

(Translation)

Minutes of the 18th Meeting of Sham Shui Po District Council (4th Term)
under the Hong Kong Special Administrative Region

Date: 4 November 2014 (Tuesday)

Time: 9:30 a.m.

Place: Sham Shui Po District Council Conference Room

Present

Chairman

Mr KWOK Chun-wah, Jimmy, BBS, MH, JP

Member

Mr CHAN Keng-chau, BBS, MH, JP (Left at 6:40 p.m.)
Mr CHAN Wai-ming, MH
Mr CHENG Wing-shun, Vincent
Mr CHEUNG Wing-sum, Ambrose, MH, JP (Arrived at 11:30 a.m., left at 6:50 p.m.)
Mr CHUM Tak-shing (Left at 6:00 p.m.)
Mr LAM Ka-fai, Aaron, JP (Arrived at 10:45 a.m.)
Ms LAU Pui-yuk
Mr LEE Wing-man (Arrived at 10:40 a.m.)
Mr LEUNG Man-kwong (Arrived at 9:40 a.m.)
Mr LEUNG Yau-fong
Mr LI Ki-fung, Bruce
Mr NG Kwai-hung, MH
Ms NG Mei, Carman
Mr SHUM Siu-hung
Mr TSUNG Po-shan (Left at 5:50 p.m.)
Ms WAI Hoi-ying
Mr WAI Woon-nam
Mr WONG Chi-yung (Left at 4:30 p.m.)
Dr WONG Chung-leung
Mr WONG Tat-tung, MH
Mr YAN Kai-wing (Arrived at 12:37 p.m., left at 6:30 p.m.)

In Attendance

Mr MOK Kwan-yu, Benjamin, JP	District Officer (Sham Shui Po)
Miss KA Yik-heng, Bonnie	Assistant District Officer (Sham Shui Po) 1
Mr WAI Chun-yin, Mickey	Assistant District Officer (Sham Shui Po) 2
Ms CHAN Tsz-yee, Emily	Senior Liaison Officer 1, Sham Shui Po District Office
Mr WONG Leung-ping, Ben	Senior Liaison Officer 2, Sham Shui Po District Office
Mr TAM Chak-hang, Henry	District Commander (Sham Shui Po), Hong Kong Police Force
Mr CHEUNG Wai-sing, Sam	Police Community Relations Officer (Sham Shui Po District), Hong Kong Police Force
Mr WU Kin-kei, Alan	Senior Engineer 12 (Kowloon), Kowloon Development Office, Civil Engineering and Development Department
Mrs KWOK LI Mung-yee, Helen	District Social Welfare Officer (Sham Shui Po), Social Welfare Department
Mr LIU Wai-shing, Simon	Chief Leisure Manager (Hong Kong East), Leisure and Cultural Services Department
Ms LEE Kar-mei, Camay	District Leisure Manager (Sham Shui Po), Leisure and Cultural Services Department
Mr CHIU Yu-chow	District Environmental Hygiene Superintendent (Sham Shui Po), Food and Environmental Hygiene Department
Mr WONG Yuet-chung	Chief Manager (Management) (Kowloon West and Hong Kong) (Acting), Housing Department
Mr CHOY Chik-sang, Mario	Chief Transport Officer/Sham Shui Po, Transport Department
Mr LAU Kin-hei, Louis	Senior Transport Officer/Sham Shui Po, Transport Department
Mr CHUNG Kam-wah, Daniel, JP	Director of Drainage Services
Mr CHUNG Yiu-wing	Chief Engineer/Mainland South, Drainage Services Department
Mr YUEN Tat-yung, Zorro	Chief Engineer (Harbour Area Treatment Scheme) (Acting), Drainage Services Department

Miss AU Wing Yan, Christine	Principal Assistant Secretary (Harbour), Development Bureau
Mr Vincent NG	Chairman, Core Group for Public Engagement, Harbourfront Commission
Mr LEUNG Kong-yui	Member, Core Group for Public Engagement, Harbourfront Commission
Mr YU Wai-shing, Frederick	Assistant Secretary (Harbour) Special Duties, Development Bureau/Secretary, Core Group for Public Engagement, Harbourfront Commission
Mr AU Sing-hei, Edward	Senior Estate Surveyor/Urban Renewal 5, Lands Department
Mr LI Cheuk-ying	Project Surveyor 7/Urban Renewal, Lands Department
Mr SO Ngai-long	Senior Manager (Community Development), Urban Renewal Authority
Mr LEUNG Kam-chau	Senior Manager (Acquisition and Clearance), Urban Renewal Authority
Ms LEE Sau-ping, Ritz	Senior Estate Surveyor/Urban Renewal 3, Lands Department
Mr WO Wai-hong, Danny	Estate Surveyor/Urban Renewal 3, Lands Department
Mr Kelvin CHUNG	General Manager (Acquisition & Clearance), Urban Renewal Authority
Mr TAI Hoi-yau, Marco	Engineer/Sham Shui Po, Urban Regional Office, Transport Department
Ms KWOK Sze-wan, Cynthia	Engineer/ Traffic and Transport Survey Division, Transport Department
Mr LAI Ko-yin, Bruce	Chief Inspector (Enforcement and Control Division) (Traffic West Kowloon) (Acting), Hong Kong Police Force
Mr LEUNG Cho-shing, Joe	Environmental Protection Officer (Assessment and Noise), Environmental Protection Department
Dr CHAN Chi-wai	Consultant, Department of Family Medicine and Primary Health Care, Kowloon West Cluster, Hospital Authority
Dr YIU Yuk-kwan	Service Coordinator (Family Medicine), Kowloon West Cluster, Hospital Authority

Mr HUI Kong-yu	Senior Executive Manager (Family Medicine), Kowloon West Cluster, Hospital Authority
Mr CHENG Hang-on, Colin	Senior Building Surveyor, Buildings Department
Mr LAM Wai-wah, Chris	Engineer, Mainland South Division, Drainage Services Department
Mr WONG Kwok-wai, Wilson	Senior Estate Surveyor (Acquisition Section), Lands Department

Secretary

Mr CHIU Bit-keung, Dennis	Senior Executive Officer (District Council), Sham Shui Po District Office
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Absent

The Hon FUNG Kin-kee, Frederick, SBS, JP
Mr LO Wing-man, Lawrence, JP

Opening Remarks

The Chairman welcomed Members, representatives from government departments and organisations to the meeting. He then welcomed Mr Alan WU, Senior Engineer, Kowloon Development Office of the Civil Engineering and Development Department (“CEDD”) and Mr WONG Yuet-chung, Senior Housing Manager (Kowloon West and Hong Kong 1) of the Housing Department (“HD”), who attended the meeting on behalf of Mr WONG Chi-sing, Jason and Mr LUI Kwong-fai respectively.

2. The meeting noted the applications for absence from the Hon Frederick FUNG and Mr Lawrence LO.

Item 1: Confirmation of minutes of the 17th Meeting on 2 September 2014

3. The minutes of the above meeting were confirmed without amendment.

Item 2: Director of Drainage Services meets with Members of the Sham Shui Po District Council

4. The Chairman welcomed Mr Daniel CHUNG, JP, Director of Drainage Services (“DDS”); Mr CHUNG Yiu-wing, Chief Engineer/Mainland South and Mr Zorro YUEN, Chief Engineer/Harbour Area Treatment Scheme (Acting) of the Drainage Services Department (“DSD”) to the meeting on behalf of the Sham Shui Po District Council (“SSPDC”).

5. With the aid of a PowerPoint presentation, DDS briefed Members on the DSD’s effort in flood prevention and sewage treatment as well as the major projects and its progress in the Sham Shui Po District (“SSPD”). He highlighted the Lai Chi Kok Drainage Tunnel project and indicated that SSPDC’s suggestion to develop the roof of the stilling basin designated for maintenance purpose into a pet garden was adopted. The project had optimised land use and won international awards. He said that the work of DSD was closely related to the community and therefore welcomed views from SSPDC to enhance communication.

6. The Chairman invited Members to express their views.

7. Mr WAI Woon-nam raised the following views and suggestions: (i) since the commissioning of the Tai Hang Tung Storm Water Storage Tank, the flooding problem in the district had been alleviated; (ii) DDS just mentioned that the investigation and design

for the sewerage projects in West Kowloon and Tsuen Wan were being carried out. He suggested DSD consider arranging the drains from Sha Tin to Tolo Harbour so as to avoid overloading the drainage channels in SSPD; (iii) SSPDC had repeatedly expressed their views on the odour problem at the Stonecutters Island Sewage Treatment Works (“SISTW”). Although DSD had implemented improvement measures, including the provision of covers to the exposed sedimentation tanks and deodourisation facilities, odour would still be generated during the purification of sewage. In view of this, he hoped that DSD would try its best to introduce measures to resolve the odour problem; (iv) some small treatment plants in the district, such as the one located at Yen Chow Street, had emitted odour from time to time and generated complaints. He hoped that DSD would take follow-up actions; (v) he opined that the misconnection of sewers to storm water drains should not be tackled by the Environmental Protection Department (“EPD”) alone. He suggested DSD conduct joint follow-up actions and inspections with EPD. Besides, a strategy of “caution and warning before prosecution” should be adopted to address the problem of misconnection of sewers to storm water drains.

