

民政事務總署  
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修頓中心二十九及三十樓



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19 July 2018

Clerk to the Establishment Subcommittee  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road,  
Central, Hong Kong  
(Attn: Ms Alice CHEUNG)

Dear Ms CHEUNG,

**Establishment Subcommittee of the Legislative Council  
Follow-up to Meeting on 26 June 2018  
EC(2018-19)8**

With regard to the follow-up items to the meeting of the Establishment Subcommittee held on 26 June 2018, please find enclosed our reply for Members' reference.

Yours sincerely,

(Miss Vega WONG)  
for Director of Home Affairs

**Establishment Subcommittee of the Legislative Council  
Follow-up Items Arising from the Meeting held on 26 June 2018  
EC(2018-19)8**

***Follow-up item (a) – timetable for the drafting work of the amendments to the Building Management Ordinance (Cap. 344) (BMO), including consulting with the Department of Justice for submission of the amendment bill to the Legislative Council (LegCo) as early as practicable in 2019***

Following the general support from the Members of the Panel on Home Affairs of the LegCo on the legislative proposals in November 2017, we have been consulting relevant departments on the legal aspects of the relevant proposals. We will actively follow up and strive to submit the amendment bill to the LegCo by the end of 2019. In view of the time required for the legislative amendments, we will include those proposals not in contravention of the existing BMO into the Code of Practice (CoP) issued under the BMO or relevant administrative guidelines, so as to address public concerns as soon as possible. The revised CoP and administrative guidelines are expected to be introduced shortly and we will encourage owners' corporations (OCs) to adopt those proposals as far as practicable.

***Follow-up item (b) – whether the Government would consider setting up a central platform to support OCs/owners' committees (OComms) in dealing with building management issues including large-scale maintenance projects***

2. As regards the “central platform on building management”, we share the view that representatives from the relevant government departments and other organisations may directly introduce the available assistance and support to owners, OCs and OComms, especially those which are about to carry out large-scale maintenance projects shortly. In this connection, we will organise regular briefing sessions, available every month to owners, OCs and OComms, and invite relevant government departments and organisations, including but not limited to the Urban Renewal Authority (URA), the Buildings Department, the Fire Services Department, the Competition Commission, the Independent Commission Against Corruption, and the Police Force, to introduce various services/schemes related to building management and maintenance. Through such one-stop briefing sessions, owners, OCs and OComms will get to know more about the details of the services/schemes, application method, and contact method in case of any enquiries.

3. We will pro-actively promote the above one-stop briefing sessions to OCs, OComms and owners of buildings which have received –

- (a) notices on the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme or repair orders issued by the Buildings Department; or
- (b) Fire Safety Directions issued by the Fire Services Department and the Buildings Department,

and encourage them to join. We will target to contact them within one month after receiving the notices/orders/directions.

4. Apart from the above “central platform” which directly provides information to owners, OCs and OComms, the Home Affairs Department (HAD) at present maintains a dedicated homepage on building management to provide updated and comprehensive information on building management. Such homepage has inserted a hyperlink to the URA’s themed website on building rehabilitation, i.e. the “Building Rehab Info Net”, which mainly provides relevant practical information of building rehabilitation. We will also participate in and provide information on building management to the URA’s Building Rehabilitation Platform, which is being set up to provide enhanced support to owners.

*Follow-up item (c) – under the Pilot Scheme on Advisory Services to OCs (the Pilot Scheme), HAD has engaged a property management company (PMC) to provide OCs with free advisory services. Please provide details on the staffing arrangements and services of the PMC*

5. To enhance support for OCs, we have launched a six-month free Pilot Scheme since May 2018 to provide OCs with advisory services.

6. Under the Pilot Scheme, the PMC engaged will provide OCs with –

- (a) free advisory services, including assistance to OCs in tackling building management matters in accordance with the BMO, relevant CoP and guidelines;
- (b) advice on procedural matters for conducting OC meetings; and
- (c) assistance in the application for building management-related support services and subsidies.

7. To ensure service quality, we require the PMC to meet the following requirements in respect of quality management, experience and scale –

- (a) possessing valid ISO 9001 accreditation on the provision of property management services;
- (b) having an aggregate of at least eight years of experience in providing property management services in Hong Kong in the past 15 years; and
- (c) having provided property management services to an aggregate of at least ten private properties with more than 300 residential flats in Hong Kong in any continuous 12 months in the past three years.

8. Moreover, throughout the whole contract period, the PMC engaged is required to deploy at least one property manager with a minimum of five years experience in property management at a managerial level and relevant professional qualifications, and at least one property officer with a minimum of three years experience in property management to provide services under the Pilot Scheme. At present, the PMC deploys a team of 16 staff members for services under the Pilot Scheme. Subject to the experience and results of the Pilot Scheme, we will refine the manpower requirement as appropriate for better support for OCs.

**Home Affairs Department**  
**19 July 2018**