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16 March 2004

Ms Doris Chan  
Clerk to the Panel on Home Affairs  
Legislative Council Building  
8 Jackson Road  
Central  
Hong Kong

Dear Ms Chan,

**Free Professional Service Provided by HAD  
on Building Management**

At the meeting of the Panel on Home Affairs on 9 January 2004, a member had requested information on the number of voluntary lawyers recruited by HAD to provide voluntary professional service on building management to property owners and owners' corporations (OCs). This serves to provide the required information to Members of the Panel.

Since May 1998, we have solicited the support of eight professional bodies to provide free professional service to the public at the Building Management Resource Centres (BMRCs) with a view to improving the standard of management, safety and maintenance of buildings. These associations include –

- (i) The Law Society of Hong Kong
- (ii) The Hong Kong Institute of Surveyors
- (iii) Hong Kong Society of Accountants
- (iv) Hong Kong Institution of Engineers
- (v) The Hong Kong Institute of Architects
- (vi) The Hong Kong Institute of Housing
- (vii) The Hong Kong Association of Property Management Companies
- (viii) The Hong Kong Institute of Real Estate Administration

Appointments have to be pre-arranged and a meeting could be arranged within a week or two in most occasions (the one-week gap is requested by the professionals so that they could have time to study the case before the actual consultation session). Except for the Law Society of Hong Kong, the Hong Kong Institute of Surveyors and the Hong Kong Institute of Architects which have provided us with a list of volunteers (over 252 lawyers, 18 surveyors and 18 architects), the other professional organizations would nominate suitable volunteer(s) for each request of appointment for professional advice. The team of professionals are not recruited based on regional delineation. So far, over 1 500 advisory sessions had been arranged, with over 90% of the appointments were with volunteer lawyers.

To complement the above service, the Lions Club International District 303 Hong Kong & Macau has, since November 2003, sent their professionally-qualified members to provide free on-site counseling service to the OCs, owners' committees and residents' organizations. There are at present a total of 27 professionals working for the scheme (16 lawyers, four accountants, three architects and two surveyors). Under this scheme, the volunteers will attend the owners' meetings or management committee meetings and provide advice on the site. Feedback from the owners on this scheme has so far been very positive.

We are now working towards identifying and inviting more suitable professionals to offer their expertise to the public. They could either join the volunteer list of the respective professional organizations or they could also opt to provide on-site counseling service to the OCs and property owners.

Yours sincerely,

(Mrs. Angelina Cheung)  
for Director of Home Affairs

c.c. HAB Division II (Mr. Ricky Leung)