8. Mr Vincent CHENG raised the following views and enquiries: (i) he enquired about the criteria for installing the three dry weather flow interceptors just mentioned by DDS; (ii) he enquired about the specific measures to be taken by DSD to rectify the misconnection of sewers to storm water drains; (iii) he noted that 10 km of sewers in the SSPD would be enhanced. As the number of residents in the district would increase significantly with the completion of redevelopment projects, he enquired whether DSD would widen the drainage channels as appropriate having regard to the increase in population; (iv) he recalled that the waterworks of the Water Supplies Department (“WSD”) in the district had experienced delays for several years and this had a great impact on residents. Following several rounds of discussions with SSPDC and management companies of the relevant buildings, WSD finally adopted an innovative approach to overcome the difficulties arising from the works. He hoped that DSD would follow good practices and introduce the least disturbing methods to carry out the improvement works.

9. Mr CHAN Wai-ming raised the following views and enquiries: (i) residents in the waterfront area of the district often suffered bad smell from unknown sources and it was believed that the smell probably came from a sewage treatment plant. He therefore hoped the Department would explore ways to further enhance the odour abatement measures of the sewage treatment plant; (ii) in recent months, flushing water supply was often suspended suddenly in the area of Cheung Sha Wan Road near Un Chau Estate, causing inconvenience to residents. He enquired whether the suspensions of flushing water supply were caused by the ageing of water mains that were due for repair or by other reasons.

10. Mr WONG Chi-yung raised the following views and suggestions: (i) while the Department's performance in flood protection works was satisfactory, he hoped the Department would step up its odour abatement efforts; (ii) bad smell had long been a nuisance in the new reclamation area. Although the Department had taken measures to reduce the odour generated by sewage treatment plants, including covering up of sedimentation tanks, the odour problem persisted. He learned that there were a number of box culverts and outfalls underneath the new reclamation area and along the waterfront. He hoped the Department would examine whether sludge was accumulated at the water outlets of these drains and remove the sludge if necessary. There was bad smell produced by the sludge accumulated in the nullah of Lai Po Road. The odour problem at the nullah was eased significantly after the department carried out regular cleansing work upon the Council's request.

11. Ms LAU Pui-yuk raised the following views and enquiries: (i) a pilot scheme was under implementation in Sham Shui Po to provide "three nil" buildings in the district with assistance for enhancing building management and cleansing rear lanes. It was found during the course that drains in many rear lanes were damaged and corroded. She asked the Department whether drains in rear lanes were repaired regularly, (ii) some two years before, flooding had occurred in Pei Ho Street Market due to the blockage of the underground drains running from the market to Kweilin Street and there had been problems in the coordination of the relevant departments handling the issue. She hoped the Department would, learning from this experience, improve the mechanism for handling such unexpected incidents and strengthen coordination with the relevant departments; (iii) oil slicks and litter were found in many sewers and wells in the district. In view of this, she enquired whether the Department had any mechanisms for regular cleansing.

12. Mr WONG Tat-tung raised the following enquiries and views: (i) he enquired about the practical effectiveness of the Department's investment of over \$190 million in mitigating the problem of odours generated by SISTW; (ii) as the source of the bad smell concerned was still unknown, he suggested the Department install odour detection equipment in the SISTW to help identify the source; (iii) while noting that the Department had covered up the sedimentation tanks of SISTW and the odour had thus been reduced significantly, he enquired whether the Department had taken further measures, such as shortening the opening time of the cover and the time for tank cleansing, so as to minimise the possibility of odour leakage.

13. Mr SHUM Siu-hung raised the following views and suggestions: (i) many waterfront lands in SSPD were formed by reclamation and the flow was not rapid at the outlets of waterfront drains. Any sewage discharging into the storm water drains would

easily accumulate and give off bad smell. Bad smell had even been emitted from the roadside storm water drains of Yen Chow Street and Nam Cheong Street, which were relatively remote from the waterfront; (ii) noting that the Lai Chi Kok Drainage Tunnel would intercept storm water at foothill and discharge it into the sea directly, he worried that the concentration of sewage in the downstream storm water drains would increase and thus bad smell would be emitted; (iii) the Department had planned to cover the nullah on Lai Po Road in 2008/2009, but the plan was shelved subsequently as the site concerned was occupied for express rail link works. As the works concerned had been completed, he hoped the Department would recover the site and cover up the nullah as soon as possible; (iv) he hoped the Department would take the initiative to approach the relevant departments to investigate and study the odour problem near the SISTW with a view to identifying the odour source.

14. Mr LEUNG Yau-fong raised the following views and suggestions: (i) the previous arrangement of the centralised collection and treatment of sewage in the SSPD had undoubtedly been very conducive to the improvement of the water quality of Hong Kong, especially the Victoria Harbour. However, the consequential problem of odour nuisance still could not be resolved, nor could the odour source be identified. He hoped the Department would employ new methods for identifying the odour source, while quantifying the nuisance of the odour to the residents nearby, especially those living in the area around the “Four Little Dragons”; (ii) he enquired whether the Department could use the storm water collected in flood storage ponds more effectively and make it a source of fresh water supply; (iii) he enquired whether part of the wastewater treated by SISTW was discharged into the waters nearby and, if yes, whether the Department would consider diverting such treated wastewater into the waterfronts to expedite water flow, so that the sludge accumulated nearby could be washed away and the odour nuisance caused to the residents nearby could thus be reduced.

15. Mr CHUM Tak-shing raised the following views and suggestions: (i) a sewer at Tonkin Street near Lai Kok Estate exuded heavy foul odour. The Department conducted a cleansing exercise around a month before upon receipt of report, but the problem was still acute. He hoped that the Department would endeavour to identify the culprit and work out a long-term solution to the problem; (ii) a “100-year return period rainstorm” occurred previously in Hong Kong and the SSPD could not escape flooding. He asked whether the Department had reviewed if the capacity of the storm water drainage in the district could handle similar rainstorms.

16. Mr Bruce LI raised the following views and suggestions: (i) he commended the Department for its work and thanked it on behalf of the residents of the district for

developing a pet garden in Lai Chi Kok North; (ii) he hoped that the Department would consider shortening the annual maintenance period of the pet garden in view of the high popularity and the large number of visitors; (iii) he suggested the Department arrange guided tours for the public to visit SISTW so as to allay public concern about the source of odour; (iv) he enquired whether there was any plan to expand SISTW having regard to its increasing load; (iv) he had repeatedly requested the Department cover the Lai Po Road Nullah and hoped that the Department would soon implement the works to solve the odour problem.

17. Mr CHAN Keng-chau raised the following views and suggestions: (i) with the completion of Tai Hang Tung Storm Water Storage Tank, the occurrence of flooding in the district did decrease; (ii) he hoped that the Department would properly develop the drainage system at Site No. 6, Site No. 2 and the new reclamation area, so that residents would have no worries about flooding problems in future; (iii) Professor HO Kin-chung, an expert on red tide in Hong Kong, had pointed out that the culprit of the foul odour might be the misconnection of sewers. He enquired of the Department about the progress in rectifying misconnected sewers and the number of pending cases; (iv) the flushing water supply in Lei Cheng Uk Estate was often suspended and the property management office said that the problem was due to the maintenance of the Tonkin Street Nullah. He requested the Department to give an account of the progress in this regard.

18. DDS thanked Members for recognising the Department's efforts and gave a consolidated response to their views and enquiries as follows:

- (i) There were many contributing factors to the odour problem. The wastewater processed at the sedimentation tanks of SISTW used to be exposed in the air and would generate odour. The Department then provided covers to the sedimentation tanks and installed deodourisers to effectively ease the odour problem. At the completion of the improvement works in late 2012, the Department had arranged several site visits for Members to find out the effectiveness of the improvement measures. However, odour would inevitably be exuded in practice. For instance, the cover of the sedimentation tanks had to be opened during cleansing. In this connection, the Department had reviewed the cleansing procedure and shortened the time when the cover was opened as much as possible so as to minimise the emission of odour. In addition, although the containers transporting sludge were sealed, sludge might stick on the surface of the container and thus exude odour. The Department had ordered two barges and new types of closed containers and planned to transport all sludge out of

SISTW by water starting from early 2015, with a view to solving the odour problem created during the land transport of sludge. Furthermore, the Department had installed odour monitoring devices on the periphery of SISTW. Recent data showed no anomaly. All in all, the odour problem related to ISTW had significantly been ameliorated upon implementation of improvement measures. The Department would continue to review and improve the operating procedures of SISTW to further reduce the impact of odour on residents.

