



THE HONG KONG ASSOCIATION OF PROPERTY
MANAGEMENT COMPANIES LIMITED
香港物業管理公司協會有限公司

Miss Flora Tai
Clerk to Bills Committee
Legislative Council
Legislative Council Building
8 Jackson Road
Central, Hong Kong

23 June 2005

Dear Miss Tai,

Re: Bills Committee on Building Management (Amendment) Bill 2005
Meeting on 30 June 2005

Regarding your letter dated 6 June 2005, we would thank you for your invitation to the meeting as captioned. It would be our pleasure to have two representatives for expressing our views in the meeting.

Having thoroughly discussed in the recent Council Meeting of our Association and reflecting some of the views of those OCs under which our members are providing them with property management services, we would like to propose the following comments being underlined for the Legislators' consideration:

File Ref : HAD HQ IV 20/5/1(Clause 23): "The above proposal will, on the one hand, safeguard the interests of owners but, on the other, reduced flexibility of an OC's operation, especially in times of emergency. We therefore **propose** to allow OC's to formulate, at their own discretion, their own list of urgent matters or such other matters that the OC's consider to have great impact on the operation of their properties that need not go through the required procurement procedures under the BMO. The list has to be passed by a resolution of a majority of votes of owners cast in respect of undivided shares at a general meeting."

Should you have any queries, please contact Ms Micheline Lo at telephone number 2186 6101.

Yours sincerely,
For and on behalf of
The Hong Kong Association of Property Management Companies


Suen Kwok Lam
President