

Sha Tin District Council

Report on the Meeting of Development and Housing Committee
held on 30 June 2011

(1) The Committee endorsed:

- (i) writing to Planning Department requesting the Department to explain the consultation criteria for development projects and consult Sha Tin District Council in the course of processing residential planning applications;
- (ii) the following proposals of Working Group on District Improvement Works: implementation of two district improvement works projects commissioned to term consultants, the total costs amounting to \$1,788,000; commissioning of a consultant to implement a district improvement works project with a reserved funding of \$200,000. The Committee also endorsed the financial arrangement for the district improvement works project that had already commenced;
- (iii) the revised funding application of Working Group on Economic Development and Labour Affairs for the activities of this year, with the new expenditure item of “postage rates” being redeployed from the original expenditure items, and the total approved amount after revision would remain unchanged;
- (iv) Motion on the “Resumption of Home Ownership Scheme”:

“Despite a series of measures taken by the government to prevent property bubbles, speculation in the private property market of Hong Kong remains rampant. Some properties have surpassed their peak values in 1997.

The government has expedited the offer of land for sale, but new property developments take at least three to four years to complete. Moreover, as limit is imposed on the area, not on the price, there is no guarantee that middle and low income groups would be able to afford the new properties.

Everyone knows that Home Ownership Scheme (HOS) flats, which require a down payment of only 10% of the flat price, have all along been the way out for middle and low income groups who want to purchase their own homes, and that is especially true for public housing estate residents. Therefore, the implementation of the HOS is conducive to the building up of a rational and healthy housing ladder, not to mention its contribution to the increase of the sense of belonging of Hong Kong people and a more stable and harmonious development of Hong Kong society.

Development and Housing Committee of Sha Tin District Council strongly requests the government to face up to the fact that property prices are rising incessantly, to be oriented towards public welfare, increase land supply immediately, build more public housing estates, resume the HOS, and optimise the My Home Purchase Plan, so as to provide easier ways for people to purchase their own homes when necessary.” (Unanimously endorsed with a vote of 35 in favour); and

(v) Provisional Motion on the “Reconstruction of UA Shatin Cinema”:

“Development and Housing Committee of Sha Tin District Council strongly requests relevant government departments to reach consensus with the developer as soon as possible and expeditiously reconstruct the cinema complex in the Sha Tin town centre, so that the original cultural and entertainment facilities enjoyed by residents could be resumed. In harmony with the community environment, the new complex should not be higher than the original one in order to maintain the scenery.” (Unanimously endorsed with a vote of 32 in favour)

(3) The Committee noted:

- (i) the replies of Buildings Department, Sha Tin Lands Office, Sun Hung Kai Properties Limited and UA Cinema Circuit Limited to the question on the reconstruction of UA Shatin Cinema;
- (ii) the minutes of meeting of Working Group on District Improvement Works;
- (iii) the population of public housing estates and Private Sector Participation

Scheme courts in Sha Tin; and

- (iv) the financial status of Expenditure Head 2 (District Improvement Works) and the progress report on the proposed works.

Sha Tin District Council Secretariat

STDC 13/55/30

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