

# 油尖旺區大廈管理通訊 (2024年第一期)

## 油尖旺區大廈火警善後跟進

油尖旺民政事務處、油尖旺區關愛隊和區議員在大廈火警後即時作出一連串跟進工作，包括開放臨時庇護中心以安置災民、派發熱飯、感應照明燈和電筒予災民。此外，為加強居民的火警逃生及家居防火意識，油尖旺民政事務處聯同消防處及油尖旺區防火委員會為舊式樓宇舉辦火警演習，亦派發防火宣傳單張和電子燭燭，向居民推廣防火知識。



油尖旺民政事務處及油尖旺區防火委員會在大廈火警後，火捷把120個感應照明燈及100支電筒予消防處員工，讓他們協助在大廈公共位置安裝及派發給居民。



油尖旺民政事務處、消防處及油尖旺區防火委員會委員連同消防安全大使到發生火警的大廈向居民派發家居防火宣傳單張，以及講解防火注意事項。



油尖旺民政事務處連同香港紅十字會和社會福利署向受影響的大廈居民提供應急物資，包括食物、衣服和沐浴露。



油尖旺民政事務處、消防處、油尖旺區防火委員會、油尖旺區關愛隊和區議員向發生火警的大廈的居民派發單張，並表達關懷。



油尖旺民政事務處及油尖旺愛心慈善基金向大廈提供一次性的清潔服務，清走所有公共地方的雜物，以及進行消毒，以去除梯間的煙味和異味。



油尖旺民政事務處、油尖旺愛心慈善基金及油尖旺區防火委員會向華豐大廈居民派發滅火筒及滅火瓶。



油尖旺區關愛隊到發生火警的大廈，探訪居民及派發熱飯。



油尖旺區關愛隊到發生火警的大廈，探訪居民及派發熱飯。



油尖旺區關愛隊為開放臨時庇護中心作準備。

## 三維空間建築繪圖試驗計劃開始為目標大廈進行掃描

油尖旺民政事務處為了幫助本區舊式大廈處理由消防處及屋宇署發出的「消防安全指示」，自2018年開始，委託旺角坊會陳慶社會服務中心推行「消防安全指示」支援服務計劃，協助目標大廈成立業主立案法團、出席大廈業主大會、以及協助法團申請市建局資助，並向有關部門跟進有關審批圖則的申請事宜，從而讓大廈遵辦消防安全指示工作盡早開展。

最近，油尖旺民政事務處與香港大學建築系教授團隊及消防處樓宇改善課合作，推出一個三維空間(3D)建築繪圖先導計劃。希望藉著先進的儀器及電腦軟件將大廈設施的建築圖則以立體圖呈現，並且配合《消防安全(建築物)條例》(第572章)的要求，具體地向目標大廈的業主展示消防安全指示中所要求的項目，協助目標大廈聘請承建商，以便更精準及快捷地完成消防安全指示。

油尖旺民政事務處已安排顧問團隊到油麻地、旺角及佐敦各一幢目標大廈進行3D掃描及拍照，以製作大廈的3D繪圖。及後，亦會向大廈業主提供有關3D建築繪圖，向他們解釋消防工程要求。在3D繪圖的輔助下，業主會更容易明白消防工程的要求，並迅速展開消防工程。預計計劃在今年年底前可為8-10幢目標大廈提供免費建築繪圖的服務。



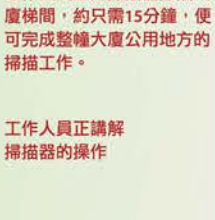
工作人員正用掃描器掃描大廈天台



工作人員正用掃描器掃描大廈梯間，約只需15分鐘，便可完成整幢大廈公用地方的掃描工作。



工作人員正講解掃描器的操作



「三維空間(3D)建築繪圖先導計劃」為油尖旺地區主導行動計劃「消防安全指示」支援服務計劃的其中一幢位於油麻地的目標大廈提供大廈掃描及3D繪圖服務。

「三維空間(3D)建築繪圖先導計劃」為油尖旺地區主導行動計劃「消防安全指示」支援服務計劃的其中一幢位於油麻地的目標大廈提供大廈掃描及3D繪圖服務。

## 持續協助“三無”大廈清洗公用地方及進行防鼠工作 引入創科技術改善“三無”大廈公用地方環境衛生

油尖旺民政事務處持續推行地區主導行動計劃—「清洗大廈公用部分項目」，委託清潔承辦商，由2023年4月至2024年3月，為區內共300幢“三無”大廈或管理欠妥善的目標大廈清洗公用地方，期間共清理12.8噸垃圾，共逾4000戶住戶受惠。

