**

<https://forms.gle/Twq6odiW6GGucC4w6>

<p><b>FEB</b> 2025</p>	<p>香港傷健協會 - 第3屆探索共融村挑戰賽 Hong Kong PHAB Association The 3rd PHABestival and PHAB Challenge</p>	<p>Nature of Activities 活動性質 <b>Voluntary work</b> 義務工作</p> <p>HIREA CPD Hrs 學會進修時數 <b>3</b></p>	<p>PMSA CPD Hrs 物監局認可進修時數 <b>N/A</b></p>
<p><b>MAR</b> 2025</p>	<p>大數據於房地產的應用專題講座 Special Talk on the Application of Big Data in Real Estate</p>	<p>Nature of Activities 活動性質 <b>Guest Talk</b> 專題講座</p> <p>HIREA CPD Hrs 學會進修時數 <b>2</b></p>	<p>PMSA CPD Hrs 物監局認可進修時數 <b>TBA</b></p>
<p><b>APR</b> 2025</p>	<p>中國大灣區3日2夜考察交流團 - 參觀拜訪及考察國家房地產企業 「華發集團」總部及旗下物業項目 China Greater Bay Area 3 days 2 nights study tour - Visit and inspect national real estate enterprises Huafa Group headquarters and its property projects</p>	<p>Nature of Activities 活動性質 <b>Study tour and Exchange</b> 考察交流</p> <p>HIREA CPD Hrs 學會進修時數 <b>6</b></p>	<p>PMSA CPD Hrs 物監局認可進修時數 <b>TBA</b></p>

**本會持續專業發展(CPD)的基本要求如下：**

每年在當年12月31日前須完成最少20個單元的持續專業發展活動 (1小時=1個單元)，當中必須在「教育與培訓(ET)」、「專業實務(PP)」及「個人發展(PD)」各類活動範疇中，每年最少參與1次活動(即最少取得1個單元CPD；唯每個活動若超過5小時，最多只能作5個單元計算。[例如：為期超過1天的研討會仍作5個單元；修讀具有多個學習課題的機構/院校課程，可就不同內容獨立計算，每課題最多可作5個單元。]

另物業管理及設施組別成員，由2024年1月1日開始，物管人(第1級)牌照持有人需按牌照規定參與每年最少12小時的持續進修；而由2025年1月1日起，物管人(第2級)牌照持有人就需參與每年最少6小時的持續進修。此外，在每個「持續專業發展計劃」年度，物管人牌照持有人所參與的持續進修活動需包括最少兩小時屬物業管理業監管局核心內容範疇有關「法例規管」的學習活動。

**The basic requirements for our Continuing Professional Development (CPD) are as follows:**

Members must complete at least 20 units of CPD activities (1 hour = 1 unit) before December 31 of each year, of which you must participate in at least 1 activity in the categories of "Education and Training (ET)", "Professional Practice (PP)" and "Personal Development (PD)" each year (i.e. at least 1 unit of CPD; however, if each activity lasts more than 5 hours, it can only be counted as a maximum of 5 units. [For example: a seminar lasting more than 1 day is still counted as 5 units; if you study institutional/institutional courses with multiple learning topics, different contents can be counted separately, and each topic can be counted as a maximum of 5 units.]

Members of the Property Management and Facilities Group are also requested to participate in at least 12 hours of continuing education per year starting from January 1, 2024. Property Management Practitioner (Tier 1) License Holders are required to participate in at least 12 hours of continuing education per year in accordance with the license requirements; and from January 1, 2025, Property Management Practitioner (Tier 2) License Holders are required to participate in at least 6 hours of continuing education per year. In addition, in each year of the Continuing Professional Development Programme, the continuing education activities participated by property management license holders must include at least two hours of learning activities related to "legal regulation" which are within the core content areas of the Property Management Services Authority.

**Mentorship Programme**

1 January - 31 December 2025

**Career Development****Experience sharing****Networking Opportunities****Eligibility Criteria:****Membership: Applicants must be Associate Member, Graduate member, or Student member of the Hong Kong Institute of Real Estate Administrators (HIREA)**

Age: 35 years old or below

Professional Background: Applicants must be engaged in professional fields related to HIREA or have career development goals aligned with the Institute

Commitment to Participation: Applicants must commit to fully participate in the programme, including regular meetings with their mentors and engagement in programme activities

**Additional Requirements:**

Confidentiality Agreement: Both mentors and mentees participating in the programme must sign a confidentiality agreement to ensure the confidentiality of discussions

Code of Ethics: All participants must adhere to the Institute's professional code of ethics and conduct

**申請資格:**

申請人必須是香港地產行政師學會聯繫會員、畢業生會員或學生會員

年齡：35歲或以下

專業背景：申請人需從事香港地產行政師學會相關的專業範疇或職業發展目標

承諾參與：申請人需承諾全程參與計劃，包括定期與導師(Mentor)面談、參與計劃的活動等

**其他要求:**

保密協議：參與計劃的導師與學員均需簽訂保密協議，確保討論內容的機密性

道德準則：所有參與者均需遵守學會的專業道德規範和行為準則



**專業會員 Professional Member (MHIREA)**

Wong Chun Kit	王俊傑	Chan Ching Lap	陳正立
Lung Yan Cheung Helen	龍欣翔	Chow Ming Hei Quincy	周銘禧
Lo Siu Yee	盧少儀	Lau Chung Bo Boregard	劉宗波
Chan Do Do	陳詩行	Ng Man Chiu	伍文釗

