

油尖旺區大廈管理通訊(2023年8月號)

業主立案法團 購買第三者風險保險

《建築物管理條例》(第344章)(《條例》)第28條訂明,業主立案法團(法團)須就大廈的公用部分及法團的財產購買第三者風險保險,並須保持該保險單有效。《建築物管理(第三者風險保險)規例》(第344B章)(《規例》)則就法團購買第三者風險保險列明詳細的規定。有關的規定旨在減低一旦意外發生,業主須面對巨額賠償的風險,同時為公眾提供更好的保障。

政府提醒法團須遵從相關條文規定,就大廈的公用部分及法團財產購買第三者風險保險。如貴法團已購買第三者風險保險,亦請緊記按時續保,並於訂立保險單後的28天內通知土地註冊處。法團如就第三者風險保險有任何疑問,可致電香港保險業聯會(電話:2861 9329)查詢、掃描下列二維碼或瀏覽網頁

(<https://www.hkfi.org.hk>)。



香港保險業聯會

《建築物管理(第三者風險保險)規例》

Get Insured
法團購買第三保險
業主安心無煩惱
Rest Assured

民政事務總署
Home Affairs Department

大廈管理中央平台
Central Platform on Building Management

目的 為加強協助業主、業主立案法團及業主委員會處理大廈管理及大型維修工程事宜,民政事務總署定期為業主舉辦一站式簡介會,邀請相關部門及機構,講解各類與大廈管理及維修相關的服務/計劃的詳情、申請辦法,以及日後查詢時的聯絡方法。

簡介會時間表 (2023年9月至12月)

日期及時間	地點
2023年9月14日(星期四) 晚上7時至9時 45分	新加坡政府總部 樓下大禮堂
2023年10月12日(星期四) 晚上7時至9時 15分	香港西營盤高街2號 西營盤社區綜合大樓禮堂
2023年11月16日(星期四) 晚上7時至9時 15分	九龍觀塘景泰樓道81號 舊翠濠庭社區中心禮堂
2023年12月12日(星期二) 晚上7時至9時 15分	九龍紅磡花利街42號 九龍城政府合署高層一樓 紅磡社區會堂多用途禮堂

簡介會內容

政府部門/機構	題目
民政事務處	簡介《供產品、貨品及服務採購工作守則》
康政公署	簡介康樂樓宇維修
競爭事務委員會	簡介《競爭條例》
屋宇署	簡介「強制驗樓驗窗計劃」
消防處及屋宇署	簡介《消防安全(建築物)條例》及如何理解「消防安全指示」
機電工程署	簡介「優化升降機指引及相關資助計劃」
市區重建局	簡介「樓宇維修綜合支援計劃」
警務處	簡介「保安計劃」

備註: 簡介會同時進行現場及網上直播

費用全免,歡迎市民報名參加
Free admission and ALL are welcome

簡介會的最新資料詳情請瀏覽民政事務總署的大廈管理專題網頁
For details, please visit the Home Affairs Department's dedicated website on building management (www.buildingmgt.gov.hk)

2835 2542

如簡介會舉行當日下午3時或以後,香港天文台宣佈將會懸掛或仍然懸掛黑色暴雨警告/八號或以上颱風訊號,當日的簡介會將會取消,而不另行通知。

遵從屋宇署及消防處的法定命令 保障樓宇安全

業主必須按時能遵辦消防處及屋宇署的法定命令或通知,包括強制驗樓通知,安排大廈進行全面檢查及維修,盡早完成有關法定命令或通知,可減少因大廈日久失修而出現的安全風險。

政府提醒樓宇業主有責任確保其擁有的物業保養良好和狀況安全,包括為其物業進行定期檢驗和適時維修。秉持「預防勝於治療」的理念,政府一直以多管齊下的措施,要求業主履行責任,加強樓宇安全。