在“三無”大廈的防治鼠患方面，民政處委託清潔承辦商，由2023年4月至2024年3月，在“三無”大廈的公用地方擺放近1300個「T形鼠餌盒」，以及到大廈巡視及更換鼠餌超過700次，以協助“三無”大廈居民防治鼠患。

為進一步改善區內“三無”大廈公用部分的環境衛生，民政處由2024年初開始，委託清潔承辦商於清洗大廈流程中加入創科元素，利用先進的清潔產品，為“三無”大廈公用地方清理頑固污漬，藉此向居民展示良好大廈管理的重要性，鼓勵居民成立業主立案法團，維持大廈公用部分環境衛生。



油尖旺民政事務處的清潔承辦商正在清理“三無”大廈公用地方堆積的垃圾



清潔承辦商在清洗大廈後，在大廈公用地方放置「T形鼠餌盒」。



清潔承辦商加入創科技術，利用先進的清潔產品清潔“三無”大廈公用地方的頑固污漬。

## 大廈管理專業顧問服務計劃

油尖旺民政事務處剛於2024年6月19日進行大廈管理專業顧問服務計劃服務使用者諮詢會議，以檢討過去半年的計劃成效。透過計劃，共成立7個業主立案法團，遠超過計劃訂定的目標1.3倍，成效指標達2.3倍。計劃中，管理公司更邀請服務使用者填寫問卷，當中有八成以上的使用者對計劃表示滿意及非常滿意。有關計劃推行進度及成效指標如下：



油尖旺民政事務處、區議員以及各分區委員會代表於2024年6月19日出席大廈管理專業顧問服務計劃服務使用者諮詢會議。

## 消防處成立了「消防處樓宇改善支援中心」 就改善舊式樓宇的整體消防安全水平提供一站式支援服務

消防處於2023年12月18日正式成立消防處樓宇改善支援中心(“支援中心”)，為訂明商業處所、指明商業建築物、綜合用途建築物、住用建築物，以及工業建築物的業主及佔用人，就分別遵辦《消防安全(商業處所)條例》(第502章)、《消防安全(建築物)條例》(第572章)及《消防安全(工業建築物)條例》(第636章)(以下合稱“三條《條例》”)，提供一站式的支援服務，以進一步協助相關業主及佔用人完成消防安全改善工程。

相關人士如就遵辦三條《條例》面對困難，可透過熱線電話、電郵或親臨「支援中心」尋求協助。「支援中心」的服務範圍包括解釋相關條例要求、介紹政府現有支援、加快圖則審批和工程驗收安排等相關事宜。「支援中心」亦會協助相關業主申請政府不同的資助及「招標妥」計劃的服務，並在有需要時轉介個案予其他政府部門或機構跟進。總括而言，由業主及佔用人收到消防安全指示一刻開始，「支援中心」便可以在每一個階段向他們提供有關協調、技術支援及財政資助方面的資訊與協助，直至工程完成並達到法例要求為止。

「支援中心」位於九龍大角咀道42號消防處旺角辦公大樓3樓，服務時間為星期一至六，上午九時至下午八時(公眾假期除外)，期間不設用膳時段。



位於九龍大角咀道42號消防處旺角辦公大樓3樓的「消防處樓宇改善支援中心」



支援中心同事正在接聽市民的電話查詢

## 土地註冊處「物業把關易」- 業主好幫手

對大部分業主而言，其物業可能是一生中最寶貴的資產。作為業主的你，是否希望可時刻掌握你所擁有的物業的最新狀況? 土地註冊處的「物業把關易」是每一位業主的精明選擇!

