

油尖旺區大廈管理通訊(2022年11月號)

活動花絮

社區共融齊心防火賀國慶迎金秋

油尖旺區防火委員會聯同油尖旺民政事務處及香港消防處於2022年10月4日在油尖旺多元文化活動中心舉行「社區共融齊心防火賀國慶迎金秋」啟動禮，活動包括(1)換領已進行年檢的消防仔寶(滅火筒及滅火氈)、(2)派發電子蠟燭予少數族裔人士、及(3)為少數族裔及弱勢社群家庭安裝獨立火警偵測器，務求三管齊下向油尖旺區居民宣傳防火信息。

啟動儀式後，主禮嘉賓保安局鄧炳強局長、消防處黃鎮業副處長(行動)、油尖旺民政事務處余健強專員及防火會歐楚筠主席為去年獲發滅火筒及滅火氈的舊式單位業戶更換已進行年檢的消防設備；接著向少數族裔商舖派發防火宣傳單張及電子蠟燭，透過他們派發給少數族裔顧客，鼓勵他們在「排燈節」等節日以電子蠟燭代替傳統油燈和蠟燭，減低火警的危險。此外，鄧局長更身體力行親自為油尖旺區基層及少數族裔家庭安裝獨立火警偵測器，並送上慶祝中華人民共和國成立七十三周年紀念品及福袋，讓基層及少數族裔家庭感受政府對市民的關懷，並提升他們的家居消防安全。



主禮嘉賓(右二)保安局局長鄧炳強, GBS, PDSM, JP (右一)消防處黃鎮業副處長(行動)、(左一)油尖旺民政事務專員余健強太平紳士及(左二)油尖旺區防火委員會主席歐楚筠太平紳士協助市民換領已進行年檢的消防仔寶(滅火筒及滅火氈)



嘉賓與少數族裔參加者合照

鄧炳強局長親自為基層及少數族裔家庭安裝獨立火警偵測器



「關愛共融」義剪暨防火同樂日

由油尖旺區防火委員會、油尖旺民政事務處、香港消防處及新家園協會聯手舉辦的「關愛共融」義剪暨防火同樂日，於2022年8月29日在油尖旺多元文化活動中心舉行。

適逢暑假，油尖旺區防火委員會特邀請6位高級髮型師，義務為70名區內少數族裔居民及兒童提供優質理髮服務，讓少數族裔學童以嶄新髮型自信地迎接新學年的同時，並以少數族裔語言進行防火講座和滅火器具示範、播放防火教育短片、小童滅火防護服穿著體驗、防火攤位遊戲和派發紀念品。活動更設有消防處職業介紹攤位，向有志投考消防處職位的少數族裔青少年講解消防及救護職系的入職要求和投考程序，現場亦有消防人員分享工作經驗，增進參加者對消防及救護工作的認識。是次活動獲地區人士慷慨贊助精美禮品福袋，油尖旺區防火委員會更隨福袋派發一對「電子蠟燭」予參加者，讓他們在「排燈節」等節日替代傳統油燈和蠟燭使用，減低火災風險。



前排(左二)油尖旺民政事務專員余健強太平紳士、(右一)消防處署理副消防總長陳文瀚先生、(左一)消防處署理高級消防區長羅嘉欣女士及(右二)油尖旺區防火委員會主席歐楚筠太平紳士出席支持活動



高級髮型師義務為區內少數族裔居民及兒童提供優質理髮服務

民政處加強清洗三無大廈公用部分 推廣良好大廈管理訊息

民政處繼續加強清洗區內三無大廈的公用部分，截至11月16日，已為278幢大廈清洗公用地方，並為5幢三無大廈的平台/簷篷清理堆積的垃圾，令業主感受良好大廈管理的好處。清洗大廈後，民政處已向3996戶三無大廈居民派發宣傳單張，鼓勵居民成為居民聯絡大使，並成立法團以保持大廈公用部分環境衛生。民政處本年度目標是為區內超過300幢大廈清洗公用地方。

至於三無大廈公用部分的防治蟲鼠工作，民政處將於2022年12月起，於清洗合約內加入防治蟲鼠條款，包括於三無大廈的鼠患黑點放置捕鼠器，並繼續清理大廈公用部分積存的污水，以防蟲鼠滋生。



