


With effect from 10 April 2026, the samples of all property management (PM) company and PM practitioner licences newly issued by the Property Management Services Authority are as follows:

### Sample of Property Management Company Licence

Front	Back
 <p>The front of the licence features the PMSA logo and name at the top. Below it, the title 'Property Management Company Licence' is prominently displayed. A QR code is located on the right side. The licence number and the name of the licensee (in Chinese) are provided. The validity period is also stated. A section titled 'General Conditions' lists several requirements for the licensee, including the need to meet criteria for holding the licence, display the licence in a prominent place, and comply with national security laws. The name of the Chairperson of the PMSA is signed at the bottom.</p>	<p><b>Back</b></p> <p>持牌人及緊密相關人士不得參與及在任與本牌照以任何方式有關的行為或活動，且該等行為或活動：</p> <p>The Licensee and each of its Related Persons must not engage or be involved in any act or activity which relates in any way to the licence and which:</p> <ol style="list-style-type: none"> <li>構成或導致發生危害國家安全罪行；</li> <li>constitutes or causes the occurrence of an offence endangering national security;</li> <li>按物業管理業監管局的合理意見，可能構成或導致發生危害國家安全罪行；或</li> <li>constitute or cause the occurrence of an offence endangering national security, or</li> <li>按物業管理業監管局的合理意見，屬不利於國家安全或香港的公眾利益。</li> <li>is in the reasonable opinion of the Property Management Services Authority, is contrary to the interests of national security or the public interest of Hong Kong.</li> </ol> <p>在本牌照下：</p> <p>In this licence:</p> <ol style="list-style-type: none"> <li>「國家安全」是指《維護國家安全條例》(2024年第6號)所賦予的含義；</li> <li>「National security」 has the meaning given under the Safeguarding National Security Ordinance (Cap. 232A);</li> <li>「緊密相關人士」是指與持牌人緊密關連的緊密相關人員及相關附屬機構，包括中華人民共和國香港特別行政區維護國家安全法（2020年第136號法律）及《維護國家安全條例》；</li> <li>“National Security Laws” means all laws and legislation which are from time to time in force in or applicable to Hong Kong relating to the safeguarding of national security, including the Law of the People’s Republic of China on Safeguarding National Security in the Hong Kong Special Administrative Region as applied in Hong Kong pursuant to the Promulgation of National Law 2020 (L.N. 136 of 2020) and the Safeguarding National Security Ordinance (6 of 2024);</li> <li>“offence endangering national security” has the meaning given to it under the Safeguarding National Security Ordinance;</li> <li>「相關人士」是指股東、成員、董事、高級人員、僱員、代理人及承包商；及</li> <li>“Related Person” means shareholders, members, directors, officers, employees, agents and contractors; and</li> <li>「避免含糊」參見「涉及」，二詞及該等字詞的詞根均包含協助、勸導、促發、縱容、煽惑或促發等行為，為避免含糊，每個詞的「涉及」和「involve」，以及該等字詞的詞根均包含協助、勸導、促發、縱容或促發等行為。</li> <li>for the avoidance of doubt, each of the word “engage” and “involve”, and any variation of the word in this General Conditions shall include the act of aiding, abetting, counselling, inciting or procuring.</li> </ol> <p>其他條件 Other Conditions</p> <p>沒有 Nil</p>

# Sample of Property Management Practitioner (Tier 1) Licence

## Front



**物業管理業監管局**  
PROPERTY MANAGEMENT SERVICES AUTHORITY

(物業管理服務條例) (第626章)  
Property Management Services Ordinance (Cap. 626)

**物業管理人員(第1級)牌照**  
Property Management Practitioner (Tier 1) Licence

牌照號碼:  
Licence Number: \_\_\_\_\_

本物業管理人員(第1級)牌照發予予 \_\_\_\_\_ (持牌人),  
This PMP (Tier 1) Licence is issued to \_\_\_\_\_ ("licensee").

本牌照有效日期為 \_\_\_\_\_ 至 \_\_\_\_\_ (包括首尾兩天),  
This licence is valid from \_\_\_\_\_ to \_\_\_\_\_ (both dates inclusive).

本牌照受下列的一般條件及其他條件(如有)規限。  
This licence is subject to the general conditions and other conditions (if any) set out below.

