



The Hon Tony TSE Wai-chuen, BBS
Chairman, Bills Committee on the Property Management Services Bill
The Legislative Council.
via e-mail: info@tonytsewaichuen.com

20 April 2015

Dear Mr Tse,

Property Management Services Bill

In response to the consultation on the Property Management Services Bill, the School of Continuing and Professional Education (SCOPE) of City University of Hong Kong is pleased to express our views on the initiation of legislation on licensing property managers, the intentions of which are to “raise professional standards, increase public awareness of the importance of engaging a qualified PMC, and promote the concept of maintaining building safety and value through continuous effective building management”.¹

Our School has been a provider of property management education for two decades. Over the years, we have trained more than 1,800 graduates for the profession. To enhance the professional standards of property managers, the School offers the first locally accredited top-up non-local degree leading to membership to the Chartered Institute of Housing. This programme has attracted a number of diploma graduates who are keen to upgrade their qualifications. We have also established a close bond with the industry practitioners.

The recent proposal from the Home Affairs Department to be included in the legislation requires tier 1 property management practitioners to possess either (a) an academic qualification (degree in any field); **or** (b) a relevant professional qualification; plus (c) local work experience². We are concerned that this set of qualifications would not be sufficient to maintain the standards required for property management.

The School considers that property management is a unique profession which requires in-depth understanding of diversified knowledge and skills. We recommend that the licensing

¹ Paragraph 3 of Legislative Council Brief HAD HQ CR/20/3/5 (c) dated 23 April 2014

² Paragraph 7 of LC Paper No. CB (2) 556/14-15(02) dated January 2015



criteria be revised to include (a) higher educational qualifications (first tier property management practitioners should at least be a degree holder); **and** (b) relevant professional qualifications recognized by related professional institutes; plus (c) relevant local work experience.

The Bill will provide for a two-tier licensing regime. This would attract "new blood" to join the industry, while continuing to allow property management practitioners to pursue further continuing professional development (CPD) for upgrading to the higher tier.

To enhance the quality of professional property management practitioners, the School considers the combination of professional academic training and relevant working experience to be a necessity. With the successful implementation of effective regulatory measures, the quality and professional standard of the industry will be further enhanced and greater confidence from occupants and owners will be built, hence producing a win-win situation for all.

We hope that members of the Bills Committee would consider our suggestions and convey the message to the legislature during the debate of the Bill.

Should you have any queries, please feel free to contact Dr. Isaac Ng of the School (Phone: 3442 9790, e-Mail: scisaacc@cityu.edu.hk) or myself.

Yours Sincerely,

Louis Ma

Louis C.K. Ma, PhD
Director, School of Continuing and Professional Education (SCOPE)
City University of Hong Kong
Phone: 3442 7684 Fax: 3442 0399

Copy to:

1. cb2@legco.gov.hk - Members, Bills Committee on the Property Management Services Bill
2. hadgen@had.gov.hk - Director of Home affairs, HKSAR Government