

**Minutes of the Ninth Meeting of the  
Seventh Term Central and Western District Council  
Hong Kong Special Administrative Region**

**Date:** 15 May 2025 (Thursday)  
**Time:** 10:00 am  
**Venue:** Central and Western District Council Conference Room  
14/F, Harbour Building  
38 Pier Road, Central, Hong Kong

**Present**

Chairman

Ms Jeanne CHENG, JP                      District Officer (Central and Western)

Members

Dr WONG Sin-man, Mandy  
Mr NG Yin  
Mr LUI Hung-pan  
Mr LEE Chi-hang, Sidney, MH  
Mr QIU Song-qing, MH  
Ms JIN Ling, MH  
Mr SHIH Jan Noel  
Mr WU Man-hin  
Dr ZHANG Zong  
Ms CHEUNG Ka-yan  
Dr CHAN Kin-keung, Eugene, SBS, BBS, JP  
Dr FUNG Kar-leung  
Mr YOUNG Chit-on, Jeremy  
Mr YEUNG Hoi-wing  
Mr YEUNG Hok-ming, MH  
Mr YIP Wing-shing, SBS, BBS, MH, JP  
Mr IP Yik-nam, JP  
Ms CHIU Wah-kuen, MH  
Mr LAU Tin-ching  
Mr LAW Kam-fai

Item 2

Mr LOO Kam-wah, Maurice, JP  
Ms WONG Wai-ling, Ivy

Director of Lands  
District Lands Officer/Hong Kong West and South (District Lands Office, Hong Kong West and South), Lands Department

Mr YU Ka-kit, Jason

Senior Estate Surveyor/Land Enforcement (District Lands Offices/Hong Kong East, West and South), Lands Department

Ms CHAN Oi-kwan, Josephine

Senior Estate Surveyor/Training (Lands Administration Office, Training Section), Lands Department

Item 3

Mr LUK Chi-kwong

Assistant Head (National Games Coordination Office (Hong Kong))<sup>2</sup>, Culture, Sports and Tourism Bureau

Mr LEE Chun-man, Joseph

Executive Officer (Broadcasting), National Games Coordination Office (Hong Kong), Culture, Sports and Tourism Bureau

Item 4

Mr Kesson LEE, JP  
Miss TANG Yuen-shan, Serena  
Mr LAU Yuk-lung

Commissioner for Narcotics, Security Bureau  
Executive Officer (Narcotics)<sup>7</sup>, Security Bureau  
Head of Customs Drug Investigation Bureau, Customs and Excise Department

Mr IP Kwok-leung

Group Head (Drug Investigation), Customs and Excise Department

Mr WONG Wai-shun

District Commander (Central District), Hong Kong Police Force

Mr LEUNG Lincoln

District Commander (Western District), Hong Kong Police Force

Mr HUI Yeuk-fan

Police Community Relations Officer (Central District), Hong Kong Police Force

Mr WAN Fu-kwan

Police Community Relations Officer (Western District), Hong Kong Police Force

Item 5

Ms LAU Mei-ling, Tenny

Senior Liaison Officer (Building Management)<sup>1</sup>, Central and Western District Office

**In attendance**

Mr WONG Wai-shun

District Commander (Central District), Hong Kong Police Force

Mr LEUNG Lincoln

District Commander (Western District), Hong Kong Police Force

Mr HUI Yeuk-fan

Police Community Relations Officer (Central District), Hong Kong Police Force

Mr WAN Fu-kwan

Police Community Relations Officer (Western

|                                |                                                                                                                      |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Mr WONG Chun-kin, Tommy        | District), Hong Kong Police Force<br>Chief Engineer / South 3, Civil Engineering and<br>Development Department       |
| Mr PAU Chung-on                | District Environmental Hygiene Superintendent<br>(Central and Western), Food and Environmental<br>Hygiene Department |
| Ms HUNG Yik-man, Fiona         | Acting District Leisure Manager (Central and<br>Western), Leisure and Cultural Services<br>Department                |
| Ms YAP Chun-yu                 | Acting District Leisure Manager (Central and<br>Western), Leisure and Cultural Services<br>Department                |
| Ms CHU Lai-yee, Rachel         | Chief Transport Officer/Hong Kong, Transport<br>Department                                                           |
| Miss LIU Yuen-ting, Katherine  | Assistant District Officer (Central and Western)                                                                     |
| <b>Secretary</b>               |                                                                                                                      |
| Miss TANG Chui-kwan, Constance | Acting Senior Executive Officer (District<br>Council), Central and Western District Office                           |

### **Chairman's report**

The Chairman declared the commencement of the ninth meeting of the Seventh Term Central and Western District Council. She welcomed Members and representatives from government departments.

#### **Item 1: Confirmation of the minutes of the eighth meeting of the Central and Western District Council (C&WDC) held on 20 March 2025 (10:01 am)**

2. The Chairman said that the Secretariat had emailed the draft minutes of the eighth meeting of the C&WDC to Members. As Members did not have any comments on the draft minutes, the Chairman announced that the minutes were confirmed.

### **Discussion items**

#### **Item 2: Meeting the Director of Lands (10:01 am to 11:03 am)**

3. The Chairman welcomed Mr LOO Kam-wah, Maurice, Director of Lands, Ms WONG Wai-ling, Ivy, District Lands Officer/Hong Kong West and South (District Lands Office, Hong Kong West and South), Lands Department (LandsD), Mr YU Ka-kit, Jason, Senior Estate Surveyor/Land Enforcement (District Lands Offices/Hong Kong East, West and South), LandsD, and Ms CHAN Oi-kwan, Josephine, Senior Estate Surveyor/Training (Lands Administration Office, Training Section), LandsD. Mr LOO Kam-wah, Maurice

introduced the LandsD's work with presentative slides (see Appendix 1).

4. The Chairman opened the floor for Members' questions and discussions.

5. Mr YIP Wing-shing mentioned that due to the high population density and narrow roads in the Central and Western District, skips were often placed outside residential buildings and shops, obstructing pedestrian passage and vehicle access and affecting traffic safety. Police assistance was required to remove the skips. Additionally, skips not in use were frequently placed near the Sun Yat Sen Memorial Park waterfront, bringing inconvenience to pedestrians at night. He asked whether application had to be made to the LandsD for placing skips and hoped the LandsD would assist in resolving such issues.

