

# 立法會 *Legislative Council*

LC Paper No. CB(2)457/05-06

(These minutes have been  
seen by the Administration)

Ref : CB2/BC/8/04

## **Bills Committee on Building Management (Amendment) Bill 2005**

**Minutes of meeting  
held on Saturday, 25 June 2005 at 9:00 am  
in the Chamber of the Legislative Council Building**

**Members present** : Hon James TO Kun-sun (Chairman)  
Hon Albert HO Chun-yan  
Hon Margaret NG  
Hon Mrs Selina CHOW LIANG Shuk-ye, GBS, JP  
Hon Jasper TSANG Yok-sing, GBS, JP  
Hon Miriam LAU Kin-ye, GBS, JP  
Hon Emily LAU Wai-hing, JP  
Hon Andrew CHENG Kar-foo  
Hon WONG Kwok-hing, MH  
Hon LI Kwok-ying, MH  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon Patrick LAU Sau-shing, SBS, JP  
Hon TAM Heung-man

**Members absent** : Hon CHOY So-yuk  
Hon Abraham SHEK Lai-him, JP  
Hon Albert CHAN Wai-yip  
Hon Audrey EU Yuet-mee, SC, JP

**Public Officers attending** : Department of Home Affairs  
Mrs Angelina CHEUNG  
Assistant Director for Home Affairs (4)

Mr MA Kam-ki  
Chief Liaison Officer (Building Management)

Department of Justice

Mr Michael LAM  
Senior Government Counsel

**Attendance by invitation** : *Session I*

Sha Tin District Council

Mr MOK Wai-hung  
Member, Sha Tin District Council

Mr LAW Kwong-keung  
Member, Sha Tin District Council

Democratic Alliance for the Betterment and Progress of  
Hong Kong

Mr Ben CHAN Kok-wah  
Member, Kwun Tong District Council

Working Group on Private Premises Problems, Housing  
Committee, Sham Shui Po District Council

Mr LEUNG Lai  
Chairman

Mr AU Tai-ming  
Co-opted Member

Cheung Chau Kai-Fong Society

Mr KWOK Cheuk-kin  
Chairman

Mr Jack WONG Shing-kwong

Hong Lok Yuen Association

Ms Shirley TAI  
Secretary

Ms Betty YUE  
Committee Member

Mr LAI Man-chi  
Member of the Tuen Mun South East Area Committee  
2004-2005

Yau Tsim Mong District Council

Mr TSUNG Po-shan  
Member, Yau Tsim Mong District Council

Mr LAM Ho-yeung  
Member, Yau Tsim Mong District Council

Broadway-Nassau Investments Limited

Ms Janice CHAN  
Chief Property Asset Manager

Mr Patrick WONG  
Senior Property Asset Manager

Mr YIP Ping-lam  
Secretary, The Incorporated Owners of Mei Foo Sun  
Chuen – Stage VI