樓宇復修 綜合支援計劃

樓宇排水系統維修資助計劃
樓宇更新大行動2.0
強制驗樓資助計劃
優化升降機資助計劃
有關業人士維修自住物業補貼計劃
消防安全改善工程資助計劃
「招標受」樓宇復修促進服務
家庭維修免息貸款
公用地方維修資助
水安全計劃資助計劃

為協助業主進行「強制驗樓計劃」下訂明的檢驗及修葺工程,屋宇署夥拍市區重建局推行第三輪「樓宇更新大行動2.0」,項目於2023年4月起接受申請,將於2023年9月30日截止報名,為樓齡30年或以上及差餉租值不超過\$187,000的舊樓申請樓宇維修資助,以協助業主保持大廈結構安全。有興趣申請資助的業主,請瀏覽以下網頁、掃描下方二維碼或致電樓宇維修支援計劃熱線:3188 1188查詢詳情。

<https://brplatform.org.hk/tc/subsidy-and-assistance/operation-building-bright-2-0>

第三輪樓宇更新大行動2.0



樓宇更新大行動2.0

活動預告

活動/講座/工作坊名稱: 強制驗樓計劃簡介會(油尖旺民政事務處、屋宇署及市區重建局合辦)

日期及時間: 2023年9月7日晚上7時至9時

地點: 油麻地眾坊街60號梁顯利油麻地社區中心1樓多用途禮堂

活動/講座/工作坊名稱: 油尖旺區大廈管理工作坊(九月份)

日期及時間: 2023年9月7日(星期四)下午3時30分至5時30分(第一場)及
2023年9月14日(星期四)晚上7時至9時(第二場)

地點: 油麻地眾坊街60號梁顯利油麻地社區中心1樓多用途禮堂

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

講者: 執業律師

查詢: 2399 2740 (姚先生)

備註: 職員會將網上直播連結以電郵或WhatsApp發送予參加者

油尖旺區防火委員會活動花絮

i) 油尖旺區防火委員會就職典禮暨油尖旺區消防及救護青年團成立典禮

為了響應油尖旺民政事務處對培育青少年的努力，希望他們成為對社會有承擔、具國家觀念和香港情懷的新一代，油尖旺區成立了全港首隊地區消防及救護青年團。團員接受了香港消防處為期兩個月的中式步操及升旗訓練。

油尖旺民政事務處及香港消防處聯同油尖旺區防火委員會於本年5月26日在尖沙咀街坊福利會會堂舉行了「油尖旺區防火委員會就職典禮暨油尖旺區消防及救護青年團成立典禮」。保安局副局長卓孝業、消防處處長楊恩健、油尖旺民政事務專員余建強太平紳士及立法會議員梁文廣蒞臨主禮。32名團員包括10名非華裔學生展示了步操及升旗訓練成果。逾400名嘉賓，包括華裔及非華裔地區領袖見證第一隊地區消防及救護青年團的成立，氣氛熱鬧。地區週報《龍週》更專題報道「油尖旺區消防及救護青年團」。



