



CELEBRATING

the 75th Anniversary of the Founding of the People's Republic of China

Owners' Corporations Advisory Services Scheme

Service Targets

- ✓ OCs in need of assistance in daily building management matters;
- ✓ OCs requiring assistance in procuring third party risks insurance or appointing accountant;
- ✓ OCs requiring assistance in reactivating defunct or inactive management committees to handle building management matters; and
- ✓ OCs requiring assistance in complying with the order/notice/direction issued by the Buildings Department and/or the Fire Services Department.

Scope of Services

- Providing OCs with advice and assistance in handling daily building management matters.
- Assisting OCs in reactivating defunct or inactive management committees to handle building management matters.
- Assisting OCs in applying for building management-related support services and subsidies.
- Assisting OCs in appointing accountant to audit financial statements.
- Assisting OCs in handling complaints or enquiries about building management matters.
- Assisting OCs in complying with the order/notice/direction issued by the Buildings Department and/or the Fire Services Department.
- Assisting OCs in procuring third party risks insurance.
- Assisting OCs in complying with the Building Management Ordinance (Cap.344) and relevant Codes of Practice, and adopting the Best Practices on Building Management and the Checklist on Procedural Propriety on Building Management.

How to Apply

Interested OCs may return the duly completed application form to the HAD or the District Building Management Liaison Team (DBMLT) of the corresponding District Office, or register on https://www.buildingmgt.gov.hk/te/Support_Services/2_21.html.

Enquiry

For enquiries, please contact Division IV of HAD (Tel. no.: 2835 2540; email address: ocass@had.gov.hk).

Event Forecast

Yau Tsim Mong District Building Management Workshop

Date	2 November 2024 (Saturday)
Time	2 pm to 4 pm
Venue	Mong Kok Community Hall, 2/F, Mong Kok Complex, 557 Shanghai Street, Mong Kok
Content	(1) Water seepage at Home- problems and solutions (2) Independent Commission Against Corruption ("ICAC") - Integrity Building Management (3) Introduction to «Building Management (Amendment) Ordinance»
Speaker	Representative(s) from The Hong Kong Institute of Water Leakage Inspectors, ICAC and Yau Tsim Mong District Office
Enquiry	2399 2740 (Mr YIU)

Date	14 November 2024 (Thursday)
Time	7 pm to 9 pm
Venue	1/F, Henry Leong Yau Ma Tei Community Center, 60 Public Square Street, Yau Ma Tei, Kowloon
Content	Case sharing on corporate management committee election, co-election, by-election and removal, etc.
Speaker	Practicing lawyer
Enquiry	2399 2740 (Mr YIU)

Survey of residents' views on "Three-nil Buildings" by Yau Tsim Mong District Council

In order to study and solve the problem of "three-nil buildings" of this district failing to form Owners' Corporation ("OC"), the Chairman of the current term of Yau Tsim Mong District Council Mr Edward YU Kin-keung, JP, asked Members of the Housing and Development Planning Committee to collect residents' opinions on "three-nil buildings" at the first District Council meeting. Each Member was tasked to visit two "Three No Buildings" in the district for a door-to-door survey to learn about the unique circumstances of each building and to explore why did they failed in establishing an OC or hiring a management company, as well as the difficulties faced by residents.

The survey has been carried out for the last six months and the results are as follows:

1. More than 30% of the residents believe that the hygiene and security of their building's common areas need to be improved.
2. Almost 30% of the residents are aware that their building has received orders from the Buildings Department or fire safety directions from the Fire Services Department.
3. Almost 50% of the residents agree that the establishment of an OC can effectively improve building management and living environment.

Yau Tsim Mong District Office ("YTMDO") has included buildings with poor hygiene in the cleaning project under the District-led Action Plan to provide one-time cleaning services for common areas of these buildings. During the survey, some residents said that they had received a request from the Buildings Department If you receive an order or fire safety directive but are unsure how to follow up, the YTMDO will consider referring the case to the "Building Management Professional Advisory Service Scheme" (BMPASS) or the "Fire Safety Directive Support Service Scheme" for assistance. YTMDO will continue to organise various types of building management lectures to enhance the understanding of building management among owners/residents of the three nil buildings in the district.

Yau Tsim Mong Scheme of Remedying Exposure of Reinforcement through Technology

A great many buildings in Yau Tsim Mong District are aging. To improve the living environment for residents, the Yau Tsim Mong District Office("YTMDO"), in partnership with the Yau Tsim Mong West Area Committee and the "Nano and Advanced Materials Institute" ("NAMI"), has launched the "Yau Tsim Mong Scheme of Remedying Exposure of Reinforcement through Technology." This initiative targets families in need, including subdivided flat households, addressing issues of ceiling concrete spalling and exposed rebar using patented technology to speed up the repair process.