Mr TAM Kwok-hung  
Chairman of the Mei Foo Sun Chuen Residents  
Association

Democratic Party

Mr KWONG Kwok-chuen  
Deputy Spokesman, Housing Policy

Mr Raymond LUK  
Member, Housing Panel

Ms CHAN Wai-ching  
Member, Yuen Long District Council

Association of Concerning Building Management of  
Yuen Long District

Mr LEE Kwan-wing  
Consultant

Mr SIU Long-ming  
Chief Executive Officer

Mr CHIU Hon-lai

Kwai Tsing District Council Office of Ng Kim Sing

Mr NG Kim-sing  
Member, Kwai Tsing District Council

Miss LI Shee-lin  
Community Officer

Hong Kong Owners Club Ltd

Mr SHEA Hing-wan  
President

*Session II*

Mr LO Yiu-kwong  
Home Ownership Scheme flat owner

Mr CHAN Yik-wah  
Lam Tin Area Committee member

Mr VONG Kin-hung  
Lam Tin Area Committee member

Ms KOT Mei-ping  
Home Ownership Scheme flat owner

Mr CHAN Wing-chon

Mrs Mary V T KUO

Mr Lawrence CHEUNG Yin-fan

Mrs CHEUNG LEE Yue-kan

Ms LI Tsau-ha

Chairperson, The Incorporated Owners of Tuen Mun  
Tai Hing Garden Phase 2

Ms SZE-TO Kin

Ms YEUNG Siu-pik

Member, Southern District Council

The Incorporated Owners of Charming Garden

Mr WONG Po-tung

Chairman

Mr LEUNG Chun-kong

Representative

Miss Amy YUNG

Member, Islands District Council

Mr WAN Kam-cheung

Member of South Horizons Estate Owner committee

Property management Administrative and Clerical Staff  
Association

Mr NG Ka-ip

Chairman

Miss NG Lai-ching

Vice-Chairman

Association for Owners' Building Management Right

Mr CHAN Wing-wai

Chairman

Mr LAW Yan

Chairman, Association of Owners of Gold Mine  
Building in Chai Wan

Mr CHEN Kun-ming

Chairman, Association of Owners of the Tai On  
Building in Shau Kei Wan

**Clerk in attendance** : Miss Flora TAI  
Chief Council Secretary (2)2

**Staff in attendance** : Mr Stephen LAM  
Assistant Legal Adviser 4  
  
Ms Joanne MAK  
Senior Council Secretary (2)2  
  
Miss Sherman WOO  
Legislative Assistant (2)2

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Action

**I. Meeting with deputations**

[LC Paper Nos. CB(2)2001/04-05(01) to (23), CB(2)2062/04-05(01) to (04), CB(2)2082/04-05(01), CB(2)2128/04-05(01) to (05) and CB(2)2169/04-05(03)]

The Bills Committee noted that a total of 37 written submissions had been provided by organisations/individuals, of which 17 were provided by the 36 deputations attending the meeting and the rest was provided by organisations/individuals who did not attend the meeting.

2. The Bills Committee received views from the 36 deputations attending the meeting (index of proceedings attached at **Annex**).

3. Members agreed that on the basis of the submissions received, the Clerk would prepare a summary of views for the Administration's response.

Clerk

[*Post-meeting note* : a summary of views prepared by the Secretariat was issued vide LC Paper No. CB(2)268/05-06(01) dated 2 November 2005. The Administration's response was issued vide LC Paper No. CB(2)342/05-06(01) dated 9 November 2005.]

4. There being no other business, the meeting ended at 1:05 pm.

Council Business Division 2  
Legislative Council Secretariat  
22 November 2005

**Proceedings of the Bills Committee on  
Building Management (Amendment) Bill 2005  
on Saturday, 25 June 2005 at 9:00 am  
in the Chamber of the Legislative Council Building**

<b>Time marker</b>	<b>Speaker</b>	<b>Subjects</b>	<b>Action required</b>
000000 - 000209	Chairman	Opening remarks of session I	
000210 - 000849	Sha Tin District Council (STDC)	Presentation of views [LC Paper No. CB(2)2128/04-05(01)]	
000850 - 001423	Mr LAW Kwong-keung, STDC member	Presentation of views	
001424 - 002042	Democratic Alliance for the Betterment and Progress of Hong Kong	Presentation of views	
002043 - 002554	Working Group on Private Premises Problems, Housing Committee, Sham Shui Po District Council	Presentation of views [LC Paper No. CB(2)2128/04-05(02)]	
002555 - 002938	Cheung Chau Kai-Fong Society	Presentation of views [LC Paper No. CB(2)2001/04-05(01)]	
002939 - 003524	Mr Jack WONG Shing-kwong	Presentation of views [LC Paper Nos. CB(2)2082/04-05(01) and CB(2)2128/04-05(03)]	
003525 - 004039	Hong Lok Yuen Association	Presentation of views	
004040 - 004658	Mr LAI Man-chi, member of the Tuen Mun South East Area Committee 2004-2005	Presentation of views [LC Paper No. CB(2)2001/04-05(02)]	
004659 - 005246	Yau Tsim Mong District Council	Presentation of views	
005247 - 005627	Broadway-Nassau Investment Limited	Presentation of views	
005628 - 010032	The Incorporated Owners of Mei Foo Sun Chuen-Stage VI	Presentation of views [LC Paper No. CB(2)2128/04-05(04)]	
010033 - 010529	Mei Foo Sun Chuen Residents Association	Presentation of views [LC Paper No. CB(2)2001/04-05(03)]	
010530 - 011024	Ms CHAN Wai-ching, Yuen Long District Council member	Presentation of views [LC Paper No. CB(2)2001/04-05(04)]	
011025 - 011604	Democratic Party	Presentation of views [LC Paper No. CB(2)2062/04-05(01)]	

