

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

Functional Area - Management of the Environment of a Property

Title	Monitor and manage the works on private road and carpark control, and improve the conditions
Code	110440L4
Range	Management of carpark and private road in properties, applicable to monitoring and managing carpark and private road control measures and improving the situation in properties
Level	4
Credit	3
Competency	<p>Performance Requirements</p> <p>1. Thoroughly understand the law and control measures in carpark and private road</p> <ul style="list-style-type: none"> • Thoroughly understand the legal requirements, rules and control measures of carparks and private roads <p>2. Monitor and manage the control on carpark and private road in a property</p> <ul style="list-style-type: none"> • Be able to monitor the implementation of control measures of carpark and private road within the boundary of the property reasonably and lawfully • Be able to liaise with various departments, contractors or staff to maintain the air quality and lighting conditions of the carpark, the marking and indication of private roads, the maintenance status of equipment and pavements within the property effectively, and follow up on relevant maintenance and improvement work • Be able to monitor and do the statistics on the cases of violation, collect and analyse relevant information and make suggestions for improvement to superiors to reduce irregularities • Be able to give advice to superiors on the improvement of control based on past experience and practical needs • Be able to draft rules and precautions for the use of carpark and private road in accordance with the legal requirements and the deed of mutual covenant of the building, and be able to promote them to owners/vehicle owners • Be able to suggest improvements on the access control and surveillance system of carpark and private road according to the latest technological developments, the requirements of owners and the practical needs
Assessment Criteria	<p>The integral outcome requirements of this UoC are:</p> <ul style="list-style-type: none"> • Be able to understand the legal requirements, rules and control measures of carparks and private roads thoroughly; • Be able to supervise the implementation of the control measures of carpark and private road within the property reasonably and lawfully, be able to collect and analyse data on irregularities and make suggestions for improvement to their superiors; and • Be able to draft rules for the use of carpark and private road in a property in accordance with legal requirements and deed of mutual covenant of the building, and promote them to owners/vehicle owners.
Remark	