

卑诗省(B.C.) Rental Property Management License 物业管理考牌攻略

(适用于大温哥华Greater Vancouver)
第 2019 年



微信: UBC_Tutor 电话: 778-686-8555
网站: QuickPassMaster.com

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- 物业管理牌照简介
- 物业管理的收入介绍
- 考牌流程
- 考牌资格简单介绍
- 如何快速拿到牌照

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物业管理 牌照简介

- 在卑诗省想要合法地做物业管理, 并且期待收到好处 (例如: 钱, 佣金), 就需要Rental的牌照
- 持有此牌照可以做许多事情, 例如:
 - ❑ 租宅物业管理
 - ❑ 商业物业管理
 - ❑ 多重住宅管理 (Multi-family)
 - ❑ 还有许多其它的功能跟用法 (请咨询笔者)

另外, 读者可以联系笔者, 咨询 Rental 牌照跟Strata 牌照的差异性。



笔者的租业管理证书





房地产经纪 vs 物业管理

服务 微信: ubc_tutor 电话 778-686-8555	房地产经纪 Trading	物业管理 Rental
帮租客找租业		
帮房东找租客		
代表房东代收押金(Deposit)		
代表房东代收租金(Rent)		
代表房东支付款项给第三方		
代表房东谈判合约或签订合同		
监督房东的雇员或合约商		
管理房东跟租客的问题		


微信: [ubc_tutor](#)





物业管理 就业前景

- 目前卑诗省的许多政策鼓励房东物业出租, 例如空房税, 投机税
- 根据**Government of Canada Statistics** 的数据统计, 卑诗省现在有超过**188万个住房单位**。
- 根据省政府官方统计, 2019年3月31号的时候 卑诗省**只有5071个持牌Rental 经纪**
- **换句话说, 平均每个经纪可以分配到超过350个房源**
- **卑诗省的物业管理经纪明显不足!**



Manitoba	489,050	67.8
Saskatchewan	432,625	72.7
Alberta	1,527,680	61.9
<u>British Columbia</u>	<u>1,881,970</u>	44.1
Yukon	15,215	62.0
Northwest Territories	14,980	57.6
Nunavut	9,815	44.3



● 物业管理的收入介绍

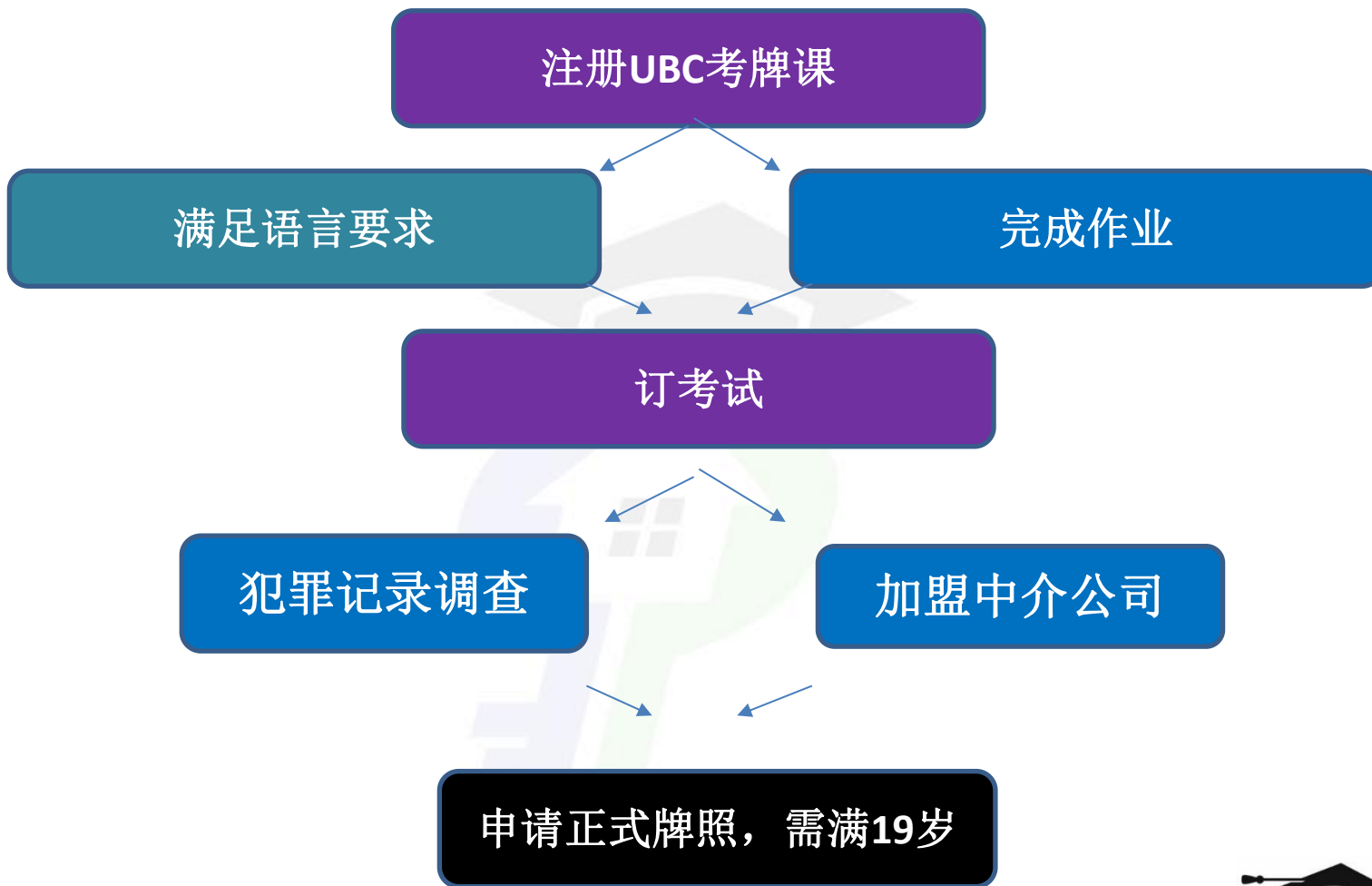
租业管理一般收入有佣金, 有底薪:

租业管理优势:
自由时间
收入稳定
很容易成交

收费一般为

- I. 找到租客后跟房东收一到两个月的租金作为佣金
- II. 在收全租金的5%~10%做为管理费

2019年物业管理考牌流程



注意: 政府有其它申请牌照条件

如何注册物业管理考牌课

Sauder.UBC.CA

The screenshot shows the UBC Sauder School of Business website. The navigation bar includes 'About', 'Careers', and 'Contact'. The main menu has 'Programs', 'Why UBC Sauder', and 'Thought Leadership'. A search bar is present with the text 'I am:'. A dropdown menu for 'Programs' is open, listing various degree and diploma programs. The 'Licensing and Registration Courses' link under the 'Real Estate Division' is highlighted with a red box and a red arrow. Other programs listed include Bachelor's Degree, Master's Degrees, Dual Degrees, MSc, and PhD. There are also promotional banners for 'Take charge of your Real Estate Career' and 'Empower your professional journey with Executive Education'.

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如何注册物业管理考牌课

Real Estate Division

Licensing & Registration Courses

The Real Estate Division provides real estate licensing and registration courses on behalf of regulatory bodies in both British Columbia and Saskatchewan. Please select your jurisdiction below for the appropriate licensing or registration course information.

British Columbia Licensing Courses RECBC REAL ESTATE COUNCIL OF BRITISH COLUMBIA

Saskatchewan Registration Courses SASKATCHEWAN REAL ESTATE COMMISSION



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如何注册地产考牌课

Real Estate Division

Licensing Courses in British Columbia

The Real Estate Division offers the following distance education Licensing courses on behalf of the Real Estate Council of British Columbia.

Real Estate Trading Services Licensing Course

Designed for entry-level students who want to become licensed to sell real estate in British Columbia.

[Learn More](#)

Rental Property Management Licensing Course

Designed for entry-level students who want to become licensed to provide rental property management services in British Columbia.

[Learn More](#)

Strata Management Licensing Course

Designed for entry-level students who want to become licensed to provide strata management services in British Columbia.

[Learn More](#)

Broker's Licensing Course

Designed for students who are already licensed (or have been licensed) and want to become licensed as an associate broker or managing broker, want to license a brokerage or sole proprietorship, and for those licensees looking to increase their knowledge on topics such as business planning, financial accounting, human resources management and leadership.

[Learn More](#)



如何注册物业管理考牌课

and [Step By Step Guide and Budget](#) and [How to Satisfy the English Language Proficiency Requirement](#).

QuickLinks

OVERVIEW

SUPPORT & FAQs

SUPPLEMENTAL

EXEMPTIONS & CHALLENGE

REGISTER

Overview

Course Overview

The Rental Property Management Licensing Course is administered on behalf of the Real Estate Council of British Columbia (RECBC). The course provides the licensing education requirements for those who wish to become licensed property managers in British Columbia. This course combines the general components of the Real Estate Trading Services Licensing Course with curriculum focused on property management. For detailed course content information, please view the [Table of Contents](#) and [Course Regulations](#).

This blended learning course allows you to register at any time. While the course is flexible in order to meet the needs of busy adult learners, it provides just enough structure to ensure high quality learning (for example, in order to provide for a minimum level of familiarity with the curriculum and for a reasonable expectation of success on the final examination, assignments may be submitted on a pace that is no greater than 2 assignments per week beginning on the Course Registration Date). You must complete all course assignments within one year of registration in the course and also pass a final examination. Regularly scheduled exams take place at various times throughout the year throughout the province (exams must be written in Canada) and your first registration is included with the course tuition fee. You may also choose to take your exam at the computerized exam centre (CEC) at UBC for an additional fee.

Quick Course Info

- ▶ Blended learning course with support
- ▶ One year to complete assignments
- ▶ Final exam required
- ▶ Tutor service included
- ▶ Tuition: \$1,150



如何注册物业管理考牌课

Inter-Provincial

Inter-provincial candidates (those wishing to transfer their licence from another province/territory to British Columbia) should visit the [Real Estate Council of BC's Jurisdiction webpage](#) for information.

QuickLinks

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REGISTER

Register

Tuition and Registration

Rental Property Management Licensing Course: \$1,150 [Register Now](#)

第一次考牌选这个

Rental Property Management Supplemental Course: \$775 [Register Now](#)



Visa, Mastercard, AMEX, certified cheque, and money order only. Cash and personal cheques are not accepted.

What's Included

Your tuition fee includes all of the appropriate course materials (e.g., manual, workbook, and handbook - usually dispatched via courier within three to five business days of registration), access to tutorial services, and your first examination registration provided it is on a regularly scheduled examination date.

Please note that tuition fees are subject to change and a minimum withdrawal reduction of \$200 will apply once your registration has been processed. No refund of course fees will be available unless a withdrawal request is received by our office within one month of your registration date.