**聯繫會員 Associate Member (AHIREA)**

Ng Ho Yan	吳浩昕	Fung Shuk Fun	馮淑芬
Cheung Shuk Yi	張淑怡	Yung Yu Kwan	翁羽群
Lai Hiu Lam	賴曉琳	Cheuk Tung Cheung	卓棟祥
Wong Tsz Kin	王子健	Cheng Po Man	鄭寶汶
Chang Shu Kei	張樹基	Chan Hiu Yin	陳曉彥
Chan Princess	陳佩詩	Li Wing Laam	李穎嵐
Lee Chin Wa	李展華	Hung Kin Shing	洪健城
Wong Terence Elson Ting Fung	黃霆鋒	Wong Chun Kit	黃俊杰
Fan Tsz Kin	范梓健	Cheung Lok Keung	張樂強
Tang Sai Kei	鄧世紀	Chan Wing Yin	陳詠賢

**學生會員 Student Member**

Ho Wai Lam	何煒霖	Cheng Pik Shan	鄭碧珊
Liu Shek Wah	劉錫華	Lee Shiu Hon	李兆漢
Lai Yin	黎然	Leung Yuk Ting	梁玉婷
Yip Hon Man	葉漢文	Yan Kwok Leung	殷國良
Hon Tze Leung	韓子良	Lee Yan Shing	李殷承
Lai Oi Fung	黎愛鳳	Chan Suk Yan	陳淑茵
Li Shencai Christine	李神采	Chan Ka Chun	陳家駿

上述為2024年8月至2025年2月加入之新會員，排名以加入學會時序排列。

The members listed above joined from August 2024 to February 2025, names are arranged by date of entry.

香港地產行政師學會衷心歡迎以上新會員加入本會。新會員會籍有效期至2025年6月30日。

新會員可透過參與本會舉辦的各項專業培訓、研討會及活動，藉此提升個人專業知識及形象。

本會現提供多個會籍級別，不論是地產行政新手或資深從業員，皆歡迎申請加入本會，共同促進地產行政行業的發展。有關本會會籍級別之詳情，請瀏覽本會網站。

HIREA extends a warm welcome to the new members to join our institute. The membership mentioned above is valid until 30 June 2025.

As a newly admitted member, you are cordially encouraged to participate in a variety of professional training programmes, seminars and events which are organized by our institute.

These initiatives not only improve your professional knowledge, but also cultivate your professional image.

HIREA offers various categories of membership. Whether you are an entry-level practitioner or an expert in the field of real estate administration, we are delighted to invite you to join our institute as we strive to continuously enhance the development of the real estate administration profession. For further information in relation to the types of membership, kindly refer to our website.

# Building A Better Tomorrow with Multi Professionals

## 跨專業平台 • 創美好將來

**香港地產行政師學會** 創會於1985年，學會由從事地產行政的多個專業界別組成，涵蓋地產發展、建築承辦、物業管理、科技資訊、法律顧問、項目融資及物業租售等領域。會員包括建築師、工程師、測量師、估值師、規劃師、園景師、會計師、大律師、律師、物業及設施管理、創新科技、企業融資及租售推廣等各界專業人士。

**The Hong Kong Institute of Real Estate Administrators** was founded in 1985. Professionals from various sectors of the real estate industry are members of the institute. These sectors include real estate development, construction contracting, property management, legal advisory, project financing, leasing and sales of property. Members include architects, engineers, surveyors, valuers, planners, landscape architects, accountants, barristers, lawyers, and professionals from a variety of fields. Corporate finance and leasing, property and facilities management, and sales promotion are among them.

### 學會專業組別 Professional Groups of the Institute

<b>地產發展及策劃組</b> <b>Property Development &amp; Planning Division</b>  專注土地開發、城市規劃、併購重建、改變用途、土地發展潛力評估  Focus on land development, urban planning, Merger and acquisition, reconstruction, change of use, Land development potential assessment	<b>保育及持續發展組</b> <b>Conservation and Sustainability Division</b>  專注基建、建築、改建、擴建、重建、保育工程、建築物可持續發展  Focus on infrastructure, construction, renovation, Expansion, reconstruction, conservation projects, Sustainable Buildings	<b>物業及設施管理組</b> <b>Property &amp; Facilities Management Division</b>  專注物業及設施方面之維修、環境、安全、人力資源及財務管理  Focus on Property and Facilities Maintenance, Environment, safety, Human Resources and Financial Management	<b>創新及建造安全組</b> <b>Innovation, Construction and Safety Division</b>  專注建築科技創新、建造安全、智慧城市、BIM 及 MIC  Focus on Architectural technology innovation, Building safe, Smart cities, BIM and MIC
<b>法律執業及調解組</b> <b>Legal Practice &amp; Mediation Division</b>  專注地產、建築及物管的法規及合同管理、仲裁與調解  Focus on Real estate, construction and Property management regulations and contract management, Arbitration and Mediation	<b>企業融資及資產管理組</b> <b>Corporate Finance &amp; Assets Management Division</b>  專注土地及物業資產管理及融資、房地產項目開發財務安排  Focus on Land and property asset management and financing, Real estate project development financial arrangements	<b>房地產租售及推廣組</b> <b>Real Estate Sales Leasing &amp; Marketing Division</b>  專注房地產租賃、銷售、推廣及宣傳  Focus on Real estate leasing, Sales, Promotion and publicity	<b>青年會員組</b> <b>Youth Group</b>  專注青年會員的地產行政跨專業發展及領袖培訓  Real estate administration focusing on young members Interdisciplinary Development and Leadership Training



## 香港地產行政師學會

HONG KONG INSTITUTE OF REAL ESTATE ADMINISTRATORS



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