6. Mr LAU Tin-ching stated that media had revealed that more than 18 skips were randomly placed within 100 metres on Eastern Street North in the past six months. As this location connected to the emergency entrance of the Western Harbour Crossing, placing skips there posed safety hazards and might affect the image of Sun Yat Sen Memorial Park Sports Centre (Sports Centre), which would soon become the Main Media Centre for the 15th National Games. He thanked the LandsD and the Central and Western District Office (C&WDO) for paying attention to this issue over the past six months and taking follow-up actions swiftly after receiving feedback. However, he hoped the LandsD would allocate more manpower to actively inspect skip locations to ensure the cleanliness of the C&W District.

7. Ms JIN Ling mentioned that many public passages in the C&W District were within private developments. Repair works or construction waste in the private developments might affect pedestrian safety and accessibility of these public passages. She asked whether the LandsD had any established criteria to balance private and public interests when conflicts arose.

8. Mr YEUNG Hoi-wing noted that although there were not many large vacant sites in the C&W District, he hoped that the government could better utilise small vacant spaces. For example, setting up recycling facilities or providing more parking spaces. Besides, to tackle illegal bicycle parking, a notice would be affixed at the location to require offenders to remove their bicycles. But he believed that offenders would illegally park their bicycles again after the removal notice had been revoked. Thus, he suggested adopting more effective methods to maintain street cleanliness. He pointed out that while Google Maps and Gaode Maps were widely used by the public, much fewer people used the government's GeoInfo Map. He suggested making the GeoInfo Map more user-friendly, popularising its use.

9. Dr WONG Sin-man, Mandy stated that statistics should be compiled on black spots of skips in the long run, especially in the vicinity of Sun Yat Sen Memorial Park, so as to look into the long-term solutions to these issues. She also mentioned that the government's common spatial data infrastructure had not yet been widely used. Only some students actively sought and used these resources. She hoped the government would step up cooperation with the education sector to promote the infrastructure, enhance the ability of students and the public to use government data, and to encourage them to

contribute innovative ideas.

10. Mr IP Yik-nam hoped to know more about the application process and handling procedures for constructing buildings on government land. He also suggested that the LandsD should establish an effective mechanism to handle relevant issues. For example, adopting special arrangement to enable the public to continue using these spaces through short-term leases.

11. Mr LOO Kam-wah, Maurice thanked Members for paying attention to the LandsD's work. His reply was consolidated as follows:

- (i) The Audit Commission had released a report on skip management, and set up a Joint Working Group on Management of Roadside Skips (Working Group) in 2014, in which the Environment Bureau (currently the Environment and Ecology Bureau) and the Environmental Protection Department (EPD) coordinated the work of all relevant policy bureaux and departments in managing roadside skips. The LandsD was also a member of the Working Group. Through this Working Group, the LandsD had been seeking suitable locations in Hong Kong for storage of skips, so as to reduce the skips that had to be placed on roads or in public areas. Three locations had been identified through tender exercise. In the future, the LandsD would continue to find suitable locations and step up management of roadside skips. Furthermore, the EPD had launched the Registration Scheme for Skip Operators to assist operators in complying with relevant guidelines, hence enhancing the operational standard of construction waste collection with roadside skips and lowering the risk of traffic accidents. Although some operators still placed skips randomly, in the C&W District, the LandsD usually took enforcement actions within one to two days upon being notified of the situation. Since last year, the LandsD had taken similar enforcement actions for over 170 times;
- (ii) The LandsD's lease enforcement actions dealt with private land. Some leases stipulated that certain sections must be open to the public. If the landowner closed or obstructed public passage on those sections and failed to comply with the requirement of the lease, the LandsD could take enforcement actions against the defaulting landowner. However, if the lease did not contain such specific requirements, the LandsD had no power to deal with issues on the private land concerned. The LandsD could only advise the landowner to resolve the issues.
- (iii) Concerning the utilisation of vacant government land in the district through accepting applications for various uses, the LandsD recently launched an array of round-the-clock spatial data services, such as GeoInfo Map. These services had enabled the public to check whether there was any vacant government land in their districts to be used by the community, organisations or for non-profit purposes so as to better utilise land resources. In the C&W District, nine sites were currently available for public use. Members of the public might check the status of the sites online and apply for use. When

processing these applications, the LandsD would consult policy bureaux and technical departments. If other departments were of the opinion that certain sites were suitable for being used as a fee-paying public car park, the LandsD would actively consider and cooperate accordingly;

- (iv) Concerning abandoned bicycles, the current law authorised the LandsD to mainly handle bicycles illegally parked for a long time and thus unlawfully occupying government land. Bicycles would be confiscated if not removed within a specified period as required. Therefore, the LandsD had to strike a balance when exercising its power.
- (v) With more spatial data being made available, the LandsD might provide more information and step up publicity so that the public would know how to access spatial data. The Development Bureau had been arranging for primary and secondary school students to visit the Geospatial Lab in Kwun Tong, hoping students could familiarise themselves with the wide application of spatial data at an early stage and thus attracting interested students to develop a career in relevant fields in the future; and
- (vi) If unauthorised structures were found on government land, the LandsD was responsible for taking enforcement actions. However, in some cases, housing estates might have to set up security facilities, special permits or short-term leases could be issued to meet specific needs.

12. Dr FUNG Kar-leung believed that Site 3 of the New Central Harbourfront was of great significance to the C&W District harbourfront. He hoped to know the auction terms of the site. He asked whether the LandsD had cooperated with the EPD and other departments during the auction to include specific terms in the lease. For example, requiring developers to incorporate green elements, preserving Star Ferry Car Park, providing more parking spaces, and installing electric vehicle chargers.

13. Ms JIN Ling hoped to know the differences between MyMapHK mobile map application and other map applications. For instance, whether MyMapHK might suggest hiking routes in greater detail, and real-time weather information and safety tips.

14. Mr LOO Kam-wah, Maurice added that:

- (i) As per the terms of sale of Site 3 of the New Central Harbourfront, the purchaser (i.e. the developer) was required to provide within the site public open space of no less than 25 000 square metres in total, of which no less than 12 000 square metres shall be provided at-grade. Besides, the developer was required to provide a coherent continuous landscaped deck spanning above Lung Wo Road and Yiu Sing Street. The terms also stipulated the provision of public parking spaces by the developer to meet the demand in the vicinity of the development. If the developer did not complete the development as per such terms, the LandsD would not issue the Certificate of Compliance; and

- (ii) One of the main functions of the MyMapHK mobile application was to provide information on hiking trails in country parks in Hong Kong. Compared to other applications, information on MyMapHK was updated more frequently to ensure accuracy. Thus, MyMapHK was a more reliable map application, especially for hikers.

