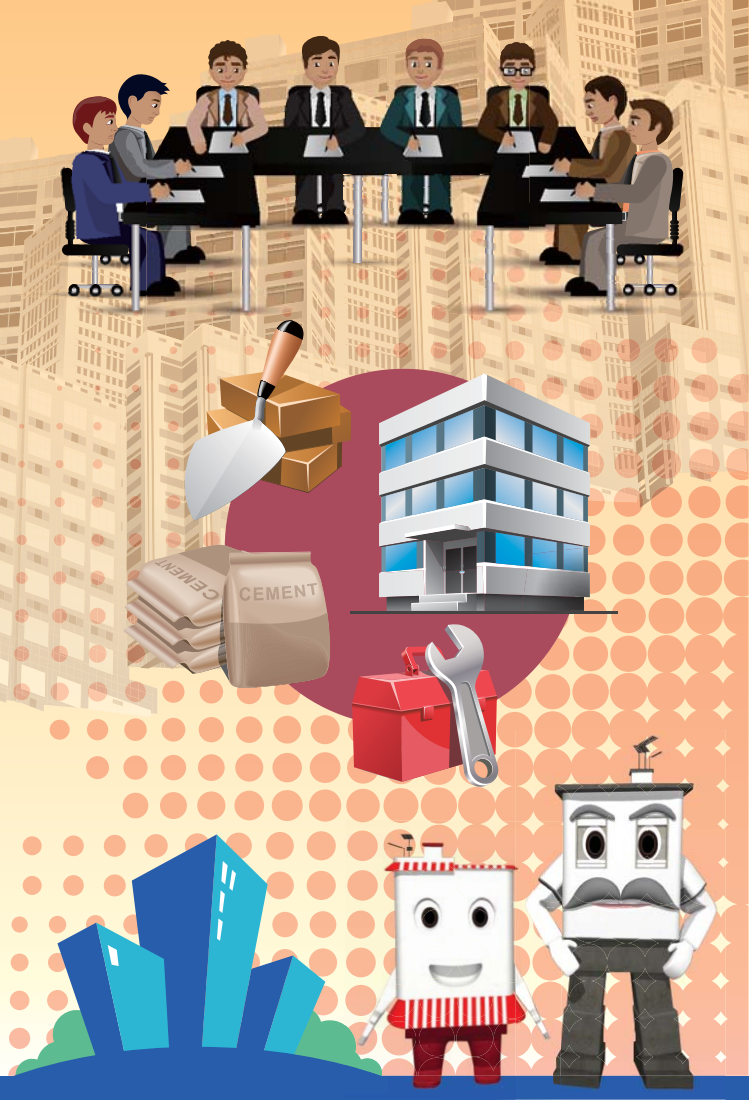


Active Participation in Owners' Meetings and Building Maintenance

Building Management Ordinance (Cap. 344)



Owners of a multi-storey building co-own the common parts of the building such as lifts, corridors, pipes and drains.

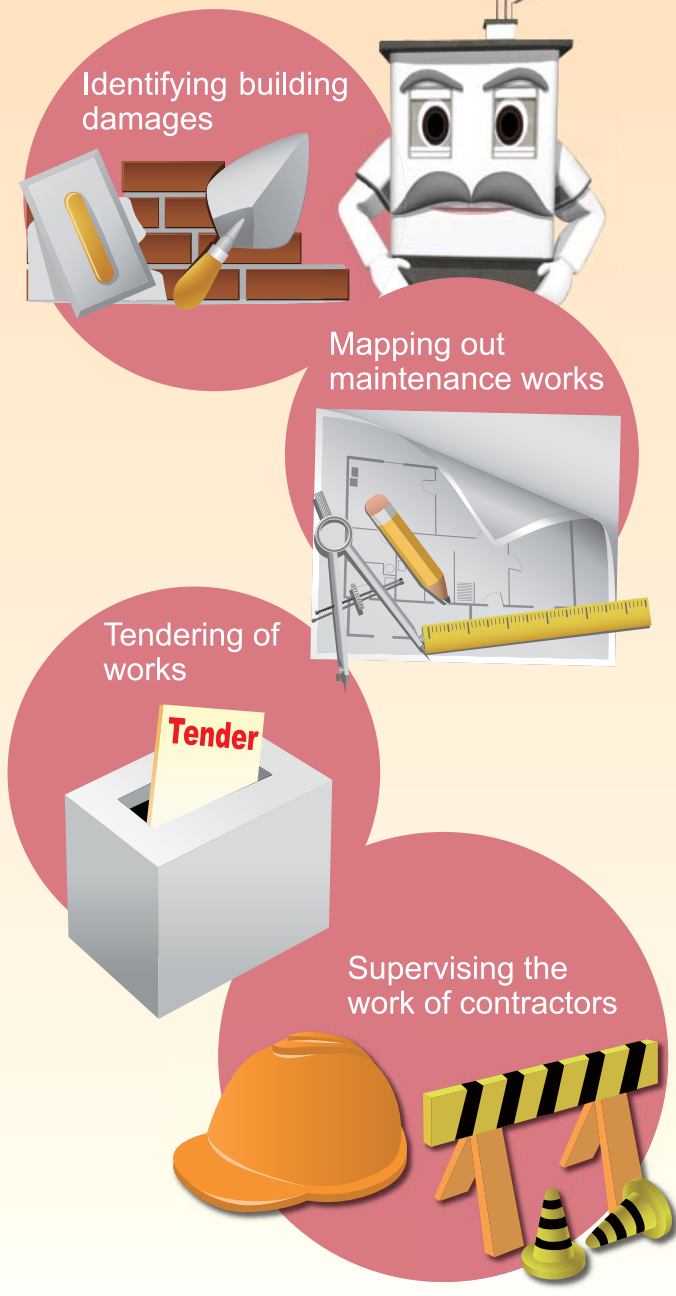
Section 14 of the Building Management Ordinance provides that:

At a meeting of an owners' corporation (OC), any resolution may be passed with respect to the management or renovation and improvement, etc. of the common parts and any such resolution shall be binding on the management committee and all the owners.

Responsibilities of owners:



Building maintenance works are complicated and entail professional knowledge and technical skills. OCs should engage consultants to assist in launching such works, including:



Owners should participate actively in owners' meetings and building maintenance, especially during the early stage of planning and engagement of consultants for the works.

Owners should give careful thoughts to the scope, items and cost of the project and make a collective decision to select the most suitable proposal.



OCs may make reference to the Building Maintenance Toolkit and its sample documents, etc. compiled by the ICAC in preparing tender documents and works contracts for consultants and contractors.

Any suspected illegal acts in the course of the maintenance works should be reported immediately to law enforcement agencies such as the ICAC and the Police.

Section 14 of the Building Management Ordinance

September 2015