

Minutes of the 19th Meeting of the Southern District Council (SDC)
(2012-2015)

Date : 13 November 2014
Time : 2:30 p.m.
Venue : SDC Conference Room

Present:

Mr CHU Ching-hong, JP (Chairman)
Mr CHAN Fu-ming, MH (Vice-Chairman)
Mr AU Lap-sing, MH
Mr AU Nok-hin
Mr CHAI Man-hon
Ms CHAN Judy Kapui
Mrs CHAN LEE Pui-ying
Ms CHEUNG Sik-yung
Mr CHU Lap-wai
Mr FUNG Se-goun, Fergus
Mr LAM Kai-fai, MH
Ms LAM Yuk-chun, MH
Dr LIU Hong-fai, Dandy, JP
Mr LO Kin-hei
Mrs MAK TSE How-ling, Ada
Mr TSUI Yuen-wa
Mr WONG Ling-sun, Vincent
Dr YANG Mo, PhD
Mr YEUNG Wai-foon, MH, JP
Mr Paul ZIMMERMAN

Secretary:

Ms YIP Wai-see, Priscilla Senior Executive Officer (District Council), Southern District
Office, Home Affairs Department

In Attendance:

Mr CHOW Chor-tim, JP	District Officer (Southern), Home Affairs Department	
Mr YEUNG Pok-man, Michael	Assistant District Officer (Southern), Home Affairs Department	
Mr CHAN Ip-to, Tony	Senior Executive Officer (District Management), Southern District Office, Home Affairs Department	
Ms LO Mun-wah, Cindy	Senior Liaison Officer (1), Southern District Office, Home Affairs Department	
Miss CHOW Suk-ye, Jessica	Senior Liaison Officer (2), Southern District Office, Home Affairs Department	
Mr CHAK Chi-ho	Chief Health Inspector, Food and Environmental Hygiene Department	
Mr CHAIONG David, Stanley	Chief Leisure Manager (Hong Kong West), Leisure and Cultural Services Department	
Mr CHAN Wai-kiu, Alex	District Leisure Manager (Southern), Leisure and Cultural Services Department	
Mr WONG Yuet-chung	Senior Housing Manager/KWH3, Housing Department	
Mr HUE Ka-yiu, Daniel	Senior Transport Officer/Southern, Transport Department	
Mr KAN Kai-yan	Deputy District Commander (Western), Hong Kong Police Force	
Mr CHING Chi-yan, Billy	Police Community Relations Officer (Western District), Hong Kong Police Force	
Hon IP Kwok-him, GBS, JP	Legislative Council Member in the District Council (First) Functional Constituency	for agenda item 1
Ms Bernadette LINN, JP	Director of Lands	} for agenda item 2
Ms WU Kam-man, Regina	District Lands Officer/HKW & S (District Lands Office, Hong Kong West and South), Lands Department	
Mr KWOK Kin-man, Alex	Senior Estate Surveyor/LC & LE (District Lands Office/Hong Kong East, West & South), Lands Department	
Mr CHAN Kwok-wai, Damian	Senior Administrative Officer (Headquarters), Lands Department	
Mr LAU Cheuk-hin, Hinry	Estate Surveying Graduate (District Lands Office, Hong Kong West and South), Lands Department	

Dr LUK Che-chung	Cluster Chief Executive, Hong Kong West Cluster, Hospital Authority	}	for agenda item 5
Dr Sidney TAM	Deputy Hospital Chief Executive I, Queen Mary Hospital		
Ms Winnie IP	Cluster General Manager (Administrative Services), Hong Kong West Cluster, Hospital Authority		
Ms Pinky MAK	Senior Hospital Manager (Planning & Commissioning), Queen Mary Hospital		
Ms Connie CHOW	Community Relations Officer (Secretariat, Community & Public Relations Section), Queen Mary Hospital		
Mr NG Tak-wing	Chief Engineer/Railway Development 1-1, Highways Department	}	for agenda item 6
Mr WAT Wai-ching, Stephen	Senior Engineer/South Island Line 1, Highways Department		
Ms CHAN Yim-hung, Doris	Senior Engineer/Priority Railway 3, Transport Department		
Ms Samantha SIU	Public Relations Manager - Projects & Property, MTR Corporation Limited		
Mr Bernard WONG	Senior Liaison Engineer, MTR Corporation Limited		
Mr LEE Yuen-po, Paul	Officer-in-charge (Community Building), Southern District Office, Home Affairs Department		for agenda item 8

Opening Remarks:

The Chairman welcomed Hon IP Kwok-him, GBS, JP, Member of the Legislative Council (LegCo) in the District Council (First) Functional Constituency, to the meeting for discussion of agenda item 1.

2. The Chairman also extended welcome to Members and regular government representatives to the meeting, including Mr David CHAIONG, the newly appointed Chief Leisure Manager (Hong Kong West) of the Leisure and Cultural Services Department (LCSD).

3. The Chairman advised the meeting that the original agenda of this meeting included the “Meeting of Director of Civil Engineering and Development with SDC

Members”; nevertheless, as the Director of Civil Engineering and Development Mr HON Chi-keung, JP was on a duty visit now, the discussion of the related agenda item would be postponed to 2015. Members would be notified of the meeting schedule separately. The revised agenda had been e-mailed to Members earlier on.

4. The Chairman continued that the meeting would be conducted in accordance with the established arrangement, under which each Member would be allotted a maximum of two three-minute slots to speak in respect of each agenda item. He also reminded Members to speak as concise as possible. The electronic timer would beep when it reached two minutes 30 seconds and three minutes of each speaking slot respectively. The suggested duration for discussion of the agenda items had also been e-mailed to Members earlier (Reference Paper 1). The Secretary estimated that the meeting would come to a close no sooner than 7:00 p.m., and if Members wished to leave earlier, they should inform the secretariat staff as early as possible.

Agenda Item 1: Meeting of the Hon IP Kwok-him (District Council (First) Functional Constituency, Legislative Council) with SDC Members [2:34 p.m. - 3:16 p.m.]

5. The Chairman said that the estimated duration for discussion of this agenda item was 45 minutes. Hon IP Kwok-him would brief Members first, and then Members would take turns to raise their enquiries for discussion with Hon IP. Mr AU Nok-hin had put forward written enquiries for Hon IP’s response, a copy of which had been e-mailed to Members for reference before the meeting (Reference Paper 2). Hon IP would give a response together with his briefing.

6. Hon IP Kwok-him, GBS, JP was very pleased to meet with SDC Members. He said that the meeting was originally scheduled for May 2013. He apologised for the postponement of the meeting till now because of other engagements. He briefed Members on the following:

- (i) during the current term of the LegCo commencing April 2013, he had visited 13 District Councils (DCs) to report on his work, and heard views from quite a number of DC Members;
- (ii) after the resumption of LegCo meetings, LegCo Members had proceeded to meet DC Members again. In response to some DC comments that there were

insufficient meetings with LegCo Members, he promised to make every effort to improve the situation. In future, LegCo Members would meet with DC Members more often and the LegCo had also implemented a new measure, under which a “meeting team” comprising some core LegCo Members (including himself), Members returned by the District Council (Second) Functional Constituency (commonly known as “super DC members”) and Members returned by direct elections in the respective geographical constituencies, would have regular exchanges with DC Members of various districts;

- (iii) in the past two years, LegCo had discussed and passed a number of DC-related bills. For instance, under the District Councils (Amendment) Ordinance enacted in 2013, the appointed seats would be abolished in the upcoming DC term, with a view to broadening the base of the system of representative government. As the number of DC seats would be reduced after the abolition of appointed seats, two seats would be transferred from the Eastern District to Wan Chai, such that the number of directly-elected seats of Wan Chai DC would be increased from 11 to 13;
- (iv) upon the resumption of meetings after the LegCo’s summer recess, the operation of LegCo was hampered by the Occupation Movement, resulting in the cancellation of the Chief Executive’s Question and Answer Sessions in LegCo. Recently, some LegCo Members had started a “non-cooperation movement” in the LegCo, and coupled with the fact that there was a heavy backlog of motions because of the “filibuster” before the recess, in particular over 40 motions were still pending for the Finance Committee’s deliberation. If the Finance Committee was unable to discuss and pass the motions, many funding proposals for community building projects at district level would be inevitably affected. The disbursement of the Old Age Living Allowance would be affected as well;
- (v) noting that there was insufficient support to DCs in the past, the LegCo had passed on 6 December 2012 a 34% increase in the provision for the operating expenses of DC Members, i.e. the monthly expenses reimbursement for DC Members had increased from over \$25,000 to over \$35,000, in a bid to help DC Members in meeting expenses of office rental and employment of assistants. He would continue to fight for the entitlement of a special allowance for DC Members in renting offices;

- (vi) at present, LegCo Members were entitled to an allowance of over \$50,000 per term for overseas duty visits during their tenure. He would like to fight for the same entitlement for DC Members, enabling them to take the opportunity of overseas duty visits to broaden their horizon;
- (vii) regarding the remuneration for DC Members, the LegCo was reviewing the remuneration arrangements for the next DC term, and the Home Affairs Department (HAD) had organised four focus group sessions to collect DC Members' views. He would continue to reflect DC Members' views, in the hope of enhancing the remuneration package of DC Members in the next term, so as to attract more professionals and younger people to participate in the DC election for the sake of serving the public;
- (viii) in response to a Member's enquiry on whether the DCs' role in district administration could be enhanced upon the dissolution of the Urban Council, he said that unlike the former Urban Council's role as an administrative framework at district level, currently the DCs served as a district consultation framework. Therefore, an appropriate devolution of powers to the DCs should be deliberated more thoroughly. Take shop front extensions as an example, he pointed out that a DC Member had reflected that if the DCs were to shoulder the responsibility of district administration, it might create misunderstanding for the DCs and government departments in law enforcement at district level and give rise to the problem of conflicting roles; and
- (ix) in response to a Member's proposal on the setting up of an independent DC Secretariat, he recognised that more manpower should be deployed to the DC Secretariats, so he supported an increase in funding to enhance the Secretariats' support to the DCs. However, according to the repeated discussions in the past, the setting up of an independent Secretariat would cause quite a lot of operational difficulties, so this arrangement might not be viable.

7. Mr AU Nok-hin pointed out that the statement mentioned in his written enquiries had already been issued in 2012. There was no need to talk about it now. He said that during his tenure as a District Councillor for nearly three years, he gained a lot from his fellow DC Members. Therefore, he did not wish to bring up too many controversial political issues at the SDC meetings, but he expected that Members who held different positions on the political spectrum could compromise and show their care for

each other. He continued to point out that a number of the existing DC Members jointly signed the statement in 2012 to express their objections against Hon IP Kwok-him's comments. Recently, Hon IP also irritated people with his comments on the Occupation Movement. He quoted Hon IP's words that "there were shadows of America everywhere within the occupied zones". He himself did enjoy American fast food in the occupied zone and use an email account which was supported by server located in the USA. He wondered if what he had done also served to prove that "there were shadows of America everywhere within the occupied zones" to a certain extent. He further said that Hon IP claimed that there was interference of foreign church in the Occupation Movement. Afterwards, the Methodist Church made a statement to clarify that the Church was only open to provide relief for people in need. He maintained that elected members, as representatives of the people, had the responsibility to reflect different views of the public, rather than speaking with one voice only.

8. Mr CHAI Man-hon wished that Hon IP Kwok-him, as the representative of the DCs, could address his comments on social issues in a fair and square manner and avoid adding fuel to the fire in certain issues. He quoted an article of *Hong Kong Commercial Daily*, in which Hon IP Kwok-him said that it was a sensible tactic on the Government side to delay those motions involving people's livelihood and accord a higher priority for the discussion of relatively controversial motions. He opined that it was meaningless for Hon IP to make the above comment. It would simply give rise to contradictions and conflicts between different sides of opinions. Moreover, he expressed that it was a pity there was no achievement yet in expanding the powers of the DCs. In view of a Member's proposal of setting up an independent Secretariat for the DCs, he suggested an amalgamation of the district administration into larger regions, such as Hong Kong Island and Kowloon as one region whereas the New Territories became another region. Then the Secretariat staff would be recruited from all DCs collectively, and thereby creating a better promotion prospect. He considered that this could facilitate the use of resources more effectively and avoid the situation of undefined power and responsibility between the Government and the DCs. He pointed out that the Basic Law had permitted the LCSD and Food and Environmental Hygiene Department (FEHD) to devolve part of their authority to the DCs, just like the framework model established under the then Urban Council for the period from 1997 to 2000. He suggested an enhancement of the DCs' powers to the extent that the DCs could have the authority to monitor the district work of various government departments, such as LCSD and FEHD.