- (ii) The odour at streets was mainly caused by drain blockage. The Department would arrange for cleansing upon receipt of report on drain blockage. Another culprit of drain odour was the discharge of sewage into storm water drains. The Department would liaise with EPD and the Buildings Department (“BD”) in handling the problem. While enforcement action against misconnected sewers was under the purview of EPD, cases of drains involving private road sections or private property right were under the purview of BD. DSD would make its best efforts to offer assistance and cooperation in the engineering aspect.
- (iii) In response to Members’ concern that sewage in storm water drains would not be scoured away and would therefore give off odour because storm water intercepted by the Lai Chi Kok Drainage Tunnel was prevented from discharging into the urban areas, he explained that the Lai Chi Kok Drainage Tunnel would, as a matter of fact, primarily function as a flood prevention measure only during heavy rainfalls and have no impact on usual storm water collection by storm water drains in the urban areas.
- (iv) The Department had been closely monitoring the accumulation of sludge at the outlets of storm water drains at the waterfront which was caused by tidal currents and would remove the sludge regularly. Related studies were being conducted by EPD in the hope of working out long-term and effective improvement measures to tackle environmental problems in near shore area resulting from pollution and sludge.
- (v) DSD had studied with WSD whether storm water collected by the Tai Hang Tung Storm Water Storage Tank and other drainage tunnels could be reused, for instance, by transferring storm water to reservoirs for conversion into drinking water. However, the department considered that not suitable due to factors such as water quality and cost-effectiveness.

- (vi) The Lai Chi Kok Drainage Tunnel would convey the storm water collected in SSPD to the sea. As the collection pipes of the Tunnel were laid deep underground, hydraulic overloading or pipe bursts would not have any impact on the ground surface.
- (vii) The Department would upgrade the existing 33 interceptors in the district and install three more. Interceptors were usually installed in the downstream areas and the exact locations would be determined during the design stage.
- (viii) While carrying out flood prevention and drainage works, the Department would minimise nuisance caused to the public as far as possible. Likewise, appropriate arrangements had been made by the Department to reduce nuisance to the public in the course of constructing the Lai Chi Kok Drainage Tunnel.
- (ix) The frequent suspension of flushing water supply in certain districts was in fact a problem to be dealt with by WSD. If necessary, the Department would be happy to relay Members' views to WSD.
- (x) Defective drains in rear lanes had to be repaired by private property owners if the rear lane concerned was on a private lot. However, if repair works could not be arranged due to land title problems, the Department would try its best to offer assistance in the works as per BD's request.
- (xi) The Department would review the possibility of providing covers to Lai Po Road nullah after the MTR Corporation Limited ("MTRC") had surrendered the site.
- (xii) As far as the impact of reclamation works on the drainage system was concerned, the Department was currently reviewing the effectiveness of the flood prevention works. It would introduce improvement measures required in SSPD in future having regard to factors including new developments in the district and weather changes such as sea level rise and increased precipitation, after having considered the suggestions made by consultants.
- (xiii) Wastewater treated by the SISTW was not discharged into the near-shore waters, but by a deep tunnel into the deep sea where the flow was rapid.

Storm water collected by the Lai Chi Kok Drainage Tunnel, which was relatively clean, would be discharged into the near-shore waters.

- (xiv) Members had visited SISTW earlier to gain an understanding of its operation. Visits to SISTW were available to groups by appointment. The Department had sent invitations to schools and would arrange designated staff to guide the visits.

19. Ms LAU Pui-yuk said during the recent typhoon signal No. 8 and previous rainstorms, there was often storm water pouring from the hillside of Tai Wo Ping like cascades along the stairs down to the area around Nam Cheong Street. She hoped the Department would follow up this and find out if the drains at the said location were blocked and as a result failed to drain the storm water effectively.

20. Mr WONG Chi-yung further raised the following views: (i) he hoped the Department would ensure the normal operation of the deodorising facilities of sewage treatment works so as to minimise the impact of sewage odour on residents nearby; (ii) he enquired whether the Department had a definite implementation timetable for the marine transport of sludge, and whether all sludge would be transported by sea in future; (iii) he hoped the Department would provide information about the desilting exercise of outfalls at the reclamation area in SSPD, such as the timetable and exact locations for Members' reference.

21. Mr LEUNG Yau-fong concurred with Mr WONG Chi-yung and hoped that the aforesaid projects and programmes would be implemented effectively to benefit residents in the SSPD.

22. DDS responded that as the terrain of Tai Wo Ping was quite hilly, rainwater would flow downhill during heavy rains if storm water outfalls were blocked by leaves or debris. Having noted this situation, the Department would work closely with the relevant departments to step up cleansing of drains which were prone to blockage in future. The proposed marine transport of sludge by sea would be implemented in the first quarter of next year if everything went smoothly. All sludge would then be transported by sea. The Department would continue to improve the operation and procedures of the projects and facilities concerned so as to minimise the impacts on the public. Subject to the availability of resources, cleansing of drains and box culverts would also be stepped up.

23. The Chairman concluded by urging the Department to provide the schedule for the covering of Lai Po Road Nullah for Members' reference. Members were very concerned

about and supported rainwater recycling, and hoped that the Department would explore further in this direction. In addition, after the proposed marine transport of sludge generated by SISTW was implemented in future, SSPDC requested the Department to report on its effectiveness so that Members and the public would note the improvement in the odour problem, if any. SSPDC hoped that the Department would carefully plan the drainage system in SSPD to meet the needs of redevelopment projects to be launched in the district.

Item 3: Matters for discussion

(a) Proposed establishment of a Harbourfront Authority (“HFA”) - Phase II Public Engagement Exercise (“PE”) (SSPDC Paper 188/14)

24. The Chairman welcomed Miss Christine AU, Principal Assistant Secretary of the Development Bureau (“DEVB”); Mr Vincent NG, Chairman of the Harbourfront Commission (“HC”)’s Core Group for Public Engagement; Mr LEUNG Kong-yui, Member of the HC’s Core Group for Public Engagement, and Mr Frederick YU, Assistant Secretary of the DEVB, to the meeting.

25. Miss Christine AU briefly introduced the background of the proposed establishment of the HFA; Mr Vincent NG gave a brief account of the guiding principles underlying the proposal, while Mr Frederick YU gave a PowerPoint presentation on Paper 188/14.

26. Mr WONG Tat-tung raised the following views and enquiries: (i) he approved of the establishment of a dedicated agency to co-ordinate the efforts of various stakeholders on harbourfront enhancement; (ii) he enquired where the resources for implementation of future projects co-ordinated by the proposed HFA would come from; (iii) on power and responsibilities, although it was the DEVB that took forward the establishment of HFA, he enquired whether HFA would be independent or part of DEVB.

27. Mr SHUM Siu-hung raised the following views and enquiries: (i) there were still quite a number of civil servants working in the Hospital Authority (“HA”) after more than two decades since its establishment in 1990. There might be problems with routine personnel management if an organisation had two batches of staff with different work cultures. He hoped that HFA could rationalise its personnel management in the transition of employing seconded civil servants to recruiting its own staff; (ii) he asked how HFA would ensure a break-even in future. He worried that the development direction of HFA might be affected by financial pressure. For example, HFA might turn the harbourfront

into a large shopping mall to increase income; (iii) he enquired how much funding the Government would allocate to HFA annually; (iv) he enquired about the role of HFA in dealing with the water quality problem of Victoria Harbour; (v) he asked whether there was any schedule for the establishment of HFA; (vi) he enquired whether information on the forthcoming public forums could be provided.

28. Mr LEUNG Man-kwong raised the following views: (i) he had provided submissions on harbourfront development in the past and during Phase I PE. Since the development of the harbourfront might involve different departments, he had not received any response to his development proposals although they were supported by professional reports. For example, the proposals on revitalising Cheung Sha Wan Wholesale Food Market and Wholesale Fish Market, enhancing harbourfront landscape or boosting local economy involved the Planning Department (“PlanD”) and the Agriculture, Fisheries and Conservation Department (“AFCD”); (ii) an important issue about the role of HFA had been mentioned in Phase II PE. The term “advisory and advocacy functions” used in the paper was slightly too conservative that the HFA might not have the required authority to lead the relevant departments. As a result, the harbourfront’s potentials in social, tourism or even commercial development might not be exploited in full. He suggested enhancing the functions of HFA for better development of the Victoria Harbourfront.

29. Mr NG Kwai-hung said that he supported the establishment of HFA in principle. He raised the following views: (i) there were difficulties in the implementation of harbourfront development as too many government departments were involved. If HFA was established, the development of the harbourfront would be more effective as all the work concerned would be implemented by this dedicated department; (ii) the standing of HFA should not be too low so that it would have the authority to coordinate various departments; (iii) it was mentioned in the paper that HFA was expected to become financially independent in future. To achieve financial independence, HFA would need a lot of land to generate sufficient income. As land was a precious resource in Hong Kong, reclamation might be required; (iv) he supported HFA carrying out commercial development at the harbourfront to generate income for HFA and promote the development of surrounding areas as well, thus facilitating the decentralisation of commercial centres.

