

香港房屋協會物業管理諮詢中心(深水埗)簡介

舊區管理是香港備受關注的問題，為促進大廈的管理及維修，香港房屋協會(以下簡稱「房協」)計劃在深水埗南昌區設立物業管理諮詢中心，透過提供教育諮詢服務的方式，令區內業主認知有效的物業管理及維修的重要性。

(一) 制定服務區域

房協為深水埗南昌區內大廈業主提供物業管理及維修的諮詢服務，以下列考慮因素劃出服務區域範圍：

- (1) 區內大部份樓宇未有任何業主組織
- (2) 區內大部份樓宇缺乏物業管理及維修安排
- (3) 區內大部份樓宇的樓齡約在三十年或以上
- (4) 區內樓宇有破舊現象，有關業主需要為樓宇提供有效的物業管理，並集資安排維修，翻新物業
- (5) 可將服務區域範圍內狀況類似的大廈集結一起，配合房協提供「一站式」物業管理及維修諮詢服務，以期建立新的物業管理模式

基於上述考慮因素制定服務區域的範圍，有關資料詳列附件一。

(二) 設立物業管理諮詢中心

房協於深水埗海壇街 163 號 D 銀海大廈地下設立物業管理諮詢中心，於 2004 年 4 月正式啟用。

(1) 工作目標

為深水埗南昌區大廈業主、住客、業主立案法團、互助委員會等提供物業管理諮詢服務，以協助他們解決大廈管理、維修和保養等問題。

(2) 服務範圍

- 職員就一般物業管理及維修保養問題，提供意見
- 安排市民到民政事務總署預約專業團體職員，免費提供專業意見
- 提供指導並協助區內業主成立業主立案法團
- 協助勘察大廈狀況，定出樓宇所需改善範圍和性質
- 協助業主聘請物業管理公司及工程顧問公司，以統籌有關物業管理及維修等事宜
- 舉辦物業管理研討會和工作坊等活動，以增進大廈業主物業管理及保養的知識
- 提供有關物業管理各類資料，供市民參考