15. The Chairman thanked Mr LOO Kam-wah, Maurice and other representatives from the LandsD for visiting the C&WDC. She hoped that the C&WDC, the C&WDO and the LandsD might have more collaborations and exchanges in the future.

**Item 3: Setting up the Main Media Centre and the Traffic Coordination and Command Centre of the 15th National Games, the 12th National Games for Persons with Disabilities and the 9th National Special Olympic Games**  
**(C&WDC Paper No. 12/2025)**  
(11:03 am to 12:03 pm)

16. The Chairman welcomed Mr LUK Chi-kwong, Assistant Head (National Games Coordination Office (Hong Kong))<sup>2</sup> and Mr LEE Chun-man, Joseph, Executive Officer (Broadcasting), National Games Coordination Office (Hong Kong), Culture, Sports and Tourism Bureau (CSTB). The paper was submitted by the National Games Coordination Office (Hong Kong), CSTB. The Chairman invited representatives from the CSTB to brief on the paper.

17. Mr LUK Chi-kwong introduced the background of the 15th National Games (NG), the 12th National Games for Persons with Disabilities and the 9th National Special Olympic Games (NGD&NSOG), as well as the competition events staged by Hong Kong. To support the preparatory work for the NG and the NGD&NSOG, the CSTB had to set up a Main Media Centre (MMC) and a Traffic Coordination and Command Centre (TCCC) in Hong Kong. Sun Yat Sen Memorial Park Sports Centre (Sports Centre) would be used as the MMC, which comprised the International Broadcast Centre and the Main Press Centre. The International Broadcast Centre would collect and distribute to authorised media organisations public broadcast signals from various competition venues in Guangdong, Hong Kong and Macao. The Main Press Centre would provide working areas, interview areas, press conference rooms and other facilities to media and broadcast organisations.

18. Mr LUK Chi-kwong stated that the Sports Centre and the peripheral facilities would be temporarily closed by phases from 1 June 2025 to carry out necessary preparatory work. For example, implementing protective measures for the wooden floor and interior walls of the venue so that it could be reopened to the public as soon as possible after the NG and the NGD&NSOG. When the Sports Centre was used as the MMC, Sun Sat Sen Memorial Park, Sun Sat Sen Memorial Park Swimming Pool and the Sai Ying Pun harbourfront adjacent to Sun Sat Sen Memorial Park would remain open as usual. The public might enter the Swimming Pool and the harbourfront at the entrance on Connaught Road West. When the Sports Centre was closed, members of the public might consider using similar facilities at the four other sports centres in the district. The Leisure and

Cultural Services Department (LCSD) would try to make a certain number of facilities in other sports centres available for individual bookings.

19. Mr LUK Chi-kwong further stated that the TCCC would be set up on the 7th and 8th floors of Rumsey Street Multi-storey Car Park (Rumsey Street Car Park). New energy saloon cars would be parked there for providing pick-up service between hotels and competition venues. The 7th and 8th floors of Rumsey Street Car Park would therefore be closed since 2 October 2025. After the NG and the NGD&NSOG concluded, Rumsey Street Car Park would be reopened to the public by phases since mid-December 2025. The TCCC would maintain close communication with the police and set up a hotline to handle and answer relevant enquiries. He hoped Members would support the arrangement of setting up the MMC and the TCCC.

20. Mr YIP Wing-shing expressed full support for the NG and the NGD&NSOG. He believed that the CSTB's decision to set up the MMC and the TCCC in the C&W District would help promote the district and drive economic activities in the district. Considering the current route to Rumsey Street Car Park relatively complex, he suggested that relevant departments should set up a large display panel at an appropriate point on Chung King Road to indicate the availability of parking spaces in Rumsey Street Car Park and remind drivers not to enter areas that had no way out. He also hoped that the venue would be reinstated and reopened to the public as soon as possible after the NG and the NGD&NSOG.

21. Mr YEUNG Hok-ming expressed full support for the NG and the NGD&NSOG. He raised three concerns over relevant arrangement. First, he hoped that works on the Sai Ying Pun harbourfront adjacent to the MMC would be completed before the opening of the NG and the NGD&NSOG, so as not to affect district image. Second, he suggested keeping some of the facilities after the NG and the NGD&NSOG, such optic fibre and high-speed broadband networks, for residents in the C&W District. This suggestion also helped reserve infrastructure support for mega events in the future and avoid resource wastage. Third, he asked whether the CSTB would consider organising large-scale live broadcast events of the NG and the NGD&NSOG in Hong Kong for the public to watch for free, with a view to enhancing the celebratory atmosphere and boosting consumption.

22. Mr YOUNG Chit-on, Jeremy thanked the CSTB representatives for their briefing. He believed that it was exceptional for the C&W District to be able to contribute to the NG. In the meantime, he expressed concern over the temporary closure of Rumsey Street Car Park. Citing the complex route to enter Rumsey Street Car Park, he suggested setting up a parking information display system to avoid traffic congestion caused by drivers being unable to turn around when Rumsey Street Car Park was full. He also pointed out that the taxi stands at Shun Tak Centre became very busy every time when passengers disembarked at Hong Kong-Macau Ferry Terminal. When the peak intervals at the taxi stands coincided with the closure of Rumsey Street Car Park, traffic congestion might be worsened. He suggested that the CSTB should estimate the flow of passengers and make appropriate adjustments in advance. Besides, he hoped that the MMC might use Victoria Harbour as the backdrop for live broadcast to showcase Hong Kong's unique charm. He also suggested leveraging Sun Yat Sen Memorial Park and nearby attractions to enhance the appeal to tourists. He also pointed out that it was necessary to remind

workers from outside Hong Kong to comply with anti-smoking legislation in Hong Kong. It would be ideal to set up temporary designated smoking areas so that the NG and the NGD&NSOG could be held smoothly.

23. Mr IP Yik-nam supported setting up the MMC of the NG in the C&W District. He believed that it would have a positive impact on district development. But, in particular, he expressed concern over the temporary traffic control measures in the vicinity of Eastern Street North. He hoped that the CSTB could furnish the details of the measures so that Members might then explain to residents. Given the inadequacy of parking spaces in the district, he also expressed concern over the provision of real-time parking information of Rumsey Street Car Park. He suggested setting up a display panel at a point further away from Rumsey Street Car Park so that drivers could know the availability of parking spaces in advance. Besides, the government might deploy personnel to the vicinity to ensure smooth traffic, or might remind drivers of real-time parking information of Rumsey Street Car Park through mobile applications. He suggested that the government should release the exact time of reopening the facilities as early as possible so that the public could plan in advance and the government could step up publicity. In the meantime, he proposed setting up live broadcast areas and photo-taking attractions at outdoor locations such as the promenade to attract the public and tourists to participate, thus enhancing the celebratory atmosphere.

