

Specification of Competency Standards
for the Property Management Industry
Unit of Competency

Functional Area - Management of the Environment of a Property

Title	Supervise subordinates to carry out works on private road and carpark control
Code	110439L3
Range	Works of carpark and private road in properties, applicable to supervising subordinates to carry out works on private road and carpark control
Level	3
Credit	3
Competency	<p>Performance Requirements</p> <p>1. Familiar with the rules and control measures of carpark and private road</p> <ul style="list-style-type: none"> • Familiar with the basic rules and regulations, control measures and law of carpark and private road <p>2. Supervise subordinates to carry out measures on carpark and private road control</p> <ul style="list-style-type: none"> • Be able to lead and supervise subordinates in the implementation of carpark and private road control work in a property, including the control of vehicle parking, traffic flow, exhaust emissions, engine idling, using of horn unnecessarily, smoking and other irregularities • Be able to supervise the subordinates to inspect the air and lighting conditions of the carpark within the boundary of the property, inspect the road signs, markings, lighting, equipment and pavement conditions of private roads, and follow up on the deficiencies or report to the superiors • Be able to issue instructions to subordinates correctly to impound cars, tow cars, and persuade hawkers to leave in accordance with the relevant regulations • Be able to supervise the access control system in the carpark and private road, instruct subordinates to follow up on special or irregular situations, and make suggestions for improvement to the superior on common problems • Be able to arrange manpower immediately, and instruct subordinates to deal with unexpected accidents in carpark or private road, such as car breakdowns, vehicle collisions, theft, and damage to facilities • Be able to review the effectiveness of front-line staff in enforcing control, to improve staff skills and competency in dealing with emergencies
Assessment Criteria	<p>The integral outcome requirements of this UoC are:</p> <ul style="list-style-type: none"> • Be familiar with the basic rules and regulations, control measures and law of carparks and private roads control; • Be able to lead and supervise the subordinates in the implementation of carpark and private road control work, supervise the subordinates to inspect the air and lighting conditions of the carpark and private road within the property in accordance with the relevant regulations, and make suggestions for improvement to the superiors on common problems; and • Be able to instruct subordinates immediately to deal with unexpected accidents in carpark or private roads, be able to review the effectiveness of the control work of frontline staff, to improve staff skills and competency in dealing with emergencies.
Remark	