Computer Requirement

All students must have access to a personal computer, a printer, and the internet (including email) when taking any Real Estate Division course. You will find that a computer is an essential tool in submitting your assignments, viewing your assignment answer guides, and for creating effective study notes to help you prepare for your examination. As well, all Real Estate Division courses include online resources and if you do not have internet access or an email address, you will not be able to take advantage of these resources.



如何注册物业管理考牌课

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Register Tuition and Registration

Rental Property Management Licensing Course: \$1,150 [Register Now](#)

Rental Property Management Supplemental Course: \$775 [Register Now](#)

← 补充牌照选这个



Visa, Mastercard, AMEX, certified cheque, and money order only. Cash and personal cheques are not accepted.

What's Included

Your tuition fee includes all of the appropriate course materials (e.g., manual, workbook, and handbook - usually dispatched via courier within three to five business days of registration), access to tutorial services, and your first examination registration provided it is on a regularly scheduled examination date.

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Computer Requirement

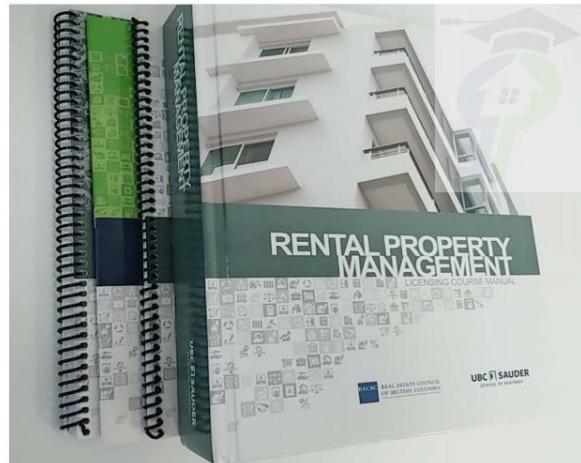
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● 如何注册物业管理考牌课

UBC会邮寄书本给你

物业管理考牌的UBC书本一共四本

1. 最厚的约800页的大课本
2. Course workbook 作业本 (20个作业, 每周只能提交两个)
3. Examination Study Guide, 136道参考考题
4. Student Handbook 学生使用手册

