

4 May 2020  
For Information

**LEGISLATIVE COUNCIL  
PANEL ON HOME AFFAIRS**

**Property Management Services Authority  
Proposed Licensing Regime for Property Management Companies and  
Property Management Practitioners**

**Aim**

This paper aims to report to members of the Legislative Council Panel on Home Affairs (the Panel) on the follow-up work carried out by the Property Management Services Authority (the Authority) on the proposed licensing regime for property management companies (PMCs) and property management practitioners (PMPs) since the meeting of the Panel on 24 June 2019, including further consulting with the industry and stakeholders, and in response to their comments, making appropriate responses and amendments to the relevant draft subsidiary legislation under the Property Management Services Ordinance (Cap. 626).

**Background**

2. At the meeting of the Panel on 24 June 2019, representatives of the Authority briefed members on the proposed licensing regime for PMCs and PMPs<sup>1</sup>, its background and the consultations conducted. At the meeting, members raised concerns from some of the practitioners and stakeholders on the proposed licensing regime, and passed two motions urging the Authority to further consult with various stakeholders before the subsidiary legislation is enacted so that the industry can discuss with the Authority and reach a consensus with a view to making the proposed licensing regime more compatible with the needs of various stakeholders.

**Consultation Work**

3. With regard to the above two motions, the Authority gave a written reply to the Panel via the Home Affairs Department in early August 2019 explaining the consultations on the licensing regime since October 2017, and outlining its plan for continuing consultation with stakeholders after the meeting. Thereafter, the Authority further conducted a series of consultations as planned. In addition to publishing information on the licensing regime through the Authority's website and sending

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<sup>1</sup> LC Paper No. CB(2)1662/18-19(01) and CB(2)1662/18-19(02).

written invitations for comments to the 18 District Councils, the Authority also attended meetings, as invited, of seven committees<sup>2</sup> of different District Councils to listen to the views of the District Council members and the public. Moreover, the Authority actively met with the industry, relevant institutes and professional bodies, participating in their workshops and seminars for their members to understand their concerns about the proposed licensing regime. Meanwhile, the Authority also liaised with owners' organisations and addressed their concerns, and held several briefing sessions for owners' organisations and the industry so as to introduce the licensing regime and listen to opinions from different stakeholders. During the period, the Authority also responded to the enquiries and comments made through different channels by individual stakeholders and members of the public. Information on the communications with stakeholders is at **Annex 1**.

4. The Authority made a detailed analysis of the views received during the consultation. Having regard to the different views and concerns of stakeholders, the Authority, based on the principle of balancing the interests of all parties and effectively regulating PMCs and PMPs, gave comprehensive and due consideration in formulating an appropriate and feasible licensing regime suitable for Hong Kong. In light of the views received, the Authority has revised the proposed licensing regime and has made appropriate amendments to the draft subsidiary legislation for better clarity and completeness, while retaining certain flexibility to cope with the future development of the industry. Regarding the amendments to the draft subsidiary legislation, the Authority has widely communicated with the industry and gained its support generally. Some of the major organisations, including the Chartered Institute of Housing Asian Pacific Branch, the Hong Kong Association of Property Management Companies, the Hong Kong Institute of Facility Management, the Hong Kong Institute of Housing and the Housing Managers Registration Board, after further studying the latest amendments to the subsidiary legislation and clarifications made by the Authority, issued a joint letter on 20 March 2020 expressing their support to the amendments to the proposed licensing regime and the draft subsidiary legislation. Documents relating to the licensing regime are set out at the following annexes for members' reference:

- Major views of the stakeholders and responses from the Authority, at **Annex 2**;
- Revised fact sheet on proposed licensing regime, at **Annex 3**;
- Revised draft subsidiary legislation, at **Annex 4**; and
- Copy of the joint letter of support issued by some organisations, at **Annex 5**.

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<sup>2</sup> Including Development & Housing Committee of Sha Tin District Council; Community Building and Housing Affairs Committee of Wan Chai District Council; Environment, Housing and Works Committee of Tai Po District Council; Housing & Environmental Hygiene Committee of Sai Kung District Council; Housing Committee of Kwun Tong District Council; Community Affairs, Culture and Recreation Committee of Islands District Council; and Planning, Works and Housing Committee of Eastern District Council.

## **Implementation Arrangements**

5. The Authority intends to submit the draft subsidiary legislation to the Legislative Council in the second quarter of 2020 for negative vetting, and to implement the licensing regime as soon as practicable in the same year after vetting by the Legislative Council. To complement the implementation of the licensing regime, the Authority will in tandem formulate appropriate codes of conduct and operational guidelines, and will continue to seek stakeholders' views on the relevant codes.

6. Members are invited to note the follow-up work carried out by the Authority on the proposed licensing regime for PMCs and PMPs, relevant amendments to the subsidiary legislation, and the arrangements for the implementation of the licensing regime.

Property Management Services Authority  
May 2020

**Property Management Services Authority's  
Proposed Licensing Regime for Property Management Companies and  
Property Management Practitioners  
Information on communications with stakeholders  
during the period from 24 June 2019 to 24 March 2020**

(A) Information on meetings with stakeholders:

<b>Item No.</b>	<b>Organisation<sup>1</sup>/Individual</b>
1.	Building Services Operation and Maintenance Executives Society
2.	Chartered Institute of Housing Asian Pacific Branch
3.	Hong Kong Institute of Certified Property Managers
4.	Hong Kong Institute of Property Managers
5.	Hong Kong Institute of Real Estate Administrators
6.	Housing Managers Registration Board
7.	International Facility Management Association Hong Kong Chapter
8.	Qualifications Framework Secretariat
9.	Royal Institution of Chartered Surveyors
10.	The Federation of Hong Kong Property Management Industry
11.	The Hong Kong Association of Property Management Companies
12.	The Hong Kong Association of Property Services Agents
13.	The Hong Kong Council for Accreditation of Academic and Vocational Qualifications
14.	The Hong Kong Institute of Facility Management
15.	The Hong Kong Institute of Housing
16.	The Hong Kong Institute of Surveyors
17.	The Hong Kong Housing Society
18.	The Li Ka Shing School of Professional and Continuing Education, the Open University of Hong Kong
19.	Students of Professional Diploma in Property Management Practices programme of School of Continuing and Professional Education, City

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<sup>1</sup> The Authority had more than one meeting with some of the above organisations and/or individuals during the period.

<b>Item No.</b>	<b>Organisation<sup>1</sup>/Individual</b>
	University of Hong Kong
20.	Students of master and bachelor degree programmes in property management of the Hong Kong Polytechnic University
21.	Owners' corporations and individual owners
22.	Representatives from property management companies
23.	Property management practitioners
24.	Individual Legislative Council Members
25.	Individual District Councils or DC Committees

(B) Response to stakeholders' enquiries or feedback:

<b>Item No.</b>	<b>Organisation/Individual</b>
Response in writing <sup>2</sup>	
1.	Chartered Institute of Housing Asian Pacific Branch
2.	Housing Managers Registration Board
3.	Property Management Administrative and Clerical Staff Association
4.	The Hong Kong Association of Property Management Companies
5.	The Hong Kong Institute of Facility Management
6.	The Hong Kong Institute of Housing
7.	The Law Society of Hong Kong
8.	District Council Members
9.	Individuals
Response by telephone or in person <sup>3</sup>	
10.	Individuals

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<sup>2</sup> Involving 28 letters or emails of enquiries or feedback.

<sup>3</sup> Involving 279 enquiries or feedback through telephone calls or visits to the office of the Authority.

**Property Management Services Authority**  
**Proposed licensing regime for property management companies and property management practitioners**  
**Major views of stakeholders and responses from the Authority**

<b>Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)</b>	<b>Major views of stakeholders</b>	<b>Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)</b>
<b>I. Scope of regulation under the licensing regime/prescription of property management services</b>		
1	An individual who assumes a key managerial or supervisory role in a property management company (PMC) in relation to the property management services (PMSs) provided by the PMC must hold a property management practitioner (PMP) licence, whereas other PMC staff members are not required to hold a PMP licence. (paragraph 10)	<p>Explain the definition of “other PMC staff members”.</p> <p><b># Relevant responses have been explained in the Frequently Asked Questions on the Authority’s website and will be reflected in relevant guidelines issued in the future.</b></p> <p>PMCs may provide different PMSs to different properties. If the individuals concerned are appointed by their PMCs to assume a managerial or supervisory role in all the PMSs provided by the PMCs to a property, such PMPs have an “overall” managerial or supervisory role and are required to hold PMP licences. For instance, under the proposed regime, a PMC is required to appoint at least one PMP (Tier 1) to manage every property managed by the PMC. Such a licensed PMP (Tier 1) will be considered as an individual assuming an overall managerial or supervisory role in a PMC.</p> <p><b>“Other PMC staff members” refers to PMPs who are not assuming an overall managerial or supervisory role in a PMC in relation to all the PMSs provided by the PMC to a property. They</b></p>

Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)	Major views of stakeholders	Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)
		may include “front-line staff members” such as security guards in the management office, cleaning attendants in estates, etc. Such “front-line staff members” are not required to hold PMP licences.
2 Category 7 of the PMSs (Legal services relating to the management of a property): Legal services, generally referring to the provision of information and advice on the legal aspects, in respect of PMSs under categories 1 to 6. Such services do not include services provided in the course of practising the profession by a solicitor or counsel or any person employed by the solicitor or counsel and acting in furtherance of that course. (paragraph 11)	Explain why there is a clear definition for lawyers in the prescribed PMSs in Schedule 1 to the subsidiary legislation, while there is no similar definition for other professionals such as engineers or accountants.	<p># <b>No other comments were received after the relevant details were explained to stakeholders.</b></p> <p>The licensing regime under the Property Management Services Ordinance aims mainly to regulate and control the provision of PMSs, but not to cover services that are regulated by other statutory regimes, such as law, engineering and accounting, to avoid dual regulation.</p> <p>As such, one of the purposes of prescribing the PMSs is to delineate the scope of regulation, so as to specify which companies must hold PMC licences. <b>Since solicitors and counsels often involve the provision of other six categories of PMSs, the Authority considers it necessary to ensure that the services provided by them in the course of practicing their professionalism will not be included in the scope of licensing regulation, and hence a special note on lawyers is given in the prescribed PMSs. However, other professionals generally do not encounter such situations. Therefore, the Authority does not consider making special clarification for the time being for the services provided by other professionals.</b></p>

<b>Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)</b>		<b>Major views of stakeholders</b>	<b>Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)</b>
3	PMSs incidental to the provision of PMSs under a category of services are regarded as PMSs under that category only. (paragraph 13)	Explain the definition of “incidental PMSs”.	<p><b># It has been set out in the proposed subsidiary legislation and will be reflected in relevant guidelines issued in the future.</b></p> <p>The Authority will prescribe in the proposed subsidiary legislation that PMSs incidental to and necessary for the provision of the PMSs under a category of services prescribed in that legislation are regarded as PMSs under that category only. <b>This is intended to avoid the situations in which service providers that are not generally considered PMCs but, because of usual practice of working procedures and steps, providing more than one category of PMSs are required to hold PMC licences. For example, cleaning services provided after the completion of building maintenance works (i.e. an incidental PMS) will only be regarded as providing PMSs under category 3 “repair, maintenance and improvement of a property”, but not under category 2 “management of the environment of a property”. The Authority will issue guidelines setting out examples which may be considered as incidental services.</b></p>
<b>II. Criteria for holding licences</b>			
4	Criteria for applying for a PMC licence (paragraph 14(b)): <ul style="list-style-type: none"> <li>• A PMC is required to engage on a full-time basis the number of licensed PMP in accordance with the specified ratios proportional to the total</li> </ul>	Specify details of the ratios of number of licensees in the subsidiary legislation.	<b># The relevant details have been explained to the stakeholders and published on the Authority’s website, and will be reflected in the licence application notes and other relevant documents.</b>



Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)	Major views of stakeholders	Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)
<p>number of flats of all properties under its management. The proposed ratios are at least one licensed PMP (Tier 1) for every 3,000 flats or below and at least one licensed PMP (Tier 2) for every 1,500 flats or below.</p>		<p>Although the proposed manning ratios were formulated after consultation and consensus reached with the industry, the Authority will continue to closely monitor the market's response and development. If it is necessary to adjust the ratios, the Authority will first consult the industry and the public, and make an announcement in advance to allow sufficient time for the industry to make manpower planning. <b>To retain flexibility, the Authority considers it appropriate to specify in the subsidiary legislation that the licensing criteria for PMC licences must include the requirement to meet the specified ratios, and the specific figures of the manning ratios have been published on the Authority's website, and will be reflected in the licence application notes and other relevant documents.</b></p>
<p>5 Criteria for applying for a PMP licence. (paragraph 15)</p>	<p>Specify the specific requirements for the detailed licensing criteria (including academic qualifications, professional qualifications and years of relevant work experience) in the subsidiary legislation.</p>	<p><b># The relevant details have been explained to the stakeholders and published on the Authority's website, and will be reflected in the licence application notes and other relevant documents.</b></p> <p>Following the improvement of living standards, the increase in the number of houses and the growing demand for sustainable development of buildings, the property management services industry has flourished. The public's requirements for property management</p>

<b>Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)</b>	<b>Major views of stakeholders</b>	<b>Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)</b>
		<p>services have continued to rise, so that the industry must move towards professionalism to provide quality services. <b>In the future, the Authority may, in accordance with market developments and after consultation, make appropriate amendments to the licensing criteria for PMP licences. In order to retain a certain degree of flexibility to cope with the future development of the industry, the Authority considers that the principle of the licensing criteria for PMP licences should be set out in the subsidiary legislation, whereas the specific details have been published on the Authority's website and will be reflected in the licence application notes and other relevant documents.</b> The relevant proposals are as follows:</p> <p>Academic qualifications: The Authority will specify in the proposed subsidiary legislation that a bachelor degree, associate degree and diploma is in a subject or discipline <u>relating to property management</u> which the Authority may from time to time specify. A list containing 43 relevant bachelor degrees, associate degrees and diplomas at the first stage has been published on the Authority's website.</p> <p>Years of relevant work experience: The Authority will specify in the proposed subsidiary legislation that the years of work experience required for different routes of applying for a PMP licence will be different.</p>

Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)	Major views of stakeholders	Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)
		<p>The relevant details have been published on the Authority's website, and will be reflected in the licence application notes and other relevant documents.</p> <p>Professional qualifications: Factors to be considered regarding the property management related professional body recognised by the Authority (RPB) and a list of six RPBs at the first stage have been published on the Authority's website.</p>
6	Criteria relating to academic qualifications for applying for a PMP licence. (paragraph 15)	<p>Draw reference to courses recognised by major property management professional bodies, and recognise courses in accordance with the assessment standard of the Hong Kong Council for Accreditation of Academic and Vocational Qualifications, or regard courses up to Level 5 or above in the Hong Kong Qualifications Framework as the licensing criteria for PMP (Tier 1).</p> <p><b># The relevant details have been explained to the stakeholders and published on the Authority's website, and will be reflected in the licence application notes and other relevant documents.</b></p> <p>With respect to the academic qualifications in property management specified by the Authority, the Authority will first consider the academic qualifications which have been assessed and accepted by an RPB as an admission criterion for membership. <b>Other considerations include the level and credit of the relevant qualifications assessed under the Hong Kong Qualifications Framework.</b> A list of 43 relevant bachelor degrees, associate degrees and diplomas at the first stage has been published on the Authority's website, and will be reflected in other relevant documents.</p>

Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)	Major views of stakeholders	Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)
7 Criteria for applying for a provisional PMP licence. (paragraphs 16–17)	Specify details of the licensing criteria for provisional PMP licences in the subsidiary legislation.	<p># <b>The relevant details have been explained to the stakeholders and published on the Authority’s website, and will be reflected in the licence application notes and other relevant documents.</b></p> <p>The Authority will specify in the proposed subsidiary legislation that the years of managerial and supervisory work experience of a person holding a provisional PMP (Tier 1) licence is longer than that required of person holding a provisional PMP (Tier 2) licence. The relevant details have been published on the Authority’s website.</p>
	Raise the standard of licensing criteria for provisional PMP (Tier 1) and (Tier 2) licences.	<p># <b>The relevant details have been explained to the stakeholders.</b></p> <p>Apart from promoting professionalism of the industry, the Authority must also endeavor to ensure that the livelihood of practitioners who have been in the industry for years will not be affected because they do not meet the criteria and hence cannot apply for a PMP licence, and will not cause a sudden shortage of manpower in the market. In this regard, the Authority has given full consideration to balance the interests of different stakeholders and stipulated that holders of provisional licences must complete a course specified by the Authority before they can obtain a PMP licence. <b>This transitional arrangement is to facilitate those senior practitioners who lack academic</b></p>

Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)	Major views of stakeholders	Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)
		<p><b>qualifications and/or professional qualifications. A practitioner who possesses the specified managerial or supervisory experience can apply for and be issued a provisional PMP licence with a validity period up to three years. This is an appropriate one-off arrangement, and is not applicable to new entrants.</b></p>
<b>III. Conditions imposed on licences</b>		
<p>8 A licensed PMC must comply with the following conditions imposed on the licence (paragraph 18(e)):</p> <ul style="list-style-type: none"> <li>• have the name of the licensee and licence number clearly and conspicuously stated on any letter, account, receipt, pamphlet, brochure, advertisement and other documents issued in whatever form by or on behalf of the licensee.</li> </ul> <p>A licensed PMP must comply with the following conditions imposed on the licence (paragraph 19(e)):</p> <ul style="list-style-type: none"> <li>• have the name of the licensee and licence/provisional licence number clearly and conspicuously stated on any name card, letter, account, receipt, pamphlet, brochure, advertisement and other documents issued in whatever form by or on behalf of the licensee.</li> </ul>	<p>The subsidiary legislation stipulates that a licensee must have his name of the licensee and licence number clearly and conspicuously stated on documents issued by him. The relevant documents can be limited to letters issued by PMCs and name cards of PMPs.</p>	<p><b># Clear guidelines will be issued.</b></p> <p>The Authority's proposed subsidiary legislation prescribes that a licensee must have the name of the licensee and licence number clearly and conspicuously stated on any documents issued in whatever form by or on behalf of the licensee. <b>Such requirement aims to increase transparency and accountability, and is also in line with the Authority's policy on public information/transparency of information.</b> For instance, in practice, if the documents issued by a licensed PMC do not need to be signed by a licensed PMP, the licensed PMC only needs to print the company name and licence number on the company letterhead. <b>The Authority will set out in the relevant guidelines, administrative measures and website about how licensees may comply with the conditions imposed on their licences, as well as the specific details/examples for reference.</b></p>

Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)	Major views of stakeholders	Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)
<p>9 A licensed PMP must comply with the following conditions imposed on the licence (paragraph 19(c)):</p> <ul style="list-style-type: none"> <li>complete the number of hours of attendance or participation, which the Authority may from time to time specify, of continuing professional development courses or activities which the Authority may from time to time recognise or specify.</li> </ul>	<p>Fulfilling the continuing education requirement set by a RPB can be regarded as complying with the licensing condition concerning the continuing professional development (CPD) for a licensed PMP.</p>	<p># <b>The relevant details have been explained to the stakeholders. The Authority will work with the RPBs to promote continuing professional development of the property management industry. The relevant information will be set out on the Authority's website and in related documents.</b></p> <p><b>The Authority will formulate a mechanism for CPD for licensed PMPs, and consider establishing relevant mutual recognition arrangements with RPBs.</b> In addition, the Authority will require RPBs to reserve a portion of enrolment for their CPD activities to licensees of the Authority who are not members of the RPBs with a view to enhancing the CPD standard of the licensees and establishing a foundation for mutual recognition arrangements with RPBs in the future.</p>
<b>IV. Obligations of a licensee</b>		
<p>10 The matters that must be notified by a licensed PMC to the Authority are as follows (paragraph 4 of Annex 2):</p> <ul style="list-style-type: none"> <li>Changes of the particulars of a licensee provided in the licence application form (for example, any change of the holder of PMP (Tier 1) licence who is appointed by a PMC as a responsible person for the PMSs of the PMC); and</li> </ul>	<p>Specify in the subsidiary legislation the matters any change in which must be notified by a licensee to the Authority.</p>	<p># <b>The relevant information will be uploaded to the Authority's website as soon as possible.</b></p> <p>The Authority's proposed subsidiary legislation will specify that if there is a change on the particulars required to be submitted by the applicant when applying for a licence and information related to compliance with the licensing criteria and conditions</p>

Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)	Major views of stakeholders	Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)
<p>Changes of the information relating to the licensee's compliance of the licensing criteria and conditions imposed on the licence.</p> <p>The matters that must be notified by a licensed PMP to the Authority are as follows (paragraph 5 of Annex 2):</p> <ul style="list-style-type: none"> <li>• Changes of the particulars of a licensee provided in the licence application form; and</li> <li>• Changes of the information relating to the licensee's compliance of the licensing criteria and conditions imposed on the licence.</li> </ul>		<p>imposed on the licence, the Authority must be notified within a specified time. <b>In order to let licence applicants/licensees know the specific matters to be notified, the Authority will upload the licence application form and information on the relevant supporting documents to the Authority's website as soon as possible for reference.</b></p>
<b>V. Other</b>		
<p>11 Amendment of particulars on licences (section 10 of Annex 3):</p> <ul style="list-style-type: none"> <li>• On receipt of payment of the fee set out in Schedule 2 of Annex 3 and any evidence as the Authority may require, the Authority may upon the request of a licensee amend any particulars on a licence.</li> </ul>	<p>Specify in the subsidiary legislation the particulars that may be amended on licences.</p>	<p><b># This provision is an administrative measure, and will be reflected in the guidelines issued in the future.</b></p> <p>Particulars that may be amended on a licence are mostly related to the licensee's name (for example, change of the licensee's name) and conditions imposed on a licence (for example, the licensee is subject to disciplinary sanctions). <b>As amending particulars on a licence is an administrative matter, the Authority will delete the relevant provisions in the subsidiary legislation.</b></p>

Concerns about the proposed licensing regime (Relevant parts contained in the paper CB(2)1662/18-19(02) and its annexes of the Legislative Council Panel on Home Affairs)	Major views of stakeholders	Responses from the Authority and/or relevant proposed amendments to the draft subsidiary legislation (# Summary of responses)
12 The Standing Disciplinary Committee appointed by the Authority and the Appeal Panel appointed by the Secretary for Home Affairs.	The Standing Disciplinary Committee appointed by the Authority and the Appeal Panel appointed by the Secretary for Home Affairs must have sufficient industry representatives.	<p># <b>The relevant details have been explained to the stakeholders and will be reflected to the relevant authority.</b></p> <p>The Standing Disciplinary Committee and Appeal Panel are established to ensure that all hearings and appeals can be conducted in a fair and impartial manner. <b>The composition of the relevant committee and panel requires the participation of different stakeholders. The Authority will take into account the views of the industry and other stakeholders on the composition of the Standing Disciplinary Committee and will relay the views on the composition of the Appeal Panel to the Home Affairs Bureau.</b></p>



**Property Management Services Authority**  
**Fact sheet on proposed licensing regime for property management**  
**companies and property management practitioners**

**1. Prescribed property management services**

The Property Management Services (Licensing and Related Matters) Regulation, which is in the process of being drafted, prescribes services falling within 7 categories of property management services (subject to the text of the regulation passed) namely:

**Category 1: General management services relating to a property**

General services relating to property management provided pursuant to a deed of mutual covenant (but excluding those property management services under categories 2 to 7) for owners, residents, tenants, users or visitors

**Category 2: Management of the environment of a property**

Services for the cleaning, hygiene, landscaping or safety of the environment of a property<sup>1</sup>

**Category 3: Repair, maintenance and improvement of a property**

Services for the repair, replacement, maintenance or improvement of a property including the structure and building services installation

**Category 4: Finance and asset management relating to a property**

Services for the budgeting, or management of finance, accounts or asset relating to a property

**Category 5: Facility management relating to a property**

Services for the management of ancillary facilities in a property (but excluding those property management services under category 3)

**Category 6: Human resources management relating to personnel involved in the management of a property**

Human resources management services in relation to individuals engaged by an owner or owners' organisation in the provision of property management services

**Category 7: Legal services relating to the management of a property**

Legal services, generally referring to the provision of information and advice on the legal aspects, in respect of property management services under categories 1 to 6. Such services do not include services provided in the course of practising the profession by a solicitor or counsel or any

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<sup>1</sup> As services for the cleaning and safety of the environment of a property are property management services under category 2, if a property management company provides both cleaning and security services, it is regarded as providing property management services under category 2 only, and since it does not involve the provision of more than one category of property management services, the property management company is not required to hold a property management company licence.

person employed by the solicitor or counsel and acting in furtherance of that course.

## 2. Licensing regime

- 2.1 The Property Management Services Ordinance (Cap. 626) (PMSO) provides for a single-tier licensing regime for property management companies (PMCs). Business entities providing more than one category of the property management services are required to hold a licence. However, property management services **incidental to and necessary for** the provision of property management services under a category of services are regarded as property management services under that category only.
- 2.2 The PMSO provides for a two-tier licensing regime for property management practitioners (PMPs), namely PMP (Tier 1) and PMP (Tier 2) licences. An individual who assumes an **overall** managerial or supervisory role in a PMC which is required to hold a licence in relation to all the property management services provided by the PMC to a property must hold a PMP licence, whereas PMC staff members not assuming such a role are not required to hold a PMP licence.

## 3. Licensing criteria for PMCs

- 3.1 There is a licensed PMP (Tier 1) who has effective control of the provision of property management services by the PMC; and
- 3.2 The PMC is required to engage on a full-time basis the number of licensed PMPs in accordance with the ratios proportional to the total number of flats of all properties<sup>2</sup> under its management specified by the Authority. The proposed ratios are at least one licensed PMP (Tier 1) for every 3,000 flats or below **and** at least one licensed PMP (Tier 2) for every 1,500 flats or below. For example:

Number of flats	Licensed PMPs	
	Tier 1	Tier 2
1,500 flats or below	At least one	At least one
1,501 – 3,000 flats	At least one	At least two

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<sup>2</sup> Properties are those subject to a deed of mutual covenant.

#### 4. Licensing criteria for PMPs

4.1 The criteria are as follows:

<b>PMP (Tier 1) Licence</b>	<b>Route 1</b>	<b>Route 2</b>
<b>Academic qualifications<sup>3</sup></b>	Bachelor or higher degree or equivalent academic qualification in property management specified by the Authority	Other bachelor or higher degree or equivalent academic qualification
<b>Local experience in property management<sup>4</sup></b>	Minimum 3 years with the 6 years immediately before licence application	Minimum 5 years within the 8 years immediately before licence application
<b>Professional qualifications</b>	Member of a property management professional body recognised by the Authority	

<b>PMP (Tier 2) Licence</b>	<b>Route 1</b>	<b>Route 2</b>	<b>Route 3</b>
<b>Academic qualifications</b>	Associate degree, diploma or above, or equivalent academic qualification in property management specified by the Authority	Bachelor or higher degree or equivalent academic qualification	Other associate degree, diploma or above, or equivalent academic qualification, or qualification considered acceptable by the PMSA
<b>Local experience in property management<sup>3</sup></b>	Minimum 2 years within the 5 years immediately before licence application; or Minimum 1 year (under the supervision of a licensed PMP (Tier 1)) within the 4 years immediately before licence application		Minimum 4 years within the 8 years immediately before licence application

4.2 During the transition period, a PMP who does not meet the requirements for academic qualifications and/or professional qualifications but possesses the specified managerial or supervisory experience may apply for and be issued a **provisional licence** with a validity period up to three years. Upon completion of a

<sup>3</sup> Applicants being a member on or before 1 January 2005 of the specified class and division/pathway, where applicable, of a professional body recognised by the Authority is considered to have met the academic qualification criterion for holding a PMP (Tier 1) licence.