9. Mr LO Kin-hei was disappointed that Hon IP Kwok-him had not furnished any written paper for Members' reference with regard to his visits at the DCs and his meetings with Members. He opined that it seemed like Hon IP was being not accountable to his voters by merely giving a verbal report of the news in the past year. He also felt sorry for Hon IP's comments "it was a sensible tactic on the Government side to delay those motions involving people's livelihood and accord a higher priority for the discussion of relatively controversial motions", and was worried about his performance in the capacity as the representative of the District Councillors. He pointed out that the motions of people's livelihood being delayed by the Government involved various aspects, including the construction of special schools, government offices, sports complex, sewage treatment works and acoustic barrier etc. Although the facilities did not involve the Southern District, the affected areas had covered Tuen Mun, Sha Tin, Kwun Tong and Yuen Long over the territory. There were quite a large number of voters supporting Hon IP in these areas. Hence, he opined that Hon IP should give an account of the matter to the public. He also pointed out that Hon IP had never reflected the opinions of pan-democratic DC Members who constituted one-fourth of the total number of seats in the DCs. Whatever he spoke was completely the voice of the pro-establishment camp. Furthermore, Mr LO enquired whether Hon IP had apologised to the Methodist Church for what he had said earlier on, because it was a very serious accusation against the Church.

10. Mr Paul ZIMMERMAN raised the following comments and enquiries:

- (i) it was hoped that Hon IP Kwok-him could make sure all DC Members would become members of the nominating committee;
- (ii) regarding the role of DCs in such issues as shop front extensions, he did not think that the DCs had the responsibility to decide where law enforcement action should be taken, and where such action should be deferred. Instead, FEHD was supposed to be responsible for introducing a constructive licensing system. Under this arrangement, the DCs could propose to FEHD the designation of sections of carriageways or pavements that were permissible for shop front extensions, on-street hawking or outdoor dining areas under a systematic regulatory condition. However, FEHD would remain responsible for licencing and enforcement as the responsible authority;
- (iii) he opined that the functions of DCs could be enhanced in accordance with two very simple mechanisms. First, a DC should produce a district annual report every year stating all committed and planned projects and actions in the

district – from development and infrastructure, to transport, open space, education, and all other relevant issues in the district. The annual report should be produced by the DC concerned instead of the government departments. The contents of the report should include all proposals and issues raised by members of the DC and its committees, and the related progress should be reported on a yearly basis. As the report was non-statutory in nature, and only involved the utilisation of the internal resources of individual District Offices and Secretariats it would be easy to implement. As the annual reports over time show the progress and lack thereof by all relevant government departments it would become an effective tool to empower the DCs; and

- (iv) second, every DC should prepare a district plan showing all planned, committed and existing infrastructure, land uses, facilities, land status, zoning and management responsibility of the respective sites. It should also show clear demarcation of boundaries with respect to the management responsibility of individual government departments. Together with the annual report, the plan should be available online and obtainable from various District Offices for public inspection. Under this arrangement, the DCs and the public needed not raise enquiries to the Lands Department and Planning Department for the details of each the sites.

11. Mr CHU Lap-wai urged Hon IP Kwok-him to reflect his concern that government departments were often unwilling to send representatives to attend SDC meetings. He pointed out that SDC felt very helpless when the government departments did not send representatives to the meeting, and the discussion of the related agenda items often had to be postponed. He said that it would be easier for SDC to liaise with the staff of some government departments with divisional offices in the district; on the other hand, it was no easy task for SDC to seek the responses and invite representatives to attend SDC meeting from the relatively core bureaux or departments under the governmental framework, e.g. the Tourism Commission. He opined that some government departments did not attach much importance to the agenda items raised by SDC. However, DC Members had been serving as a bridge of communication between the public and the Government, it was hardly accountable to the public if government departments did not treat the discussion topics of SDC with due concern. In this connection, he urged Hon IP to reflect his opinion accordingly.

12. Dr YANG Mo, PhD put forward the following proposals on the abolition of

appointed seats in the upcoming DC term:

- (i) the functions of the DC chairperson in district administration should be enhanced. Owing to the constraints of the current system, the DC chairperson was unable to bring about livelihood improvement in the district. Therefore, it was wished that the DC chairperson could play a concrete role in district administration. If the chairpersons of all 18 DCs were allowed to take up district administration work, there might be a chance of nurturing a potential candidate to run for the election of Chief Executive;
 - (ii) a dedicated secretary should be designated to assist the DC chairperson. At present, the chairperson had to employ a secretary on his/her own. However, the incumbent secretary might not be very familiar with the administrative matters of the Government. He hoped that the appointment of a dedicated secretary could assist the DC chairperson in discharging his/her duties in district administration;
 - (iii) full-time DC membership should be introduced. Also, it was suggested that DC Members should be entitled to a monthly remuneration of over \$40,000; and
 - (iv) although the amount of operating expenses reimbursement for DC Members had been increased, there was still room for upward adjustment. Besides, he agreed to the introduction of an allowance for overseas duty visit.
13. The Chairman invited Hon IP Kwok-him, GBS, JP to respond.
14. Hon IP Kwok-him, GBS, JP gave a consolidated response as follows:
- (i) it was hoped that district issues could be resolved with the concerted efforts of the Members in the DCs. As a representative of the DCs sitting in the LegCo, he appreciated that different Members could have different perspectives and opinions. In the political dimensions, the Democratic Party and the Democratic Alliance for the Betterment and Progress of Hong Kong had considerable disagreement and both parties were unable to accept the political stance of their opposite. Nonetheless, it was expected that both parties could still be able to cooperate when dealing with livelihood affairs;

- (ii) as for the delay of livelihood motions at the meetings of the LegCo Public Works Subcommittee, he did not intend to have an in-depth discussion at this DC meeting. However, he wished to point out that the crux of the problem did not lie in the discussion priority of the motions, but rather it was the “filibuster” of the LegCo meetings. Some opposition Members treated it as a “humanitarian corridor” in an attempt to hinder certain motions, and thereby affecting the operation of the Government. Therefore, the Government’s reaction was reasonable and acceptable. He remarked that there was tacit agreement between the Government and the Members that both were to be bound by the unspecified rules of mutual respect. Arbitrary changes of the order of motion discussion at the Public Works Subcommittee would ruin the relationship between the executive arm and the legislature. The impact would be significant. On the contrary, however, the existing arrangement of the Government could help ease the tension among Members;
- (iii) he considered that Mr Paul ZIMMERMAN’s idea of the submission of annual district reports by DCs had its own merits, which could help taking forward DCs’ work. He suggested that SDC could submit the above proposal to HAD for consideration, or seek the views of the respective DCs during the monthly meetings of DC Chairpersons/Vice-Chairpersons held on a regular basis;
- (iv) regarding the devolution of power to the DCs, he pointed out that if government departments were to devolve partial power to the DCs, it was necessary to conduct a more in-depth examination on the role and responsibility of the DCs and DC Members first. In the past, the Urban Council and Regional Council could devolve part of their powers to the DCs under the framework of the Basic Law. However, the two issues of utmost importance of “how to implement” and “to what extent the power could be devolved” must first be resolved; and
- (v) he expressed his gratitude to SDC Members for their valuable views, and promised that such views would be conveyed to the relevant parties accordingly.

15. The Chairman thanked Hon IP Kwok-him, GBS, JP for attending the meeting.

(Hon IP Kwok-him, GBS, JP left the meeting at 3:16 p.m.)

(Ms Bernadette LINN, Ms Regina WU, Mr Alex KWOK, Mr Damian CHAN and Mr Hinry LAU entered the conference room at 3:19 p.m.)

Agenda Item 2: Meeting of Director of Lands with SDC Members

[3:19 p.m. – 4:48 p.m.]

16. The Chairman welcomed Ms Bernadette LINN, Director of Lands (DL), and the following four departmental representatives to the meeting:

- (i) Ms Regina WU, District Lands Officer, Hong Kong West and South;
- (ii) Mr Alex KWOK, Senior Estate Surveyor/Land Control & Lease Enforcement, Hong Kong East, West & South;
- (iii) Mr Damian CHAN, Senior Administrative Officer (Headquarters); and
- (iv) Mr Hinry LAU, Estate Surveying Graduate, Hong Kong West & South.

17. The Chairman said that the estimated duration for discussion of this item was around one and a half hours, during which DL would first brief Members on the work of the department, and they would then be invited to take turn to raise issues for discussion with her. Should Members want to discuss a particular issue, they might submit an agenda item in accordance with the Southern District Council (2012-2015) Standing Orders. The Secretary would then arrange for departmental representatives to attend the meeting as necessary. Mr AU Nok-hin and Mr Paul ZIMMERMAN had submitted written enquiries to the Lands Department (LandsD) before the meeting and its written responses were tabled (Reference Papers 3-4).

18. DL gave a PowerPoint presentation (PowerPoint 1) on the work of the Lands Department (LandsD) which covered five major areas, namely “land disposal (including land sale, land grant, lease modification and land exchange)”, “leasing of short term tenancy”, “estate management (including land control and lease enforcement action)”, “land acquisition and clearance” and “land survey and mapping”.

19. The Chairman thanked DL for her detailed briefing on the work of the LandsD and invited Members to raise their comments and enquiries.

20. Mr Paul ZIMMERMAN raised the following comments and enquiries:
- (i) many shipyards, such as those adjacent to South Bay, could not guarantee their returns due to short tenancy term and thus operators could only build plants and equipment of inferior quality, making the environment in the plant and its surrounding undesirable and caused rifts between shipyards and nearby residents. He hoped LandsD could review the short term tenancy of shipyards and consider granting tenancies with longer term to shipyard operators upon renewal;
 - (ii) LandsD usually fenced off vacant government sites with chain-link fences to prevent unlawful occupation or dumping. However, the chain-link fences would become rusty in less than a year, thus affecting the nearby environment. He suggested LandsD to fence off government sites with more flexibility such as using railings instead of chain-link fences where the risk of unlawful occupation was low. He cited an example of a vacant government site next to the works site of the Water Supplies Department near Hong Kong Parkview, which had no risk of unlawful occupation or dumping and suggested that LandsD should remove the chain-link fences there and consider fencing off the site only when future circumstances changed and warranted. He pointed out that as LandsD had to replace the chain-link fences every two years, no additional expenses would be generated even if they had to be reinstalled as necessary in the future; and
 - (iii) he reflected that the process for enquiring about the distribution of responsibilities among departments for land management or maintenance was very complicated. Enquiries made to the District Office (DO) were often referred to LandsD for advice. The process was time consuming and wasted the manpower resources of both DO and LandsD. Thus, he hoped LandsD could provide a plan showing the land status, demarcation and responsible departments of all land in the district to facilitate searching by the Police and SDC at any time to save manpower and resources.

21. Mr AU Nok-hin raised the following comments and enquiries:

- (i) under the current system, persons who put up banners without permission would be fined. However, many people had regarded the fine as part of the advertising cost and therefore knowingly contravened the law. He suggested LandsD to review the deterrent effect of the penalty system comprehensively;
- (ii) he relayed that resident groups could not choose where to display their publicity materials within the district when applying for the display of roadside non-commercial publicity materials. He gave an example that a banner displayed in Stanley could by no means publicise an activity to be held in Lei Tung Estate. In this connection, he suggested LandsD to improve the existing system;
- (iii) he highlighted that there had recently been an abundant amount of rubbish disposed of at the end of Ap Lei Chau Praya Road. To his knowledge, the site was not granted under any short term tenancy for refuse disposal. He therefore hoped that LandsD would clarify whether the disposal of rubbish at the site was lawful; and
- (iv) he relayed that staff of LandsD had recently declined his invitation to a district meeting. He hoped that LandsD would send its staff to district meetings more frequently to discuss and study how to resolve district issues.