30. Mr Wai Woon-nam raised the following enquiries and views: (i) residents in SSPD had been longing for a beautiful harbourfront for leisure upon completion of reclamation works in West Kowloon. He asked how HFA would meet the expectations of residents; (ii) HFA would be responsible for managing several inner roads near the seashore or even monitoring the water pollution of the harbourfront, but it seemed that the inner bay formed by connecting Stonecutters Island and SSPD through reclamation was not

included. Sea water was trapped in the inner bay and gave out unpleasant smell. The problem had been in existence for years but was still ignored. He hoped the future HFA could seriously address the problem; (iii) the Environment and Hygiene Committee had discussed the harbourfront issue before and the representatives of CEDD mentioned at that time that the sludge at the harbourfront of Yau Tsim Mong (“YTM”) would be removed to keep the fairway clear. It was learnt later upon further questioning that the inner bay of Stonecutters Island fell outside the fairway and the sludge there would not be removed; (iv) the development of a harbourfront promenade at SSP had been discussed for many years and he hoped that HFA could fulfil Sham Shui Po residents’ vision of enjoying a beautiful harbourfront promenade for leisure in future.

31. Miss Christine AU gave a consolidated reply as follows:

- (i) On power and responsibility, HFA would be a statutory organisation established through legislative procedures, but not a government department. Similar to the West Kowloon Cultural District Authority or the Airport Authority, its operation was governed by designated legislation.
- (ii) DEVB and the HC would consider the views of Members and the public to formulate the way forward of harbourfront development upon completion of Phase II PE. If the proposal to establish HFA was supported by the majority of community members, DEVB had to prepare and submit the bills to the Legislative Council (“LegCo”) for approval. According to past experience, it took around nine months to a year to prepare similar bills. The setting up of HFA would be hinged on the extent of support from the public and LegCo for the proposal. HFA was expected to establish in the coming two to three years if it was widely supported.
- (iii) The future HFA had to cooperate with various departments and maintain a close partnership relationship with District Councils.
- (iv) The water quality problem just mentioned by Members fell within the purview of EPD. The function of EPD would not be affected even if HFA was established in future.
- (v) On financial resources, it was proposed that a dedicated fund be reserved within the Government for HFA to cover costs on harbourfront matters and thus it was expected that the development of HFA would be supported by dedicated resources. Nevertheless, the allocation of the funding was

subject to LegCo's approval. All in all, the Administration would reserve the required financial and human resources for HFA.

- (vi) On manpower, it was proposed that a team of professional civil servants from various departments be seconded to HFA in the early years of its establishment. With their acquaintance with the internal structure of the Government, civil servants were able to liaise with various departments more effectively and achieve better results. The earlier HFA could obtain achievements, the easier it could gain support from the public, which was in line with the guiding principle of adopting an incremental approach in the proposal.
- (vii) On the arrangement of land allocation, although some Members opined that more land should be allocated to HFA, she believed that the arrangement proposed in the paper was more pragmatic. HFA should start with developing the allocated land, which would make it easier to gain support from LegCo and the public in future applications for funds or land from the Government.
- (viii) On revenue and expenditure, HFA had to shoulder social responsibility besides reaching its financial objectives. It had to strike a balance between the two and hence, profit-making was not HFA's main objective. Moreover, the bills concerned would also set out clearly that HFA was accountable to the public and had to open the harbourfront for public use.
- (ix) DEVB noted that SSPDC had discussed the conceptual proposal for revitalising the Cheung Sha Wan Wholesale Food Market. While it had always been DEVB's goal to provide an accessible harbourfront for public enjoyment, numerous technical problems were involved in the proposal. The Food and Health Bureau was currently studying the use and function of the Market and whether the site was still most ideal for the provision of a wholesale food market. DEVB would continue to study with AFCD, Leisure and Cultural Services Department ("LCSD") and other relevant departments in the hope of implementing the proposal in a timely manner.
- (x) The amount of fund reserved for HFA depended on whether DEVB's proposed allocation of land to HFA would receive support in the Phase II PE. If the proposed allocation of land received support, DEVB would first have to refer to the development parameters of individual sites. For example,

the new Central harbourfront involved more commercial and public-private participation; on the contrary, activities in the Hung Hom harbourfront and Kwun Tong harbourfront were mostly passive in nature. Thereafter, DEVB would have to work out the cost estimate to be set aside with reference to the planning intention. The preliminary cost estimate ranged from a few to ten billion dollars.

32. Mr Vincent NG added the following information:

- (i) Since policies varied with different departments, many difficulties had arisen in the long course of harbourfront development. In view of this, HC and DEVB proposed to set up HFA with a view to connecting the space along the 73-km long Victoria Harbourfront. HFA would be a dedicated body specialising in the planning, design, construction, operation, management and publicity of harbourfront development. It was believed that HFA was in a better position to achieve these goals effectively.
- (ii) It would be very difficult to develop the 73-km long Victoria Harbourfront in one stroke. Therefore, HFA would adopt an incremental development strategy by dealing with easier tasks first. It would undertake the overall planning for the harbourfront and the updating of Harbour Planning Principles.

33. Mr WONG Tat-tung raised the following views and enquiries: (i) he asked whether the amount of a few to ten billion dollars referred to the value of land or cash resources; (ii) he asked how HFA would do if private land was involved in harbourfront development and whether it would purchase the private land concerned with its financial resources.

34. Miss Christine AU responded as follows:

- (i) Currently, it was suggested that a dedicated fund be set aside within the Government for the proposed HFA. At the present stage, there was no plan for HFA to purchase private land. The sites to be allocated to HFA were all public land. In other words, the resources of HFA included Government injection (ranging from a few to ten billion dollars) and the sites allocated by the Government at a premium lower than market value or at nominal premium (depending on the development parameters of the sites concerned). These resources were the substantial support given to HFA.

- (ii) A public forum would be held at 10:00 a.m. on 8 November. Members and members of the public were welcome.

35. Mr Frederick YU added that the public forum would be held at the City Gallery of the PlanD next to the Hong Kong City Hall. Members could visit www.hfc.org.hk/hape for details.

36. The Chairman concluded that SSPDC noted DEVB's arrangements for the establishment of HFA and Phase II PE. SSPDC supported the establishment of the HFA by the Government and looked forward to the development of a 300-m long harbourfront in SSPD under the lead of HFA. According to the current planning, a harbourfront promenade would be developed in SSPD. As the management of the promenade by HFA would facilitate more effective planning of corresponding arrangements, he requested DEVB to consider Members' views and engaged SSPDC in the future work of HFA.

37. Mr Frederick YU called on the Members who wished to express further views to fill in the public engagement form.

(b) Resumption of the Private Land at Kowloon Road/Kiu Yam Street of SSP, Kowloon for the Roll-out of Urban Renewal Authority's Development Project No. DL-4:SSP (SSPDC Paper 189/14)

38. The Chairman welcomed the representatives of the Lands Department ("LandsD") and the Urban Renewal Authority ("URA") to the meeting.

39. Mr Edward AU presented Paper 189/14.

40. Mr LEUNG Kam-chau added the following information:

- (i) Of the 79 affected privately-owned interests, the number of owners who had accepted the conditional acquisition offers of URA had increased to 66. URA would proactively continue the acquisition of the remaining interests. The owners might, as necessary, request URA to make acquisition offers based on more updated property valuations;
- (ii) The owners of property interests who had not yet accepted the acquisition offers involved 29 domestic households and two shop operators. Among the domestic households, 20 had expressed wishes to be rehoused to units

provided by the Hong Kong Housing Authority or the Hong Kong Housing Society whilst the other nine households requested cash compensation. URA would follow up the arrangements for rehousing or ex gratia payment after the notice of resumption was gazetted.

41. Mr Aaron LAM indicated that the redevelopment project concerned was located in his constituency and some local residents had strived for redevelopment for as long as three years, so residents were glad to hear that the project could eventually be put into implementation. However, he had recently received a number of requests for assistance from residents living in sub-divided units (“SDUs”) at the above location owned by investors who had not yet accepted URA’s acquisition offers. As most of the residents had moved out, many building maintenance matters, such as water leakage, were left unattended. He requested URA to pay attention to the matter concerned and assist residents eligible for public rental housing to be rehoused as soon as possible.

42. Mr Vincent CHENG raised the following views and enquiries: (i) the redevelopment project was initiated by owners under the Demand-led Redevelopment Project Pilot Scheme (“Demand-led Scheme”), which was more efficient than URA’s previous redevelopment approach. The Demand-led Scheme had been well received by owners since its implementation. He hoped that URA would continue to optimise the scheme so as to benefit more owners and residents; (ii) given that many tenant rehousing issues had yet to be resolved at the moment, he requested URA to state how it would assist the tenants concerned after SSPDC had endorsed the project and before the land was formally resumed, and how the matter would be followed up after the reversion of the land to the Government.

43. Mr LEUNG Kam-chau gave a consolidated response as follows:

- (i) Water seepage was mostly caused by water leakage from upper floors. If the property on the upper floor, which was the source of water seepage, had not yet been acquired by URA, the owner still had to be responsible for maintenance as URA did not have any interests in the property yet. If URA had acquired the property, it would assign staff of the property management department to follow up the matter after ascertaining the cause of water seepage. Members were welcome to refer complaints about water seepage to URA for information or follow-up.
- (ii) URA would proactively negotiate with the owners after the notice of resumption was gazetted and incentivise owners to accept URA’s acquisition

offers with property valuations that were close to market prices. If URA failed to acquire the properties before the reversion of the land to the Government, LandsD would, after the resumption of land, make statutory compensation offers to the owners based on the properties' open market values on the day of land reversion.

