JOINT ORGANISERS:

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

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

HKAPMC HKIS
QPFMA
優質物業設施管理大獎

QUALITY PROPERTY AND FACILITY MANAGEMENT AWARD 2026

頒獎典禮
Award Presentation Ceremony

智能物業及設施服務
創設數據化智慧城市
Integrated PFM Services
Creating a Digitized Smart City





SMART & INNOVATIVE

Always Serve with Heart







Reinvent and redefine, we at Kai Shing are always in tune with the ever-changing society. Through retaining the essence of compassion and altruism while optimising state-of-the-art technologies, we lead the paradigm shift of traditional property management to be efficient and green. We build homes with heart, striving to ultimately create a sustainable tomorrow for present and future generations. As we improve and grow, we stay true to our legacy of "We Serve You Best", bringing to life customers and residents' vision of an ideal community.

KAI SHING
MANAGEMENT SERVICES
啟勝管理服務

新鴻基地產集團成員
Member of Sun Hung Kai Properties Group
PMC Licence No:C-499163



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2026 HKAPMC ANNUAL DINNER CUM QPFMA AWARD PRESENTATION CEREMONY

Program Rundown

TIME	PROGRAMME
1715 - 1800	Merit Award Presentation
1800 - 1900	Cocktail Reception
1900	Programme Commences
1900 - 1910	March-In & Playing and Singing of the National Anthem
1910 - 1915	Opening Remarks by the President of HKAPMC
1915 - 1925	Welcome Speech by Guest of Honour
1925 - 1940	Group Photos & Toasting Ceremony
1940 - 1945	Table Prizes Draw
1945 - 1950	Welcome Address by the Convenor of QPFMA 2026
1950 - 1955	Welcome Address by the President of HKIS
1955 - 2000	Welcome Speech by Head Juror of QPFMA 2026
2000	Dinner Starts
2000 - 2020	Grand Award Presentation - Award Category (1) Residential
2020 - 2030	Grand Award Presentation - Award Category (2) Non-Residential
2030 - 2040	Grand Award Presentation - Award Category (3) Refurbishment / Renovation
2040 - 2045	Theme Award Presentation
2045 - 2055	Souvenir Presentation to Jury Panel
2055 - 2100	QPFMA 2026 Organising Committee Group Photo
2100 - 2110	Appreciation Certificate Presentation to Sponsor
2110 - 2130	Excellence Award Presentation - Award Category (1) Residential
2130 - 2150	Excellence Award Presentation - Award Category (2) Non-Residential
2150 - 2155	Excellence Award Presentation - Award Category (3) Refurbishment / Renovation
2200	Dinner Ends

QPFMA 2026 INTRODUCTION

Event Theme

Quality Property and Facility Management Award is a biennial award jointly organised by The Hong Kong Association of Property Management Companies (HKAPMC) and The Hong Kong Institute of Surveyors - Property and Facility Management Division (HKIS-PFMD).

With the theme "Integrated PFM Services, Creating a Digitized Smart City", QPFMA 2026 aims to recognise and celebrate organisations and practitioners that demonstrate excellence in integrating innovative solutions and smart technologies into PFM services, contributing to a more people-centric, resilient, smart and sustainable city.

Launch Day

17 March 2026













QPFMA 2026 EVENT HIGHLIGHTS

Site Visit cum Finalist Presentation

19, 25 July 2026,
1 August 2026



















QPFMA 2026 EVENT HIGHLIGHTS

Site Visit cum Finalist Presentation

19, 25 July 2026,
1 August 2026



















QPFMA 2026 EVENT HIGHLIGHTS

Site Visit cum Finalist Presentation

19, 25 July 2026,
1 August 2026















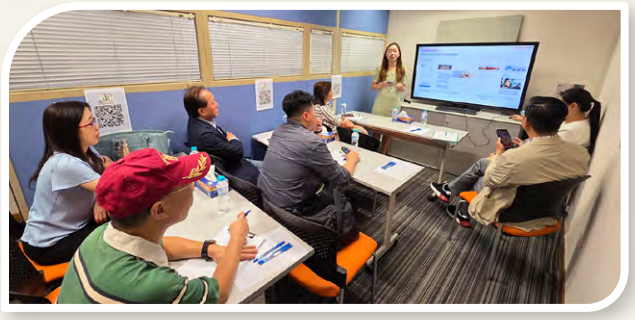




QPFMA 2026 EVENT HIGHLIGHTS

Site Visit cum Finalist Presentation

19, 25 July 2026,
1 August 2026



















MESSAGES FROM JOINT ORGANISERS



Mr. CHU Kai-ming, Kevin

President of The Hong Kong Association of Property Management Companies (HKAPMC)

On behalf of The Hong Kong Association of Property Management Companies (HKAPMC), it is our great pleasure to co-organise the Quality Property and Facility Management Award (QPFMA) 2026 with the Hong Kong Institute of Surveyors - Property and Facility Management Division (HKIS - PFMD).

QPFMA serves as an established platform to recognise outstanding projects and practitioners while advancing professional standards across the industry. Under this year's theme, "Integrated PFM Services, Creating a Digitized Smart City," the award highlights the essential role of property and facility management in supporting Hong Kong's smart city development and long-term sustainability goals. This focus aligns seamlessly with the development of the "AI City Brain" system highlighted in the recently announced Hong Kong's First Five-Year Plan and the Policy Address.

Property and facility management has evolved beyond basic building maintenance; it is fundamentally tied to public safety, community harmony, and the everyday well-being of our citizens. As public expectations grow, our profession plays an increasingly vital role in modern urban governance and smart city transformation.

To support the industry through this technological and operational transition, HKAPMC will continue leading the sector in embedding digital innovation and sustainable practices into core operations. We remain committed to strengthening industry capacity, nurturing talent, and fostering deeper collaboration to enhance property value and public well-being.

Every recognized project tonight showcases how innovation and human-centric care can elevate property asset value and quality of life. I extend my heartiest congratulations to all winning teams, and my deep gratitude to the Organising Committee, Jurors, and sponsors. Together, let us continue to build a smarter, safer, and more resilient Hong Kong.

MESSAGES FROM JOINT ORGANISERS



Sr WAN Wai-ming, Tony

President of The Hong Kong Institute of Surveyors (HKIS)

On behalf of the Hong Kong Institute of Surveyors (HKIS), it is my great honour to co-organise the Quality Property and Facility Management Award (QPFMA) 2026 with the Hong Kong Association of Property Management Companies. We extend our sincere gratitude to everyone for your enthusiastic support.

This year's awards showcased incredible diversity, receiving an impressive total of 195 entries. We are deeply encouraged by the substantial growth in the Subsidised Sale Housing and Non-Residential categories. Notably, the inaugural inclusion of Light Public Housing projects under the Community Housing category—alongside hotel-to-student-hostel conversions—demonstrates how property and facility management bridges smart innovation with human-centric care to serve diverse communities.

As Hong Kong undergoes economic adjustment, owners are seeking greater cost efficiency and enhanced operational performance. The role of Property and Facility Management Surveyors has never been more critical. By introducing innovative technology and big data analytics, we can optimize operating costs while extending building lifespans through timely and proactive maintenance.

With a view to providing a modern, professional management framework for residential properties, the Property and Facilities Management Division of the Hong Kong Institute of Surveyors is currently compiling the Guide to Good Practice in Property and Facility Management: Residential Properties (2026 Edition), which is expected to be published by the end of this year.

Addressing the challenges faced by ageing properties, the new edition builds upon the 2008 version by incorporating elements such as the application of technology and sustainable development, whilst dedicating multiple chapters to the management of car parks, communal spaces and clubhouses, as well as mediation, arbitration and community engagement. The content encompasses a step-by-step framework for smart monitoring and carbon reduction, promoting a shift in maintenance from a 'reactive' approach of 'repairing faults as they arise' to a systematic 'preventive maintenance' approach, whilst strengthening the oversight of major maintenance works. The Institute is currently consulting relevant government departments, the PMSA, major property management companies and industry practitioners on its content, and hopes for widespread support and feedback.

Looking ahead, HKIS will continue to work closely with government bodies, academic institutions, and industry partners to drive regulatory advancements, refine digital standards, and prepare the next generation of surveying professionals for an increasingly complex technological landscape.

Last but not least, my heartfelt thanks go to all participating teams for their inspiring contributions, and my warmest congratulations to tonight's deserving award winners.

MESSAGE FROM CONVENOR OF QPFMA 2026



Sr Dr. CHENG Kam-wah, Edmond

Convenor of QPFMA 2026
cum Immediate Past President of The Hong Kong Association of Property Management Companies

On behalf of the Organising Committee, I warmly welcome you to the Quality Property and Facility Management Award (QPFMA) 2026. Since its establishment in 2010, QPFMA has served as a cornerstone event for Hong Kong's property and facility management industry.

The standard of entries this year has been extraordinary. Reflecting this exceptional quality, we presented Certificates of Merit prior to the cocktail reception for the first time in QPFMA history. We also introduced the Finalist Award to encourage teams to build a human-centric, resilient, smart, and sustainable city. These milestone additions highlight our industry's relentless drive toward continuous self-improvement and technical capability.

Departing from previous editions, QPFMA 2026 places heightened emphasis on service performance evaluations and continuous improvement mechanisms. Participating teams utilized quantifiable metrics and before-and-after comparisons to demonstrate tangible operational enhancements, alongside proactive measures for incident response and customer feedback. Furthermore, this year highlights emergency response protocols, human resource management, and talent development, pillars that are deeply interconnected with operational excellence. Therefore, every winning team taking the stage today truly deserves this recognition.

Organizing an award program of this scope requires immense dedication. I extend my sincere gratitude to my fellow Organising Committee members, the Secretariat, and the Panel of Jurors for their meticulous evaluation process. Special thanks also go to our sponsors and supporting organizations for their steadfast partnership. Finally, my warmest congratulations to all participating project teams, finalists, and award recipients. Your commitment to technical competence and digital integration directly advances our industry. We look forward to seeing these professional standards flourish in the years ahead.

