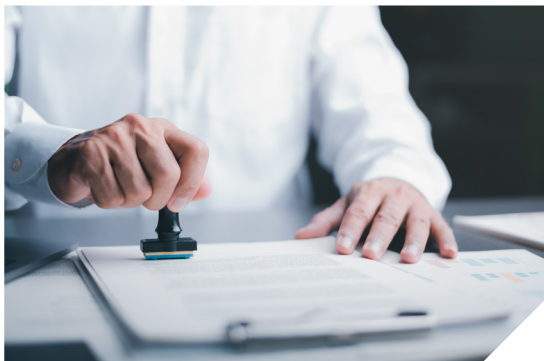


公契經理人/ 分公契經理人物管公司 DMC Manager / Sub-DMC Manager PMC

公契經理人物管公司/分公契經理人物管公司如須履行訂明於公契/分公契內的職責，並提供兩個或以上類別訂明物管服務，則無論有關職責是由該公契經理人/分公契經理人物管公司親自履行，或是由其外聘的次承判物管公司提供相關服務，**均須由2023年8月1日起持有有效的物管公司牌照。**

If the DMC manager PMC / sub-DMC manager PMC is required to perform the duties stipulated in the DMC/sub-DMC and provides more than one category of prescribed PM services, it is required to be licensed as from 1 August 2023, regardless of whether the relevant duties are directly performed by the DMC manager PMC / sub-DMC manager PMC, or the relevant services are provided by subcontractor PMC.



違反規定 Contravention of regulation

於**2023年8月1日**起，如屬《物業管理服務條例》下須領牌的物管公司及物管從業員尚未持有有效牌照，會違反法例規定，**一經定罪，最高可被判處罰款\$500,000及監禁兩年。**

As from 1 August 2023, if a PMC or a PMP required to be licensed under the Property Management Services Ordinance does not hold a valid licence, it will breach the legal provision and is liable on conviction to a maximum fine of \$500,000 and imprisonment for two years.

查詢 Enquiries

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物業管理業監管局
PROPERTY MANAGEMENT
SERVICES AUTHORITY

物業管理業發牌制度

公契或分公契經理人物業管理
(物管)公司須持牌

Property Management Industry Licensing Regime
Deed of Mutual Covenant (DMC) Manager and
Sub-DMC Manager property management
companies are required to be licensed



物業管理業監管局 Property Management Services Authority

物業管理業監管局是根據《物業管理服務條例》（香港法例第626章）第42(1)條成立的法定機構，肩負發牌規管物管業界的責任。

The Property Management Services Authority is the statutory body established under section 42(1) of the Property Management Services Ordinance (Cap. 626, Laws of Hong Kong). It is tasked to license and regulate the PM industry.

物業管理業監管局規管制度 Regulatory Framework of the Property Management Services Authority

透過發牌規管物管公司及物管從業員提供物管服務。

Regulate the provision of property management (PM) services through licensing of property management companies (PMCs) and property management practitioners (PMPs).



物業管理業發牌制度 Property Management Industry Licensing Regime

根據《物業管理服務條例》設立的物管業發牌制度於2020年8月1日起正式實施，而三年的過渡期已於2023年7月31日完結。由2023年8月1日起：

The PM industry licensing regime established under the Property Management Services Ordinance has commenced operation since 1 August 2020. The three-year transitional period under the regime ended on 31 July 2023. As from 1 August 2023:

- (a) **物管公司**如在香港為有公契的物業提供多於一個類別的訂明物管服務，必須持牌；及
PMCs providing properties in Hong Kong subject to DMCs with more than one category of prescribed PM services are required to be licensed ; and
- (b) **在持牌物管公司就其提供物管服務擔任管理或監督角色的物管從業員**（即經理及主任級物管人）亦必須持牌，即物管人（第1級）或物管人（第2級）牌照，才可提供物管服務。
PMPs assuming managerial or supervisory role (i.e. manager and officer grade PMPs) in a licensed PMC to provide PM services are also required to hold PMP (Tier 1) or PMP (Tier 2) licence for providing PM services.