

Yau Tsim Mong District Building Management Newsletter (Third Issue 2024-25)

New Policy Trends

Stakeholder Consultation on the Proposed Regulatory Regime on Basic Housing Units (“BHUs”)

The Chief Executive announced in the Policy Address in October 2024 to put in place, through legislation, a system on the renting of subdivided units (“SDUs”) in residential buildings, under which up-to-standard units will be named as BHUs. The Government’s proposal on the regulatory regime on BHUs covers the regulation timetable, the scope of regulation, the registration system for pre-existing SDUs, the recognition system on BHUs, the minimum standards of living conditions for BHUs, the offences and penalties, the appeal mechanism, as well as the enforcement approach and priorities.

The Yau Tsim Mong District Council attended the stakeholder consultation on the proposed regulatory regime on BHUs earlier. During the meeting of the Housing and Development Planning Committee of the Yau Tsim Mong District Council, members also actively discussed the “system on the renting of SDUs in residential buildings”, “BHUs” and the “Landlord and Tenant (Consolidation) Ordinance”, and had presented proposals to the relevant policy bureaus and departments through the Secretary, which demonstrated that local District Council Members proactively followed up on the issue of “subdivided flats”, acted in line with the current government’s policies, and continued to support old buildings in the district.

The Housing Bureau is conducting a stakeholder consultation regarding the proposed regulatory regime on BHUs. If you have any opinions, please raise them via email by 10 February 2025. Email address: bhu_consultation@hb.gov.hk.



The Development Bureau Proposes Amendments to the Buildings Ordinance

The Development Bureau (“DEVB”) issued a Legislative Council paper, proposing to amend the Buildings Ordinance along three aspects, namely speeding up building inspection and repair, rationalising the policy on handling unauthorised building works, and enhancing building safety. The target is to introduce the amendment bill in the first half of 2026. The DEVB’s review and recommendations are based on four guiding principles: First, it is the owners’ primary responsibility to maintain and repair their properties. Second, the Government will adopt a carrot and stick approach. On one hand, the Government supports owners in complying with statutory orders and notices. On the other hand, the Government imposes legal responsibilities and a penalty system to compel owners’ compliance with the orders and notices. Third, to strike a balance between lenient and stringent enforcement, and to adjust enforcement degree having regard to the type and nature of contravention. Fourth, the policy principles and objectives should be clear, while enforcement should be pragmatic.

The DEVB has launched a two-month consultation on the above proposed legislative amendments, and the consultation document has been uploaded onto its website. Any views are welcome to be submitted through the online form or by email on or before 28 February 2025.

Online form: https://www.devb.gov.hk/tc/issues_in_focus/proposals-to-amend-the-buildings-ordinance/online-form-for-sending-us-your-views/index.html

Email address: bo_consultation@devb.gov.hk.

Useful contacts

1. Yau Tsim Mong District Office’s Building Management Liaison Team Hotline	2399 2155
2. Hong Kong Police Force - Tsim Sha Tsui Police Station Report Room	3661 1650
3. Hong Kong Police Force - Yau Ma Tei Police Station Report Room	3661 1652
4. Hong Kong Police Force - Mong Kok Police Station Report Room	3661 1642
5. Fire Services Department’s Building Improvement Support Centre Hotline	2272 9112
6. Buildings Department’s General Enquiries and Emergencies Hotline	2626 1616
7. Reports on Water Seepage in Buildings - Kowloon Regional Joint Office (comprising Buildings Department and Food and Environmental Hygiene Department)	3156 1942
8. Urban Renewal Authority’s Integrated Building Maintenance Assistance Schemes Hotline	3188 1188
9. Water Supplies Department’s Enquiry Hotline	2824 5000
10. Drainage Services Department’s Hotline	2300 1110
11. CLP’s Customer Service Hotline	2678 2678
12. Towngas’ Customer Hotline	2880 6988