22. Mr TSUI Yuen-wa raised the following comments and enquiries:

- (i) while short term tenancies were intended for temporary use, the tenants of some sites had in fact kept renewing their tenancies for two or three decades. As such, “short term tenancies” had become “long term tenancies”, whereby the tenants enjoyed their vested interests and the Government, on the other hand, seemed to have no means to stop renewing the tenancies, eventually stalling the progress of other development projects in the local community. For instance, the proposed minor works connecting Jumbo Floating Restaurant to Ocean Court did not materialise due to the repeated renewal of the short term tenancies of the shipyards located between the two sites. He suggested LandsD review the repeated renewal of short term tenancies and considered

acquiring the sites concerned by resumption if the community opted for construction/development projects;

- (ii) Regarding DL's advice that depending on circumstances, LandsD would allow notice of not less than one day when taking enforcement action under Chapter 28 of the Laws of Hong Kong (Cap. 28), it posed difficulty in taking enforcement. He pointed out that many stalls were set up by salespersons in pedestrianized streets which obstructed pedestrian flow. However, it was difficult for the Government to take enforcement actions. In this connection, he suggested LandsD to review whether there was a need to amend the relevant legislation in order to enforce the law effectively and resolve the problems of street hawking and illegal occupation of pavements expeditiously; and
- (iii) the sites granted by the Government for international school development were concentrated in certain areas within the district. For example, the presence of three international schools in Wong Chuk Hang had added heavy traffic load on the roads in the vicinity. He urged LandsD to take this into account when processing land grants or land administration matters in the future.

23. Mrs CHAN LEE Pui-ying said that SDC had serious concerns about whether the use of vacant sites in the district could be optimised over the years. As for LandsD's proposed rezoning of the two sites at Wong Ma Kok Road for housing development, residents in Stanley worried that the development of housing would overload the traffic in the vicinity in view of the inadequate provision of traffic ancillary facilities in the area and thus objected to the rezoning of the two sites. She suggested LandsD plan carefully before rezoning. Moreover, the conversion of industrial buildings for commercial use was beneficial to district development. The Southern District had transformed from an industrial area in the past to a tourist area and Stanley even became a famous tourist spot in Hong Kong but she hoped that LandsD could provide clearer guidelines on the approval of the change of use of industrial buildings. She further said that there was a shortage of coach parking spaces in the Southern District, especially in the Ocean Park area. She suggested LandsD to consider converting some of the car parks leased on short term tenancies for coach parking otherwise they would be parked on streets, posing danger to other road users.

24. Ms CHEUNG Sik-yung said the shipyard sites at Ap Lei Chau Praya Road were re-tendered in 2013 and a dozen of tenants had signed short term tenancies as at November 2013. However, some of them still could not operate to date. She pointed out that it took time to build new plants and tenants could not start operating by merely acquiring machinery. However, there was a requirement in LandsD's tenancy agreements that the shipyard should commence operation within nine months. She had discussed with the relevant government departments and LegCo Members over the past year and also approached the Hong Kong Electric Company Limited proactively to assist tenants to apply for electricity supply, thereby overcoming the difficulties hindering their operations one by one. Instead of catering to the needs of tenants only after DC Members had raised enquiries, she urged LandsD to assist tenants proactively by coordinating with the relevant departments when granting short term tenancies in the future for shipyard to operate as scheduled.

25. Mr LO Kin-hei raised the following comments and enquiries:

- (i) many tenants of short term tenancies had leased their sites for decades, turning short term tenancies into long term ones which deviated from the original intention. However, many tenants did not improve the environment of the sites due to the short tenancy term and thus he suggested LandsD consider leasing out the relevant sites in other forms in the future instead of renewing the short term tenancies;
- (ii) it was LandsD's established practice to fence off vacant government sites with chain-link fences and erect notices but this approach had caused severe visual intrusion and he hoped that improvement could be made. He also suggested that LandsD should open some vacant government sites for public use, e.g. providing benches for the public to take a rest, rather than leaving them idle and weedy, leading to wastage of valuable land resources; and
- (iii) he suggested LandsD to make reference to the practice of the Macau Civil and Municipal Affairs Bureau to upload the distribution map of street banners onto its website for public reference. He opined that LandsD had the responsibility to manage street banners more systematically and believed that its failure to come up with a solution in the past 20 years was simply due to inertia. He pointed out that the continuous outsourcing of management processes by

LandsD would only complicate administrative procedure and waste public money. Thus he urged LandsD to work out practical options to consolidate the information of all banner locations and the administrative procedure for handling relevant complaints with a view to enhancing the efficiency of administration and enforcement.

26. Mr YEUNG Wai-foon, MH, JP raised the following comments and enquiries:
- (i) with regard to the petrol filling station (PFS) site at 3 Wong Chuk Hang Road mentioned by LandsD, he was unaware of the department's intended acquisition of the land for other uses and therefore hoped that LandsD would provide further information;
 - (ii) a few years ago, the continued use of the site at the junction of Tung Sing Road and Lok Yeung Street in Aberdeen as a PFS was granted by LandsD despite strong local objection. In this connection, he would like to know whether LandsD had a specific mechanism to respond to local objection relating to the land use of PFSs;
 - (iii) at the meeting of the Community Affairs and Tourism Development Committee under SDC on 17 March 2014, Members had discussion on the two applicants for the tenancy of the ex-SKH Stanley Village Primary School site and recommended one of them for consideration by the departments concerned. However, LandsD later submitted the proposal of a third applicant to SDC for consideration in July 2014. SDC was rather displeased and puzzled with such chaotic administrative procedures, and hoped that LandsD could provide an explanation; and
 - (iv) he reflected that the occupation of the public pavement at the junction of Tung Sing Road and Sai On Street in Aberdeen by some fruit shops and meat stalls had remained unresolved for a long time. Despite FEHD's follow-up actions from time to time, the situation of street obstruction was still unsatisfactory. Therefore, he would like to know whether LandsD had any better mechanisms to tackle this problem from the policy and the legal perspectives.

27. Mr CHAN Fu-ming, MH raised the following comments and enquiries:

- (i) on DL's statement just then that LandsD would focus their resources on handling unlawful occupation of government land where the occupiers were identified and for which there was a stronger case to proceed with prosecution against the persons concerned, he believed that it was relatively easier to identify the owners of skips but LandsD's current enforcement against skips was rather lenient. Skips did not only cause street obstruction but also damaged road surface. Therefore, he asked whether LandsD would investigate into who should be held responsible; and
- (ii) recently as many buildings were undergoing rehabilitation, a large amount of miscellaneous objects such as bamboo sticks and canvas, etc., were generated when scaffolds were put up and taken down, resulting in complete blockage on traffic lanes. He had reported it to LandsD but no immediate follow-up action was taken because it was on the weekend. As the miscellaneous items caused considerable nuisance to the nearby residents and some contractors left them in piles for as long as ten days or more which attracted vermin, he urged LandsD to take immediate enforcement in response to the complaint.

28. Mr FUNG Se-goun, Fergus enquired whether it was LandsD's policy to resume private land for community development. He pointed out that many roads in the Southern District were very narrow but when Members or the district suggested widening the roads, they often found that private land was involved. Both the Transport Department (TD) and HyD indicated that no improvement work could be carried out because they could not alter private land. Besides, many business organisations displayed banners illegally but since the deterrent effect of a fine at \$1,000 or a few hundred dollars was limited, they tended to regard it as part of the marketing cost. Therefore, he suggested that LandsD should impose a heavier penalty to achieve a greater deterrent effect.

29. Mr CHAI Man-hon raised the following comments and enquiries:

- (i) Members and some in the community had the impression of LandsD being uncooperative. Although Members could now receive LandsD's systematic report on short term tenancy at the relevant committee meetings. There was still room for improvement;

- (ii) LandsD's insufficient district consultation work was evidenced by its renewal of a 20-year tenancy with a PFS without consultation as mentioned by a Member. At present, LandsD had made improvements by consulting the affected individuals through DO but it was not yet perfect. He suggested LandsD to consult all Members so that they could have a clearer understanding of the consultation items;
- (iii) LandsD had fenced off the resumed land with chain-link fences which were visually undesirable. He suggested LandsD to discuss with SDC and the relevant departments upon the resumption of land so as to improve the appearance of the land and beautify the design of the fences as far as possible; and
- (iv) by payment to the Land Registry, Members could easily obtain detailed information about private lands. However, it was difficult to obtain the information of government land, and posed difficulties to Members' work. He urged LandsD to make improvement systematically and propose effective solutions.

30. Dr YANG Mo, PhD said that squatter villages, such as Pok Fu Lam Village, had a long history and involved complicated title problems. The undesirable hygienic conditions might lead to serious consequences in case of an outbreak of communicable disease. Therefore, he asked whether LandsD had any long term strategies to tackle the problem. Besides, the Chief Executive had proposed the Lok Ma Chau Loop Development Project when he first took office but there was no further update so far. He hoped to learn more about the latest development of this project.

31. Dr LIU Hong-fai, JP wanted to know whether LandsD had issued any code of practice to improve the management of roadside skips, such as requiring the installation of reflective signs near the skips to warn drivers, or restricting the placement duration of the skips. He reflected that roadside skips would cause traffic accidents and jeopardize pedestrian safety.

32. The Chairman invited DL to respond.

33. DL gave a consolidated response as follows:

- (i) on the enquiry about the short term tenancy of the shipyard sites, the longest term for a short term tenancy was seven years according to the land administration policy established in 1997. For a term longer than seven years, the land concerned could not be allocated through a short term tenancy. Instead, the person concerned had to sign a land lease and pay a lump sum land premium upfront, assuming that the land concerned could indeed be made available for a longer term. She pointed out that some small-scale logistic companies in the Tsing Yi Container Industrial Area also hoped to have long term leases but finally they did not pursue due to their financial considerations. She emphasized that if the term was longer than seven years, the allocation had to take the form of a lease and the shipyards had to make a lump sum payment of the land premium, assuming that the land could indeed be made available for a longer term. A consensus from the industry was required before a solution could be worked out. If the shipyards did not prefer signing a long term land lease, the current longest term for short term tenancy would only be seven years. She added that most of the shipyard operators in Aberdeen were restituted tenants and their tenancies were renewed quarterly in accordance with the tenancies in effect at that time. She noted Members' suggestion that the allocation of land for a longer term would be taken into consideration upon when the sites concerned were due for re-tendering;
- (ii) on the views about fencing off government land, it was her first time to hear that a district council preferred that LandsD do less fencing when performing land control work. Since SDC had reached a clear consensus, LandsD would examine the feasibility of this idea;
- (iii) for the clarification of the maintenance and management responsibility of all government land, it would take more time for discussing with all relevant departments to reach agreement on each and every site and then compiling and updating the maintenance duty list. Nevertheless, an inter-departmental committee under the Home Affairs Bureau would hold regular meetings with the relevant departments to discuss street management issue with a view to reaching agreement on the division of work in street management;

