

Chapter 5

Conclusion

- 5.1 The formation of OC is the first step towards proper building management. To achieve effective building management, the MC of an OC has to act in accordance with the provisions of the BMO and the DMC. The enactment of the BMO provides a legal framework for the operation of OCs. To enable the MCs to have a better understanding of the BMO and building management-related matters, the HAD and the DBMLTs under the DOs arrange, on a regular basis, relevant training courses, seminars, talks and workshops, and produce a series of promotional materials on proper building management so as to enhance owners' awareness of building management. For details of the building management services provided by the HAD, please visit the HAD Homepage on Building Management at www.buildingmgt.gov.hk.
- 5.2 In addition to the efforts on the part of MCs, cooperation and mutual understanding among owners are equally important so as to achieve effective building management. Members of MCs participate in building management largely on a voluntary basis. Full support and concerted efforts from the owners are conducive to proper building management and a better living environment.



Points to note

5.3 This booklet is prepared by the HAD for owners' reference in regard to the formation of OCs and appointment of MCs under section 3, 3A or 4 of the BMO. This booklet is neither legally binding nor comprehensive about all building management-related matters. Owners are advised to seek independent legal advice on the BMO, the DMC and/or management agreement of the relevant building and the matters related to formation of OCs. Owners who are interested in forming an OC may like to consult the DBMLT under the respective DO and/or legal professionals regarding the procedures.

5.4 The legal provisions referred to in this booklet shall be construed in accordance with the BMO. Except for the instrument appointing a proxy which is in the statutory format, all the other sample forms in this booklet are for reference only. The samples and prescribed forms provided by the HAD and the Land Registry as contained in this booklet can be downloaded from the HAD Homepage on Building Management (www.buildingmgt.gov.hk) and the Land Registry Homepage (www.landreg.gov.hk) respectively.