

It is hereby notified that sealed tenders are invited for the following—the Hong Kong Housing Authority (HA) management contract for Home Ownership Scheme (HOS) Estates.

<i>Contract Title</i>	<i>Brief Description of Work (Nature and Quantity)</i>	<i>Contract Period</i>	<i>Tender Eligibility Group</i>
Management of Home Ownership Scheme (HOS) Estates	Management of one or more of the following new HOS Estates		Approved List of Property Management Agents for HOS Estate maintained by the HA.
	<p>(1) Tsz On Court (III) at Tsz Man Estate phase 2, Tsz Wan Shan</p> <p>(2) Ka Keng Court at Sha Tin</p>	<p>From 1.11.2001 to 31.10.2003*</p> <p>From 1.10.2001 to 30.9.2003*</p> <p>*Subject to adjustment in accordance with the completion certificate</p>	<p>Court (1): List A</p> <p>Court (2): List A and B</p>

Tenderers are required to submit management proposals together with the financial data of the company to demonstrate their financial capacity for the above HA contracts. The tender documents must be submitted in three separate sealed envelopes which are clearly indicated on each envelope the name of the subject estate together with the wording 'Fee Proposal,' 'Service Proposal' and 'Documentary Proof' respectively. They are to be deposited by hand into the Tender Box with the slot size of 30 cm × 2.54 cm. The Tender Box located at the office of Agency Management Unit, Housing Department at Unit F39A, 1st Floor, Oi Man Commercial Complex, Oi Man Estate, Ho Man Tin, Kowloon before 10.00 a.m. Tuesday, 21 August 2001. Late tenders will be not be accepted.

Conditions of tender and tender document can be collected on 10 July 2001 by the property management agents on the Approved List A and List B for HOS Estates at the following address:—

Agency Management Unit  
F39A, 1st Floor,  
Oi Man Commercial Complex,  
Oi Man Estate,  
Ho Man Tin, Kowloon.  
(Tel. No.: 2712 1492 Fax No.: 2768 8140)

The contracts will be awarded by the Hong Kong Housing Authority, Hong Kong Housing Authority Headquarters, 33 Fat Kwong Street, Ho Man Tin, Kowloon, Hong Kong.

In the event that any HOS block(s) in the above named HOS estate to be used as public rental housing, or in the event that there be any change in the estate boundary, the Hong Kong Housing Authority shall have the absolute right to terminate any contract which has been formed upon acceptance of this tender by giving three months' written notice to the appointed management agent.

The Hong Kong Housing Authority does not bind itself to accept the lowest tender or any tenders at all and is not bound to make any appointment. The Hong Kong Housing Authority also reserves the right to negotiate with any tenderers about the terms of the offer.

The basic requirements to be fulfilled before consideration for inclusion to the Approved List A of Property Management Agents for HOS Estate are:—

- (a) The company must be currently managing a portfolio of 2 000 residential/commercial units or more in Hong Kong with at least one residential estate having not less than 500 units. The number of commercial units will be calculated based on a notional size of 50 m<sup>2</sup> gross floor area per unit; and
- (b) The company must have a minimum of five years' experience in property management in Hong Kong OR have at least two full-time members or employees at directorate or managerial level, who are practicing members of one of the following professional bodies with not less than five years' post-qualification experience in property management:—
  - (i) The Hong Kong Institute of Housing
  - (ii) The Chartered Institute of Housing
  - (iii) The Hong Kong Institute of Surveyors (General Practice)
  - (iv) The Royal Institution of Chartered Surveyors (General Practice)

A Registered Professional Surveyor (General Practice) with at least five years' experience in property management since obtaining his professional qualification would also fall into this category; and

- (c) The company have a sound financial background

The basic requirements to be fulfilled before consideration for inclusion to the Approved List B of Property Management Agents for HOS Estate are:—

- (a) The company must be currently managing a portfolio of 1 000 residential/commercials or more in Hong Kong with at least one residential estate having not less than 250 units. The number of commercial units will be calculated based on a notional size of 50 m<sup>2</sup> gross floor area per unit; and
- (b) The company must have a minimum of three years' experience in property management in Hong Kong AND have at least one full-time member or employee at directorate or managerial level, who are practising members of one of the following professional bodies with not less than three years' post-qualification experience in property management:—
  - (i) The Hong Kong Institute of Housing
  - (ii) The Chartered Institute of Housing
  - (iii) The Hong Kong Institute of Surveyors (General Practice)
  - (iv) The Royal Institution of Chartered Surveyors (General Practice)

A Registered Professional Surveyor (General Practice) with at least three years' experience in property management since obtaining his professional qualification would also fall into this category; and

- (c) The company have a sound financial background.

For those who are not on the Approved List A and List B of Property Management Agents for HOS Estate but are interested in undertaking the contracts, they are required to apply for inclusion in writing to the Housing Department at the Counterparty List Management Section, at 4th Floor, Block 2, Housing Authority Headquarters Building, 33 Fat Kwong Street, Kowloon. Tel. No.: 2761 7936, Fax No.: 2624 7676. Property Management Agents already on the existing Approved List need not apply afresh.

Following a company's registration on the Approved List, the appointment of a property management agent for any particular Home Ownership Scheme estate shall be at the sole discretion of the Authority.

The contracts listed in this notification are covered by the Agreement on Government Procurement of the World Trade Organization.

The award of the contracts will be published in the *Government Gazette*.

6 July 2001

J. A. MILLER *Director of Housing*