24. Mr LUI Hung-pan thanked the CSTB representatives for their briefing and supported setting up the MMC in the C&W District. He made two suggestions. First, he hoped that the CSTB would release relevant arrangement of the NG as soon as possible so that residents and businesses could prepare in advance, especially when the access to and from the C&W District Promenade and Sun Yat Sen Memorial Park, both popular among residents, might be restricted during the NG. Second, he suggested that the CSTB should provide tourists and media personnel at the MMC with a guide map and a brief introduction to district characteristics. They would thus be able to understand the culture and attractions of the district, such as Soho Central, Hollywood Road and Lascar Row, with a view to encouraging people to spend in the district, boosting local economy, and promoting cultural exchanges.

25. Mr YEUNG Hoi-wing welcomed Hong Kong's participation in the NG and supported setting up the MMC at the Sports Centre. He expressed concern over the exact time of reopening the venue and hoped that the CSTB would release clear information to the public. He also expressed concern over issues that might arise as the public had to book and use other sports venues during the closure of the Sports Centre. He pointed out that the closure period, spanning the summer holiday, would affect many summer classes. He therefore suggested coordinating with other sports centres on Hong Kong Island to alleviate the effect. Regarding the closure of the two floors of Rumsey Street Car Park, he cited the severe shortage of parking spaces in the district and suggested providing temporary parking spaces or other supplementary measures to minimise the impact on traffic and residents.

26. Ms JIN Ling supported setting up the MMC and the TCCC in the C&W District. But she also highlighted the need to minimise the effect brought to residents. She asked whether the MMC and press vehicles would interfere with the public mobile network

service lines or signals. Besides, she suggested setting up signs on Connaught Road Central before the junction to Shun Tak Centre and Rumsey Street Car Park to notify drivers in advance of the number of available parking spaces. Concerning the temporary closure of Rumsey Street Car Park and the electric vehicle charging spaces in Sun Yat Sen Memorial Park, special arrangement should be made in advance. She also suggested that the government should consider setting up temporary access to the harbourfront areas to ensure smooth traffic.

27. Dr CHAN Kin-keung, Eugene supported setting up the MMC and the TCCC in the C&W District. He stated that sufficient time should be reserved to notify residents of relevant information. He suggested that Members could help respond to public enquiries and disseminate latest information for the government.

28. Mr QIU Song-qing said that the C&W District's participation in hosting the MMC and the TCCC was key to promoting Hong Kong and the district. He also emphasised the need to strengthen communication with the public, and release latest information as soon as possible. He hoped that more traffic drills could be organised to ensure smooth progress of the NG and the NGD&NSOG.

29. Mr SHIH Jan Noel noted that some facilities at the Sports Centre would be closed by phases from 1 June 2025. Since most equipment of the MMC would be placed in the Arena of the Sports Centre, he suggested opening the Children's Play Room and the Fitness Room on the ground floor by phases during the summer holiday to alleviate the usage of the remaining two Children's Play Rooms in the district. Besides, he hoped that the police could strengthen control over the southbound traffic on Eastern Street, Sai Ying Pun during the NG to avoid traffic congestion. Mr SHIH Jan Noel also suggested arranging for schools to visit the MMC so that students could know more about, for example, new technologies and the reportage of competition events. Parents would be welcomed to join the visits, with a view to promoting their sense of involvement and understanding of the country.

30. Dr WONG Sin-man, Mandy pointed out that media and journalists had to work at the MMC for long periods. She was thus very concerned about facilities in the MMC. For example, whether there would be a restaurant or a snack area. She hoped that a better experience could be offered to the media, thereby telling the good stories of Hong Kong. She also suggested providing a more comprehensive media kit that included a brief introduction to the district or distinctive souvenirs. In addition to providing shuttle bus service, she also suggested that the organiser could look into the possibility of providing taxi vouchers or implementing similar measures in case of emergencies. She also expressed concern over the interconnectedness of various cities in co-hosting different competition events. She suggested setting up a task force or a mechanism to maintain regular contact with other cities to ensure a unified and effective operation and the provision of adequate and large-scale equipment in the MMC for live broadcast.

31. Mr LAW Kam-fai fully supported and cooperated in setting up the MMC and the TCCC in the C&W District. He suggested that the CSTB should provide supplementary information on the meeting of the Community Involvement, Culture and Recreation Committee (CICRC) to be held on 5 June so that the C&WDC could cooperate with the

CSTB's preparatory work.

[Post-meeting note: On 5 June 2025, the LCSD provided supplementary information on the meeting of the CICRC.]

32. Mr LUK Chi-kwong thanked Members for supporting the NG and the NGD&NSOG and replied as follows:

- (i) Regarding the arrangement of traffic, the CSTB would study with relevant departments the proposal for setting up a display panel at the entrance of Rumsey Street Car Park, for real-time adjustment at the taxi stand, and the proposal concerning the traffic at the Western Harbour Crossing. Traffic control would be implemented on Eastern Street North. The TCCC would release relevant information via the hotline before the closure. The temporary closure would affect the number of available parking spaces in the district. But road users might use the car parks in Wing On Centre and Shun Tak Centre nearby. Besides, the CSTB would display maps and set up signs at various road sections to be closed and that required detours in the vicinity of Sun Yat Sen Memorial Park;
- (ii) Regarding the arrangement of facilities, the Sai Ying Pun harbourfront adjacent to Sun Sat Sen Memorial Park was expected to open in mid-September 2025. In the meantime, various works had to be carried out in the Sports Centre. To ensure public safety, the Children's Play Room and the Fitness Room would be temporarily closed together with the Sports Centre from 1 June 2025. The CSTB would discuss adjustment plans with the LCSD to minimise the impact on the public. Some facilities were expected to reopen in the first quarter of 2026, and the whole Sports Centre by the end of the first quarter. The larger Sun Yat Sen Memorial Park Car Park would be reopened first after the MMC ceased operation in 2026, whereas the smaller Sports Centre Car Park would be reopened later due to repair works on the exterior walls. A dedicated optical fibre network would be set up to transmit public broadcast signals. In theory, such practice would bring minimal effect to the public mobile network service in the precinct. After the NG and the NGD&NSOG, the 5G mobile network service facilities would be retained;
- (iii) Regarding publicity, the CSTB would refer to other large-scale games and explore the possibility of organising live broadcast events at sports centres and government venues under the LCSD. Besides, the CSTB would strive to tell the good stories of Hong Kong and include information about the district's attractions and travel itineraries in the media kit. The CSTB would also explore cooperating with organisations in the district to organise short tours, promoting the district's unique attractions for tourists. Furthermore, the CSTB would communicate with the public and explain relevant arrangement with the help of Members. In light of safety concerns, the MMC and the precinct, including car parks, would not be opened to the public during its operation as per security measures; and

