

Minutes of the Fourth Meeting of the Eastern District Council

Date: 9 July 2024 (Tuesday)

Time: 2:30 pm

Venue: Eastern District Council Conference Room

Chairman

Mr CHAN Sheung-man, Simon, JP District Officer (Eastern)

Present

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| Mr TING Kong-ho, Eddie, MH | Mr LAM Wing-shing | Mr KWOK Wing-kin |
| Mr TING Wong, Kacee | Mr LAM Wing-cheung | Mr CHAN Hoi-wing, Joseph |
| Mr WONG Chi-chung | Mr CHAU Chi-yan, Benny | Ms TSANG Cheuk-yi |
| Ms HO Sau-yin, Zareenah | Ms LIN Cai-ying | Ms CHIK Kit-ling, Elaine |
| Mr YUEN Kin-chung, Kenny | Mr HUNG Chi-kit | Mr CHENG Chi-sing, MH |
| Ms LI Lee | Mr HUNG Lin-cham, MH, JP | Ms LAU Suk-yin |
| Ms NG Ching-ching | Mr HUNG Chiu-kwan | Ms LAU Dana Sing-she |
| Ms LEE Ching-har | Mr LIANG Li | Mr LAU Hing-yeung, MH |
| Mr HO Ngai-kam, Stanley | Ms CHAN Hang, MH, JP | Mr LAI Nuen-san |
| Mr LAM Sum-lim, MH | Mr KWOK Ho-king, Calvin | Mr LU Xiaofeng, Anthony |

Government Representatives in Attendance

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| Mr LAI Chi-wah, Andrew, JP | Director of Lands, Lands Department |
| Ms LEE Sau-ping, Ritz | District Lands Officer/HKE (District Lands Office, Hong Kong East), Lands Department |
| Mr YU Ka-kit, Jason | Senior Estate Surveyor/Land Enforcement (District Lands Offices/Hong Kong East, West & South), Lands Department |
| Mr HO Chi-kin, Eric | Senior Estate Surveyor/Training (Lands Administration Office, Training Section), Lands Department |
| Ms CHIU Man-nga, Jasmine | Assistant District Officer (Eastern)1, Eastern District Office |
| Mr CHAO Ka-man, Stanley | Senior Liaison Officer (1), Eastern District Office |
| Ms LUONG An-an, Jacqueline | Senior Liaison Officer (2), Eastern District Office |
| Miss CHAN Wing-man, Gloria | Senior Liaison Officer (3) (Ag.), Eastern District Office |
| Miss NGAI Ka-man, Carman | Senior Liaison Officer (4), Eastern District Office |
| Mr LAU Chi-kan, Kenneth | Senior Executive Officer (District Management), Eastern District Office |
| Mr CHAN Tin-chu, Andy | District Commander (Eastern District), Hong Kong Police Force |

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| Mr CHAN Ka-leong, Kieran | Police Community Relations Officer (Eastern District), Hong Kong Police Force |
| Ms LEE Ka-yee, Eva | Senior Housing Manager/Hong Kong Island and Islands, Housing Department |
| Ms YEUNG Min-jing, Anna | Chief Transport Officer/Hong Kong, Transport Department |
| Ms LEE Wai-ming, Karvie | District Leisure Manager (Eastern), Leisure and Cultural Services Department |
| Mr LEUNG Kam-hon | District Environmental Hygiene Superintendent (Eastern) (Ag.), Food and Environmental Hygiene Department |
| Mr WONG Chun-kin, Tommy | Chief Engineer/South 3, Civil Engineering and Development Department |
| <u>Secretary</u> | |
| Ms NG Yan-mei, Monie | Senior Executive Officer (District Council), Eastern District Office |

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Opening Remarks

The Chairman of the Eastern District Council (EDC) (the Chairman) welcomed Mr Andrew LAI, JP, Director of Lands, Ms Ritz LEE, District Lands Officer/HKE (District Lands Office, Hong Kong East), Mr Jason YU, Senior Estate Surveyor/Land Enforcement (District Lands Offices/Hong Kong East, West & South) and Mr Eric HO, Senior Estate Surveyor/Training (Lands Administration Office, Training Section), of the Lands Department (LandsD), all Members and government representatives to the meeting.