**一般條件 General Conditions**

1. 持牌人須——  
The licensee must——
- (a) 繼續符合有關持牌人須——  
continue to meet the requirements to hold this licence;
- (b) 繼續符合持牌人須——  
continue to meet the requirements to hold this licence;
- (c) 在2027年1月1日至2028年12月31日(首尾兩天包括在內)的12個月內完成物業管理專業發展課程(持牌人須親自出席或參與)的持續專業發展課程不少於12小時;  
complete, during the 12 months from 1 January 2027 to 31 December 2028 (both dates inclusive), not less than 12 hours of attendance or participation of continuing professional development courses or activities which the Property Management Services Authority may from time to time recognize or specify;
- (d) 在2028年1月1日至2028年12月31日(首尾兩天包括在內)的12個月內完成物業管理專業發展課程(持牌人須親自出席或參與)的持續專業發展課程不少於12小時;  
complete, during the 12 months from 1 January 2028 to 31 December 2028 (both dates inclusive), not less than 12 hours of attendance or participation of continuing professional development courses or activities which the Property Management Services Authority may from time to time recognize or specify;
- (e) 如持牌人是持物業管理公司(物業管理服務(牌照及規管規例)條例)(第626章、附屬法例B)第106(4)條所指的人士,在持牌人或由物業管理公司的附屬地方,或持牌人的姓名及牌照號碼。  
If the licensee is appointed by a licensed PMP to comply with section 106(4) of the Property Management Services (Licensing and Related Matters) Regulation (Cap. 626 sub. leg. B), 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;
- (f) 在持牌人或以任何形式以持牌人身份發出的任何名片、信件、傳單、單張、小冊子、廣告及其他文件上,清楚顯示此持牌人的姓名及牌照號碼。  
make 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;
- (g) 在物業管理專業發展課程的資料內,向物業管理業監管局提交下列資料的副本:  
submit to the Property Management Services Authority, within the period of time specified by the Authority, the information and documents that the Authority may from time to time specify; and
- (h) 遵守國家安全法律。  
comply with the National Security Laws.

詳見背面  
See back page for details

  
 簽署  
Signed  
  
 物業管理業監管局主席  
Chairperson  
 Property Management Services Authority

參考編號 Reference No.: reference\_2020

## Back

2. 持牌人不得參與或涉及任何與本牌照以任何方式有關的行為或活動,且該等行為或活動:  
The Licensee must not engage or be involved in any act or activity which relates in any way to the licence and which:
  - (a) 構成或導致發生危害國家安全罪行;  
constitutes or causes the occurrence of an offence endangering national security;
  - (b) 按物業管理業監管局的合理意見,可能構成或導致發生危害國家安全罪行;或  
in the reasonable opinion of the Property Management Services Authority, is likely to constitute or cause the occurrence of an offence endangering national security; or
  - (c) 按物業管理業監管局的合理意見,屬不利於國家安全或香港的公眾利益。  
in the reasonable opinion of the Property Management Services Authority, is contrary to the interests of national security or the public interests of Hong Kong.
3. 在本牌照  
In this licence
- (a) "國家安全"指《維護國家安全條例》(2024年第6號)所指之含义;  
"National Security" has the meaning given to it under the Safeguarding National Security Ordinance (No. 6 of 2024);
- (b) "國家安全法律"指任何對香港生效或實施與維護國家安全相關的法律,包括《中華人民共和國香港特別行政區維護國家安全法》(2020年第136號法律公告)及《維護國家安全條例》;  
"National Security Laws" means all laws and legislation which are from time to time in force in or applicable to Hong Kong relating to the safeguarding of national security, including the Law of the People's Republic of China on Safeguarding National Security in the Hong Kong Special Administrative Region as applied in Hong Kong pursuant to the Promulgation of National Law 2020 (L.N. 136 of 2020) and the Safeguarding National Security Ordinance (6 of 2024);
- (c) "危害國家安全罪行",具有《維護國家安全條例》所賦予的含义;及  
"offence endangering national security" has the meaning given to it under the Safeguarding National Security Ordinance; and
- (d) 為免生疑,「參與」及「涉及」,二詞及其等字詞的變體均包含協助、教唆、唆使、煽惑或促使等行為。  
for the avoidance of doubt, each of the word "engage" and "involve", and any variation of the word in this General Condition shall include the act of aiding, abetting, counselling, inciting or procuring.

沒有  
Nil

**其他條件**  
Other Conditions



**物業管理業監管局**  
PROPERTY MANAGEMENT SERVICES AUTHORITY

**物業管理人員(第1級)牌照**  
PMP (Tier 1) Licence

**陳大文**  
Chan Tai Man

牌照號碼  
Licence No.: **P1-888888**

有效至  
(日期)  
Valid till  
(dd/mm/yyyy) : **09/04/2029**




參考編號 Reference No.: 000001

# Sample

本牌照物業管理業監管局所有。  
如拾獲本牌,請交回監管局。

This card is the property of the Property Management Services Authority.  
if this card is found, please return it to the Authority.

本牌不得轉讓。  
This card is not transferable.

