

第626章	《物業管理服務條例》	01/08/2020	Chapter 626	Property Management Services Ordinance	01/08/2020
17.	持牌人有責任於訂明事宜變更時作出通知	17.	Licensee's duty to notify change of prescribed matters		
(1)	持牌人須以訂明方式，將訂明事宜的任何變更，以書面通知監管局。	(1)	A licensee must notify the Authority in writing of any change in the prescribed matters in the prescribed manner.		
(2)	為施行第(1)款，監管局可藉規例，訂明事宜及方式。	(2)	The Authority may, by regulation, prescribe the matters and manner for the purposes of subsection (1).		
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7.	持有物業管理人(第1級)牌照所須符合的訂明準則	7.	Prescribed criteria for holding PMP (Tier 1) licences		
(1)	為施行本條例第9(2)(a)(ii)、10(2)(a)(ii)及18(1)(a)(ii)條，持有物業管理人(第1級)牌照所須符合的訂明準則，是——	(1)	For the purposes of sections 9(2)(a)(ii), 10(2)(a)(ii) and 18(1)(a)(ii) of the Ordinance, the prescribed criteria for holding a PMP (Tier 1) licence are that—		
(a)	申請人或持牌人——	(a)	the applicant or the licensee—		
(i)	在緊接物業管理人(第1級)牌照申請日期前的3年內，持有臨時物業管理人(第1級)牌照；及	(i)	has, within the 3 years immediately before the date of the application for the PMP (Tier 1) licence, held a provisional PMP (Tier 1) licence; and		
(ii)	在該臨時物業管理人(第1級)牌照的有效期限滿前，完成監管局指明的課程；	(ii)	has, before the expiry of the provisional PMP (Tier 1) licence, completed a course specified by the Authority;		
(b)	申請人或持牌人——	(b)	the applicant or the licensee—		
(i)	是認可專業團體的會員，及如該認可專業團體有不同級別、類別或組別(包括以其他方式描述的級別、類別或組別的會籍，申請人或持牌人亦是監管局不時指明的級別、類別或組別(包括以其他方式描述的級別、類別或組別的會員)；	(i)	is a member of a recognized professional body, and if the recognized professional body has different classes, types or divisions of membership (including any class, type or division described in other manners), the applicant or the licensee is also a member of the class, type or division (including the class, type or division described in other manners) that the Authority may from time to time specify;		
(ii)	持有——	(ii)	holds—		
(A)	監管局不時指明與物業管理有關的科目或學科的學士或以上的學位或監管局視為同等的學歷；	(A)	a bachelor or higher degree or an academic qualification regarded by the Authority as equivalent, in a subject or discipline relating to property management that the Authority may from time to time specify;		
(B)	學士或以上的學位，或監管局視為同等的學歷，而有關學位或學歷並非監管局根據(A)分節指明者；或	(B)	a bachelor or higher degree or an academic qualification regarded by the Authority as equivalent and not specified by the Authority under sub-subparagraph (A); or		
(C)	監管局認為可接受的任何其他資歷；及	(C)	any other qualification that is considered acceptable by the Authority; and		
(iii)	具有監管局不時指明、為香港物業提供物業管理的工作經驗；	(iii)	has the work experience that the Authority may from time to time specify in property management for properties in Hong Kong;		
(c)	申請人或持牌人——	(c)	the applicant or the licensee—		
(i)	是認可專業團體的會員，及如該認可專業團體有不同級別、類別或組別的會籍(包括以其他方式描述的級別、類別或組別)，申請人或持牌人亦是監管局不時指明的級別、類別或組別(包括以其他方式描述的級別、類別或組別的會員)；及	(i)	is a member of a recognized professional body, and if the recognized professional body has different classes, types or divisions of membership (including any class, type or division described in other manners), the applicant or the licensee is also a member of the class, type or division (including the class, type or division described in other manners) that the Authority may from time to time specify; and		
(ii)	在緊接物業管理人(第1級)牌照申請日期前的3年內，持有物業管理人(第1級)牌照；或	(ii)	has, within the 3 years immediately before the date of the application for the PMP (Tier 1) licence, held a PMP (Tier 1) licence; or		
(d)	申請人或持牌人在緊接物業管理人(第1級)牌照申請日期前的3年內，持有物業管理人(第1級)牌照，而該牌照是基於本段或(a)段所描述的準則而發出的。	(d)	the applicant or the licensee has, within the 3 years immediately before the date of the application for the PMP (Tier 1) licence, held a PMP (Tier 1) licence the issuance of which was based on the criteria referred to in this paragraph or paragraph (a).		
(2)	為施行第(1)(b)(iii)款，就持有第(1)(b)(ii)(B)或(C)款提及的學歷或資歷的申請人或持牌人而指明的的工作經驗年資，須多於就持有第(1)(b)(ii)(A)款提及的學歷的申請人或持牌人而指明的的工作經驗年資。	(2)	For the purposes of subsection (1)(b)(iii), any years of work experience specified for an applicant or a licensee who holds a qualification referred to in subsection (1)(b)(ii)(B) or (C) must be longer than that specified for an applicant or a licensee who holds a qualification referred to in subsection (1)(b)(ii)(A).		
(3)	在本條中——	(3)	In this section—		
	認可專業團體 (recognized professional body)指監管局不時認可的專業團體。				