## 「物業把關易」有助業主保障物業權益

「物業把關易」是一項供業主訂購的電子提示服務。在訂購期內，每當有任何涉及相關物業的文件遞交到土地註冊處註冊，業主便會收到電郵通知書及手機提示短訊。這項服務有助業主盡早發現任何在其預期之外或可疑的文件遞交註冊，讓他們可盡快採取適當行動，保障其物業權益。

由2023年1月1日起，一次過訂購方式的訂購費用由\$580下調至\$380(按每個土地登記冊計算)，讓業主以更相宜的服務費用，享受「物業把關易」為其物業帶來的保障。

## 了解更多「物業把關易」服務?

土地註冊處誠邀各油尖旺區業主觀看有關介紹「物業把關易」的電視節目：《港樓·講樓》-「為物業把關」(https://www.landreg.gov.hk/video/tvb\_all\_about\_property.mp4)，以了解「物業把關易」服務如何有助提防物業騙案。

有關服務詳情，請瀏覽土地註冊處「物業把關易」網頁(https://www.landreg.gov.hk/tc/services/services\_e.htm)。

如有查詢，可致電客戶服務熱線3105 0000或電郵至csa@landreg.gov.hk。



《港樓·講樓》- 為物業把關



物業把關易

房騙子出沒 注意!

物業把關易 PROPERTY ALERT

有文件註冊話你知 騙徒得手冇咁易

Stay Vigilant with Your Property, Keep Fraudsters Away!

請即訂購

新收費 \$380 (由\$580)

www.landreg.gov.hk 3105 0000

## 雨季和颱風季節 - 大廈加強預防措施

- 確保排水渠及沙井暢通及運作正常;
- 巡視大廈外牆伸建物(例如棚架、招牌)及裝置確保其穩固及安全等;
- 於有水浸風險的地方例如機電設施房及地庫停車場加設合適的抽水裝置;
- 颱風前夕，為所有位於當風位置的窗加上保護物料、確保大廈的吊船(如有的話)已被駛回安全位置及搬移有機會被倒下的樹木擊中的物體等。

如大廈擁有私人斜坡，需定期為斜坡進行維修檢查，在雨季來臨前完成所需維修工程，減低發生山泥傾瀉的機會。

如需更多颱風季節期間公眾及樓宇安全預防措施資料，請參閱屋宇署網站

https://www.bd.gov.hk/tc/resources/codes-and-references/precautionary-measures-typhoon-season/index.html。

## 活動預告

### 油尖旺區大廈管理工作坊(八月份)

- 01
- 日期: 2024年8月8日(星期四)
  - 時間: 晚上7時至9時
  - 地點: 九龍油麻地眾坊街60號梁顯利油麻地社區中心一樓禮堂
  - 講者: 執業律師
  - 內容: 由執業律師講解《建築物管理條例》及相關案例
  - 主辦機構: 油尖旺民政事務處地區大廈管理聯絡小組
  - 贊助機構: 油尖旺民政事務處
  - 查詢: 2399 2740 (姚先生)

- 02
- 日期: 2024年8月24日(星期六)
  - 時間: 上午11時至下午1時
  - 地點: 九龍油麻地眾坊街60號梁顯利油麻地社區中心一樓禮堂
  - 講者: 物業管理業監管局代表
  - 內容: 法團如何揀選管理公司及該如何和管理公司合作及個案分享
  - 主辦機構: 油尖旺民政事務處地區大廈管理聯絡小組
  - 贊助機構: 油尖旺民政事務處
  - 查詢: 2399 2740 (姚先生)



## Yau Tsim Mong District Building Management Newsletter (First Issue 2024)

### Follow-up actions after the fire in buildings in Yau Tsim Mong District

The Yau Tsim Mong District Office, Yau Tsim Mong District Care Teams and Members of the Yau Tsim Mong District Council have responded immediately after the fire, including opening a temporary shelter to accommodate the victims, distributing hot meals, sensor lights and torches to the victims, cleaning up public areas and disinfecting stairwells to remove smoke and odor. In order to enhance fire-escape and fire-prevention awareness, the Yau Tsim Mong District Office, together with the Fire Services Department and the Yau Tsim Mong District Fire Safety Committee, organised fire drills and distributed fire prevention leaflets and electronic candles in old buildings to promote and educate residents on fire prevention.



The Yau Tsim Mong District Office and Yau Tsim Mong District Fire Safety Committee quickly handed over 120 sensor lights and 100 flashlights to the Fire Services Department's volunteer team before the power supply was restored to the building, allowing the volunteers to assist in installing them in public areas of the building and distributing them to residents.



The Yau Tsim Mong District Office, together with the Hong Kong Red Cross and the Social Welfare Department, provided emergency supplies to residents of the buildings affected, including food, clothes and shower gel.