QPFMA 2026 JURY PANEL

Head Juror



Ms. YU Po-mei, Clarice, SBS

Jurors



Mr. CHU Kai-ming, Kevin



Sr WAN Wai-ming, Tony



Sr Dr. CHENG Kam-wah, Edmond



Sr LI Tak-hong, Dick



Mr. CHAN Bak-hang, Raymond



Mr. CHAN Yum-min, James



Dr. CHEUNG Tin-cheung, SBS



Mr. HO Kwing-kwong, Alex



Mr. HONG Wing-kit, Michael



Sr Prof. HUI Chi-man, Eddie, MH, JP



Dr. KWONG Tsz-man



Mrs. LAM YU Ka-wai, Sylvia, SBS



Prof. LAU Hang-man, Mandy



Ir LAU Kwok-wai, Johnson



Miss LI Ka-yuen Sandy, JP



Ms. MAK Sin-ming, Filla



Ir Prof. SIT Wing-hang, Alfred, GBS, JP



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



Mr. WONG Se-king, Peter



Ir Prof. YAM Chi-ho, Michael



Mr. YAU Kam-fai, Anthony



Ms. YEUNG Yee-man, Ella



Mr. YIU Tak-tai, Boris

MESSAGES FROM QPFMA 2026 JURORS



Ms. YU Po-mei, Clarice, SBS (Head Juror)

Former Director of Buildings, HKSAR Government,
Adjunct Professor of the Department of Building and Real Estate,
the Faculty of Construction and Environment,
the Hong Kong Polytechnic University

It has been a privilege to serve as the Head Juror for QPFMA 2026 and to witness the remarkable achievements demonstrated by the finalists. The submissions reflect the property management industry's strong commitment to innovation, professionalism, and continuous improvement.

Many finalists have successfully leveraged advanced technologies, including robotics, digital platforms, smart building systems, artificial intelligence, data analytics, and automation, to enhance operational efficiency and achieve significant cost savings. These initiatives have not only improved service delivery but have also strengthened the sustainability and resilience of building operations.

At the same time, the most outstanding entries recognised that technology alone is not sufficient. Effective property management requires the human touch: the ability to understand the diverse needs and expectations of building owners, tenants, and other stakeholders, while building consensus among them. Equally important is a deep appreciation of the unique constraints and characteristics of each development, whether related to design, age, usage, regulatory requirements, or available resources.

The finalists demonstrated excellence in combining technological innovation with professional judgment, stakeholder engagement and practical problem-solving. By applying appropriate and timely solutions to address both needs and constraints, they have enhanced building performance, improved safety standards, and elevated the quality of life for residents and the wider community.

I congratulate all finalists on their outstanding accomplishments and contributions to advancing the standards of property management. Their achievements set a strong example for the industry and inspire continued innovation in the years ahead.

MESSAGES FROM QPFMA 2026 JURORS

Mr. CHU Kai-ming, Kevin

President of The Hong Kong Association of Property Management Companies



It was genuinely rewarding to serve on the judging panel for QPFMA 2026. Built around the theme, “Integrated PFM services Creating a digitized smart city,” this year’s competition revealed the real heart and character of our trade.

Both the site visits and the finalist presentations reflected the practical competence of the sector. Management teams demonstrated how workflow improvements, automated equipment, and digital platforms can effectively support frontline staff, ease routine workloads, and enhance responsiveness to resident and tenant needs. The teams showed a strong commitment to maintaining constructive communication with owners' committees and the wider community.

My warmest congratulations to all the award winners and participating companies on your well-earned recognition. Knowing firsthand how exhausting it can be to keep properties running day and night while preparing for such an intensive evaluation, I have the deepest respect for your effort. Thank you for your hard work, your patience, and for showing the human care that makes our profession so vital to Hong Kong.

Sr WAN Wai-ming, Tony

President of The Hong Kong Institute of Surveyors



The Quality Property & Facility Management Award (QPFMA) returns for its 7th edition, jointly organised by The Hong Kong Institute of Surveyors (HKIS) and The Hong Kong Association of Property Management Companies (HKAPMC). It is a privilege to serve as a Juror for this year’s awards alongside such a distinguished panel of industry experts and leaders.

QPFMA celebrates and highlights extraordinary achievements within the property and facility management sector. Under the theme "Integrated PFM Services, Creating a Digitised Smart City," the 2026 award highlights projects across the Residential, Non-Residential, and Refurbishment/Renovation categories that demonstrate innovation, operational excellence, and high professional standards—ultimately creating safer, more comfortable, and highly secure environments for occupiers and the wider community.

On behalf of the HKIS, I extend my heartiest congratulations to all the winners and finalists for their outstanding performance and dedication to pushing the industry forward. May their visionary contributions continue to inspire new benchmarks across our profession and pave the way for a smarter, more sustainable city.

MESSAGES FROM QPFMA 2026 JURORS

Sr Dr. CHENG Kam-wah, Edmond

Convenor of QPFMA 2026 cum Immediate Past President of The Hong Kong Association of Property Management Companies



It is my great honour to serve as the Convenor of the Quality Property and Facility Management Award (QPFMA) 2026. This edition has been truly inspiring, showcasing an exceptional diversity of entries across residential, commercial, and institutional sectors.

What stood out most during our assessments was how seamlessly participating teams integrated Property and Facility Management with digital innovation. Remarkably, rather than solely relying on off-the-shelf systems, many teams demonstrated commendable ingenuity by developing low-cost, in-house tools tailored to their unique operational needs. These homegrown solutions have successfully streamlined workflows, boosted team productivity, and significantly enhanced safety standards for building users and frontline practitioners alike.

I would like to express my heartfelt gratitude to all participating teams for their meticulous arrangements and warm hospitality during the rigorous site visits. Taking substantial time and effort out of demanding daily operations to participate in this award reflects your profound dedication to uplifting industry standards and contributing passionately to Hong Kong's digitized smart city vision.

Congratulations to all finalists and award recipients on your well-deserved recognition and visionary accomplishments!

Sr LI Tak-hong, Dick

Chairman of The Hong Kong Institute of Surveyors - Property and Facility Management Division



It was my privilege to serve as a juror for QPFMA 2026, representing the Property and Facility Management Division of The Hong Kong Institute of Surveyors. This year's theme, "Integrated PFM services Creating a digitized smart city," reflects the evolving responsibilities of our profession in safeguarding the long-term quality, safety, and performance of our built environment.

Throughout the assessment, I was pleased to see how participating properties maintained high professional standards across diverse asset types. During the site inspections, the teams demonstrated that digital integration is most effective when grounded in solid engineering and surveying fundamentals. Rather than adopting technology for its own sake, finalists showed a practical approach—using smart monitoring, data analysis, and preventative maintenance to protect building assets, manage operational resources sensibly, and support day-to-day building users.

The finalist presentations further highlighted this balanced competence, backed by disciplined planning, sound budgeting, and a clear understanding of regulatory and safety compliance.

I would like to offer my warmest congratulations to all the award-winning teams. Your recognition is well earned and reflects steady professional discipline and diligent upkeep. My sincere appreciation also goes to every finalist team for your thorough preparation and openness throughout this competition. Your dedication provides a reliable benchmark for our surveying and property management profession.

MESSAGES FROM QPFMA 2026 JURORS

Mr. CHAN Bak-hang, Raymond

Assistant Director (Property Services),
Architectural Services Department, HKSAR Government



I would like to express my sincere gratitude to the organizers, namely HKAPMC and HKIS-PFMD, for the opportunity to serve as a member of jury panel for the Quality Property and Facility Management Award 2026. This has been a rewarding experience, offering me a broad overview of our industry's current state and its innovative directions. During the intensive site visits and the presentations given by the finalists, I was genuinely impressed by the outstanding standards shown by all participants. Each property demonstrated a strong commitment to excellence in maintenance, security, cleaning, and landscaping. Professionalism and attention to detail were evident in every aspect.

It was especially inspiring to observe how the theme "Integrated PFM Services, Creating a Digitized Smart City" has been woven into daily operations. Advanced technology and smart solutions were widely adopted. I observed robotic dogs for security patrols, cleaning robots in shopping mall lobbies, and advanced digital monitoring platforms that enhance efficiency and service responsiveness. These innovations were implemented with remarkable care and precision, demonstrating that our industry is keeping pace with the times and shaping the future of urban living.

Beyond technology, the site visits gave me invaluable insights into the spirit of top management companies. Finalists have embraced new technologies while upholding professional standards, and more importantly, they serve everyone, from residents and tenants to shoppers and visitors, with heart. This people-first approach, driven by genuine dedication, sets excellent management apart. Engaging with these committed teams across diverse properties was inspiring and reinforced my confidence in the bright future of property and facility management in Hong Kong. Finally, my warmest congratulations to all participating award recipients for their well-deserved recognition.

Mr. CHAN Yum-min, James

Chief Executive Officer and Executive Director of Hong Kong Housing Society



It has been a privilege to serve as a Juror for QPFMA 2026. I am impressed by the professionalism, commitment and enthusiasm demonstrated by the finalists, particularly their determination to continuously enhance the quality of property and facility management.

The assessment highlighted the importance of forward planning and anticipating evolving needs, while continuing to deliver quality services today. Digital applications, smart technologies and data offer valuable opportunities to enhance efficiency and responsiveness, but innovation should always serve a practical purpose. Equally important is effective communication and engagement with stakeholders, ensuring that users' needs are understood in shaping services and solutions. Together, these reflect the spirit of this year's Award theme, "Integrated PFM Services, Creating a Digitized Smart City".

This also resonates strongly with our work at the Hong Kong Housing Society, where we innovate and explore new technologies and solutions to improve residents' living experience. Afterall, innovation is most meaningful when it responds to real needs and translates into tangible benefits for whom we serve.

The finalists have demonstrated how forward thinking, technology, professional judgement and a strong commitment to service can come together in practice. I congratulate them on their achievements and believe that QPFMA will continue to inspire the profession to pursue service excellence, putting people firmly at the heart of property and facility management.

MESSAGES FROM QPFMA 2026 JURORS

Dr. CHEUNG Tin-cheung, SBS

Chairman of Hong Kong Green Building Council



I am deeply impressed by the shortlisted project teams' outstanding professionalism, technical rigour, and visionary approach. Their work vividly demonstrates the distinctive capacity of professional property and facility management (PFM) practitioners to connect policy, practice, innovative solutions, and smart technologies within PFM services—particularly in breakthrough smart-PFM developments and tech-enabled management innovations. This unique capability delivers enduring value to our cities and enriches the communities they serve.