2. The Secretariat had not received any declaration of interests from Members under sections 19 to 22 of the EDC Standing Orders. The Chairman reminded Members to declare their interests as necessary.

Agenda Item 1. Confirmation of the Draft Minutes of the 3rd Meeting of the Eastern District Council

3. The above draft minutes were confirmed without amendments.

Agenda Item 2. Director of Lands to Meet with the Eastern District Council Members

4. Mr Andrew LAI, JP, Director of Lands, of the LandsD, briefed Members on the major work of the LandsD by way of a PowerPoint presentation, including granting and acquisition of land, processing of lease modification and short-term tenancies (STTs), land control and lease enforcement, as well as land survey and map production, etc. He also briefed Members on the major work of District Lands Office, Hong Kong East (DLO/HKE).

5. The views and enquiries of Members about the LandsD's work were summarised as follows:

- (a) Mr Eddie TING commended the tactfulness of the department's staff which enabled Members to add back approval numbers as soon as possible to the displayed banners in an effective manner. In addition, he relayed from the Quarry Bay residents on the tent erection on the hillside of Mount Parker, suspecting there was unlawful occupation of government land. Therefore, he suggested the department carry out regular inspections by drones.
- (b) Mr WONG Chi-chung enquired whether the round-the-clock spatial data service was chargeable and believed that it would enable Members to contact the responsible officers concerned more conveniently. In addition, he suggested the department digitise the banner allocation and management system for Members to locate banner positions more accurately.
- (c) Mr Kenny YUEN was concerned about the hygiene of vacant land and remarked that some people might fly-tip waste into the vacant land enclosed by wire fences which would result in waste accumulation and subsequently cause mosquito infestation and hygiene problems in the nearby residential areas. As the Food and Environmental Hygiene Department was unable to enter the vacant land for waste clearance, he asked the department to pay more attention to the hygiene condition of the vacant land, and arrange staff or co-ordinate with the departments concerned for clearance in a timely manner.
- (d) Ms NG Ching-ching remarked that she had to deal with unauthorised

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cultivation at the hillside of Yiu Hing Road frequently. However, the problem recurred shortly after being addressed although immediate results could be achieved. She suggested the department make use of technology, such as drones, to enhance inspections so as to avoid other problems caused by unauthorised cultivation during heavy rainstorms. Besides, she would like the department to increase the transparency in planning the use of vacant land. Lastly, she noted that some non-profit making organisations (NPOs) were renting the space underneath flyovers for setting up service units at relatively low rents and would like the department to consider providing more space underneath flyovers for NPOs to set up service units.

- (e) Mr Stanley HO relayed from residents that there were suspected unlawful occupation of land with erection of shelters and making of a fire for staying on the slope off Heng Fa Chuen near the entrance of Lei Yue Mun Park. He would like the department to step up inspections to avoid hill fires. Besides, he suggested the department slightly extend the term of STTs for temporary car parks where circumstances permitted so as to encourage tenderers to put in more resources for the installation of double-deck car park to increase the number of parking spaces. Regarding the display of banners, he enquired of the department whether Members could use a QR code instead of characters to display the approval number on the banner. Lastly, he would like to seek the department's advice on the location for setting up the Member's ward at Heng Fa Chuen.
- (f) Mr LAM Sum-lim enquired whether the department had provided legal support to owners' corporations regarding disputes over maintenance of unauthorised building works; if so, Members could assist the department in the publicity; if not, he would like the department to consider whether resources could be allocated to set up relevant support services. In addition, he suggested the department include terms and conditions about the enhancement or revitalisation of the surrounding streets and facilities when approving the redevelopment of the old buildings in old districts by developers so as to improve the environment of the old districts.
- (g) Mr Benny CHAU remarked that most of the existing basketball courts in Hong Kong were provided in multi-purpose complexes and there was no dedicated basketball training arena. However, there were two standard

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11-a-side soccer pitches in Tseung Kwan O. Therefore, he enquired whether the department could consider constructing a basketball training arena in compliance with the international standard in the planning of land use.