- (iv) Regarding the arrangement of relevant support, there would be a refreshment area in the MMC, offering Hong Kong-style refreshments including milk tea, egg tarts and egg waffles for the media. A smoking area would also be set up in the MMC. Besides, the CSTB planned to cooperate with public transport services including the MTR, bus companies and ferry companies to provide free travel arrangements for media personnel. In addition to the shuttle bus service provided by the organiser, media personnel might take public transport for free under such arrangements, travelling to various competition venues at the bus stop outside Sun Yat Sen Memorial Park or via the MTR station nearby. The CSTB expected that media personnel would stay in nearby hotels, and shop and dine in the district, with a view to boosting local economy.
33. The Chairman asked Mr YIP Wing-shing and Mr YOUNG Chit-on to make their final remarks.
34. Mr YIP Wing-shing added that he hoped the CSTB could disseminate posters or leaflets to the C&WDO as early as possible so that Members might display these publicity materials at the display panel and entrance of their ward offices, and disseminate information to the public via the incorporated owners.
35. Mr YOUNG Chit-on added that the one-way carriageway of Rumsey Street was prone to causing traffic congestion. He suggested that the police or relevant officers should intercept ordinary vehicles queuing for entry into Rumsey Street Car Park at the road section to give way to authorised vehicles smoothly.
36. The Chairman said that Members might receive public enquiries during the closure of the Sports Centre and the roads in the vicinity, and he would maintain close communication with the CSTB.

**Item 4: Concern over the impact of “Space Oil Drug” on the Central and Western District**  
**(C&WDC Paper No. 13/2025)**  
(12:03 pm to 12:45 pm)

37. The Chairman welcomed Mr Kesson LEE, Commissioner for Narcotics, Security Bureau (SB), Miss TANG Yuen-shan, Serena, Executive Officer (Narcotics)7, SB, Mr LAU Yuk-lung, Head of Customs Drug Investigation Bureau, Customs and Excise Department (C&ED), Mr IP Kwok-leung, Group Head (Drug Investigation), C&ED, Mr WONG Wai-shun, District Commander (Central District), Hong Kong Police Force (HKPF), Mr LEUNG Lincoln, District Commander (Western District), HKPF, Mr HUI Yeuk-fan, Police Community Relations Officer (Central District), HKPF, and Mr WAN Fu-kwan, Police Community Relations Officer (Western District), HKPF. The paper was submitted by all Members. The Chairman asked if Members had anything to add. As Members had nothing to add, the Chairman then opened the floor for Members' questions and discussions.

38. Mr LEUNG Lincoln stated that the Western Police District had not received any “space oil drug” cases in the past year. However, the police had been adopting a zero-tolerance approach in carrying out anti-drug work. Dealing with the emerging “space oil drug,” the police had prepared two dedicated set of teaching materials for secondary and primary schools respectively to introduce the harmful effects of drug abuse in an interactive way, thus nurturing anti-drug awareness among youths. He stated that the police would disseminate anti-drug information to the community and schools through inter-departmental cooperation and social collaboration, creating a drug-free future for next generations.

39. Mr IP Yik-nam stated that despite the government’s swift legislative response, the abuse of “space oil drug” was still on the rise. He believed that it was easy for “space oil drug” to have attracted abusers because its price was lower than that of other drugs and it could be inhaled by using an electronic heating device, making it difficult to be detected. He added that “space oil drug” might enter the market through the many bars in the C&W District. He suggested that the government should take multiple measures targeting the district’s situation to step up education and publicity on the harmful effects of “space oil drug” abuse.

40. Mr YIP Wing-shing believed that to prevent problems before they occurred, the government should start with education, making clear the harmful effects of “space oil drug” abuse to students. The C&WDC was happy to connect the police with schools for disseminating anti-drug information to students and parents.

41. Ms JIN Ling shared her experience of visiting Lo Wu Correctional Institution and meeting inmates sentenced for trafficking dangerous drugs. She believed that there was a trend of people abusing drugs at a younger age. It was necessary to eradicate the “space oil drug” problem from its roots with efforts in multiple aspects, including law enforcement, publicity and education, and social support.

42. Ms CHEUNG Ka-yan believed that drug problem was more serious in Lan Kwai Fong and Soho Central, which were clustered with places of entertainment. She suggested that the police should step up enforcement actions in the areas. She pointed out that quite some teachers and principals found the latest legislative amendment confusing because they could not differentiate “space oil drug” from electronic cigarettes. Teachers also worried that they would risk being prosecuted for possession of dangerous drugs by simply confiscating students’ drug-related items. Although the Hong Kong Jockey Club Drug InfoCentre (InfoCentre) in the C&W District had included an introduction to “space oil drug,” she believed that more interactive elements should be added. For example, simulating the sequelae and harmful effects of “space oil drug” abuse to enable students to have a first-hand experience, identify drugs and avoid being misled. She also suggested requiring schools to arrange for students to visit the InfoCentre regularly to enhance the effectiveness of anti-drug education.

43. Mr LAU Tin-ching stated that current law enforcement actions were primarily inspections at boundary control points and on streets. But there might also be abuse of “space oil drug” in Lan Kwai Fong and other upstairs private premises. He suggested that relevant departments should conduct large-scale operations to raid obscured indoor

spots to combat abuse of “space oil drug.” He said residents reflected to him that leaflets about the sale of illicit cigarettes had been distributed to their doorsteps or letter boxes. Although those leaflets did not mention “space oil drug,” he believed there was a possibility for these sellers to also distribute drugs. He suggested that the C&ED should step up enforcement actions against drug distribution to prevent drugs from penetrating the community.

44. Dr CHAN Kin-keung, Eugene stated that although the problem of drugs in Hong Kong had become less pressing now, the “space oil drug” problem must not be taken lightly. He pointed out that, unlike traditional tobacco products, “space oil drug” was colourless and odourless, making it more attractive to youths and posing a potential threat to society. He suggested that the Action Committee Against Narcotics should provide Members with more information on drug problems so that Members could disseminate anti-drug information to the public more effectively, thus promoting public awareness.