Mr. HO Kwing-kwong, Alex

Director - Industry Development, Construction Industry Council



It is a great honour and pleasure, as a juror of the Quality Property and Facility Management Award (QPFMA) 2026, to extend my warmest congratulations to all awardees on this remarkable achievement.

This year's theme, "Integrated PFM Services, Creating a Digitized Smart City", is both timely and meaningful. It reminds us that property and facility management is no longer limited to daily operations and maintenance; it is a vital profession that shapes how people live, work, connect, and experience the city. Through innovation, integration, and digital transformation, PFM professionals are contributing to a smarter, greener, safer, and more people-centred Hong Kong. In reviewing the submissions, I was deeply impressed by the vision, professionalism, and dedication demonstrated by the participating organisations and practitioners. The awardees have shown not only technical excellence but also a strong commitment to service quality, sustainability, collaboration, and continuous improvement. Their projects illustrate how data-driven solutions, smart technologies, and integrated management approaches can address complex challenges, enhance user experience, improve operational efficiency, and create lasting value for the wider community.

These achievements also reflect a forward-looking spirit: a readiness to go beyond conventional practices, embrace new possibilities, and place people at the heart of property and facility management. Such a mindset is essential as Hong Kong advances its smart city journey and pursues more sustainable, inclusive, and liveable urban environments.

Your dedication, creativity, and accomplishments set an inspiring benchmark for the industry and reaffirm the important role of PFM professionals in shaping a smarter and more connected city. May your success encourage more practitioners to pursue excellence, foster collaboration, and contribute confidently to the future of Hong Kong. Once again, I offer my heartfelt congratulations to all awardees on this well-deserved recognition.

MESSAGES FROM QPFMA 2026 JURORS

Mr. HONG Wing-kit, Michael

Deputy Director (Estate Management),
Housing Department, HKSAR Government



I am honored to be a juror for the Quality Property and Facility Management Award 2026 (QPFMA 2026). I commend all nominees for their continued efforts to explore and adopt different innovative technologies in estate management.

In both public and private housing, smart property management has undeniably become the defining trend shaping the future of the industry. Technology applications enable targeted solutions to specific issues in both new and aging buildings, such as pipe leakages and crowd control monitoring. The nominees presented a promising concept that aligns well with the theme, covering from “Customer Experience” and “Sustainability” to “Community Cohesion”.

Throughout the assessment, candidates demonstrated a high standard of professionalism in their daily operations. They excel in customer service, facility maintenance, and environmental landscaping, creating a safe, comfortable, and prestigious environment that sets an industry benchmark. With the assistance of innovative technology, drones, AI robots, and IoT are applied in place of traditional inspections. This allows property management companies to react to matters promptly.

The nominees' dedicated endeavors significantly boost management efficiency while delivering a convenient, safe, and smart living experience for residents. It greatly enhances residents’ daily convenience and overall well-being.

The nominees’ presentations serve as a model of how smart governance and technology can come together to reshape modern urban living. They foster mutual learning and the exchange of valuable insights, paving the way for the collective pursuit of a Digital Smart City in Hong Kong.

Sr Prof. HUI Chi-man, Eddie, MH, JP

Chair Professor and Head, Department of Public and International Affairs,
City University of Hong Kong



It has been a privilege to serve as a juror for the Quality Property and Facility Management Award (QPFMA) 2026. Following the site assessments, I am deeply impressed by the high standards demonstrated by all finalists.

This year’s theme is “Integrated PFM Services, Creating a Digitized Smart City.” Given this theme, the projects showcased a remarkable commitment to professionalism, innovation, and service excellence. Beyond maintaining high-quality facilities and environments, the finalists demonstrated a clear understanding of the evolving needs of occupants, stakeholders, and the broader community. Many initiatives reflected forward-looking approaches to sustainability, digital transformation, customer engagement, and operational efficiency, highlighting the sector’s ongoing pursuit of excellence.

What stood out most was the dedication of the management teams to fulfilling the ideas of “integrating PFM Services and creating a Digitized Smart City '. Their passion, teamwork, and meticulous attention to detail were evident throughout the assessments. The finalists not only achieved outstanding operational outcomes but also demonstrated strong leadership in creating safe, healthy, and resilient environments for users and residents.

This year’s competition was exceptionally keen, reflecting the growing maturity and professionalism of Hong Kong’s property and facility management industry. Each finalist has made meaningful contributions to raising industry standards and advancing best practices.

I would like to extend my sincere congratulations to all finalists for their achievements and efforts. Reaching this stage is itself a significant accomplishment and a testament to your commitment to quality and continuous improvement. I also wish to thank the organizing committee and all participants for their dedication to promoting excellence within the profession.

I look forward to witnessing the industry’s continued growth and success in the years ahead.

MESSAGES FROM QPFMA 2026 JURORS

Dr. KWONG Tsz-man

Senior Adviser & Associate Professor of College of Humanities and Law,
HKU School of Professional and Continuing Education



It has been another set of good submission for this year's Quality Property and Facility Management Award. It was a pleasure to see so many teams putting in the effort to showcase their best work. I served as a juror for the "Refurbishment and Renovation" Category. Visiting all eight finalist sites gave me a real appreciation for what good property and facility management looks like. Every project showed that proper planning and careful execution in renovating the estate can make a big difference. Whether it is improving the value of the building, saving cost for owners, or making life better for the people living or working there, every finalist finds their own ways to add real benefits through their refurbishment and renovation work.

The Theme Award this year is " Building a Digital Smart City". Amongst the finalists, one site stands out clearly. They make good use of technologies like AI, smart sensors, automation and other available technologies to deliver quality services to their community. It was impressive to see how these technologies help them respond faster, manage resources more efficiently, and create a safer and more comfortable environment for everyone. This project showed us what is possible when we combine good facility management with the right technology.

In the end, all finalists should be proud of their work. Every project has something valuable to offer and they serve as powerful exemplar for the entire profession.

I would like to send my congratulations to all the finalists for your dedication and outstanding performance.

Mrs. LAM YU Ka-wai, Sylvia, SBS

Former Director of the Architectural Services Department, HKSAR Government,
Non-Executive Board Members for the Urban Renewal Authority and Hospital Authority



I am extremely honored to have served as a juror for the Quality Property and Facility Management Award (QPFMA) 2026. Participating in the review process was both an inspiring and eye-opening experience. Each submission offered a masterclass in property management within our era of rapid digital development and evolving client needs.

All the submissions demonstrated an exceptional balance between operational excellence and deeply human-centric approaches that are both pragmatic and innovative. Every entries are unique in providing outstanding and relevant property management solutions; from state-of-the-art property management services for high-end premises to value-for-money schemes for public housing estates and resilient strategies in managing infrastructure related premises. By seamlessly integrating cutting-edge sustainability practices with robust asset upkeeping plans, all the property management teams had not only enhanced the physical and financial value of the properties, but also elevated the daily well-being of the occupants. Their proactive problem-solving, innovative use of technology, and unwavering commitment to occupants' satisfaction are exemplary.

May I congratulate all the candidates involved in QPFMA 2026 "Integrated PFM Services, Creating a Digitized Smart City" for showcasing these shining examples of what the future of property management should look like. All is contributing to the success and prosperity of Hong Kong, the place where we live.

MESSAGES FROM QPFMA 2026 JURORS

Prof. LAU Hang-man, Mandy

Associate Professor of the Department of Urban Planning and Design,
The University of Hong Kong



It has been a pleasure serving as Juror of the Quality Property and Facility Management Award 2026.

I was very impressed by the finalists' high-quality work. It is clear that they are leveraging smart technologies to provide the best possible services to their clients and the community. Their work demonstrates a high degree of professionalism.

Congratulations to all awardees, and thank you very much for your valuable contributions to Hong Kong.

Ir LAU Kwok-wai, Johnson

President of The Hong Kong Institute of Facility Management



Serving as a juror for the Quality Property and Facility Management Award 2026 has been a truly rewarding and inspiring experience. I wish to extend my sincere congratulations to all the finalists for their remarkable efforts and achievements.

Throughout the site visits and assessments, I was deeply impressed by the professionalism, creativity, and dedication demonstrated by each team. The finalists have shown that property and facility management extends far beyond the upkeep of buildings—it is about fostering safe, sustainable, and vibrant communities. Their commitment to service excellence, resident well being, and environmental responsibility reflects the highest standards of our profession.

Equally noteworthy is the forward looking vision embraced by many of the projects in which we did exchanged during the site visits with local team members. By integrating innovative technologies, adopting ESG principles, and cultivating collaborative practices, the finalists are helping to shape the future of facility management in Hong Kong. These initiatives highlight how our industry can adapt to evolving challenges while continuing to deliver meaningful value to society.

I commend all finalists for setting benchmarks that inspire others in the field. Your achievements are not only a source of pride for your organizations, but also a beacon for the industry as it advances toward greater sustainability, resilience, and innovation.

Congratulations once again, and I look forward to seeing how your contributions will continue to strengthen the reputation and impact of property and facility management in the years ahead.

MESSAGES FROM QPFMA 2026 JURORS

Miss LI Ka-yuen, Sandy, JP

Assistant Director (5), Home Affairs Department, HKSAR Government



On behalf of the Home Affairs Department, I am honoured to extend my warmest congratulations to all winners of the Quality Property and Facility Management Award (QPFMA) 2026.

The QPFMA have consistently represented a benchmark of excellence within the property and facility management sector. This year, we are particularly inspired by the outstanding achievements of all winners. Their projects and initiatives vividly illustrate the industry's essential role in fostering smart, sustainable, and inclusive communities. Through innovative solutions and an unwavering dedication to raising professional standards, they have set an exemplary standard for the entire field.

As outlined in the Hong Kong's First Five-Year Plan for Economic and Social Development of the Hong Kong Special Administrative Region, the Government will deepen building management reform and promote smart management solutions to foster a connected smart community network. I am delighted to witness the property and facility management industry's staunch support in driving this vision of a smart city. As we recognize the winners' accomplishments this evening, let us anticipate their ongoing commitment to delivering excellent services and working closely with the Government to help build a more liveable and dynamic Hong Kong.

Once again, congratulations to all winners of the QPFMA 2026.

Ms. MAK Sin-ming, Filla

Chief Property and Asset Officer of Hong Kong Science and Technology Parks Corporation (HKSTP)



It is with sincere admiration that I extend my warmest congratulations to The Hong Kong Association of Property Management Companies on the successful conclusion of the Quality Property and Facility Management Award 2026.