The Yau Tsim Mong District Office and Yau Tsim Mong Charity Foundation provided one-time cleaning service to buildings, including removing clutter from all public areas and disinfecting stairwells to remove smoke smell and odour.



The Yau Tsim Mong District Office, Yau Tsim Mong Charity Foundation and Yau Tsim Mong District Fire Safety Committee distributed fire extinguishers and fire blankets to residents of New Lucky House.



The Yau Tsim Mong District Office, the Fire Services Department, the Yau Tsim Mong District Fire Safety Committee, Yau Tsim Mong District Care Teams and District Councillors distributed leaflets to residents of buildings where fire broke out and expressed their care.



Yau Tsim Mong District Care Teams went to the building where fire broke out, visited residents and distributed hot meals.



Yau Tsim Mong District Care Teams prepared for the opening of the temporary shelter.



Yau Tsim Mong District Officer Mr Edward YU Kin-keung, together with members of the Fire Prevention Committee, distributed towels (one of the three useful items for fire escape) and fire escape leaflets in multiple languages to residents of Mirador Mansion, which houses many hotels, to raise awareness of fire escape and home fire prevention. Representatives from the South Area Committee and members of ethnic minorities from the Yau Tsim Mong District FAST Connect also assisted in distributing electronic candles.

### Three-dimensional Architectural Drawing Pilot Scheme begins scanning target buildings

In order to help the district's old buildings deal with Fire Safety Directions issued by the Fire Services Department and the Buildings Department, the Yau Tsim Mong District Office has partnered with the Mong Kok Kai Fong Association Chan Hing Social Service Centre to implement the Fire Safety Direction Support Service Scheme since 2018 to assist target buildings to establish owners' corporations, attend owners' meetings, and assist in handling Fire Safety Directions, so that the fire safety of buildings can be enhanced as early as possible.

Recently, the Yau Tsim Mong District Office collaborated with a team of professionals from the Department of Architecture of the University of Hong Kong and the Building Improvement Section of the Fire Services Department to launch a Three-dimensional (3D) Architectural Drawing Pilot Scheme. It is hoped that with the help of advanced instruments and computer software, the architectural plans of building facilities can be presented in a three-dimensional diagram, and the requirements in Fire Safety Directions can be specifically presented to owners of target buildings in compliance with the requirements of the Fire Safety (Buildings) Ordinance (Chapter 572) so as to assist target buildings in hiring contractors to comply with Fire Safety Directions more accurately and quickly.

The Yau Tsim Mong District Office arranged a consulting team to conduct 3D scanning and photography of one target building in Yau Ma Tei, Mong Kok and Jordan on 12 January, 27 March and 24 April 2024 respectively, so as to produce a 3D drawing of the buildings. Afterwards, the relevant 3D architectural drawings will be provided to the owners of the buildings to explain to them the fire safety requirements. With the assistance of 3D drawings, owners will more easily understand the requirements for fire safety works and quickly start fire safety projects. The Scheme is expected to provide free architectural drawing services to 8-10 target buildings by the end of this year.



The "Three-dimensional (3D) Architectural Drawing Pilot Scheme" provided building scanning and 3D drawing service to one of the target buildings in Yau Ma Tei under the Yau Tsim Mong District-led Actions Scheme - Fire Safety Direction Support Service Scheme.



A staff member used scanners to scan the rooftop of a building.



A staff member used a scanner to scan the stairwells of a building. It only took about 15 minutes to complete the scanning of the entire public area of the building.



A staff member explained on the operation of the scanner.



The "Three-dimensional (3D) Architectural Drawing Pilot Scheme" provides building scanning and 3D drawing service to one of the target buildings in Mong Kok under the Yau Tsim Mong District-led Actions Scheme - Fire Safety Direction Support Service Scheme.

### Ongoing assistance to "3-nil" buildings for cleansing of common parts of buildings and prevention of rodents Incorporation of innovation and technology to enhance the environmental hygiene conditions of the common parts of "3-nil" buildings

The Yau Tsim Mong District Office continues to implement the "Cleansing of Common Parts of Buildings" in Yau Tsim Mong District under the District-led Actions Scheme and had commissioned cleansing contractors to cleanse the common parts of 300 "3-nil" buildings or buildings with ineffective management in the district from March 2023 to April 2024, during which 12.8 tonnes of rubbish had been removed, with over 4000 households benefiting from the Scheme during the period.