<sup>4</sup> “Local experience in property management” means full-time experience in property management for properties in Hong Kong involving two or more categories of the prescribed property management services.

specified course<sup>5</sup> within the validity period of the provisional licence, the licensee may apply for a formal licence without meeting the requirements for academic qualifications and/or professional qualifications.

## **5. Transitional arrangements**

- 5.1 There will be a three-year transition period commencing from the implementation date of the licensing regime.
- 5.2 During the transition period, the Authority will not require PMCs and PMPs to be licensed.

## **6. Owners' organisations managing their own properties**

- 6.1 The duties and obligations performed by an owner or owners' organisation pursuant to the Building Management Ordinance (Cap. 344) are not property management services.
- 6.2 An owners' organisation (such as an owners' corporation) managing its own property that contains less than 1,500<sup>6</sup> flats is not required to hold a PMC licence.
- 6.3 Only when an owners' organisation manages its own property that contains 1,500 or more flats and provides more than one category of property management services beyond the duties and obligations mentioned in paragraph 6.1 above will it be required to hold a PMC licence.

## **7. Implementation Date**

- 7.1 The Authority is drafting the Property Management Services (Licensing and Related Matters) Regulation as well as the relevant codes and guidelines. It will submit the draft subsidiary legislation to the Legislative Council for negative vetting as soon as possible. The Regulation is expected to come into operation in 2020 after vetting by the Legislative Council.

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<sup>5</sup> More details of the specified course will be released as soon as possible.

<sup>6</sup> in accordance with the "flats" defined in section 2 of the Building Management Ordinance (Cap. 344)

[ 草擬 ]

[Draft]

《物業管理服務（發牌及相關事宜）規例》

**Property Management Services  
(Licensing and Related Matters) Regulation**

（第 626 章，附屬法例 B）

**(Cap. 626 sub. leg. B)**

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[ 草擬 ]

## 《物業管理服務（發牌及相關事宜）規例》

（由物業管理業監管局根據《物業管理服務條例》（第 626 章）第 3(1)、15(1)、16(3)、17(2)、47(8)條及附表 4 第 5(1)條訂立）

### 1. 生效日期

本規例於 2020 年 8 月 1 日起實施。

### 2. 物業管理服務

為施行本條例第 3(1)條，除附表 1 第 2 及 3 條的情況外，於該附表中列表第 3 欄所指明的服務為訂明的物業管理服務，及該服務所屬的服務類別列於該列表的第 2 欄。

### 3. 費用

附表 2 第 2 欄所列事項的訂明費用列於該附表第 3 欄中與其相對的位置。

[Draft]

## Property Management Services (Licensing and Related Matters) Regulation

(Made by the Property Management Services Authority under sections 3(1), 15(1), 16(3), 17(2) and 47(8) of, and section 5(1) of Schedule 4 to, the Property Management Services Ordinance (Cap. 626))

### 1. Commencement

This Regulation comes into operation on 1 August 2020.

### 2. Property management services

For the purposes of section 3(1) of the Ordinance, subject to sections 2 and 3 of Schedule 1, a service specified in column 3 of the Table in that Schedule is prescribed as a property management service, and the category of services within which the service falls is specified in column 2 of that Table.

### 3. Fees

The fee set out in column 3 of Schedule 2 is prescribed for the matter set out in column 2 of that Schedule opposite to it.

**4. 牌照及臨時物業管理人牌照的申請及牌照的續期申請須載有的訂明資料**

(1) 為施行本條例第 9(1)(b)條，牌照的申請須載有的訂明資料為——

(a) 就物業管理公司牌照而言——

- (i) 申請人的身分的資料；
- (ii) (如適用的話) 申請人的董事的身分的資料；
- (iii) (如適用的話) 申請人的合夥人的身分的資料；
- (iv) 申請人聘用的持牌物業管理人的身分的資料；
- (v) 申請人的聯絡資料；
- (vi) 申請人是否屬持有該牌照的合適人選的資料，包括本條例第 11(2)條所述的資料；
- (vii) (如適用的話) 申請人的董事是否屬與申請人提供物業管理服務業務有聯繫的合適人選的資料，包括本條例第 11(4)條所述的資料；
- (viii) (如適用的話) 申請人為其提供物業管理服務的每個物業的資料，包括其地址、種

**4. Prescribed information which must be contained in applications for licences and provisional PMP licences, and for renewal of licences**

(1) For the purposes of section 9(1)(b) of the Ordinance, the prescribed information that must be contained in an application for a licence is—

(a) For a PMC licence—

- (i) information on the identity of the applicant;
- (ii) where applicable, information on the identity of the applicant's directors;
- (iii) where applicable, information on the identity of the applicant's partners;
- (iv) information on the identity of the licensed PMPs engaged by the applicant;
- (v) contact information of the applicant;
- (vi) information on whether the applicant is a suitable person to hold the licence, including that referred to in section 11(2) of the Ordinance;
- (vii) where applicable, information on whether the applicant's directors are suitable persons to be associated with the applicant's business of providing property management services, including that referred to in section 11(4) of



- 類及單位數目；
- (ix) (如適用的話) 申請人為其提供物業管理服務的每個物業業主組織的名稱和地址，以及沒有業主組織的物業的單位的地址；
  - (x) 如申請人聘用持牌物業管理公司提供物業管理服務，該被聘用的持牌物業管理公司的身分的資料；
  - (xi) (如適用的話) 申請人受聘作為次承判商以提供物業管理服務的資料；
  - (xii) (如適用的話) 申請人指派的持牌物業管理人 (第 1 級) 以顯示符合第 10(d) 條的資料；及
  - (xiii) 監管局可指明的其他資料。

- the Ordinance;
- (viii) where applicable, information on the address, type and number of flats of each property for which property management services are provided by the applicant;
  - (ix) where applicable, name and address of the owners' organization of each property for which property management services are provided by the applicant and addresses of flats for properties without owners' organizations;
  - (x) where a licensed PMC is engaged by the applicant to provide property management services, information on the identity of that licensed PMC;
  - (xi) where applicable, information on the applicant's being engaged as a sub-contractor to provide property management services;
  - (xii) where applicable, information on the licensed PMP (Tier 1) appointed by the applicant to show compliance of section 10(d); and
  - (xiii) such other information as may be specified by the Authority.

- (b) 就物業管理人（第 1 級）牌照或物業管理人（第 2 級）牌照而言——
- (i) 申請人的個人資料及聯絡資料；
  - (ii) （如適用的話）申請人的學歷的資料；
  - (iii) （如適用的話）申請人經香港資歷架構下「過往資歷認可」機制獲取的資歷的資料；
  - (iv) （如適用的話）申請人的專業資格的資料；
  - (v) 申請人的與物業管理相關的工作經驗的資料；
  - (vi) 申請人是或曾否是持牌物業管理公司的董事或合夥人的資料；
  - (vii) 申請人是否屬持有該牌照的合適人選的資料，包括本條例第 11(3)條所述的資料；
  - (viii) （如適用的話）申請人完成在第 7(2)(a)(ii)條所述的監管局指明的課程的資料；
  - (ix) （如適用的話）申請人完成在第 8(a)(ii)條所述的監管局指明的課程的資料；及
  - (x) 監管局可指明的其他資料。

- (b) For a PMP (Tier 1) licence or PMP (Tier 2) licence—
- (i) personal and contact information of the applicant;
  - (ii) where applicable, information on the applicant's academic qualifications;
  - (iii) where applicable, information on the applicant's qualifications obtained through the Recognition of Prior Learning mechanism under the Hong Kong Qualifications Framework;
  - (iv) where applicable, information on the applicant's professional qualifications;
  - (v) information on the applicant's relevant work experience in property management;
  - (vi) information on whether the applicant is or was a director or partner of a licensed PMC;
  - (vii) information on whether the applicant is a suitable person to hold the licence, including that referred to in section 11(3) of the Ordinance;
  - (viii) where applicable, information on the applicant's completion of the course specified by the Authority referred to in section 7(2)(a)(ii);

(2) 為施行本條例第 10(1)(b)條，牌照的續期申請須載有的訂明資料為——

- (a) 就物業管理公司牌照而言，監管局在第(1)(a)(i)至(xiii)款所述的資料中所指明的資料。
- (b) 就物業管理人（第 1 級）牌照或物業管理人（第 2 級）牌照而言，監管局在第(1)(b)(i)至(x)款所述的資料中所指明的資料。

(3) 為施行本條例附表 4 第 2(2)(c)條，臨時物業管理人（第 1 級）牌照或臨時物業管理人（第 2 級）牌照的申請須載有的訂明資料為——

- (a) 在第(1)(b)(i)至(vi)及(x)款所述的資料；及
- (b) 申請人是否屬持有臨時物業管理人（第 1 級）牌照或臨時物業管理人（第 2 級）牌照的合適人選

(ix) where applicable, information on the applicant's completion of the course specified by the Authority referred to in section 8(a)(ii); and

(x) such other information as may be specified by the Authority.