清潔工友清洗三無大廈內的簷篷。上圖為簷篷清洗中的情況。

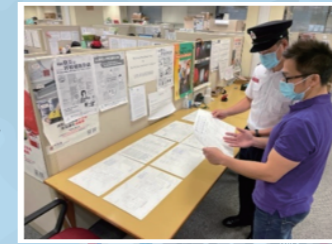


油尖旺民政事務專員余健強太平紳士聯同油尖旺區防火委員會及油尖旺撲滅罪行委員會正副主席視察清洗三無大廈簷篷及公用地方情況，並派發宣傳教育資訊給大廈住戶。



如何遵辦消防安全指示·入圖有難度

消防處一向致力提升建築物的消防安全。為協助市民及消防承辦商更有效處理及遵辦消防安全指示，消防處現提供綜合用途建築物/住用建築物的樓宇消防裝置圖則範本予各界參考。



藉此希望市民及承辦商能夠進一步瞭解消防裝置圖則審批的細節，以及提升承辦商提交消防裝置圖則的準繩度，以便加快審批流程。此外，消防裝置圖則的範本能加強市民對消防裝置的認識，以便更輕鬆處理消防安全指示上的細節及與承辦商溝通。詳情可瀏覽消防處網頁。



消防裝置圖則的範本(只有英文版本)

家居防盜小知識



一 窗戶及窗

- 檢查窗戶鎖門
- 考慮加裝窗花
- 出門前或在家時應鎖好窗花

二 大門及鐵閘

- 安裝防盜眼和防盜鏈
- 選用堅固鋼閘
- 確保出門時鋼閘鎖好

三 信箱保安

- 加強信箱安全
- 經常清理信箱

四 陌生人登門

- 先從防盜眼察看訪客，並確定訪客身份後才開門

五 發揮鄰里精神

- 多留意家居附近之事情
- 如目擊任何罪案，立即報警

六 出外旅遊前

- 安排親友或鄰居留意門戶
- 若長期離家，需安排處理已訂閱的報章雜誌

西九龍總區防止罪案辦公室

尖沙咀警署 3661 1650
旺角警署 3661 1642

油麻地警署 3661 1652
舉報罪案 請致電 999



土地註冊處「物業把關易」服務



有否想過無論身處何地都可時刻對你物業的狀況保持警覺？土地註冊處為業主提供的「物業把關易」服務就可助你一臂之力。業主訂購了「物業把關易」後，每當有涉及其物業的文書遞交土地註冊處註冊(例如按揭，或由建築事務監督發出的修葺通知書或修葺令等)，業主便會收到電郵提示，有助業主盡早發現任何在他們預期之外或可疑的文書交付註冊，讓他們可迅速採取適當行動或尋求法律意見。現時，業主可選用土地註冊處提供的「一次過訂購」方式，即業主只需就其物業一次過繳付港幣580元，便可享用服務直至物業轉手，其間無需續期。業主亦可以郵遞方式或在網上遞交申請，即使業主是長期居於香港境外的人士，亦可輕鬆訂購這項服務。服務詳情可到土地註冊處「物業把關易」網站(https://www.landreg.gov.hk/tc/services/services_e.htm)查閱，或致電土地註冊處的客戶服務熱線3105 0000查詢。



物業把關易

油尖旺區大廈管理線上工作坊(10月份)

由執業律師講解《建築物管理條例》及相關案例的大廈管理線上工作坊(10月份)已完成錄影。有興趣瀏覽工作坊的市民，可輸入以下網址或掃描右方的二維碼：

第一節：https://youtu.be/v_iGiORltyE



第二節：<https://youtu.be/aRc5HW1TBzI>



油尖旺區大廈管理線上工作坊(2023年1月份)現已接受報名。有興趣參與的市民可親臨九龍旺角聯運街30號旺角政府合署1字樓102室索取申請表格或致電23992740報名，相關網站連結會發送予參加者及區內的大廈管理組織。

油尖旺地區主導行動計劃 消防安全指示支援服務計劃

為協助法團及業主遵辦消防安全指示，油尖旺民政處先行先試，早於2018年7月起已為區內30年樓齡或以上的目標大廈提供支援服務(現時共有234幢目標大廈)，協助業戶跟進及處理消防安全指示和改善樓宇公用地方的消防安全設備及裝置等。有關計劃的服務承辦機構會派員為目標三無大廈招募居民聯絡大使和成立業主立案法團，出席大廈召開的會議及協助理順大廈業主與工程承辦商因應工程面對的問題等。此外，承辦機構亦會定期舉辦教育宣傳活動，以提升居民對遵辦消防安全指示的認識。計劃推行至今，已有6幢大廈成功遵辦消防安全指示，27幢獲審批消防圖則的大廈及成立32個業主立案法團。預計年底前民政處可多協助3幢大廈成立4個法團及為2幢大廈遵辦消防安全指示。