It has been a privilege to serve as a juror for this year's Award. Under the theme "Integrated PFM Services, Creating a Digitized Smart City," the finalists demonstrated how the property and facility management profession is embracing innovation to address real-world challenges and create value for business, building users and the wider community.

I was particularly encouraged to see the growing adoption of digital technologies, data intelligence and AI across the projects. These innovations are helping improve operational efficiency, sustainability and user experience, while contributing to Hong Kong's smart city development.

At Hong Kong Science and Technology Parks Corporation (HKSTP), we believe innovation creates the greatest impact when it is translated into practical applications. As Hong Kong's largest innovation & technology ecosystem, HKSTP connects innovators, industry partners and technology users. By providing opportunities to test, validate and scale new technologies. We help accelerate innovation adoption across industries, including the property and facility management sector.

Looking ahead, we look forward to working closely with industry partners to accelerate innovation adoption and build a smarter, greener and more sustainable Hong Kong.

My heartfelt congratulations to all finalists and award recipients on their outstanding achievements. Thank you.

MESSAGES FROM QPFMA 2026 JURORS

Ir Prof. SIT Wing-hang, Alfred, GBS, JP

Former Secretary for Innovation and Technology, HKSAR Government and
Adjunct Professor of The Hong Kong Polytechnic University



As one of the jurors for the QPFMA awards, I am genuinely impressed by the overall calibre of this year's submissions. Every application, in particular the finalists, has demonstrated exceptionally high standards of professionalism across daily operations, tenant focused services and facility governance, setting a remarkable benchmark for the property management sector.

Across all entries, innovative technology is strategically deployed to elevate resident experience and boost operational productivity. Applicants have leveraged digital platforms, smart monitoring systems and streamlined workflow tools to deliver more responsive, convenient services for communities. These technical solutions not only reduce routine administrative burdens for management teams but also create smoother, more efficient living environments for residents.

A standout shared strength is the strong emphasis placed on green and sustainable management. All participating teams embed environmental priorities into their core practices, covering energy conservation, waste reduction, low carbon maintenance and community driven green initiatives. Sustainability is no longer an afterthought but an integrated part of their facility management strategy.

Given the uniformly high quality of applications, judging has been highly competitive. Each applicant deserves recognition for their dedication to service excellence, technological advancement and environmental responsibility. The industry can draw valuable inspiration from these outstanding practices to drive further progress in quality property and facility management.

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

Chairperson of the Property Management Services Authority



Property and facility management are closely related, with both playing a vital role in creating safe, efficient, sustainable and people-oriented living and working environments for the public.

Throughout the assessment process, the finalists have demonstrated not only a high standard of property and facility management practice, but also a clear willingness to embrace innovation and apply technology in practical and meaningful ways.

In particular, the finalists showed how digital solutions, smart systems and data-driven approaches can be integrated into day-to-day property management operations to enhance efficiency, improve service quality and enable more proactive responses to the evolving needs of property users. Their work also reflects a strong understanding of this year's theme, "Integrated PFM Services, Creating a Digitized Smart City", illustrating how the property management industry carries the important mission of the "Property Invigilator", and how technology can contribute to better-managed properties and, more broadly, the development of a smarter and more sustainable city. This is also closely aligned with the ongoing efforts of the Property Management Services Authority to promote professionalism, quality development and innovation across the property management industry.

I would like to congratulate all finalists on their achievements and commend their dedication, creativity and professionalism. I look forward to seeing the industry continue to embrace innovation, strengthen professional standards and deliver quality services that contribute to the sustainable development of our city.

MESSAGES FROM QPFMA 2026 JURORS

Mr. WONG Se-king, Peter

Director, Building Rehabilitation Division of the Urban Renewal Authority



It is a true honour and privilege to serve as a member of the judging panel for the Quality Property and Facility Management Award (QPFMA). Evaluating this year's submissions has been an extraordinarily enriching experience, showcasing the remarkable innovation, dedication, and professional excellence that define our industry today.

The quality of the deliverable materials submitted across all categories was of an exceptionally high standard. Each submission demonstrated rigorous operational strategy, seamless service execution, and an impressive commitment to sustainable, technology-driven property management solutions. The depth of analytical reporting, structured maintenance frameworks, and clear performance metrics presented by the competing teams truly underscored the elevated benchmark of professional practice within the sector. Providing the markings was the most difficult part for me.

Participating in this rigorous judging process has also provided an invaluable learning opportunity. Reviewing such pioneering methodologies—ranging from advanced smart building integration to proactive resident engagement and risk mitigation strategies—offered profound insights into the future direction of property and facility management. The visionary approaches demonstrated by all participants serve as a powerful testament to the continuous evolution and resilience of our profession.

I extend my heartfelt appreciation to the organizers and my fellow panel members for this opportunity, and I commend all participating teams for their outstanding contributions and uncompromising pursuit of excellence.

Ir Prof. YAM Chi-ho, Michael

Head of Department of Building and Real Estate,
The Hong Kong Polytechnic University



It is my great honour to extend my warmest congratulations to all the recipients of the Quality Property and Facility Management Award (QPFMA) 2026.

'QPFMA 2026' shines a spotlight on the very best of the Property and Facility Management industry. This year's theme 'Integrated PFM Services, Creating a Digitized Smart City' captures the sector's evolving priorities and core values.

As a juror, I have been deeply impressed by the passion and dedication evident in this year's submissions. The winning projects displayed outstanding innovation, robust sustainability practices and a profound commitment to community well-being. By integrating smart technologies into PFM services, these projects contribute to building a more people-centric smart city. These remarkable awardees have set an inspiring benchmark for the industry by transforming this year's theme into meaningful action. I look forward to seeing this level of excellence continue to thrive.

My sincere gratitude goes to the QPFMA 2026 Organising Committee for their unwavering dedication and tireless efforts in making this event a success.

MESSAGES FROM QPFMA 2026 JURORS

Mr. YAU Kam-fai, Anthony

Immediate Past President of The Hong Kong Institute of Housing



It is my great honour to serve as a one of the jurors for this year's Quality Property and Facility Management Award. Centred on the theme "Integrated Property and Facility Management Services, Creating a Digitized Smart City", this award perfectly echoes the transformative trend of the modern property and facility management industry.

I am deeply impressed by the exceptionally high calibre of all participating entries this year. Award participants have demonstrated outstanding professionalism and forward-thinking innovation. Moving beyond conventional property management services, they have successfully integrated digital technology and smart systems into daily building operations and facility maintenance. These excellent practices fully illustrate how advanced property and facility management acts as a fundamental pillar for building a sophisticated, user-centric and sustainable smart city.

I sincerely congratulate all the award-winning teams. May you continue to embrace technological innovation, uphold service excellence, and lead the industry's digital transformation. I look forward to the sector continuously delivering refined, intelligent and high-quality management services to fuel the sustainable development of our smart city.

Ms. YEUNG Yee-man, Ella

Assistant Director / Existing Buildings 2,
Buildings Department, HKSAR Government



It has been a great pleasure to serve as a juror for the Quality Property and Facility Management Award 2026. The participants collectively demonstrated how committed and innovative property and facility management can genuinely enrich the quality of life of residents. Across properties of different scales and maturity, the practitioners showed strong strategic foresight and realistic financial stewardship, adopting digital tools to deliver measurable operational benefits, solve real problems and enhance the resident experience. Automated monitoring, smart facility management systems, robotics and data-driven maintenance were all directed at one goal: making daily life more convenient, comfortable, sustainable and safe.

The participants embraced digitalisation without losing sight of the people they serve. This was clearly reflected in the high levels of resident satisfaction, commendable staff retention, and the smooth and reliable operation of properties, including large-scale and mature estates. The participants proved that digitized smart living is not about having the most gadgets, but about deploying the right tools to serve residents and the community. Their achievements set a strong and practical benchmark for the industry.

Serving on the jury panel was a rewarding experience, and I was privileged to witness the inspiring and outstanding performance of all the participants. Lastly, I extend my sincere gratitude to the Organising Committee for their efforts and contributions to this meaningful award event.

MESSAGES FROM QPFMA 2026 JURORS



Mr. YIU Tak-tai, Boris

Assistant Director/1,
The Electrical & Mechanical Services Department, HKSAR Government

The finalists' performance during the site assessment for the QPFMA 2026 event was commendable, showcasing their dedication and expertise in the field. Each team demonstrated a high level of professionalism, adaptability, and collaboration, reflecting their commitment to delivering exceptional results. The assessment highlighted their ability to think critically in enhancing the efficiency and effectiveness of property management, as well as their willingness to adopt innovative technologies and energy-saving initiatives tailored to the properties under their care. Overall, the finalists' outstanding performance set a high standard for future competitions. We extend our heartfelt congratulations to all participants and look forward to the exciting continuation of the event.

