

Mosquito Prevention and Control in Residential Properties

Best Practice Guide

Guide No.: G28/2026



Preamble

Pursuant to section 44¹ of the Property Management Services Ordinance (Cap. 626) (“PMSO”), the Property Management Services Authority (“PMSA”) issues this Best Practice Guide (“Guide”) for enabling licensees² to more effectively and professionally implement mosquito prevention and control measures in residential properties when providing their services, thereby improving environmental hygiene. While licensees are encouraged to use their best endeavours to follow the Guide, failure to comply with the Guide will, however, not be regarded as a disciplinary offence referred to in section 4 of the PMSO.

Background

2. A licensed property management company (“PMC”) may, from time to time, be involved in handling mosquito problem in common areas or private premises when providing property management services (“PMS”) to its clients³. Mosquitoes can transmit various diseases (such as dengue fever, malaria, Zika virus infection, Japanese encephalitis and chikungunya fever, etc.), posing risks to public health. Mosquito larvae can breed in different types of accumulated water, and are particularly prone to breeding in warm and rainy seasons. The activity range of adult mosquitoes may cover both indoor and outdoor common areas and facilities of buildings. Therefore, PMCs and relevant stakeholders have to take effective measures to prevent and control mosquitoes. This Guide aims to enable PMCs and their licensed property management practitioners⁴ (“PMP”) to more effectively and professionally carry out and monitor mosquito prevention and control work, thereby protecting the health of their clients and property users and maintaining good environmental hygiene.

¹ Section 44 of the PMSO provides: “The Authority may do anything it considers appropriate for it to do for, or in relation to, the performance of its functions.”

² The term “licensee” means the holder of the following licence: a PMC licence; a PMP (Tier 1) licence; a PMP (Tier 2) licence; a provisional PMP (Tier 1) licence; or a provisional PMP (Tier 2) licence.

³ The term “clients” has the same meaning as defined in section 16 of the PMSO, i.e., “in relation to a property for which a licensed PMC provides PMSs, means - (a) the owners’ organization of the property; and (b) the owners of the property who pay or are liable to pay the management expenses in respect of the services”.

⁴ According to Section 2 of the PMSO, licensed PMP means (a) a licensed PMP (Tier 1); or (b) a licensed PMP (Tier 2).



Relevant Laws, Regulations and Responsibilities

Public Health and Municipal Services Ordinance (Cap. 132)

3. According to section 27 (refer to **Annex 1**) of the Public Health and Municipal Services Ordinance (Cap. 132) (“PHMSO”), the person responsible for the premises⁵ (including the occupier, owner, and person responsible for managing the premises, etc.) has the duty to remove or deal with any accumulation of water or articles within the premises that may lead to mosquito breeding, or prevent the accumulation of water, mosquito larvae or pupae within the premises, so as to avoid the risk of disease transmission caused by mosquitoes⁶.

4. If the Authority (i.e., the Director of Food and Environmental Hygiene)⁷ is of the opinion that there is or is likely to be accumulation of water in any premises, and such accumulation of water is likely to contain mosquito larvae or pupae, it may serve a notice⁸ on the person responsible for the premises concerned, requiring the removal of the accumulation of water, the taking of specified measures to prevent the accumulation of water, or the taking of other specified steps to prevent the existence of mosquito larvae or pupae within a specified timeframe. In addition, if there are articles within the premises that may cause accumulation of water and potentially allow mosquito breeding, the Authority may serve a notice⁹ on the person responsible for the premises concerned, requiring the taking of specified steps to prevent mosquito breeding within a specified timeframe. Failure to comply with the requirements of the above notices without reasonable excuse or defence¹⁰ is an offence. Upon conviction, the offender may be liable to a fine of HK\$25,000, with a daily fine of HK\$450¹¹.

⁵ See section 27(1AA) of the PHMSO

⁶ See sections 27(1AA), 27(1) and 27(1A) of the PHMSO


⁷ According to section 3 of and the Third Schedule to the PHMSO, the relevant “Authority” refers to the Director of Food and Environmental Hygiene.