(三) 總結

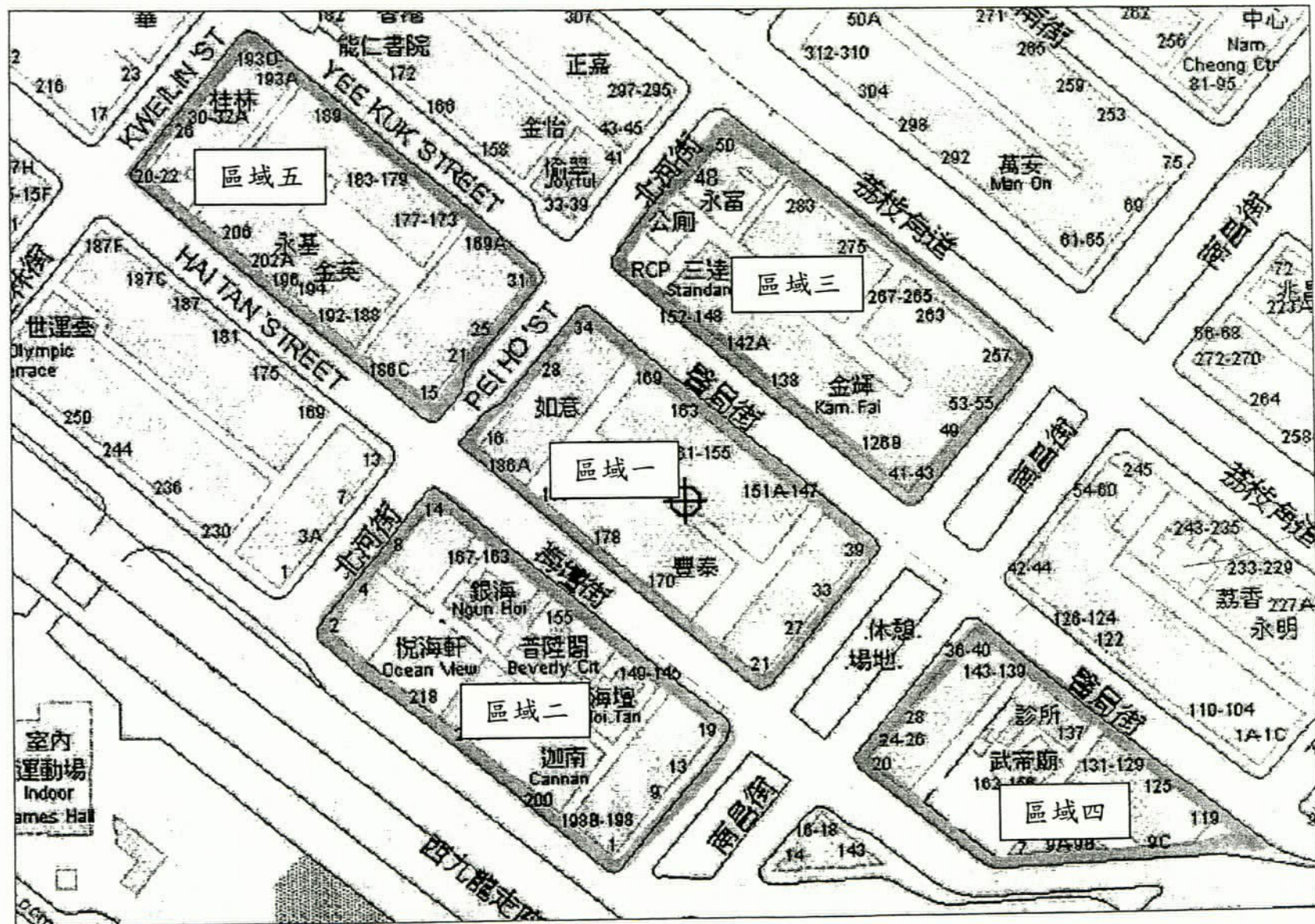
房協在深水埗南昌區設立物業管理諮詢中心，以「顧問」的角色，為區內大廈的業主提供「一站式」的管理維修諮詢服務，透過問卷調查，家訪，舉辦研討會，工作坊等活動，提供專業意見，協助及教育大廈業主們處理各種大廈管理及維修問題。現時即將推行的服務是一項試驗計劃。房協會根據計劃的成果，定期檢討進展，以確定在發展「一站式」的管理維修服務的未來方針。

附件一

服務區域

| 區域(一) | | 區域(二) | | 區域(三) | | 區域(四) | | 區域(五) | |
|---------------------|-------------------|---------------------|--------------------|---------------------|----------------------|---------------------|------------------|---------------------|-----------------------|
| (1) | 海壇街 166-186A 號 | (1) | 海壇街 145- 167A 號 | (1) | 荔枝角道 257-287 號 | (1) | 界限街 7-9C 號 | (1) | 海壇街 186C-210 號 |
| (2) | 南昌街 21-39 號 | (2) | 南昌街 1-19 號 | (2) | 南昌街 45-55 號 | (2) | 南昌街 20-36 號 | (2) | 桂林街 20-28 號 |
| (3) | 北河街 16-34 號 | (3) | 北河街 2-14 號 | (3) | 北河街 48 號 | (4) | 醫局街 119-143 號 | (3) | 北河街 15-31 號 |
| (4) | 醫局街 147-169A 號 | (4) | 通州街 200-214 號 | (4) | 醫局街 126B-152 號 | | | (4) | 醫局街 169A-193D 號 |
| 座數：25 座 單位：297 個 | | 座數：20 座 單位：384 個 | | 座數：19 座 單位：331 個 | | 座數：13 座 單位：186 個 | | 座數：20 座 單位：292 個 | |

單位總數：1,490 個



Introduction to Hong Kong Housing Society Property Management Advisory Centre (Shamshuipo)

Management of aged buildings especially in those early-developed districts has long been a matter of public concern in Hong Kong. To promote effective building management and maintenance, Hong Kong Housing Society (below known as HKHS) is planned to set up a Property Management Advisory Centre at Nam Cheong Area of Shamshuipo District. The objective of the centre is to promote and educate the owners the importance of effective building management and maintenance.

