

《2024年建築物管理(修訂)條例》 (《修訂條例》)已於 2025年7月13日正式實施

《Building Management (Amendment)
Ordinance 2024》(Amendment Ordinance)
has taken effect since 13 July 2025

目的

Objectives

- 規定更多業主參與重大採購決定
To require the engagement of more owners in major procurement decisions
- 提高業主立案法團運作的透明度和問責性
To improve the transparency and accountability of the operation of owners' corporations
- 加強阻嚇不遵守《建築物管理條例》
(第344章)的情況
To deter against non-compliance with the Building Management Ordinance (Cap. 344)

主要修訂內容 Major Amendments:

1. 就建築物管理所需的高價值採購，施加投標和申報規定。

To impose requirements for tendering and declarations in relation to high-value procurement for building management.

2. 大型維修工程採購的決議必須由至少5%業主或100名業主親身投票通過，以較少者為準。

A resolution for large-scale maintenance procurement can only be passed if at least 5% of the owners or 100 owners, whichever is the lesser, have voted in person.

3. 調整財務報表的相關規定，包括要求每年總收入或總開支(或兩者)超過或相當可能超過50萬元的大廈，不論單位數目為何，均須審計財務報表。

To adjust certain requirements in relation to financial statements, including audit requirement for financial statements of buildings with total income or expenditure (or both of them) exceeding or likely exceeding \$500,000, regardless of the number of flats.

4. 將沒有保存某些關乎建築物管理的文件，訂為刑事罪行。

To criminalise the failure to keep certain documents concerning building management.



如欲查詢更多《修訂條例》的資訊，
請瀏覽www.buildingmgt.gov.hk，或掃描二維碼。

For more information about the Amendment Ordinance,
please visit www.buildingmgt.gov.hk, or scan the QR code.

民政事務總署
Home Affairs Department

