

法律援助服務局  
LEGAL AID SERVICES COUNCIL

Our Ref : ( ) in LASC/CR 2/2/1 (Pt. 8)

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20 May 2022

Director of Administration  
Chief Secretary for Administration's Office  
26/F, Central Government Offices  
2 Tim Mei Avenue, Tamar  
Hong Kong  
(Attn: Mr Nicholas CHAN, ADA2)

Dear Mr Chan,

**Review of the  
Supplementary Legal Aid Scheme**

Thank you for your invitation to the Legal Aid Services Council for conducting a further review of the Supplementary Legal Aid Scheme ("SLAS") and subsequent assistance and financial support tendered in collecting the data and statistics which have facilitated the Council's deliberation on the expansion of SLAS to include building management claims against the incorporated owners (IOs) of multi-storey buildings.

In early 2021, the Council first invited the General Manager of Property Management Services Authority (PMSA) to deliver a presentation briefing Members on the relationship between IOs and individual owners and the handling of various kinds of building management disputes. The PMSA pointed out that there was a serious imbalance of power and resources between individual owners and IOs on the building management disputes. In June 2021, the Council commissioned a research study by engaging some law student under my leadership to look for relevant statistics and data of previous court cases in relation to building management claims.

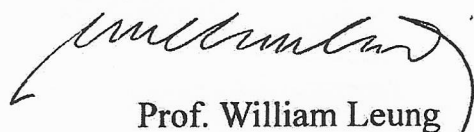
After completion of the research study, the Council has deliberated the findings and observations at the meeting held on 12 April 2022.

Having examined all the information collected and the relevant factors of consideration, the Council recommended that the scope of SLAS should be expanded to cover building management claims against IOs.

The Council is responsible for, inter alia, advising the Chief Executive on legal aid policy. It has been keen to uphold and enhance the rule of law by striving to ensure access to justice and equality before the law of people of limited means. In this regard, I have pleasure to attach the Council Paper LASC D/P 01/22 [R] which outlined the findings of the research study, professional views from the PMSA and opinions expressed by Members for your perusal.

For the benefit of Hong Kong, I would appeal to the Government for due consideration of the Council's proposal on the expansion of SLAS to cover building management claims against IOs. Should you require any clarifications or additional information, please feel free to contact me.

Yours sincerely,



Prof. William Leung  
Chairman  
Legal Aid Services Council