



# 油尖旺區大廈管理通訊(2023年2月號)

活動花絮

## 【家居火警偵測器 成功提醒油尖旺居民逃生】

油尖旺民政專員余健強日前聯同消防處人員及地區防火會委員，視察大角咀富貴街發生火警的大廈，向法團主席及受火警影響居民慰問之餘，了解住戶如何利用油尖旺區派發的火警偵測器而及時逃生。

發生火警的單位隔壁黃太太當時聽到家居火警偵測器的警報，馬上離開單位，順利逃生。她感謝油尖旺民政事務處及油尖旺區防火會協助她安裝家居火警偵測器，讓她及時逃生。

民政處及消防處人員和油尖旺防火委員在視察後在該大廈逐戶推廣及送上「防火三寶」——滅火筒、滅火氈及家居火警偵測器，以提升舊樓的家居消防安全。

事實上，油尖旺民政處早於2021年已向有需要的家庭（包括劏房戶）派了600多套消防滅火筒及滅火氈，安裝了超過250個家居火警偵測器及向少數族裔派發700對電子蠟燭代替傳統蠟燭，務求三管齊下，讓油尖旺居民得到最佳的保障。



余健強專員聯同消防處及油尖旺區防火會向住戶送贈「防火三寶」，包括滅火筒、滅火氈及家居火警偵測器。



消防處人員向住戶講解如何使用滅火筒。安裝在黃太太住處的「家居火警偵測器」，在火警發生成功提醒黃太太迅速逃離火場。

## 加強三無大廈公用地方清潔及防治鼠患

歲晚期間，油尖旺民政事務處聯同食環署及新一屆分區委員會委員進行「歲晚清洗大行動」，向居民派發宣傳單張，呼籲居民保持區內環境衛生。

民政處由2022年4月起至2023年1月已為318幢三無大廈清洗公用地方，共清理26噸垃圾，並向超過3600個住戶派發推廣良好大廈管理及防治蟲鼠的單張。2022年12月起，民政處在三無大廈已擺放「T型鼠餌盒」，以加強區內三無大廈的防治蟲鼠工作。

行動同時配合油尖旺民政處「大廈管理專業顧問服務試驗計劃」安裝防鼠設施，及食物環境衛生署於三無大廈附近擺放大型垃圾桶計劃，多管齊下強化清潔「三無大廈」公用部分。



油尖旺民政事務專員余健強、太平紳士聯同食環署及新一屆分區委員會委員於區內進行「歲晚清洗大行動」，並向居民派發宣傳單張。



民政處清洗三無大廈後在三無大廈公用地方擺放「T型鼠餌盒」。

## 油尖旺區大廈管理線上工作坊(2023年1月份)

由執業律師講解《建築物管理條例》及相關案例的大廈管理線上工作坊(2023年1月份)已完成錄影。有興趣瀏覽工作坊的市民，可輸入以下網址或掃描右方的二維碼：

第一節：<https://youtu.be/Ce9XRYgsTXw>

第二節：[https://youtu.be/4fK9-Y\\_2fW8](https://youtu.be/4fK9-Y_2fW8)



第一節



第二節



律師講解《建築物管理條例》及相關案例

## 油尖旺區防火安全日

油尖旺民政事務處聯同香港消防處及油尖旺區防火委員會於2022年12月11日在朗豪坊外舉辦了油尖旺區防火安全日。一眾嘉賓包括油尖旺民政事務專員余健強、消防處九龍南區分區指揮官陳文瀚先生、消防處九龍南區分區消防區長羅嘉欣女士、油尖旺區防火委員會及油尖旺消防安全大使名譽會長代表在消防流動宣傳車前向市民派發防火宣傳單張及紀念品，以傳遞防火安全知識。

活動亦安排消防處義工到已預約家庭安裝家居火警偵測器，消防處義工隊已於12月底完成安裝200個火警偵測器。



一眾嘉賓於消防流動宣傳車前合照

## 呼籲物業管理公司及從業員盡快申領牌照

《物業管理服務條例》(第626章)(《物管條例》)下的發牌制度今年八月一日起全面落實。屆時物業管理(物管)公司及從業員(物管人)，必須按法例規定持有有效物管牌照，才可提供物管服務。申請程序可瀏覽物業管理業監管局(監管局)網頁(www.pmsa.org.hk)或致電3696 1111與監管局聯絡，至於持牌人登記冊則可瀏覽監管局網頁登記冊。