45. Mr SHIH Jan Noel was concerned that the current design of anti-drug publicity materials might give a false impression that one could experience weightlessness after abusing “space oil drug,” which might not be effective enough to deter youths from drug abuse. He suggested that publicity materials should emphasise more the severe side effects of “space oil drug” abuse, with a view to raising public vigilance and the deterrent effect.

46. Dr FUNG Kar-leung said that a resident had sought his assistance, who said that his/her underage daughter had followed other schoolmates to a relatively obscured premises and abused “space oil drug” with a group of underage students. He pointed out that some underage persons would forge and use identification documents to enter bars or other private premises, indicating loopholes in the management of these premises. He suggested that the police should step up enforcement actions. He also asked whether the police could detect “space oil drug” abuse in places of entertainment with the aid of air quality monitoring technology, in order to facilitate law enforcement and preventive work.

47. Mr LEE Chi-hang, Sidney said that the current name “space oil” had a cyber connotation and might evoke a positive impression, lacking deterrent effect. Youths might thus develop a mistaken belief that “space oil drug” was trendy and neglect its harmful effects. Hence, he suggested learning from how other regions named “space oil drug” and making adjustments accordingly. For example, it was named “zombie drug” or “zombie capsules” in China’s Taiwan region to highlight its severe addictiveness and health impacts with a negative name, deepening the public’s understanding.

48. Mr Kesson LEE pointed out that the Beat Drugs Fund (BDF) of the Narcotics Division had been collaborating with the Fight Crime Committees in all 18 districts to launch the Anti-drug Community Awareness Building Programme to step up anti-drug efforts in the district level. Meanwhile, the BDF hoped to work with Members to invite schools in the district to participate in the Healthy School Programme with a Drug Testing Component. By enhancing education and promoting voluntary testing, the programme encouraged positive interaction and self-discipline among students, reducing the chance of youth drug abuse. Besides, the InfoCentre in Admiralty featured a themed exhibition and interactive games on “space oil drug” with guided tours. The exhibition vividly

presented its harmful effects, deepening the public's understanding. The government was also reviewing the publicity strategies and studying how to highlight the negative image of "space oil drug." In the meantime, the government would carefully consider whether changing the name of "space oil drug" was feasible to make it less appealing to youths. As the convenience of electronic cigarettes would encourage the circulation of "space oil drug," the government was planning to prohibit the possession of electronic cigarette cartridges in public premises by legislative means to enhance the synergy of anti-drug work. Besides, law enforcement agencies would further step up intelligence-led strategies to curb drug-related crime at its source. Relevant departments would also continue to promote anti-drug education and advocacy in the community and schools, thus stepping up overall law enforcement.

49. Mr LAU Yuk-lung pointed out the C&ED adopted a multi-dimensional anti-drug strategy to curb the inflow and circulation of drugs both vertically and horizontally. Vertically, the C&ED identified and selected high-risk cargo consignments and passengers by sea, land and air for examination with intelligence-led and intelligence analysis to intercept drugs from entering the local market through boundary control points in a timely manner. Horizontally, the C&ED cracked down on relevant illegal activities such as drug storage and distribution via local distribution networks, so as to ensure no further circulation of drugs in the local market. After the government amended the law, the C&ED successfully cracked down on several "space oil drug" cases. The C&ED was also committed to cracking down on the supply chain of chemical raw materials, with a view to effectively preventing further spread of drugs. Furthermore, the C&ED and the Narcotics Division had been working together to step up publicity in schools and promote the "Customs YES" programme, which sought to raise anti-drug awareness among youths through peer learning. In the future, the C&ED would continue to step up enforcement and publicity to combat drug-related crime effectively.

50. Mr WONG Wai-shun pointed out, in response to the rise of "space oil drug," the police had stepped up cooperation with stakeholders in the industry and communicated with the Lan Kwai Fong Association and licensed businesses regularly to notify the industry of latest drug trafficking trends. Bars would also be bound by the licensing conditions to strictly prohibit the entry of persons under 18, so as to maintain order in the premises. Besides, the police regularly worked with Fight Crime Committees, Police Calls, and anti-drug volunteers to disseminate leaflets in areas including Lan Kwai Fong, with a view to raising the vigilance of the public (especially youths and parents) by reminding them of potential drug risks and related illegal activities in places of entertainment. Meanwhile, the police were actively securing support from schools. Apart from visiting schools to give anti-drug talks, the police had been communicating more closely with school principals, teachers, social workers and other stakeholders (including principals' associations and parent-teacher associations) to disseminate latest anti-drug information, thus enhancing anti-drug awareness of students and parents. Furthermore, the police would continue to maintain contact with relevant departments, Members and families to provide follow-up support and strive for a safe community.

51. Mr LEUNG Lincoln added that, apart from carrying out anti-drug campaigns in school campuses, the police had maintained close contact with schools. Each school had been assigned a designated liaison officer, responsible for the communication between the

police and the school (including principals, teachers and social workers). Schools generally adopted the same curriculum. The teaching materials mainly explained the physiological and psychological impacts and the severe consequences of taking drugs, aiming to create a strong deterrent effect. Besides, the police had, in collaboration with experts from the Hong Kong Council on Smoking and Health, explained the risks, consequences and countermeasures of “space oil drug” abuse to principals, teachers and social workers in more than 40 schools in the C&W District. It received enthusiastic response and would be organised again. Mr LEUNG Lincoln stressed that anti-drug work could not be completed without the concerted efforts of the entire society in stepping up prevention and publicity.

52. As Members did not raise any further views, the Chairman declared closure of this discussion item and thanked representatives of government departments for attending the meeting.

**Item 5: Promoting the “Free Mediation Service Scheme for Building Management” in the Central and Western District  
(C&WDC Paper No. 14/2025)  
(12:45 pm to 12:56 pm)**

53. The Chairman stated that the paper was submitted by Ms CHEUNG Ka-yan, Mr YEUNG Hok-ming, Mr IP Yik-nam, Mr YEUNG Hoi-wing, Mr LAU Tin-ching and Mr SHIH Jan Noel. The Chairman asked if Members had anything to add. As Members had nothing to add, the Chairman opened the floor for Members’ questions and discussions.

54. Mr YEUNG Hok-ming said that the number of building management disputes in the district were rising. He believed that the C&WDO, Members and Care Teams could work together to resolve issues. Complaints and assistance requests associated with buildings primarily involved management issues, or arose because residents did not fully understand the decisions of the management company and the incorporated owners. There might also be misunderstandings. Hence, the Free Mediation Service Scheme for Building Management (Service Scheme) could assist residents. Believing that the public did not fully understand the Service Scheme, he suggested relevant departments step up publicity on its scope and details. He also suggested printing leaflets for Members to distribute to residents at their ward offices.

