



啟勝管理服務有限公司

KAI SHING MANAGEMENT SERVICES LIMITED

Please address all correspondence to Head Office



In Reply Please Quote :

OUR REF.: EM/PL/127-01

Paper No. CB2/16/2000-9/1/071

YOUR REF. :

Date : 11 May, 2001

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 Sir,

Review of the Building Management Ordinance (Cap 344)

We refer to the paper from the Administration addressing the issues of

- (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.

In general, we agree with the views of the Administration but we would like to further express our opinion on the formation of owners' corporation of house developments which are not structured by undivided shares.

We agree that this kind of developments is by nature outside the ambit of the BMO. Furthermore, owners of individual houses or lots possess different land rights which do not relate to each other. Any change or modification of the rights by structuring undivided shares with them will have far reaching and adverse effect on the existing relationship between individual houses or lots.

We hope our views will be useful to you and if you require us to attend future meetings, we are pleased to join.

Yours faithfully,

Patrick Lam
Director

PL/dl