

(45) in HAD/IV/10/6 Pt.8

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4 December 2001

Clerk to Panel  
LegCo Panel on Home Affairs  
(Attn. : Miss Flora TAI)  
Legislative Council Building  
8 Jackson Road  
Central  
Hong Kong

Dear Miss Tai,

**LegCo Panel on Home Affairs  
Meeting on 9 November 2001**

\_\_\_\_\_ In discussing the paper on the “Operation and deployment of resources of the Building Management Resource Centres (BMRCs)” at the above meeting, Members requested that we provide breakdown of the 900 applications for free professional advice processed by the BMRCs. The relevant information is at Annex A for Members’ reference please.

\_\_\_\_\_ Members also requested that the operation of the BMRCs be reviewed and that information about the types of services provided at the BMRCs be made available. In this connection, I wish to refer to the above-mentioned paper which has already included a preliminary assessment on the cost-effectiveness of the BMRCs. The paper has also briefly outlined the types of services and facilities provided at the BMRCs. In addition to the information already provided, please find at Annex B supplementary information about the building management publicity campaigns launched by the BMRCs, and the types of seminars and workshops organized by the BMRCs to promote effective building management.

...../We

We will review the operation of the BMRCs on a long-term basis. The review results will be submitted for Members' reference when available.

Yours sincerely,

(Mrs Kenny WONG)  
for Director of Home Affairs

Encl.

c.c. Secretary for Home Affairs (Attn : Mr Francis LO)

KW/fi

## Breakdown of appointments with the seven professional bodies at the Building Management Resource Centres

BMRCS Free Professional Advice The Law Society of Hong Kong	Financial Matters (%)	Formation Procedure of OC (%)	Building Maintenance (%)	Unauthorized Building Works (UBW) (%)	Security (%)	Manager /OC/MA C/MC (%)	Provision of DMC/B MO (%)	Defamation (%)	Fire Safety (%)	Water Seepage (%)	Tribuna l (%)	Insurance (%)	Code of Practice (%)	Legal Proceeding s (%)	Dangerous Slopes (%)	Advertisin g Signs (%)	Dispute s (%)	Liquidation (%)	Employment (%)	Claim for damages (%)	Other Ordinance (%)	Appointmen t of law firm (%)	Status of Owners Committee (%)	Termination of Management Company (%)	Land Grant Condition (%)	Total (%)	
Kln( 13/5/98 - 31/10/01 ) No. of Cases: 730	8.0	4.0	6.3	4.5	0.1	9.9	50.9	0.3	0.01	3.4	2.2	0.3	0.3	7.6	0.0	1.4	0.0	0.1	0.6	0.0	0.0	0.0	0.0	0.0	0.1	100.0	
HK ( 1/2/00 - 31/10/01 ) No. of Cases: 73	10.3	0.3	6.6	4.0	0.0	4.1	65.6	0.0	0.0	6.2	0.0	0.0	0.0	0.0	1.4	0.3	0.0	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0
NTLW (12/2001 - 31/10/01) No. of Cases: 23	16.3	0.0	4.3	2.2	0.0	8.9	47.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	4.3	0.0	0.0	8.7	1.1	0.9	4.3	0.9	0.0	100.0	
Overall Percentage Total No. of Cases: 826	8.5	3.5	6.3	4.4	0.1	9.4	52.1	0.3	0.0	3.5	1.9	0.2	0.2	6.7	0.1	1.3	0.1	0.1	0.6	0.3	0.0	0.0	0.1	0.0	0.1	100.0	

BMRCs Free Professional Advice The Hong Kong Institute of Surveyors	Financial Matters (%)	Building Maintenance (%)	Provision of DMC/BMO (%)	Water Seepage (%)	Lot Boundary (%)	Maintenance Contract/Tender (%)	Alteration Works (%)	Sewage System (%)	Building Plan (%)	Tribunal (%)	Total (%)
Kln( 13/5/98 - 31/10/01 ) No. of Cases: 42	0	17	0	26	0	39	7	6	5	0	100
HK ( 1/2/00 - 31/10/01) No. of Cases: 6	8.3	8.3	3.3	33.4	43.4	0	0	0	0	3.3	100
NTW (12/6/01 - 31/10/01) No. of Cases: 0	0	0	0	0	0	0	0	0	0	0	0
Overall Percentage Total No. of Cases: 48	1.0	15.9	0.4	26.9	5.4	34.1	6.1	5.3	4.4	0.4	100