保安局副局長卓孝業、消防處處長楊恩健、油尖旺民政事務專員余建強太平紳士、立法會議員梁文廣與一眾地區領袖見證全港首隊地區消防及救護青年團的成立。



團員展示升旗及步操訓練成果



油尖旺民政事務專員余建強太平紳士勉勵團員，希望他們繼續努力提升自己，成為未來領袖和負責任的公民。



團員分享感受，並向主辦單位表達謝意

ii) 製作及推廣青年防火教育宣傳短片

為有效傳遞防火信息，油尖旺民政事務處聯同油尖旺區防火委員會精心製作了青年防火教育宣傳短片。

短片已於本年6月1日在HOY電視時事節目內播出，並於6月2日至7日一連7日在港鐵車廂上播放。

請即瀏覽：<https://youtu.be/jq8RKVj61Ao> 或掃描右邊二維碼觀看短片。



iii) 油尖旺區消防及救護青年團及消防安全大使 - 大灣區創科/歷史文化交流團

油尖旺民政事務處聯同香港消防處、油尖旺區防火委員會及香港廣州南沙聯誼會於7月15日至17日合辦「油尖旺區消防及救護青年團及消防安全大使 - 大灣區創科/歷史文化交流團」，以響應青年發展藍圖。藍圖著力培育青少年成為對社會有承擔，具國家觀念和香港情懷的新一代，讓香港青年了解內地，特別是大灣區的最新發展情況和機遇，並培養他們的國家觀念。活動獲「廣東政協港澳青年人文交流基地」支持，並得到中聯辦九龍工作部、廣州市委統戰部、廣州市南沙區委統戰部、廣州市南沙區政協、佛山市委統戰部及禪城區委統戰部的大力支持及協助。

三日兩夜的交流團有超過60位團員，中聯辦九龍工作部副部長郭長勇、油尖旺民政事務專員余建強太平紳士及消防處九龍南區指揮官林建軍擔任榮譽顧問領團出發，其他團員包括中聯辦九龍工作部代表、油尖旺民政事務處代表、消防處代表、油尖旺區防火委員會委員、麗澤中學及官立嘉道理爵士中學（西九龍）校長與老師，以及35名油尖旺區消防及救護青年團/消防安全大使。

交流團行程豐富，參觀了不同歷史景點及機構／單位，例如大角山炮台、中科宇航產業化基地、廣汽科技館、廣汽豐田汽車有限公司、廣東工業設計城、廣東博智林機器人有限公司、南風古灶、寶墨園、以及天河區珠江東消防救援站，以了解國家的歷史背景、體驗國家航天科技、高技術產業及內地消防的發展。



油尖旺民政事務專員余建強太平紳士與團員到訪全國重點文物保護單位 - 大角山炮台



團員在佛山剪紙省級非遺傳承人饒寶蓮大師指導下，初嘗剪紙藝術。



團員到訪天河區珠江東消防救援站，部分團員還試穿消防制服。

慶祝中華人民共和國成立74周年 - 油尖旺社區應急防火嘉年華2023

日期：2023年9月16日(10:00 - 19:00)

地點：西九文化區藝術公園

電話查詢：2366 2388

免費入場，歡迎參觀

活動主題為「應急防火齊做好，安居樂業無煩惱」，透過與市民互動，推廣及宣傳防火知識之餘，加強社區共融，以及一同慶祝中華人民共和國成立七十四周年。

主辦：香港消防處、油尖旺民政事務處、油尖旺區防火委員會、油尖旺區消防安全大使名譽會長會
協辦：油蔴地街坊會、尖沙咀街坊福利會、旺角街坊會

慶祝中華人民共和國成立74周年
油尖旺社區應急防火嘉年華2023

2023 9.16 (星期六)
10:00-19:00
啟動禮：10:15-10:45

地點：九龍西九文化區(藝術公園)

活動包括：
消防及救護工作體驗、滅火機械人示範、心外展示廳、消防救援隊示範、危險物質處理演練、火警調查大表演、消防無人機展示、消防局及滅火輪充氣彈床

免費入場 歡迎參觀
查詢電話：2366 2388

活動由主辦與協辦單位及油尖旺愛心慈善基金贊助

大廈管理專業顧問服務計劃

油尖旺民政事務處於2022年12月底推出了「大廈管理專業顧問服務計劃」，為區內法團及舊樓業主提供免費的專業意見及支援服務，全方位提升大廈管理及維修工作。服務包括：

1. 逐戶家訪，直接聯絡業主，招募居民聯絡大使；
2. 協助成立法團，及為法團會議提供專業意見及支援；
3. 籌備及撰寫大廈公用部分管理檢核報告；
4. 協助法團申請各項維修資助及貸款計劃，以及跟進維修工程、標書等；
5. 協助法團購買第三者風險保險；
6. 為法團負責人、業主和居民聯絡大使提供大廈管理培訓。

由於服務計劃已完成了一半，油尖旺民政事務處聯同承辦機構及物管公司於6月24日舉辦「油尖旺區服務使用者諮詢會議」，活動中分享計劃開展進度及成果。有關計劃推行進度及成效指標，如下：

