

City University of Hong Kong

Department of Public Policy

Research Student Seminar

**The Way Forward – Are Owners’
Corporations in Hong Kong Helping
Hands or
Grabbing Hands?**

by

CHAN Man Hung

PhD Student

Date:	20 January 2020
Time:	14:30-15:30
Venue:	Room Y7-529, Yeung Kin Man Acad. Building City University of Hong Kong
Language:	English

Abstract:

Following the growth of capitalism, thriving land price and innovation of construction technologies, multi-storey buildings (MSBs) proliferate all over the world. Problems and disputes associated with management and maintenance (M&M) of MSBs is global common. Hong Kong (HK) is of no exception. Agency and transaction cost perspectives have been employed to examine problems associated MSBs. Given the agency and cost problems evidenced in previous research, suggestions of formation of owners’ corporations (OCs) and appointment of property management companies to take up the management of MSBs are commonly shared and followed for years. Yet, disputes and problems of MSB governance of are still there though improvements

have been seen. For further policy review, legislators, MSB owners and the public cry for more rigorous ordinance and intensive government intervention on one hand. On the other hand, some cry for better self-governance by individual OCs with the government and property management professionals providing appropriate support and quality services.

It would be focus-lost for the way forward of policy review without knowing the influential factors contributing to and model explaining OCs' good performance. Agency and transaction cost perspectives focusing on agency and cost problems only have been exhausted in unravelling MSB governance. Viewing the insufficiency of idiomatic but exhausted agency and cost perspectives, this study attempts to look for the answers of influential factors contributing to and model explaining OCs' good performance. The performance of OCs in selected housing developments in Hong Kong will be evaluated and compared. I will find the policy review focus ahead through a groundbreaking lens of integrated Overlapping-3-Tier Principal-Supervisor-Agent Corruption Model on the integrated basis of perspectives of agency, helping hand and grabbing hand by including the elements of politics and corruption in addition to agency and cost problems. This study argues that public-interest and welfare-benefit oriented OCs that are having MSB owners' interest and benefits as the focus without involvement of self-interest of the personnel in power would be helping hand OCs. OCs with self-interest of personnel in power, such as being re-elected/re-appointed, as the focus would be grabbing hand OCs. Policy recommendations will be drawn based on the findings about which type of OC, helping hand OC or grabbing hand OC, performs better.

Email: pol.phdprog@cityu.edu.hk
(Free admission)

All are welcome!