(2) For the purposes of section 10(1)(b) of the Ordinance, the prescribed information that must be contained in an application for the renewal of a licence is—

- (a) For a PMC licence, such information as may be specified by the Authority within the information referred to in subsection (1)(a)(i) to (xiii).
- (b) For a PMP (Tier 1) licence or PMP (Tier 2) licence, such information as may be specified by the Authority within the information referred to in subsection (1)(b)(i) to (x).

(3) For the purposes of section 2(2)(c) of Schedule 4 to the Ordinance, the prescribed information that must be contained in an application for a provisional PMP (Tier 1) licence or provisional PMP (Tier 2) licence is—

- (a) the information referred to in subsection (1)(b)(i) to (vi) and (x); and

的資料，包括本條例附表 4 第 2(4)條所述的資料。

**5. 牌照及臨時物業管理人牌照的申請及牌照的續期申請須附有的訂明文件**

- (1) 為施行本條例第 9(1)(c)條，牌照的申請須附有的訂明文件為——
- (a) 就物業管理公司牌照而言——
- (i) (如適用的話) 申請人的公司註冊證書；
  - (ii) (如適用的話) 根據《商業登記條例》(第 310 章)發出的申請人的商業登記證及(如適用的話)商業登記冊內的資料摘錄的核證本；
  - (iii) (如適用的話) 顯示申請人的董事的身分的資料的文件，例如根據《公司條例》(第 622 章)已向公司註冊處處長交付的申請人法團成立表格、更改公司秘書及董事通知書及最新周年申報表的複本；及
  - (iv) 監管局可指明的其他文件。

- (b) the information on whether the applicant is a suitable person to hold a provisional PMP (Tier 1) licence or provisional PMP (Tier 2) licence, including that referred to in section 2(4) of Schedule 4 to the Ordinance.

**5. Prescribed documents which must accompany applications for licences and provisional PMP licences, and for renewal of licences**

- (1) For the purposes of section 9(1)(c) of the Ordinance, the prescribed documents that must accompany an application for a licence are—
- (a) For a PMC licence—
- (i) where applicable, the certificate of incorporation of the applicant;
  - (ii) where applicable, the business registration certificate and, where applicable, the certified extracts of information on the business register of the applicant issued under the Business Registration Ordinance (Cap. 310);
  - (iii) where applicable, documents showing the information on the identity of the applicant's directors such as a copy of the incorporation form, the notification of changes of secretary and directors and the latest annual return of the

- (b) 就物業管理人（第 1 級）牌照或物業管理人（第 2 級）牌照而言——
- (i) 申請人的身份證或護照；
  - (ii) （如適用的話）顯示申請人的學歷的文件；
  - (iii) （如適用的話）顯示申請人經香港資歷架構下「過往資歷認可」機制獲取的資歷的文件；
  - (iv) （如適用的話）顯示申請人的專業資格的文件；
  - (v) 顯示申請人的與物業管理相關的工作經驗的文件；
  - (vi) （如適用的話）顯示申請人完成在第 7(2)(a)(ii)條所述的監管局指明的課程的文件；
  - (vii) （如適用的話）顯示申請人完成在第 8(a)(ii)條所述的監管局指明的課程的文件；
  - (viii) 依照監管局的指定規格的申請人近照一張；
  - (ix) 顯示申請人的住址及（如適用的話）通訊

- applicant which has been delivered to the Registrar of Companies under the Companies Ordinance (Cap. 622); and
- (iv) such other documents as may be specified by the Authority.

- (b) For a PMP (Tier 1) licence or PMP (Tier 2) licence—
- (i) the identity card or passport of the applicant;
  - (ii) where applicable, documents showing the applicant's academic qualifications;
  - (iii) where applicable, documents showing the applicant's qualifications obtained through the Recognition of Prior Learning mechanism under the Hong Kong Qualifications Framework;
  - (iv) where applicable, documents showing the applicant's professional qualifications;
  - (v) documents showing the applicant's relevant work experience in property management;
  - (vi) where applicable, documents showing the applicant's completion of the course specified by the Authority referred to in section 7(2)(a)(ii);
  - (vii) where applicable, documents showing the applicant's completion of the course specified

- 地址的文件；及
- (x) 監管局可指明的其他文件。

(2) 為施行本條例第 10(1)(c)條，牌照的續期申請須附有的訂明文件為——

- (a) 就物業管理公司牌照而言，監管局在第(1)(a)(i)至(iv)款所述的文件中所指明的文件。
- (b) 就物業管理人（第 1 級）牌照或物業管理人（第 2 級）牌照而言——
  - (i) 監管局在第(1)(b)(i)至(x)款所述的文件中所指明的文件；及
  - (ii) 顯示符合第 11(c)條的文件。

by the Authority referred to in section 8(a)(ii);

- (viii) a recent photograph of the applicant in the specification specified by the Authority;
- (ix) documents showing the applicant's residential and, where applicable, correspondence address; and
- (x) such other documents as may be specified by the Authority.

(2) For the purposes of section 10(1)(c) of the Ordinance, the prescribed documents that must accompany an application for the renewal of a licence are—

- (a) For a PMC licence, such documents as may be specified by the Authority within the documents referred to in subsection (1)(a)(i) to (iv).
- (b) For a PMP (Tier 1) licence or PMP (Tier 2) licence—
  - (i) such documents as may be specified by the Authority within the documents referred to in subsection (1)(b)(i) to (x); and
  - (ii) documents showing compliance of section 11(c).

(3) 為施行本條例附表 4 第 2(2)(d)條，臨時物業管理人(第 1 級)牌照或臨時物業管理人(第 2 級)牌照的申請須附有的訂明文件為在第(1)(b)(i)至(v)及(viii)至(x)款所述的文件。

(3) For the purposes of section 2(2)(d) of Schedule 4 to the Ordinance, the prescribed documents that must accompany an application for a provisional PMP (Tier 1) licence or provisional PMP (Tier 2) licence are the documents referred to in subsection (1)(b)(i) to (v) and (viii) to (x).

#### 6. 為持有物業管理公司牌照所訂明的準則

為施行本條例第 9(2)(a)(ii)及 10(2)(a)(ii)條，為持有物業管理公司牌照所訂明的準則為——

- (a) 該人聘用至少一名或是一名有實際控制該人所提供的物業管理服務的持牌物業管理人(第 1 級); 及
- (b) 該人聘用持牌物業管理人的數目符合監管局所不時指明的最低人手比例。

#### 6. Prescribed criteria for holding PMC licences

For the purposes of sections 9(2)(a)(ii) and 10(2)(a)(ii) of the Ordinance, the prescribed criteria for holding a PMC licence are that—

- (a) the person engages at least one or is a licensed PMP (Tier 1) who has effective control of the provision of property management services by that person; and
- (b) the person engages such number of licensed PMPs which meets the minimum manning ratios which the Authority may from time to time specify.

#### 7. 為持有物業管理人(第 1 級)牌照所訂明的準則

(1) 在本條中——

**認可專業團體** (recognized professional body) 指監管局所不時認可的專業團體。

#### 7. Prescribed criteria for holding PMP (Tier 1) licences

(1) In this section—

**recognized professional body** (認可專業團體) means a professional body which the Authority may from time to time recognize.

[ 草擬 ]

(2) 為施行本條例第 9(2)(a)(ii)及 10(2)(a)(ii)條，為持有物業管理人（第 1 級）牌照所訂明的準則為——

(a) 該人——

(i) 在緊接物業管理人（第 1 級）牌照申請日期前的 3 年內持有臨時物業管理人（第 1 級）牌照；及

(ii) 在該臨時物業管理人（第 1 級）牌照的有效期屆滿前完成一個監管局指明的課程；

(b) 該人——

(i) 是認可專業團體的會員，及如該認可專業團體有不同級別、類別或組別（包括以其他方式描述的級別、類別或組別）的會籍，該人亦是監管局所不時指明的級別、類別或組別（包括以其他方式描述的級別、類別或組別）的會員；

(ii) 持有——

(A) 一個監管局所不時指明與物業管理有

[Draft]

(2) For the purposes of sections 9(2)(a)(ii) and 10(2)(a)(ii) of the Ordinance, the prescribed criteria for holding a PMP (Tier 1) licence are that—

(a) the person—

(i) has, within the 3 years immediately before the date of the application for the PMP (Tier 1) licence, held a provisional PMP (Tier 1) licence; and

(ii) has, before the expiry of the provisional PMP (Tier 1) licence, completed a course specified by the Authority;

(b) the person—

(i) is a member of a recognized professional body, and if the recognized professional body has different classes, types or divisions of membership (including any class, type or division described in other manners), the person is also a member of the class, type or division (including the class, type or division described in other manners) which the Authority may from time to time specify;

(ii) holds—

(A) a bachelor or higher degree or an



[ 草擬 ]

關的科目或學科的學士或以上的學位或監管局視為同等的學歷；

(B) 一個學士或以上的學位，或監管局視為同等的學歷，而該等學位或學歷並非監管局於(A)分節下指明的；或

(C) 監管局認為可接受的任何其他資歷；及

(iii) 具有就位於香港以內的物業由監管局所不時指明的物業管理工作經驗，惟就為持有第(ii)(B)或(C)節所述的資歷的人士而指明的的工作經驗年資須比為持有第(ii)(A)節所述的資歷的人士而指明的的工作經驗年資為長；