74座目標「三無大廈」	東南及西北分區		
	指標數目	進度	達成指標的百分比
完成大廈評估報告	69份	72份	104%
成立法團	12個	9個	75%
招募居民聯絡大使	138位	86位	62%
投購第三者風險保險	2份	2份	100%

當日活動更頒發獎勵計劃大廈街號牌予已成立業主立案法團及居民聯絡大使感謝狀，並進行簡單分享。油尖旺民政事務處會繼續為舊樓業主提供支援，以改善區內大廈管理、居住環境及樓宇安全。



油尖旺民政事務專員余建強、太平紳士聯同社區參與工作室有限公司代表及分區委員頒發大廈街號牌予已成立業主立案法團的代表。



社區參與工作室有限公司董事楊子熙先生, BBS, MH 介紹「大廈管理專業顧問服務計劃」。油尖旺區大廈管理專業顧問服務計劃服務使用者諮詢會議當日，大會邀請了油尖旺民政事務專員余建強、太平紳士、油尖旺各分區委員會代表、業主立案法團代表、居民聯絡大使及其他居民街坊等超過一百人出席，場面熱烈。

最佳大廈 最佳做法

民政事務總署(民政總署)於二零一九年發布題為《大廈管理的最佳做法》(《最佳做法》)的行政指引，建議業主、業主立案法團(法團)、業主委員會等依循。《最佳做法》所載的內容，大致上是根據二零一四至一五年度就檢討《建築物管理條例》(第344章)進行公眾諮詢時所作的建議，以及二零一七年十一月向立法會民政事務委員會匯報的優化建議編撰而成。詳情可瀏覽網頁或掃描下方二維碼。

(https://www.buildingmgt.gov.hk/tc/Reference_Materials/10_5i.html)



大廈管理的最佳做法

物業管理公司必須申領牌照

由2023年8月1日起，為有公契物業提供多於一個類別的訂明物管服務的物管公司，以及在持牌物管公司就提供物管服務擔任管理或監督角色的物管從業員，必須根據《物業管理服務條例》(《條例》)規定持有有效物管牌照，才可於過渡期後繼續提供物管服務。如須領牌的物管公司並未持有有效牌照，則不得作為物管公司而行事；至於相關物管從業員，如無物管人牌照，即不得以持牌物管人的身分行事。如違反上述規定，一經定罪，最高可被判處罰款\$500,000及監禁兩年。有關發牌制度的詳情，可參閱物業管理業監管局(監管局)網站(<https://www.pmsa.org.hk/>)或致電監管局熱線3696 1111作出查詢。

至於持牌物管公司登記冊則可瀏覽監管局網頁

(<https://eapplication.pmsa.org.hk/register/>)



監管局網頁



監管局網頁持牌人登記冊





Yau Tsim Mong District Building Management Newsletter (August 2023 Issue)

Procurement of Third Party Risks Insurance by Owners' Corporations

Section 28 of the Building Management Ordinance (Cap. 344) ("BMO") requires that an owners' corporation ("OC") should procure and keep in force a policy of insurance in respect of third party risks in relation to the common parts of a building and the property of the corporation. The Building Management (Third Party Risks Insurance) Regulation (Cap. 344B) ("the Regulation") sets out the detailed requirements for OCs to procure third party risks insurance, with a view to reducing the risks of huge amount of compensation faced by owners in the case of accidents while offering better protection to members of the public.

OCs are reminded to comply with the relevant provisions and to procure third party risks insurance in relation to the common parts of buildings and the property of corporations. If your OC has already procured third party risks insurance, please also be reminded to renew the policy on time and inform the Land Registry within 28 days after the policy of insurance has been effected. For enquiries in relation to OCs' third party risks insurance, please call The Hong Kong Federation of Insurers at 2861 9329, or scan the QR code below or visit the website (<https://www.hkfi.org.hk>).