(<https://www.pmsa.org.hk/tc/licensing-regime/registers-of-licensees/>)



監管局網頁



監管局網頁持牌人登記冊



## 物業管理業發牌制度

迎接物管新一頁  
監管有道更專業



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

### 規管制度

透過發牌規管物管公司及相關物管從業員提供物管服務。

### 物業管理業發牌制度過渡期快將完結

發牌制度已於2020年8月1日起正式實施，首3年為過渡期(即至2023年7月31日為止)。由2023年8月1日起，須持牌的物管公司及物管從業員必須持有有效物管公司/物管人牌照，才可按《物管條例》規定繼續提供物管服務。

### 物管公司牌照

根據《物管條例》規定，物管公司如在香港為有公家的物業提供多於一個類別的訂明物管服務，在過渡期後必須持牌。

### 物管人牌照

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)亦必須申請牌照，即物管人(第1級)或物管人(第2級)牌照。

### 業主組織須注意事項

- 提醒本身物業所聘用的物管公司(如須持牌)儘早申請牌照，以確保於過渡期後持牌可繼續提供物管服務。如物管服務合約超越過渡期，宜儘早要求有關物管公司落實領牌時間表及立即展開牌照申請程序。
- 進行招標採購物管服務時，加入投標者必須持有監管局發出的物管公司牌照作為先決或優先考慮聘用的條件。
- 如計劃與現時聘用但尚未領牌的物管公司續約，應要求其落實領牌時間表及立即行動，並以於過渡期完結前領取物管公司牌照作為續約的先決條件。

物管公司牌照申請專線  
3696 1157

### 查詢

香港灣仔皇后大道東248號  
大新金融中心8樓806-8室  
3696 1111  
3696 1100  
enquiry@pmsa.org.hk



## 政府打擊衛生黑點網站

政府已於本年1月31日推出全新網頁(www.hygieneblackspots.gov.hk)，透過網上地圖列出全港各區逾700個衛生黑點，供市民對比有關黑點在政府清理行動前後的情況，讓市民見證及監察「政府打擊衛生黑點計劃」的成效，並提高計劃的透明度。市民可按區瀏覽衛生黑點或直接在地圖上輸入地點進行查閱。市民可在網上回饋意見，舉報「復發」個案或新出現的黑點，協助政府鞏固有關計劃得來不易的清潔成果。新舉報的黑點經相關部門查證屬實後，會被加入計劃的黑點名單。



政府打擊衛生黑點網站二維碼



Yau Tsim Mong BMPASS  
Building Management Professional  
Advisory Service Scheme  
油尖旺區大廈管理專業  
顧問服務試驗計劃

聯絡我們

油尖旺 東、南分區 6659 7403  
6659 7403  
6659 7403

油尖旺 西、北分區 5515 7995  
5515 7995  
5515 7995

油尖旺民政處已於2022年12月28日起開展為期一年的「大廈管理專業顧問服務試驗計劃」，積極協助「三無大廈」成立法團。民政處會透過獲委聘的地區組織及物管公司為每幢目標大廈完成大廈評估報告、成立業主立案法團、招募居民聯絡大使及協助法團投購第三者風險保險等，以改善三無大廈的管理。此外，有關計劃亦會為願意成立法團的三無大廈安裝防鼠滅鼠設施。

## 物業管理防貪警示

香港市民居住的樓宇，有不少由物業管理公司管理。物業管理從業員若作出違法或違反道德操守的行為，不僅令居民利益受損，更會影響樓宇的安全。居民及物業管理人應提高警覺，留意下列防貪警示，採取監控措施，防患未然。

- ✓ 避免指定品牌或採用過度局限的規格
- ✓ 預先釐訂評審準則，並要求所有參與者申報實際及觀感上的利益衝突
- ✓ 設立機制監察服務供應商的表現
- ✓ 要求職員提供收據以申領款項
- ✓ 將各項財務監管的重要職務分工
- ✓ 定期核對帳目及會計記錄

