

LCQ9: Management of Tenants Purchase Scheme estates

Following is a question by the Hon Doreen Kong and a written reply by the Secretary for Transport and Housing, Mr Frank Chan Fan, in the Legislative Council today (May 18):

Question:

It has been reported that a number of Tenants Purchase Scheme (TPS) estates are quite old, and most of them are even provided with shopping malls, car parks and communal facilities. Some owners are worried that they need to bear huge maintenance expenses. In this connection, will the Government inform this Council:

(1) of the number of TPS estates in respect of which major maintenance works are underway or are being planned, and the details; and

(2) whether the Hong Kong Housing Authority received, in the past five years, cases of complaints from owners of TPS estates or disputes among them about the management of the owners' corporations and the major maintenance works for the estates; if so, of the details?

Reply:

President,

My reply to the question raised by the Hon Doreen Kong is as follows:

There is no difference between Tenants Purchase Scheme (TPS) estates and other private properties in terms of property management. They are both subject to regulation of the Building Management Ordinance (BMO), relevant leases and Deeds of Mutual Covenant (DMCs). Pursuant to the provisions of the BMO and DMCs, Owners' Corporations (OCs) of TPS estates convene meetings of management committees or OCs' general meetings to discuss and decide on daily management matters.

At present, all TPS estates have already formed OCs, and have appointed their own property management companies (PMCs) to take up the management responsibility of the estates and to undertake the management and maintenance works of the common areas and facilities. As the owners of unsold flats of TPS estates, the Hong Kong Housing Authority (HA)'s representatives share their knowledge in day-to-day property management with OCs from time to time, and encourage OCs and their PMCs to maintain communications with owners, residents and the HA's tenants for effective management of their buildings. However, it is not appropriate for the HA to disclose information on maintenance work on behalf of the OCs. If any person has questions related to the management and maintenance issues of individual TPS estates, he/she can contact the OCs or the PMCs of respective estates directly and make enquiries.

As mentioned above, OCs of TPS estates are responsible for handling matters related to the management and maintenance of the estates. As such, enquires and complaints received by the HA from owners of TPS estates regarding the management of their estates will be referred to OCs for follow-up. In the past five years, the Housing Department received about 30 complaints from owners concerning the general day-to-day management matters of their estates, including burning incense in common area, maintenance of common facilities, water dripping from air-conditioners, performance of PMCs, etc. We have not received complaint or dispute case from owners concerning OCs' handling of major maintenance works.