Time marker	Speaker	Subjects	Action required
011605 - 012112	Association of Concerning Building Management of Yuen Long District	Presentation of views	
012113 - 012612	Mr CHIU Hon-lai	Presentation of views [LC Paper No. CB(2)2001/04-05(05)]	
012613 - 013128	Kwai Tsing District Councilor Office of Ng Kim Sing	Presentation of views	
013129 - 013709	Hong Kong Owners Club Ltd	Presentation of views [LC Paper No. CB(2)2128/04-05(05)]	
013710 - 020824	Chairman, members and deputations	Discussion	
020825 - 021422	Chairman	Opening remarks of session II	
021423 - 021934	Mr LO Yiu-kwong, Home Ownership Scheme flat owner	Presentation of views [LC Paper No. CB(2)2001/04-05(06)]	
021935 - 022444	Mr CHAN Yik-wah, Lam Tin Area Committee member	Presentation of views	
022445 - 022917	Mr VONG Kin-hung, Lam Tin Area Committee member	Presentation of views	
022918 - 023445	Ms KOT Mei-ping, Home Ownership Scheme flat owner	Presentation of views [LC Paper No. CB(2)2001/04-05(07)] (revised)	
023446 - 023829	Mr CHAN Wing-chon	Presentation of views	
023830 - 023931	Mrs Mary V.T. KUO	Presentation of views [LC Paper No. CB(2)2001/04-05(08)]	
023932 - 024504	Mr Lawrence CHEUNG Mrs CHEUNG LEE Yue-kan	Presentation of views [LC Paper No. CB(2)2001/04-05(08)]	
024505 - 025044	The Incorporated Owners of Tuen Mun Tai Hing Garden Phase 2	Presentation of views	
025045 - 025749	Ms SZE-TO Kin	Presentation of views	
025750 - 030156	Ms YEUNG Siu-pik, Southern District Council member	Presentation of views	
030157 - 030717	The Incorporated Owners of Charming Garden	Presentation of views	
030718 - 031316	Miss Amy YUNG, Islands District Council member	Presentation of views [LC Paper No. CB(2)2062/04-05(02)]	

<b>Time marker</b>	<b>Speaker</b>	<b>Subjects</b>	<b>Action required</b>
031317 - 031558	South Horizons Estate Owner Committee	Presentation of views	
031559 - 031920	Property management Administrative and Clerical Staff Association	Presentation of views	
031921 - 032432	Association for Owners' Building Management Right	Presentation of views [LC Paper No. CB(2)2001/04-05(13)]	
032433 - 032947	Association of Owners of Gold Mine Building in Chai Wan	Presentation of views	
032948 - 030405	Association of Owners of the Tai On Building in Shau Kei Wan	Presentation of views	
030406 - 035535	Chairman, members and deputations	Discussion	<b>The Clerk to prepare a summary of views</b> (Paragraph 3 of the minutes)

Council Business Division 2  
Legislative Council Secretariat  
 22 November 2005