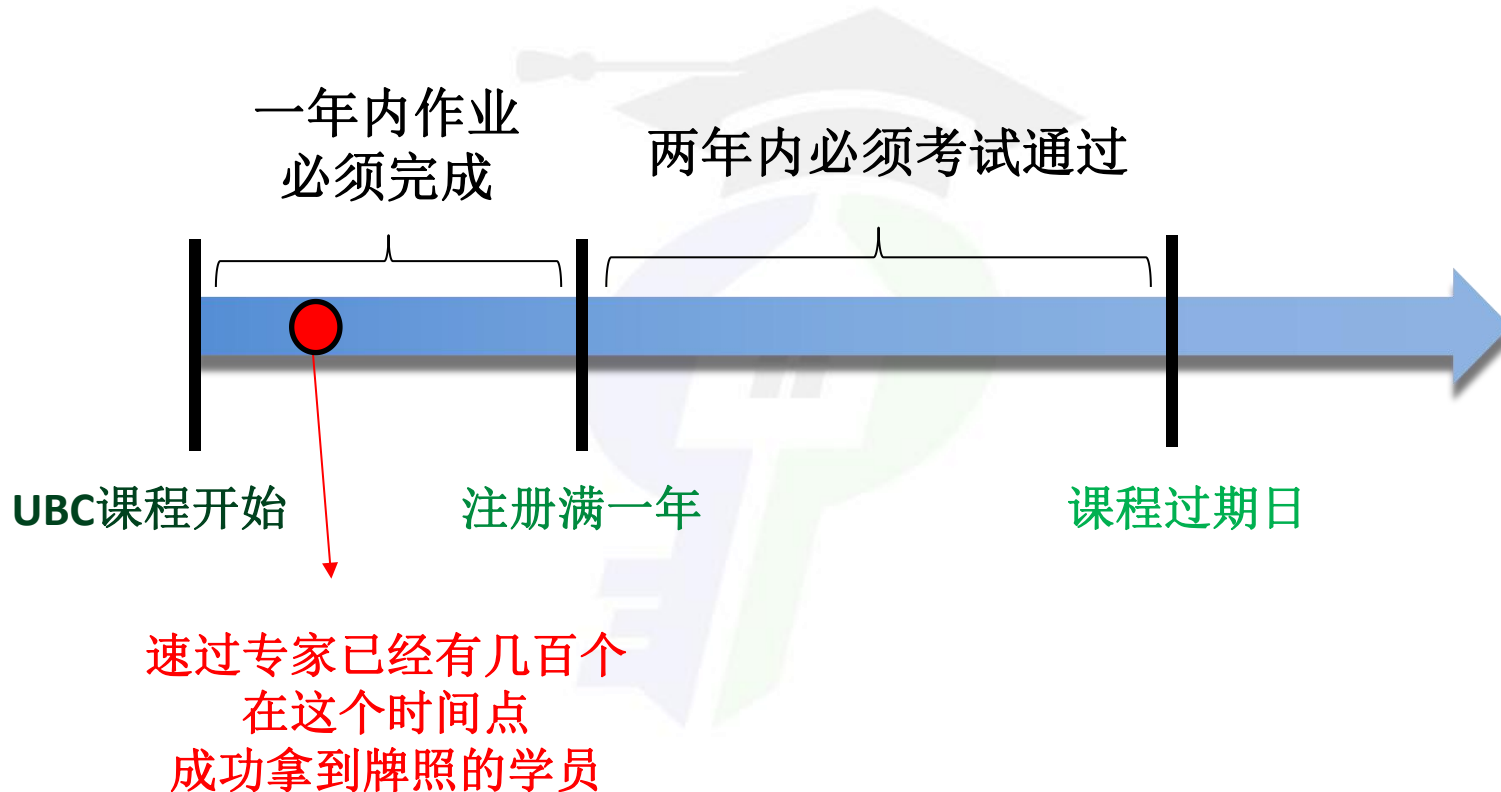


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● 如何注册地产考牌课

UBC课程有效期



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地产考试形式跟内容

考试形式

100道选择题

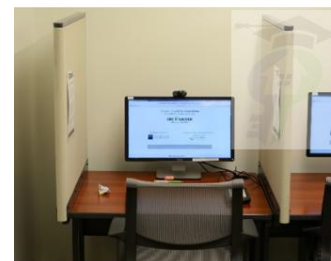
笔试

需提前一个月预订



机考

(几乎可以选任何一天去考)



考试时间

3个小时

物业管理
通过分数

70%

真实机考考场的照片
(照片版权来自于UBC)

● 笔试跟机考的差异性

	笔试	机考
次数	每年2~4次	工作日每天两场 9AM, 1PM (会有例外)
微信 UBC_Tutor		
预定	提前一个月预约	提前在线预约
结果	约等三周	隔一个工作日
草稿纸跟文具 不能带自己的草稿 纸跟笔	试卷做为草稿纸 UBC提供笔, 擦	UBC提供草稿纸
如何答题	答题纸涂圈圈	计算机显示进度
考试地点	Downtown, 酒店, 会议中心, 大学	UBC机考中心

(请注意, 笔者发现许多UBC不会告诉你的潜规则)





法律题参考

George bought two units in a ten unit condominium project. Within one week of the completion of this purchase some other condominium owners, the Smithe family, were killed in an accident in the Jacuzzi whirlpool. Mrs. Smithe was the sole survivor of this family. The pool is located on the common property in which George now owns an interest. Mrs. Smithe is suing the strata corporation and George is concerned about the extent of his liability for any damage award she may receive. Assuming that the strata corporation is found liable to Mrs. Smithe, which of the following statements correctly describes George's liability?

A George must pay his proportionate liability for any judgment registered against the common property of the strata corporation.

B George will owe Mrs. Smithe absolutely nothing as the Strata Property Act contains provisions requiring all strata corporations to obtain and maintain liability insurance to insure against this type of occupiers liability.

C. The Strata Property Act requires the strata corporation to pay out Mrs. Smithe's judgment from its contingency reserve fund. George will pay only his proportionate share of any amount left unpaid after the reserve fund is used up.

D. Because George has not owned the units for a minimum of two weeks before the accident occurred, he is not responsible to pay any proportionate amount of the judgment.

Which of the above statements correctly describe George's liability?

- (1) Only A.
- (2) A and B are correct.
- (3) A, B and D are correct,
- (4) Only C is correct.

● Rental 物业经纪的章节内容

1. Fundamental of Laws

2. Real Estate Services Act

3. Professional Ethics

4. Estates & Interest in Land

5. Title Registration

6. Strata & Co-op

7. Professional Liability of Licensees

8. Law of Contract

9. Law of Agency

10. Residential Tenancy

11. Negotiation & Tenancy Disputes

12. Intro of Commercial Tenancies

13. Commercial Lease

*同一个颜色代表具有强烈的关联性
大部份的章节可以跳着学

14. Human Rights Law

15. Protection of Personal Information

16. Market Research & Marketing

17. Financial Statements

18. Budgets

19. Local Government Law

20. Property tax

21. Intro to RE Appraisal

22. Building Design & Construction

23. Control, maintain, & energy conserve

24. Security, Enviro Protect, Hazard

25. Purchasing

26. Personnel Management

27. Insurance & Risk Management





如何注册考试

Examination Information

Logout

English Language Proficiency Requirement (ELPR)



Exam Schedule and FAQs



Exam Registration and Cancellation/Change



- **Exam Registration.** Eligible students (**those who have satisfied the English Language Proficiency Requirement (ELPR) and successfully completed all of their assignments**) can register for a regularly scheduled or CEC examination online. CEC availability is limited – due to high demand, bookings may require several weeks advance notice and there is no waiting list so you should book the next available date that works with your schedule.
- **Challenge Package Students** may also register online.
- **Centre for Accessibility Accommodated Examinations.** Examination accommodation must be approved by the Centre for Accessibility and an accommodation letter must be received by the Real Estate Division prior to examination registration. As well, registration must be received by the Real Estate Division no later than one month prior to the examination date.
- **Exam Cancellation/Change.** If you are currently registered for an examination and wish to cancel prior to the examination date, please

考试当天注意事项

温馨提示:

建议提前 30 分钟到达考场。

准考证和照片

30 天内护照片背书相馆名字地址拍摄时间和学生姓名号

带照片的官方证件

比如驾照护枫叶卡

UBC认可的计算器

HP 10bII+

UBC SAUDER
SCHOOL OF BUSINESS

PO Box 5380 Station Terminal, Vancouver, BC V6T 1Z2
Phone: 604.822.8444 Fax: 604.822.8459
Toll Free 1.888.776.7733 www.sauder.ubc.ca

EXAMINATION ADMISSION TICKET for LICENSING AND MORTGAGES STUDENTS

PERSONAL INFORMATION:

Name: _____
RED Student Number: _____
Exam: (example) SAL ACL 0000 2011 01 (Trading Services)

On the day of the examination, all licensing and mortgages students are required to present to the examination representative at the exam registration desk:

1. THIS EXAMINATION ADMISSION TICKET (EAT) with your passport photo attached (as instructed below); and
2. CURRENT GOVERNMENT ISSUED PHOTO IDENTIFICATION (eg. BC driver's license) as outlined in the course regulations.

