

"Paul C.K. Ho"

2009/03/09 PM 05:54

To "Legco - Secretariat" <pi@legco.gov.hk>
cc "Gov't - HAD - Director of Home Affairs - Pamela Tan"
<pamela_tan@had.gov.hk>, <winnie_fl_ng@had.gov.hk>,
<tammy_tm_yu@had.gov.hk>,
<caroline_kl_to@had.gov.hk>

SubjectRe: Public Liabilities Insurance for Lei King Wan

FOR SECRETARIAT, please help me to forward this e-mail to each member of Panel on Home Affairs

Dear all the members of Panel on Home Affairs,

Below e-mail is self-explanatory.

It is ridiculous to allow Cap 344B to become effective on 1st January, 2011. It looks to me that the general public is an important interest party to be protected and the government only has interest to protect the parties who do not have interest to stand behind their responsibilities.

Please look into this matter and ensure the government to put the effective date of Cap 344B as soon as possible, in any case, not later than July 1, 2009.

Please advise.

Best Regards
Paul Ho
A Permanent Resident of HKSAR

----- Original Message -----

From: <caroline_kl_to@had.gov.hk>
To: Paul C.K. Ho
Cc: <winnie_fl_ng@had.gov.hk>; <tammy_tm_yu@had.gov.hk>
Sent: Monday, March 09, 2009 5:05 PM
Subject: Re: Public Liabilities Insurance for Lei King Wan

Dear Mr. HO,

Thank you for your email below to the Director of Home Affairs dated 9 March 2009. I am authorised to give you a reply.

The Building Management (Amendment) Ordinance 2000 and the Building Management (Amendment) Ordinance 2007 introduced amendments to section 28 of the Building Management Ordinance (Cap.344) (BMO) to provide that an Owners' Corporation (OC) should procure and keep in force in relation to the common parts of the building and the property of the OC a policy of third party risks insurance. The details are set out in the Building Management (Third Party Risks Insurance) Regulation (Cap.344B) (the Regulation) which was passed by the Legislative Council in November 2007.

Since the passage of the Regulation by the Legislative Council, the Home Affairs Department have taken various measures to publicise the Regulation and encourage the procurement of third party risks insurance. In December 2008, the Home Affairs Department consulted the Panel on Home Affairs of the Legislative Council on the commencement date of the relevant legislation about procurement of third party risks insurance. In order to allow sufficient time for OCs to procure third party risks insurance if they have not done so, or if they have already procured insurance to ensure that their policies comply with legislative requirements, it was suggested that the commencement date of the relevant legislation be set at 1 January 2011.

Thank you for your concern on building management. Should you need further assistance in the building management of Lei King Wan, please contact Ms Tammy YU (Tel No. : 28866526) or Ms Winnie NG (Tel No. : 28866517) of Eastern District Office.

(Miss Caroline TO)
for Director of Home Affairs

"Paul C.K. Ho" 09/03/2009 12:34 PM

To: "Gov't - HAD - Director of Home Affairs - Pamela Tan" pamela_tan@had.gov.hk
"LKW - Michael Price"
cc: "Gov't - HAD Eastern OIC- Winnie Ng" <winnie_fl_ng@had.gov.hk>
"Gov't - HAD - Bldg Mgmt - Pammy Leung" <pammy_yp_leung@had.gov.hk>
"LKW - Director - Godwin KM Lo c/o Portia Cheuk"
"LKW - Director \ (backup forwarding) - Jennifer Wong"
"LKW - Fion Chen" "Ming" "LKW - Share Tai Ki" "LKW - Susanna Liu"
"Swire Properties - Director - Keith G. Kerr"

Subject : Public Liabilities Insurance for Lei King Wan

Dear Mr. Price,

I went to management office on Saturday, March 7, as usual and learnt that there is no PUBLIC LIABILITIES INSURANCE being insured. It appears that you do not do your job in accordance with DMC.

I do hereby hold you personal liable for this negligence and/or criminal liabilities as well as any monetary compensation in case there is any accident / incident relating to PUBLIC LIABILITIES INSURANCE issue.

If you have really insured, please upload the concerned INSURANCE POLICY into Lei King Wan website without any delay.

Looking forward to have your prompt attention.

Dear Director of Home Affairs,

Please advise what is the reason of holding Cap 344B in the status of "NOT YET IN OPERATION".

Looking forward to receiving your prompt reply.

Best Regards

Paul Ho

A Permanent Resident of HKSAR

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