QPFMA 2026 ENTRY LIST

Residential Category

Large-Scale Residential

- Chi Fu Fa Yuen
- Choi Po Court
- Sky Tower
- Grand Central
- Hong Kong Gold Coast Residences (Phase 2)
- Lake Silver
- Tierra Verde
- Nan Fung Sun Chuen
- Park Island
- PARK YOHO
- Royal Ascot
- Royal Peninsula
- SEASONS PLACE
- Sun Tuen Mun Centre
- The Belcher's
- Tsuen Wan Centre
- Villa Garda
- YOHO Midtown
- YOHO Town

Medium-Scale Residential

- #LYOS
- Artisan Garden
- Avignon
- Beverly Hill
- Centra Horizon
- Dragons Range
- Eight Regency
- Flora Garden
- Grand Pacific Views / Grand Pacific Heights
- Grand Victoria
- Hang King Garden
- Illumination Terrace
- La Grove
- LIME GALA
- Lions Rise
- Miami Quay
- Montego Bay
- MORI
- ONE SOHO
- Pacific Palisades
- Pano Harbour
- Ronsdale Garden
- Sea Crest Villa Phase 4
- Stars by The Harbour
- Sun Yuen Long Centre
- The Avenue
- The Cairnhill
- The Coronation
- The Harmonie
- The Leighton Hill
- The Palazzo
- The Pavilia Forest
- The Wings IIIA
- Ultima
- Villa Athena
- Villa By The Park
- Villa Rhapsody, Symphony Bay
- Villa Tiara
- Yuccie Square

Small-Scale Residential

- 22A Kennedy Road
- 5 MOUNT AUSTIN ROAD
- 7 - 15 Mount Kellett Road
- 8 Deep Water Bay Drive
- CASA 880
- Central Peak
- Eight Kwai Fong Happy Valley
- Interocean Court
- L.Living 23
- La Hacienda
- La Place de Victoria
- Mont Verra
- Mount Nicholson
- No.1 Ho Man Tin Hill
- Regent On The Hill
- Royal Sea Crest
- Sablier
- Serenity Park II
- St. George's Mansions
- The Royal Court
- THE VINEYARD
- Vista
- Hill Paramount
- Windsor Heights

QPFMA 2026 ENTRY LIST

Residential Category

Public Rental Housing

- Fu Tip Estate
- Grandeur Terrace
- Hoi Ying Estate
- Kwun Lung Lau

Subsidised Sales Housing

- Dip Tsui Court
- Fung Lai Court
- Glorious Garden
- Harmony Garden
- Ka Tin Court
- Kam Fai Court
- Kingsford Terrace
- Lei On Court
- Mei Pak Court
- Pok Hong Estate
- Tin Yau Court
- Yuk Wo Court

Community Housing

- Olympic Avenue, Kai Tak (Phase 1) Light Public Housing
- LST Transitional Housing – Lok Sin Village
- Shun On Road Light Public Housing
- The Symphonie

Non-Residential Category

Shopping Centre (Small & Medium-Scale)

- Commercial Accommodation of eResidence
- Fanling Centre Shopping Arcade
- Harbour North
- Hong Kong Gold Coast Piazza
- MOS Centre (Mall)
- Square Mile
- World Trade Centre
- Yue Man Square

Shopping Centre (Large-Scale)

- Aberdeen Centre Shopping Arcade
- AIRSIDE
- Nina Mall 1&2
- Citywalk
- Empire Centre
- Langham Place
- MCP Central & Discovery
- MOSTown
- TKO Plaza
- New Town Plaza
- Olympian City
- OP Mall
- Tai Po Mega Mall
- Temple Mall
- The Whampoa
- Tsim Sha Tsui Centre
- Tuen Mun Town Plaza Phase I & II
- V city
- YOHO MALL

QPFMA 2026 ENTRY LIST

Non-Residential Category

Office Building (Small & Medium-Scale)

- 8 Wyndham Street
- Argyle Centre Phase I
- CCB Tower
- Elite Centre
- Far East Finance Centre
- HK Pacific Centre
- Nan Fung Tower
- Nathan Hill
- New Town Tower
- One Hennessy
- Prosperity Millennia Plaza
- Shatin Galleria
- Sino Plaza
- The Hong Kong Club Building
- TOWER 535
- Wheelock House

Office Building (Large-Scale)

- Three Garden Road, Central
- 12 and 14 Taikoo Wan Road
- 83 King Lam Street
- C-BONS International Center
- China Hong Kong City
- China Resources Building
- China Taiping Finance Centre
- CITIC Tower
- Exchange Tower
- Grand Central Plaza
- Grand Century Place
- International Commerce Centre
- Manulife Tower
- Metroplaza
- Nan Fung Centre
- NCB Innovation Centre
- 83 Wing Hong Street
- One Harbour Square & Two Harbour Square
- One Island South
- One North
- Shui On Centre
- Cameron Plaza
- The Bay Hub
- United Centre
- New World Tower

Industrial & Car Park Building

- Watson Centre
- 111 Lee Nam Road
- Apec Plaza
- CITIC Telecom Tower
- Global Gateway Tower
- One Midtown
- Wah Luen Industrial Centre
- World Peace Centre

Institutional

- Hong Kong Science Park
- EcoPark
- West Kowloon Government Offices

QPFMA 2026 ENTRY LIST

Refurbishment / Renovation Category

Large-Scale Residential

- Greenwood Terrace
- Mei Foo Sun Chuen
- Sceneway Garden
- Sui Wo Court

Medium-Scale Residential

- Hillsborough Court
- Mount Haven
- Scenery Garden
- Yuk Po Court

Small-Scale Residential

- Beverley Heights
- ELEGANT TERRACE
- Pacific View

Commercial

- China Hong Kong City
- Millennium City 5 & apm
- YOHO PLUS

QPFMA 2026 AWARDEE LIST

Theme Award

Driving a Digital Smart City

Project	Company	Accolade
Hong Kong Science Park	Hong Kong Science and Technology Parks Corporation	Theme Award

Residential Category

Large-Scale Residential

Project	Company	Accolade
Chi Fu Fa Yuen	Chi Fu Fa Yuen Limited	Grand Award
YOHO Midtown	Kai Shing Management Services Limited	Excellence Award
Nan Fung Sun Chuen	Vineberg Property Management Limited	Excellence Award
Park Island	Kai Shing Management Services Limited	Merit Award
PARK YOHO	Supreme Management Services Limited	Merit Award
YOHO Town	Kai Shing Management Services Limited	Merit Award

Medium-Scale Residential

Project	Company	Accolade
Dragons Range	Kerry Property Management Services Limited	Grand Award
LIME GALA	Kai Shing Management Services Limited	Excellence Award
Pano Harbour	Jones Lang LaSalle Management Services Limited	Excellence Award
The Avenue	Wise Link Management Limited	Excellence Award
The Harmonie	Henderson Land Group - Hang Yick Properties Management Limited	Excellence Award
The Leighton Hill	Supreme Management Services Limited	Excellence Award
The Palazzo	MTR Corporation	Excellence Award
Stars by the Harbour	Goodwell Property Management Limited	Merit Award
The Coronation	The Coronation Estates Management Limited	Merit Award
The Pavilia Forest	New World Property Management Company Limited	Merit Award
The Wings IIIA	Kai Shing Management Services Limited	Merit Award
Villa Athena	Kai Shing Management Services Limited	Merit Award

QPFMA 2026 AWARDEE LIST

Residential Category

Small-Scale Residential

Project	Company	Accolade
THE VINEYARD	Supreme Management Services Limited	Grand Award
8 Deep Water Bay Drive	Nan Fung Property Management	Excellence Award
La Place de Victoria	Nan Fung Property Management	Excellence Award
Mont Verra	Kerry Property Management Services Limited	Excellence Award
Mount Nicholson	Nan Fung Property Management	Excellence Award
7-15 Mount Kellett Road	Nan Fung Property Management	Merit Award
Central Peak	Supreme Management Services Limited	Merit Award
St. George's Mansions	Sino Estates Management Limited	Merit Award

Public Rental Housing

Project	Company	Accolade
Kwun Lung Lau	Hong Kong Housing Society	Grand Award
Hoi Ying Estate	Wellpoint Property Management Services Limited	Excellence Award
Fu Tip Estate	Pioneer Management Limited	Merit Award

Subsidised Sales Housing

Project	Company	Accolade
Harmony Garden	Chevalier Property Management Limited	Grand Award
Mei Pak Court	Modern Living Property Management Limited	Excellence Award
Lei On Court	Kai Shing Management Services Limited	Excellence Award
Ka Tin Court	Urban Property Management Limited	Merit Award
Yuk Wo Court	Chevalier Property Management Limited	Merit Award

Community Housing

Project	Company	Accolade
Olympic Avenue, Kai Tak (Phase 1) Light Public Housing	Wellpoint Property Management Services Limited	Grand Award
The Symphonie	Henderson Land Group - Hang Yick Properties Management Limited	Excellence Award
LST Transitional Housing – Lok Sin Village	Synergis Facility Management Limited	Merit Award

QPFMA 2026 AWARDEE LIST

Non-Residential Category

Shopping Centre (Small & Medium-Scale)

Project	Company	Accolade
Harbour North	Hong Yip Service Company Limited (Member of Sun Hung Kai Properties Group)	Grand Award
Yue Man Square	Yue Man Square Management Company Limited	Excellence Award
World Trade Centre	Kai Shing Management Services Limited	Merit Award

Shopping Centre (Large-Scale)

Project	Company	Accolade
YOHO MALL	Kai Shing Management Services Limited	Grand Award
AIRSIDE	Nan Fung Property Management	Excellence Award
Langham Place	Keysen Property Management Services Limited	Excellence Award
New Town Plaza	Kai Shing Management Services Limited	Excellence Award
Citywalk	Citywalk Management Company Limited	Merit Award
Empire Centre	Sino Estates Management Limited	Merit Award

Office Building (Small & Medium-Scale)

Project	Company	Accolade
The Hong Kong Club Building	Jones Lang LaSalle Management Services Limited	Excellence Award
TOWER 535	Jones Lang LaSalle Management Services Limited	Excellence Award
Prosperity Millennia Plaza	Prosperity Real Estate Investment Trust	Merit Award
One Hennessy	CCG Property Services Limited	Merit Award

Office Building (Large-Scale)

Project	Company	Accolade
Metroplaza	Kai Shing Management Services Limited	Grand Award
Grand Central Plaza	Kai Shing Management Services Limited	Excellence Award
International Commerce Centre	Kai Shing Management Services Limited	Excellence Award
NCB Innovation Centre	New World Development Company Limited	Excellence Award
12 and 14 Taikoo Wan Road	Savills Property Management Limited	Merit Award
China Hong Kong City	C.H.K.C. Building Management Limited	Merit Award
Grand Century Place	Kai Shing Management Services Limited	Merit Award
Manulife Tower	Jones Lang LaSalle Management Services Limited	Merit Award

Industrial & Car Park Building

Project	Company	Accolade
Apec Plaza	Kai Shing Management Services Limited	Excellence Award
Wah Luen Industrial Centre	Urban Property Management Limited	Merit Award

QPFMA 2026 AWARDEE LIST

Non-Residential Category

Institutional Facility

Project	Company	Accolade
Hong Kong Science Park	Hong Kong Science and Technology Parks Corporation	Grand Award
EcoPark	Urban Group	Excellence Award
West Kowloon Government Offices	International Property Management Limited	Excellence Award

Refurbishment / Renovation Category

Large-Scale Residential

Project	Company	Accolade
Mei Foo Sun Chuen	Broadway-Nassau Investments Limited	Grand Award
Sui Wo Court	Urban Property Management Limited	Excellence Award
Sceneway Garden	Goodwell Property Management Limited	Merit Award

Medium-Scale Residential

Project	Company	Accolade
Hillsborough Court	Kai Shing Management Services Limited	Excellence Award
Scenery Garden	Synergis Management Services Limited	Excellence Award
Yuk Po Court	Kai Shing Management Services Limited	Merit Award

Small-Scale Residential

Project	Company	Accolade
Beverley Heights	Urban Group	Merit Award
Pacific View	Kai Shing Management Services Limited	Merit Award

Commercial

Project	Company	Accolade
China Hong Kong City	C.H.K.C. Building Management Limited	Grand Award
YOHO PLUS	Kai Shing Management Services Limited	Excellence Award
Millennium City 5 & apm	Kai Shing Management Services Limited	Merit Award

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Institutional Facility

Hong Kong Science Park – Theme Award & Grand Award



Hong Kong Science and Technology Parks Corporation wins for its integrated smart city ecosystem

Hong Kong Science and Technology Parks Corporation (HKSTP) secured the accolade for its Integrated Smart City Ecosystem, a unified smart campus platform driven by artificial intelligence that transforms its total 240-hectare Hong Kong Science Park and InnoParks into a human-centric innovation community, creating a thriving I&T ecosystem grooming 14 unicorns, over 2,500 technology companies, and more than 17,000 research professionals.

