

For discussion on
13 July 2007

Legislative Council Panel on Home Affairs
Building Management (Amendment) Ordinance 2007

Purpose

This paper briefs Members about the publicity arrangements for the Building Management (Amendment) Ordinance 2007.

Background

2. On 27 April 2005 the Building Management (Amendment) Bill 2005 was introduced into the Legislative Council. After detailed scrutiny by a Bills Committee, the Bill was passed on 25 April 2007 and became the Building Management (Amendment) Ordinance 2007 (Amendment Ordinance).

3. Section 2 of the Amendment Ordinance provides that the Amendment Ordinance shall come into operation on a day to be appointed by the Secretary for Home Affairs by notice published in the Gazette. As agreed with the Bills Committee, all the provisions of the Amendment Ordinance (except those relating to the third party risks insurance for owners' corporations) should commence around three months following the passage of the Bill so as to allow sufficient time for the public to understand the new provisions. Given the passage of the Bill on 25 April 2007, it would mean that the Amendment Ordinance should commence on 1 August 2007. The commencement notice, stating the commencement date of 1 August 2007, was published in the Gazette on 18 May 2007.

Publicity Arrangements

4. Since the enactment of the Amendment Ordinance on 25 April 2007, we have taken various measures to prepare for the commencement of the Amendment Ordinance.

5. In the past three months, we have conducted intensive training for

all the Liaison Officers of Home Affairs Department on the Amendment Ordinance. We have also conducted a series of briefings for the various professional organizations (e.g. the Law Society of Hong Kong, the Hong Kong Institute of Surveyors, the Hong Kong Association of Property Management Companies Limited, the Hong Kong Institute of Housing, the Hong Kong Institute of Real Estate Administration, the Chartered Institute of Housing, and the Hong Kong Housing Society, etc.) and Government departments concerned. We have also been attending meetings of the 18 District Councils or their relevant committees to brief members about the Amendment Ordinance.

6. As agreed with the Bills Committee, we have prepared the following new guidebooks on the Building Management Ordinance and the Amendment Ordinance to assist the public to understand the new provisions under the Amendment Ordinance –

- (a) An Introduction to Building Management (Amendment) Ordinance 2007.
- (b) Frequently Asked Questions on Building Management (Amendment) Ordinance 2007.
- (c) A Guide to Building Management Ordinance (Cap. 344).
- (d) Building Management Ordinance (Cap. 344) – How to Form an Owners' Corporation.
- (e) Building Management Ordinance (Cap. 344) – A Guide to Clean and Effective Financial Management.
- (f) Building Management Ordinance (Cap. 344) –
 - (i) Code of Practice on Procurement of Supplies, Goods and Services; and
 - (ii) Code of Practice on Building Management and Maintenance.
- (g) Posters on the Building Management (Amendment) Ordinance 2007.

We will issue letters to all owners' corporations to inform them of the commencement of the Amendment Ordinance and the new guidebooks

available. Sufficient copies of the new guidebooks are printed for distribution to all the owners' corporations so as to facilitate their work. These guidebooks are also available at the Public Enquiry Service Centres of District Offices and could be downloaded from our homepage www.buildingmgmt.gov.hk.

7. To ensure that the owners' corporations and owners' associations understand the new requirements, we have lined up some 30 district briefings in July and August 2007. The new guidebooks will also be distributed to the attendants at these district briefings. To further enhance public awareness of the Amendment Ordinance, we will launch a radio announcement on the commencement of the Amendment Ordinance starting July 2007 and revamp our website on building management.

Way Forward

8. Members are welcome to give their views on the arrangements set out in paragraphs 4 to 7 above.

Home Affairs Department
June 2007