

**Bills Committee on  
Property Management Services Bill**

**List of follow-up actions arising from the discussion  
at the meeting on 15 October 2014**

1. Clause 7 of the Property Management Services Bill ("the Bill") provides that the prohibition against unlicensed activities under Clause 6 of the Bill would not apply to an owner's organization or individual owners who provide their own property with property management services without engaging a property management company ("PMC") or property management practitioner ("PMP"). It was suggested that an upper limit should be imposed on the number of property units that could be self-managed under this proposed exemption. The Administration was requested: (a) to provide a detailed analysis on (i) the profile of the existing 8 500 buildings (including their size and the number of property units involved) which were managed by owners' corporations or other forms of owners' organizations managing their own properties without engaging PMCs or PMPs; and (ii) the views received during the consultation exercise on the above proposed exemption; and (b) to respond to the above suggestion.
2. There was a suggestion that in order to retain the experienced practitioners in the property management industry, the Administration should consider adopting the grandfathering arrangement and grant permanent PMP licences to experienced in-service PMPs without requiring them to obtain the required academic qualifications or to complete the relevant continuing professional development ("CPD") courses. The Administration was requested to provide a written response to this suggestion and advise on whether there were any proposals other than the completion of CPD courses to facilitate existing PMPs' transition into the new licensing regime.
3. There was a view that the proposed single-tier licensing regime for PMCs might not be conducive to the development of a healthy and competitive property management industry. It was suggested that the Administration should consider introducing a multi-tier licensing regime for PMCs, given that there were different types of properties in the market requiring different types of property management service. The Administration was requested to consider and provide a written response to this view and suggestion.
4. The Administration was also requested to provide detailed information on existing assistance available to owners of the so-called "three nil" buildings which were without any form of management.