- (h) Ms LIN Cai-ying enquired about the application method for displaying publicity banners for Care Teams.
- (i) Mr HUNG Lin-cham remarked that many private streets faced problems such as poor environmental hygiene or illegal parking, enquiring of the department about the plan to resume private streets and its role.
- (j) Mr Joseph CHAN suggested the department consider changing the land use of vacant school premises to facilities serving the elderly or the youth, and enquired whether Members could provide suggestions to the department on the use of vacant school premises in the Eastern District. In addition, he said that Chai Wan West had a population of tens of thousands but lacked community facilities such as markets and libraries. He asked the department to explore whether there were suitable sites in the district for the construction of relevant facilities.
- (k) Mr LAU Hing-yeung said that both Care Teams and Members had encountered difficulties in identifying premises for their offices in the first place, enquiring whether the department could consider converting vacant school premises and vacant land for community service purposes. Moreover, he noted that the Education Bureau (EDB) was the manager of the vacant school premises and enquired whether the department would recover the vacant school premises from the EDB and re-examine their use. He would also like the department to attach great importance to the problem and optimise the use of land resources as the number of vacant school premises would increase. Lastly, he enquired about the redevelopment of the Hing Wah Community Hall under the Home Affairs Department (HAD) and said that he noted the redevelopment project involved a number of departments, such as the HAD, Housing Department (HD), Planning Department (PlanD) and LandsD. He would like the departments to make co-ordination to provide more community facilities for Chai Wan West residents.

6. Mr Andrew LAI, JP, Director of Lands, thanked Members for their views and

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enquiries, and gave a consolidated response as follows:

- (a) The LandsD was responsible for managing the display of non-commercial publicity materials at designated spots on government land and roadside railings. The LandsD allocated most of the designated spots for use by the Legislative Council members and District Council (DC) Members, while the rest were available for application by DCs and their committees, government departments and NPOs on a need basis. The LandsD would consider the Member's suggestion of introducing more user-friendly allocation of the designated spots and management system, such as the use of coordinates and digitisation to mark the locations and store the relevant information. In fact, the LandsD had been gradually rolling out e-platforms to facilitate the submission of applications online. For example, the LandsD had launched the Street Counter Pass website half a year ago for eligible applicants to apply to the District Lands Offices for the setting up of street counters at designated locations for holding non-profit making and non-fund raising activities in a paperless manner. The LandsD would proactively consider the feasibility of managing roadside display of non-commercial publicity materials in a more convenient manner.
- (b) The LandsD had encountered certain difficulties in dealing with unauthorised cultivation on hillsides. For example, usually the unauthorised cultivators had already left the scene upon the arrival of the LandsD staff for enforcement action while some people might carry out unauthorised cultivation again immediately after the LandsD had cleared the relevant land. Therefore, it took time for the LandsD to handle such complaints. In addition, the LandsD might not be able to handle individual cases immediately since there were over 10 000 complaints about government land each year. In order to cope with the large number of complaints, the LandsD had also engaged contractors and made use of technology, such as drones, to assist in law enforcement. The LandsD had over 100 drones and had trained 30 qualified drone operators at present. The LandsD may consider using drones to assist in evidence collection and enforcement actions if failing to gain access to unauthorised fenced-off government land. The LandsD would continue to make good use of technology to enhance work efficiency.
- (c) Regarding the optimal use of vacant sites and vacant school premises, the

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LandsD had been proactively granting vacant sites on short-term basis to NPOs for community, institutional or non-profit making purposes to align with the principle of “optimising land use”. There were four vacant government sites in the Eastern District which were available for application for STTs at present and the DLO/HKE would provide Members with the relevant information after the meeting. Interested Members or NPOs may submit applications. In addition, Members or NPOs interested in using other vacant sites managed by the LandsD may also submit applications. The LandsD would consult the policy bureaux concerned upon receipt of the application, and would normally charge a concessionary rent only if the NPO’s application was supported by the bureaux concerned. There were about 200 vacant government sites over the territory at present. NPOs interested in applying for STTs could check the information of the sites, including the area and photos of the sites, through the GeoInfo Map on the LandsD website. As regards vacant school premises, not all vacant school premises were managed by the LandsD. The vacant school premises were unavailable for public application if they were managed by other government departments (e.g. the EDB). As for the Eastern District, there was no vacant school premises managed by the LandsD at present.