The Hong Kong Federation of Insurers

簡介會時間表 (2023年9月至12月)		簡介會內容	
日期及時間	地點	政府部門 / 機構	題目
2023年9月14日 (星期四) 晚上7時至9時 45分	新豐源酒樓中環 樓上大堂會議室	民政事務處	簡介《供養品、食品及服務採購工作守則》
2023年10月12日 (星期四) 晚上7時至9時 15分	香港西營盤美荷街2號 西營盤社區綜合大樓禮堂	康政公署	簡介康樂樓宇維修
2023年11月16日 (星期四) 晚上7時至9時 15分	九龍觀塘榮業樓道81號 西貢灣海濱社區中心大樓禮堂	競爭事務委員會	簡介《競爭條例》
2023年12月12日 (星期二) 晚上7時至9時 15分	九龍紅磡亞利街42號 九龍城及政府合署高層一樓 紅磡社區會堂多用途禮堂	庫宇署	簡介「強制檢樓驗窗計劃」
		消防處及庫宇署	簡介《消防安全(建築物)條例》及如何理解「消防安全指示」
		機電工程署	簡介「優化升降機指引及相關資助計劃」
		市區重建局	簡介「樓宇維修綜合支援計劃」
		警務處	簡介「樓宇保安計劃」

備註：簡介會同時進行現場及網上直播

費用全免，歡迎市民報名參加
Free admission and ALL are welcome

簡介會的最新資料詳情請瀏覽民政事務總署的大廈管理專題網頁
For details, please visit the Home Affairs Department's dedicated website on building management (www.buildingmgt.gov.hk)

2835 2542

如簡介會舉行當日下午3時或以後，香港天文台宣佈將會懸掛或仍然懸掛黑色暴雨警告/八號或以上颱風訊號，當日的簡介會將會取消，而不另行通知。

Complying with the Statutory Orders of the Buildings Department and the Fire Services Department to Ensure Building Safety

Owners should comply with statutory orders or notices of the Fire Services Department and the Buildings Department, including statutory notices under the Mandatory Building Inspection Scheme ("MBIS"). A comprehensive inspection and maintenance of buildings and compliance with the relevant statutory orders or notices as soon as possible can reduce the safety risks arising from a lack of maintenance of dilapidated buildings.

The Government wishes to remind building owners that it is their responsibility to ensure their properties are well maintained and in safe conditions, including conducting regular inspections and timely repair of their properties. Believing that "prevention is better than cure", the Government has been adopting a multi-pronged approach and requesting property owners to fulfil their responsibilities in enhancing building safety.

To assist property owners to implement the inspection and maintenance works as stipulated in the MBIS, the Buildings Department and the Urban Renewal Authority have launched the third round of "Operation Building Bright 2.0" ("OBB 2.0"), with the aim of providing maintenance subsidies to buildings over 30 years of age and with a ratable value not exceeding \$187,000 in order to assist property owners to maintain the safety of building structures. The application period is from April 2023 to 30 September 2023. Owners who are interested can browse the link below, or scan the QR code below or call the hotline of the Integrated Building Rehabilitation Assistance Scheme at 3 188 1188 for more information.

<https://brplatform.org.hk/en/subsidy-and-assistance/operation-building-bright-2-0>



Operation Building Bright 2.0

Events Forecast

Name of Activity / Seminar / Workshop: Briefing on Mandatory Building Inspection (jointly organised by the Yau Tsim Mong District Office/ Buildings Department/ Urban Renewal Authority)	
Date and Time: 7 September 2023 (Thursday) 7 pm to 9 pm	Venue: Multi-purpose Hall, 1/F, Henry G. Leong Yaumatei Community Centre, 60 Public Square Street, Yau Ma Tei, Kowloon
Name of Activity / Seminar / Workshop: Yau Tsim Mong District Building Management Workshop (September)	
Date and Time: 7 September 2023 (Thursday) 3:30pm to 5:30pm (1 st session) 14 September 2023 (Thursday) 7 pm to 9 pm (2 nd session)	
Venue: Henry G. Leong Yaumatei Community Centre, 60 Public Square Street, Yau Ma Tei, Kowloon	Content: A certified lawyer will explain the Building Management Ordinance and its relevant court cases
Organiser: Yau Tsim Mong District Office	Speaker: A certified lawyer
Enquiry: 2399 2740 Mr YIU	Remarks: Staff will send the webcast link on the live workshop to participants via email or WhatsApp

