

Organizers:



Co-Organizer:



9 September 2019

Briefing Session on Proposed Licensing Regime for Property Management Industry 26.9.2019 (Thursday, 6:30pm – 8:30pm)

Subsequent to the Briefing Sessions conducted by The Property Management Services Authority (PMSA) on 8.8.2019 and 12.8.2019 to update the industry on the latest development of the Licensing Regime as well as their proposed subsidiary legislations for the Property Management Services Ordinance (Cap.626) (PMSO), it was noted that some major changes (please refer to the attached Appendix) have been proposed by the PMSA. Hence, Chartered Institute of Housing Asian Pacific Branch (CIHAPB), The Hong Kong Institute of Housing (HKIH), and Housing Managers Registration Board (HMRB) have jointly invited PMSA to conduct the same Briefing Session in non-office hour for members who were unable to attend the previous ones which were held during office hours.

Members who were unable to attend the previous briefing sessions are encouraged to attend this Briefing in order to fully apprehend the detail changes proposed by PMSA and if necessary raise any concerns which they may have to PMSA direct for their consideration. You can also visit PMSA's website via the following link for related issues:

https://www.pmsahk.org.hk/files/licensing/draft_subsidary_legislation.pdf

Details of the Briefing Session are as below:

Date & Time:	26.9.2019 (Thursday), 6:30 pm – 8:30 pm (2 hours)		
Venue	HKU SPACE Po Leung Kuk Stanley Ho Community College, HPC Hall, 3/F, 66 Leighton Road, Causeway Bay, Hong Kong. <i>(Please refer to the attached location map)</i>		
Program:	6:15 pm :	Registration	
	6:30 pm – 7:30 pm :	Briefing session	
	7:30 pm – 8:15pm :	Q & A	
	8:15 pm – 8:30 pm :	Closing remarks	
Representative from PMSA:	Mr. CHEUNG Ka Yin Kevin (General Manager of PMSA)		
Language:	Cantonese		
Admission:	Free of Charge		
Venue Capacity:	300 persons (to be shared by all joint Organizers) (first-come, first-served)	CPD Units: (if applicable)	2 CPD Units (Professional Practice for CIH)

Interested members please sign up by completing and returning the attached Reply Slip **on or before 18 September 2019** to the following email / fax.

Please register with one Organizer only and the registration will be confirmed by e-mail on or before 24.9.2019, by respective Organizers after the deadline.

Reply Slip

(To be returned on or before 18 September 2019)

Briefing Session on Proposed Licensing Regime for Property Management Industry

Date: 26.9.2019 (Thursday)
Time: 6:30 pm to 8:30 pm
Venue: HPC Hall, 3/F, HKU SPACE Po Leung Kuk Stanley Ho
Community College

To: Chartered Institute of Housing Asian Pacific Branch
Fax: 2356 7332 / email: apb@cih.org.hk

Particular of Member

Full Name _____

Membership No. _____ Membership Type _____

Company _____

Mobile _____ Fax No. _____

E-mail _____ Date _____

(for e-mail confirmation purpose)

Remarks

1. Reservation by email/fax is accepted. Successful enrollment will be confirmed by email after the enrollment deadline.
2. Enrollment reservations are subject to the final decision of the organizers.
3. Cancellation of the event may occur and is subject to the sole discretion of the organizers in case of any emergencies. Cancellation announcement will be made on CIHAPB website at www.cih.org.hk or by e-mail.
4. In the event that the session cannot be carried to the end due to any emergency, all present will be requested to leave the venue. A rescheduled session might be organized if time and venue permit.
5. If Typhoon Signal No.8 or above / Black Rainstorm Warning is in force within 3 hours from the start of the event, the event will be cancelled and rescheduled. Announcement will be made on CIHAPB website at www.cih.org.hk or by e-mail.
6. If Typhoon Signal No.8 or above is in force during the event, the event will be halted. Those outstanding sessions may be rescheduled.
7. If Black Rainstorm Warning is in force during the event, unless it is deemed to affect the safety of the participants, the event will continue.

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Proposed Licensing Regime for Property Management Industry
26.9.2019 (Thursday, 6:30pm – 8:30pm)**

Location Map of Venue



The major changes proposed by PMSA as identified from the last two Briefing Sessions on 8.8.2019 and 12.8.2019

(1) Property Management Practitioner (PMP) licence (就須持牌的物管公司提供的所有服務擔任整體管理或監督角色的人員須持牌):

- (1.1) An individual who assumes a **key** managerial or supervisory role in a Property Management Company (PMC) in relation to the property management services 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.** [LC Paper No. CB(2)1662/18-19(02) of 24.6.2019 para 10]; and
- (1.2) "...the legislation does not intend to cover - (i) frontline workers and their direct line managers who have **no overall** supervisory or managerial role over the multiple PMSs provided by the PMCs;..." [LC Paper No. CB(2)1662/18-19(01) of 24.6.2019 para 4]

(2) Ratio of licences required to number of properties managed

".....The proposed ratios are at least one licensed PMP (Tier 1) for every 3000 flats or below and at least one licensed PMP (Tier2) for every 1500 flats or below." [LC Paper No. CB(2)1662/18-19(02) of 24.6.2019 para 14(b)]

(3) Requirements for Provisional Licences

During the 1st three years after implementation of licensing regime (transition period), a PMP who does not meet the requirement for academic and /or professional qualification can apply a provisional licence up to another 3 years' validity. Upon completion of a specified course within the validity period, the PMP can apply Tier 1 or Tier 2 licence. [LC Paper No. CB(2)1662/18-19(02) of 24.6.2019 para 16]:

- (3.1) Provisional PMP (Tier 1) licence – must have **within 15 years** immediately before the commencement of the transition period **at least a total of 10 years** of experience in managerial or supervisory role in local PMSs as recognized by PMSA;
- (3.2) Provisional PMP (Tier 2) licence – must have within 8 years immediately before the commencement of the transition period at least a total of 5 years of experience in managerial or supervisory role in local PMSs as recognized by PMSA;
- (3.3) Specified course arranged by PMSA – **80 to 120 hours**