For rodent prevention measures inside "3-nil" buildings, the Yau Tsim Mong District Office had commissioned specialised contractors to place nearly 1 300 "T-shaped rodent baits" inside the common parts of "3-nil" buildings, and carried out over 700 times of building inspections and replacement of rodent baits from March 2023 to April 2024 to assist residents of "3-nil" buildings to prevent rodent problems.

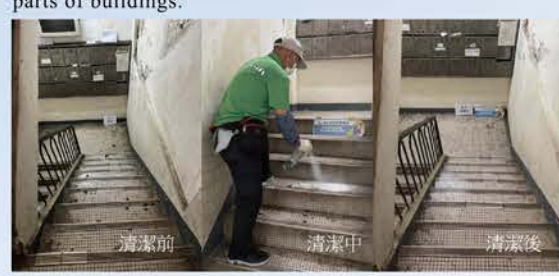
In order to further enhance the environmental hygiene conditions inside the common parts of "3-nil" buildings in the district, from early 2024 onwards, the Yau Tsim Mong District Office has commissioned cleansing contractors, with the incorporation of innovation and technology, to utilise advanced cleansing detergent to remove stubborn stains inside the common parts of "3-nil" buildings, so as to demonstrate the importance of effective building management and encourage residents to establish owners' corporations and maintain the cleanliness of the common parts of buildings.



A cleansing contractor commissioned by the Yau Tsim Mong District Office cleansed the rubbish accumulated inside the common parts of "3-nil" buildings.



Cleansing contractors placed T-shaped rodent baits inside the common parts of "3-nil" buildings after cleansing.



A cleansing contractor removed stubborn stains inside common parts of "3-nil" buildings using advanced detergent with the incorporation of innovation and technology.

### Building Management Professional Advisory Service Scheme (BMPASS)

Yau Tsim Mong District Office has just held a users' advisory meeting with the service users of BMPASS on 19 June 2024 to review the effectiveness of the scheme in the past six months. Through the scheme, a total of 7 owners' corporations were established, which far exceeded the target of the scheme by 1.3 times, and the effectiveness indicator reached 2.3 times. During the scheme, the management companies also invited service users to fill in a questionnaire, and more than 80% of the users were satisfied or very satisfied with the scheme. The progress and performance indicators of the scheme are as follows:

Performance Indicators and Progress (Dec 2023 to Jun 2024)		BMPASS Service User Satisfaction Survey	
38 target "three nil buildings"	All Areas	1. Staff Services	
Completion of the Building Assessment Report	18 nos. (47.4%)	Professional Knowledge	Satisfaction: 1.3, 4.4, 4.5
Formation of Owners' Committee	9 nos. (23.7%)	Work Attitude	
Recruitment of Resident Liaison Ambassador	36 nos. (94.7%)	Work Efficiency	
Procurement of Third Party Risk Insurance	2 nos. (5.3%)	Responsiveness	

2. Household Visit Arrangement		3. Owners' Committee Meeting Arrangement	
Target	Achieved	Completion Rate	Satisfaction
100%	100%	100%	4.3, 4.4, 4.5
100%	100%	100%	4.3, 4.4, 4.5



Yau Tsim Mong District Office, district councillors and representatives of each area committee attended the BMPASS Meeting on 19 June 2024.

### The Fire Services Department has established the Building Improvement Support Centre to provide one-stop support services for improving the overall fire safety standards of old buildings

To further assist the owners and occupiers of prescribed commercial premises, specified commercial buildings, composite buildings, domestic buildings, and industrial buildings in complying with the Fire Safety (Commercial Premises) Ordinance (Cap 502), the Fire Safety (Buildings) Ordinance (Cap 572), and the Fire Safety (Industrial Buildings) Ordinance (Cap 636) (hereafter collectively referred to as "Three Ordinances"), the Fire Services Department established the Fire Services Department Building Improvement Support Centre (FSDBISC) on 18 December 2023 to provide them with one-stop support services in completing fire safety improvement works.