- (iv) a Member held that there was a lack of transparency about the information of government land. A few months ago, Mr Paul ZIMMERMAN had also written to LandsD conveying a similar comment. In fact, land information kept by LandsD had yet to be fully computerized. Although LandsD had been inputting the information into computer, the system was not yet completed. While she understood that computerization was very important, LandsD also had to work on daily land management. LandsD would continue to work on the computerization of land information according to its priority of work;
- (v) for the penalty of unauthorized display of banners, FEHD took enforcement under the Public Health and Municipal Services Ordinance. That ordinance and the relevant provision on sanctions did not only target at banners and thus Members' suggestion for increase in penalty had to be considered in context. However, LandsD had noted Members' views and would refer them to FEHD for consideration;
- (vi) regarding the designated spots for the display of roadside non-commercial publicity materials, it seemed that Members' suggestion for users to choose the designated spots to suit their needs might have a point. However, it was believed that the current practices were formulated to facilitate LandsD's efficient and effective application processing. Besides, any change in the current practices would have a territorial implication, LandsD would review how to strike a balance on this issue;
- (vii) on a Member's proposed utilization of undeveloped government land, LandsD had been circulating to SDC regularly the profiles of over 50 pieces of land which could be made available for greening and community purposes on a short term basis. Though the lands were not highly accessible, Members and interested district organisations were welcome to contact the District Lands Officer and propose land use options for the concerned sites. If the uses involved uses such as plant nurseries or erection of simple structures, there should be less complicate in the processing. However, if the proposed uses involved large-scale works and increase of traffic flow, there could be more complications and consultation with the relevant departments would be required;

- (viii) regarding a Member's disagreement with the approach that prior notice should be given to unlawful occupiers of government land before enforcement, in fact, the relevant ordinance was designed from the perspective of land management targeting unauthorized structures on Government land. In accordance with the Land (Miscellaneous Provisions) Ordinance (Cap.28), LandsD must give notice to the unlawful occupier to require him to cease the unlawful occupation including demolition of the unlawful structure at his own costs. For handling movable objects, applying the above ordinance was not effective, It would be more effective for the relevant departments to handle them by invoking other more appropriate ordinances such as those against street obstruction or the Summary Offences Ordinance;
- (ix) on a Member's view that there was a shortage of car parks in the Southern District and that there was a need to increase the supply of coach parks, LandsD had to study whether there was any local demand for car parks first and if yes, the demand from which type of vehicles. LandsD had to rely on the professional advice of TD for the above and to identify suitable sites in the district and the District Lands Officer would follow up the matter with TD after the meeting;
- (x) regarding the land sale of a PFS site raised by Mr YEUNG Wai-foon, MH, JP, the case involved the retendering of a site with an existing PFS;
- (xi) regarding the comments raised by Mr YEUNG Wai-foon, MH, JP on a site for education purpose in Stanley, the allocation arrangements should be outside the purview of LandsD as the site zoned for education zone would normally be handed over to the Education Bureau for identifying suitable education organisations. She would follow up with Members after the meeting should she have any misunderstanding;
- (xii) as for the problem of shop front extension, the difficulty encountered by LandsD in handling the relevant cases was that it could not prosecute the occupiers if they removed the structure after a notice was given under the ordinance. Targeting the above circumstances, LandsD was discussing with the Department of Justice on whether it was possible not to give prior notice should the same occupier reconstruct the structure at the same location. If the

legal feedback was positive, the strength and efficiency of enforcement would be significantly enhanced;

(xiii) on the problem of skips, the Environment Bureau, the Transport and Housing Bureau and the Development Bureau had set up a working group to study which legislation should be invoked and the most effective way of taking enforcement actions. If the existing enforcement action still applied, LandsD would have to give prior notice under the relevant ordinance and the occupiers could avoid enforcement by way of relocating the skip to other location before expiry of the notice. The relevant bureaux would report to LegCo in due course;

(xiv) Mr FUNG Se-goun, Fergus enquired under what circumstances would the government resume private land. Private land would be resumed under relevant ordinances for public purposes, e.g. for new town development, and construction of bridges, roads or public facilities by the Government;

(xv) Dr YANG Mo, PhD said that the squatter area in Pokfulam Village was a matter that had to be addressed in the long run. According to the current squatter policy, squatters had to be, in theory, phased out gradually and they would be de-registered due to natural wastage, development of the site or hygienic reasons. Given the large number of sites to be developed and cleared, coupled with the transport and development restrictions in Pok Fu Lam, large-scale development would not be carried out in the area for the time being;

(xvi) The Government was discussing with the Guangdong and Shenzhen authorities on the future development of the Lok Ma Chau loop; and

(xvii) regarding a Member's proposed installation of reflective signs around skips, TD already had the requirement in place and the relevant departments would take follow-up actions should anyone contravene the law.

34. Mr LO Kin-hei said that DL's response to the issue of short term tenancy showed that there was in fact flexibility in handling temporary sites. However, the tenancy of the shipyard opposite South Bay was still renewed in the established form of short term tenancy last time and he would like to know the considerations behind LandsD's

decision. Moreover, he was glad that DL responded positively to Members' suggestion to reduce fencing off government sites with chain-link fences and he hoped DL could supplement a written response to the issues of short term tenancy and fencing off government land to provide reference for Members to facilitate their future discussion with departmental staff.

35. Ms CHEUNG Sik-yung said that DL had yet to respond to her question and reiterated that shipyards at Ap Lei Chau Praya Road were re-tendered in September 2013. Some operators had signed tenancies of five or seven years but still could not operate to date. She had held a number of meetings with LandsD on the tendering status and requested for a longer term as a lot of planning control such as those on height and facilities had been added in the new tendering requirements.

36. The Chairman asked DL to respond to the issue that LandsD had not consulted SDC on the land sale programme for the PFS site at 3 Wong Chuk Hang Road as mentioned by Mr YEUNG Wai-foon, MH, JP.

37. DL gave a consolidated response as follows:

- (i) on the re-tendering of the shipyards, there were two options under the current practice, namely "short term tenancy" and "long term lease", for sites the uses of which were in compliance with the planning regime. A short term tenancy could be granted for a term not exceeding seven years; any tenancy with a term exceeding seven years was classified as a lease, which would attract a lump sum payment of premium. The shipyard operators had to understand the differences between the two: any tenancy with a term exceeding seven years could not be regarded as a short term tenancy and premium payment was required. Should there be any similar cases in the future, LandsD would discuss with the relevant bureaux and the industry. In addition, if the planned land uses of a particular site did not permit shipyard development, the use of land for the said purpose, if allowed, would only be accommodated by way of short term tenancy subject to a term of not exceeding five years;

- (ii) on the difficulties encountered by the shipyard operators at the commencement of operation after re-tendering as reflected by Ms CHEUNG Sik-yung, she said that LandsD had provided assistance as far as possible and the shipyards were currently in operation;
- (iii) on Mr LO Kin-hei's request for a written response to be submitted later by LandsD, she advised that the approved minutes of meeting should serve the same purpose; and
- (iv) on the issue concerning the PFS site at Wong Chuk Hang raised by Mr YEUNG Wai-foon, MH, JP, she remarked that the site was re-tendered and as there had already been a PFS in operation, LandsD had not consulted SDC specifically on the matter.

38. The Chairman enquired whether the PFS site at Wong Chuk Hang would continue to be reserved for PFS use instead of residential use after re-tendering.

39. DL responded that the site would continue to be reserved for PFS use.

40. Mr YEUNG Wai-foon, MH, JP would like to examine the existing PFS sites in Aberdeen by citing the example of the PFS site at 3 Wong Chuk Hang Road. He enquired whether LandsD had any mechanism to immediately follow up the objection, if any, to the use of PFS sites in the future to avoid late objections rose after the completion of re-tendering.

41. DL responded that she understood that there were considerable local concerns about PFS sites. LandsD and the Southern District Office (SDO) would conduct district consultation for sites currently not for PFS use and proposed for conversion to support PFS use.

42. The Chairman clarified that Mr YEUNG Wai-foon, MH, JP was of the view that LandsD should consult SDC not only when PFS sites were to be rezoned for residential use, but also when their use was to remain unchanged after re-tendering. He stressed that LandsD should collect public views on whether the tenancies of PFS sites should be renewed upon expiry prior to any tendering exercise.

43. Mr TSUI Yuen-wa clarified that LandsD had consulted Area Committees (ACs). He had contacted the staff of SDO a week before the meeting to obtain the copies of written objection he raised during the consultation period about three years ago. It proved that LandsD did consult the Southern District East AC. Nevertheless, he shared the views of other Members that LandsD should extend the consultation scope to cover not only individual ACs but also the entire SDC.

44. The Chairman reiterated that only consulting ACs was insufficient. He hoped that LandsD would consult the entire SDC.

45. LandsD noted Members' views.

46. The Chairman thanked DL and four other representatives of LandsD for attending the meeting. He declared the meeting adjourned for three minutes.

(Ms Bernadette LINN, Ms Regina WU, Mr Alex KWOK, Mr Damian CHAN, Mr Hinry LAU and Mr Vincent WONG left the meeting at 4:48 pm.)

Agenda Item 3: Confirmation of the Draft Minutes of the 18th SDC Meeting Held on 18 September 2014
[4:57 p.m.]

47. The Chairman said that prior to the meeting, the draft minutes of the 18th SDC meeting had been circulated to Members for comments. The Secretariat had not received any amendment proposals so far.

48. The Chairman invited Members to endorse the minutes of the 18th SDC meeting.

49. SDC confirmed the minutes of the 18th meeting.

Agenda Item 4: Matters Arising
(SDC Paper No. 79/2014)
[4:47 p.m. – 5:04 p.m.]

50. The Chairman invited Members to note the contents of the paper.
51. The Chairman informed that concerning the South Island Line (East) (SIL(E)) List of Works Sites, the Secretariat had collected the information and plans available for the works sites, as tabled for Members' reference (Reference Paper 5).
52. The Chairman said that the SIL(E)-related matters pending follow-up had been listed in tabular format upon the Secretariat's consultation with Members via email earlier on. MTR Corporation Limited (MTRC) had also provided information on the progress of its follow-up action accordingly. The relevant lists were tabled for Members' reference (Reference Paper 6).
53. The Chairman said that SDC endorsed in its last meeting the production of 2015 calendars and the publicity items for the Lunar New Year. Upon the Secretariat's consultation with Members via email earlier on, the distribution of the calendars was now scheduled on 28 November 2014 (Friday) whereas the other publicity items for the Lunar New Year, including the couplets and *lai see* packets, were scheduled to be distributed on 23 January 2015 (Friday). The Secretariat would inform Members of the delivery arrangements in due course.
54. The Chairman asked Members whether they agreed to start distributing the publicity items for the Lunar New Year from 9:00 a.m. on the above dates at both SDO and district councillor offices in accordance with the past practice.
55. Members unanimously agreed to the above arrangements.
56. The Chairman endorsed sending a team to participate in "Vita Green Cycling for Health Marathon Challenge 2015" at the last meeting. Mr AU Nok-hin wished that the delegation could receive subsidies from SDC for the rental of better quality bicycles. The Chairman invited the Secretary to report on the follow-up situation.
57. The Secretary said that the Secretariat had made an enquiry on Members' requests and conducted an initial market research. The price of bicycle rental, helmets and delivery services was estimated to be \$3,000.
58. The Chairman invited Members to give views or raise their questions.
59. Mr AU Nok-hin said if there was no comment from other team members, he

had no comment either.

60. Mr LAM Kai-fai, MH said that he had no objection to the funding of \$3,000 for the above purpose.

61. Mr TSUI Yuen-wa said that SDC sent a team for participation rather than winning the game. Therefore, he opined that it was not necessary to spend the public money for hiring better quality bicycles.

62. Mr AU Nok-hin said that the team would make every effort to compete. But according to his past experiences, the quality of the bicycles and equipment borrowed from the organiser at the venue was hardly comparable with those of other teams. Thus, he wished to hire bicycles of better quality for the competition this year.

63. Mr AU Lap-sing, MH said that the purpose of granting the SDC fund for the rental of better quality bicycles was not to aim at winning the competition; instead, it was intended to ensure the safety of the team members. As such, he opined that SDC should approve the funding of \$3,000.

64. SDC endorsed the funding of \$3,000 for the rental of bicycles and the related equipment with delivery services for the participation in “Vita Green Cycling for Health Marathon Challenge 2015” and the Secretariat was asked to follow up the procurement matter.

(Dr LUK Che-chung, Dr Sidney TAM, Ms Winnie YIP, Ms Pinky MAK and Ms Connie CHOW joined the meeting at 5:04 p.m.)