採購物品和服務	人力資源管理
<ul style="list-style-type: none"> <li>• 招標規格偏袒個別投標者</li> <li>• 評標不公</li> <li>• 對供應商的服務表現欠缺監管</li> </ul>	<ul style="list-style-type: none"> <li>• 缺乏規管職員接受利益政策</li> <li>• 擅離工作崗位/虛報值勤記錄</li> <li>• 工作編更欠公允</li> <li>• 要求提供「介紹費」才可受僱/續聘</li> </ul>
財務管理	處理投訴
<ul style="list-style-type: none"> <li>• 欠缺申領款項文件</li> <li>• 會計紀錄欠清晰</li> </ul>	<ul style="list-style-type: none"> <li>• 未就違規行為採取行動</li> <li>• 漠視居民投訴</li> </ul>

- ✓ 制訂誠信管理政策，訂明接受利益的限制
- ✓ 突擊檢查值勤情況
- ✓ 設立公平透明的編配工作制度
- ✓ 採取公開招聘，要求現職員工申報與求職者的關係
- ✓ 妥善記錄投訴內容、調查過程和結果
- ✓ 制訂處理投訴的時限

誠信樓宇管理 防貪資訊

如欲了解更多廉政公署提供的防貪服務，歡迎聯絡：

廉署西九龍辦事處  
地址：九龍油麻地彌敦道434-436號彌敦商務大廈地下  
查詢電話：2780 8080  
24小時舉報貪污熱線：25 266 366  
誠信樓宇管理諮詢熱線：2929 4555

ICAC



# Yau Tsim Mong District Building Management Newsletter (February 2023 Issue)

## Activity Highlights

### Stand-alone Fire Detectors

#### Enabling Timely Evacuation for Residents of Yau Tsim Mong District

Mr Edward YU, JP, District Officer (Yau Tsim Mong), together with officers from Fire Services Department (FSD) and members from Yau Tsim Mong District Fire Safety Committee (DFSC), visited the building located at Foo Kwai Street, Tai Kok Tsui, where a fire had broken out. Apart from showing care to the chairman of the owners' corporation and the residents affected by the fire, they also offered concern to the residents who had successfully escaped from the fire with the aid of the alarm warning by stand-alone fire detectors distributed to Yau Tsim Mong residents.

Mrs Wong, who lives next to the unit that the fire broke out, heard the alarm from the fire detector and evacuated from her premises immediately. She expressed her gratitude to Yau Tsim Mong District Office (YTMDO) and DFSC for assisting her in the installation of the fire detector that saved her life.

After the inspection, the representatives of YTMDO, FSD and DFSC continued to promote and distribute "three fire prevention items", including fire extinguishers, fire blankets and fire detectors to each household, so as to enhance the fire safety of old buildings.

Actually, in order to better protect the life and property of the residents in Yau Tsim Mong in a three-pronged approach, YTMDO had started to distribute more than 600 sets of fire extinguishers and fire blankets to the families in need (including households living in "sub-divided units") since 2021. They also assisted in installing over 250 fire detectors and distributed 700 pairs of electronic-candles to ethnic minority residents to replace their traditional candles.



Mr Edward YU, JP, District Officer (Yau Tsim Mong), together with the officers from FSD and the members from DFSC, distributed the "three fire prevention items", including fire extinguishers, fire blankets and fire detectors, to residents.



The officers of FSD explained how to use a fire extinguisher.

The fire detector installed at Mrs Wong's home successfully alarmed her to evacuate immediately in the case of a fire.

### To strengthen the cleansing and rodent control measures inside the common parts of 3-nil buildings

During the Lunar New Year's Eve, under the "Year-end Clean-up Campaign", Yau Tsim Mong District Office, together with the Food and Environmental Hygiene Department (FEHD) and the new-term Area Committee Members, distributed promotional leaflets to residents, calling on them to maintain good environmental hygiene conditions in the district.

From April 2022 till January 2023, YTMDO has cleansed the common parts of 318 target buildings, removed 26 tonnes of rubbish and distributed promotional leaflets on proper building management and pest control measures to more than 3600 households. Since December 2022, YTMDO has placed "T-shaped rodent bait stations" inside the common parts of 3-nil buildings in order to strengthen the rodent control measures inside 3-nil buildings in the district.

As a multi-pronged approach to strengthen the clean-up of the common parts of 3-nil buildings, the Campaign goes parallel with the Building Management Professional Advisory Service Scheme of YTMDO for the installation of anti-rodent facilities and FEHD's plan to place large refuse bins near 3-nil buildings.



Mr Edward YU, JP, District Officer (Yau Tsim Mong), together with staff members of the FEHD and the new-term Area Committee Members, distributed promotional leaflet to residents under the district "Year-end Clean-up Campaign".