HKSTP launched a unified ecosystem built upon five distinct pillars: Smart Environment, Smart Living, Smart Mobility, Smart Economy, and Smart People.

BUILDING A SUSTAINABLE SMART ENVIRONMENT

HKSTP deployed a centralised smart facility management platform and an intelligent robot fleet management system operating as central command networks. These systems handle predictive maintenance, virtual robot patrols, and automated work orders.





Sustainability at HKSTP extends beyond regulatory compliance; it is embedded into the culture. Green initiatives, including an intelligent chiller system, rooftop solar panels, and on-site food waste processing, have optimised energy consumption, achieving a 15% reduction in overall energy usage and significantly lowering carbon emissions.

ELEVATING SMART LIVINGAND MOBILITY

The self-developed Super Park App acts as a single digital gateway for thousands of community members offering virtual access cards, visitor management, facility booking, and green rewards.

For mobility, the platform incorporates intelligent transport solutions, including real-time parking dashboards, license-plate recognition, and live shuttle bus tracking, which ease travel friction across the campus.



FOSTERING ECONOMIC IMPACT AND GLOBAL TALENT

The ecosystem also drives economic and talent growth. Using intelligent matching, the platform connects job candidates with tech firms and bridges entrepreneurs with global partners and investors.

By building a world-class environment where global tenants choose to establish, scale, and thrive, HKSTP reinforces its vision to serve as a scalable model for smart city development across Hong Kong, Asia, and beyond.

SMART ENVIRONMENT · SMART LIVING · SMART MOBILITY · SMART ECONOMY · SMART PEOPLE

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

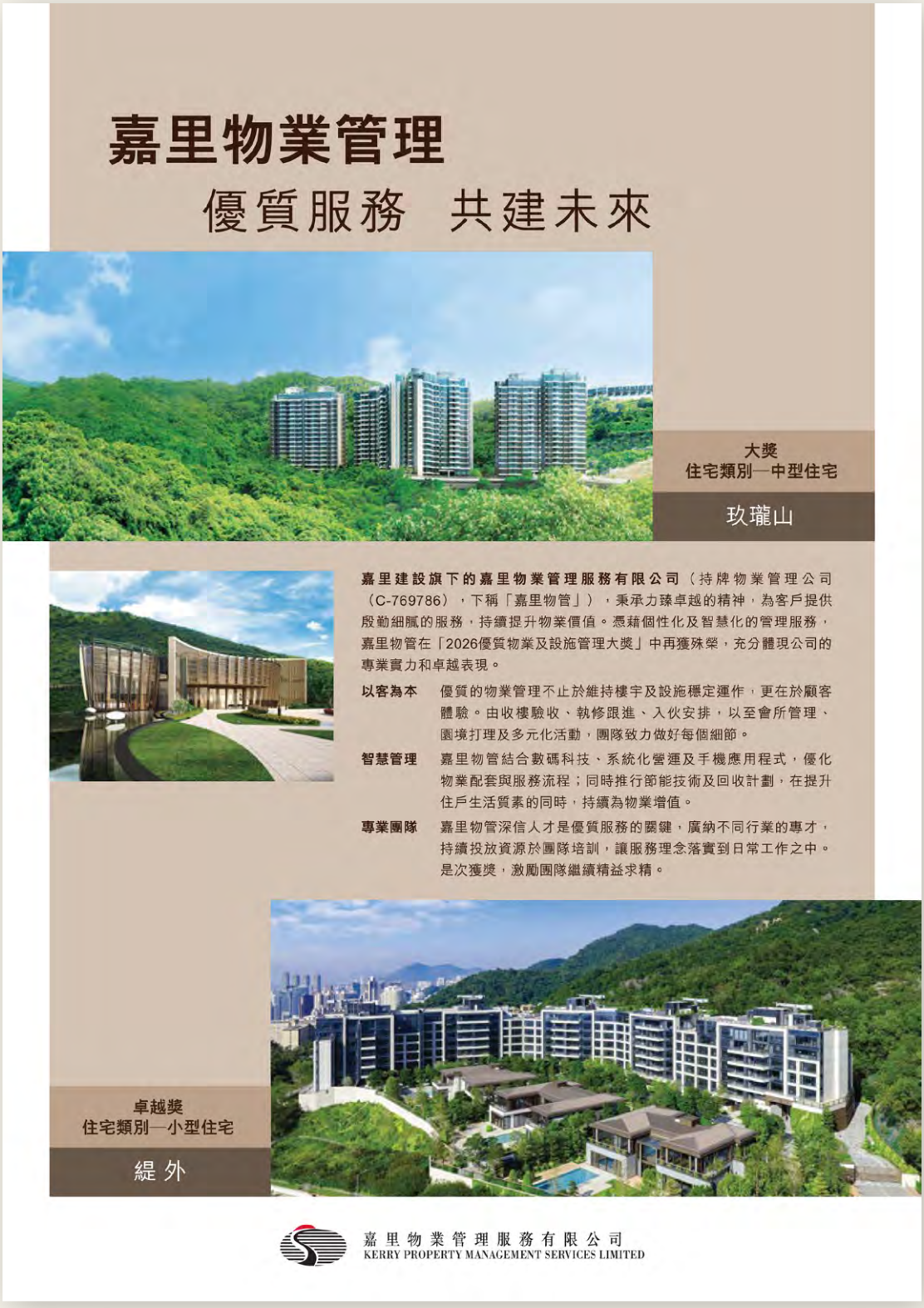
Large-Scale Residential

Chi Fu Fa Yuen – Grand Award



QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Medium-Scale Residential
Dragons Range – Grand Award & Mont Verra – Excellence Award



QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

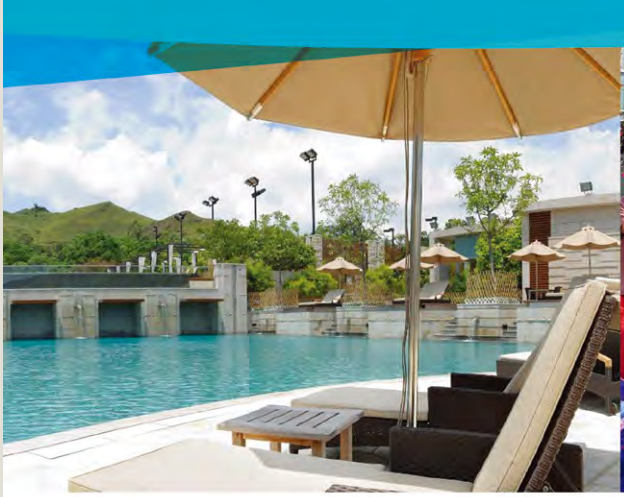
Small-Scale Residential

THE VINEYARD – Grand Award



THE VINEYARD 葡萄園

Since its debut in 2007, The Vineyard has spent nearly 19 years delivering refined, hotel-style concierge services. Through an integrated team encompassing club management, high-specification security, engineering, and horticulture, the estate provides a seamless, one-stop service designed to meet the elevated standards of its residents—a commitment proudly recognized with this prestigious award.





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

The Vineyard 葡萄園

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Public Rental Housing

Kwun Lung Lau – Grand Award

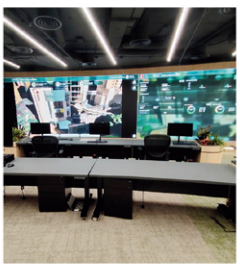
KWUN LUNG LAU
觀龍樓

HONG KONG HOUSING SOCIETY
香港房屋協會

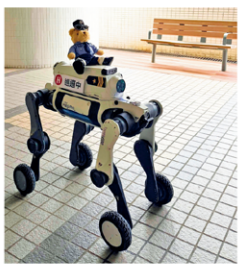
Smart Technology for Better Community Living

Innovation for efficiency, safety and community engagement





Smarter and More Efficient Operations
The Central Office for Property and Asset (COPA) supports intelligent estate management through real-time monitoring and smart management capabilities.



Technology for a Safer Estate
AI and smart technologies strengthen risk prevention, enhance estate security and help create a safer living environment.



Stronger Community Engagement
Innovative engagement initiatives encourage resident participation and help build a connected and inclusive community.



Collaboration for Continuous Improvement
Partnerships with stakeholders and the sharing of best practices support continuous improvement in smart estate management.

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Shopping Centre (Large-Scale)

YOHO MALL – Grand Award



YOHO MALL 形點

YOHO MALL has transformed the retail experience through a comprehensive smart mall strategy that integrates AI-powered energy management, IoT-enabled predictive maintenance, renewable energy solutions and advanced waste reduction initiatives. Enhanced by AI Ambassadors, 3D digital wayfinding and an upgraded EV fast-charging network, the mall delivers greater convenience, operational efficiency and environmental performance. This holistic approach has established YOHO MALL as a leading example of sustainable and technology-enabled retail innovation.



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

YOHO 形 MALL 點

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Office Building (Large-Scale)

Metroplaza – Grand Award





METROPLAZA
新都會廣場

Metroplaza is a premier 1.1 million sq. ft. commercial complex in Kwai Fong comprising office towers and a shopping mall, serving as a thriving business hub for over 300 office tenants.