Agenda Item 5: Progress Report on Queen Mary Hospital Redevelopment Project
(SDC Paper No. 80/2014)
[5: 04 p.m. – 5:24 p.m.]

65. The Chairman advised the meeting that the Community Affairs and Tourism Development Committee had decided at its 17th meeting on 15 September 2014 that having regard to the complexity and diversity of the issues relating to the Queen Mary Hospital (QMH) Redevelopment Project, and that many government departments were involved, the agenda concerning “Progress Report on Queen Mary Hospital Redevelopment Project” would be put forward for discussion and follow-up at the SDC meeting instead.

66. The Chairman welcomed the following representatives of the Hospital Authority (HA) for joining the meeting:

- (i) Dr LUK Che-chung, Cluster Chief Executive, Hong Kong West Cluster;
- (ii) Dr Sidney TAM, Deputy Hospital Chief Executive I, QMH;
- (iii) Ms Winnie YIP, Cluster General Manager (Administrative Services), Hong Kong West Cluster;
- (iv) Ms Pinky MAK, Senior Hospital Manager (Planning & Commissioning), QMH; and
- (v) Ms Connie CHOW, Community Relations Officer (Secretariat, Community & Public Relations Section), QMH.

67. The Chairman invited Dr LUK Che-chung to report on the latest development of the Redevelopment Project.

68. Dr LUK Che-chung, with the aid of PowerPoint presentation (PowerPoint 2), briefed Members on the background of the QMH Redevelopment Project, the progress of the project items in Phase 1 and the visit made by SDC Members at QMH. He said that the Senior Staff Quarters had been converted to works sites. In view of the recent outbreak of dengue fever, anti-mosquito work at QMH's works sites had been stepped up and mosquito control was carried out twice a week. Also, FEHD had conducted a site inspection at the works sites on 5 November 2014, and considered the anti-mosquito work at the works sites satisfactory. He stressed that QMH would continue to pay attention to the anti-mosquito work at the works sites concerned.

69. The Chairman invited Members to raise comments or enquiries.

70. Mr Paul ZIMMERMAN appreciated that effective communications had been developed between QMH and residents. He pointed out that previously, a meeting had been held with QMH for discussion of the follow-up action on various residents' concerns. Residents' prime concern was the future arrangements for the helipad, and various parties were looking forward to obtaining further operation details of the helipad. Yet residents were aware of the fact that the helipad was a necessity for a major hospital. Besides, the pavements along Pik Shan Path and Road B still remained one of residents' utmost concerns. QMH had already written to the government departments concerned for seeking a solution. His district councillor's office had also issued a letter to the departments concerned requesting for follow-up. Furthermore, residents requested that

the plan concerning the relocation of the mortuary from the Senior Staff Quarters to the new hospital building could be completed within the construction period of the Redevelopment Project in six years. He considered that so far, QMH had identified the major issues of the Redevelopment Project and actively taken follow-up actions. As such, he and the residents appreciated QMH's efforts.

71. Dr YANG Mo, PhD asked what specific measures had been taken to ensure that the QMH's services would not be affected during the construction period. Besides, a children's hospital was under construction. In this connection, he wished to know the impact of the children's hospital on the medical services for children in the Southern District and how the reallocation of resources would be made, e.g. whether all medical services for children would be undertaken by the new children's hospital in future.

72. Ms LAM Yuk-chun, MH thanked Dr LUK Che-chung for showing SDC Members around the works sites under the hospital's Redevelopment Project. She also appreciated the hospital team dedicated to the Redevelopment Project for actively hearing SDC's views. Regarding Members' request for the installation of barrier-free facilities at the waiting area of green minibus (GMB) Route No. 63, she urged QMH to conduct a study as soon as practicable. She also commended QMH for the proven effectiveness of the noise barriers at the works sites concerned, and urged QMH to make sustainable efforts in order to avoid the nearby residents being affected by the noise produced by the works sites. She continued that during the recent visit, refuse was found piling up in the neighbourhood of certain works sites. In this regard, she urged QMH to follow up the matter, so as to prevent mosquito breeding.

73. The Chairman invited Dr LUK Che-chung to respond.

74. Dr LUK Che-chung gave a consolidated response as follows:

- (i) He thanked Mr Paul ZIMMERMAN for the arrangements, thus giving QMH the chance to communicate and exchange with the nearby residents in an effective manner. QMH would continue to follow up with the government departments concerned on various matters. A briefing would be made to residents and SDC after the timetable for the relocation of the mortuary to the new hospital had been confirmed;
- (ii) The construction works of the QMH Redevelopment Project mainly took place at the staff's quarters, which would not have a very significant impact on the

day-to-day services of the hospital. The construction traffic might bring about mild air pollution and noise impact. QMH would closely monitor the situation. In case Members got to know residents' views that the construction works affected their use of the hospital's day-to-day services, they were welcomed to file reports promptly, enabling QMH to take follow-up actions accordingly; and

- (iii) The new children's hospital was a specialist hospital to serve the whole territory; and hence, part of the medical services for children of different hospitals in respective clusters would be transferred to the new hospital after the completion of the latter, in the hope of taking the future medical services for children in Hong Kong to the next level, thus enhancing the quality of various aspects such as equipment, manpower, services and facilities. This arrangement would also facilitate children in receiving treatment. As regards to which kinds of medical services would be transferred to the new children's hospital, planning was underway. When a relatively concrete service plan was available, HA would consult SDC in due course. In general, it would be more likely that some operations that involved relatively cutting-edge technology for diseases such as children's cancers and heart disease, as well as hemodialysis service for renal patients, would be centralised at the new children's hospital. When a more detailed plan was available in future, QMH would submit a theme-specific proposal to SDC for exchange and discussion.

75. The Chairman asked whether service enhancement would be introduced for other service areas if some of the paediatric services of QMH were to be transferred to the new children's hospital.

76. Dr LUK Che-chung responded that in case part of the medical services for children at QMH was to be transferred to the new children's hospital, the related paramedics would be deployed accordingly. Nevertheless, it was believed that some facilities and wards in the hospital would be made available in future, and QMH would make use of such facilities for the provision of new services or upgrading the quality of the existing services. Besides, regarding the enquiry on the waiting area of GMB Route No. 63, he anticipated that the related assessment would be completed in December 2014. After a relatively concrete plan was available, QMH would reply to SDC in writing or submit a paper to SDC for consultation with Members.

77. The Chairman thanked Dr LUK Che-chung and the other four HA representatives for joining this meeting, and wished that QMH could submit the latest progress report on the Project at the upcoming SDC meeting scheduled for January 2015.

(Dr LUK Che-chung, Dr Sidney TAM, Ms Winnie YIP, Ms Pinky MAK and Ms Connie CHOW left the meeting at 5:24 p.m.)

**Agenda Item 7: Application for SDC Fund: 2015 Southern District Youth Football Team Training Programme
(SDC Paper No. 82/2014)
[5:25 p.m. – 5:28 p.m.]**

78. The Chairman said that as the duration of discussion for agenda item 5 was shorter than expected, and representatives of MTRC and government departments had not yet arrived, he suggested that the other agenda items should be discussed first.

79. Members unanimously agreed to the above arrangement.

80. The Chairman asked Members to make a declaration of interest concerning the funding application of “2015 Southern District Youth Football Team Training Programme”. If a declaration was needed, they should raise their hands and complete the “Declaration of Interest for Project Financed by District Council Funds”.

81. Ms CHEUNG Sik-yung declared that she was the Vice-Chairlady of Southern District Recreation and Sports Association (SDRSA).

82. Mrs CHAN LEE Pui-ying declared that she was the Deputy President of SDRSA.

(Details of the declaration of interest were at **Annex.**)

83. The Chairman invited SDRSA representative Ms CHEUNG Sik-yung to brief Members on the contents and budget of the activity.

84. Ms CHEUNG Sik-yung said that all along, SDRSA had endeavoured to promote football in the Southern District and provide football training for teenagers in the district so as to select young talents for forming the football teams for teenagers, who

would represent the Southern District to participate in various divisions of football matches organised by Hong Kong Football Association. In this regard, SDRSA wished that SDC could consider granting an allocation of \$259,800 for the training programme, with an advance payment of half the allocation to meet the initial expenses. The funding application, detailed budget and a letter of applying for exemption of competitive quotations and open recruitment were given in the Annex of the paper.

(Ms CHEUNG Sik-yung withdrew from the meeting at 5:27 p.m.)

85. The Chairman asked whether Members endorsed the allocation of \$259,800 to SDRSA for organising “2015 Southern District Youth Football Team Training Programme” with an advance payment of half the allocation to meet the initial expenses.

86. SDC endorsed the above funding application and agreed to make an advance payment of half the allocation to SDRSA for organising “2015 Southern District Youth Football Team Training Programme”.

(Ms CHEUNG Sik-yung returned to the meeting at 5:28 p.m.)

(Mr Paul LEE joined the meeting at 5:28 p.m.)

**Agenda Item 8: Application for Amendments to Project Funded by SDC: Festive Lightings for 2014-15
(SDC Paper No. 83/2014)
[5:28 p.m. – 5:31 p.m.]**

87. The Chairman welcomed Mr Paul LEE, Officer-in-charge (Community Building) of the Southern District Office, for joining the meeting.

88. The Chairman invited Mr Paul LEE to brief Members on the contents of the paper.

89. Mr Paul LEE said that an amount of \$800,000 had been granted for organising “Festive Lightings for 2014-15”. The related tender exercise had been completed earlier on, and the price quoted was \$470,000 for putting up festive lighting decorations at various locations in the Southern District. It was now proposed that the remaining balance of \$330,000 should be used for putting up festive flower plaques at two locations in the

Southern District.

(Mr Paul ZIMMERMAN, Mr KAN Kai-yan, Mr Billy CHING and Mr Paul LEE left the meeting at 5:30 p.m.)

90. The Chairman enquired if Members endorsed the addition of a new item and amendments to budget in paragraph 4 of the paper; as well as the proposed locations for the festive flower plaques as set out in paragraph 5.

91. SDC endorsed the amendments to the allocation of funds concerning “Festive Lightings for 2014-15” in the SDC Paper, i.e. a provision in the amount of \$470,000 would be granted for the installation of festive lighting decorations in the district during the Lunar New Year; and a provision in the amount of \$330,000 would be granted for the erection of festive flower plaques at locations including (1) Aberdeen Promenade (near the subway, one flower plaque to be put up); and (2) Ap Lei Chau Waterfront Promenade (one flower plaque each to be put up near the pier, Ap Lei Chau Wind Tower Park and at the front of Hung Shing Temple respectively).

(Mr NG Tak-wing, Mr Stephen WAT, Ms Doris CHAN, Ms Samantha SIU and Mr Bernard WONG joined the meeting at 5:31 p.m.)

Agenda Item 6: Progress Report of the South Island Line (East) Scheme
(SDC Paper No. 81/2014) [5:31 p.m. – 7:09 p.m.]

92. The Chairman welcomed the following representatives of the relevant government departments and MTRC to the meeting:

- (i) Mr NG Tak-wing, Chief Engineer/Railway Development 1-1, Highways Department (HyD);
- (ii) Mr Stephen WAT, Senior Engineer/South Island Line (1), HyD;
- (iii) Ms Doris CHAN, Senior Engineer/Priority Railway 3, Transport Department (TD);
- (iv) Mr Bernard WONG, Senior Liaison Engineer, MTRC; and
- (v) Ms Samantha SIU, Public Relations Manager - Projects & Property, MTRC.

93. The Chairman invited the representatives of MTRC to report the latest progress of the project.

94. Mr Bernard WONG, with the aid of PowerPoint presentation (PowerPoint 3), introduced the works progress, the temporary traffic management scheme and the progress of the blasting works.

(Mr FUNG Se-goun, Fergus left the meeting at 5:41 p.m.)

95. Ms Samantha SIU, with the aid of PowerPoint presentation (PowerPoint 3), introduced the Community Liaison Group (CLG) meetings and the progress of various activities.

