

Property Management Services Authority
Proposed Licensing Regime for Property Management
Companies (PMCs) and
Property Management Practitioners (PMPs)

Reply Form

Part I Contact Information

Written comments can be made by one of the following means before the end of the consultation period.

Post : Units 904-5, 9/F, Sunlight Tower, 248 Queen's Road East, Wan Chai, Hong Kong

Email : consultation@pmsahk.org.hk

Fax : 3696 1100

Post Title

Name : _____ (if applicable) : _____

Name of
Organisation
(if applicable) : _____

Telephone
No. : _____ Email : _____

Any person wishing to make written comments in response to the proposals on behalf of any organisation should provide details of the organisation they represented.

If you do not wish the Property Management Services Authority (the Authority) to disclose your name/ name of the organisation and/or the views, please tick the following boxes as appropriate:

I/We do not wish the Authority to disclose my/our name.

I/We do not wish the Authority to disclose my/our views.

Part II Proposed licensing regime for property management companies

Please provide your view in point form with **justifications**.

1. Prescribing property management services

Question A1: What is your view on the prescribed categories and sub-categories of property management services in paragraph 1.2 of Chapter 5? Are the descriptions clear and the examples adequate?

View (Continue on a separate sheet/file if necessary.)

2. **Licensing criteria for PMCs and consideration of suitable person**

Question A2: What is your view on the proposal in paragraphs 2.2 (b) to (d) of Chapter 5 requiring a licensed PMC to have at least one director (for PMC established under the Companies Ordinance), partner or sole proprietor holding a PMP (Tier 1) licence?

View (Continue on a separate sheet/file if necessary.)

Question A3: What is your view on the proposal in paragraph 2.2 (e) of Chapter 5 limiting a director, partner or sole proprietor with a PMP (Tier 1) licence acting in the capacity set out in paragraphs 2.2 (b) to (d) of Chapter 5 to manage no more than six PMCs?

View (Continue on a separate sheet/file if necessary.)

Question A4: What is your view on the proposal in paragraph 2.2 (f) of Chapter 5 that each PMC, regardless of the number of flats or area of the property under its management, and regardless of whether it is managing any property or not (e.g. whether it is newly established without managing any property), must engage at least two licensed PMPs on a full-time basis, of whom at least one is holding a PMP (Tier 1) licence (A full-time company director, partner or sole proprietor holding a PMP licence may be taken into account for the purpose of this requirement. Please note footnote 7 on page 14)?

View (Continue on a separate sheet/file if necessary.)

Question A5: What is your view on the proposed requirement on the ratio of the minimum number of licensed PMPs engaged by a licensed PMC to the total number of flats and/or area of all properties under its management as stated in paragraph 2.2 (g) of Chapter 5 (in **Table 2**)?

View (Continue on a separate sheet/file if necessary.)

Question A6: What is your view on the proposals on other related matters in paragraph 2.3 of Chapter 5?

View (Continue on a separate sheet/file if necessary.)

3. Licensing conditions for PMCs

Question A7: What is your view on the proposed licensing conditions for PMCs in paragraph 3.2 of Chapter 5?

View (Continue on a separate sheet/file if necessary.)

Question A8: What is your view on the proposals on other related matters in paragraph 3.3 of Chapter 5?

View (Continue on a separate sheet/file if necessary.)

4. Levels of fees

Question A9: What is your view on the proposed levels of fees in paragraph 4.2 of Chapter 5?

View (Continue on a separate sheet/file if necessary.)

Question A10: What is your view on the proposals on other related matters in paragraph 4.3 of Chapter 5?

View (Continue on a separate sheet/file if necessary.)

5. Information and documents required for applications for PMC licences

Question A11: What is your view on the proposed information and documents required for applications for PMC licences in paragraph 5.2 of Chapter 5?

View (Continue on a separate sheet/file if necessary.)