recognized professional body (認可專業團體) means a professional body that the Authority may from time to time recognize.

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11. 物業管理人(第1級)牌照或物業管理人(第2級)牌照的訂明條件為施行本條例第9(3)及10(3)條，可施加於物業管理人(第1級)牌照或物業管理人(第2級)牌照的訂明條件，是持牌人須——
- (a) 繼續是持有該牌照的合適人選；
 - (b) 繼續符合以下條文所提述的持有該牌照的準則——
 - (i) 如屬物業管理人(第1級)——第7(1)條；或
 - (ii) 如屬物業管理人(第2級)——第8(1)條；
 - (c) 就監管局不時認可或指明的持續專業發展課程或活動，在監管局指明的日期當日或之前，完成監管局指明的出席或參與時數；
 - (d) 如持牌人是持牌物業管理公司為符合第10(d)條而指派的人士——在持牌人為其提供物業管理服務的物業的顯眼地方，展示持牌人的姓名及牌照號碼；
 - (e) 在持牌人或代表持牌人以任何形式以持牌人身份發出的任何名片、信件、帳目、收據、單張、小冊子、廣告及其他文件上，清楚顯明地註明持牌人的姓名及牌照號碼；及
 - (f) 在監管局指明的期間內，向監管局提交其可不時指明的資料及文件。

11. Prescribed conditions on PMP (Tier 1) licences or PMP (Tier 2) licences
- For the purposes of sections 9(3) and 10(3) of the Ordinance, the prescribed conditions that may be imposed on a PMP (Tier 1) licence or PMP (Tier 2) licence are that the licensee must—
- (a) continue to be a suitable person to hold the licence;
 - (b) continue to meet the criteria referred to in the following provision for holding the licence—
 - (i) for a PMP (Tier 1) licence—section 7(1); or
 - (ii) for a PMP (Tier 2) licence—section 8(1);
 - (c) complete on or before a date specified by the Authority the number of hours specified by the Authority, of attendance of or participation in, continuing professional development courses or activities that the Authority may from time to time recognize or specify;
 - (d) if the licensee is appointed by a licensed PMC to comply with section 10(d)—display in a prominent place in the property for which property management services are provided by the licensee the name and licence number of the licensee;
 - (e) state the name and licence number of the licensee clearly and conspicuously on any name card, letter, account, receipt, pamphlet, brochure, advertisement and other documents issued in whatever form by or on behalf of the licensee in the capacity of a licensee; and
 - (f) submit to the Authority, within the period of time specified by the Authority, the information and documents that the Authority may from time to time specify.

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14. 訂明事宜變更的通知
- 為施行本條例第17(1)條，就持牌人須將訂明事宜的變更通知監管局而言，該等事宜及有關通知的訂明方式，列於附表4。

14. Notification of changes of prescribed matters
- For the purposes of section 17(1) of the Ordinance, the prescribed matters any change in which must be notified by a licensee to the Authority and the prescribed manner of such notification are set out in Schedule 4.

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附表4

[第14條]

變更通知

1. 持牌人須就下列事宜的變更，在變更發生後的31日內，以採用監管局指明的表格以書面通知監管局，並附有監管局不時指明的證明文件——
- (a) 在牌照申請表格內提供的詳情；及
 - (b) 與遵守持牌準則及施加於牌照的條件相關的資料。

Schedule 4

[s. 14]

Notification of Changes

1. Any change of the following matters must be notified by a licensee, within 31 days after the change takes place, to the Authority in writing in the forms specified by the Authority and accompanied by the supporting documents that the Authority may from time to time specify—
- (a) the particulars provided in a licence application form; and
 - (b) the information relating to the compliance with the criteria for holding a licence and conditions imposed on a licence.