IF THE REQUIREMENTS ABOVE ARE NOT FOLLOWED, YOU WILL NOT BE ADMITTED INTO THE EXAMINATION CENTRE.

Passport Photo

1. In order for the photo to be valid it must be a passport photo which has been taken within the last thirty (30) days and follows the "Standards for Acceptable Photos" and "Technical Specifications" of the Canadian Passport Office.
2. The back of the passport photo must have the name and address of the photographer or the studio, the date the photo was taken, your name and student number (in case the passport photo becomes detached).
3. Attach your passport photo in the space provided (use tape, do not glue or staple your picture).
4. If your passport picture is not attached, you will not be admitted into the examination room.

Prohibited Items

I will not bring any device capable of sending or receiving wireless signals, any device capable of capturing digital images or recording video, or any other items prohibited by the Course Regulations into the examination room. If a prohibited item is found in my possession by any of the Real Estate Division staff, I authorize the Real Estate Division to impose any or all of the following consequences, including but not limited to:


- i. remove the prohibited item;
- ii. invalidate my examination;
- iii. provide me with a mark of zero for my examination; and/or
- iv. apply the penalties described in the Course Regulations.

Yes, I agree to the terms as set out above.
 No, I do not agree to the terms as set out above.

Student Signature (DO NOT SIGN THIS SPACE PRIOR TO EXAMINATION REGISTRATION)

You will be required to sign your name in the presence of the examination representative at the exam registration desk.

SIGNATURE: _____





2019年笔试日期





机考界面

UBC Real Estate Division - Computerized Examination Centre

September 12, 2013 Jenny Who Time Remaining: 2:59:24

Question : 5 1 2 3 4 Answer : -

What is the capital of British Columbia?

- [1] Vancouver
- [2] Prince George
- [3] Seattle
- [4] Victoria

Saved Answers

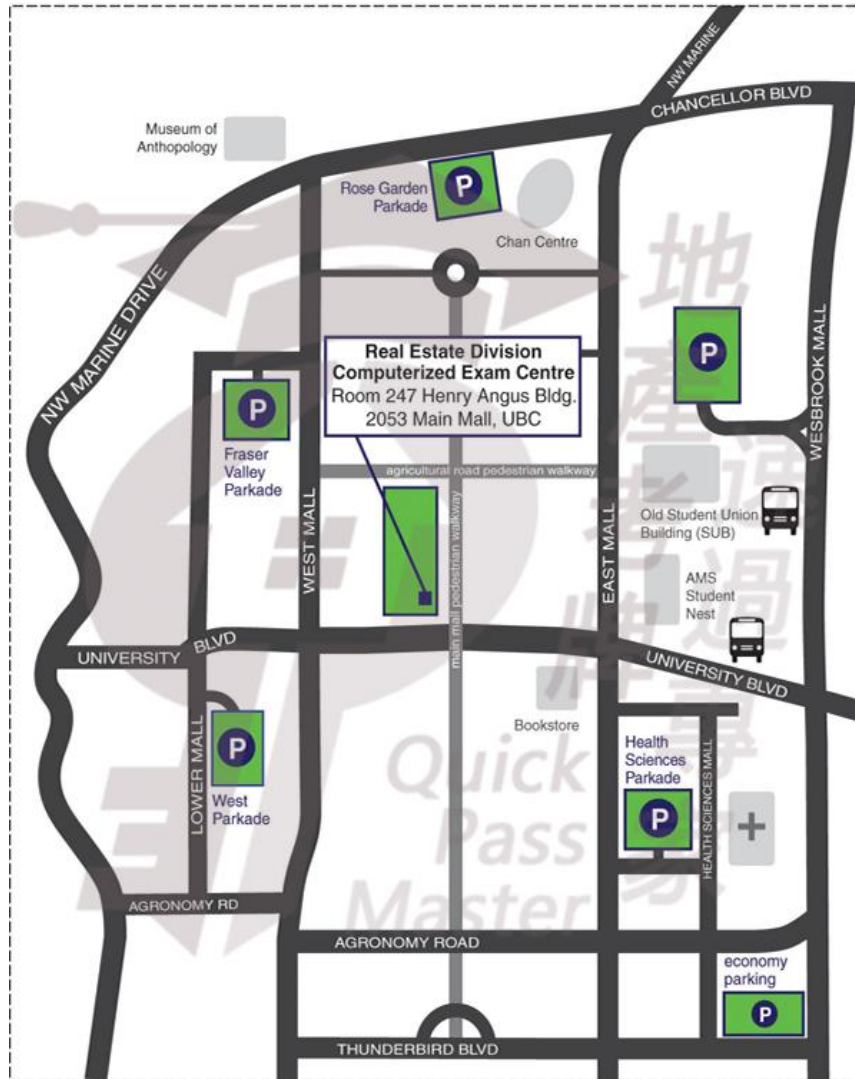
1	2	2	2	
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	00