(c) 該人——

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academic qualification regarded by the Authority as equivalent, in a subject or discipline relating to property management, which the Authority may from time to time specify;

(B) a bachelor or higher degree or an academic qualification regarded by the Authority as equivalent and not specified by the Authority under sub-subparagraph (A); or

(C) any other qualification that is considered acceptable by the Authority; and

(iii) has the work experience, which the Authority may from time to time specify, in property management for properties in Hong Kong, provided that the years of work experience so specified for a person who holds a qualification referred to in subparagraph (ii)(B) or (C) must be longer than that specified for a person who holds a qualification referred to in subparagraph (ii)(A);

(c) the person——

[ 草擬 ]

- (i) 是認可專業團體的會員，及如該認可專業團體有不同級別、類別或組別的會籍（包括以其他方式描述的級別、類別或組別），該人亦是監管局所不時指明的級別、類別或組別（包括以其他方式描述的級別、類別或組別）的會員；及
- (ii) 在緊接物業管理人（第 1 級）牌照申請日期前的 3 年內持有物業管理人（第 1 級）牌照；或
- (d) 該人在緊接物業管理人（第 1 級）牌照申請日期前的 3 年內持有物業管理人（第 1 級）牌照，而該牌照是基於第（a）段或本段所述的準則而發出的。

**8. 為持有物業管理人（第 2 級）牌照所訂明的準則**

為施行本條例第 9(2)(a)(ii)及 10(2)(a)(ii)條，為持有物業管理人（第 2 級）牌照所訂明的準則為——

- (a) 該人——
  - (i) 在緊接物業管理人（第 2 級）牌照申請日

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- (i) is a member of a recognized professional body, and if the recognized professional body has different classes, types or divisions of membership (including any class, type or division described in other manners), the person is also a member of the class, type or division (including the class, type or division described in other manners) which the Authority may from time to time specify; and
- (ii) has, within the 3 years immediately before the date of the application for the PMP (Tier 1) licence, held a PMP (Tier 1) licence; or
- (d) the person has, within the 3 years immediately before the date of the application for the PMP (Tier 1) licence, held a PMP (Tier 1) licence the issuance of which was based on the criteria referred to in paragraph (a) or this paragraph.

**8. Prescribed criteria for holding PMP (Tier 2) licences**

For the purposes of sections 9(2)(a)(ii) and 10(2)(a)(ii) of the Ordinance, the prescribed criteria for holding a PMP (Tier 2) licence are that—

- (a) the person—
  - (i) has, within the 3 years immediately before

[ 草擬 ]

期前的 3 年內持有臨時物業管理人（第 1 級）牌照或臨時物業管理人（第 2 級）牌照；及

(ii) 在該臨時物業管理人（第 1 級）牌照或臨時物業管理人（第 2 級）牌照的有效期限屆滿前完成一個監管局指明的課程；

(b) 該人——

(i) 持有——

(A) 一個監管局所不時指明與物業管理有關的科目或學科的副學士學位或文憑或以上的學歷或監管局視為同等的學歷；

(B) 一個學士或以上的學位，或監管局視為同等的學歷，而該等學位或學歷並非監管局於(A)分節下指明的；

(C) 一個副學士學位或文憑或以上的學歷，或監管局視為同等的學歷，而該

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the date of the application for the PMP (Tier 2) licence, held a provisional PMP (Tier 1) licence or provisional PMP (Tier 2) licence; and

(ii) has, before the expiry of the provisional PMP (Tier 1) licence or provisional PMP (Tier 2) licence, completed a course specified by the Authority;

(b) the person—

(i) holds—

(A) an associate degree or diploma or above or an academic qualification regarded by the Authority as equivalent, in a subject or discipline relating to property management, which the Authority may from time to time specify;

(B) a bachelor or higher degree or an academic qualification regarded by the Authority as equivalent and not specified by the Authority under sub-subparagraph (A);

(C) an associate degree or diploma or above or an academic qualification regarded

[ 草擬 ]

等學歷並非包括在(A)及(B)分節中；或

(D) 監管局認為可接受的任何其他資歷；及

(ii) 具有就位於香港以內的物業由監管局所不時指明的物業管理工作經驗，惟就持有第(i)(C)或(D)節所述的資歷的人士而指明的  
工作經驗年資須比為持有第(i)(A)或(B)節  
所述的資歷的人士而指明的  
工作經驗年資  
為長；或

(c) 該人在緊接物業管理人（第 2 級）牌照申請日期前的 3 年內持有物業管理人（第 1 級）牌照或物業管理人（第 2 級）牌照。

#### 9. 為持有臨時物業管理人牌照所訂明的準則

為施行本條例附表 4 第 2(3)(a)(ii)條，為持有臨時物業管理人（第 1 級）牌照或臨時物業管理人（第 2 級）牌照所訂明的準則為該人具有就位於香港以內的物業由監管局所

[Draft]

by the Authority as equivalent and not included in sub-subparagraphs (A) and (B); or

(D) any other qualification that is considered acceptable by the Authority; and

(ii) has the work experience, which the Authority may from time to time specify, in property management for properties in Hong Kong, provided that the years of work experience so specified for a person who holds a qualification referred to in subparagraph (i)(C) or (D) must be longer than that specified for a person who holds a qualification referred to in subparagraph (i)(A) or (B); or

(c) the person has, within the 3 years immediately before the date of the application for the PMP (Tier 2) licence, held a PMP (Tier 1) licence or PMP (Tier 2) licence.

#### 9. Prescribed criteria for holding provisional PMP licences

For the purposes of section 2(3)(a)(ii) of Schedule 4 to the Ordinance, the prescribed criterion for holding a provisional PMP (Tier 1) licence or provisional PMP (Tier 2) licence is

不時指明在提供物業管理服務所擔任的管理或監督角色的工作經驗，惟就持有臨時物業管理人（第 1 級）牌照的人士而指明的的工作經驗年資須比為持有臨時物業管理人（第 2 級）牌照的人士而指明的的工作經驗年資為長。

#### 10. 施加於物業管理公司牌照的訂明條件

為施行本條例第 9(3)及 10(3)條，可施加於物業管理公司牌照的訂明條件為持牌人必須——

- (a) 繼續是持有該牌照的合適人選；
- (b) 繼續符合在第 6 條所述的持有該牌照的準則；
- (c) 在持牌人為其提供物業管理服務的每個物業的顯眼地方展示牌照的複本；
- (d) 指派至少一名持牌物業管理人（第 1 級）以管理持牌人為其提供物業管理服務的每個物業，並在每個物業的顯眼地方展示獲指派人士的姓名及牌照號碼；

that the person has the work experience, which the Authority may from time to time specify, in assuming a managerial or supervisory role in the provision of property management services for properties in Hong Kong, provided that the years of work experience so specified for a person holding a provisional PMP (Tier 1) licence must be longer than that specified for a person holding a provisional PMP (Tier 2) licence.

#### 10. Prescribed conditions imposed on PMC licences

For the purposes of sections 9(3) and 10(3) of the Ordinance, the prescribed conditions that may be imposed on a PMC licence are that the licensee must—

- (a) continue to be a suitable person to hold the licence;
- (b) continue to meet the criteria for holding the licence referred to in section 6;
- (c) have a copy of the licence displayed in a prominent place in each property for which property management services are provided by the licensee;
- (d) appoint at least one licensed PMP (Tier 1) to manage each property for which property management services are provided by the licensee and have the name and licence number of the person so appointed displayed in a prominent place

- (e) 在持牌人或代表持牌人以任何形式以持牌人身分發出的任何信件、帳目、收據、單張、小冊子、廣告及其他文件上，清楚顯明地註明持牌人的姓名或名稱及牌照號碼；
- (f) 在監管局指明的期間內，向監管局提交其可不時指明的資料及文件；及
- (g) 不得以物業管理公司牌照所註明的持牌人姓名或名稱以外的姓名或名稱經營提供物業管理服務的業務。

**11. 施加於物業管理人（第 1 級）牌照或物業管理人（第 2 級）牌照的訂明條件**

為施行本條例第 9(3)及 10(3)條，可施加於物業管理人（第 1 級）牌照或物業管理人（第 2 級）牌照的訂明條件為持牌人必須——

- (a) 繼續是持有該牌照的合適人選；
- (b) 繼續符合就物業管理人（第 1 級）而言，在第 7

in each such property;

- (e) have the name of the licensee and licence number clearly and conspicuously stated on any letter, account, receipt, pamphlet, brochure, advertisement and other documents issued in whatever form by or on behalf of the licensee in the capacity of a licensee;
- (f) submit to the Authority, within the period of time specified by the Authority, the information and documents which the Authority may from time to time specify; and
- (g) not carry on the business of providing property management services under a name other than the name of the licensee stated on the PMC licence.

