



物業管理業監管局
PROPERTY MANAGEMENT
SERVICES AUTHORITY



PROPERTY MANAGEMENT SERVICES AUTHORITY

LICENSING REGULATORY REGIME
FOR PROFESSIONALISM AND
BETTER SERVICE QUALITY

Property Management Services Authority



The Property Management Services Authority (PMSA) is a body corporate established in accordance with section 42(1) of the Property Management Services Ordinance (Cap. 626) (PMSO) and is tasked to regulate and promote the development of the industry. The PMSA is a self-financing statutory body supported by income generated from licence fees and levies.

Principal Functions of the PMSA



1. To regulate and control the provision of property management services by the licensing of property management companies (PMCs) and property management practitioners (PMPs);
2. to promote the integrity, competence and professionalism of the profession of property management services; and
3. to maintain and enhance the status of the profession of property management services.

Objective of the PMSA

Property does not only provide accommodation or other facilities but is also a valuable asset for Hong Kong people. PMCs and PMPs play a vital role in assisting property owners to manage their properties. Property management requires professional service across multi-disciplines and its service quality also affects the safety and hygiene standards of buildings as well as the living environment of the public. Therefore, regulation and quality enhancement of property management services become more important.



Through formulating and implementing a licensing regulatory regime and other complementary measures, including codes of conduct and administrative guidelines, that suit the situation in Hong Kong, the PMSA aims to encourage and assist the property management industry and its practitioners in striving for enhancement in quality and professionalism for better living environment.

Regulatory Regime



By implementing a mandatory licensing regime, minimum qualification requirements are set for PMCs and PMPs. PMSA is empowered to enforce relevant legislation and take disciplinary actions against non-compliant PMCs and PMPs for regulating and controlling the provision of property management services.

Property Management Company Licence



The PMSO provides for a single-tier licensing regime. Except for companies that provide only stand-alone service, PMCs providing property management services to properties in Hong Kong as defined in the PMSO are required to obtain licences. A PMC has to fulfil all licensing criteria and comply with the licence conditions.

Property Management Practitioner Licence



The PMSO provides for a two-tier licensing regime of PMPs. Only those PMPs who take up a supervisory or managerial role in the provision of property management services are subject to licensing. Frontline staff are not required to obtain PMP licences. A PMP has to fulfil all licensing criteria and comply with the licence conditions.

Enquiries



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