

15th April 2015

The Hon. Tony TSE Wai-chuen, BBS
Chairman, Bills Committee on Property Management Services Bill,
The Legislative Council,
Legislative Council Complex,
1 Legislative Council Road,
Central, Hong Kong.

Dear Mr. Tse,

Concerns to Proposals Made on Property Management Services Bill

I am writing on behalf of our School to raise our strong concerns and disagreement regarding the recent proposals made on the Property Management Services Bill on the requirements of the Tier 1 property management practitioners.

Our School has been Hong Kong's leading provider of professional training in housing management since 1968. It has always been our mission to cater for the changing needs of the property management industry in Hong Kong. As such, our School has been supportive and in close communication regarding the proposed licensing requirements. Unfortunately, we are very disappointed to learn that the recent proposals made on the Property Management Services Bill regarding the licensing requirements for Tier 1 property management practitioners contradicts with the original intentions of the Bill.

Over the years, we have witnessed the industry's demand to continuously uplift the quality and standards of property management professionals as well as to improve the living environment of the Hong Kong society. In particular, we expect those Tier 1 property management practitioners will take up senior positions within the property management industry. Consequently, these practitioners should be qualified professionally to handle complex situations related to the legal, financial, building and maintenance, environmental and safety management aspects of properties. The current proposal submitted by the HAD suggests that Tier 1 property management practitioners may satisfy the licensing requirements by possessing either an academic or a professional qualification. As such, the proposed loose requirements for licensing are completely unacceptable given the professionalism required for the property management industry. This lowering of standard is also not comparable to similar industries such as engineering and surveying where both academic and professional qualifications are required. According to the Engineers Registration Ordinance (Cap. 409) and the Surveyors Registration Ordinance (Cap. 417), one of the vital requirements is that a registered professional engineer/surveyor should be a member of an engineering/surveying body accepted by the Board i.e. they should possess recognised professional qualifications. As such, the licensing requirement should incorporate

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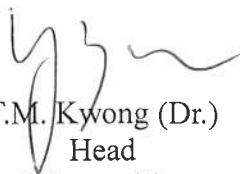
this requirement to ensure the quality of property management professionals. It is impossible to expect that a property manager with academic qualifications of a different field plus some working experience can perform those duties required of a Tier 1 property manager. We would like to reinstate that a professional qualification should be a requirement for the Tier 1 property management practitioners.

Our programme, Professional Diploma in Housing Management, has provided professional training for the industry for almost half a century. To date, we have over 5400 graduates from our Professional Diploma in Housing Management programme alone. Each year, we offer more than 200 first-year training places for the industry and if necessary, we possess the capabilities to increase the size of the intake. Today, HKU is not the only one higher education institute that provides professional training to the property management industry. I can assure you that there is no shortage of professional training places in Hong Kong and we are committed to continue to train up professionals for the property management industry to cater for a better future Hong Kong.

If you require any further information or would like to discuss our concerns raised in this letter, please feel free to contact me at 2508 8825 or by email at tm.kwong@hkuspace.hku.hk.

Thank you for your attention and I hope our views can be fully discussed at the Bills Committee.

Yours sincerely,



T.M. Kwong (Dr.)
Head

College of Humanities and Law

cc. Prof. Chan Wing Wah, DD (APP)