

Co-organised by



Joint Seminar on
"Mandatory Procurement of Third Party Risks Insurance
by Owners' Corporations"
17 December 2010 (Friday)

The Hong Kong Institute of Housing and Chartered Institute of Housing Asian Pacific Branch have jointly organized a seminar on "Mandatory Procurement of Third Party Risks Insurance by Owners' Corporations".

Background: In 2007, the Legislative Council passed amendments to the Building Management Ordinance (BMO) and the Building Management (Third Party Risks Insurance) Regulation to provide for mandatory procurement of third party insurance by owners corporations (OC). The concerned legislative provisions will come into effect on 1 January 2011.

The Regulation requires that the third party insurance policy should cover liabilities incurred by an OC in relation to the common part of the building and the property of the OC in respect of the bodily injury to and/or the death of a third party. The minimum insured amount of the policy shall be \$10 million for each event.

Upon commencement of the legislative provisions, if an OC fails to comply with the legislative requirement, every member of the management committee of the OC concerned shall be guilty of an offence and shall be liable on conviction to a fine of \$50,000. It would be a defence for management committee members if they can demonstrate that they have already exercised due diligence to procure insurance.

Some HKIH/CIHAPB members are very concerned about the legislative provisions. There are queries on whether separate insurance policy should be procured:

- To comply with the mandatory requirement
- To cover the risks of the building manager
- To cover risks arising from loss and damage of property and chattels caused by incidents happened at the common areas of the building
- The interpretation of the term "\$10 million for each event"
- The interpretation of "due diligence"
- Whether bodily injury or death of a third party caused by/at unauthorized building works is covered by the insurance policy?
- If the management committee is dysfunctional, will the building manager, being appointed under s.30 of the BMO, be held liable for not complying with the mandatory requirement

Members are encouraged to raise queries for discussion in the seminar. For those who are unable to attend the seminar, their opinion and queries are also welcome. Please send your views or queries to us by email to info@housing.org.hk or fax to 2544 3112.

Details of the seminar are as follows:

Speaker:	Mr Dominic Lam 林偉權先生, representative from Hong Kong Federation of Insurers 香港保險業聯會代表 and Mr Chung Pui Lam 鍾沛林律師, S.B.S., O.B.E., J.P. 鍾沛林律師合夥人
Language:	Cantonese
Date & Time:	17 December 2010 (Friday) 7:00 p.m. – 9:00 p.m.
Venue:	Lecture Theatre, LT01, IVE Campus, Morrison Hill, Wanchai
Programme:	7:00 – 8:00 pm presentation 8:01 – 9:00 pm Q & A session
Fee:	HK\$50 (Student Member) HK\$80 (HKIH/CIHAPB Member) HK\$100 (Non-Member)
Capacity:	80 persons (first-come-first served)
CPD Units:	2 Units (Education and Training)

Interested members please sign up by completing and returning the following Reply Slip on or before Wednesday, 15 December 2010, together with a crossed cheque made payable to “The Hong Kong Institute of Housing” to Units 2709–11, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong. For further enquiries, please contact the HKIH Institute’s Secretariat on 2544 3111.

Reply Slip - Seminar:

"Mandatory Procurement of Third Party Risks Insurance by Owners' Corporations"

To: HKIH / CIHAPB
Units 2709-11
Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong

Fax: 2544 3112 (HKIH) / 2356 7332 (CIHAPB)

Member Details

To facilitate our allocation of seats, please indicate your dual membership of HKIH & CIHAPB by indicating your membership numbers for both Institutes below, if applicable.

Membership	No.	Type
<input type="checkbox"/> The Hong Kong Institute of Housing (HKIH)		
<input type="checkbox"/> Chartered Institute of Housing Asian Pacific Branch (CIHAPB)		
<input type="checkbox"/> Non-Member		

Name _____

Cheque No. _____ Bank _____ Amount _____ HK\$ _____

Company _____

Tel No. _____ Mobile _____

Email _____ Fax No. _____

(for email confirmation purpose) _____ Date _____

Remarks

1. Payment can be made by cheque made payable to "The Hong Kong Institute of Housing".
2. Reservation(s) by fax is/are accepted but would only be confirmed upon receipt of **FULL PAYMENT and until expiry of enrolment deadline.**
3. Official receipts are available upon request.
4. Reply and cheque received would be shredded for all unsuccessful reservations.
5. The registration is subject to the final decision of the organizers.