



THE HONG KONG ASSOCIATION OF PROPERTY MANAGEMENT COMPANIES

MEMBERS FORUM ON STATUTORY LICENSING FOR THE PROPERTY MANAGEMENT INDUSTRY

13 JANUARY 2011



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STATUTORY LICENSING FOR THE PROPERTY MANAGEMENT INDUSTRY


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I. Update after Members Forum on 27 May 2010

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| 1 June 2010 | HKAPMC letter to Secretary for Home Affairs |
| 25 June 2010 | HKAPMC/ HKIH/ CIHAPB/ HMRB joint letter to Chairman of Panel on Home Affairs |
| 2 July 2010 | HAD issued discussion paper on “Regulation of the Property Management Industry and Related Building Management Issues” for meeting of Panel on Home Affairs on 9 July 2010 |
| 5 July 2010 | HKAPMC/ HKIH/ CIHAPB/ HMRB meeting with Deputy Director of HAD |
| 6 July 2010 | HKAPMC/ HKIH/ CIHAPB/ HMRB meeting with Chairman of Panel on Home Affairs (Coordinated by HKHS) |
| 8 July 2010 | HKAPMC/ HKIH/ CIHAPB/ HMRB joint email and letter to Chairman of Panel on Home Affairs
HKAPMC/ HKIH/ CIHAPB/ HMRB joint email and letter to Deputy Director of HAD |
| 9 July 2010 | Legislative Council Panel on Home Affairs meeting |

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- 13 October 2010 CE's Policy Address – Para.48
“Licensing Regime for the Property Management Industry”
- 24 November 2010 HKAPMC media briefing on licensing issue
- 25 November 2010 HKAPMC/ HKIH/ CIHAPB/ HMRB informal joint meeting
with Deputy Director of HAD
- 3 December 2010 HAD issued discussion paper on “Regulation of the
Property Management Industry and Other Building
Management Initiatives” for meeting of Panel on Home
Affairs on 10 December 2010
- HAD released the consultation paper on “Putting in Place
a Regulatory Framework for Property Management
Industry” for public consultation until 15 March 2011
- 8 December 2010 HKAPMC/ HKIH/ CIHAPB/ HMRB/ HKIS joint media
briefing on licensing issue
- 10 December 2010 Legislative Council Panel on Home Affairs meeting
- 16 December 2010 HKAPMC/ HKIH/ CIHAPB/ HMRB/ HKIS meeting to
discuss on licensing issue

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- 13 January 2011 HKAPMC members forum on “Statutory Licensing for the Property Management Industry”
 - 19 January 2011 HKAPMC/ HKIH/ CIHAPB/ HMRB joint seminar on “Mandatory Licensing for Property Management Industry” with Guest Speaker of Mr. David Leung, Deputy Director of HAD

Note :

After the release of the Consultation Paper on 3 December 2010 and discussion in LegCo Panel on Home Affairs on 10 December 2010, the following District Councils have also held meetings to discuss on the issue; they include :

- Eastern District on 17 December 2010
- Shatin District on 30 December 2010
- Islands District on 3 January 2011
- Central & Western District on 6 January 2011



II. Consultation Paper on “Putting in Place a Regulatory Framework for Property Management Industry” by HAD

A. Policy Objectives

- to ensure that owners have more choices of quality, effective and affordable property management services;
- to ensure the costs of property management should not be increased significantly;
- to ensure that there should not be a shortfall in the supply of PMCs/ practitioners to meet the needs of the public; and
- to ensure that there should continue to be free entry to the industry without any monopoly.



B. Key issues to invite public views:

1. whether the property management industry should be regulated at the company level or the individual level or both;
2. whether there should be a single universal set of requirements for all or there should be different tiers of requirements for companies and/ or individuals with different qualifications and background;
3. what should be the scope of the proposed statutory licensing regime;
4. apart from being a regulator, should the proposed body assume other functions such as a disciplinary body, an industry promoter or both; and
5. is a transitional period necessary and, if so, how long should it be.



C. Public consultation deadline on 15 March 2011

III. Discussion



Thank you