Highlights of activities of Yau Tsim Mong District Fire Safety Committee

i) Inauguration Ceremony of Yau Tsim Mong District Fire Safety Committee cum Establishment Ceremony of Yau Tsim Mong District FAST Connect

In response to the Yau Tsim Mong District Office's endeavour to nurture a new generation of young people with social responsibility and an affection for our country and Hong Kong, the first FAST Connect in Hong Kong was established in Yau Tsim Mong District. The members received a two-month training in Chinese-style marching and flag-raising from the Hong Kong Fire Services Department ("FSD").

The Yau Tsim Mong District Office ("YTMDO") and the FSD, together with The Yau Tsim Mong District Fire Safety Committee ("YTMDFSC"), held the "Inauguration Ceremony of Yau Tsim Mong District Fire Safety Committee cum Establishment Ceremony of Yau Tsim Mong District FAST Connect" at the Tsim Sha Tsui Kai Fong Welfare Association Hall on 26 May this year. Under Secretary for Security Mr Michael CHEUK, Director of Fire Services Mr Andy YEUNG, District Officer (Yau Tsim Mong) Mr Edward Yu JP and Legislative Councillor Mr LEUNG Man-kwong officiated at the ceremony. 32 members of the FAST Connect, including 10 non-Chinese students, demonstrated their achievements in marching drill and flag-raising training, and more than 400 guests, including both Chinese and non-Chinese district leaders, witnessed the inauguration of the first team of the FAST Connect in an atmosphere of great excitement. The FAST Connect was featured in the weekly newspaper Kowloon Post.



Under Secretary for Security Mr Michael CHEUK, Director of Fire Services Mr Andy YEUNG, District Officer (Yau Tsim Mong) Mr Edward Yu JP and Legislative Councillor Mr LEUNG Man-kwong and a group of district leaders witnessed the establishment of the first FAST Connect in Hong Kong.



Members demonstrated flag-raising and their well-practiced Chinese-style marching



District Officer (Yau Tsim Mong) Mr Edward Yu JP encouraged Members of FAST Connect to continue to strive for self-improvement and to become future leaders and responsible citizens.



Members shared their feelings and expressed their gratitude to the organisers

ii) Production and Promotion of Fire Prevention Education Promotional Video for Youth

To effectively disseminate fire prevention messages, the YTMDO and the YTMDFSC have jointly produced a promotional video on fire prevention education for the youth.

The video was broadcast on HOY TV current affairs programme on 1 June this year and on MTR train compartments for seven consecutive days from 2 to 7 June. Please visit <https://youtu.be/jq8RKVj61Ao> or scan the following QR code to watch the video.



iii) FAST Connect and Fire Safety Ambassadors of YTM District: Exchange Tour on Innovation and Technology, History and Culture in the Greater Bay Area

The YTMDO, in collaboration with the FSD, the YTMDFSC and Hong Kong Guangzhou Nansha Association, co-organised "FAST Connect and Fire Safety Ambassadors of YTM District: Exchange Tour on Innovation and Technology, History and Culture in the Greater Bay Area" from 15 to 17 July. The tour is organised in response to the Youth Development Blueprint, which endeavours to nurture a new generation of young people with social responsibility and an affection for our country and Hong Kong, to enable young people in Hong Kong to learn more about the latest development of and opportunities on the Mainland, in particular in the Greater Bay Area, and to cultivate a sense of nationalism in them. The programme was supported by Hong Kong and Macao Youth Humanities Exchange Base of Guangdong Provincial Committee of the CPPCC and received strong support and assistance from the Kowloon Sub-office of the Liaison Office of the Central People's Government in the HKSAR ("Liaison Office"), the United Front Work Department ("UFWD") of the CPC Guangzhou Municipal Committee, the UFWD of the CPC Nansha District Committee under Guangzhou, the CPPCC of Nansha District under Guangzhou, the UFWD of the CPC Foshan Municipal Committee, and the UFWD of the CPC Chancheng District Committee under Foshan.