96. The Chairman invited representatives of MTRC to explain in detail the delay of the underpinning works at Admiralty Station, including the planned and actual works progress and the time required for the completion of the remaining works.

97. Mr Bernard WONG responded that the underpinning works at Admiralty Station should have been completed according to the original schedule. However, as shown in the progress report, only one-third of the works was completed and two-thirds were yet to be completed, which was rather unsatisfactory. He explained that taking into consideration the safety of the railway operation and tight working space, various monitoring procedures were applied during the works process. If the level of vibration caused by the works was approaching the upper limit, all works had to be suspended for review. Therefore, the progress was unsatisfactory.

98. The Chairman enquired about the time spent on completing the one-third of works and how long MTRC expected to complete the remaining two-thirds of the works.

99. Mr Bernard WONG responded that the works had commenced in early 2014 and it took about 10 months to complete one-third of the works so far. Owing to various factors, the exact completion date expected was not yet available. MTRC was exploring possible ways to expedite the works progress. He continued that the operation of the works site was affected by road blockage due to public order events. Hence, it was not the right time to estimate the completion date of the works.

100. The Chairman wondered if one-third of the works took 10 months to complete, whether the remaining two-thirds of the works would require about 20 months.

101. Mr Bernard WONG responded that while direct deduction would arrive at this conclusion, it was not the most appropriate calculation because MTRC was exploring ways to expedite the works progress. Generally speaking, the progress is relatively slower at the initial stage of works and would expedite at the later stage with more experience.

102. The Chairman invited Members to raise comments or enquiries.

103. Mr CHAN Fu-ming, MH said that MTRC had mentioned in a briefing that the actual completion and commissioning date of SIL(E) would be announced in late 2014. However, it failed to give a clear explanation at the meeting and even tried to distract Members' attention by claiming that the Occupation Movement had caused delay to the works. He enquired about the actual impacts of the Occupation Movement on the works and whether the two-month Occupation Movement had caused a two-month delay to the works progress. He urged MTRC to give a candid account of the works delay and the compensation arrangements.

104. Mr CHAI Man-hon hoped that MTRC would explain clearly the works delay to SDC. He pointed out that there were three access points at the works site of Admiralty Station, namely Queensway, Rodney Street and Harcourt Road. The access point on Queensway had all along been open during the Occupation Movement and those on Rodney Street and Harcourt Road were also open at the later stage. The access constraints only lasted for nine to 10 days, including Sundays. He emphasised that works vehicles had been going in and out the works site during the Occupation Movement. The only inconvenience caused by the Occupation Movement, if any, was merely traffic congestion. Therefore, he considered it unreasonable to say that the obstruction of several days had caused an overall works delay of several months. He continued that the design of Admiralty Station was different from the original proposal. The new platform in Admiralty Station was constructed underneath the existing platform, which posed huge difficulty for construction. If the original proposal, i.e. assigning Three Pacific Place as the terminus of Admiralty Station, was adopted, the works might encounter much fewer obstacles. He urged MTRC to explain the level of works delay caused by traffic congestion at Admiralty and requested HyD, as the department to monitor and implement railway projects, to offer professional advice to verify whether the contents in MTRC's report were valid.

105. Mr CHU Lap-wai reflected that while residents of the Southern District were disappointed with the repeated delay of the completion of SIL(E), what was more disappointing was that MTRC made no mention of the compensation arrangements. It

was stated in the LegCo paper regarding the works delay of the West Island Line (“WIL”) submitted by MTRC that special discount promotion would be provided to residents living in the vicinity of Sai Ying Pun Station. At the last meeting, quite a number of SDC Members had also requested MTRC to provide similar fare concessions to residents of the Southern District as one of the compensation options. He opined that MTRC should implement the compensation package for local residents as soon as possible by setting up MTR Fare Savers in popular locations in the District and providing special discounts for the delay of SIL(E), and further discuss the locations of the Fare Savers and details of the concessions with DC Members. As MTRC was bound to be accountable for the delay of SIL(E), he cautioned MTRC against using delaying tactics and stressed that DC Members would continue to pursue the compensation package until MTRC gave a reply. He hoped that the Chairman would incorporate the compensation package into the regular report under this agenda item until MTRC finalised and announced the package.

106. Mrs MAK TSE How-ling, Ada said that residents of the Southern District were eagerly looking forward to the early opening of SIL(E) and MTRC’s excuse of traffic obstruction for the works delay was unjustifiable. She pointed out that as a company with considerable experience in railway construction, MTRC should not be held up by minor difficulties. She opined that MTRC might have something hard to disclose which left it with no choice but to explain the works delay with an excuse. However, this had aroused the grave concern of DC Members and they could hardly respond to residents’ enquiries. She hoped that MTRC would give a concrete account of the estimated cost of the works delay as well as the compensation package, and expedite the progress of the remaining works to avoid further works delay and cost overrun.

107. Mr LAM Kai-fai, MH indicated that as it took MTRC about 10 months to finish one-third of the underpinning works, if the remaining two-thirds of works would take about 20 months, it could be estimated that all the related works would be completed by June 2016. He enquired about the impacts of the Occupation Movement on the works and asked MTRC to clearly explain the specific impacts as some of the roads were not obstructed during the Movement and some of the works were carried out underground. He further pointed out that given the Occupation Movement lasted for two months, it would be reasonable for the commissioning date to be postponed by two months. As MTRC had indicated that the progress of the works was relatively slow at the initial stage and should be able to expedite at the later stage, there was no reason for the further delay of the entire SIL(E) project. He held that if other districts were compensated for the delay of railway lines, SDC should closely follow up the compensation package for the Southern District as well.

108. Mrs CHAN LEE Pui-ying was pleased to note that the explosives magazine in Chung Hom Kok was no longer in use and enquired whether the nearby roads and the entrance fence would be rehabilitated.

109. Ms CHEUNG Sik-yung said that the underpinning works were originally scheduled for completion in the second quarter of 2015 as indicated in MTRC's paper. MTRC had all along been telling SDC that the works would be delayed for half a year but was now coming up with a new excuse for the delay. She held that as MTRC had been submitting monthly progress reports to HyD to monitor the works and their progress, HyD, as the gatekeeping department, should inform SDC of the expected completion and commissioning dates. She also requested MTRC to implement a compensation package to make up for the loss suffered by residents of the Southern District.

110. Mr TSUI Yuen-wa shared other Members' views that MTRC's attempt to evade responsibility and distract attention was very deplorable. SDC expected to learn the opening date of SIL(E) at this meeting but eventually not even the completion date of the works at Admiralty Station was made known. MTRC not only failed to fulfill their initial commitments but also failed to recover the progress of the works. It was very irritating that MTRC even shifted the blame to the Occupation Movement. He pointed out that MTRC often claimed that traffic congestion was not necessarily caused by the temporary traffic control measures it implemented but by other factors such as school buses of the international schools in Wong Chuk Hang and coaches of Ocean Park, etc. MTRC was now laying the blame on the Occupation Movement in a similar manner by covering up its works delay with a political incident. While he understood that MTRC might be facing enormous difficulties in carrying out the works, it should truly reflect the difficulties instead of trying to cover them up by shifting the focus elsewhere. He stressed that MTRC should increase the compensation accordingly for the repeated delay of the works of SIL(E).

111. Mr LO Kin-hei said the progress of the underpinning works as reported by MTRC to SDC in July and September 2014 was 16% and 22% respectively, and was 33% as at November 2014. He believed that since MTRC confirmed the works delay, it should have a clear picture about the time required for each procedure and process, and could have the detailed information for the accurate estimation on the progress. Under such circumstance, the works progress would only expedite theoretically and there would not be any further delay due to other problems. However, MTRC was so irresponsible that it had not explained whether the recent works progress was expedited with the experience

gained in the past 10 months but used other excuses for the delay. He urged MTRC to provide the completion date of the underpinning works at Admiralty Station after the meeting so that SDC would not have to wait for its reply indefinitely.

112. Ms LAM Yuk-chun, MH said, as Mr LO Kin-hei had mentioned, the increase of the works progress of the underpinning works in the tunnel for the past two months was 11%. By projecting from this increase, the remaining 67% of the works would only take about seven months to complete. In fact, as MTRC had also said that the works progress was relatively slower at the initial stage, the remaining two-thirds of the works should take less than 20 months to complete. While she understood that the works might be obstructed by unforeseen incidents, the projection could theoretically be taken as a reference. She urged MTRC to provide the completion and opening dates as soon as possible and asked whether any works delay in the Southern District was caused by the underpinning works at Admiralty Station. She hoped that even though the works at Admiralty Station was not completed, MTRC could open the facilities such as lifts and footbridges at the stations in the Southern District for public use before the opening.

113. Mr AU Nok-hin opined that MTRC was intentionally making empty accusation against the Occupation Movement for hindering the works progress of SIL(E). The delay at Admiralty Station was mainly caused by the evacuation and underpinning works and was rather irrelevant to the surface traffic. While works vehicles could still gain access to many entrances to the Admiralty Station works site, construction workers could also gain access by communicating with the patrol team of the occupation area. Therefore, any accusation against the Occupation Movement for affecting the works progress was invalid. As MTRC tried to shirk the responsibility of the works delay, SDC should demand for a fare compensation to be implemented as soon as possible. With regard to the provision of a cover to the queuing area outside Lei Tung Station, MTRC had responded that no amendment to the design of the station was recommended at the current stage due to the complicated land right involved and the current works progress. He emphasised that MTRC did not address the problem at the initial stage of planning but raised the issue in the middle stage of the works. MTRC was the instigator of all the unresolved problems. In addition, he asked whether the return of the works site in the Southern District would be postponed by the delay of the works at Admiralty Station.

(Ms CHAN Judy Kapui left the meeting at 6:17 p.m.)

114. The Chairman invited the representatives of MTRC to respond.

115. Mr Bernard WONG gave a consolidated response as follows:

- (i) as the works in the Southern District were carried out on schedule, the works site should be returned in line with the original programme without delay;
- (ii) MTRC was not attributing the works delay to the public order events. Those events had indeed affected the works progress but the major reason was that the underpinning works are carried out with safety as the top priority. As such, the works implementation has focused on control and rigorous monitoring, hence resulting in slow progress. MTRC had striven to continue the works where possible and the delay was not caused by public order events;
- (iii) public order events mainly affected the access points of the works site. To specify, Queensway was an entrance, Harcourt Road was an exit while Rodney Street was both an entrance and exit. Construction materials needed to be removed from the works site via Harcourt Road or Rodney Street but both exits were blocked. MTRC had already communicated with the occupiers for limited operation. However, a large number of trucks going in and out the occupation area would also pose safety risks so the situation had to be handled carefully. The access point on Queensway was designed as an entrance but was re-assigned to serve as both entrance and exit. But it took works vehicles more time to leave the works site from this point, thus posing certain difficulties in operation. He hoped Members could understand that sufficient space was required for works to proceed because stacking of excavated materials to a certain height would be dangerous. Therefore, a smooth logistic system is necessary for the works site. If the system was obstructed, the operation of the site would be affected to a certain extent;
- (iv) the discrepancy in the works progress of the underpinning works was related to the work process. It took the longest time to excavate openings in a slab and thus the works progress was relatively slower. After the excavation, the processes of transferring the load to the jacks and removing the remaining pillars were relatively faster. The expedited works progress in the past two months was mainly attributed to the focus on removing pillars. Upon the completion of the underpinning excavation works, pouring of concrete, installation of facilities and testing would be followed before opening. Therefore, many more works remained to be carried out after the completion of the remaining two-thirds of the civil works;
- (v) he clarified that as just reported, it was the blasting works, instead of the underpinning works, at Admiralty Station that was expected to be completed in the second quarter of 2015; and

(vi) as the project manager to report the works progress to SDC, MTRC would submit monthly progress reports that clearly indicated the works progress without concealment. Hence, the impact of road blockage on the works progress had also been reported factually to SDC.