⁸ See section 27(1) of the PHMSO

⁹ See section 27(1A) of the PHMSO

¹⁰ See section 27(2A) of the PHMSO

¹¹ See section 27(2) of and the Ninth Schedule to the PHMSO

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5. If the above notice is not complied with or the Food and Environmental Hygiene Department (“FEHD”) has reasonable cause to believe that any accumulation of water or any article in any premises constitutes a mosquito-related health hazard, it may take such action as it considers necessary to remove the accumulation of water or relevant articles and prevent mosquito breeding in the premises concerned, and may subsequently recover any expenses incurred in such action from the person concerned¹².

Common Law Duty of Care

6. The owner of a property has a common law duty of care for their property (such as properly removing accumulation of water, properly covering long-term water storage containers and other mosquito prevention measures) to prevent mosquito breeding and/or mosquito infestation within the property, so as to avoid causing damage or nuisance to third parties. If neighbouring residents or others are affected due to the owner’s failure to properly prevent and control mosquitoes, the owner may be held liable for relevant civil responsibilities. Therefore, the owner has to take appropriate measures to prevent and control mosquitoes.

Deed of Mutual Covenant (“DMC”) of a property

7. The DMC of a property is a legal document which is binding on all owners of the property and stipulates clearly the rights, interests and obligations of owners, the PMC, etc. regarding the supervision, repair, maintenance and management of private areas, common parts and facilities, etc. within the property.

Duties of Owners

8. An owner of a property owns undivided shares of the land on which the building is erected, and also co-owns with other owners the common parts of the property; hence the owners or the owners’ corporation (“OC”)¹³ have the duty to maintain the environmental hygiene of the common areas of the property. The owners or OC have to ensure the property is maintained in good condition, prevent mosquito breeding, and avoid causing nuisances and health risks to others and the environment. Mosquito prevention and control within the owner’s private unit is the duty of the individual owner, who has to maintain the cleanliness of the unit.

¹² See sections 27(1B) and 27(2B) of the PHMSO

¹³ An OC is a body corporate set up under the Building Management Ordinance (Cap. 344). It has the legal status to represent all owners in managing the common parts of the property.



General Duties of Licensed PMC

9. If a licensed PMC receives a notice¹⁴ issued by the Authority¹⁵ under the PHMSO, it has to comply with the relevant notice by removing accumulation of water in the relevant common parts of the property within the specified timeframe, taking specified measures to prevent the accumulation of water, taking other specified steps to prevent the existence of mosquito larvae or pupae and/or (if there are articles within the premises that may cause accumulation of water) preventing mosquito breeding in the premises.

10. In addition, licensed PMC should remind owners / residents of properties to which it provides PMS to regularly inspect and properly maintain the environmental hygiene of their private premises to prevent and eliminate mosquito infestations. Upon discovering suspected mosquito problems or related environmental hygiene issues (such as accumulated water in flower beds, etc.), it should remind owners / residents to take proactive measures (such as removing accumulation of water, improving water storage methods, etc.) to reduce the impact of mosquito infestations on others and the environment.

11. Licensed PMC should, as far as reasonably practicable, detect mosquito infestations and environmental hygiene problems as early as possible and take appropriate measures promptly to prevent the mosquito infestations from worsening, thereby avoiding adverse effects on the residents' health and the environment. Licensed PMC should refer to the following "Guidelines for Mosquito Prevention and Control in Residential Properties"¹⁶ to strengthen related work:
 - (i) **Elimination of accumulation of water**

As far as reasonably practicable, all common areas within the property at least once every week should be inspected to promptly identify areas with accumulation of water or potential for water accumulation. The drainage channels and systems should remain unobstructed, and flower pot saucers, pet water bowls, birdbaths, and other containers that may accumulate water should be regularly emptied and cleaned. The ground surface should be kept level without depressions or accumulation of water in debris, canopies or canvas should be regularly inspected to prevent water accumulation, and waste and refuse that may contain water should be properly handled and disposed of to reduce opportunities for mosquito breeding and proliferation.

¹⁴ See footnotes 8 and 9

¹⁵ See footnote 7

¹⁶ Reference is made to the following FEHD webpage:
(<https://www.fehd.gov.hk/english/pestcontrol/mosquito-leading.html>)



(ii) **Garden maintenance**

Gardens and vegetation should be properly managed, and lawns and shrubs should be kept neatly trimmed to avoid excessive plant density. Dead leaves, twigs, and other debris that may accumulate water should be removed, and all water storage containers should be properly covered. Irrigation systems should be maintained in good condition without seepage / dripping to prevent the formation of harborage and breeding sites for mosquitoes.