**11. Prescribed conditions imposed on PMP (Tier 1) licences or PMP (Tier 2) licences**

For the purposes of sections 9(3) and 10(3) of the Ordinance, the prescribed conditions that may be imposed on a PMP (Tier 1) licence or PMP (Tier 2) licence are that the licensee must—

- (a) continue to be a suitable person to hold the licence;
- (b) continue to meet the criteria for holding the licence

[ 草擬 ]

條所述的持有該牌照的準則，或就物業管理人（第 2 級）而言，在第 8 條所述的持有該牌照的準則；

- (c) 就監管局所不時認可或指明的持續專業發展課程或活動，完成監管局所不時指明的出席或參與時數；
- (d) 如持牌人是持牌物業管理公司為符合第(10)(d)條所指派的人士，則在持牌人為其提供物業管理服務的物業的顯眼地方展示持牌人的姓名及牌照號碼；
- (e) 在持牌人或代表持牌人以任何形式以持牌人身分發出的任何名片、信件、帳目、收據、單張、小冊子、廣告及其他文件上，清楚顯明地註明持牌人的姓名及牌照號碼；及
- (f) 在監管局指明的期間內，向監管局提交其可不時指明的資料及文件。

[Draft]

referred to in section 7 in the case of a PMP (Tier 1) licence or referred to in section 8 in the case of a PMP (Tier 2) licence;

- (c) complete the number of hours of attendance or participation, which the Authority may from time to time specify, of continuing professional development courses or activities which the Authority may from time to time recognize or specify;
- (d) where the licensee is appointed by a licensed PMC to comply with section 10(d), have the name of the licensee and licence number displayed in a prominent place in the property for which property management services are provided by the licensee;
- (e) have the name of the licensee and licence number clearly and conspicuously stated on any name card, letter, account, receipt, pamphlet, brochure, advertisement and other documents issued in whatever form by or on behalf of the licensee in the capacity of a licensee; and
- (f) submit to the Authority, within the period of time specified by the Authority, the information and documents which the Authority may from time to

time specify.

## 12. 施加於臨時物業管理人牌照的訂明條件

為施行本條例附表 4 第 2(5)條，可施加於臨時物業管理人（第 1 級）牌照或臨時物業管理人（第 2 級）牌照（**臨時物業管理人牌照**）的訂明條件為臨時物業管理人牌照的持有人必須——

- (a) 繼續是持有該臨時物業管理人牌照的合適人選；
- (b) 繼續符合在第 9 條所述的持有該臨時物業管理人牌照的準則；
- (c) 就監管局所不時認可或指明的持續專業發展課程或活動，完成監管局所不時指明的出席或參與時數；
- (d) 在持有人或代表持有人以任何形式以臨時物業管理人牌照持有人身分發出的任何名片、信件、帳目、收據、單張、小冊子、廣告及其他文件上，清楚顯明地註明持有人的姓名及臨時物業管理人牌照號碼；及

## 12. Prescribed conditions imposed on provisional PMP licences

For the purposes of section 2(5) of Schedule 4 to the Ordinance, the prescribed conditions that may be imposed on a provisional PMP (Tier 1) licence or provisional PMP (Tier 2) licence (**provisional PMP licence**) are that a holder of a provisional PMP licence must—

- (a) continue to be a suitable person to hold the provisional PMP licence;
- (b) continue to meet the criterion for holding the provisional PMP licence referred to in section 9;
- (c) complete the number of hours of attendance or participation, which the Authority may from time to time specify, of continuing professional development courses or activities which the Authority may from time to time recognize or specify;
- (d) have the name of the holder and the provisional PMP licence number clearly and conspicuously stated on any name card, letter, account, receipt, pamphlet, brochure, advertisement and other documents issued in whatever form by or on behalf



- (e) 在監管局指明的期間內，向監管局提交其可不時指明的資料及文件。

### 13. 持牌物業管理公司向客戶提供的訂明資料

為施行本條例第 16(2)條，持牌物業管理公司須向客戶提供的訂明資料及提供該等資料的訂明方式列於附表 3。

### 14. 訂明事宜變更的通知

為施行本條例第 17(1)條，持牌人須通知監管局的訂明事宜變更及通知的訂明方式列於附表 4。

of the holder in the capacity of a holder of a provisional PMP licence; and

- (e) submit to the Authority, within the period of time specified by the Authority, the information and documents which the Authority may from time to time specify.

### 13. **Provision of prescribed information to clients by licensed PMC**

For the purposes of section 16(2) of the Ordinance, the prescribed information that must be provided by a licensed PMC to the PMC's clients and the prescribed manner of providing such information are set out in Schedule 3.

### 14. **Notification of changes of prescribed matters**

For the purposes of section 17(1) of the Ordinance, the prescribed matters any change in which must be notified by a licensee to the Authority, and the prescribed manner of such notification, are set out in Schedule 4.

[ 草擬 ]

**附表 1**

[第 2 條]

**物業管理服務**

1. 除本附表第 2 及 3 條的情況外，在本附表的列表中某項的第 3 欄所列的服務是屬該列表中同一項的第 2 欄所列的服務類別而訂明的物業管理服務。
2. 業主或業主組織以《建築物管理條例》（第 344 章）為依據而履行的職務及責任，並非物業管理服務。
3. 為提供該列表第 2 欄所列的服務類別之物業管理服務所附帶及必要的物業管理服務，會被視為只屬於該類別的物業管理服務。

[Draft]

**Schedule 1**

[s.2]

**Property Management Services**

1. Subject to sections 2 and 3 of this Schedule, the services set out in column 3 of an item of the Table in this Schedule are prescribed as property management services falling within the category of services set out in column 2 of the same item of the Table.
2. The duties and obligations performed by an owner or owners' organization pursuant to the Building Management Ordinance (Cap. 344) are not property management services.
3. Property management services incidental to and necessary for the provision of the property management services under a category of services in column 2 of the Table are regarded as property management services under that category only.

[草擬]

列表

第 1 欄	第 2 欄	第 3 欄
項	服務類別	物業管理服務
1.	關乎物業的一般管理服務	按大廈公契為業主、住戶、租戶、用戶或訪客所提供與物業管理有關的一般服務(但不包括與第 2 至 7 項相對應的物業管理服務)
2.	物業所處環境的管理	物業環境的清潔、衛生、園景或安全服務
3.	物業的維修、保養及改善	就物業包括結構及屋宇裝備的修葺、更換、保養或改善服務

[Draft]

Table

Column 1	Column 2	Column 3
Item	Category of services	Property management services
1.	General management services relating to a property	General services relating to property management provided pursuant to a deed of mutual covenant (but excluding those property management services corresponding to items 2 to 7) for owners, residents, tenants, users or visitors
2.	Management of the environment of a property	Services for the cleaning, hygiene, landscaping or safety of the environment of a property
3.	Repair, maintenance and improvement of a property	Services for the repair, replacement, maintenance or improvement of a property including the structure and building services installation

[草擬]

[Draft]

第 1 欄	第 2 欄	第 3 欄
項	服務類別	物業管理服務
4.	關乎物業的財務及資產管理	與物業有關的財政預算、財務管理、賬目管理或資產管理服務
5.	關乎物業的設施管理	管理物業的附屬設施服務(但不包括與第 3 項相對應的物業管理服務)
6.	關乎物業管理所涉的人員的人力資源管理	就業主或業主組織就提供物業管理服務聘用的個人的人力資源管理服務
7.	關乎物業管理的法律服務	法律服務泛指一般與第 1 至 6 項相對應的物業管理服務所

Column 1	Column 2	Column 3
Item	Category of services	Property management services
4.	Finance and asset management relating to a property	Services for the budgeting, or management of finance, accounts or asset relating to a property
5.	Facility management relating to a property	Services for the management of ancillary facilities in a property (but excluding those property management services corresponding to item 3)
6.	Human resources management relating to personnel involved in the management of a property	Human resources management services in relation to individuals engaged by an owner or owners' organization in the provision of property management services
7.	Legal services relating to the	Legal services, generally referring to the provision of

[草擬]

[Draft]

第 1 欄	第 2 欄	第 3 欄
項	服務類別	物業管理服務
		提供的法律方面的資訊及意見。此等服務並不包括由律師或大律師在執業過程中所提供的服務，或其僱用的任何人為推展該過程而提供的服務。

Column 1	Column 2	Column 3
Item	Category of services	Property management services
	management of a property	information and advice on the legal aspects, in respect of property management services corresponding to items 1 to 6. Such services do not include services provided in the course of practising the profession by a solicitor or counsel or any person employed by the solicitor or counsel and acting in furtherance of that course.