Building Management (Amendment) Ordinance 2024

The Building Management (Amendment) Bill 2023 was passed by the Legislative Council on 4 July 2024. The Building Management (Amendment) Ordinance 2024 was published on the Gazette on 12 July and will come into effect on 13 July 2025. The Yau Tsim Mong District Office held a briefing session regarding the amendments in early November 2024, during which representatives of owners’ corporations and property owners actively raised questions. For further details on the proposed amendments, please visit the following website:

https://www.buildingmgt.gov.hk/tc/Policy_and_Legislation/2_10.html

《2024年建築物管理(修訂)條例》
《(修訂條例)》將於
2025年7月13日正式實施
《Building Management (Amendment) Ordinance 2024》(Amendment Ordinance) will come into operation on 13 July 2025

目的 Objectives

- 規定更多業主參與重大採購決定
To require the engagement of more owners in major procurement decisions
- 提高業主立案法團運作之透明度和問責性
To improve the transparency and accountability of the operation of owners’ corporations
- 加強阻嚇不遵守《建築物管理條例》(第344章)的情況
To deter against non-compliance with the Building Management Ordinance (Cap. 344)

主要修訂內容 Major Amendments:

1. 就建築物管理所需的高價值採購，施加投標和申報規定。
To impose requirements for tendering and declarations in relation to high-value procurement for building management.
2. 大型維修工程採購的決議必須由至少5%業主或100名業主親身投票通過，以較少者為準。
A resolution for large-scale maintenance procurement can only be passed if at least 5% of the owners or 100 owners, whichever is the lesser, have voted in person.
3. 調整財務報表的相關規定，包括要求每年總收入或總開支(或兩者)超過或將會超過50萬元的大廈，不論單位數目為何，均須編計財務報表。
To adjust certain requirements in relation to financial statements, including audit requirement for financial statements of buildings with total income or expenditure (or both of them) exceeding or likely exceeding \$500,000, regardless of the number of flats.
4. 將沒有保存某些關於建築物管理的文件，訂為刑事罪行。
To criminalise the failure to keep certain documents concerning building management.

請即查詢更多《修訂條例》的資訊，請瀏覽 www.buildingmgt.gov.hk，或掃描二維碼。
For more information about the Amendment Ordinance, please visit www.buildingmgt.gov.hk, or scan the QR code.

District Council Updates / Yau Tsim Mong Building Management Information

Clutter Clearing Service to Unblock Fire Escape Routes in Old Buildings

In order to provide further support to old buildings in the district, to reduce and eliminate their fire hazards, and to assist old buildings where fire escape routes are severely obstructed and a lack of capacity to address these issues is found, the Yau Tsim Mong District Office is providing the “Clutter Clearing Service to Unblock Fire Escape Routes in Old Buildings” for approximately 20 old buildings in the district from December 2024 to the first quarter of 2025. A community service contractor organisation will be commissioned to conduct home visits after the obstruction in these buildings’ fire escape routes has been removed, so as to understand the tenants’ willingness to establish a owners’ corporation. This initiative aims to enhance the fire safety and living environment for residents in the district in the long term. If needed, you may contact the District Councilors for assistance with referrals.



Yau Tsim Mong Building Management Workshop

In order to enhance support for property owners in the district in effectively managing their buildings, the Yau Tsim Mong District Office held two building management workshops in November 2024. These workshops provided attendees with explanations on the Building Management (Amendment) Ordinance 2024, methods for addressing water leakage in homes, and information on management of owners’ corporations. More than 100 participants attended the two workshops. On the day of the events, many attendees actively raised their hands to ask questions and expressed that the content was very informative and useful.

Forthcoming Yau Tsim Mong Building Management Certificate Course

To continue to support property owners in the district in effectively managing their buildings, the Yau Tsim Mong District Office will launch the Building Management Certificate Course in late 2025. Details will be announced in mid-2025.



