

Comment on Buildings (Amendment) Bill 2003  
by Hong Kong Association of Property Management Companies

- 1) In general, the Association supports the amendment to rationalize the building control regime, strengthen safety requirements, facilitate law enforcement and to improve service to the public.
- 2) (A) Rationalizing the building control regime
  - a) Minor works - it would be advisable to give clear definition and examples of minor works.
    - consideration should be given to the maintenance and removal of the said minor works after a certain period of use and dilapidation.
  - b) Registration Matters - no comment.
  - c) Registration of Geotechnical Engineers - no comment.
- (B) Strengthening safety requirements - no comment.
- (C) Facilitating law enforcement
  - a) Responsible party for unauthorized building works - no comment.
  - b) Warning notices - no comment.
  - c) Increasing fines - the proposed increase of maximum fines by 4 to 6 times is considered too much.
  - d) Uncooperative owners - to amend the Ordinance to provide that owners who obstruct their Owners' Corporation (OC) in complying with an order served by Building Authority may be prosecuted, the Association wishes that Management Company shall be given the same status as the OC.
- (D) Improving service to the public - it is proposed to speed up the Building Plan viewing process to prevent long application time by the general public. Basic information should be made readily available for public viewing like occupation permit, loading capacity, etc. Updated information of Licensing and A & A works should also be made available for public viewing.

(E) Other Comments

- i) Complaint of water seepage usually involves 3 Departments namely BD, WSD and FEHD resulting in lengthy procedure and unsatisfactory results.

It is suggested that BD should propose some kind of better arrangement together with this bill to deal with the leaking problem commonly encountered by flat owners/residents.

- ii) We still believe that registration of signboards would help to identify the signboard owners right away and ensure the safety of signboards in a more efficient manner.

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