YTMDO placed "T-shaped rodent bait stations" inside the common parts of 3-nil buildings after the cleansing operation.

### Yau Tsim Mong District Building Management Online Workshop (January 2023)

The Building Management Online Workshop (January 2023), of which a practicing lawyer explained the "Building Management Ordinance" and related cases, has been recorded. Members of the public who are interested in viewing the workshop can visit the following links below or scan the QR codes:

First session:  
<https://youtu.be/Ce9XRYgsTXw>  
Second session:  
[https://youtu.be/4fK9-Y\\_2fW8](https://youtu.be/4fK9-Y_2fW8)



First session



Second session



The lawyer explained the "Building Management Ordinance" and related cases.

### Yau Tsim Mong District Fire Safety Day

Yau Tsim Mong District Office, in collaboration with the Fire Services Department (FSD) and Yau Tsim Mong District Fire Safety Committee (DFSC), held the Yau Tsim Mong District Fire Safety Day outside Langham Place on 11 December 2022. Invited guests such as Mr Edward YU, JP, District Officer (Yau Tsim Mong), Mr Steven CHAN, Divisional Commander (Kowloon South) and Ms LAW Ka-yan, Divisional Officer (Kowloon South) of FSD, and the representatives of DFSC and Fire Safety Ambassadors Honorary Presidents' Association, distributed fire safety leaflets and souvenirs to citizens in front of a mobile promotional vehicle of FSD in order to disseminate fire prevention messages.

The event also included the installation of stand-alone fire detectors in registered households by FSD's Volunteer Team, which had already finished the installation of 200 stand-alone fire detectors by the end of 2022.



Guests took a group photograph in front of a mobile promotional vehicle of FSD.

### Appeal to property management companies and practitioners to promptly apply for licences

The licensing regime under the Property Management Services Ordinance (Cap. 626) (PMSO) shall be fully implemented from August 1 this year. By then, all property management companies (PMCs) and property management practitioners (PMPs) must hold valid property management licences pursuant to the law in order to provide PM services. For the application procedures, please visit the website of the Property Management Services Authority (PMSA) ([www.pmsa.org.hk](http://www.pmsa.org.hk)) or contact the PMSA at 3696 1111. As for the Registers of Licensees, please visit the website of Registers of Licensees of PMSA.

(<https://www.pmsa.org.hk/en/licensing-regime/register-of-licensees/>)



PMSA website



Registers of Licensees of PMSA Website

**Licensing Regime for Property Management Industry**  
A New Milestone for Property Management  
Regulation Breeds Professionalism

**Property Management Services Authority (PMSA)** is the statutory body established under section 42(1) of the Property Management Services Ordinance (PMSO) (Cap. 626). The PMSA is tasked to license and regulate the property management (PM) industry.

**Regulatory Framework**  
Regulate through licensing the provision of PM services by property management companies (PMCs) and property management practitioners (PMPs) in Hong Kong.

**The Transitional Period of the Property Management Industry Licensing Regime is about to End**

The licensing regime has commenced operation since 1 August 2020, with the first three years designated as transitional period (i.e. until 31 July 2023). Starting from 1 August 2023, all PMCs and PMPs requiring to be licensed will have to hold a valid licence in order to continue to provide PM services in accordance with the PMSO.

**PMC Licence**

In accordance with the PMSO, PMCs providing properties subject to deposits of mutual consent with more than one category of prescribed PM services in Hong Kong must hold a valid licence after the transitional period.

**PMP Licence**

PMPs assuming a managerial or supervisory role in a licensed PMC to provide PM services (i.e. manager and officer grade PMPs) must also hold a valid PMP (Tier 1) or PMP (Tier 2) licence.

#### Points to Note for Owners' Organisations

Remind the PMC (if required to be licensed) engaged by your property to apply for licence as soon as possible to ensure that it is licensed so that it can continue to provide PM services after the transition period. For service contracts which surpass the transitional period, please ask the PMC to draw up timetable for licence application soonest possible and initiate the licence application procedures immediately.

Stipulate that PMCs holding PMC licence issued by the PMSA as prerequisite or a preference when tendering for PM services.

If it is planned to renew contract with the PMC of your property but which has yet to be licensed, please ask the PMC to draw up timetable for licence application and act immediately, and stipulate that holding valid PMC licence by the end of the transitional period is a prerequisite for PM service contract renewal.