BMRCs Free Professional Advice Hong Kong Institution of Engineers	Building Maintenance (%)	Building Safety (%)	Electrical and Mechanical Installations (%)	Renovation Contract (%)	Total (%)
KIn( 13/5/98 - 31/10/01 ) No. of Cases: 4	0.0	25.0	50.0	25.0	100.0
HK ( 1/2/00 - 31/10/01) No. of Cases: 2	100.0	0.0	0.0	0.0	100.0
NTW (12/6/01 - 31/10/01) No. of Cases: 0	0.0	0.0	0.0	0.0	0.0
Overall Percentage Total No. of Cases: 6	33.3	16.7	33.3	16.7	100.0

BMRCs Free Professional Advice The Hong Kong Institute of Architects	Drainage /Pipe Problem (%)	Building Maintenance (%)	Design Fault (%)	Leakage (%)	Fire Safety (%)	Ventilation of Lift (%)	Architectual Services (%)	Total (%)
KIn( 13/5/98 - 31/10/01 ) No. of Cases: 10	20	25	20	10	10	10	5	100
Overall Percentage Total No. of Cases: 10	20	25	20	10	10	10	5	100

BMRCs Free Professional Advice Hong Kong Society of Accountants	Financial Matters (%)	Performance of Manager/OC/MAC/MC (%)	Staff Employment (%)	Total (%)
KIn( 13/5/98 - 31/10/01 ) No. of Cases: 14	91	5	4	100
Overall Percentage Total No. of Cases: 14	91	5	4	100

BMRCs Free Professional Advice The Hong Kong Association of Property Management Companies	Financial Matters (%)	Performance of Manager/OC/MAC/MC (%)	Appointment/Handover of Management Company (%)	Water Quality (%)	Structural and Lift Alteration (%)	Provision of DMC/BMO (%)	Total (%)
KIn( 13/5/98 - 31/10/01 ) No. of Cases: 11	11	30	41	9	7	2	100
Overall Percentage Total No. of Cases: 11	11	30	41	9	7	2	100

BMRCs Free Professional Advice The Hong Kong Institute of Housing	Financial Matters (%)	Performance of Manager/OC/MAC/MC (%)	Termination/ Appointment of Mgt. Co. (%)	Provision of DMC/BMO (%)	Total (%)
KIn( 13/5/98 - 31/10/01 ) No. of Cases: 5	34	25	36	5	100
Overall Percentage Total No. of Cases: 5	34	25	36	5	100

**Supplementary information on services of BMRCs**

Details of services relating to publicity campaigns and seminars /workshops provided at BMRCs (as at 31.10.2001) are :

- (a) BMRCs launch building management publicity campaigns and assist other government departments in promoting their campaigns relating to building management. For example, counters were set up for Civil Engineering Department and Buildings Department to publicize “Slope Safety and Maintenance” and “Building Safety Loan Scheme” respectively.
- (b) The Centres have organised a total of 43 seminars and workshops for the public (1,706 participants) to promote effective building management. Examples of the seminars and workshops include :
- Periodical Inspection of Electrical Installations
  - Tendering Procedure on Repair and Maintenance
  - Accounts of Corporation
  - Electricity and Lift – Safety and Maintenance
  - Inspection and Maintenance of Canopy
  - Access to In-building Systems for the Provision of Telecommunications and Broadcasting Services
  - Mandatory Provident Fund
  - Building Insurance
  - Perspective of Building Management Ordinance
  - Clean Building Management
  - Introduction of Building Management (Amendment) Ordinance
  - Selection of Management Company
  - Building Management Experience-sharing
  - Fire Safety Improvement Works in old Commercial Buildings
- (c) The Centres organise training courses for MAC/OC members as well as security personnel employed by MACs/OCs. The participants are required to attend a 9-hours’ training course and to take a test in order to obtain an attendance Certificate or Award Certificate. A total of 11 such training courses have been organised for about 298 participants.
- (d) In addition, the BMRCs have organised 11 training courses for Liaison Officers.