(iii) **Use of mosquito traps**

Modern mosquito traps (also known as mosquito ovitraps) should be placed at suitable locations within the premises, and the traps should be properly used, maintained in accordance with the product label. The insecticidal powder should be inspected and replaced regularly to ensure it functions properly, thereby reducing the mosquito population near the property.

(iv) **Mosquito prevention and personal protection**

Appropriate mosquito prevention facilities, such as tightly fitted window screens that are free from holes or tears, should be installed on doors, windows, and ventilation openings in common areas to prevent mosquitoes from entering indoor areas. Individuals requiring protection should also apply insect repellents containing DEET on exposed skin or clothing in accordance with the usage instructions and precautions stated on the product label.

(v) **Community efforts**

Collaboration with neighbours should be undertaken to implement mosquito control measures. Regular inspections should be conducted to identify and eliminate mosquito breeding sites. Qualified professional pest control service contractors should be engaged to carry out regular treatment and assessment.

(vi) **Educating the residents**

Meetings or briefings should be organized to explain effective mosquito prevention and control measures to owners / residents, and pamphlets or leaflets containing key reminders and guidelines should be distributed. Posters should also be displayed at prominent places to enhance owners' / residents' awareness of mosquito prevention.

(vii) **Monitoring and evaluation**

Weekly inspections and monitoring of the various types of mosquito traps installed should be conducted to ensure their continued effective operation, and the number of mosquitoes captured should be checked to monitor changes in the mosquito situation and to strengthen or adjust mosquito elimination work in a timely manner. Close surveillance should be maintained on the latest situation of mosquito-borne diseases in Hong Kong or the region, and the latest Area Gravidtrap Index issued by the FEHD should be referred to so that necessary preventive measures can be taken. PMCs may use the "Mosquito Control Checklist (Residential Estates / Buildings)" (refer to **Annex 2**) to assist in recording and following up on related mosquito prevention and control work.

In addition, the FEHD has established the Area Gravidtrap Index notification system. When the Gravidtrap Index reaches the alert level (i.e. 20% or above), participating residential buildings / estates in this system will be notified immediately, so as to remind residents to adopt measures to prevent mosquito-borne diseases in light of the relevant Gravidtrap Index. PMCs may contact the District Environmental Hygiene Offices of the FEHD for further details and for handling the relevant application procedures.

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Annex 1

Public Health and Municipal Services Ordinance (Cap. 132)

27. Control of water and article likely to cause mosquito breeding

(1AA) For the purposes of this section

mosquito-related health hazard (蚊致健康危害) means any circumstances that—

- (a) create favourable condition for the transmission of mosquito-borne diseases which constitute a danger to human health; or
- (b) are likely to create such a condition if immediate remedial action is not taken;


the appointed contractor (獲委任承建商), in relation to any site, means—

- (a) the person who is the registered contractor appointed in respect of the site in accordance with the Buildings Ordinance (Cap. 123); or
- (b) where the site is owned by the Government, the person who has been appointed the contractor in respect of the site, if he has entered on the site at the relevant time;

the person responsible for the premises (有關處所的負責人), in relation to any premises, means—

- (a) any one or more of the following persons—
 - (i) the occupier of the premises;
 - (ii) the owner of the premises;
 - (iii) the person responsible for the management of the premises; or
- (b) where the premises consist of a building site, the appointed contractor of the site. (*Added 9 of 2006 s. 2*)