44. Mr CHAN Keng-chau raised the following views and enquiries: (i) while the Demand-led Scheme was generally well received by residents, there had been a number of complaints about URA's handling of compensation to non-domestic owners, such as the gap between compensation amounts and market values for ground floor shops, and the lack of the "shop-for-shop" option; (ii) a well-established set of standards was in place for making offers on the Home Purchase Allowance for households. He requested URA to give an account of the valuation method for shops.

45. Mr SO Ngai-long gave a supplementary reply as follows:

- (i) The Demand-led Scheme was a pilot redevelopment approach implemented by URA based on the Urban Renewal Strategy ("URS") issued by the Government in February 2011. The Steering Committee on URS Review had carried out consultations on the "flat-for-flat" and "shop-for-shop" proposals when reviewing the URS.
- (ii) After extensive consultation and discussion, the Steering Committee on URS Review confirmed that the "flat-for-flat" option was technically feasible. At present, eligible owner-occupiers could choose the "flat-for-flat" option. However, as the "shop-for-shop" option was more technically complicated, URA would continue to acquire property interests of shops by allowance in addition to the market value of shops. Shop operators could seek help from URA if they encounter difficulties in relocation.

46. The Chairman concluded that SSPDC did not object to URA's development project at Kowloon Road/Kiu Yam Street, but urged URA to keep an eye on the structural safety and hygiene conditions of buildings during the implementation of the project, and to maintain good communication with owners and residents so as to handle acquisition properly.

(c) Resumption of the private land at Tung Chau Street/Kweilin Street of SSP, Kowloon for the roll-out of URA's Demand-led Renewal Project No. DL-5:SSP(SSPDC Paper

190/14)

47. Ms Ritz LEE presented Paper 190/14.

48. Mr Kelvin CHUNG added the following information:

- (i) Of the 171 affected privately-owned interests, the number of owners who had accepted the conditional acquisition offers of URA had increased to 151. At present, there were only 10 residential units upstairs and 10 ground floor shops that had not been acquired.
- (ii) The rehousing arrangement and ex gratia compensation of about 50 households in property interests that had not been acquired by URA were pending. URA would follow up the compensation and rehousing arrangement after the notice of land resumption notice was gazetted.

49. The Chairman said that the Secretariat had circulated the letter from the Society for Community Organisation to Members in the afternoon of 3 November. The letter was mainly about the appeal from the residents on the rooftop of Tung Chau Building at 280 Tung Chau Street to Members to endorse the resumption of land initiated by URA. They also urged URA to assist in rehousing and offer compensation to them as early as possible.

50. Ms LAU Pui-yuk raised the following views and enquiries: (i) many residents of old buildings expected that URA would continue to carry out urban renewal by adopting the Demand-led Scheme. Residents concerned were pleased to note that the renewal project had reached the final stage; (ii) there were still a number of ground floor shop owners and flat owners who had not accepted the acquisition offers. In respect of the acquisition offer made for ground floor shops, the valuation could differ by 70% to 80% for adjoining shops. She asked URA to explain the reasons for that; (iii) many SDU households hoped that URA would complete the acquisition and assist them to move into public housing as soon as possible. She urged URA to negotiate proactively with property owners so as to improve the living environment of SDU households.

51. Mr WAI Woon-nam raised the following views and enquiries: (i) there were many residential units and SDUs in Tung Chau Building, thus URA had to allow an adequate number of public rental housing units for eligible affected tenants. He asked URA to request from the Hong Kong Housing Authority units in the same district for rehousing purpose; (ii) apart from proper handling of tenants inside the building, URA had to pay special attention to the ownership issue of rooftop households. URA's usual practice was

to provide rooftop households with ex gratia compensation instead of public rental housing units. He hoped that URA would humanely handle rooftop households' conflicts and arrange compassionate rehousing for households with genuine hardships; (iii) with the gradual moving out of households in Tung Chau Building, rodent infestation of the building had become more and more serious. He asked URA to maintain communication with relevant departments, with a view to improving the hygiene conditions of the building and the surrounding areas before formal clearance; (iv) he asked URA to provide a timetable for the new round of Demand-led Scheme.

52. Mr Kelvin CHUNG gave a supplementary reply as follows:

- (i) The information about the specific acquisition price for individual shops was unavailable for the time being. However, URA had different criteria in setting the acquisition price of commercial properties depending on whether the properties were for owner-occupation. Thus the compensation for adjoining shops might be different.
- (ii) URA would continue to acquire shops and upstairs properties proactively, in particular rooftop properties, prior to the reversion of the land to the Government.
- (iii) The number of public housing units provided by the Housing Authority to URA at present was sufficient to meet the needs of residents affected by the renewal project.
- (iv) URA attached great importance to the rehousing issue of rooftop tenants and would provide appropriate assistance to them having regard to individual circumstances. However, there would be difficulties in the rehousing arrangement if rooftop tenants were required to leave by owners before URA acquired the rooftop or the land reverted to the Government.
- (v) URA was concerned about the environmental hygiene conditions of the site in the renewal project and would report the matter to the Food and Environmental Hygiene Department ("FEHD") for follow-up when appropriate.

53. Mr SO Ngai-long added that the subsequent to the announcement in the Policy Address in January 2014 about the need to review the Demand-led Scheme, URA immediately started a comprehensive review and the review was near completion. URA

could probably announce the findings of the review and other latest news by 2014.

54. Mr WAI Woon-nam said that BD would make temporary rehousing arrangement for affected rooftop occupiers when taking enforcement action against illegal rooftop structures. He requested URA to undertake to tackle the rehousing issue of the rooftop occupiers properly.

55. Mr Kelvin CHUNG added that the rooftop occupiers concerned would be defined as occupiers affected by the redevelopment and had the identity as general occupiers upon formal land resumption by LandsD. URA would arrange rehousing for the occupiers concerned according to the established policy, including providing public housing units for eligible residents if they wished.

56. The Chairman concluded that SSPDC did not object to URA's development project at Tung Chau Street/Kweilin Street, but he urged URA to consider Members' suggestions in implementing the project, maintain good communication with residents and handle acquisition properly.

(d) Request to add more Coin Collection Mobile Kiosk Serving Points (SSPDC Paper 191/14)

57. Mr Vincent CHENG presented Paper 191/14.

58. The Chairman said that the Secretariat had invited the Hong Kong Monetary Authority ("HKMA") to send representatives to attend the meeting but HKMA was unable to spare staff to do so. The Chairman asked Members to refer to the HKMA's response in Paper 212/14.

59. Mr CHAN Keng-chau pointed out that as some street traders refused to accept 10-cent and 20-cent coins, members of the public could only take heavy coins to the Coin Carts at Fu Cheong Estate or Hoi Lai Estate for exchange. He hoped that HKMA could be considerate of the elderly and provide Coin Carts in densely populated areas such as Lai Kok Estate and Po On Road Market.

60. Mr CHAN Wai-ming raised the following views and suggestions: (i) the Coin Collection Programme ("the Programme") of HKMA was intended to benefit the public, but HKMA did not take into consideration factors such as pedestrian flow and provided the service only in certain areas; (ii) HKMA or the relevant organisations should comprehensively consider extending the service coverage to benefit more members of the public in future schemes; (iii) noting that HKMA would revise the service in September

2016 at the earliest, he hoped that HKMA could take the initiative to improve and extend the service.

61. Mr CHUM Tak-shing said that the programme was aimed at benefiting the public, but he wondered if the Coin Cart should be stationed at the same place every day. He was strongly discontented with the fact that there were departments again refused to send representatives to attend DC meetings.

62. Mr LEE Wing-man raised the following views and enquiries: (i) he supported the paper; (ii) as the Coin Carts provided service only at two waterfront housing estates at present, he asked whether HKMA would accede to the public's request by providing Coin Carts in other areas such as SSP East and Central; (iii) he enquired about the feasibility to provide coin collection machines at government facilities such as government offices so as to benefit more members of the public.

63. Ms Carman NG raised the following views: (i) HKMA should have consulted SSPDC about the service locations and hours of the Coin Carts; (ii) currently, the Coin Carts served mainly the reclamation area where SSP East was not covered; (iii) as far as she could remember, HKMA had never attended any SSPDC meeting; (iv) she asked the Secretariat to relay to HKMA the public's aspirations for additional Coin Carts, given that fewer and fewer shops were willing to accept coins.

64. Mr TSUNG Po-shan raised the following views and suggestions: (i) the Programme was originally intended to benefit the public, but the problems with implementation had made it failed to benefit the public; (ii) in devising a similar programme in future, HKMA or the agency concerned should consult SSPDC; (iii) there was room for improvement for both the service locations and hours of the Coin Carts, and it was considered too long to try out the Programme for two years; (iv) he requested HKMA to consider providing service points in densely-populated areas such as public housing estates, shortening the number of days of operating the Coin Carts at the same location and launching extensive publicity activities to benefit more people.