The delegation of this three-day exchange tour comprised more than 60 members. Mr GUO Changyong, Deputy Director of the Kowloon Sub-office of the Liaison Office, Mr Edward Yu JP, District Officer (Yau Tsim Mong), and Mr LAM Kin-kwan, Divisional Commander (Kowloon South) of the FSD, were the Honourable Advisors to lead the delegation. Other members of the delegation included representatives from the Kowloon Sub-office of the Liaison Office, the YTMDO, the FSD, the YTMDFSC, principals and teachers of Lai Chack Middle School and Sir Ellis Kadoorie Government Secondary School (West Kowloon), as well as 35 FAST Connect members and Fire Safety Ambassadors.

The delegation visited various historical sites and organisations/units, such as the Dajiaoshan Fort, CAS Space Exploration industrialization base, GAC Technology Museum, GAC Toyota Motor Co., Ltd., Guangdong Industrial Design City, Guangdong Bright Dream Robotics Company Limited, Ancient Nanfeng Kiln, Baomo Garden, and Zhujiang East Fire Station in Tianhe District, with a view to gaining an understanding of the country's historical background and experiencing the development of the aerospace science and technology, high-tech industries and fire fighting on the Mainland.



District Officer (Yau Tsim Mong) Mr Edward Yu JP and members of the delegation visited Dajiaoshan Fort, a Major Historical and Cultural Site Protected at the National Level.



Members of the delegation tried paper-cutting for the first time with master artist RAO Baolian, a provincial level representative inheritor of intangible cultural heritage of paper-cutting in Foshan



The delegation visited the Zhujiang East Fire Station in Tianhe District, some members tried on firefighting uniforms.

Yau Tsim Mong District Emergency Preparedness & Fire Safety Carnival 2023 in Celebration of the 74th Anniversary of the Founding of the People's Republic of China

Date: 16 September 2023 (10:00 – 19:00)

Venue: West Kowloon Art Park

Enquiry: 2366 2388

Free Admission

The theme of the event is to raise public awareness on emergency preparedness and fire safety. Through various interactive activities the event will promote fire safety knowledge to the public, enhance community involvement and inclusion, and celebrate the 74th Anniversary of the Founding of the People's Republic of China.

Organized by: Hong Kong Fire Services Department, Yau Tsim Mong District Office, Yau Tsim Mong District Fire Safety Committee, Yau Tsim Mong Fire Safety Ambassadors' Association, Yau Tsim Mong District Fire Safety Committee, Yau Tsim Mong Fire Safety Ambassadors' Association

Co-Organized by: Yau Tsim Mong Welfare Advancement Association, The Tsimshatsui District Kai Fong Welfare Association, The Hongkong Kai-Fong Association

Yau Tsim Mong District Emergency Preparedness & Fire Safety Carnival 2023

In Celebration of the 74th Anniversary of the Founding of the People's Republic of China

2023
9.16 SAT
10:00 - 19:00
Ceremony (10:15)

Free Admission
Enquiry: 2366 2388

Art Park
WEST KOWLOON CULTURAL DISTRICT

Firsthand Experience on Fire and Ambulance Related Work
CPR Demonstration
HazMat Team Drill Demonstration
FSD Unmanned Aircraft Showcase
Firefighting Robots Demonstration
Specialised Operation Teams Demonstration
Fire Investigation Dogs Demonstration
Fire Station and Fire Boat Inflatable Trampoline

Building Management Professional Advisory Service Scheme

Yau Tsim Mong District Office ("YTMDO") had launched the Building Management Professional Advisory Service Scheme ("BMPASS") in late December 2022 to provide free professional advisory service and support to the owners' corporations ("OCs") and owners of old buildings in the district, helping them to enhance the building management and maintenance works. The services are as follows:

1. conducting household visits, contacting owners direct and recruiting Resident Liaison Ambassadors (RLAs);
2. assisting in the formation of OCs, and providing professional advice and support to OC meetings;
3. preparing and producing building management audit reports on common parts;
4. assisting OCs in applying for various subsidies and loan schemes for maintenance works, and following up on the works and tendering matters, etc;
5. assisting OCs in the procurement of third party risk insurance;
6. providing training on building management to office bearers of OCs, owners and RLAs.

As the scheme is halfway through, YTMDO held a BMPASS Users' Advisory Meeting together with the appointed organiser and the property management company on 24 June 2023 to share the progress and achievements of the scheme. The progress and the performance indicators are shown below:

74 target "3-nil buildings"	All Areas		Percentage of Target Achieved
	Target	Achieved	
Completion of the Building Assessment Report	69 nos	72 nos	104%
Formation of Owners' Committee	12 nos	9 nos	75%
Recruiting Resident Liaison Ambassadors	138 nos	86 nos	62%
Procurement of third party risk insurance	2 nos	2 nos	100%

At the event, street number plates were awarded to the buildings with Owners' Corporations formed and Appreciation Certificates were awarded to Resident Liaison Ambassadors, and the awardees shared their experience. YTMDO will continue to provide assistance to owners of old buildings in the district and help them improve building management, building safety and the living environment in general.



Mr Edward Yu JP District Officer (Yau Tsim Mong), together with representatives of Community Engagement Workshop Limited and Area Committee Members presented the street number plates to representatives of buildings with Owners' Corporations formed.



Mr Benny Yeung, BBS, MH, Director of Community Engagement Workshop Limited introduced the "Building Management Professional Advisory Service Scheme" (BMPASS).



Mr Edward Yu JP District Officer (Yau Tsim Mong), together with representatives of Community Engagement Workshop Limited and Area Committee Members, representatives of Owners' Corporations, Resident Liaison Ambassadors and other residents and owners were invited to BMPASS Users' Advisory Meeting. The event was met with keen participation as more than 100 people had attended.

"The Best Building The Best Practices"

The Home Affairs Department ("HAD") published the Administrative Guidelines on Best Practices on Building Management (Best Practices) in 2019 and owners, owners' corporations ("OCs"), owners' committees are recommended to follow. The Best Practices are compiled based on the proposals made in the public consultation exercise on the review of the Building Management Ordinance (Cap. 344) conducted in 2014-15 and the enhanced proposals presented to the Legislative Council Panel on Home Affairs in November 2017. For details, please visit the website (https://www.buildingmgt.gov.hk/en/Reference_Materials/10_5i.html) or scan the QR code below.



Administrative Guidelines on Best Practices on Building Management

Property Management Companies shall Apply for a License

Starting from 1 August 2023, all property management companies ("PMCs") providing properties subject to deed of mutual covenant with more than one category of prescribed property management ("PM") services, as well as property management practitioners ("PMPs") serving managerial or supervisory roles in such PMCs to provide PM services, must hold valid PM licence in accordance with the Property Management Services Ordinance ("the Ordinance") in order to continue to provide PM services after the transitional period. A PMC required to be licensed cannot act as a PMC if it does not possess a valid PMC licence. For relevant PMPs, they cannot act as a licensed PMP if they do not possess a valid PMP licence. Contravention is liable on conviction to a maximum fine of \$500,000 and imprisonment for two years.

For details of the licensing regime, please visit the website of the Property Management Services Authority (PMSA) (<https://www.pmsa.org.hk/>) or contact the PMSA at 3696 1111. As for the Registers of Licensees, please visit the website of Registers of Licensees of PMSA.

(<https://www.pmsa.org.hk/en/licensing-regime/registers-of-licensees/>)



Registers of Licensees of PMSA Website



PMSA website