計劃的社工出席大廈的會議並提供支援服務

提高警覺·「冬防」 加強防火措施

緊記：消防安全，由你開始
每位大廈居民都應留意以下各項：

- 熟悉大廈的走火通道及逃生路線；
- 擬訂火警逃生應變計劃，並預定會合地點；
- 參與大廈舉辦的防火講座及火警演習；
- 確保逃生路線(包括走廊及樓梯)沒有雜物阻塞；
- 確保防煙門、大廈地下出口門及天台出口門沒有鎖上；
- 保持防煙門關閉，在火警時阻止煙火蔓延及減少損失；
- 如發現任何火警危險即致電2723 8787向消防處投訴。



消防處

護己護人 齊打疫苗

Protect yourself and others Get Vaccinated

2019冠狀病毒病 疫苗接種計劃 COVID-19 Vaccination Program

香港特別行政區政府 The Government of the Hong Kong Special Administrative Region
www.covidvaccine.gov.hk 3142 2366

有用連結



民政及青年事務局 Facebook



民政事務總署 Facebook



民政事務總署大廈管理支援服務



衛生署衛生防護中心 2019冠狀病毒病 - 強制檢測公告指明場所名單列表

Yau Tsim Mong District Building Management Newsletter (November 2022 Issue)

Activity highlights

Community Integration – Celebrating the National Day and Greeting the Golden Autumn with Fire Prevention Activities

Yau Tsim Mong District Fire Safety Committee, in collaboration with Yau Tsim Mong District Office and Hong Kong Fire Services Department, held the Community Integration – Celebrating the National Day and Greeting the Golden Autumn with Fire Prevention Activities Launching Ceremony at Yau Tsim Mong Multicultural Activity Centre on 4 October 2022. The activities include (1) the fire-fighting equipment replacement scheme (fire extinguishers and fire blankets), (2) the distribution of electronic candles to ethnic minorities, and (3) the installation of stand-alone fire detectors at households of ethnic minorities and underprivileged families, aiming to promote fire safety messages in a three-pronged approach.

After the ceremony, officiating guests included Mr. TANG Ping-keung, Secretary for Security, Mr. WONG Chun-yip, Deputy Director of Fire Services (Operations), Mr. Edward YU, District Officer (Yau Tsim Mong), and Ms. Ann AU, Chairperson of Yau Tsim Mong District Fire Safety Committee, assisted to replace the fire-fighting equipment with equipment that had passed annual inspection and gave the fire safety leaflets and electronic candles to nearby shops frequented by ethnic minority customers for distribution, encouraging them to replace traditional oil lamps and candles with electronic candles during the "Diwali" to reduce the risk of fire. Besides, Secretary TANG installed stand-alone fire detectors and presented the 73rd Anniversary of the People's Republic of China souvenirs and gift packs to underprivileged and ethnic minority families, showing the care from the Government and enhance fire safety at home.



Group photo of guests and ethnic minority participants.

Officiating guest (second right) Mr. TANG Ping-keung, GBS, PDSM, JP, Secretary for Security, (first right) Mr. WONG Chun Yip, Deputy Director of Fire Services (Operations), (first left) Mr. Edward YU, JP, District Officer (Yau Tsim Mong) and (second left) Ms. Ann AU, JP, Chairperson of Yau Tsim Mong District Fire Safety Committee, assisted to replace the fire-fighting equipment (fire extinguisher and fire blanket) with equipment that had passed annual inspection.

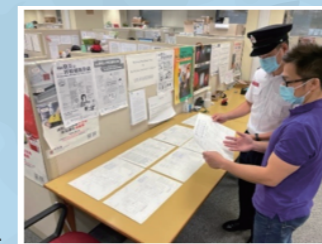


Mr. TANG Ping-keung, Secretary for Security, installed the stand-alone fire detector for underprivileged and ethnic minority families.