65. Mr LEUNG Man-kwong raised the following views: (i) the service locations of the Coin Carts were far from convenient; (ii) the public was not aware of the service hours of the Coin Carts due to inadequate publicity of the Programme in the district; (iii) he hoped that HKMA could take particular note of the exchange of a large quantity of coins at the Coin Carts in one go, which might result in longer waiting time for other users or even disputes.

66. Ms LAU Pui-yuk raised the following views and suggestions: (i) the service locations of the Coin Carts were quite remote and failed to cover the entire SSP District; (ii) the publicity of the Programme was inadequate; (iii) HKMA should send representatives to the meeting to take heed of the views of SSPDC; (iv) she urged HKMA to review the Programme and fully implement coin recycling as soon as possible, to refine the Programme as necessary and allocate additional resources in a bid to shorten the duration of the Programme and cover other areas with higher pedestrian flow in the district.

67. The Chairman concluded as follows: (i) HKMA had performed unsatisfactorily in its publicity work in the district and the selection of operation locations of the Coin Carts without due regard to areas with high pedestrian flow in the district, such as public housing estates and government offices; (ii) it was suggested that HKMA could discuss with LCSD to better utilise the unused time slots of mobile library service points; (iii) SSPDC suggested the provision of services at different locations and times on a rotation basis so as to increase the operation locations and extend the service coverage of the Coin Carts, as well as the early dissemination of clear information to the public; (iv) the Secretariat was asked to relay Members' views to HKMA for its perusal and follow-up action.

(e) Traffic and pedestrian safety issues, and noise nuisance of Ching Cheung Road near Nob Hill (SSPDC Paper 192/14)

68. The Chairman welcomed the representatives of the Transport Department ("TD") and the Hong Kong Police Force ("HKPF") to the meeting. He indicated that the issues had been followed up by the Follow-up Meeting for Noise Mitigation since discussion at SSPDC in 2012.

69. Mr Ambrose CHEUNG distributed the supplementary information to Paper 192/14 and then gave a PowerPoint presentation on the paper and the supplementary information as follows:

- (i) The accidents previously occurred at the section of Ching Cheung Road near Nob Hill had caused serious traffic obstruction. To ensure the safety of motorists and pedestrians, the Projects Section of TD should take the opinion of SSPDC into account and proactively follow up the matter.
- (ii) As shown in the PowerPoint, the accidents occurred at the aforesaid road section in recent years included: (i) on 22 October 2012, a container truck heading for Kwai Chung wrecked and its containers collapsed on the adjacent lane; (ii) on 18 July 2014, a driver of a container truck on Ching

Cheung Road heading for Tsuen Wan was thrown out of the truck and the unmanned truck rushed 600 metres forward; (iii) on 27 July 2014, a private car lost control and spun on the road.

- (iii) A serious accident occurred at the bend of the aforesaid road section in 2000 caused one death and eight injuries and there were two other fatal accidents in 2008. He presented with PowerPoint the traffic accidents occurred during the periods from 2009 to 2013 and from 1 April to 31 October 2014.
- (iv) In June 2012, SSPDC clearly requested TD to keep an eye on and improve the road safety at the road sections concerned. From the safety perspective, speed enforcement cameras (“SECs”) could help deter unlawful acts such as speeding, illegal motor racing and careless driving.
- (v) At the SSPDC meeting in June 2012, the representatives of HKPF agreed that SECs could produce a certain deterrent effect and suggested TD install SECs at the road sections concerned as soon as possible. At the Follow-up Meeting for Noise Mitigation in 2014, HKPF pointed out that combating illegal motor racing and speeding had been listed as one of its prime duties by the Commissioner of Police.
- (vi) The last two slides showed the data mentioned by HKPF and TD. The number of speeding cases recorded on Ching Cheung Road in 2013 and in the first half of 2014 was several times higher than that on Lung Cheung Road. The number of fatal traffic accidents recorded on Ching Cheung Road from 2010 to the first half of 2014 was also higher than that on Lung Cheung Road. According to the statistics of traffic accidents over the past five years provided by TD, the number of traffic accidents had increased drastically but none of them was caused by speeding.
- (vii) The issue had been discussed for around two years already, yet there was no practicable solution. Although representatives of TD had submitted an investigation report a day before the meeting, he would like to know the data collected between June 2012 and February 2014.
- (viii) The representatives of the Department reiterated that since the traffic accidents occurred at the aforesaid location were not related to speeding, it was not necessary to install SECs there. However, the Department did not submit any feasible counterproposals from June 2012 to July 2014. He

hoped that the Department would put forward concrete and feasible improvement measures.

70. Mr Marco TAI responded that the aforesaid road sections were traffic accident black spots. At present, the Road Safety and Standards Division of TD was formulating proposals to enhance road safety at the locations concerned.

71. Ms Cynthia Kwok responded as follows:

- (i) TD had to determine whether or not to install SECs in accordance with a set of established criteria, for example, whether the traffic accidents occurred at the road section concerned were related to speeding or whether speeding was serious at the road section concerned. Upon discussion with HKPF, TD considered that traffic accidents occurred at the section of Ching Cheung Road outside Nob Hill were not directly related to speeding and that speeding was not common there. Therefore, TD had no plan to install additional SECs at the location concerned for the time being.
- (ii) She believed that the existing SECs installed at around 1.5 kilometres east of Nob Hill and in its west were effective in deterring speeding at Ching Cheung Road.

72. Mr Bruce LAI responded that various operations were conducted at the road section concerned regularly by the Kowloon West Traffic Unit to combat speeding. Apart from the two fixed SECs installed at the locations concerned to deter speeding, the HKPF also conducted radar operations, set up road blocks and launch undercover operations to carry out speed enforcement operations at irregular intervals. HKPF would continue to take enforcement action to combat speeding in future.

73. Mr Joe LEUNG responded that EPD also attached great importance to safe driving and had jointly distributed leaflets with TD to call on motorists to develop a good driving habit. Motorists were especially reminded to pay attention to vehicle maintenance, with a view to reducing the number of traffic accidents. The leaflets had also been made available to the public on the websites of EPD and TD.

74. The Chairman asked the government representatives if they had anything to supplement about the number of traffic accidents reported above by Member.

75. Mr Bruce LAI responded that the two SECs installed in the vicinity of Ching

Cheung Road detected a total of 11 673 cases of illegal speeding in 2012, 7 559 cases in 2013 and 5 229 cases between January and September 2014. The complaints received by the Police concerning Ching Cheung Road were mostly related to speeding and vehicle noise: one case in 2012, five cases in 2013 and four cases between January and September 2014.

76. Mr SHUM Siu-hung raised the following views: (i) many motorists knew that SECs were installed at the westbound Ching Cheung Road near the Caritas Medical Centre, thus they would start to slow down when they were approaching the location. However, the location was quite far away from the section of Ching Cheung Road off Nob Hill. In addition, there was a steep ramp at Nob Hill. It was more likely for motorists to accelerate at the location and thus SECs mentioned above were not effective in deterring speeding behaviour at the road section; (ii) although the Department pointed out that speeding was not the cause of traffic accidents on Ching Cheung Road, speeding directly correlated with the severity of traffic accidents or else there was no need to set a speed limit for all roads in Hong Kong; (iii) the Follow up Meeting for Noise Mitigation had discussed the noise problem at Kwai Chung Road Flyover and West Kowloon Corridor and hoped to know whether the proposal to retrofit noise barriers at part of Kwai Chung Road Flyover was feasible.

77. Mr CHAN Keng-chau raised the following views and enquiries: (i) he wondered why the Department set a limit on the vehicular speed if speeding was not the cause of traffic accidents on Ching Cheung Road; (ii) speeding was supposed to be one of the main causes of traffic accidents; (iii) he asked what specific improvement proposals the department had in place.

78. Mr NG Kwai-hung raised the following views: (i) there were both ramps and bends on Ching Cheung Road, and traffic accidents were likely to occur; (ii) the traffic signs on the road section were not clear enough. As a result, motorists might have to change to another lane suddenly and this would give rise to danger; (iii) SECs installed near the Caritas Medical Centre were quite far away from Nob Hill. He hoped the Department could study feasible improvement measures to reduce traffic accidents and traffic noise.

79. Mr Marco TAI responded that TD was considering adding signs on the road section concerned, such as adding sharp deviation signs on the Sha Tin-bound Ching Cheung Road to remind motorists to reduce speed.

80. Ms Cynthia KWOK responded that TD understood that speeding correlated with traffic accidents to a certain degree. Since the situation of speeding on the section of

Ching Cheung Road off Nob Hill was not serious, installing additional SECs was not an effective solution to the problem. TD would not consider installing SECs on the road section for the time being.

