



(Fax: 2509 9055)

14 July 2014

Clerk to Bills Committee on Property Management Services Bill
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong

Attn: Ms Camy YOONG

Dear Madam,

**Views from Chartered Institute of Housing Asian Pacific Branch for
Bills Committee Meeting on the Property Management Services Bill**

Being the first professional housing management institute in Hong Kong, the Chartered Institute of Housing Asian Pacific Branch (www.cih.org.hk) was established in 1966 with 48 years sustained effort and contributions made to the industry of property management and we have been widely recognized internationally and locally. Currently, the Institute's global membership stands at around 22,000, and we have over 2,800 members in the Asia Pacific Region.

In the meeting of the Bills Committee on Property Management Services Bill (the Bill) to be held on 23 July 2014, we are going to raise our following concerns and views for your reference:

Chartered Institute of Housing Asian Pacific Branch supports the licensing regime stipulated for the industry's practitioners under the Bill as it not only can improve the quality of housing management services as a whole, but also motivate and ensure all practitioners to focus on their professional conduct when delivering the services.

www.cih.org.hk

Chartered Institute of Housing
Asian Pacific Branch

Units 2709-2711, Shui On Centre,
6-8 Harbour Road, Wanchai, Hong Kong.

T (852) 2356 8680 F (852) 2356 7332
E apb@cih.org.hk



A. Criteria of issuing Property Management Practitioner (Tier 1) Licence

We agree that the holders of Property Management Practitioner (Tier 1) Licence must possess:

- (a) Academic qualification: holder of a degree or equivalent professional diploma qualification (*Note 1*);
- (b) Professional qualification: holder of professional membership granted by recognized professional housing management institute (*Note 2*); and
- (c) Relevant working experience: with not less than 5 years relevant working experience in housing management.

B. Composition of Property Management Services Authority and its disciplinary panel

We strongly recommend to increase the proportion of representatives of housing practitioner into PMS Authority and its disciplinary panel to near 50%. The said proportion of representatives can help the Authority to have a clearer insight of the operation of the industry contributing to formulate details of licencing system and implementation on one hand, and assist the disciplinary panel to handle the complaint cases received in a fair and proper manner on the other.

C. Consultation on the Property Management Policy

We suggest the PMS Authority to consult relevant professional bodies (*Note 2*) when the subsidiary legislation or related policies/ Code of Conduct for practitioners in related to property management are formulated.

D. Senior practitioners in property management

For those senior practitioners who have rich working experience in the industry but without eligible academic qualification, we suggest that, once the Bill comes into effect, the PMS Authority should grant them a one-off Property Management Practitioner (Tier 1) licence in order to retain those experienced talents in the industry.

E. Training to housing practitioners

For further professional training of housing practitioners, we recommend the HKSAR Government to put more resources into the training programs organized by local universities on professional or degree courses in housing policies or housing management. While for the huge demand of human resources of the profession in future, we recommend preparing the youth by encouraging them to take continuing study. In this connection, we suggest that the related government departments increase subsidies to the related accredited professional courses under the Qualifications Framework.

[Note 1:

For example, the widely recognized "Professional Diploma of Housing Management" (three-year program) held by HKU SPACE since 1969.

Note 2:

To include the professional membership issued by the Chartered Institute of Housing Asian Pacific Branch.]

The Executive Committee of Chartered Institute of Housing Asian Pacific Branch anticipates the Bills Committee on Property Management Services Bill would consider and support the views mentioned above. Should there be any enquiries, please feel free to contact our Secretariat at 2356 7332.

Yours faithfully,



Professor YIP Ngai Ming
Chairman of Executive Committee
Chartered Institute of Housing Asian Pacific Branch