

香港房屋委員會
Hong Kong Housing Authority

Review on the Effectiveness of the Tenants Purchase Scheme Advisory Team 檢討租者置其屋計劃諮詢隊的成效

Legislative Council Panel on Housing
立法會房屋事務委員會
9.6.2011

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Background 背景

**Tenants Purchase Scheme Advisory Team (TPSAT)
租者置其屋計劃諮詢隊**

- Set up in June 2009 for a period of two years
2009年6月成立，為期兩年
- Equip Management Committees and owners with better knowledge on estate management and maintenance
加強管委會及業主在物業管理和保養方面的知識
- Major tasks 主要任務
 - Pay goodwill visits 親善探訪
 - Publish educational materials 出版教材
 - Organise forum 舉辦研討會

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Goodwill Visits 親善探訪

- Visit to all 39 TPS estates 探訪所有39個租置屋邨
- Offer advice / recommendations 提供意見及建議
- OC's major concerned topics 法團主要關注的事務

(1) Role of the HA & the HA representative	(1) 房委會和房委會代表的角色
(2) Observance of BMO, DMC, Government Lease, etc.	(2) 遵守建築物管理條例、公契、政府租契等
(3) 7-year Structural Safety Guarantee	(3) 七年樓宇結構安全保證
(4) Use of Maintenance Fund	(4) 維修基金的運用
(5) Proprietary maintenance of lifts	(5) 升降機原廠保養
(6) Tree management	(6) 樹木管理

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Educational Materials 教材

- Manual 實務指南
- Pamphlet 單張

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Educational Materials (cont'd) 教材(續)

- Video 短片
 - Maintenance 保養
 - Daily Management 日常管理
 - Building Works 建築工程

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Forum 研討會

- Address OC's major concerns 處理法團的主要關注
- Presentations by guest speakers from professional bodies and government departments 專業團體和政府部門的嘉賓講者作專題講解

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Forum (cont'd) 研討會(續)

Topics	主題
Owners' rights & responsibilities	業主的權利與責任
Handling complaints on water dripping from air-conditioners, water seepage and pest control	如何處理冷氣機滴水、家居滲水及防治蟲鼠的投訴
Tree management	樹木管理
Selection and employment of consultants and contractors	如何選擇及招聘工程顧問及承辦商
Monitoring of building works	建築工程的管制
Lift safety and maintenance	升降機安全及保養管理

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Forum (cont'd) 研討會(續)

Over 300 participants
逾三百人參與



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Forum (cont'd) 研討會(續)

Handle enquiries through Q&A session
藉問答環節解答疑問



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Achievements 成效

- Equip OCs with necessary knowledge on estate management and maintenance
裝備法團在物業管理和保養方面的基本知識
- With enhanced management practices of OCs, owners may enjoy improved management service, better living environment, higher property value
法團強化管理措施後，業主得享更優質管理服務、更佳生活環境、更高物業價值

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Way Forward 未來路向

- TPSAT will be disbanded in mid-June 2011
諮詢隊將於2011年6月中解散
- HA will continue to support OCs through HA representatives in attending MC meetings and owners' general meetings
房委會透過房委會代表參與管委會會議和業主大會，繼續支持法團

- Thank you 謝謝 -

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