〔草擬〕

[Draft]

附表 2  
費用

[第 3 條]

Schedule 2  
Fees

[s.3]

第 1 欄	第 2 欄	第 3 欄	Column 1	Column 2	Column 3
項	收費事項	費用	Item	Matter for which a fee is payable	Fee
		\$			\$
1.	申請——		1.	Application for the—	
	(a) 發出牌照或續期——			(a) issue or renewal of a licence—	
	(i) 物業管理公司牌照	500		(i) PMC licence	500
	(ii) 物業管理人（第 1 級）牌照	100		(ii) PMP (Tier 1) licence	100
	(iii) 物業管理人（第 2 級）牌照	100		(iii) PMP (Tier 2) licence	100
	(b) 發出臨時物業管理人（第 1 級）牌照	100		(b) issue of a provisional PMP (Tier 1) licence	100
	(c) 發出臨時物業管理人（第 2 級）牌照	100		(c) issue of a provisional PMP (Tier 2) licence	100
2.	牌費——		2.	Licence fee—	
	(a) 發出牌照或續期（為期 36 個月）			(a) issue or renewal of a licence (for a period of 36 months)—	
	(i) 物業管理公司牌照	18,000		(i) PMC licence	18,000
	(ii) 物業管理人（第 1 級）牌照	3,600		(ii) PMP (Tier 1) licence	3,600
	(iii) 物業管理人（第 2 級）牌照	1,200		(iii) PMP (Tier 2) licence	1,200
	(b) 發出臨時物業管理人（第 1 級）牌照	3,600		(b) issue of a provisional PMP (Tier	3,600

〔草擬〕

[Draft]

第 1 欄	第 2 欄	第 3 欄	Column 1	Column 2	Column 3
項	收費事項 (為期 36 個月)	費用 \$	Item	Matter for which a fee is payable	Fee \$
	(c) 發出臨時物業管理人 (第 2 級) 牌照 (為期 36 個月)	1,200		1) licence (for a period of 36 months) (c) issue of a provisional PMP (Tier 2) licence (for a period of 36 months)	1,200
	(d) 凡獲發出或續期的牌照的有效期少於 36 個月	按比例每月計算 (不足一個月亦作一個月計算)		(d) where a licence is issued or renewed for a period of less than 36 months	Calculated on a pro rata monthly basis (part of a month is taken to be a month)
3.	延長牌照的有效期而繳付的費用	按比例每月計算 (不足一個月亦作一個月計算)	3.	Fee for extension of licence validity	Calculated on a pro rata monthly basis (part of a month is taken to be a month)
4.	複製登記冊的費用——		4.	Fee for copies of the register——	
	(a) 每次要求	100		(a) each request	100
	(b) 每頁 A4	2		(b) per A4 page	2
	(c) 每頁 A3	4		(c) per A3 page	4

[ 草擬 ]

**附表 3** [第 13 條]

**持牌物業管理公司向客戶提供的訂明資料**

凡持牌物業管理公司為某物業提供物業管理服務，該公司須向客戶提供的資料及提供該等資料的方式為——

- (1) 利益衝突——
  - (a) 在該公司盡其所知及所信的情況下，訂明的資料為該公司與該物業的客戶之間利益衝突的資料；及
  - (b) 訂明的提供方式是——
    - (i) 以下任何一項——
      - (A) 在合理地切實可行的範圍內盡快將訂明資料的複本送交該物業的業主組織；
      - (B) 在合理地切實可行的範圍內盡快在該物業內的一個顯眼地方，展示該資料的複本；及

[Draft]

**Schedule 3** [s.13]

**Provision of Prescribed Information to Clients by Licensed PMC**

Information relating to a property for which a licensed PMC provides property management services that must be provided by the PMC to the PMC's clients and the manner of provision of such information are—

- (1) Conflict of interest—
  - (a) the prescribed information is, to the best of the knowledge and belief of the PMC, information concerning conflict of interests between the PMC and the PMC's clients; and
  - (b) the prescribed manner of provision is—
    - (i) either of the following—
      - (A) as soon as reasonably practicable, sending a copy of the prescribed information to the owners' organization of the property;
      - (B) as soon as reasonably practicable, displaying a copy of the prescribed information in a prominent place in the property; and



[ 草擬 ]

- (ii) 在收到該物業的客戶要求及其繳付合理複製費後的 31 天內，向該等客戶提供訂明資料的複本。

(2) 與物業管理有關的合約和文件——

- (a) 訂明的資料是為該物業的客戶或代表該等客戶就供應貨品或提供服務而訂立的合約所包含的資料，以及監管局可不時指明的與管理該物業相關的其他文件所包含的資料；及

(b) 訂明的提供方式是——

(i) 以下任何一項——

- (A) 在合理地切實可行的範圍內盡快將訂明資料的複本送交該物業的業主組織；

- (B) 在合理地切實可行的範圍內盡快在該物業內的一個顯眼地方，展示該資料的複本；及

- (ii) 在收到該物業的客戶要求及繳付合理複製費

[Draft]

- (ii) within 31 days after receipt of a request by the PMC's clients and payment of a reasonable copying fee, supplying the PMC's clients with a copy of the prescribed information.

(2) Contracts and documents relating to property management—

- (a) the prescribed information is information in the contracts entered into for or on behalf of the PMC's clients in respect of the supply of goods or services and in other documents relating to the management of the property which the Authority may from time to time specify; and

(b) the prescribed manner of provision is—

(i) either of the following—

- (A) as soon as reasonably practicable, sending a copy of the prescribed information to the owners' organization of the property;

- (B) as soon as reasonably practicable, displaying a copy of the prescribed information in a prominent place in the property; and

- (ii) within 31 days after receipt of a request by the

[ 草擬 ]

後的 31 天內，向該等客戶提供訂明資料的複本。

[Draft]

PMC's clients and payment of a reasonable copying fee, supplying the PMC's clients with a copy of the prescribed information.

[ 草擬 ]

**附表 4** [第 14 條]  
**變更通知**

持牌人須就下列事宜的變更，在變更發生後的 31 天內，以監管局指明的表格及隨附監管局所不時指明的相關證明文件書面通知監管局——

- (1) 在牌照申請表格內提供的詳情；及
- (2) 與遵守持牌準則及牌照施加的條件相關的資料。

於 2020 年 月 日訂立。

[Draft]

**Schedule 4** [s.14]  
**Notification of Changes**

Any change of the following matters must be notified by a licensee, within 31 days after the change takes place, to the Authority in writing in the forms specified by the Authority and accompanied by the supporting documents which the Authority may from time to time specify—

- (1) the particulars provided in the licence application form; and
- (2) the information relating to the compliance of the licensing criteria and conditions imposed on the licence.

Made this            day of            2020.

[ 草擬 ]

### 註釋

1. 本規例載有 14 條及 4 個附表。
2. 本規例訂明——
  - (a) 屬《物業管理服務條例》(第 626 章)附表 1 所列的 7 個服務類別的物業管理服務；
  - (b) 申請物業管理公司牌照、物業管理人(第 1 級)牌照、物業管理人(第 2 級)牌照、臨時物業管理人(第 1 級)牌照及臨時物業管理人(第 2 級)牌照時須載有的資料及須附有的文件；
  - (c) 持有物業管理公司牌照、物業管理人(第 1 級)牌照、物業管理人(第 2 級)牌照、臨時物業管理人(第 1 級)牌照及臨時物業管理人(第 2 級)牌照的準則；
  - (d) 可施加於物業管理公司牌照、物業管理人(第 1 級)牌照、物業管理人(第 2 級)牌照、臨時物業管理人(第 1 級)牌照及臨時物業管理人(第 2 級)牌照的條件；
  - (e) 物業管理公司牌照、物業管理人(第 1 級)牌照、物業管理人(第 2 級)牌照、臨時物業管理人(第 1 級)牌照及臨時物業管理人(第 2 級)牌照的條件；

[Draft]

### Explanatory Note

1. This Regulation contains 14 sections and 4 Schedules.
2. The Regulation prescribes—
  - (a) the property management services falling within the 7 categories of services set out in Schedule 1 to the Property Management Services Ordinance (Cap. 626);
  - (b) the information which must be contained in and the documents which must accompany an application for a PMC licence, PMP (Tier 1) licence, PMP (Tier 2) licence, provisional PMP (Tier 1) licence and provisional PMP (Tier 2) licence;
  - (c) the criteria for holding a PMC licence, PMP (Tier 1) licence, PMP (Tier 2) licence, provisional PMP (Tier 1) licence and provisional PMP (Tier 2) licence;
  - (d) the conditions that may be imposed on a PMC licence, PMP (Tier 1) licence, PMP (Tier 2) licence, provisional PMP (Tier 1) licence and provisional PMP (Tier 2) licence;
  - (e) the fees payable for a PMC licence, PMP (Tier 1) licence, PMP (Tier 2) licence, provisional PMP (Tier 1) licence and provisional PMP (Tier 2) licence and

[ 草擬 ]

- 級) 牌照及其他文件的應付費用；
- (f) 持牌物業管理公司須向其客戶提供的資料及提供該等資料的方式；及
  - (g) 持牌人必須就任何變更以書面通知物業管理業監管局的事宜及方式。

[Draft]

- other documents;
- (f) the information to be provided by a licensed PMC to the PMC's clients and the manners for such provision; and
  - (g) the matters and manner for which a licensee must notify the Property Management Services Authority in writing of any change.



物業管理業監管局  
香港灣仔皇后大道東 248 號  
陽光中心 8 樓 806-8 室  
張嘉賢總經理 (規管事務)

張總經理：

有關「物業管理服務條例」(第 626 章) 的附屬法例

多謝 貴局於 2020 年 1 月 17 日就「物業管理服務條例」(第 626 章) 的附屬法例作出回覆及澄清。

英國特許房屋經理學會亞太分會 (CIHAPB)、香港物業管理公司協會 (HKAPMC)、香港設施管理學會 (HKIFM)、香港房屋經理學會 (HKIH) 及房屋經理註冊管理局 (HMRB) 就物業管理業監管局對於附屬法例之最新修訂及澄清再作出研究後，特致函表示支持相關發牌制度及附屬法例之修訂建議。

讓我們攜手向前，同心協力推動物業管理的專業化。

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英國特許房屋經理學會亞太分會  
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香港設施管理學會(HKIFM) 會長

姜宜龍先生  
香港房屋經理學會(HKIH) 會長

李春犁先生  
房屋經理註冊管理局(HMRB) 主席

2020 年 3 月 17 日

抄送： 民政事務總署署長 謝小華太平紳士  
物業管理業監管局全體成員