



Property & Facility Management Division

Sr Kays Wong PFMD Council Chairman

The ongoing pandemic in Hong Kong is cause for concern, so the Institute's PFM professionals have continued to implement the preventive, corrective, and practical measures in their managed properties and organisations to fight Covid-19 and improve the city's living environment. Not only does everyone have to use new antiseptic chemicals, they have also had to apply new technologies and databases to analyse and strategically control the spread of the virus. Members are, therefore, reminded to check for updated news and announcements from the government to obtain the latest pandemic information for Hong Kong.

Job Market Interview

I was invited by Job Market for an interview in late August to share my views on the responsibilities of and career prospects for PFM surveyors. The featured article will be published on 4 September. In it, I stated that the responsibilities of PFM surveyors are not limited to traditional services like property management, security, cleaning, repairs, and maintenance, but also extend to asset and project management, etc.

In view of the housing supply of around 20,000 units from the private and public sectors combined, together with the supply of government, commercial, and institutional developments, there will be strong demand for PFM professionals in the near future regardless of the state of the economy.

Licensing Regime

All members should note that a licensing regime took effect on 1 August. There are two license types:

- (1) Property Management Company License (PMC)
- (2) Property Management Practitioner License (PMP Tiers 1 and 2)

Those persons who assume a managerial or supervisory role in a PMC must be licensed. It is important that all PFMD members understand and observe the Property Management Services Ordinance (Cap 626) and its mandatory requirements. The PFMD hopes that its members familiarised themselves with the licensing regime during its briefing session on 25 August.

For more details, please check out: <https://www.pmsahk.org.hk/en/licensing/licensing.html>.

Briefing Session for the “Licensing Regime for Property Management Companies (PMC) and Practitioners (PMP)”

「物業管理公司及物業管理人的 發牌制度」簡介會

**Reported by Sr Dick Li and Sr Danny Leung,
PFMD Council Member**

The PFMD organised the above captioned session on 25 August via Zoom with over 220 delegates in attendance.

The speaker, Mr Kevin Cheung, General Manager (Regulatory) of the PMSA, reviewed the criteria for holding a PMC license including the minimum staffing ratios and examples for illustration, the prerequisites for holding a PMP (Tier 1 or 2), and transitional arrangements.

During the Q&A session, many delegates reported finding these examples very practical for their applications of the licensing regime. Mr Cheung kindly agreed to share his presentation materials, but they are subject to certain terms and conditions, as stipulated in the copyright and disclaimers listed below.

One common question delegates asked was if members of professional bodies other than the six recognised by the PMSA could meet the criteria for holding a property management practitioner (Tier 1) license. Mr Cheung replied that a professional body should submit an application for assessment.

Last, a delegate worried about a big jump in the management fee of his flat in a large private residential housing estate, which could come as a result of the licensing regime's implementation. Mr Cheung said that he expected the impact of the regime on the management fees borne by property owners and tenants to be minimal.

Thanks to all for supporting this event.



The speaker, Mr Kevin Cheung, General Manager (Regulatory), PMSA (2nd from right), at the PFMD's Annual Conference in July 2020.

Future CPD Event in September 2020

Topic: How to Identify Properties that Might Have Undergone Interior Alterations and Quality Inspections

Speaker: Sr Dick Li Tak Hong, MBA, BSc(Hons), MHKIS, RPS, MRICS, FHKICM, MHKICW, MCIQB, MCICES, AS(RGBC)

Dick is a professional project manager and surveyor with over 30 years' experience in Hong Kong's construction industry. During his professional career, he gained vast and diverse experiences in the construction field. Currently, he works with various sectors, institutes, and associations in Hong Kong's construction industry.

Dick also happens to be a PFMD Council member, Past Chairman of the Hong Kong Industrial Safety Association, Honorary Secretary of the Hong Kong Institute of Construction Managers, Technical Committee member of the Urban Renewal Authority's subsidiary company, Hong Kong Building Rehabilitation

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Reminder to All Participants of the Captioned CPD Event

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

Facilitation Services Limited, Past Chairman of the Institute of Clerks of Works and Construction Inspectorate (Hong Kong), and Council Member of the Hong Kong Institute of Clerks of Works.

On top of all that, Dick is an active member of The Chartered Institute of Building and Royal Institution of Chartered Surveyors, a BD Authorised signatory (RGBC), and a part-time tutor for the EAA and Midland Realty.

Event Date : 26 September 2020
 Event Time : 2:30-4:30 pm
 CPD Hour(s) : 2
 Venue : via Zoom online media
 Organiser : PFMD

Language : Cantonese supplemented by English

Details : Identify properties that might have undergone interior alterations; alterations vs unauthorised building works; methods of conducting quality inspections (water leakage, drainage, fire safety, tempered glass, etc); and a Q&A session

Property and Facility Management Division - Major Milestones (2005-2020)

Establishment of Property and Facility Management Division

2005

EGM on 18 May 2005 to approve the formation of PFMD Division
 Qualification in RPA/PSO Schemes in Housing Department

06

07

Local Degree Course Accredited by AUC of the PFMD Division
 Publication of the HQS 'Guide to Good Property Management Practices'

08

Jointly organized the 1st Quality Property and Facility Management (QPFMA) Award with HKAPMPC
 Publication of Benchmarking of Management Fees for Office Buildings in Hong Kong

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2020

