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Panel on Development and Panel on Home Affairs

**Joint Subcommittee to Follow Up Issues Relating to the
Redevelopment, Maintenance and Management of Aged Buildings**

**Background brief prepared by the Legislative Council Secretariat
for the meeting on 24 June 2019**

**Support measures tailored for "three-nil" buildings
provided by the Home Affairs Department**

Purpose

This paper gives a brief account of past discussions of the Panel on Home Affairs ("the Panel") on the support measures tailored for "three-nil" buildings¹ provided by the Home Affairs Department ("HAD").

Background

2 According to the Administration, HAD launched two phases of the Building Management Professional Advisory Service Scheme ("BMPASS") in April 2011 and April 2014 respectively to enhance the support for property owners and residents of aged buildings, particularly those living in "three-nil" buildings. Under the first and second phases of BMPASS, professional property service companies were engaged by HAD to provide one-stop professional advisory and support to a total of 2 453 old buildings, including preparing management audit reports for the fire services, electrical and other common facilities of the participating buildings, assisting them in forming owners' corporations ("OCs"), applying for various subsidies or loan schemes and following up on maintenance works. HAD launched the third phase of

¹ "Three-nil" buildings refer to buildings which do not have an owners' corporation or any form of owners'/residents' organizations, or do not engage a property management company.

BMPASS for three years from April 2017 to March 2020 to provide service to about 1 400 old buildings including all remaining eligible "three-nil" buildings.

3 HAD also launched the Resident Liaison Ambassador Scheme ("the Ambassador Scheme") in November 2011 to recruit owners or tenants who live in buildings of 30 years or above and without any form of management as Resident Liaison Ambassadors ("RLAs"). RLAs will assist government departments in contacting residents and engaging them in discussion and handling of daily building management matters.

Deliberations by members since the Fifth Legislative Council

4 Members expressed concern about the inadequate support provided by HAD to owners and residents living in "three-nil" buildings. They asked how HAD would assist these owners in their daily building management and maintenance. The Administration advised that HAD had in recent years implemented a number of initiatives, including BMPASS and the Ambassador Scheme to strengthen the support to owners and residents, in particular those living in "three-nil" buildings.

5 Some members considered that BMPASS was far from effective in encouraging owners of "three-nil" buildings in setting up OCs. They suggested that the Administration should come up with more incentives and other initiatives, with a view to encouraging owners to form OCs and promoting sustained building management and maintenance.

6 The Administration advised that from 2016 to 2018, under BMPASS, the property service companies had assisted owners of "three-nil" buildings in setting up 170 OCs. The Administration further explained that incorporation of owners was only one of the many tools to achieve effective building management. The key had always been active participation of owners and close liaison with the property management companies. Many owners of house developments had already formed non-statutory organizations like owners' committees for the better management of their properties.

7 In response to members' enquiry about the effectiveness of the Ambassador Scheme, the Administration advised that as at 30 April 2017, 241 OCs had been formed through the Scheme in 15 districts. Besides, RLAs assisted government departments, such as the Fire Services Department and the Water Supplies Department, in disseminating messages on fire safety, conducting fire drills, following up on leakages of communal water pipes, etc. RLAs also actively promoted the formation of OCs in their buildings and many of them had become management committee members upon the formation of

OCs.

Relevant papers

8 A list of the relevant papers on the Legislative Council website is in the **Appendix**.

Council Business Division 2
Legislative Council Secretariat
18 June 2019

**Relevant papers on
support measures tailored for "three-nil" buildings
provided by the Home Affairs Department**

Meeting	Date of meeting	Paper
Panel on Home Affairs	28 May 2013 (Item V)	Agenda Minutes
Legislative Council	5 July 2017	Official Record of Proceedings (Pages 133-139)
Finance Committee	10 April 2019	Administration's replies to members' written questions in examining the Estimates of Expenditure 2019-2020 (Pages 369-370 and 386-387)

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