

Submission on Building Management (Amendment) Bill 2005
Wan Chai District Council

The Building Management Task Force of Wan Chai District Council has discussed the above Bill, members' views were concluded as follows:-

- (1) It is not appropriate for the Building Management Ordinance Chapter 344 to override part of the deed of mutual covenant (DMC).
- (2) The absolute deadline for submission of proxy at 24 hours before the owner's meeting is reasonable.
- (3) The government should consider instituting a mechanism for proxy collection.
- (4) The government may provide a standard format of proxy instrument for owners' reference. Owners' corporations may modify the format in light of their operational need.
- (5) To avoid adding workload to the committees or possible arguments, it is not advisable to state owners' voting inclinations on the proxy instrument.
- (6) The minimum insurance coverage should be decided according to the conditions of the buildings. The government should exercise flexibility when handling cases concerning buildings which are unable to set up owners' corporations.

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