- (1) Where it appears to the Authority that there is, or is likely to be, upon any premises any accumulation of water, whether waste or otherwise, likely to contain larvae or pupae of mosquitoes, the Authority may, whether such accumulation of water is presently found to exist or not, by a notice served on the person responsible for the premises, require him, within such time as may be specified in the notice— (*Amended 9 of 2006 s. 2*)
- (a) to remove such accumulation of water, if existing; or
 - (b) to take such other steps as may be specified in the notice to prevent any accumulation of water upon the premises; or
 - (c) to take such other steps as may be specified in the notice to prevent the existence of larvae or pupae of mosquitoes upon the premises. (*Amended 32 of 1963 s. 3; 9 of 1976 s. 3; 10 of 1986 s. 24; 9 of 2006 s. 2*)
- (1A) Where it appears to the Authority that there is upon any premises any article capable of causing accumulation of water which allows the breeding of mosquitoes, the Authority may, by a notice served on the person responsible for the premises, require him to take such steps within such time as may be specified in the notice to prevent the breeding of mosquitoes upon the premises. (*Added 9 of 2006 s. 2*)
- (1B) If the Authority has reasonable cause to believe that upon any premises any accumulation of water or any article poses a mosquito-related health hazard, the Authority may—
- (a) take such action as he considers necessary to—
 - (i) remove such accumulation of water or the article; or
 - (ii) prevent the breeding of mosquitoes upon the premises; and
 - (b) where such hazard is attributable to any act, default or sufferance of any person, recover from the person any costs incurred by the Authority in the taking of such action. (*Added 9 of 2006 s. 2*)

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- (2) Any person who without reasonable excuse—
- (a) fails to comply with the requirements of a notice served on him under subsection (1); or
 - (b) fails to comply with the requirements of a notice served on him under subsection (1A),
- shall be guilty of an offence. (*Replaced 9 of 2006 s. 2*)
- (2A) If a person is charged with an offence under subsection (2) for failure to comply with a notice served on him under subsection (1) in relation to a requirement referred to in subsection (1)(a), it shall be a defence for him to prove that he has taken all reasonable steps to comply with the requirement. (*Added 9 of 2006 s. 2*)
- (2B) If, in relation to any premises—
- (a) any requirement of a notice served under subsection (1) on a person is not complied with, the Authority may—
 - (i) remove any accumulation of water upon the premises;
 - (ii) take such other action as he considers necessary to prevent any accumulation of water upon the premises;
 - (iii) take such other action as he considers necessary to prevent the existence of larvae or pupae of mosquitoes on the premises; and
 - (iv) recover from the person any costs incurred by the Authority in the taking of the action under subparagraph (i), (ii) or (iii); or
 - (b) any requirement of a notice served under subsection (1A) on a person is not complied with, the Authority may—
 - (i) take such action as he considers necessary to prevent the breeding of mosquitoes upon the premises; and
 - (ii) recover from the person any costs incurred by the Authority in the taking of the action under subparagraph (i). (*Added 9 of 2006 s. 2*)



Annex 2

Mosquito Control Checklist (Residential Estates / Buildings)

Inspection items	Inspection date						
1. Refuse that can store water, such as glass bottles, empty cans and lunch boxes, has been put into covered garbage bins.							
2. Stagnant water in drip trays underneath air conditioners and refrigerators has been removed.							
3. Stagnant water in flower pot saucers has been removed and water in flower vases has been changed.							
4. Canopies or canvas covers have been inspected and ensured to have no accumulated water.							
5. Uneven ground surfaces have been levelled.							
6. Drainage channels have been properly cleared.							
7. Manhole covers of septic tanks have been inspected and confirmed to be free of stagnant water.							
8. Mosquito screens have been installed at vent pipes of septic tanks to prevent mosquitoes from entering or exiting.							
9. Manhole covers have been inspected and confirmed to be free from damage to prevent mosquito breeding in septic tanks.							
10. Several large holes have been punctured in bumper tyres to prevent water accumulation.							
11. Pond edges have been kept vertical and dense vegetation or algae along pond edges have been removed to reduce potential mosquito breeding places.							
12. Trenches have been dug and sluice gates installed to allow water change in fields at least once a week, or local species of mosquito-eating fish have been introduced as biological control agents.							
13. Bamboo stumps or pruned bamboo branches have been properly filled with sand or soil.							
14. Others (any potential mosquito breeding places and relevant control measures):							
	Inspector :						
	Signed by :						

Remarks:

- Put a "✓" in the box to indicate that the situation is satisfactory.
- Put a "X" in the box to indicate unsatisfactory situation that requires immediate rectification. Upon completion of corrective actions, please sign in the corresponding box to confirm.

If there is any inconsistency between the Chinese version and the English version of this Guide, the Chinese version shall prevail.

If there are any amendments to any laws or regulations mentioned in this Guide, licensees have to act in accordance with the revised provisions.

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