116. Ms Samantha SIU added that she understood that SDC and residents of the Southern District hoped that SIL(E) could come into service as soon as possible. MTRC had noted various comments from Members and its main target was to catch up on the works progress, while fare discounts would be studied during the preparation for opening. In view of the current uncertainties, including the challenges faced by the underpinning works, MTRC hoped to further monitor the works progress, and would announce the opening arrangements when certain progress was achieved.

117. The Chairman enquired if the expected completion and opening dates could not be announced at this stage.

118. Ms Samantha SIU replied that more time would be needed for review at the current stage.

119. The Chairman asked when or at which stage of works would MTRC inform SDC of the target opening date.

120. Ms Samantha SIU responded that the expected completion date and opening arrangements could only be announced when certain level of progress of the critical underpinning works at Admiralty Station had been achieved.

121. The Chairman enquired if MTRC could only announce the date of completion and opening arrangements when the underpinning works at Admiralty Station was close to completion.

122. Ms Samantha SIU responded that announcement could only be made when the relevant works had achieved certain progress.

123. The Chairman invited the representatives of HyD to respond.

124. Mr Stephen WAT gave a consolidated response as follows:

- (i) he confirmed that there was no discrepancy in the progress percentages in MTRC's reports submitted to SDC and the Government;
- (ii) the underpinning works at Admiralty Station were quite complicated. Mainly owing to operation of existing railway lines, safety would be of top priority. MTRC had announced a six-month delay in June 2014 due to unsatisfactory progress, and would announce the latest review by the end of 2014. While working with MTRC to closely monitor the works progress, HyD was actively coordinating with other government departments in vetting MTRC's measures to expedite the works; and
- (iii) MTRC had informed HyD that road blockage had affected its works progress but the degree was still under estimation, so no concrete information was available so far. HyD would like to obtain more information before judging on the effect of road obstruction on the works progress.

125. The Chairman invited Members to start the second round of speaking.

126. Mr AU Nok-hin said that MTRC should not shirk its responsibility. He opined that if MTRC thought that the Occupation Movement had caused a delay in its works progress, it could discuss with the occupiers to gain access for works vehicles. In fact, the core problem was that MTRC kept on acting shamelessly, as evidenced by its inability to handle the queuing area issue properly. MTRC had claimed that the works involved complicated legal issues, but the fact was that there had been poor communication between MTRC and The Link Management Limited (The Link). He hoped that MTRC could get its job done in other issues such as the return of works sites without any further delay or shirking its responsibility.

127. Mr LAM Kai-fai, MH believed that MTRC was worried that it had to take up the responsibility if the opening date announced could not be met. Therefore, MTRC adopted a rather conservative approach by not making any announcement at this stage. As the representative of HyD had just mentioned, MTRC would make an announcement by the end of 2014 which was a reasonable timing in his opinion. If there were any uncertainties in works after the actual works progress and expected timetable were announced in late 2014, SDC would understand as long as the reason was justified. He hoped that MTRC could return the works sites as soon as possible after completion of works in the Southern District, and added that the Occupation Movement that lasted for

more than two months had revealed the traffic problem and great demand of Southern District residents for the opening of railway service.

128. Mr LO Kin-hei understood that there might be delay in the works but would like to know when MTRC could announce the details of the works delay. He was worried that MTRC would still be unable to provide the details by the end of 2014 by saying that the actual schedule would not be available until 2015. He strongly urged MTRC to submit a detailed timetable for the underpinning works and stressed that HyD had the responsibility to urge MTRC to announce the actual details of the delay by the end of 2014. He considered it acceptable for MTRC to revise the schedule in accordance with the actual situation in the future but absolutely unacceptable for it to merely delay without making any actual announcement by the end of 2014. It would also be a serious breach of duty on the part of HyD. He agreed that the station facilities in the Southern District should be open as soon as possible upon completion for public use during the works delay of Admiralty Station. MTRC might even explore the possibility to partially open the section between Ocean Park Station and South Horizons Station for passengers. He also enquired about the proposed measures to expedite progress that MTRC had submitted to HyD for approval so far.

129. Mr YEUNG Wai-foon, MH, JP held that as the design of Admiralty Station had long been finalised, MTRC should not only realise the difficulties of the works by now but should have adequate measures against those potential difficulties. MTRC indeed failed to fulfill its responsibility. Moreover, he found HyD's reply irresponsible either. SDC could not force MTRC to give a concrete response but could only rely on the supervising department, i.e. HyD, to perform its gatekeeping duties. However, SDC had not been informed of the details of HyD's supervisory measures and assessments, and such inattentive supervision was unacceptable. He emphasised that even though MTRC failed to provide further information, compensation must still be made to residents of the Southern District immediately upon the originally scheduled opening in late 2015 regardless of how long the works had to be delayed.

130. Ms CHEUNG Sik-yung reiterated that MTRC should truly report the details of the delay. She pointed out that the Southern District had long suffered traffic congestion with no railway connection and it could take as long as three hours for residents to travel to and from the District. She asked whether the works at Admiralty Station were independent of those in the Southern District, and hoped that while the works at Admiralty Station would be completed as soon as possible, MTRC would open some of the station facilities such as the lift at Entrance B of Lei Tung Station, etc. in the Southern District first,

and suggested the provision of free ride between Ocean Park Station and South Horizons Station to residents.

131. Mr CHAI Man-hon pointed out that the works at Admiralty Station were only slightly hindered by the Occupation Movement and MTRC was simply evading responsibility. Given only 33% of the underpinning works had been completed so far as compared to the 87% of the cut-and-cover works and all three entrances were currently in use, the real reason for the delay of the underpinning works was obviously not traffic obstruction but the slow progress of the works. He hoped that MTRC and HyD would put in extra efforts to fulfill the commitment announced earlier to clearly explain the details of the delay of SIL(E) by the end of 2014. Besides, he relayed Mr Paul ZIMMERMAN's earlier request for more information on the Wong Chuk Hang public transport interchange (PTI) as expressed at the meeting of the Traffic and Transport Committee on 10 November 2014. MTRC had submitted the photomontage of the Wong Chuk Hang PTI at this meeting which was similar to the information provided before and failed to respond to his and Mr ZIMMERMAN's concerns, such as whether lighting would be insufficient below the station, whether railings could be replaced by greening facilities in the middle of the station, and whether concrete could be replaced by floor tiles, etc. He pointed out that the photomontage was too sketchy for Members to obtain any relevant information. He stressed that Members had been requesting the above information for a long time and urged MTRC to give a direct account.

132. Mr TSUI Yuen-wa said that the information provided by MTRC at this meeting was nothing new as the difficulties and safety concerns etc. regarding the underpinning works had in fact been explained at previous meetings. Since the reasons for delay as explained before had yet to be addressed, he questioned whether MTRC was over-optimistic in its earlier estimation of a delay of six months. He said that rumour had it that in view of the immense pressure faced by the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL), manpower of other projects had been shifted to the XRL, thereby impeding the progress of the works of other projects. He hoped that MTRC could respond to the rumour.

133. The Chairman invited the representatives of MTRC to respond.

134. Mr Bernard WONG gave a consolidated response as follows:

- (i) he reiterated that the works in the Southern District were proceeded as scheduled. The works site would also be returned according to the original schedule;
- (ii) for the time being, MTRC had no plan for the early opening of part of SIL(E). However, it would take Members' views on this issue into consideration and decide whether some facilities in the stations could be opened in advance;
- (iii) at the beginning of the public order events in late September 2014, all three access points to the Admiralty Station works site were closed, and MTRC had to deliver the construction materials to the works site manually. After the re-opening of Queensway, the entrance of the works site was re-assigned to serve as both entrance and exit for limited operation. In late October 2014, the exit at Rodney Street could also be used for limited operation. Although MTRC had communicated with the members of the public, it could hardly ensure smooth daily operation which was an uncertainty to both the works and the expected completion date of the underpinning works. Therefore, no exact forecast was available at the moment;
- (iv) with regard to the proposal of providing a cover to the queuing area outside Lei Tung Station, MTRC hoped to carry out the construction with the least amount of land during the initial railway planning and thus the land concerned which was owned by the owners' corporation was not incorporated into the planning. MTRC had met with the owners' corporation and The Link and an initial consensus was reached that discussion and follow-up actions would be continued. However, the cover would not be built during construction of SIL(E) and any works could only commence upon completion of the works and handover of the site;
- (v) he did not have the information about the manpower deployment of other railway lines in hand. But according to his knowledge, no staff of SIL(E) were assigned to work on XRL;
- (vi) before submitting the photomontage of the Wong Chuk Hang public transport facility, MTRC had submitted a construction material and design plan for SDC's reference. After gauging Members' views, it would consider providing information of the public transport facility in a more precise and concise way for SDC's reference; and
- (vii) he could arrange a site visit to Chung Hom Kok with Mrs CHAN LEE Pui-ying after the meeting to discuss how road improvement works could be carried out during reinstatement.

135. The Chairman invited the representatives of the government departments to respond.

136. Mr Stephen WAT said that HyD had actively monitored MTRC's progress in project implementation by different means, such as on-site monitoring. MTRC would in due course announce the opening date and provide a detailed report on the works affected by the delay of the underpinning works. HyD would then thoroughly review the report.

137. The Chairman said that SDC was very disappointed at the repeated works delay. It was considered that the delay of the underpinning works at Admiralty Station was mainly caused by technical problems and the Occupation Movement merely brought inconvenience to delivery. After noting the works delay, MTRC should have taken into account the possible difficulties to be encountered by the underpinning works in the estimation of the six-month delay. Therefore, it was hoped that MTRC could expedite the progress of the remaining works in the coming months and announce the compensation package to the residents of the Southern District as soon as possible. MTRC should also announce the completion and opening dates of SIL(E) by the end of 2014. He continued that as the trains had already arrived in Hong Kong, it was hoped that MTRC could consider to partially open the section between Ocean Park Station and South Horizons Station for free ride first to prevent malfunctioning of the trains and the station facilities due to prolonged idling.

138. The Chairman thanked the representatives of the government departments and MTRC for attending the meeting.

(Mr NG Tak-wing, Mr Stephen WAT, Ms Doris CHAN, Ms Samantha SIU and Mr Bernard WONG left the meeting at 7:09 p.m.)

**Agenda Item 9: Revised Allocation of SDC Community Involvement Project
Fund for 2014-15 and 2015-16
(SDC Paper No. 84/2014)
[7:10 p.m. - 7:22 p.m.]**

139. The Chairman said that at its meeting on 18 September 2014, SDC endorsed the revised allocation for the implementation of community involvement (CI) projects in 2014-15. While the amount of allocation for SDC in 2015-16 was yet to be announced,

SDC made a resolution at the above meeting that the allocation for 2015-16 would be drawn up based on the provision for 2014-15 for the time being. This meeting would seek Members' views on the amendments to the three funding proposals that had already been approved by the SDC for granting subsidy to the projects.

140. The Chairman invited the Secretary to brief Members on the contents of the paper.

141. The Secretary briefly introduced paragraphs 3 and 4 of the SDC Paper concerning "Employment of Contract Staff for the Secretariat" as follows:

- (i) At its 15th meeting on 20 March 2014, SDC endorsed an allocation of \$2,020,000 for the employment of contract staff in 2014-15 to help discharge DC-related duties and responsibilities; and
- (ii) To cope with the workload this year, it was proposed that an additional allocation of \$50,000 should be made for the employment of non-civil service contract staff, i.e. the original allocation of \$2,020,000 should be adjusted upward to \$2,070,000, representing an increase of about 2.5%.

142. The Chairman asked Members to give their views or raise questions about the above amendments to the funding proposal.

143. Mr CHAN Fu-ming, MH supported the upward adjustment of allocation for the employment of non-civil service contract staff in the Secretariat and hoped that the additional provision was adequate to meet the needs.

144. SDC endorsed the revised allocation as proposed in paragraph 4 of the SDC Paper and agreed to provide an additional allocation of \$50,000 for the employment of non-civil service contract staff.

