

**The Administration's response to the matters raised  
at the meeting of the Bills Committee  
on the Property Management Services Bill  
held on 11 June 2014**

**Purpose**

At the meeting on 11 June 2014, Members of the Bills Committee have requested the Administration to provide supplementary information on the number and qualifications of the existing property management practitioners (PMPs) as well as the future market demand for PMPs. This paper sets out the response of the Administration.

**Existing Property Management Practitioners**

2. As there is currently no mandatory registration system for PMPs, we are unable to provide an accurate estimation of the number of PMPs and detailed breakdown of their qualifications at this stage. However, according to a survey conducted by the Hong Kong Institute of Housing (HKIH) last year, it was estimated that there were around 4 000 Tier 1 PMPs and 7 500 Tier 2 PMPs. This estimation on the number of existing PMPs was made with reference to a series of parameters, including the current number of members of the relevant professional bodies, the estimated average floor area and number of flats managed by each PMP, and the number of property management companies (PMCs), etc. The figures excluded the property management staff of the Hong Kong Housing Authority.

3. Regarding the academic and professional qualifications of the existing PMPs, as explained in paragraph 2 above, since there is currently no mandatory registration system, we do not have specific information on this. We can only make reference to the academic and other qualifications of members of the relevant professional bodies. In the case of the HKIH, a survey it conducted last year showed that, among the professional members interviewed, 63% completed diploma courses recognised by the HKIH, while 20% and 17% attained recognised master's degrees and bachelor's degrees respectively. According to the study by the HKIH, the distribution of educational attainment mainly owed to the fact that housing or property management degree courses were not offered in Hong Kong until 1992. It is worth noting that the

statistics do not represent the overall picture of the industry as the practitioners concerned joined the HKIH on a voluntary basis.

4. In order to facilitate existing PMPs to migrate to the new licensing system, experienced PMPs meeting certain basic requirements will be granted provisional licences during the three-year transitional period following the implementation of the Ordinance. The Property Management Services Authority will allow a grace period of three years for the PMPs to complete the necessary continuing professional education (CPD) courses after they have obtained the provisional licences. Our initial thinking is that the CPD courses can be in the form of lectures or seminars, etc. After completion of the CPD courses, PMPs will be granted formal licences upon expiry of their provisional licences. PMPs who have met the licensing criteria of formal licences may apply for formal licences direct during the transitional period.

5. The detailed criteria for the formal and provisional licences, including the specific requirements regarding academic and professional qualifications and years of relevant working experience, will be set out in the subsidiary legislation for Members' deliberation. We will give due consideration to the views of all stakeholders in drafting the subsidiary legislation. Since the detailed criteria for the formal and provisional licences have yet to be determined, we are unable to deduce the number of PMPs who can make direct application for formal licences during the transitional period.

### **Future Market Demand**

6. The market demand for PMPs is affected by a number of factors, such as the supply of buildings, consumers' confidence and requirements regarding the service level of PMCs and PMPs, and the turnover rate of PMPs including the numbers of persons who retire or change over to other sectors, etc. Except for the estimated number of newly-completed buildings, it is hard to make a reliable and objective quantitative estimation for most of the factors. It is, therefore, difficult for us to give an accurate estimation of the future market demand for PMPs.

7. Last year, the HKIH made a projection on the relationship between the number of newly completed buildings and the number of PMPs required. Using the total housing supply target of 470 000 flats for the next decade as stated in the Long Term Housing Strategy, which

meant an average annual construction of 47 000 to 50 000 flats, and assuming that each property management manager managed an average of 2 000 flats and the average property-management-manager-to-property-management-officer ratio was about 1 to 5, the HKIH projected that some 150 additional PMPs (25 managers and 125 officers) would be required for managing the newly completed flats each year.

**Home Affairs Department**  
**July 2014**