

# Building Management Professional Service Scheme

## Guide

**(Category 1: Selected Building Clusters)**



香港房屋經理學會  
The Hong Kong Institute of Housing



房屋經理註冊管理局  
HOUSING MANAGERS REGISTRATION BOARD



民政事務總署  
Home Affairs Department



HONG KONG  
HOUSING SOCIETY  
香港房屋協會



Chartered Institute of Housing  
Asian Pacific Branch  
英國特許房屋經理學會亞太分會



THE HONG KONG ASSOCIATION OF  
PROPERTY MANAGEMENT COMPANIES  
香港物業管理公司協會

## Introduction

- Management and maintenance of the building is the responsibility of property owners.
- The Building Management Professional Service Scheme (the Scheme) is a pilot scheme which aims to set an example for owners of old buildings to better understand their responsibility for managing their own property in halting building dilapidation so as to improve their living conditions.
- The Scheme is based on building clusters and the target is 1 000 flats. It comprises Category 1: clusters of buildings jointly selected by the participating organisations (about 900 flats) and Category 2: applications by building owners (about 100 flats).
- The Scheme will assist owners in applying for funding schemes provided by the Government and other organisations. It will also assist owners of target buildings under Category 2 in Operation Building Bright in coordinating the repair works.

## Participating Organisations

- Home Affairs Department, Hong Kong Housing Society, the Hong Kong Institute of Housing, Housing Managers Registration Board, Chartered Institute of Housing Asian Pacific Branch and the Hong Kong Association of Property Management Companies.
- Expert teams will be formed to provide owners with a range of free professional advice and follow-up services on building management.

## Duration

- 12 months from April 2010

## Scope of Service

- Services by the expert teams include visiting households, contacting owners directly, producing building management audit reports, facilitating the formation of owners' corporations (OCs), attending OC meetings to provide professional advice, assisting OCs in applying for various loan and funding schemes, assisting OCs in preparing tender documents on improvement or maintenance works and following up on tender evaluation and works implementation, and providing training on building management to office-bearers of OCs and owners. Membership of the teams has been uploaded to the websites of the participating organisations.

## Targets

- Buildings meeting the following criteria:
  1. residential or composite buildings aged 30 years or above;
  2. the average rateable value of the residential units does not exceed \$100,000; and
  3. the common areas of the buildings are in disrepair or dilapidated condition, requiring maintenance or repair.
- No means tests on property owners are required.

Enquiries

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**Hong Kong Housing Society**

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**The Hong Kong Institute of Housing**

Website: [www.housing.org.hk](http://www.housing.org.hk)

**Housing Managers Registration Board**

Website: [www.hmregistration.org.hk](http://www.hmregistration.org.hk)

**Chartered Institute of Housing Asian Pacific Branch**

Website: [www.cih.org.hk](http://www.cih.org.hk)

**The Hong Kong Association of Property Management Companies**

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