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Ms. Camy Yoong
Clerk To Bills Committee On Property Management Services Bill
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

By Fax: 2509-9055

Dear Sirs,

Personal Views on Property Management Services

I am one of the employees of the related horizon/ industry. I would like to express my personal view on the personal liability/ punishment aspect.

1. It will be sufficient and enough to cancel/ disqualify the licensee of the Property Management Practitioners (PMP) if serious offence was found (just like Estate Agents Licence). Without the issue of licence, the licence holder will lose his rice bowl.
2. It is not fair to impose maximum penalty for imprisonment for 1 years and HK\$300,000. Usually, some licence holder will have a monthly salary range HK\$25,000 to HK\$45,000 per month. If one impose a fine for HK\$300,000, you will serious affect the financial condition of the licence holder and his family behind. Also, it is not fair to place a heavy burden on those PMP simply he picks a wrong choice to enter the property management field. Prospective employee will fear to take the PMP for career because it is a job that you will take high risk to be imprisoned and fined especially the management of buildings will involve every aspect that you are not the specialist. It is better for anyone to chose a job/ career that will not be imprisoned and will provide you a stable monthly income received.
3. It is rather odd to me that a majority of the Property Management Services Bill mention the punishment/ offence side. Most PMP are indeed the co-ordinators, they are not the specialists. They do not know every aspect and technical details. For instance, they do not now how to fix a lift breakdown. Instead, they will inform the contractor to follow up the lift problem. In fact, the PMP's daily work will involve every aspect of building management work. If the PMP work in a small company and require to do a lot of works, he will deem to be the prey of the Property Management Services Bill because the more job one perform, the more chances he will commit offence against his licence.

4. The existence of the Property Management Company (PMC) will be determined by the market mechanism. If the PMC do not perform well, the PMC will be laid off by the Owner Incorporation be barred from the market..
- 5 Usually, the frontline staff will deliver the service. If the frontline staff shrink their responsibility to the PMP, the PMP will force to face the allegation and work under giant pressure.
5. Recently, government goes ahead with the compulsory of window inspection, compulsory of Buildings Inspection, Energy Audit. Government need to work hand in hand with the PMC. It is strange for the Government impose censorship to the industry in the one hand, on the other hand, the government require the industry to get bigger and stronger to sustain his policy implementation.

Regards,



Arion Lau chi Ming
Practitioner of Property Management Service in Hong Kong