55. Mr LEE Chi-hang, Sidney said that the website of the Home Affairs Department (HAD) provided information about the Service Scheme, including its content and application procedures. Currently, only two locations were available for convening mediation meetings in Hong Kong, but neither one was in the C&W District. Thus, he suggested allocating space in Kennedy Town Community Complex for convening mediation meetings. Since the HAD would only arrange for professional mediators to provide up to 15 hours of free mediation service, he asked whether residents could apply again if the mediation was unsuccessful, and whether the service hours were calculated cumulatively. He also asked if the HAD would consider allocating more resources to strengthen the Service Scheme.

56. Mr SHIH Jan Noel stated that the Service Scheme was necessary in light of frequent disputes between incorporated owners and owners. He pointed out that disputes often arose from the question of responsibility, especially on matters not expressly provided for by the Building Management Ordinance. He did not understand why the Service Scheme did not provide service users with any legal or other professional opinions. He had previously attended workshops organised by the C&WDO and learnt that cases established precedents. He asked whether the HAD provided other services besides the Service Scheme to assist and offer professional opinions to residents facing building management disputes.

57. Invited by the Chairman, Ms LAU Mei-ling, Tenny, Senior Liaison Officer (Building Management)<sup>1</sup>, C&WDO, gave a reply consolidated as follows:

- (i) In addition to printing leaflets, the HAD had already provided information about the Service Scheme, including eligibility requirements and application procedures, on the website;
- (ii) The Service Scheme provided a platform for disputing parties to discuss and proceed with mediation upon mutual agreement. Receiving an application for the Service Scheme from a member of the public, the C&WDO would refer the application to the HAD. The HAD would then consult the disputing parties through the C&WDO to determine whether they were willing to mediate;
- (iii) If either party refused, the HAD or the C&WDO would review the case and recommend both parties to apply for the Building Management Dispute Resolution Service or service of the Panel of Advisors on Building Management Disputes. The C&WDO would disseminate leaflets for these services to incorporated owners and buildings in the district regularly;
- (iv) The Building Management Dispute Resolution Service would be convened by a retired judge to assist parties in handling and coordinating for the settlement of disputes, whereas the Panel of Advisors on Building Management Disputes comprised professionals of different background, including lawyers, accountants, surveyors, engineers and property managers, to help resolve disputes that involved multiple factors, such as case law, maintenance responsibility, and the deed of mutual covenant; and
- (v) Responding to the question whether the public could apply for the Service Scheme again after they had used up the 15-hour mediation limit without reaching a settlement, she said that a reply would be given upon consulting the HAD. She would also relay Members' request for more venues and resources for mediation meetings, with a view to enhancing the Service Scheme.

[Post-meeting note: On 18 June 2025, the Secretariat emailed the C&WDO's supplementary reply to Members.]

58. Since no Members had any further view, the Chairman declared closure of this discussion item.

**Item 6: Minutes reports of the committees under the C&WDC  
(C&WDC Paper No. 15/2025)  
(12:56 pm)**

59. The Chairman asked Members to take note of the paper. As Members did not raise any questions, the Chairman declared closure of this discussion item.

**Information items**

**Item 7: Achievements of the Central and Western District 2025 Year-end  
Cleanup by the Food and Environmental Hygiene Department  
(C&WDC Paper No. 16/2025)  
(12:56 pm)**

60. The information paper was submitted by the Food and Environmental Hygiene Department (FEHD). The Chairman asked Members to take note.

**Item 8: District work plans 2025-26 of government departments  
(C&WDC Paper Nos. 17/2025 to 25/2025)  
(12:57 pm)**

61. The paper was submitted by the C&WDO, the Central Police District, the Housing Department, the Transport Department, the LCSD, the FEHD, and the Civil Engineering and Development Department. The Chairman asked Members to take note.

[Post-meeting note: The paper submitted by the Western Police District was tabled at the meeting as C&WDC Paper No. 26/2025.]

**Item 9: Any other business  
(12:57 pm to 12:58 pm)**

62. The Chairman encouraged Members to actively participate in the Hong Kong Excellent Family Awards (Awards), co-organised by the Home and Youth Affairs Bureau (HYAB) and the Family Council. The Awards focused on “Fostering Stable Family Relationships for Building Good Family Virtues and Culture” with 10 Excellent Families Awards and five Passage of Good Family Values and Virtues Awards, offering generous prizes. Each participating family shall submit to the HYAB a written narrative on their real-life family stories and experiences together with family photos on or before 27 June 2025. The Secretariat could provide Members with publicity materials for the Awards.

**Item 10: Date of the next meeting**  
(12:58 pm)

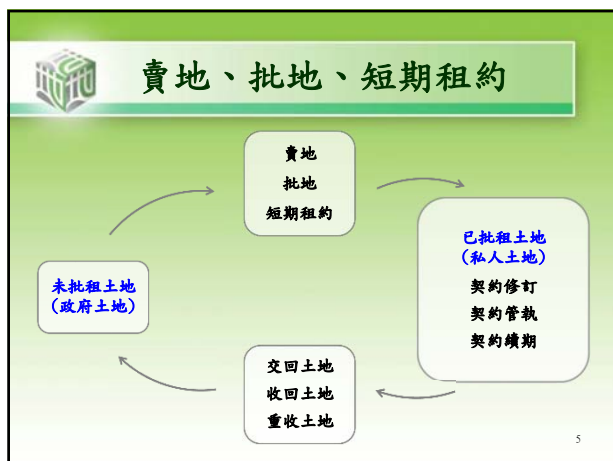
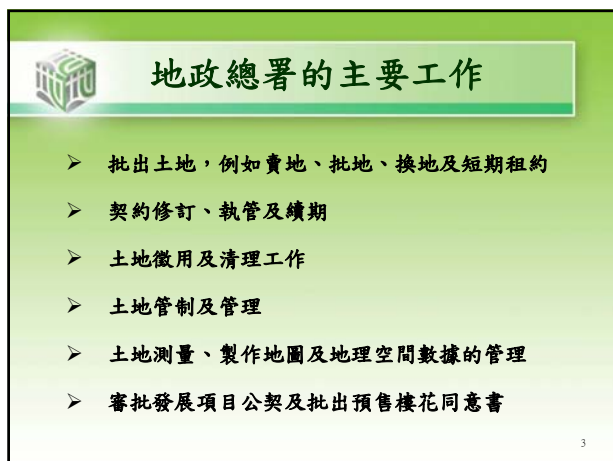
63. The Chairman said that the next meeting would be held on 10 July 2025. The paper submission deadline for government departments and Members would be 24 June 2025.

