

**LegCo Members' meeting with  
Sham Shui Po District Council members  
on 9 May 2002**

**Issues raised by members of Sham Shui Po District Council (SSPDC) at the meeting**

- (a) SSPDC members advised that the effect of the pilot Co-ordinated Maintenance of Buildings Scheme (the Scheme), launched in 2001 to provide “one-stop” service for flat owners on repair and maintenance, was far from satisfactory. Of the 15 target buildings in SSP included in the pilot scheme in 2001, only one had completed all improvement works. In particular, the Scheme was unable to combat the long-standing problem of unauthorized buildings structures (UBSs).
- (b) SSPDC members suggested that in order to ensure owners/owners' corporations (OCs) understand the statutory requirements on prevention against corruption during the tendering of maintenance and repair works, the Independent Commission Against Corruption (ICAC) should be involved when the owners/OCs were considering tendering for works.
- (c) SSPDC members observed that some private management companies were monopolizing the market by assisting the owners/OCs to oversee the completion of all maintenance and repair works. As these management companies did not possess the necessary expertise to supervise the contractors, the quality of works could not be guaranteed.
- (d) SSPDC members observed that there was a lack of coordination under the one-stop service of the Scheme as exemplified by an incident where the OC of a target building suddenly received an order from the Electrical and Mechanical Services Department requiring certain works to commence immediately irrespective of the timetable already agreed with the Buildings Department (BD) on the improvement works.
- (e) SSPDC members pointed out that the ineffectiveness of the Scheme was attributable to the lack of coordination between BD and Home Affairs Department. They urged that BD should be requested to step up actions to strengthen its role as the overall coordinator of the Scheme.