机考地点

#247, 2053 Main Mall,
Vancouver



UBC可能会变更考试地址，请登陆UBC网站查询详细地点。

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机考键盘



准考证

UBC SAUDER
SCHOOL OF BUSINESS

PO Box 5380 Station Terminal, Vancouver, BC V6T 1Z2
Phone: 604.822.8444 Fax: 604.822.8459
Toll Free 1.888.776.7733 www.realsite.ubc.ca

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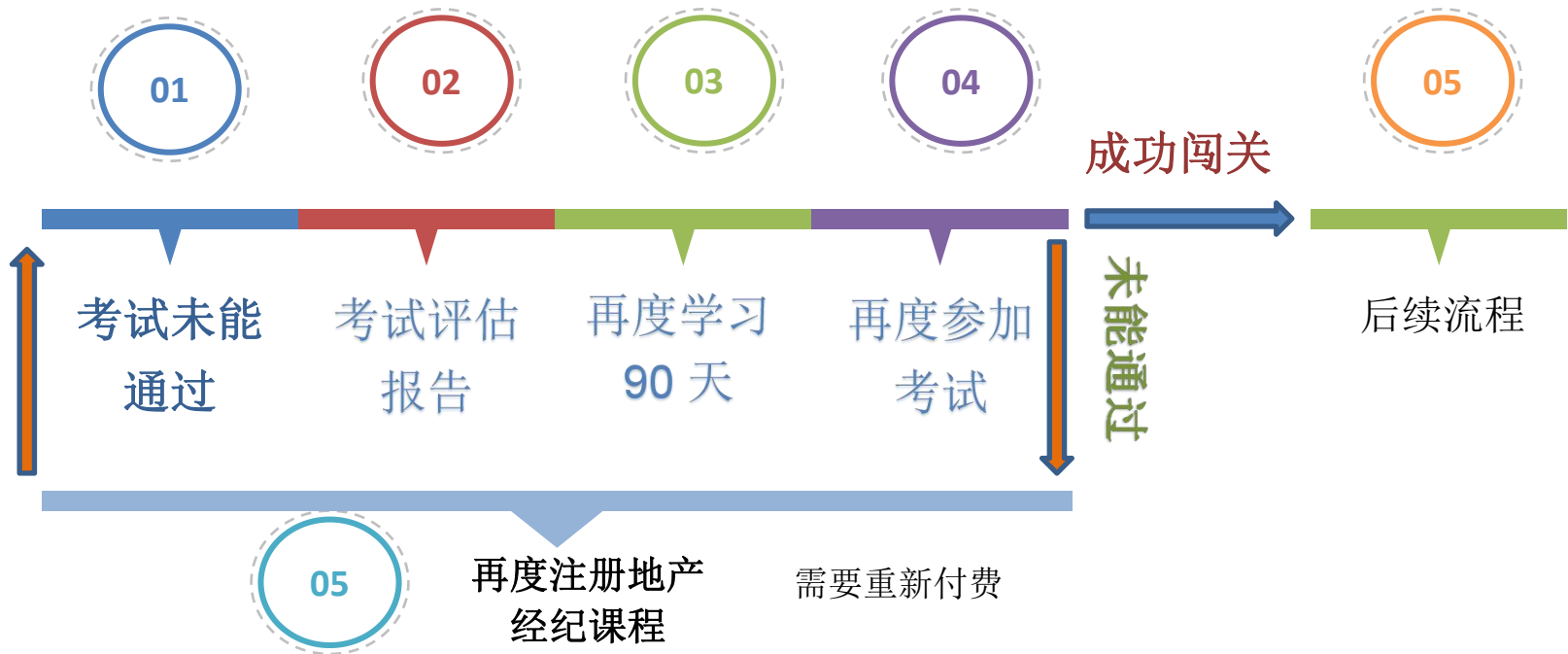
You will be required to sign your name in the presence of the examination representative at the exam registration desk.

SIGNATURE: _____






如果考试未能通过



● 考试后评估报告

在考过后的24小时后
不管pass 还是fail,
都能免费下载考试
评估报告。
此报告在90天后就
不能再下载。





物业管理 2019年语言规则

1. CELPIP General 思培 Level 7 (听说读写英文语言测试)

或

2. 大学本科或以上毕业 (用英文为母语来授课)

或

3. 已有房地产经纪或贷款牌照的, 不需要提交语言证明文件

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提交语言认证

UBC email: elpr@realestate.sauder.ubc.ca

电话: 604.822.8444

Tel Hours: 周一到周五 8:15 to 16:15

Office Hours: 周一到周五 8:30 to 16:30

Official/Certified True Copy的成绩单, 或是 notarized copy of degree可以寄到

一般邮件:

ELPR Documentation
Real Estate Division,
Licensing Education
The University of British
Columbia
PO Box 5380 Station Terminal
Vancouver, BC V6B 5N4

急件:

ELPR Documentation
Real Estate Division,
Licensing Education
The University of British
Columbia
247 - 2053 Main Mall (Henry
Angus Building)
Vancouver, BC V6T 1Z2

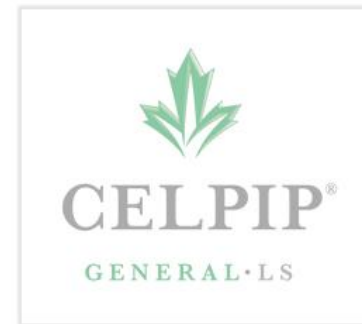
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● 思培官方网址 CELPIP.ca



WHICH TEST ARE YOU TAKING?