How to comply with Fire Safety Direction – “The sample building fire service installation plans for composite buildings/domestic buildings”

Fire Services Department aims at improving the fire safety in buildings. In order to assist the public and fire service contractors in handling and complying with fire safety directions effectively, Fire Services Department is providing sample building fire service installation plans for composite buildings/domestic buildings for reference.



It is hoped that the public and contractors will be able to further understand the details of the approval of fire service installation plans and speed up the approval process by improving the standards of fire service installation plans submission. In addition, the template of fire service installation plans can enhance the public's understanding of fire service installations, so that it is easier to deal with the details of fire safety direction and communicate with contractors. For details, please visit the website of the Fire Services Department.



The template of fire service installation plans.

“Care for All” Free Haircuts cum Fire Safety Fun Day

Yau Tsim Mong District Fire Safety Committee (the Committee) and Yau Tsim Mong District Office, in collaboration with Hong Kong Fire Services Department and New Home Association, held the “Care for All” Free Haircuts cum Fire Safety Fun Day at Yau Tsim Mong Multicultural Activity Centre on 29 August 2022.

The Committee invited six professional hair stylists to give free haircuts to 70 ethnic minority residents and students during summer vacation, so that the students may start the new academic year confidently with their brand new haircut. Apart from haircuts, FSD provided fire prevention talks in ethnic minority language, did fire extinguisher and fire blanket demonstrations, broadcasted fire prevention educational videos, prepared fire-fighting protective clothing try-on experience for children and game booths to enhance the awareness of fire prevention among ethnic minority residents. Besides, recruitment booths were set up to explain the entry requirements and recruitment procedures of fire services disciplined staffs. The FSD staffs on-site also shared their working experience to enhance participants' understanding of the core functions of FSD. Each ethnic minority participant who had free haircuts was given a gift pack. In addition, they were given a pair of electronic candles for festivals such as Diwali to replace oil lamps and candles, in the hope of reducing the risk of fire.



Front row (second left) Mr Edward YU, JP, District Officer (Yau Tsim Mong); (first right) Mr Steven CHAN, Acting Deputy Chief Fire Officer (Kowloon); (first left) Ms LAW Ka-yan, Acting Senior Divisional Officer (Kowloon South); and (second right) Ms Ann AU, JP, Chairperson of Yau Tsim Mong District Fire Safety Committee, attended the event to show their support.



Voluntary professional hair stylists gave free haircuts to ethnic minority residents and children.

Yau Tsim Mong District Office Strengthen Cleansing of the Common Parts of Three-nil Buildings to Promote Good Building Management

The Yau Tsim Mong District Office (YTMDO) continues to strengthen the cleansing of common parts of three-nil buildings within the District. As of 16 November, the common parts of 278 buildings were cleansed and piles of rubbish were removed from the platforms/ canopies of 5 three-nil buildings, demonstrating the benefits of good building management. After the cleansing operations, the YTMDO has distributed leaflets to 3996 households of three-nil buildings to encourage residents to become Residents Liaison Ambassadors and form Owners' Corporations, with a view to keeping the common areas of their buildings in good hygiene conditions. The annual target for YTMDO this year is to clean the common areas of more than 300 buildings in the district.

As for the pest control work in relation to the common parts of three-nil buildings, YTMDO will add pest control clauses to the cleansing contract starting from December 2022, including placing rodent traps at rodent black spots and removing stagnant water within the common parts to prevent the breeding of rodents and mosquitoes.



Cleansing worker cleansed the canopy of a “three-nil” building. The photo above shows the situation of the canopy during cleansing.



Mr. Edward YU, JP, District Officer (Yau Tsim Mong), together with the Chairpersons and Vice Chairpersons of District Fire Safety Committee (DFSC) and District Fight Crime Committee (DFCC), inspected the cleansing operation of the canopy and common parts of a three-nil building, and distributed publicity leaflets to the residents.