The minutes were: confirmed on 10 July 2025

Chairman: Ms Jeanne CHENG, JP

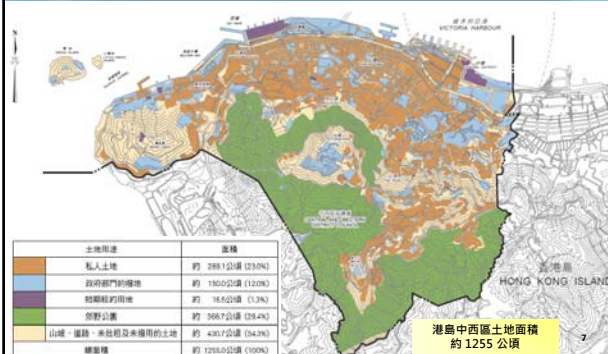
Secretary: Ms CHEUNG Kwok-ying, Sherry

C&WDC Secretariat  
July 2025





## 中西區土地分佈概況



## 港島西及南區地政處

港島西及南區地政處的主要工作包括：

- (1) 批出土地作長期或短期用途
- (2) 契約修訂、執管及續期
- (3) 審批發展建議及發出合約完成證明書
- (4) 土地管制及管理

8



## 土地招標

|             |                    |
|-------------|--------------------|
| 地段 (位置)     | 內地段第8872號 (西營盤醫院道) |
| 地段面積        | 約 500 平方米          |
| 用途          | 私人住宅               |
| 最高可建樓面面積    | 約 4,000 平方米        |
| 契約簽訂日期 (金額) | 2022年8月 (約5.5億元)   |
| 建築規約期       | 2028年9月30日         |



9



## 短期租約

|           |                         |
|-----------|-------------------------|
| 位置        | 中環民光街                   |
| 用途        | 設立、營運和管理觀光摩天輪及相關附屬設施    |
| 面積        | 約 7,300 平方米             |
| 租金 (招標形式) | 每月租金 \$1,800,000 (公開招標) |
| 租約開始日期    | 2024年11月1日              |



10



## 短期租約

|        |                                          |
|--------|------------------------------------------|
| 位置     | 中環9號及10號碼頭旁用地                            |
| 用途     | 供公眾享用的遊客中心<br>(可擺放船隻及舉辦與香港海事博物館相關的活動及展覽) |
| 面積     | 約 1,500 平方米                              |
| 租金     | 以象徵式租金每年\$1租出                            |
| 租約開始日期 | 2024年6月21日                               |



11



## 契約修訂

|         |                                                           |
|---------|-----------------------------------------------------------|
| 地段      | 內地段第7704號餘段                                               |
| 地段位置    | 薄扶林薄扶林道109, 111及113號及薄扶路13, 15, 17, 19及21號<br>(香港大學新翼路校園) |
| 地段承批人   | 香港大學                                                      |
| 地契用途    | 學生宿舍、大學教職員宿舍及康樂設施                                         |
| 修訂項目    | 促成香港大學新翼路校園的發展作教學大樓、學生宿舍、<br>大學教職員宿舍及綜合體育大樓               |
| 批出日期及金額 | 2022年8月 (免補地價)                                            |



12



## 放寬申領厭惡性行業牌照

- 早期批出的中西區地契，多涉及厭惡性行業條款
- 經營飲食業務，需要申請厭惡性行業牌照
- 為有利的營商環境，便利業界可持續營運，地政總署優化政策，放寬指定持牌業務無須另行申領地契下的厭惡性行業牌照：

於二〇二一年十一月五日放寬：

普通食肆牌照／小食食肆牌照／酒牌

於二〇二三年三月三十一日放寬：

烘製麵包餅食店牌照／食物製造廠牌照／新鮮糧食店牌照／  
冰凍甜點製造廠牌照／奶品廠牌照／燒味及滷味店牌照／  
綜合食物店牌照／會社酒牌

13



## 土地契約執管

### 目標

- 促使有關業權人盡快糾正違契情況
- 在城市規劃准許的情況下，可向地政處申請豁免書或修訂地契條款以改變物業用途

### 權限

- 根據相關土地契約條款和香港法例第126章《政府土地權(重收及轉歸補救)條例》

14



## 土地契約執管例子

- 上落客貨車位作儲物用途，違反了地契條款
- 港島西及南區地政處遂向事涉上落客貨車位業權人發出警告信，最終業權人糾正了違契情況



行動前

(違契使用停車位作儲物用途)



行動後

(違契情況已終止)

15



## 土地契約執管工作進度

由2024年1月1日至2025年3月31日，港島西及南區地政處於中西區內執行了以下土地契約執管工作：

|                                                                                   |      |
|-----------------------------------------------------------------------------------|------|
| 已處理涉嫌違反土地契約的投訴個案                                                                  | 157宗 |
| 經調查後，確立違反土地契約而需要跟進的個案<br>(執管行動包括發出警告信、勸喻信、糾正後的確信，如違契情況仍未糾正，會把警告信送交土地註冊處註冊，俗稱「釘契」) | 83宗  |
| 經調查後，發現沒有違反地契的個案                                                                  | 74宗  |

16



## 土地管制

### 目標

- 防止政府土地被非法佔用，不得在政府土地上搭建構築物及非法開墾

### 權限

- 根據香港法例第28章《土地(雜項條文)條例》執法
- 清理被佔用的政府土地或清拆有關非法構築物前，須按照法例安排張貼通知

17



## 土地管制例子

### 非法搭建物



清理前



清理後

18



## 土地管制例子

佔用政府土地的單車 沒有即時影響道路安全的環保斗 佔用政府土地的建築物料



清理前



清理後



清理前



清理後



清理前



清理後

19



## 土地管制工作進度

由2024年1月1日至2025年3月31日，港島西及南區地政處於中西區內曾經處理的主要土地管制工作如下：

|                   |          |
|-------------------|----------|
| 處理非法佔用政府土地*       | ： 約 800宗 |
| 處理政府土地上的塌樹和有關塌樹垃圾 | ： 約 50宗  |
| 參與由民政事務處統籌的聯合行動#  | ： 28次    |

\*包括處理沒有即時影響道路安全的環保斗、佔用政府土地的建築物料、非法搭建物、佔用政府土地的單車和店舖在行人路非法伸延的固定地台/斜道等事宜

#包括處理萬宜里、域多利皇后街、東來里、新街市街和科士街回收商問題及東邊街北環保斗事宜

20

謝謝！



21