选这个



CELPPIP 考试地点

YOU HAVE CHOSEN - British Columbia

Please select a City:

All Cities

Abbotsford

Coquitlam

Fort St. John

Kelowna

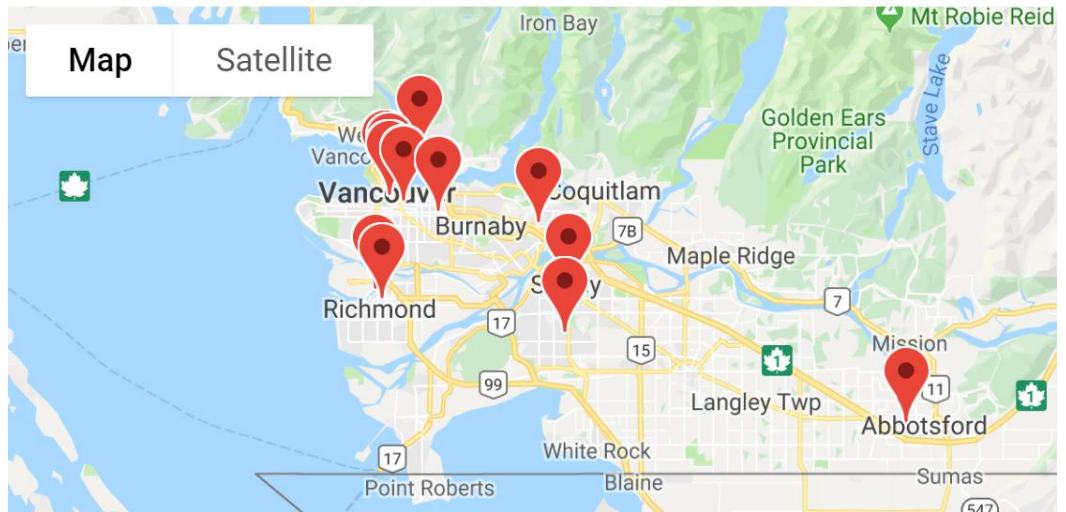
North Vancouver

Richmond

Surrey

Vancouver

Victoria



● CELPIP 考试时间选择多, 费用\$280

Date	City	Location	Time	Test Fee	Status
May 24, 2019 (Fri)	Richmond	Kwantlen Polytechnic University - Richmond Campus	10:00 AM	CAD \$280.00	OPEN
May 24, 2019 (Fri)	Richmond	Sprott Shaw College - Richmond Campus	01:30 PM	CAD \$280.00	OPEN
May 25, 2019 (Sat)	Richmond	Sprott Shaw College - Richmond Campus	09:00 AM	CAD \$280.00	OPEN
Jun 7, 2019 (Fri)	Richmond	Kwantlen Polytechnic University - Richmond Campus	10:00 AM	CAD \$280.00	OPEN
Jun 8, 2019 (Sat)	Richmond	Sprott Shaw College - Richmond Campus	09:00 AM	CAD \$280.00	OPEN
Jun 8, 2019 (Sat)	Richmond	Sprott Shaw College - Richmond Campus	01:30 PM	CAD \$280.00	OPEN
Jun 14, 2019 (Fri)	Richmond	Kwantlen Polytechnic University - Richmond Campus	10:00 AM	CAD \$280.00	OPEN
Jun 21, 2019 (Fri)	Richmond	Kwantlen Polytechnic University - Richmond Campus	10:00 AM	CAD \$280.00	OPEN
Jun 21, 2019 (Fri)	Richmond	Sprott Shaw College - Richmond Campus	01:30 PM	CAD \$280.00	OPEN
Jun 22, 2019 (Sat)	Richmond	Sprott Shaw College - Richmond Campus	09:00 AM	CAD \$280.00	OPEN
Jul 5, 2019 (Fri)	Richmond	Kwantlen Polytechnic University - Richmond Campus	10:00 AM	CAD \$280.00	OPEN
Jul 6, 2019 (Sat)	Richmond	Sprott Shaw College - Richmond Campus	09:00 AM	CAD \$280.00	OPEN
Jul 6, 2019 (Sat)	Richmond	Sprott Shaw College - Richmond Campus	01:30 PM	CAD \$280.00	OPEN



第一次考Rental费用

UBC 注册登记费用 **\$1,150**

两年牌照费用 **\$1,800 (两年后变成 \$1450)**
如同时持有地产经纪牌照，
只需要支付一个牌照费

挂靠费 每间公司都不太一样

(费用可能随时会改,其它牌照不一样。请咨询笔者)




● 速过专家的辅导课程



- 卑詩省地产经纪牌 BC real estate trading tutorial course
- 卑詩省租业管理牌 BC rental property management tutorial course
- 卑詩省分契物业牌 BC Strata management tutorial course
- 卑詩省房屋贷款牌 BC Sub-mortgage broker tutorial course
- 卑詩省经理级别牌 BC managing broker tutorial course
- 卑詩省建商牌 BC Residential Builder License tutorial course
- 房产投资课程 Real Estate Investment course

入行前要问的问题



- 我适合考哪一种牌照? 现在什么最 
- 哪一种牌照最容易考?
- 哪一个仲介公司适合我? 仲介公司的种类?
- 我可以持有多张牌照吗?
- 我没有客户, 经验, 人脉, 能做得起来吗?
- 我如何开发客户? 最大的客户群在哪里?
- 我现在没收入, 如何找到有底薪的地产工作?