The first trial took place on 26 July for an ethnic minority family, with several guests in attendance, including Yau Tsim Mong District Officer Mr Edward YU Kin-keung, JP, NAMI board member and District Council Member Ms AU Chor-kwan, JP, and the chairman of the Yau Tsim Mong West Area Committee, Mr Ting Tin-yau.

Mr Edward YU expressed gratitude to the Yau Tsim Mong West Area Committee and NAMI for their response and was pleased to see the synergies of multi-party collaboration: district council members brought up the problems facing the residents, followed by the care team conducting home visits to identify the households in need, and the YTMDO coordinating resources. He also thanked the volunteer team from the Fire Services Department for their support during the repair work.

This project will benefit ten families in need in the West Area of Yau Tsim Mong, and there are plans to share the experience with a larger audience in future.



The first trial project on July 26 has been completed successfully.

Applying the patented repair materials.

Before the repair work, it is necessary to remove the spalling concrete and the rusted areas of the rebar.



(From right) District Officer Yu Kin-keung, representative of the Hong Kong Fire Services volunteer team, Vice Chairman of the West Area Committee Mr LU Ho-yin, Chairman Ting Tin-yau, NAMI board member and District Council Member Ms AU Chor-kwan, JP, and NAMI Chief Operating Officer Jenny YIU discuss how the new technology can be applied.

Yau Tsim Mong Building Management Workshop

As many buildings in Yau Tsim Mong have received mandatory building inspection notices from the Buildings Department ("BD") and fire safety directions issued by the Fire Services Department, the Yau Tsim Mong District Office organised various building management workshops for OCs and owners in August. On 8 August, a practicing lawyer was invited to explain the legal liabilities arising from the building's failure to comply with the mandatory building inspection notices or fire safety directions; on 24 August, a representative from the Property Management Services Authority ("PMSA") was invited to brief OCs on the points-to-note when choosing a management company; on 28 August, a seminar on "Ensuring Property Safety - Understanding the Mandatory Building and Window Inspection Schemes and Slope Management Work" was held in association with the PMSA, the Civil Engineering and Development Department and the BD to provide relevant information to property management license holders and the industry.

The three workshops attracted more than 3,100 participants. Many participants commented that the content of the workshops was very informative and that they were able to manage the buildings more effectively after acquiring the knowledge of building management.



Seminar on "Ensuring Property Safety - Understanding the Mandatory Building and Window Inspection Schemes and Slope Management Work" on 28 August.

Urban Renewal Authority – Home Safety Improvement Community Programme

In order to improve the living environment of residents in old districts, the Urban Renewal Authority launched a one-year "Home Safety Improvement Community Programme", which was supported by the Yau Tsim Mong District Office, among others. The programme gathered the strength of the District Fire Prevention Committee and local organisations to provide home safety solutions with essential safety and fire protection facilities to the grassroots and underprivileged families, such as elderly, people living in sub-divided units, and ethnic minorities, so as to improve the home safety level of these households. The launch ceremony was held recently, officiated by the Secretary for Home Affairs and Youth Affairs Ms Alice MAK Mei-kuen, SBS, JP.



The Home Safety Improvement Community Programme ceremony (Photos provided by The Urban Renewal Authority)

The Fire Safety Direction Support Service

Yau Tsim Mong District Office ("YTMDO") continues to implement the Fire Safety Direction Support Service in the district. As at 15 August 2024, staff from the YTMDO have attended 106 OC meetings and 11 MC meetings. The scheme has assisted 205 buildings in hiring consultants and contractors to comply with the fire safety directions, assisted 35 buildings in beginning works according to the approved FSI schematic drawings, helped 8 buildings in complying with the fire safety directions, and assisted 33 "3-nil buildings" in forming OCs. Moreover, YTMDO and MKKFA has organised a "Fire Safety Works Sharing Session" on 21 August; representatives of 25 buildings attended the sharing session to share their experiences on fire safety works. It is hoped that this will enhance the confidence of other target building owners in complying with the fire safety directions and raise owners' awareness of the fire safety improvement works.



Participants shared their difficulties in handling the fire safety works in their buildings.



Group photo of participants and staff attending the "Fire Safety Works Sharing Session".

Fire safety talks and distribution of fire prevention education leaflets

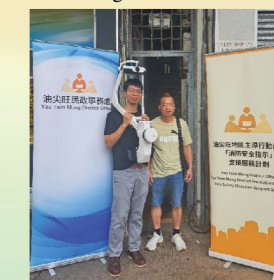
In order to raise fire safety awareness of residents in the district, the YTMDO, together with the Yau Tsim Mong District Fire Safety Committee and the FSD, give fire safety talks and distribute fire prevention education leaflets and souvenirs (including towels, one of the three useful items for fire escape, and firefighter cartoon keychains) to the residents via tea gatherings organised by community groups in the district. From May to August this year, five activities have been carried out, involving more than 900 residents.



