



Property & Facility Management Division
Sr Prof Eddie Hui PFMD Council Chairman

The Property Management Services Ordinance

Hong Kong's property management industry is about to change for the better, which includes becoming more "professional," following the conclusion of the third reading of the Property Management Services Bill (hereafter the Bill) on 26 May. On that date, the PFMD issued a press release on the passing of the Bill. I want to highlight the terms of the new ordinance for members here.

Property management companies and practitioners are currently not subject to any regulatory control. The Government proposed a regulatory regime for property management under the Bill, which was published in the Gazette on 25 April and introduced to the Legislative Council on 7 May. Passed on 26 May, the now-Property Management Services Ordinance (hereafter the Ordinance) prescribes a licencing regime for property management companies and practitioners and will be enforced by a new statutory regulator and standards promotion body. The Ordinance aims, among other things:

1. To establish a Property Management Services Authority to regulate and control the provision of property management services with the power to enforce statutory provisions, issue a Code of Conduct, institute disciplinary actions, etc.;
2. to introduce a single-tier mandatory licencing regime for property management companies; and
3. to introduce a two-tier mandatory licencing regime for property management practitioners (i.e., registered professional property managers and licenced property management officers).

There are, of course, many challenges ahead for us in the property management services industry. The passing of the Ordinance is merely the first step towards the implementation of the regulatory regime. But future developments and the promotion of the regime are actually more important. On one hand, many unclear details will have to be addressed by subsidiary legislation, so the Administration should release such details as soon as possible after adequate consultation with stakeholders. On the other hand, the industry looks forward to announcing the PMSA's membership roster with much anticipation.

The press release is shown as below.



THE HONG KONG INSTITUTE OF SURVEYORS
香港測量師學會

**Press Release
for immediate release
26 May 2016**

**Passing of "Property Management Services Bill"
Ensures Enhancement of Industry Standards**

The HKIS to continue support the Property Management Services Authority

The Hong Kong Institute of Surveyors (HKIS) is pleased to see the passing of "Property Management Services Bill" (The Bill) by an overwhelming majority in the Legislative Council today. With the enactment of the licensing regime, property management companies and professionals will be required to meet with specified criteria, thereby raising professional standards of the industry as a whole. HKIS is looking forward to discussing with the to-be-established Property Management Services Authority (PMSA) on such subjects as formulation of regulatory guidelines and licensing criteria which would be commensurate with current professional standards.

The HKIS Property and Facility Management Division Chairman, Sr Prof Eddie Hui, commented. "We expect the quality of property management services will improve significantly as a result of the passing of this Bill. Property management companies will strive for raising their service standards, and so will the personnel of the industry, in compliance with the licensing requirements. Such effort will enhance corporate and professional image, while at the same time further guarantee safety of the general public. By and large, this helps the industry attain sustainable development goals in the long run."

The Institute opines passing of the Bill is only a starting point. The industry will look forward to seeing how PMSA further establishes the licensing requirements within the new regulatory regime.

"We are concerned about the structure of the new PMSA. We strongly recommend that the forming of PMSA include one member from each of the related professional bodies, including the HKIS, whereby industry opinions can be delivered efficiently. The professionals are able to render expert opinion on, for instance, the formulation of rules of conduct, arbitration of disputes and complaints, and assessment of the quality of continual professional development," said **Sr Prof Hui**.

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