Owners and occupiers of premises/buildings regulated under the Three Ordinances can consult the FSDBISC on difficulties arising from the compliance with the Three Ordinances by phone, email or in person. The services offered by the FSDBISC include the explanation of requirements under the relevant ordinances, introduction to existing government support services, facilitation of plan approval, acceptance test arrangements, etc. The FSDBISC also assists owners in applying for government subsidies and services under the Smart Tender scheme, and refers cases to other government departments or organisations for follow-up if necessary. To sum up, starting from the receipt of directions under the relevant legislations by owners and occupiers, the FSDBISC provides owners with information and assistance regarding coordination, technical support and financial assistance at every stage until the works are completed and the legislative requirements are met.

Located at 3/F, Fire Services Department Mong Kok Office Building, 42 Tai Kok Tsui Road, Kowloon, the FSDBISC operates from 0900 to 2000 hours (with no meal breaks), Monday to Saturday (excluding public holidays).



The FSDBISC is located at 3/F, Fire Services Department Mong Kok Office Building, 42 Tai Kok Tsui Road, Kowloon.



Colleagues from the FSDBISC are answering telephone inquiries from the public.

### The Land Registry's "Property Alert" — A Smart Tool for Property Owners

For most property owners, their property is likely their most valuable asset in life. Do you want to stay vigilant of what is happening to your property? The Land Registry's Property Alert (the Service) is surely your good choice!

#### Property Alert Helps Owners Safeguard their Property Interest

Property Alert is an email notification service for property owners. During the subscription period, property owners will receive email notification and SMS reminder whenever any instrument is lodged with the Land Registry for registration against their property. The Service enables early detection of any unexpected or suspicious instruments delivered for registration so that owners can take prompt actions to protect their interest in property.

Starting from 1 January 2023, the subscription fee for one-off subscription has been revised from \$580 to \$380 (per land register). Property owners can enjoy the benefits of the service at a lower fee.

#### To know more about Property Alert?

Property owners in Yau Tsim Mong District are invited to watch a TV programme 《港樓·講樓》-「為物業把關」 (https://www.landreg.gov.hk/video/tvb\_all\_about\_property.mp4) to understand how the Service helps guard against property fraud.

For details of the Service, please visit the Land Registry's website (https://www.landreg.gov.hk/en/services/services\_e.htm).

For enquiries, please call our Customer Service Hotline at 3105 0000 or email to csa@landreg.gov.hk.



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### Step up preventive measures for buildings during the rainy typhoon season

- Ensure that drainage channels and manholes are clear and functioning properly;
- Inspect building exterior wall extensions (such as scaffolding, signboards) and installations to ensure their stability and safety;
- Install appropriate pumping devices in areas with flooding risks, such as mechanical and electrical facilities rooms and basement parking lots;
- On the eve of the typhoon, add protective materials to all windows located in wind-exposed areas, ensure that the building's gondola (if any) has been driven back to a safe position, and move objects that may be hit by falling trees, etc.

If the building has a private slope, it is necessary to conduct regular maintenance inspections on the slope and complete the necessary maintenance works before the rainy season to reduce the chance of landslides.

For more information on public and building safety precautions during typhoon season, please refer to the Buildings Department website https://www.bd.gov.hk/te/resources/codes-and-references/precautionary-measures-typhoon-season/index.html.

### Events Forecast

#### Yau Tsim Mong District Building Management Workshop (August)

- 01 **Date** 8 August 2024 (Thursday)
- Time** 7 pm to 9 pm
- Venue** 1/F Henry G. Leong Yaumatei Community Centre, 60 Public Square Street, Yau Ma Tei, Kowloon
- Speaker(s)** A certified lawyer
- Content** A talk on the Building Management Ordinance and case sharing by a certified lawyer.
- Organiser** District Building Management Liaison Team, Yau Tsim Mong District Office
- Sponsor** Yau Tsim Mong District Office
- Enquiry** 2399 2740 (Mr. YIU)

- 02 **Date** 24 August 2024 (Thursday)
- Time** 11 am to 1 pm
- Venue** 1/F Henry G. Leong Yaumatei Community Centre, 60 Public Square Street, Yau Ma Tei, Kowloon
- Speaker(s)** Representatives from Property Management Services Authority
- Content** A talk on how to choose a management company, how to cooperate with the management company, and case sharing.
- Organiser** District Building Management Liaison Team, Yau Tsim Mong District Office
- Sponsor** Yau Tsim Mong District Office
- Enquiry** 2399 2740 (Mr. YIU)