81. Mr Joe LEUNG responded that the Government had thoroughly reviewed whether there was space to retrofit traffic noise mitigation facilities on the section of Ching Cheung Road off Nob Hill having regard to the request of residents and Members. However, the Ching Cheung Road Flyover did not have sufficient structural capability to support noise barriers as it had been built for a number of years. Thus a free-standing structure must be constructed to provide support for noise barriers. Nevertheless, there was insufficient space to construct the required free-standing structure on the section of King Lai Path between Nob Hill and Ching Cheung Road and thus the proposal was technically infeasible. In order to reduce noise impact on nearby residents, the Highways Department (“HyD”) had surfaced low noise material on the section of Ching Cheung Road off Nob Hill since 2004 and replaced the expansion joints of the road section concerned. HyD would continue to monitor the road situation and would resurface the road and carry out maintenance of the expansion joint when necessary.

82. Mr Bruce LAI responded that SECs were installed at eight locations in West Kowloon. Data showed that an average of a few hundred to around 3 000 cases of speeding cases were recorded between January and September 2014. Comparatively speaking, the number of cases recorded by the two SECs on eastbound and westbound Ching Cheung Road was not the highest but was still on the high side.

83. Mr Ambrose CHEUNG raised the following enquiries and views: (i) TD had responsibility for reviewing the safety of the road section with other relevant departments; (ii) he hoped the Department could explain why it did not propose any road safety improvement measures for the above traffic black spots from June 2012 to July 2014; (iii) the number of speeding cases recorded on Ching Cheung Road between 2012 and 2014 was very high, compared to the numbers recorded at other locations in West Kowloon. If TD considered that the traffic accidents at the road section concerned were not related to speeding, it should explain the causes of traffic accidents at the road section with supporting evidence.

84. Mr YAN Kai-wing worried about the traffic safety of the road section. He pointed out that there were upramps, downramps and bends at the road section. The speed of vehicles tended to be high at downramps and bends and therefore accidents were likely to occur. In addition, many large vehicles would use that road section. He considered that the installation of SECs could enhance deterrent effect against speeding.

85. Mr SHUM Siu-hung pressed the Department about the feasibility of retrofitting noise barriers at part of the Kwai Chung Road Flyover.

86. Mr WONG Tat-tung raised the following enquiries: (i) if the traffic accidents occurred at the road section were not caused by speeding, he hoped that TD would give an account of the accidents; (ii) he asked what improvements could be made to the road design of the section.

87. Mr Joe LEUNG responded as follows:

- (i) The Government had been concerned about the noise problem in SSP District and noted the public concern over the traffic noise arising from the Kwai Chung Road Flyover in Mei Foo. The relevant departments, such as EPD, HyD and TD, had repeatedly reviewed the situation of the Kwai Chung Road Flyover in Mei Foo and its vicinity and updated Members on the situation. As the Kwai Chung Road Flyover in Mei Foo had been built for over 40 years, it could not bear the extra load brought about by the retrofitting of noise barriers or enclosures. Neither was there enough space to accommodate a free-standing structure for erecting noise barriers along the flyover. Moreover, the provision of noise barriers would be subject to fire fighting and rescue constraints. Therefore, it was technically infeasible to retrofit noise barriers or enclosures at the Kwai Chung Road Flyover in Mei Foo.
- (ii) In view of Members' concern, EPD and the HyD again followed up the problem and explained the details to Members at the Follow-up Meeting for Noise Mitigation on 14 February. EPD together with HyD and TD would then conduct a site visit with Members on 30 April and explained to them at the scene again the site constraints. During the site visit, Members requested the departments to again examine and study the possibility of retrofitting noise barriers partially at the section of the Kwai Chung Road Flyover above the Mei Foo Sun Chuen Bus Terminus. EPD, HyD and TD would then reviewed the situation near the site again and found that there was no significant change compared to the situation before the assessment. Given that the constraints found during the assessment were still there, it was technically infeasible to retrofit noise barriers or enclosures at the Kwai Chung Road Flyover in Mei Foo. Nevertheless, HyD had surfaced suitable

road sections of the Kwai Chung Road Flyover in Mei Foo with low noise material to mitigate the traffic noise impact on residents in Mei Foo.

88. Mr Bruce LAI added that the data on speeding mentioned above at Ching Cheung Road were the total number of speeding cases recorded from the two SECs at both eastbound and westbound directions. According to the data collected from January to September 2014, SEC at the westbound Ching Cheung Road recorded about 3 000 cases while the one on the eastbound direction recorded about 1 800 cases.

89. Ms Cynthia KWOK responded that according to the data in the past five years, most of the traffic accidents were caused by vehicles changing lanes. She reiterated that TD would not consider the proposal if the traffic condition of the road section failed to meet the requirement for installing SECs.

90. Mr Marco TAI responded that TD was studying the proposal of installing more road signs at the road section. Moreover, it was working with the relevant departments to follow up the proposal.

91. Mr Ambrose CHEUNG raised the following views and enquiries: (i) he requested TD to provide the details in writing of the research undertaken since June 2012; (ii) he urged TD to submit a timetable for implementing the road improvement proposal; (iii) he requested TD to explain the real causes of the traffic accidents occurred at Ching Cheung Road as there was no SEC at the location to monitor the speed; (iv) TD should explain the ways to improve the road design so as to reduce the risk of traffic accidents; (v) he asked the Police to submit a written response on the speeding data mentioned above recorded by the speed enforcement cameras in SSP District; (vi) he requested that the supplementary information and PowerPoint slides tabled at the meeting be attached to SSPDC Paper 192/14 as the annex; (vii) he proposed to commission a technical consultant to analyse the situation of the site and work with the relevant departments to identify effective solutions to the problem; (viii) he enquired about the time required by the relevant departments to submit the relevant information.

92. The Chairman concluded that: (i) to enable SSPDC to have a better understanding of the existing situation of speeding on the road section concerned, the relevant departments were asked to submit a written response which clearly set out the data mentioned above within two weeks; (ii) TD was urged to explain in writing the causes of the traffic accidents occurred at Ching Cheung Road and submit feasible proposals; (iii) the relevant supplementary information and PowerPoint slides would be attached as the annex of the paper; (iv) the funding approval for commissioning a professional consultant to help

Members understand the situation, if needed, would be sought from the Transport Affairs Committee.

(f) Strong request for provision of public holiday general out-patient services for the Sham Shui Po District as soon as possible, with the annually-increased medical funding (SSPDC Paper 193/14)

93. The Chairman welcomed the representative of HA to the meeting.

94. Mr CHUM Tak-shing presented Paper 193/14.

95. Dr CHAN Chi-wai responded as follows:

- (i) The general out-patient (“GOP”) service of HA were primarily targeted at serving the underprivileged groups, including the elderly, the low-income group and the chronically ill, and also episodic disease patients with relatively mild symptoms and chronic disease patients with stable medical conditions.
- (ii) In response to the demand of the residents in the Kowloon West Cluster and SSP for GOP service, HA had been closely monitoring the utilisation of GOP service and had drastically increased the quota for consultation of the Kowloon West Cluster, in which most of the increased quota was allocated to the general out-patient clinics (“GOPCs”) in SSP District.
- (iii) With the completion of the interior improvement works of the West Kowloon GOPC in 2012 and the relocation of GOP service of the Caritas Medical Centre to Wai Ming Block in March 2014, HA hoped to streamline patient flow and improve the clinic environment.
- (iv) The number of chronic disease patients increased at a rate of 7% to 8% per annum, which had exerted pressure on GOP service to a certain degree. Therefore, HA implemented a series of strengthened chronic disease management programme in the hope of allocating more consultation quotas for episodic disease patients by reducing the risk of complications and the need for consultation of chronic disease patients.
- (v) HA was facing the problem of manpower shortage. Although it was estimated that the number of medical graduates would increase in the coming

few years, the number of graduates becoming family physician was unknown. Furthermore, medical graduates were required to receive three years of training before they could register as medical practitioners. HA had made every effort to recruit staff, but it was expected that the problem of manpower shortage could not be solved in the near future.

- (vi) He thanked Members for supporting HA's plan of providing GOP service in the new government office building in Cheung Sha Wan, which would lay a solid foundation for the development of primary care services. The plan was still at the preliminary planning stage. It was estimated that the new government office building would open after 2020 to meet the future population growth in SSP District and the needs of chronic disease patients.
- (vii) HA had been discussing the introduction of GOP service during statutory holidays and public holidays. It would continue to consider and review the need for medical development and the utilisation of the services in each district in order to effectively use the resources to satisfy the demand for primary care services.

96. Mr SHUM Siu-hung declared interest that his wife was an employee of HA. He then raised the following views and enquiries: (i) patients seeking cross-district medical treatment would allow germs to spread in the community, which might pose unnecessary risks to other members of the public. He hoped that HA would face up to the problem concerned; (ii) he hoped HA could review the location and the distribution of holiday GOPCs. He said that there were two holiday GOPCs in Wong Tai Sin, but Kowloon City, SSP and Yau Tsim Mong with a population of over one million was served only by the Yau Ma Tei Jockey club GOPC; (iii) he requested HA to provide concrete data to explain the rationale for the present distribution of holiday GOPCs; (iv) among the patients visiting the Accident and Emergency Department ("A&E") of the Caritas Medical Centre and the Princess Margaret Hospital during holidays, how many were diverted to GOPCs; (v) the grassroots would generally choose to visit A&E or to delay in seeking medical treatment during holidays instead of consulting private doctors. Thus, providing holiday GOP service would not increase the number of patients and the need for the service; (vi) he would like to know the present situation of employing private doctors as part-time doctors of public hospitals and clinics.

