

PROVISION OF CARPARK MANAGEMENT SERVICE  
FOR HOUSING AUTHORITY'S CARPARKS AND CONTROL OF ESTATE ROADS  
NOTICE OF PRE-QUALIFICATION OF TENDERERS

It is intended to invite applications from interested eligible contractors for pre-qualification of tenderers to be included in the pre-qualified service providers list for provision of management service for Housing Authority (HA)'s carparks and control of estate roads. The pre-qualified service providers list will be valid for one year upon formally approved.

2. General duties in managing HA's carparks and control of estate roads include but are not limited to -

- (a) providing on-site staff for the operation and management of carparks and control of estate roads;
- (b) collecting and banking the daily collection of carpark revenues;
- (c) keeping the carpark facilities including all fixtures and fittings in good repair and condition at all times;
- (d) cleaning the carpark premises, including daily removal from the carparks all refuse and rubbish and discharging them properly;
- (e) impounding, removing, detaining and selling vehicles of unauthorized parking; and
- (f) dealing with and settling all complaints and disputes arising from the use of the carpark facilities.

3. Tenderers satisfying the criteria listed below are invited to apply for pre-qualification-

- (a) the tenderer, including the parent company and subsidiaries of the same group, must be a properly incorporated company with limited liability under the laws of Hong Kong Special Administrative Region. The tenderer should have a sound financial backing with minimum capital requirements as follows -

Category	Working Capital Required	Employed Capital Required
Provision of Carpark Management Service for Housing Authority's Carparks and Control of Estate Roads	<p>Sum of</p> <p>(i) 1 month value of carpark management contract and other tender(s)/contract(s)#, and</p> <p>(ii) 2 months' value of PS2* or similar tender(s)/contract(s) with works content</p> <p># e.g. cleansing, security, property management agent, property management services without works content.</p> <p>*in case the tenderer is on the HA's list of Property Service Agents</p>	<p>(i) 20% of total assets; or</p> <p>(ii) 40% of monthly tender value,</p> <p>whichever is higher</p>

- (b) the tenderer must have been actively engaged in the management of one or more local carparks with a total of not less than 500 parking spaces for the past two consecutive years;
- (c) the tenderer and its related companies (if applicable) must not at one time undertake HA's contracts with a portfolio of parking spaces exceeding 60% of the HA parking provision;
- (d) if the tenderer has obtained one or more convictions in respect of the employment and related Ordinances <sup>Note 1</sup> in the course of or in relation to the performance of any of his/her contract(s) with any government department, the HA or a public body or a private company or organization or otherwise, his/her application for the pre-qualification within a period of five years from the date of the conviction will not be considered. They must also have clean records against the ordinances under the expanded sanctions <sup>Note 2</sup>; and

<sup>Note 1</sup> The Ordinances concerned include the Employment Ordinance (Cap. 57), the Employees' Compensation Ordinance (Cap. 282), the Criminal Procedure Ordinance (Cap. 221) or the Immigration Ordinance (Cap. 115), the Occupational Safety and Health Ordinance (Cap. 509) or the Factories and Industrial Undertakings Ordinance (Cap. 59), the Mandatory Provident Fund Schemes Ordinance (Cap. 485) and the Minimum Wage Ordinance (Cap. 608).

<sup>Note 2</sup> For offences convicted under 7AA, 43B(3A) and 43BA(5) of the Mandatory Provident Fund Schemes Ordinance (Cap. 485); and any offence under the Occupational Safety and Health Ordinance (Cap. 509) and the Factories and Industrial Undertakings Ordinance (Cap. 59), conviction in respect of which individually carries a maximum fine corresponding to Level 5 or higher within the meaning of Schedule 8 to the Criminal Procedure Ordinance (Cap. 221), conviction record will count if it is obtained on or after 1 April 2019.

- (c) if the tenderer has, under the Demerit Point System, received a total of three or more demerit points over a rolling period of 36 months from the HA or any other government departments immediately preceding the month of the pre-qualification closing date, his/her application for the pre-qualification within a period of five years from the issue date of the third demerit point will not be considered.

4. The service providers to be qualified are required to confirm their compliance with “related company restriction” <sup>Note 3</sup> when accepting pre-qualification invitation of this notice. For related companies, only one of these companies is allowed to submit a tender for each tender.