145. The Secretary briefed Members on paragraphs 5 and 6 of the SDC Paper concerning "The 5th Hong Kong Games (HKG)" as follows:

- (i) At its 15th meeting held on 20 March 2014 and its 18th meeting on 18 September 2014, SDC endorsed a grant of \$36,000 for 2014-15 and a provision of \$44,000 to be earmarked for 2015-16 respectively for the preparatory work of the 5th HKG; and

- (ii) Since the “Southern District Delegation Pledging Ceremony” would be held on 22 March 2015 and payment of the expenditure for the activity was expected to be made in 2015-16, it was proposed that the original allocation of \$36,000 reserved for the Organising Working Group in 2014-15 should be withdrawn, and the allocation should be earmarked for 2015-16 instead. As such, the total allocation in 2015-16 would be increased from the original amount of \$44,000 to \$80,000.

146. The Chairman invited Members to give their views or raise questions about the above amendments to the funding proposal.

147. Members did not raise any comments or questions.

148. SDC endorsed the revised allocation as proposed in paragraph 6 of the SDC Paper and agreed to withdraw the 2014-15 reserved allocation of \$36,000 for the Organising Working Group and have the allocation earmarked for 2015-16 instead. As such, the total allocation in 2015-16 would be increased from the original amount of \$44,000 to \$80,000

149. The Secretary briefed Members on the “Production of ‘Southern District Literary Trail’ Multi-media Game Apps” given in paragraphs 7 to 10 of the SDC Paper as follows:

- (i) At its 18th meeting on 18 September 2014, SDC had endorsed the allocations of \$355,000 and \$145,000 for 2014-15 and 2015-16 respectively, adding up to a total of \$500,000, for the production of multi-media Smartphone Apps concerning the five literary figures of the “Southern District Literary Trail”;
- (ii) After a thorough examination on the overall service requirements for this project, apart from the one-off service fees relating to the engagement of a professional contractor to develop the Smartphone Apps, an independent consultancy firm to conduct a risk assessment on the procedures and literary writers specialising in the respective fields to assist in the review and preparation of scripts for the stories, recurrent expenditures on maintenance services would also be incurred every year. During the procurement procedure for the engagement of a professional contractor for developing the Game Apps, the Secretariat found that the expenditures required would exceed

the original budget; and

- (iii) The revised budget of the overall services would be adjusted upward from the original amount of \$500,000 to \$950,000, exceeding almost by a double of the original budget (representing an increase of 90%), and on top of it, an additional expenditure of approximately \$120,000 per annum would be incurred for the maintenance services (expected to be paid from 2016-17 onward). Besides, as these Smartphone Apps would involve more elements of animations, images and information, downloading of data might take longer time, thus possibly affecting the usage.

150. The Chairman invited Members to raise comments or enquiries on the revised allocation of funds.

151. Mr LO Kin-hei said that he had experience in the adjudication of the multi-media Smartphone Apps design competition for the “Southern District Literary Trial”, and thus realised that some of submissions were indeed not suitable for the development of Smartphone Apps. The contents of some designs were quite unfamiliar, and hence unlikely to attract users of Smartphone Apps. As the revised budget for the production of the Smartphone Apps had well exceeded SDC’s expectation, he suggested that the production should be scaled down by picking the more desirable elements of the various Smartphone Apps for design adaptation, so that resources could be pooled together to develop multi-media Smartphone Apps with more interesting contents.

152. Mr CHU Lap-wai shared Mr LO Kin-hei’s views. Given that the revised budget had increased by almost a double of the original one, and coupled with the fact that SDC had to pay for the maintenance of the Smartphone Apps every year, it was not considered as cost effective. He suggested selecting certain parts of the Smartphone Apps designs for the production of Smartphone Apps at a more reasonable cost. He suggested that Southern District could make reference to the interactive multi-media Apps launched by Tai Po District for disseminating information in the community, so as to produce a more user-friendly type of Smartphone Apps.

153. Mrs MAK TSE How-ling, Ada objected to a costly production of Smartphone Apps. She opined that the original budget ceiling of \$500,000 should be maintained for the production of relatively simple Smartphone Apps. She pointed out that young people might not be willing to use the complicated type of Smartphone Apps because of the overly long downloading time. As such, she supported the proposal raised by Mr CHU Lap-wai

and Mr LO Kin-hei that SDC should produce user-friendly Smartphone Apps with the original funding allocation.

154. Ms LAM Yuk-chun, MH shared Mr LO Kin-hei's views that SDC should give prudent consideration to the utilisation of resources. She pointed out that if Members worried that the Smartphone Apps which looked too simple might turn out to be unattractive, Mr CHU Lap-wai's proposal of drawing on the experience of Tai Po District Council should prevail such that a multi-media App could be developed for introducing the special features of the district. In gist, she did not support the production of the Smartphone Apps at an excessively high cost.

155. Mr TSUI Yuen-wa agreed that SDC should not produce the Smartphone Apps at a high cost. He pointed out that literature enthusiasts were not in a majority of the society, and a popular Smartphone App should be able to achieve a substantial usage. Therefore, a costly production of the literature-related Smartphone Apps might not be able to achieve the expected outcome because first, literature enthusiasts were only in the minority; and second, literature enthusiasts did not necessarily use Smartphone Apps. Citing the example of the Smartphone App developed by the Lands Department, he said that if the contents of an App were boring and disappointing, it would not gain support from the users in the end. He did not wish to see that SDC produced a costly Smartphone App that was not so popular, and he considered that resources should be injected into other free social networking websites such as Facebook for the promotion of the Southern District and its various activities.

156. In view of a serious over-spending in the revised budget for the production of the Smartphone Apps, Mr CHAN Fu-ming, MH objected to the production of the Smartphone Apps at such a high cost. He opined that the funding application concerning the "Production of 'Southern District Literary Trail' Multi-media Game Apps" should be withheld at the moment, and that further discussion would be made later to consider whether the related allocation should be deployed for other purposes.

157. In closing, the Chairman concluded that a number of Members spoken on the subject objected to proceed with this project, so he suggested that this project should be withdrawn. Besides, he proposed that Members including Mr LO Kin-hei and Mr CHU Lap-wai should have further discussion with the Secretary on the development of simplified Smartphone Apps after the meeting, with a view to producing Smartphone Apps of greater value and cost-effectiveness.

158. Members unanimously agreed to the above.

(Mr YEUNG Wai-foon, MH, JP left the meeting at 7:22 p.m.)

Agenda Item 10: Any Other Business

[7:22 p.m. – 7:30 p.m.]

The 49th Hong Kong Brands and Products Expo Fair – Invitation for Performing Groups from 18 Districts

159. The Chairman said that this year's Hong Kong Brands and Products Expo Fair (the Expo Fair) would be held between 13 December 2014 and 5 January 2015 at Victoria Park. The organiser of the Expo Fair now invited respective District Councils to send performing groups to perform in designated timeslots and an allowance of \$3,000 would be provided to the participating organisations.

160. The Chairman enquired if Members agreed that a performing group would be sent to participate in a designated timeslot similar to the arrangement in previous years. SDC had engaged Chinese Dance Workshop, as well as Music for the Growing Mind and Hong Kong Youth Symphonic Orchestra to perform in the Expo Fair in 2012 and 2013 respectively.

161. Mrs MAK TSE How-ling, Ada suggested that Chinese Dance Workshop should be invited to participate in the performances of the Expo Fair on behalf of the Southern District.

162. Ms LAM Yuk-chun, MH said that when she attended the performances of Chinese Dance Workshop in the Expo Fair in 2012, the audience had given an overwhelming response. As such, she suggested that Chinese Dance Workshop should be invited again to perform in the Expo Fair on behalf of the Southern District.

163. The Chairman asked the Secretary to liaise with Chinese Dance Workshop on the related matter after the meeting. He continued that apart from the allowance of \$3,000 to be granted by the Expo Fair, should the organisation concerned require additional subsidy from SDC, SDC could first endorse in-principle a reserved allocation at this meeting, and after the meeting, the organisation concerned could submit the funding

application for the consideration of the Community Affairs and Tourism Development Committee (CATC) at its meeting on 17 November 2014.

164. Ms LAM Yuk-chun, MH said that in recent years, the high rate of inflation had led to rising costs in costume rental and transportation incurred by the organisation concerned. In this connection, she wished that SDC could reserve an allocation to subsidise the participation of Chinese Dance Workshop in the performances on behalf of the Southern District.

165. Mrs MAK TSE How-ling, Ada shared Ms LAM Yuk-chun, MH's views, and pointed out that transportation costs had soared in recent years indeed.

166. Mr LAM Kai-fai, MH said that in fact, Music for the Growing Mind and Hong Kong Youth Symphonic Orchestra had to bear part of the costs when participating in last year's performances, so he supported that a sufficient allocation should be reserved to subsidise Chinese Dance Workshop's performances.

167. Mr CHAN Fu-ming, MH suggested that an allocation of \$8,000 should be reserved to subsidise the participation of Chinese Dance Workshop in the performances in the Expo Fair.

168. SDC endorsed in-principle an allocation of \$8,000 reserved for Chinese Dance Workshop, and later on, CATC would consider the related funding application accordingly.

[Post-meeting note: By circulation of papers on 19 December 2014, CATC had endorsed an allocation of \$8,000 to subsidise the participation of Chinese Dance Workshop in the performances of the Expo Fair.]

2015 Hong Kong Flower Show “Green Stalls”

169. The Chairman said that the “2015 Hong Kong Flower Show” would be held between 20 and 29 March 2015 at Victoria Park. The organiser wished to invite SDC to participate in the “Green Stalls” to arouse public awareness of greening and promote greening work in the district.

170. The Chairman asked whether Members agreed to accept the invitation, and if so, whether the Working Group on Environmental Protection and Hygiene would be tasked to undertake the related work in accordance with the previous arrangements.

171. SDC endorsed the acceptance of the invitation, and the Working Group on Environmental Protection and Hygiene would be tasked to follow up the matter.

SDC Christmas Party 2014 (18 December 2014)

172. The Chairman said that the SDC Christmas Party would be held at 1:00 p.m. on 18 December 2014 (Thursday) at SDC Conference Room, and invited Members to make time accordingly.

173. The Chairman enquired whether each Member would bring food to the party, and whether their assistants would also be invited to join the party, just like last year's arrangements.

174. Members unanimously agreed to the above arrangements.

175. The Chairman said that the Secretariat would inform Members of the detailed arrangements for the activity via email later on.

Part II – Items for Information

176. The Chairman invited Members to note the following documents:

- (i) Report from the Area Committees (SDC Paper No. 71/2014);
- (ii) Report of the 17th Meeting of the District Facilities Management Committee (SDC Paper No. 72/2014);
- (iii) Report of the 17th Meeting of the CATC (SDC Paper No. 73/2014);
- (iv) Report of the 17th Meeting of the District Development and Environment Committee (SDC Paper No. 74/2014);
- (v) Report of the 17th Meeting of the Traffic and Transport Committee (SDC Paper No. 75/2014);
- (vi) Report of the 4th and 5th Meetings of the Focus Group on Southern District Signature Projects (SDC Paper No. 76/2014);
- (vii) Report of the 1st Meeting of the 5th Hong Kong Games Organising Working Group (SDC Paper No. 77/2014); and
- (viii) Financial Statement in respect of SDC Funds (as at 3.11.2014) (SDC Paper No.

78/2014)

Date of Next Meeting

177. The Chairman informed the meeting that the 20th SDC meeting would be held on Thursday, 15 January 2015 at 2:30 p.m.

178. There being no other business, the meeting was adjourned at 7:30 p.m.

Secretariat, Southern District Council
January 2015

19th Meeting of Southern District Council (2012-2015)
Details of Declaration of Interest

Agenda Item	Funding Item	Organisation(s) Concerned	Southern District Councillor	Post Title or Position in the Applicant Organisation
7	2015 Southern District Youth Football Team Training Programme	Southern District Recreation and Sports Association	Mrs CHAN LEE Pui-ying	Vice President
			Ms CHEUNG Sik-yung	Vice-Chairlady
			Mr WONG Ling-sun, Vincent	Executive Member