(I) Criteria of Provision of Property Management Advisory Services

The HKHS is planned to provide advisory service on building management and maintenance at Nam Cheong Area of Shamshuipo District. The criteria for selection of the above area are appended as follows:

1. Majority of the buildings do not have any form of owners / tenants' organization.
2. Majority of the buildings lack of repair / maintenance / management arrangement.
3. Majority of the buildings aged 30 years and above.
4. Building showing sign of dilapidation but still worthwhile for the owners to consider to have proper management as well as to pay a sum to upkeep or renovate their properties.
5. A cluster of buildings of similar condition for operational convenience and would be possible to formulate a new form of subsequent management to provide "one-stop service" in building management and maintenance.

Because of the above considerations, we have selected Nam Cheong Area as our target area. Detail of the site particulars is attached at Annex I.

(II) Set up a Property Management Advisory Centre

HKHS is scheduled to set up a Property Management Advisory Centre at G/F, Ngun Hoi Mansion, 163D Hai Tan Street, Shamshuipo, Kowloon in the coming April 2004.

(1) Objective

The Property Management Advisory Centre provide information, services and advice to building owners, residents, Owners' Corporations, Mutual Aid Committees and other related bodies at Nam Cheong Area of Shamshuipo District

so as to assist them in solving building management, repair and maintenance problems.

(2) Scope of Service

- Provide general advice on building management matters by Centres' staff;
- Arrange referral to Home Affairs Department to seek free professional advice from members of professional bodies by appointment;
- Give advice and assistance to owners in formation of Owners' Corporation;
- Assist in diagnosing maintenance problems in the buildings and suggest repairs arrangement;
- Assist owners to appoint property manager and consultancy firm in coordinating building management and maintenance matters;
- Assist owners in handling repair/maintenance works and solving problems related to purchasing and tendering;
- Organize seminars and workshops for the public to promote effective building management;
- Provide a wide range of building management-related information for users' reference.

(III) Conclusion

HKHS Property Management Advisory Centre will play the role of "Advisor" and provide "one-stop service" to the owners living at Nam Cheong Area of Shamshuipo District. We will organize residents' opinion survey, home visit, seminar, workshop and provide professional advice on building management and maintenance matters to the owners so as to assist them in solving the problems on building management and maintenance. The current project at Shamshuipo is a pilot scheme. We will review the progress of the project and aim at creating a model of "one-stop service" for further development of the business.

Site Particulars

| Area (A) | Area (B) | Area (C) | Area (D) | Area (E) |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| (1) 166 – 186A Hai Tan St. (2) 21 – 39 Nam Cheong St. (3) 16 – 34 Pei Ho St. (4) 147 – 169A Yee Kuk St. | (1) 145 – 167A Hai Tan St. (2) 1 – 19 Nam Cheong St. (3) 2 – 14 Pei Ho St. (4) 200 – 214 Tung Chau St. | (1) 257 – 287 Lai Chi Kok Rd. (2) 45 – 55 Nam Cheong St. (3) 48 Pei Ho St. (4) 126B – 152 Yee Kuk St. | (1) 7 – 9C Boundary St. (2) 20 – 36 Nam Cheong St. (3) 119 – 143 Yee Kuk St. | (1) 186C – 210 Hai Tan St. (2) 20 – 28 Kweilin St. (3) 15 – 31 Pei Ho St. (4) 169A – 193D Yee Kuk St. |
| No. of Blocks : 25 No. of Units : 297 | No. of Blocks : 20 No. of Units : 384 | No. of Blocks : 19 No. of Units : 331 | No. of Blocks : 13 No. of Units : 186 | No. of Blocks : 20 No. of Units : 292 |

Total No. of Blocks : 97

Total No. of Units : 1,490