Colleagues from the Yau Tsim Mong District Office provided the attendees with an explanation on the Building Management (Amendment) Ordinance 2024 and related information

A practicing lawyer explained to the attendees the procedures regarding the re-election, election, by-election, and removal of members of management committees of owners’ corporations

Yau Tsim Mong - Seminar on Central Platform on Building Management

The Yau Tsim Mong District Office will hold a seminar on the Central Platform on Building Management at the Hall of Mong Kok Community Hall on 10 June 2025. For inquiries, please feel free to contact the District Building Management Liaison Team of the Yau Tsim Mong District Office at 2399 2155.

簡介會的最新資料詳情，請瀏覽民政事務總署的大廈管理專網網頁。
For details, please visit the Home Affairs Department’s dedicated website on building management (www.buildingmgt.gov.hk).

2835 2542

中文網站 English website

Visit Owners’ Corporations in Yau Tsim Mong District That Are Inactive or Have Ceased Operation

The Housing and Development Planning Committee of the Yau Tsim Mong District Council, following its previous visit to “three nil” buildings in the district, will proactively contact the relevant buildings in the district where inactive and non-operating owners’ corporations are found. Committee members will conduct home visits and provide further assistance. It is hoped that through first-hand contact, Committee members will gain a deeper understanding of the challenges faced by these corporations that are inactive or have ceased operation, and collaborate with the Yau Tsim Mong District Office, so as to facilitate the revival of operation of these owners’ corporations.

Should you have any opinions or suggestions regarding building management matters in this district, please feel free to contact the District Building Management Liaison Team of the Yau Tsim Mong District Office at 2399 2155.



Mediation Training Workshop

Building management is complicated, especially in Yau Tsim Mong District where there is a large number of private buildings. Stakeholders (including owners, tenants, owners’ corporations and management companies) may have different views on daily building management matters and maintenance works, which would probably lead to disputes among different parties. With a view to assisting different parties in resolving disputes over building management more effectively, the Yau Tsim Mong District Office organised two Mediation Training Workshops on 19 December 2024 and 15 January 2025 and invited the Hong Kong Mediation Centre to give frontline staff of the District Building Management Liaison Team and local District Council Members a talk on mediation skills as well as sharing related cases.

Mr Edward YU, JP, District Officer (Yau Tsim Mong), also attended the workshop. Participants commented that the content of the workshops addressed the major challenges faced by the frontline staff and District Council Members in their day-to-day work. Through Dr CHAN Ho-man’s vivid and interesting presentation, the participants learnt how to make good use of mediation skills to assist stakeholders in communicating effectively and resolving their disputes over complicated building management issues in a more peaceful and efficient way, thus contributing to a better living environment and achieving mutual benefits and a win-win situation.



Yau Tsim Mong Building Event Highlights

Cleaning the Common Parts of Buildings

The Yau Tsim Mong District Office, through the District-led Actions Scheme, provided a one-time non-routine cleaning service for common parts of buildings that were “three-nil” buildings or had management organisations that were not functioning effectively. In 2024, over 300 buildings’ common parts were cleaned, resulting in the removal of more than 58 tons of waste, and over 800 T-shaped rodent bait boxes were placed, and nearly 1700 inspections were conducted in targeted buildings, benefiting more than 5000 households. Following the cleaning of the buildings, staff from the Yau Tsim Mong District Office visited the premises to distribute cleaning kits and flyers containing information on mosquito and rodent prevention to the residents. Eighty-six percent of residents reported that the hygiene of their buildings had improved after the cleaning, and 85% believed that the initiative effectively increased residents’ attention to building management. Moreover, over 40% of surveyed residents expressed their willingness to participate in owners’ corporations and have registered as Resident Liaison Ambassadors, demonstrating that the plan has successfully promoted the message of good building management.



Cleaning workers have removed the accumulated rubbish from the common parts within target buildings in the district

Three-dimensional (3D) Architectural Drawing Pilot Scheme

The Yau Tsim Mong District Office and the Consultancy Team from University of Hong Kong’s Department of Architecture are implementing a Three-Dimensional (3D) Architectural Drawing Pilot Scheme. The consultancy team has completed on-site inspections and scanning work for 10 target buildings and will provide the owners with the relevant three-dimensional (3D) architectural drawings. They will then work with the Fire Services Department’s Building Improvement Division to explain to buildings the details and requirements of fire safety directions, so that owners can have a clear understanding and start the fire safety works as soon as possible.