HOME SECURITY



1 Windows

- Check the window locks
- Consider fitting iron grilles to windows
- Lock the grilles everytime

2 Door & Gate

- Fit a door viewer and a chain
- Install a strong metal gate and a quality padlock
- Lock the door and gate properly before going out

3 Mailbox

- Make sure your mailbox is secure
- Empty your mailbox frequently

4 Strangers

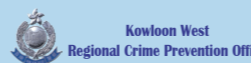
- Check the identity of the callers after checking the callers through the door viewer

5 Neighbourhood

- Keep an eye on incidents happening in the neighbourhood
- If you witness a crime, dial to the police immediately

6 Before the trip

- Ask relatives, friends or neighbours to keep an eye on your door
- If you are going out for a holiday, please request for the delivery suspension of newspaper or magazines



Kowloon West
Regional Crime Prevention Office



Tsim Sha Tsui Station 3661 1650
Mong Kok Station 3661 1642

Yau Ma Tei Station 3661 1652
Call 999 to report crime



The Land Registry's “Property Alert” Service



Do you want to stay vigilant of what is happening to your property no matter where you are? The Land Registry's Property Alert can surely help you. Property owners who subscribe to Property Alert will receive notifications by email from the Land Registry when instruments affecting their properties (such as mortgage, repair notice or order issued by the Building Authority, etc.) have been lodged for registration.

It enables early detection of any unexpected or suspicious instruments delivered for registration against their properties so that they can take prompt follow-up actions and/or consult the lawyers.

Property owners can now choose the one-off subscription option offered by the Land Registry. By paying the one-off subscription fee of HK\$580, you can enjoy the service as long as the ownership of the property remains under you, service renewal is not required. Property owners may also submit applications by post/courier service or online. Hence, even those property owners staying outside Hong Kong for extended periods of time can also apply for the service at ease.

For further details of Property Alert, please visit the Land Registry's website (https://www.landreg.gov.hk/en/services/services_e.htm) or call our Customer Service Hotline at 3105 0000.



Property Alert

Be Alert · Winter Precaution Strengthen fire prevention measures

REMEMBER: FIRE SAFETY BEGINS WITH YOU

Building residents should note the following:

- Be familiar with the means of escape and escape routes of the building;
- Develop a fire escape plan and designate a meeting place;
- Participate in fire prevention talks and fire drills organized by the building;
- Ensure fire escape routes (including corridor and staircase) are free from obstruction;
- Ensure that the smoke stop doors, ground floor exit doors and roof exit doors of the building are not locked;
- Keep the smoke stop doors closed to prevent smoke and fire from spreading and to reduce loss in case of fire;
- Report any fire hazards to the Fire Services Department by calling 2723 8787.



Fire Services Department

護己護人 齊打疫苗
Protect yourself and others
Get Vaccinated

2019冠狀病毒病疫苗接種計劃
COVID-19 Vaccination Programme

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The Government of the Hong Kong Special Administrative Region

查詢詳情請致電
查詢熱線: 3142 2366
www.covidvaccine.gov.hk

Yau Tsim Mong District Building Management Online Workshop (October 2022)

The Building Management Online Workshop (October 2022), of which a practicing lawyer explained the “Building Management Ordinance” and related cases has been recorded. Members of the public who are interested in viewing the workshop can visit the following links or scan the QR codes below:

First session: https://youtu.be/v_iGIOR1tYE



Second session: <https://youtu.be/aRc5HWtBzl>



The Yau Tsim Mong District Building Management Online Workshop (January 2023) is now open for applications. Members of the public who are interested can visit Room 102, 1/F, Mong Kok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon to fetch an application form or call 2399 2740 for enrolment. The relevant website link will be sent to participants and building management organisations in the district.

Yau Tsim Mong District District-led Actions Scheme Fire Safety Direction Support Service Scheme

With an aim to assist property owners and Owners' Corporations (“OCs”) in complying with the Fire Safety Directions (“FSDs”), YTMDO has taken the initiative and implemented the Fire Safety Direction Support Service (Pilot Scheme) since July 2018 to provide support services to the target buildings of over 30 years of age (currently there are 234 target buildings in total) and assist property owners to comply with the FSDs, such as further enhancing fire safety facilities and equipment in the common parts of the buildings. The service providers have deployed staff to encourage residents of target three-nil buildings to register as Resident Liaison Ambassadors (“RLAs”) and assist in OC formation. They have attended OCs' meetings and helped resolve disputes between OCs and contractors on related works. Furthermore, the service providers organise educational publicity events regularly to enhance public awareness of the compliance of fire safety directions. Since the kick off of the scheme, 6 target buildings have fulfilled the requirements of FSDs, 27 fire safety plans of buildings were approved, and 32 OCs were formed. It is expected that YTMDO will assist 3 more buildings to form 4 OCs and 2 more buildings on the compliance of FSDs by the end of 2022.



The scheme's social workers attend meetings and provide support services.