



HONG LOK YUEN
康樂園

HONG LOK YUEN PROPERTY MANAGEMENT CO. LTD.

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Our Ref.: EM/KFC/080-2001

Your Ref.:

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Clerk to the Subcommittee on Review
Of the Building Management Ordinance
Legislative Council Secretariat
3/F., Citibank Tower
3 Garden Road
Central, Hong Kong

Dear Sirs,

View on the Operation of the Building Management Ordinance (Cap 344)

We refer to the invitation from the Legislative Council Sub-committee regarding public views on the operation of the Building Management Ordinance which covers the following areas:

- (1) formation of owners' corporations (OCs);
- (2) terms of deeds of mutual covenants;
- (3) meetings and procedures of an OC;
- (4) composition and procedure of a management committee;
- (5) liabilities of members of an OC; and
- (6) ambit of the Ordinance.

While we agree with the views of the Administration in general, we have some thought on the formation of owners' corporation of house developments which are not structured by undivided shares.

By nature, this kind of developments is outside the ambit of the Ordinance. Since the owners of individual houses possess different land rights which do not relate to each other, there is no legal support for the formation of owner' corporation.

We hope the sub-committee will consider this major legal issue and should you require us to attend future meetings, we are pleased to join.

Yours faithfully,

K. F. Chan
Director

KFC/dl