# 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,視察大角阻富貴街發 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

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<sup>,</sup>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



消防處人員向住戶謹解 如何使用滅火筒。

**安奘在盖大住處的「家居火** 功提醒黃太汛谏洮離火場

## 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衞生。

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 及食物環境衞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 二公用部分



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



在三無大廈公用地方擺

律師講解

《建築物管理條例》

乃相關案例

# 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







# 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會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



《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

(https://www.pmsa.org.hk/tc/licensingregime/registers-of-licensees/)





監管局網頁持牌人登記冊



物業管理業監管局

物業管理業發牌制度



物堂管理堂監管局(監管局)是根據《物堂 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,后負發牌

### 規管制度

诱骗發牌想管物管公司及相關物管從業員提供

### 物管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,



根據《物管條例》規定・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,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) 亦必須申領牌照,即物管人(第1級)或物管/

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)盡早申領牌照,以確保於過渡期 後持牌可繼續提供物管服務。如物管服 **務合约超越過渡期**,官盡早要求有關物
- 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
- 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。

3696 1157

◎ 香港灣仔皇后大道東248號 大新金融中心8樓806-8室

⇒ 3696 1100

### f in 🗈 (PMSA 🔍

# 政府打擊衞牛黑點網站

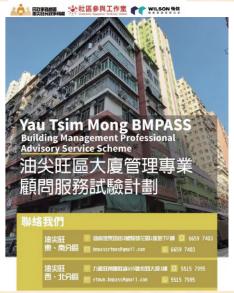
政府已於本年1月31日推出全新網頁

( www.hygieneblackspots.gov.hk ) 透過網上地圖列出全港各區逾700個 **衞生黑點,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「政府打擊衞生黑點計劃」的 成效,並提高計劃的透明度。市民可 按區瀏覽衞生黑點或直接在地圖上輸 入地點進行查閱。市民可在網頁回饋 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。



政府打擊衞生黑點網站 二維碼





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 **夏安裝防鼠滅鼠設施** 



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

缺乏規管職員接受利益政策

●擅離工作崗位/虛報值勤記錄

●要求提供「介紹費」才可受

處理投訴

☑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

- 招標規格偏袒個別投標者 評標不公
- 對供應商的服務表現欠缺 監管

# **₽**

• 欠缺申領款項文件

財務管理

• 會計紀錄欠清晰

未就違規行為採取行動

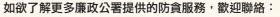
工作編更欠公允

### ☑ 制訂誠信管理政策,訂明接受利益的限制 人力資源管理

- ☑ 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
- ☑ 妥善記錄投訴內容、調查過程和結果
- ☑制訂處理投訴的時限

▽ 突擊檢查值勤情況





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







## Yau Tsim Mong District Office District Building Management Liaison Team

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

### Activity Highlights

### **Stand-alone Fire Detectors** L 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.



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

### 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.





### 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



First session





For English version, please download in the video descripti

### 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



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) 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/licensingregime/registers-of-licensees/)





of PMSA Website

# 物業管理業監管局

**Licensing Regime for Property Management Industry** 



### **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.

### gulatory Framework

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

## the Property Management Industry

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



In accordance with the PMSO PMCs providing

YAUTSIM MONG NETBET OCCUPY

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.

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 ease ask the PMC to draw up time

- the PMSA as prerequisite or a preference when tendering for PM services.
- If it is planned to renew contract with the PMC or your property but which has yet to be licensed please ask the PMC to draw up timetable for licence application and act imr stipulate that holding valid PMC licence by the end of the transitional period is a prerequisite for PM service contract renewal.



Dah Sing Financial Centre 248 Queen's Road East. 248 Queen's Hoad Eas Wan Chai, Hong Kong 3696 1111 3696 1100





### Government launches website on tackling hygiene black spots

The Government had launched a new website (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

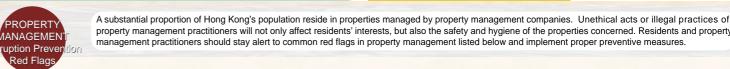


**OR Code of Government** launches website on tackling hygiene black spots (only





would also be installed in those "3-nil" buildings willing to form OCs.



# property management practitioners will not only affect residents' interests, but also the safety and hygiene of the properties concerned. Residents and property

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

PROPERTY

IANAGEMEN

Red Flag

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

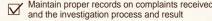
- Tailor-made specification requirement Manipulation of assessment processes in favour of colluded bidders
- Lax supervision on contractors' / service
   Unfair duty roster

- claims for payment

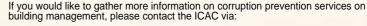
  Unclear account books to cover

# iciting "referral fee" when offering tinuing employment

- Inadequate documentation to support No action taken against irregularities Failure to respond to complaints
- 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







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









Licensing Regime is about to End The licensing regime has commenced operation since 1 August 2020, with the first three years

Units 806-8, 8/F.

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

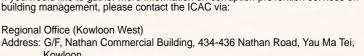


Lack of policy to govern staff's acceptance of advantages

Adopt open recruitment and require staff to declare conflict of interests







Integrity Building Management Enquiry Hotline: 2929 4555

