

E X T R A C T

立法會

Legislative Council

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**Minutes of LegCo Members' meeting with
Wong Tai Sin District Council Members
on Thursday, 6 January 2005, at 10:45 am
in Conference Room A of the Legislative Council Building**

Members Present : Ir Dr Hon Raymond HO Chung-tai, S.B.St.J., JP (Convenor)
Hon Fred LI Wah-ming, JP
Hon CHAN Yuen-han, JP
Hon CHAN Kam-lam, JP
Hon Alan LEONG Kah-kit, SC
Hon Albert Jinghan CHENG

Non-roster Members

Hon LAU Wong-fat, GBS, JP
Hon KWONG Chi-kin

Attendance by invitation : **Wong Tai Sin District Council**

Mr WONG Kam-chi, MH (Chairman)
Mr CHAN On-tai
Mr CHOW Ching-lam
Mr CHUI Pak-tai
Ms KWOK Sau-ying
Mr LAI Wing-ho, Joe
Mr LAM Man-fai, JP
Mr LAU Chi-wang, JP
Mr LAU Kar-wah
Ms LEE Ming-pui, Mavis
Mr LEE Tat-yan
Dr LI Sze-bay, Albert, JP
Mr SHI Lop-tak
Mr SO Sik-kin
Ms TAM Yuet-ping, Celia

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Staff in Attendance : Mrs Constance LI
Chief Council Secretary (2) 5

Miss Lolita SHEK
Senior Council Secretary (2) 7

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VI. Building management

49. Mr LEE Tat-yan said that he had raised the issue of building management of private buildings at the previous meeting with LegCo Members on 31 October 2002. As the problems of maintenance of old buildings were very serious and territory-wide, these should be addressed without delay. He suggested that legislative amendments should be introduced to set up a maintenance fund to enable owners' corporations (OCs) to use the fund to pay for the repair works of their buildings when some owners failed to pay their share of the repair costs. He added that the Building Management Ordinance (Cap. 344) had been in use for over 20 years, and the Government should conduct a comprehensive review on the Ordinance to plug the loopholes in the Ordinance.

50. Mr LEE Tat-yan further said that while the Government had encouraged property owners to form OCs to improve building management, the Government had reduced the manpower for providing support to OCs. He hoped the Government could provide more resources to improve the management of private buildings.

51. Hon CHAN Kam-lam agreed that the management of private buildings was a very complicated problem. Many of these buildings were dilapidated and needed repairs badly, and OCs were seldom formed in these buildings. Many of the owners were elderly and illiterate people of the grass-root level, and their tenants were mostly new immigrants and ethnic minorities. To address this problem, he had earlier suggested that the possibility of introducing a mandatory management system should be explored to require these buildings to be managed by a management company. The system would help lower the management costs and ensure that basic management services were provided to old private buildings. The proposal was still under consideration by the Government.

52. The Convenor said that there was at present a Building Safety Loan Scheme which enabled building owners subject to statutory orders under the Buildings Ordinance (Cap.123) and fire safety improvement directions to apply for loans from the Scheme, in case irresponsible or missing owners failed to pay their share of the repair costs. So far, not many applications for the Loan Scheme

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had been received from owners, and the total loans granted were only \$0.1 billion, while the Scheme had a funding of \$0.7 billion.

53. Mr SO Sik-kin said that OCs often encountered various problems involving legal, accounting and building maintenance issues. As office-bearers of the OCs only served on a voluntary part-time basis, the Government should provide sufficient support to these OCs. Mr SO suggested that the Government should organise practical courses for OC members to enhance their knowledge on the work of OCs. The Government should also publicise the need for OCs to take insurance coverage so as to prevent the recurrence of the Albert House incident.

54. Mr LEE Tat-yan suggested that if building management of private buildings was to be discussed at a future LegCo Panel meeting, the DCs should be invited to give views on the subject.

LegCo
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55. The Convenor proposed that WTSDC members' concerns and suggestions be referred to the Panel on Home Affairs for follow-up. Members agreed.

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Council Business 2
Legislative Council Secretariat
8 April 2005