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成功就业

本校教出过多位销售巨星 & 金牌经纪

Daniel Deng,
Top1% of REBGV 2017



得奖的金牌经纪
多位来自本校



Karen Zhao,
Top1% of REBGV 2017

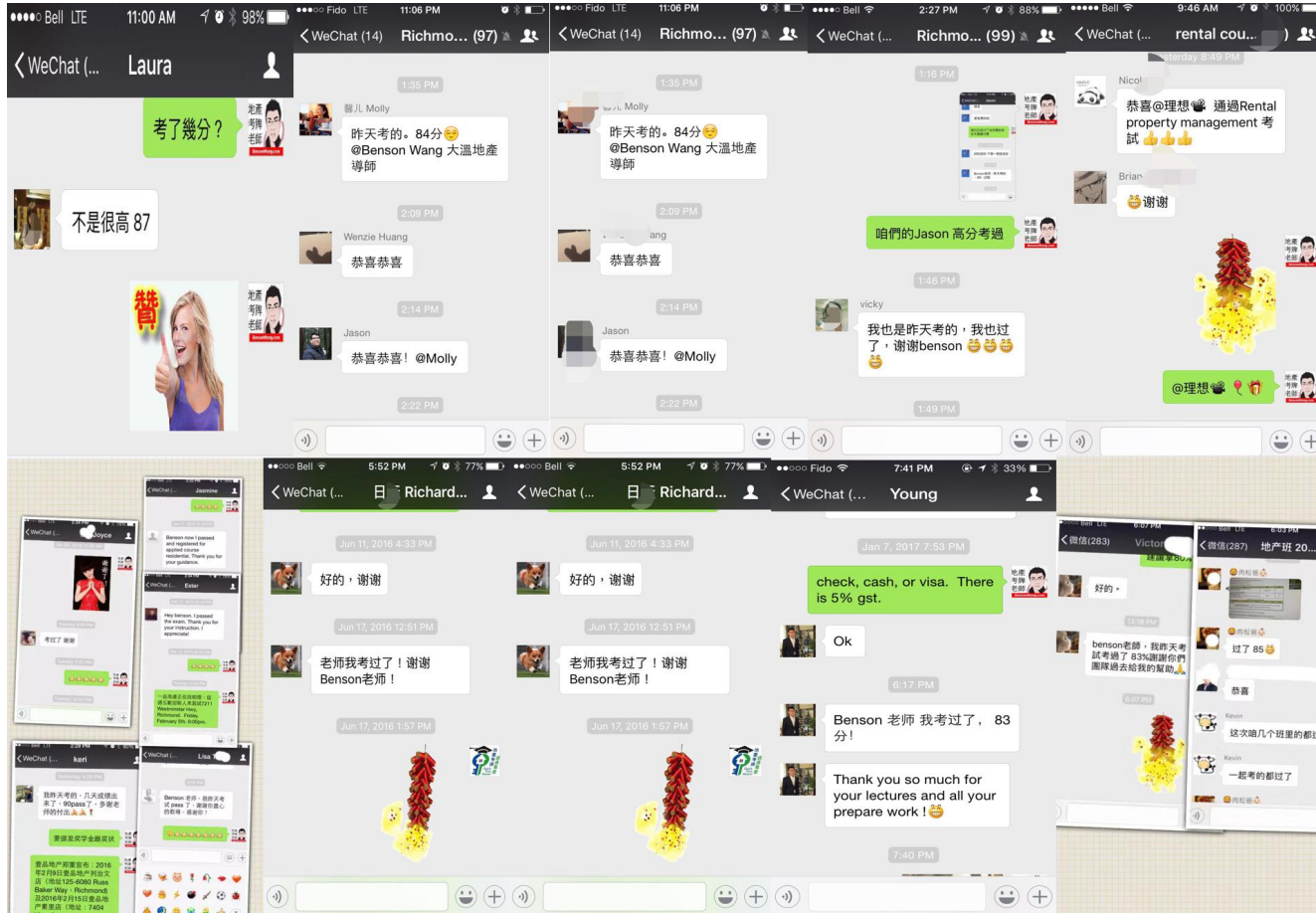


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学员好评



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学员毕业典礼



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笔者介绍: 王海 Benson Wang



- 2010 **房地产经纪**, 开始教考牌 (BC real estate trading license)
- 2011 得Sutton白金奖, 进入百万圆桌团队会员 (REBGV大温前10%强)
- 2011~2012 特许买家经纪, 特许老人市场专家
- 2012 考下**UBC贷款证书** (mortgage brokerage in BC pre-licensing certificate)
- 2013 考下**UBC物业管理证书** (rental property management certificate)
- 2012~2016 帮助多间地产公司开设考牌学校
(大温地区许多的华人地产考牌老师是Benson的学生)
- 2013 原公司前五强, 2014年前六强, 2015 百万圆桌团队队长
- 2016 考下房地产经纪最高级别牌照 **Broker 经理级别**
(managing broker's pre-licensing certificate)
- 2016 成交超过70单, 大温地区排名前2%强
- 2017 原地产公司个人销售冠军。超高分考下建商证书。开始教建商考牌
- 2019 考下**Strata 分契物业牌照证书** (Strata Management Licensing Certificate)

Benson入行至今已经在卑诗省成交过几百单地产物业, 教出过百名金牌经纪。是个理论跟实战功力深厚的**地产实践家/导师/投资专家。**

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