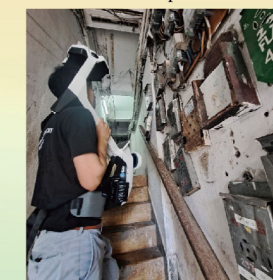
Members of the Yau Tsim Mong District Fire Safety Committee distributed fire prevention education leaflets and souvenirs with fire prevention messages to participants.

Three-dimensional (3D) Architectural Drawing Pilot Scheme

For the Three-dimensional(3D) Architectural Drawing Pilot Scheme, the Yau Tsim Mong District Office ("YTMDO") arranged a consulting team to conduct 3D scanning and photography of the fifth target building in Tai Kok Tsui on 14 August to produce a 3D architectural drawing of the building. Staff from the YTMDO, together with the representatives of the consultant team of the Building Improvement Division of the Fire Services Department and this Scheme, will attend the Owners' Corporation meeting of the target building and show the 3D drawing to the owners to explain the details and requirements of the fire safety directions, so that the owners can have a clear understanding and start the fire safety works as soon as possible.



The "Three-dimensional (3D) Architectural Drawing Pilot Scheme" provides building scanning and 3D drawing service to one of the target buildings in Tai Kok Tsui.



A staff member used a scanner to scan common area in a target building.

Fire Drill in Yau Tsim Mong District

Yau Tsim Mong District Office ("YTMDO"), Fire Services Department ("FSD"), Yau Tsim Mong District Fire Safety Committee, District Council Members, Yau Tsim Mong North Area Committee and Care Team visited a 64-year-old building in Mong Kok with more than 100 households to provide assistance and helped with a fire drill for the building.

After the fire drill, the representatives from the FSD explained to residents what they need to pay attention to in the event of a fire. YTMDO also distributed keychains and towel (a useful item for fire escape) to the participants, reminding them to bring towels and keys with them when escaping a fire.



Members of the Yau Tsim Mong District Fire Safety Committee distributed fire prevention leaflets to nearby shops. Representatives from FSD explained to residents on what they need to pay attention to in the case of a fire.

Gentle Reminder

The Yau Tsim Mong District Office and the Yau Tsim Mong Fire Safety Committee would like to remind people paying tribute to ancestors at graveyards in the countryside during the Chung Yeung Festival period to exercise caution and prevent hill fires.

FSD Announces "List of Registered Fire Service Installation Contractors with Successful Completion of Improvement Works" for Owners' reference

The Fire Safety (Buildings) Ordinance (Cap. 572) ("Ordinance") came into effect in 2007, aiming to enhance the fire protection of approximately 14,000 composite and domestic buildings ("target buildings") constructed on or before March 1, 1987, or with the plans of the building works first submitted to the Buildings Department ("BD") for approval on or before that date, across Hong Kong, bringing them up to modern standards. Under the Ordinance, the Fire Services Department ("FSD") and the BD issue Fire Safety Directions ("Directions") to owners and/or occupants, detailing the necessary fire safety improvement works. Upon receiving the Directions from the FSD, owners and/or occupants must engage qualified registered fire service installation contractors ("Contractors") to carry out the required works.

The FSD recognises that upgrading the fire safety standards of these old buildings is a challenging but necessary task. Despite the FSD's various measures, including technical, financial and coordination support to facilitate owners comply with the Ordinance, and providing a full "List of Registered Fire Service Installation Contractors" and those willing to undertake fire safety improvement works on its website, we have found that owners still desire more information, such as successful project experiences and professional integrity, etc. to select suitable contractors.

After extensive internal discussions and research with the support from stakeholders of the industry, the FSD decided to further enhance information transparency and, on 16 May 2024, released the "List of Registered Fire Service Installation Contractors with Successful Completion of Improvement Works under Cap. 572". Contractors on this list not only have experience in completing the relevant improvement works but also have not been delisted by the Registered Fire Service Installation Contractors Disciplinary Board in the past five years. The FSD aims to highlight these contractors' successful experience and professional integrity, facilitating owners to select suitable contractor for conducting the improvement works.

We believe that by regularly updating this list not only can help owners find suitable contractors and complete fire safety improvement works as soon as possible, but also will foster a competitive environment, encouraging contractors to enhance their professional standards and service quality, thereby improving the overall fire safety of Hong Kong's old buildings.

We believe that through the combined efforts of the government, owners and contractors, Hong Kong's old buildings will become safer, and the living environment of citizens will be better. In the future, the FSD will continue to listen to opinions and suggestions from all parties, adjusting and improving relevant policies and measures in a timely manner.