



10 November 2021

Recognized Professional Body

By email

Dear Sir/ Madam,

**Re: Prescribed Conditions on
Property Management Practitioner (PMP) (Tier 1) Licence**

Thank you again for supporting the work of the Property Management Services Authority (PMSA), especially in the implementation of the property management licensing regime.

As you may be aware, under Sections 7(1)(b)(i) and 11(b)(i) of the Property Management Services (Licensing and Related Matters) Regulation (Cap. 626B) (PMSR), one of the prescribed criteria for holding a PMP (Tier 1) Licence is that the licensee is required to be a member of a recognized professional body (RPB). The licensee is also required to continue to meet the said criteria for the licence. As stipulated in Section 17(1) of the Property Management Services Ordinance (PMSO), and Section 14 of and Schedule 4 to the PMSR, a licensee must notify the PMSA in writing in the forms specified by the PMSA of any change in the prescribed matters within 31 days after the change takes place. Relevant provisions are enclosed as **Annex 1** for your reference.

Please also note that, under Section 4 of the PMSO, a licensee who fails to comply with the above provisions may commit a disciplinary offence and may be subject to disciplinary orders made by the PMSA.

It has recently been come to our attention that, in respect of some licensed PMP (Tier 1), their class of membership in the respective RPBs, may, due to various reasons (e.g. failed to comply with the Continuing Professional Development requirements of the RPBs concerned, retired from or no longer engaged in property management-related work, etc.), have been revoked, suspended or changed. As such,

it will affect the validity of their PMP (Tier 1) Licence. The PMSA has followed up with the licensees and dealt with such cases taken into account their specific circumstances. Separately, we have also issued a general notice to all licensed PMP (Tier 1) in order to draw their attention to the matter. A copy of the said notice is enclosed as **Annex 2** for your information.

In this connection, your organization as a RPB under the PMSO is requested to advise your members, in respect of the property management licensing regime, to take due care of their membership, and that for those members who are licensed PMP (Tier 1), they must comply with the requirements stipulated in the respective provisions, namely, Sections 7(1)(b)(i) and 11(b)(i) of the PMSR, Section 17 of the PMSO, as well as Section 14 of and Schedule 4 to the PMSR.

We look forward to working closely with your organization with a view to enhancing the professionalism of the property management services industry. If your organization has any questions on the above matter, please feel free to contact the undersigned at telephone number 3696 1138, or email at dianapang@msa.org.hk, or Mr. Stephen Ho, Manager (Complaints and Enforcement) at telephone number 3696 1112 or email at stephenho@pmsa.org.hk.

Yours faithfully,



Diana, PANG Wai-sum
General Manager (Regulatory)
Property Management Services Authority

Encl.