Guided by our "Go Green & Go Smart" vision, our team embeds People, Process, and Place into an ESG-led operational strategy, successfully transforming this 30-year-old property into a sustainable smart hub. Key initiatives include a comprehensive IoT facility platform, an intelligent service robot fleet, and an advanced smart safety system. These innovations enhance operational efficiency, elevate service quality, and achieve substantial energy savings.

Moving forward, Metroplaza remains committed to driving continuous innovation, elevating experiences for tenants and visitors while contributing to a greener, digitized smart city.





KAI SHING MANAGEMENT SERVICES 啟勝管理服務

新鴻基地產集團成員
Member of Sun Hung Kai Properties Group
PMC Licence No:C-499163

新都會廣場 METRO·PLAZA

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Large-Scale Residential (Refurbishment / Renovation)

Mei Foo Sun Chuen – Grand Award



Mei Foo Sun Chuen is Hong Kong's iconic private housing development, comprising 99 residential towers with 13,110 households.

Total Quality Management for landmark residential community.

Managed by Broadway-Nassau Investments Limited (BNIL) under Urban Group since the property's inception in 1968, BNIL team delivers comprehensive property and facility management across this landmark community. Beyond executing proactive maintenance and strategic renovation works essential for sustaining asset values, the team embraces innovation and integrates practical PropTech solutions to maximize operational efficiency. We also launched the dedicated Sm@rtUrban mobile app to provide seamless property management services to the residents.

富城集團 Urban Group
A Member of FSE Lifestyle

Sm@rtUrban
Smart Living

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Large-Scale Residential

YOHO Midtown – Excellence Award





YOHO Midtown 新時代中城

YOHO Midtown comprises a total of 1,890 units and currently houses approximately 10,000 residents. The clubhouse, Club MIDTOWN, spans 220,000 square feet and features Indoor and Outdoor Swimming Pools, Private Villa, and an Indoor Sports Hall. YOHO Midtown has been committed to promoting ESG, environmental protection, and innovative technology within the estate. It continues to collaborate with various social enterprises, installing smart recycling machines and introducing delivery robots, QR code self-ordering services, virtual key access systems, as well as Hong Kong's first TeleCare SmartHub offering telemedicine consultation services.



KAI SHING MANAGEMENT SERVICES 啟勝管理服務

新鴻基地產集團成員
Member of Sun Hung Kai Properties Group
PMC Licence No:C-499163

YOHO MIDTOWN

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Medium-Scale Residential

LIME GALA – Excellence Award



LIME GALA 形薈

Lime Gala, located at 393 Shau Kei Wan Road and completed in 2018, is managed by Kai Shing Management Services Limited. Embracing the vision of "Extended Home", the estate promotes smart, green, and healthy living through IoT monitoring, mobile patrol systems, and the "Live e-asy" digital platform. By implementing LED upgrades, enhancing air-conditioning efficiency, and strengthening emergency preparedness, the estate achieved a 9.1% reduction in electricity consumption and reduced carbon emissions by 59 tonnes. Lime Gala stands as a model of sustainable, technology-driven, and community-focused property management.



KAI SHING MANAGEMENT SERVICES 啟勝管理服務

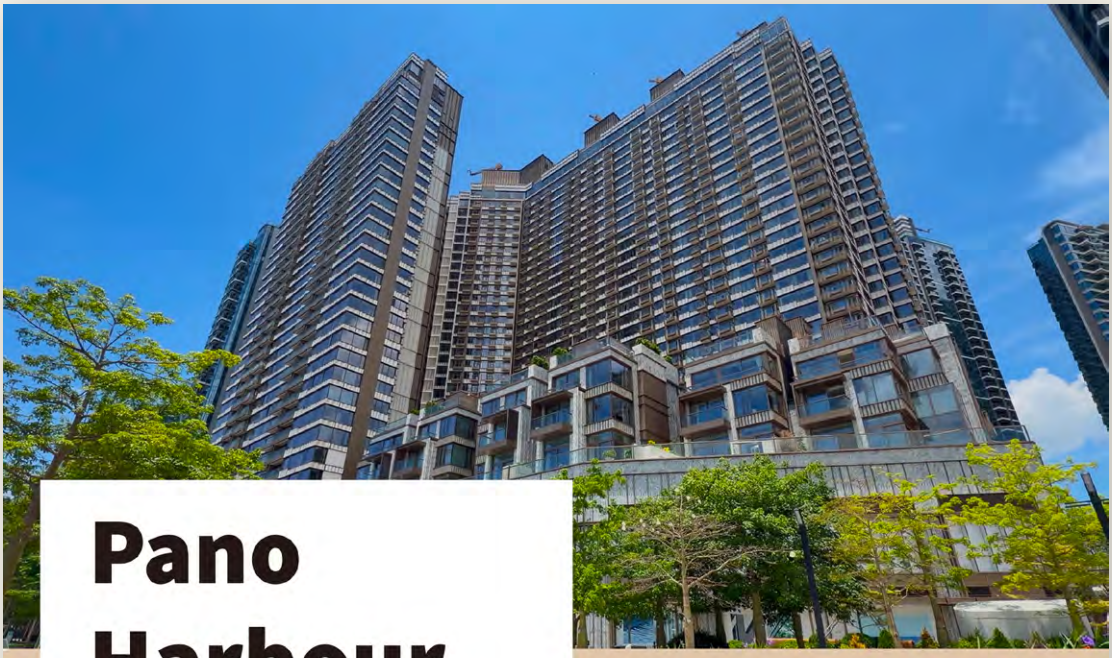
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LIME GALA • 形薈

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Medium-Scale Residential

Pano Harbour – Excellence Award



Pano Harbour

is a medium-scale residential development in Kai Tak.

The property consists of 582 residential units, a retail portion, and a car park. It delivers an integrated smart and wellness experience for residents through unified digital infrastructure: a single Building App enabling end-to-end resident engagement, proptech-augmented operations, and ESG-integrated service delivery grounded in health, sustainability, and community well-being.











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QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Medium-Scale Residential

The Leighton Hill – Excellence Award



THE LEIGHTON HILL 禮頓山

The Leighton Hill is a premier residential estate committed to innovation, sustainability, and service excellence. Through the adoption of AI-driven traffic management, IoT safety systems, smart surveillance, and license plate recognition access control, the estate has enhanced operational efficiency, safety, and resident experience. Its award-winning initiatives also include energy-efficient plant upgrades, integrated heat pump systems, IAQ certification, and comprehensive green programmes. Recognized by IFMA, EFMA, and HKAEE, The Leighton Hill's success is driven by proactive maintenance, robust asset lifecycle planning, transparent financial governance, ESG-focused practices, and continuous stakeholder engagement, establishing it as a benchmark for modern property management.





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QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Medium-Scale Residential & Community Housing
The Harmonie – Excellence Award & The Symphonie – Excellence Award



QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Subsidised Sales Housing

Lei On Court – Excellence Award



LEI ON COURT 鯉安苑

Lei On Court is located in Lam Tin, Kowloon. The estate comprises 6 residential blocks, accommodating a total of 1,684 units, together with 421 private car parking spaces. Recreational facilities, including badminton courts, table tennis tables and children's play areas, are provided for residents' use.

In alignment with the head office's philosophy of dedicated service, the management team places residents' needs at the core of its operations. The team listens attentively to residents' feedback and is committed to delivering services of the highest standard.

The management team also proactively adopts technology to enhance connectivity with residents, streamline workflows and expedite task completion, thereby improving operational efficiency and service quality. In collaboration with residents, we endeavour to build a more liveable and sustainable ideal home.





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鯉安苑 Lei On Court

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Shopping Centre (Large-Scale)

Langham Place – Excellence Award



QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Shopping Centre (Large-Scale)

New Town Plaza – Excellence Award





NEW TOWN PLAZA 新城市廣場

New Town Plaza (NTP) was developed by Sun Hung Kai Properties in the 1980s and has become a landmark shopping destination in Sha Tin, spanning over 1.5 million sq. ft. across Phase 1 and Phase 3, offering a one-stop shopping and lifestyle experience for customers of all ages. Through innovation, sustainability and active stakeholder engagement, NTP strives for excellence in modern facility management. Our vision is to develop resilient, future-ready assets that maximize value for investors while enhancing the experience of tenants, visitors and the wider community, contributing to a smarter and more inclusive city.



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新城市廣場
New Town Plaza

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Office Building (Small & Medium-Scale)

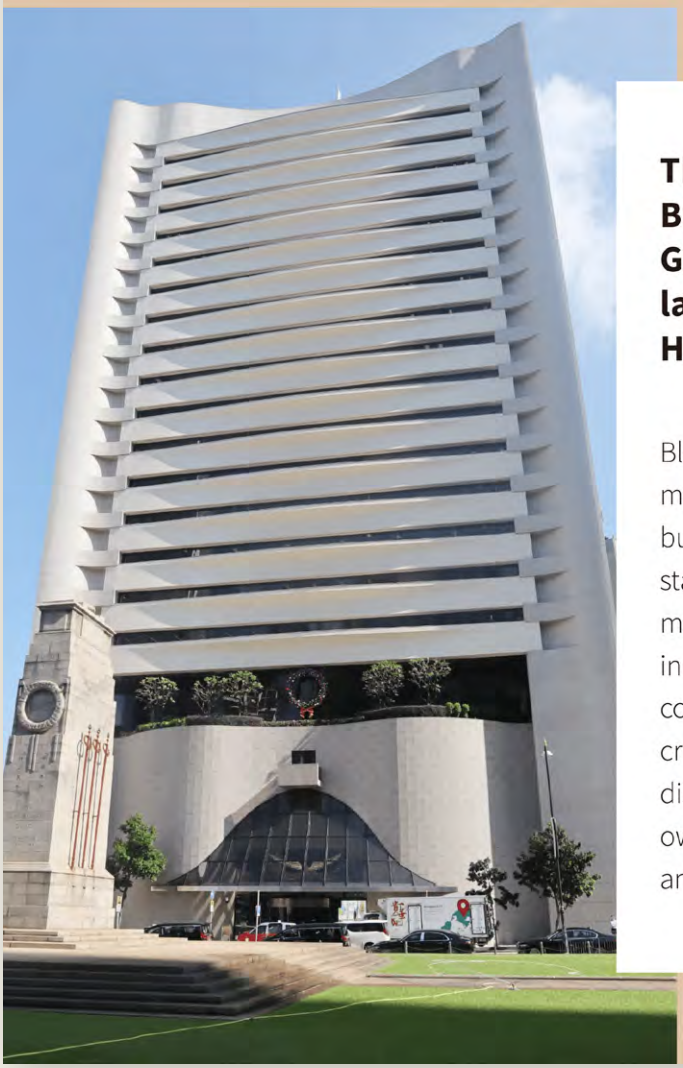
The Hong Kong Club Building – Excellence Award

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The Hong Kong Club Building

The Hong Kong Club Building



The Hong Kong Club Building is a landmark Grade A commercial landmark in Central, Hong Kong.

