

**Extract from the minutes of LegCo Members' meeting  
with Yuen Long District Council on 5 May 2005**

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**IV. Powers of Management Committee members**

18. Ms CHAN Wai-ching said that it was unreasonable for Management Committee (MC) members of residential buildings to selectively refuse certain DC candidates/members from putting up their posters/newsletters inside the buildings. Mr LIU Yam echoed similar concern.

19. Ms CHAN Wai-chung expressed opposition to the proposal made in the Building Management (Amendment) Bill 2005 of not holding MC members personally liable for any act done or default made by or on behalf of the owners' corporation (OC). Ms CHAN pointed out that if this new provision was passed by LegCo, it would make it very difficult for owners to take MC members, who failed to comply with the procurement requirements, to court. Mr TSE Hoi-chau, Mr LIU Yam and Mr KWOK Keung held a different view. They pointed out that to not provide a no liability protection to MC members would inevitably deter owners from coming forward to become MC members.

20. The Convenor said that the House Committee of LegCo had set up a Bills Committee to scrutinise the Building Management (Amendment) Bill 2005. To his understanding, the Bills Committee would shortly invite all of the 18 DCs to give views on the Bill. In the meantime, the Convenor suggested and members agreed to convey the views expressed by DC members in paragraphs 18-19 to the Bills Committee as well as the Panel on Home Affairs for consideration.

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