5. The service providers are also required to confirm in writing their acceptance of “tender irregularity restriction”, when accepting pre-qualification invitation of this notice, as follows -

- (a) for those tenderers on HA Lists of Property Services Agents:

“Without prejudice to the rights and remedies which the HA may have, should the tenderer fail to submit tender after he/she has committed to do so or withdraw the tender after submission, he/she will be subject to the prevailing regulatory actions stipulated in the 《Guide to Registration of Works Contractors and Property Management Services Providers》”; and

- (b) for those tenderers not on HA Lists of Property Services Agents:

“Without prejudice to the rights and remedies which the HA may have, should the tenderer fail to submit tender after he/she has committed to do so or withdraw the tender after submission, his/her participation in future pre-qualification/tendering exercises will be adversely affected, as such failure has reflected the poor attitude and sincerity of a tenderer in preparing and submitting the pre-qualification application.”

6. Contractors committing any circumstances warranting not to be invited for or awarded HA’s tenders for carpark management contracts will not be invited to participate in this pre-qualification exercise.

7. Interested eligible service providers may obtain the application documents for pre-qualification during working hours Monday to Friday at the following office starting from 31 March 2023 -

Commercial Properties Management Unit  
1/F, Block 2,  
Housing Authority Headquarters,  
33 Fat Kwong Street,  
Homantin, Kowloon, Hong Kong  
(Tel No. 2761 5367 or 2761 5363) (Fax: 2761 5740)

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<sup>Note 3</sup> For the purpose of this requirement, companies are deemed to be related if their relationship falls within the meaning of “related parties” as defined in the Hong Kong Institute of Certified Public Accountants (HKICPA) – Hong Kong Accounting Standard (HKAS 24)(revised) on Related Party Disclosures.

8. Application in writing including all the information as required in the pre-qualification documents (except “Financial Information for Financial Evaluation”) shall be enclosed in one envelope, the “Financial Information for Financial Evaluation” shall be enclosed in a separate **Confidential Financial Evaluation Envelope**, and the outside must be clearly labeled. The two envelopes shall then be enclosed in a covering envelope labeled with “Application for Pre-qualification of Tenderers for Provision of Carpark Management Service for Housing Authority’s Carparks and Control of Estate Roads”, and addressed to **The Chairman, Tender Opening Committee, Hong Kong Housing Authority, before 10:00 a.m. on Friday, 28 April 2023 in one of the following ways:**

- (a) be deposited personally in the Hong Kong Housing Authority Tender Box situated at Ground Floor, Block 2, Housing Authority Headquarters, 33 Fat Kwong Street, Homantin, Kowloon, Hong Kong, or
- (b) be sent by post or courier to:
  - The Chairman, Tender Opening Committee,
  - c/o Receipt & Despatch Unit,
  - The Hong Kong Housing Authority,
  - Basement 1, Block 2,
  - Housing Authority Headquarters,
  - 33 Fat Kwong Street, Homantin, Kowloon,
  - Hong Kong

The tender closing time and date will automatically be deferred to 10:00 a.m. on the following Monday or next earliest possible working day of the following week in the following circumstances:

- (a) If Tropical Cyclone Warning Signal No. 8 or above is issued before and remains in force for any duration within two (2) hours before the tender closing time on the tender closing date; or
- (b) If a “Black” Rainstorm Warning or “extreme conditions after super typhoons” is announced by the Government (via the Information Services Department) before and remains in force for any duration within two (2) hours before the tender closing time on the tender closing date; or
- (c) When the Director of Housing announces the closure of the Housing Authority Headquarters Building due to unforeseen circumstances and the Housing Authority Headquarters Building remains closed for any duration within two (2) hours before the tender closing time on the tender closing date.

For the avoidance of doubt, the tender closing time and date will remain unchanged if Tropical Cyclone Warning Signal No. 8 or above or the “Black” Rainstorm Warning or “extreme conditions after super typhoons” is lowered or cancelled, or the Housing Authority Headquarters Building is reopened, two (2) hours or more before the tender closing time on the tender closing date.

9. Late submission shall not be considered. Only those service providers who can satisfactorily demonstrate the necessary experience and capability will be considered in this pre-qualification application. Inclusion of pre-qualified tenderers will be at the entire discretion of the HA.

10. The HA reserves the right to accept or reject any application and is not obliged to give reasons for its discretion thereof.

*31 March 2023*

*Agnes WONG Director of Housing*