Guided Tour to Building Which Had Successfully Complied with Fire Safety Directions

The Yau Tsim Mong District Office and its contractor organisation held a Guided Tour to Building Which Had Successfully Complied with Fire Safety Directions on 16 November 2024. Twenty representatives from local owners’ corporations visited a building in the district that had completed fire safety improvement works. The relevant persons shared valuable experiences in the preparation and execution of fire safety improvement works. Through on-site visits and experience sharing, the initiative aims to enhance the basic understanding of fire safety directions among target buildings’ owners and to strengthen their confidence in completing fire safety projects.

In 2024, the Yau Tsim Mong District Office and its contractor organisation attended 166 general meetings of owners and 16 management committee meetings, assisted 29 target buildings in hiring engineering consultants and contractors to carry out fire safety works, supported one target building in establishing an owners’ corporation, and aided two buildings in complying with fire safety directions. To date, the programme has assisted 212 target buildings in hiring engineering consultants and contractors to address matters related to fire safety directions, with a total of 35 buildings having commenced fire safety works according to approved fire safety plans. Additionally, the programme has successfully aided nine target buildings in complying with fire safety directions and assisted in the establishment of owners’ corporations for 33 target buildings.



Pilot Scheme on 3D Building Mapping

The Yau Tsim Mong District Fire Safety Committee, in collaboration with a consultancy team from The Hong Kong Polytechnic University, has implemented the Pilot Scheme on 3D Building Mapping, and has successfully provided virtual reality images for two buildings. Together with the Yau Tsim Mong District Office, the Hong Kong Fire Services Department, the consultancy team from The Hong Kong Polytechnic University, and representatives from owners’ corporations, it had held a briefing meeting for buildings. During the meeting, representatives from the Fire Services Department used the virtual reality images of the buildings to clearly explain the requirements of fire safety directions to owners, facilitating a better understanding of the content and enabling the prompt initiation of fire safety works in the buildings.

The consultancy team from The Hong Kong Polytechnic University held a meeting with representatives of building owners



Fire Safety Education and Awareness Activities for Old Buildings

The Yau Tsim Mong District Fire Safety Committee, in collaboration with the Yau Tsim Mong District Office, the Yau Tsim Mong North Area Committee and the Hong Kong Fire Services Department, visited Sincere House on 29 November 2024, where many guesthouses were located. They provided a briefing on fire escape to tenants and distributed towels (one of the “three essential items for fire escape”) along with leaflets on fire escape, which was aimed at enhancing fire escape awareness and home fire prevention consciousness.



Distributing fire safety promotional leaflets and commemorative items with fire safety messages to attendees



Yau Tsim Mong West Area Committee, in partnership with Nano and Advanced Materials Institute (“NAMI”), Introduce the Yau Tsim Mong Scheme of Remedying Exposure of Reinforcement through Technology

The Yau Tsim Mong District Office has always tried to help enhance the living environment of families in need in the district through advance technology, such as addressing issues of ceiling concrete spalling and exposed reinforcement. Since July 2024, it has helped three families in need in the district. One of the beneficiaries is an elderly Ms CHOW who lives alone in Tai Kok Tsui. She just underwent knee surgery earlier this year and has not fully recovered. Due to aging and leaks, there was concrete spalling on the ceiling of her bathroom. Upon learning of the situation, the District Council Member immediately referred her case to the Yau Tsim Mong West Area Committee. The relevant technicians subsequently used advanced technology of NAMI to expedite the process and quickly resolved the issues of spalling concrete and exposed reinforcement on the ceiling. Ms CHOW is grateful to Mr Edward YU, District Officer (Yau Tsim Mong), for his help. The scheme showcases the success of collaboration of various parties in the community.

The entire programme can serve ten families in need, which are welcome to contact their local District Council Members for further referrals.