6. **Provision of information to clients by licensed PMCs and manners of provision**

Question A12: What is your view on the provision and manners of provision of the proposed information to the clients of the property by a licensed PMC as proposed in paragraphs 6.2 to 6.4 of Chapter 5?

View (Continue on a separate sheet/file if necessary.)

7. Licensed PMCs to notify the Authority of change

Question A13: What is your view on the proposals on matters requiring notification of change in writing to the Authority by a licensed PMC in paragraph 7.2 of Chapter 5?

View (Continue on a separate sheet/file if necessary.)

Question A14: What is your view on the proposals on the manner of written notification of change to the Authority by a licensed PMC in paragraph 7.3 of Chapter 5?

View (Continue on a separate sheet/file if necessary.)

8. PMC Register

Question A15: What is your view on the details of proposals on the PMC register in paragraph 8.2 of Chapter 5?

View (Continue on a separate sheet/file if necessary.)

9. Other views on licensing of PMCs

View (Continue on a separate sheet/file if necessary.)

Part III Proposed licensing regime for property management practitioners

Please provide your view in point form with **justifications**.

1. Licensing criteria for PMPs and consideration of suitable person

Question B1: What is your view on the proposed licensing criteria for PMPs on the minimum academic qualifications in paragraph 1.2(c) of Chapter 6 (see **Table 3 (I)**)?

View (Continue on a separate sheet/file if necessary.)

Question B2: What is your view on the proposed licensing criteria for PMPs on the minimum cumulative local work experience in property management in paragraph 1.2(c) of Chapter 6 (see **Table 3 (II)**)?

View (Continue on a separate sheet/file if necessary.)

Question B3: What is your view on the proposed licensing criteria for PMPs on professional qualifications in paragraph 1.2(c) of Chapter 6 (see **Table 3 (III)**)?

View (Continue on a separate sheet/file if necessary.)

Question B4: What is your view on the proposals on professional bodies and qualifications specified by the Authority in paragraph 1.3 of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

Question B5: What is your view on the proposals on academic qualifications specified by the Authority in paragraph 1.4 of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

Question B6: What is your view on the proposals on other related matters in paragraph 1.5 of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

2. **Transitional arrangements**

Question B7: What is your view on the proposed licensing criteria for provisional PMPs in paragraph 2.2(c) to (d) of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

Question B8: Regarding the specified courses for provisional PMPs in paragraph 2.2(e) of Chapter 6, what is your view on the course content, study hours, assessment method (multiple choice questions, short answer questions or case study), etc.?

View (Continue on a separate sheet/file if necessary.)

Question B9: What is your view on the proposals on other related matters in paragraph 2.3 of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

Question B10: What is your view on the proposed transitional arrangements in paragraph 2.4 of Chapter 6 (see **Table 4**)?

View (Continue on a separate sheet/file if necessary.)

3. Licensing conditions for PMPs

Question B11: What is your view on the proposed licensing conditions for PMPs in paragraph 3.2 of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

Question B12: What is your view on the proposals on other related matters in paragraph 3.3 of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

4. Levels of fees

Question B13: What is your view on the proposed levels of fees in paragraph 4.2 of Chapter 6? (It is the same question as A9. You are not required to repeat your view here if you have already provided your view in A9.)

View (Continue on a separate sheet/file if necessary.)

Question B14: What is your view on the proposals on other related matters in paragraph 4.3 of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

5. Information and documents required for applications for PMP licences

Question B15: What is your view on the proposed information and documents required for applications for PMP licences in paragraph 5.2 of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

6. Licensed PMPs to notify the Authority of change

Question B16 What is your view on the proposals on matters requiring written notification of change to the Authority by a licensed PMP in paragraph 6.2 of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

Question B17: What is your view on the proposals on the manner of written notification of change to the Authority by a licensed PMP in paragraph 6.3 of Chapter 6?

View (Continue on a separate sheet/file if necessary.)

7. Other views on licensing of PMPs

View (Continue on a separate sheet/file if necessary.)

- End -