PMC licence application hotline  
**3696 1157**

#### Enquiries

Units 806-8, 8/F,  
Dah Sing Financial Centre,  
248 Queen's Road East,  
Wan Chai, Hong Kong  
3696 1111  
3696 1100  
enquiry@pmsa.org.hk



### Government launches website on tackling hygiene black spots

The Government had launched a new website ([www.hygieneblackspots.gov.hk](http://www.hygieneblackspots.gov.hk)) on 31 January 2023 with an online map listing more than 700 hygiene black spots in various districts of Hong Kong. Members of the public can compare the situation of the hygiene black spots before and after cleansing operations conducted by the Government, to witness and monitor the effectiveness of the Government Programme on Tackling Hygiene Black Spots, while the transparency of the programme is enhanced accordingly. Members of the public can browse hygiene black spots by district, or key in a location on the map for a direct search. They can report relapse cases or new hygiene black spots by providing feedback on the website to help the Government consolidate the hard-won cleaning results under the Programme. Newly reported hygiene black spots will be added to the list of hygiene black spots of the Programme after being verified by the relevant department.



QR Code of Government launches website on tackling hygiene black spots (only Chinese version available)



**Yau Tsim Mong Bypass Building Management Professional Advisory Service Pilot Scheme**  
油尖旺區大廈管理專業顧問服務試驗計劃

**contact us**

Yau Tsim Mong East & South Area	Shop 5, Block 1, Prosperous Garden, 8, Public Square Street bypass@ymc@gmail.com	6659 7403 6659 7403
Yau Tsim Mong West & North Area	Floor 3, Wisener Mansion 691-697, Nathan Road ytmwn.bypass@gmail.com	5515 7995 5515 7995

To enhance the support for owners of "3-nil" buildings in forming owners' corporations (OCs), the Yau Tsim Mong District Office had launched the Building Management Professional Advisory Service Scheme for a term of one year since 28 December 2022. Through the engaged local organisations and property management companies under the Scheme, Yau Tsim Mong District Office shall compile an evaluation profile for each Target Building, form OCs, recruit Resident Liaison Ambassadors and assist OCs in the procurement of Third Party Risks Insurance with a view to enhancing the management of "3-nil" buildings. Besides, under the scheme, anti-rodent and rodent control facilities would also be installed in those "3-nil" buildings willing to form OCs.

### PROPERTY MANAGEMENT Corruption Prevention Red Flags

A substantial proportion of Hong Kong's population reside in properties managed by property management companies. Unethical acts or illegal practices of property management practitioners will not only affect residents' interests, but also the safety and hygiene of the properties concerned. Residents and property management practitioners should stay alert to common red flags in property management listed below and implement proper preventive measures.

- ✓ Avoid specifying brand names or adopting overly restrictive specifications
- ✓ Pre-determine assessment criteria and require persons involved in the assessment process to declare actual / perceived conflict of interests
- ✓ Establish a mechanism to monitor service providers' performance
- ✓ Request staff to produce receipts when claiming for payment
- ✓ Segregate important duties in the financial control process
- ✓ Conduct regular audits on accounting records

**Procurement of Goods and Services**

- Tailor-made specification requirements for particular bidders
- Manipulation of assessment processes in favour of colluded bidders
- Lax supervision on contractors' / service providers' performance

**Human Resources Management**

- Lack of policy to govern staff's acceptance of advantages
- Absence from duties / false attendance record
- Unfair duty roster
- Soliciting "referral fee" when offering / continuing employment

- ✓ Put in place policy on integrity management and acceptance of advantages
- ✓ Conduct surprise checks on attendance of staff
- ✓ Establish a fair and transparent system for allocation of duties
- ✓ Adopt open recruitment and require staff to declare conflict of interests

**Financial Management**

- Inadequate documentation to support claims for payment
- Unclear account books to cover up malpractices

**Complaint Handling**

- No action taken against irregularities
- Failure to respond to complaints received

- ✓ Maintain proper records on complaints received, and the investigation process and result
- ✓ Lay down a time pledge for handling complaints



If you would like to gather more information on corruption prevention services on building management, please contact the ICAC via:

Regional Office (Kowloon West)  
Address: G/F, Nathan Commercial Building, 434-436 Nathan Road, Yau Ma Tei, Kowloon  
Enquiry Hotline: 2780 8080  
24-hour Report Corruption Hotline: 25 266 366  
Integrity Building Management Enquiry Hotline: 2929 4555