- (d) The LandsD had all along exercised flexibility in extending the term of STT car parks. In general, the term of the STT car parks was one year certain and thereafter quarterly until the site was to be resumed due to development needs or the term had reached three years. In addition, the LandsD had been proactively tying in with the TD’s policy to increase the number of parking spaces in all districts. Double-deck automated parking systems had been provided in some STT car parks at present.
- (e) The LandsD thanked Members for their interest in the LandsD’s Common Spatial Data Infrastructure (CSDI). The LandsD would like to encourage more members of the public and organisations to make use of the public information and data through the CSDI in the present age of digitalised information. The CSDI provided a public version and a government-internal version. The information and data in the public version were free for use by the public and organisations, while the government-internal version contained more detailed or sensitive information and was exclusive for government departments only. The LandsD aimed at allowing more members of the public and organisations

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to make good use of the open information and data on the CSDI to enhance the value of the information and data through, for example, programming and linking, as well as to develop programmes that had social or economic impacts, thereby generating greater economic benefits.

- (f) Members were welcome to enquire of the DLO/HKE after the meeting should they have any enquiries on the LandsD's work.

DLO/HKE

7. The Chairman thanked Mr Andrew LAI, JP, Director of Lands and his colleagues for taking the time to attend the meeting and brief Members on the LandsD's work. He asked them to note Members' views and provide supplementary information to Members after the meeting.

(Post-meeting note: The Secretariat had passed the supplementary information provided by the DLO/HKE to Members on 15 July 2024.)

Agenda Item 3. Report on the 3rd Meeting of the District Facilities and Works Committee
(EDC Paper No. 24/2024)

8. Mr HUNG Lin-cham, Chairman of the District Facilities and Works Committee, briefed Members on the captioned report.
9. Members noted the above report.

Agenda Item 4. Report on the 3rd Meeting of the Food, Environment and Hygiene Committee
(EDC Paper No. 25/2024)

10. Mr Kenny YUEN, Chairman of the Food, Environment and Hygiene Committee, briefed Members on the captioned report.
11. Members noted the above report.

Agenda Item 5. Report on the 3rd Meeting of the Community Involvement, Culture and Recreation Committee
(EDC Paper No. 26/2024)

12. Mr LIANG Li, Chairman of the Community Involvement, Culture and Recreation Committee, briefed Members on the captioned report.

13. Members noted the above report.

Agenda Item 6. Report on the 3rd Meeting of the Traffic and Transport Committee
(EDC Paper No. 27/2024)

14. Mr Calvin KWOK, Chairman of the Traffic and Transport Committee, briefed Members on the captioned report.

15. Members noted the above report.

Agenda Item 7. Report on the 3rd Meeting of the Social Welfare Committee
(EDC Paper No. 28/2024)

16. Ms Zareenah HO, Chairlady of the Social Welfare Committee, briefed Members on the captioned report.

17. Members noted the above report.

Agenda Item 8. Any Other Business

Basketball and Football Friendlies between Eastern District Council and Government Departments

18. The Chairman thanked Members and colleagues for their enthusiastic participation in the basketball and football friendlies held on 8 June (Saturday) and 23 June (Sunday) 2024 respectively, and shared the highlight videos of the two friendlies at the meeting.

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Agenda Item 9. Date of Next Meeting

19. The fifth meeting of the EDC would be held at 2:30 pm on 3 September 2024 (Tuesday).

20. The meeting ended at 4:36 pm.

Eastern District Council Secretariat
August 2024