Blending rich heritage with modern excellence, the building delivers exceptional standards in property management through innovation, sustainability, and continuous improvement - creating a safe, efficient, and distinguished environment for owners, members, occupants, and visitors.

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Office Building (Small & Medium-Scale)

TOWER 535 – Excellence Award



Tower 535

is a prestigious Grade A retail and office complex located at 535 Jaffe Road, Causeway Bay.

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TOWER 535









This 25-storey commercial complex serves as a prime example of excellence at the CBD of Hong Kong. Our management model transcends traditional concepts by integrating advanced technology, sustainable practices, and stakeholder engagement to maximise both the asset value and reputation of TOWER 535.

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QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Office Building (Large-Scale)

Grand Central Plaza – Excellence Award

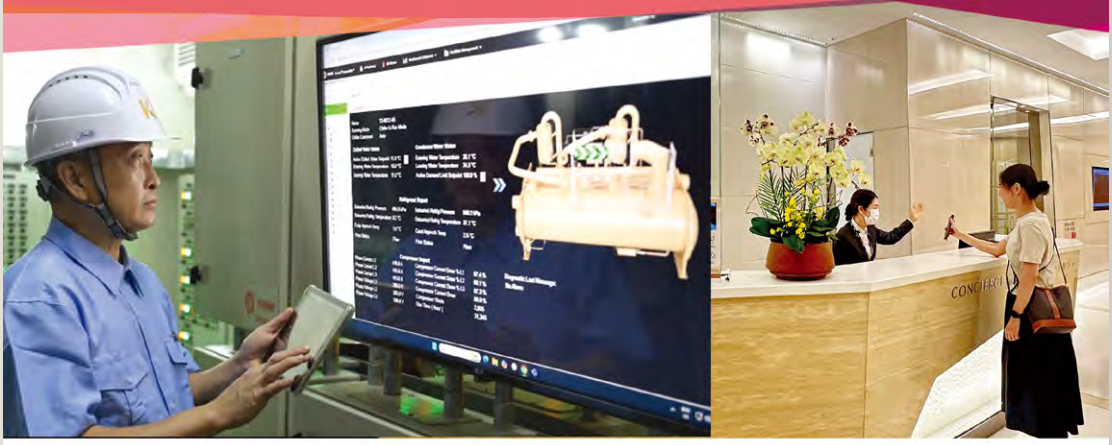


GRAND CENTRAL PLAZA
新城市中央廣場

Grand Central Plaza, a landmark mixed use complex in Shatin, comprises two 16-storey office towers and a furniture-themed mall (HomeSquare), with a total gross floor area of approximately 900,000 sq. ft. The building offers a well-balanced tenant mix of retail, semi-retail and office uses.

Recognizing PropTech as a key enabler of a digitized smart city, Grand Central Plaza has proactively introduced operational robots, promoted AI tools and deployed IoT-driven HVAC and lighting system.

The management team places strong emphasis on meeting the evolving expectations of new generations while delivering high-quality, sustainable and technology-led property services; these initiatives, together with our accumulated experience, underpin our success in addressing industry trends and challenges.



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GRAND CENTRAL PLAZA 新城市中央廣場

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Office Building (Large-Scale)

International Commerce Centre – Excellence Award



INTERNATIONAL COMMERCE CENTRE
環球貿易廣場

Soaring above West Kowloon, the International Commerce Centre (ICC)—expertly managed by Kai Shing Management Services Limited—is Hong Kong's premier commercial supertall and an iconic model of digital transformation.

The property has earned over 170 accolades, standing as Asia's first project certified with a LEED v5 Platinum rating, Hong Kong's first full-mark BEAM Plus EB v3.0 certified building, and a SmartScore Platinum recipient.

Driving these achievements is its S.M.A.R.T. integration—leveraging AI, IoT, BIM, Digital Twins, and Extended Reality for predictive maintenance and drone façade inspections—alongside strategic decarbonization measures that achieved carbon reduction and decrease in Energy Utilization Index.



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環球貿易廣場
INTERNATIONAL
COMMERCE CENTRE

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Industrial & Car Park Building

Apec Plaza – Excellence Award



APEC PLAZA 創貿廣場

APEC Plaza is a premium industrial building in Kwun Tong. Guided by a "Tech-First" strategy and smart facility management blueprint, the property seamlessly integrates digital innovation, robust safety protocols, and green sustainability to deliver exceptional service to tenants and visitors.

Advancing Hong Kong's digitized smart city vision, its operational excellence stems from key measures including the "Work E-asy" tenant mobile app, central IoT monitoring with predictive maintenance dispatch, cloud-based asset tracking, and extensive indoor greening features. Together, these smart initiatives ensure optimal resource efficiency, seamless workplace management, and high-quality environmental performance.



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APEC 創貿廣場 plaza

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Medium-Scale Residential (Refurbishment / Renovation)

Hillsborough Court – Excellence Award





HILLSBOROUGH COURT 曉峰閣

Hillsborough Court is a 33-year-old luxury property in Mid-Levels, comprising four towers with 528 units, a car park with 526 parking spaces, a clubhouse with a pool and gym, a podium garden, and shuttle bus service. The team of the Management Services Office has strategically engaged, lobbied, and persuaded stakeholders for continuous improvement in the facilities and services of Hillsborough Court with a forward-thinking philosophy. With the core value of sustainability in terms of living experience, cost savings, and security enhancement, the team has adopted a people-centric, step-by-step approach to formulate an implementation roadmap for renovation with software upgrades, lift upgrades, EV charging-enabling infrastructure installation, and security-system enhancement, in order to allow residents to gradually become accustomed to new changes. Under the benefits of modernization and the enhanced security level, it has resulted in not only achieving a high level of resident satisfaction but has also streamlining internal staff workflows.





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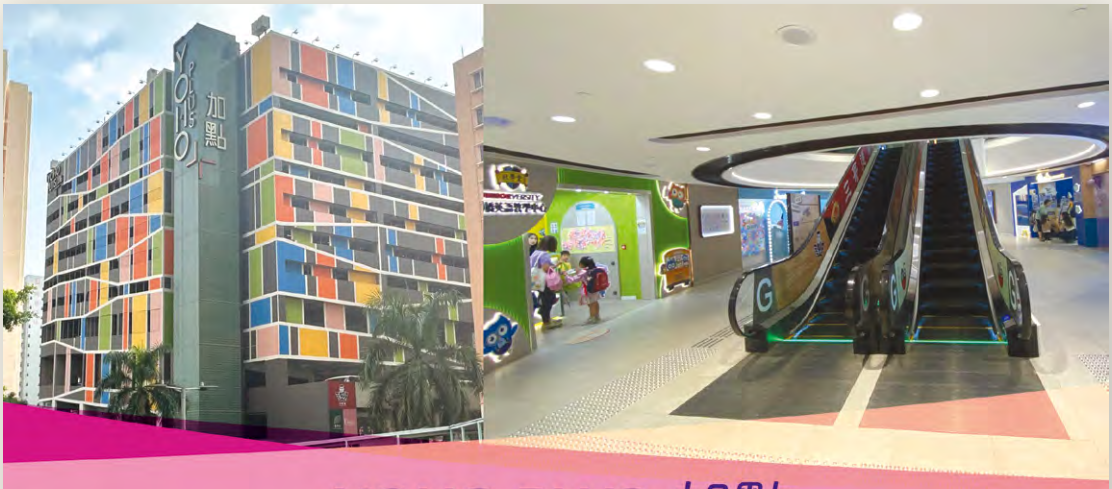
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HILLSBOROUGH COURT
18 OLD PEAK ROAD

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Commercial (Refurbishment / Renovation)

YOHO PLUS – Excellence Award



YOHO PLUS 加點

YOHO PLUS successfully revitalised a 38-year-old property through a comprehensive asset enhancement programme, encompassing building refurbishment, structural rehabilitation, infrastructure upgrades and smart facility improvements. Following its transformation, the mall was strategically repositioned with a curated mix of education, beauty and light dining tenants, resulting in improved occupancy and enhanced asset value. The project showcases how innovative renewal can unlock the potential of ageing properties and create a sustainable, future-ready retail environment.



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YOHO PLUS 加點

QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Subsidised Sales Housing

Ka Tin Court – Merit Award



Community management supporting senior residents and social well-being.

Alongside property management, technical and engineering upkeep, and 24/7 security services, Urban delivers specialized facility modifications, including barrier-free access pathways, slip-resistant surfaces, and optimized estate lighting to Ka Tin Court. Our team also provides dedicated, age-friendly care tailored to the senior residents. Urban integrates professional property stewardship with attentive daily care, ensuring an inclusive and comfortable living environment for the entire community.

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QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Office Building (Large-Scale)

Manulife Tower – Merit Award

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Manulife Tower

is a Grade A office tower in Kowloon East.

The property consists of 450,000 sq ft of office space, with a retail portion and a car park. It implements intelligent asset optimization leveraging AI-driven systems, real-time IoT monitoring, and performance-based certification frameworks to continuously enhance operational resilience, environmental performance, and long-term asset value.



QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Industrial & Car Park Building

Wah Luen Industrial Centre – Merit Award



Modern and sustainable management for industrial property.

Under Urban's stewardship, the property has been transformed from a traditional industrial building into a modern, environmentally sustainable industrial-commercial hub. Through dedicated efforts, we actively integrate green initiatives into daily management practices. Our environmental commitment has earned widespread recognition through notable industry awards, reflecting Urban's devotion to maintaining rigorous management standards and fostering an efficient business environment for all occupants.

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QPFMA 2026 AWARDEE PROJECT HIGHLIGHTS

Small-Scale Residential (Refurbishment / Renovation)

Beverley Heights – Merit Award



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