97. Mr CHUM Tak-shing raised the following views and enquiries: (i) the problem of the medical service in SSPD lay in the uneven distribution but not insufficiency of GOP service. There were no holiday GOPCs in SSPD but there were two in some districts.

He would like to know if the distribution of holiday GOPCs met the planning standards; (ii) the government budget on health and medical service increased every year, but the resources spent on GOPCs did not increase accordingly. He urged HA to allocate resources in a more effective manner to satisfy the healthcare needs of the grassroots; (iii) what measures HA had in place to solve the problem of manpower shortage in short to medium term.

98. Ms LAU Pui-yuk raised the following views and suggestions: (i) the Democratic Alliance for the Betterment and Progress of Hong Kong had repeatedly requested HA through various channels to provide extended evening and holiday GOP service in the district. She was disappointed that HA did not give the request due consideration; (ii) she suggested HA provide GOP services in the new government office building in Cheung Sha Wan and make necessary allocation in manpower and resources to cope with the future demand for medical services generated by population growth and aging problem in the district.

99. Mr WONG Tat-tung said that HA had been using reasons such as the principle of priorities and insufficient resources to respond to the request for evening and holiday GOP service in SSPD. With the ever-growing population of SSPD in future, he hoped that HA could provide a detailed planning schedule to meet the future healthcare service demand of the residents in the district.

100. Mr WAI Woon-nam raised the following views and suggestions: (i) residents in SSPD were greatly inconvenienced by the uneven distribution of holiday GOPCs because they had to seek cross-district medical treatment during holidays; (ii) although the expenditure on medicine and health had increased by several billions over the past few years, the resources available for GOP service had not increased correspondingly; (iii) with the ever-growing population of SSPD, it was expected that the demand for medical service would increase. It was therefore high time for HA to plan accordingly by developing medical facilities. He hoped that the representatives of HA would relay Members' opinions to their Head Office.

101. Ms Carman NG raised the following views and suggestions: (i) since residents in the district had strong demand for GOP service during statutory and public holidays, she hoped that HA would seize the opportunity arising from the construction of the new government office building in Cheung Sha Wan and the relocation of Shek Kip Mei Health Centre to provide extended evening and holiday GOP services; (ii) apart from the future population growth in the district, the grassroots elderly persons who had exhausted their health care vouchers would also seek medical treatment at GOPCs. Therefore, she

suggested HA undertake a detailed planning as soon as possible to cope with the demand for GOP service in the district.

102. Mr TSUNG Po-shan raised the following views and suggestions: (i) if the grass-roots could not seek medical treatment at GOPCs during holidays, they were likely to switch to A&E or even delay treatment, which would in turn increase the burden on the healthcare system; (ii) providing statutory and public holiday GOP service could reduce the pressure on A&E by diverting patients with less severe condition to GOPCs, thereby benefiting both the public and HA; (iii) he suggested HA allocate internal resources flexibly to provide holiday and public holiday GOP service for residents in SSPD.

103. Mr CHAN Keng-chau raised the following views and enquiries: (i) with the successive completion of public housing estates in SSPD, the population was expected to exceed 500 000. He hoped that the departments concerned would prepare for the various needs arising from population growth in the district as soon as possible; (ii) some members of the working population only had time to seek medical treatment during holidays; some members of the grassroots would seek medical treatment only after holidays, which had put pressure on day GOPCs; (iii) he wished to know if it was feasible to provide holiday GOP service by deploying manpower from day GOP service.

104. Dr YIU Yuk-kwan gave a consolidated response as follows:

- (i) In order to cope with residents' demand for medical services in SSPD, HA would take the future population growth in various districts into consideration and allocate existing resources with its utmost efforts when carrying out planning.
- (ii) HA allocated resources to the improvement works of West Kowloon GOPC and the expansion of Caritas Medical Centre to increase the number of consultation rooms and their consultation capacity. In addition, the consultation capacity of other GOPCs in the district had also increased.
- (iii) Since there were quite a number of elderly people in SSPD and many of them had chronic illness, HA increased the proportion of consultation capacity for patients with chronic illness and allocated more resources to GOP service according to priority.
- (iv) HA had endeavoured to solve the problem of shortage of manpower. For example, in order to fill the vacancies, HA employed retired doctors to serve

on a part-time basis and enhanced the flexibility of the part-time working hours of private practitioners. Moreover, the number of medical graduates would increase in the coming years. HA would deploy manpower through prioritisation.

- (v) Since the consultation capacity of existing day GOP service was already unable to meet the residents' demand in the district, it would be difficult to a certain extent to reallocate manpower from day GOP service to provide holiday GOP service.
- (vi) HA had been mindful of relaying Members' opinions on the relocation of Shek Kip Mei Health Centre to the Food and Health Bureau. It would continue to consider residents' demand for GOP service in respect of infrastructure planning and would review the resources required for future planning and development with a view to coping with future population growth in the district.

105. Dr CHAN Chi-wai gave a consolidated response as follows:

- (i) HA would arrange more staff members to be on duty around holidays to provide GOP service so as to handle the cases accumulated during holidays and allow the public to seek medical treatment in advance before holidays.
- (ii) Upon increase of consultation capacity of West Kowloon GOPC, the consultation capacity reserved for the elderly had not been exhausted.

106. Mr WONG Tat-tung enquired of HA whether it had drawn up any schedule for the introduction of public holiday GOP service in SSPD.

107. Mr WAI Woon-nam raised the following views: (i) he hoped that the representatives would convey Members' requests to HA; (ii) since no progress had been made on the relocation of Shek Kip Mei Health Centre although after several years of discussion, he hoped that the representative of HA would reflect the residents' strong demand for holiday GOP service to HA.

108. Mr CHUM Tak-shing raised the following enquiries: (i) he hoped that HA would provide information about the resources required for the provision of a holiday GOPC in SSPD; (ii) he asked whether HA could make the request for holiday GOP service in SSPD as a regular item for discussion at the meetings of HA.

109. Mr Joseph HUI gave a consolidated response as follows:

- (i) HA would prepare the budget required for the work of the next two to three years and applied for funding from the Government through the formulation of an Annual Plan. HA would take the overall development of the community into consideration in the planning process so as to provide all-round service for the grassroots in the district. HA would also provide a range of community medical services on a priority basis having regard to the demand for service brought by population growth.
- (ii) HA would study the views of Members in depth and would explore the feasibility of incorporating the provision of holiday GOP service into the Annual Plan.
- (iii) If HA finally decided to incorporate the provision of public holiday GOP service into the Annual Plan, it would quantify the resources required and prepare a budget for the proposal concerned. The relevant data was not available for the time being.

110. Mr WONG Tat-tung suggested HA commence the planning process and draw up a timetable for the introduction of holiday GOP service in SSPD as soon as possible to facilitate early co-ordination with relevant departments and release of suitable sites for clinic construction.

111. The Chairman concluded by asking HA to seriously consider the views of Members to introduce holiday GOP service in SSPD early to benefit residents.

(g) Objection against the intrusive revisions to the Well-off Tenants Policy by Housing Authority plead for prompt development of more Home Ownership Scheme units so as to provide tenants with way out (SSPDC Paper 194/14)

112. The Chairman welcomed the representative of HD to the meeting.

113. Mr Chum Tak-shing presented paper 194/14.

114. Mr WONG Yuet-chung gave a consolidated response as follows:

- (i) The commonly known “Well-off Tenants Policies” were in fact the Housing Subsidy Policy (“HSP”) and the Policy on Safeguarding Rational Allocation of Public Housing Resources (“SRA”) implemented by HA.
- (ii) Under the existing HSP, households living in public rental housing (“PRH”) for ten years were required to declare their household income, and thereafter biennially. Those with a household income exceeding the corresponding Subsidy Income Limits had to pay 1.5 times or double net rent plus rates as appropriate.
- (iii) Under the existing SRA, households paying double net rent plus rates had to declare their assets biennially. Those with total household income and net assets value both exceeding the prescribed income and net assets limits were required to vacate their PRH flats.
- (iv) The Government formed the Long Term Housing Strategy Steering Committee (“LTHSSC”) in 2012 to make recommendations on the long term housing strategy of Hong Kong for the future ten years. LTHSSC conducted a three-month consultation subsequently in September 2013 to collect the views of the public on long term housing strategy.
- (v) LTHSSC published the consultation report concerned in February 2014. The report stated that the public generally supported its recommendations to maximise the rational use of PRH resources. The Director of Audit’s Report No. 61 and the Public Accounts Committee of the Legislative Council also had similar views.
- (vi) Among the respondents who had submitted comments to LTHSSC, some were for the tightening of the “Well-off Tenants Policies” while some had reservations about the proposal concerned. They thought that such a change would drive the grown-up children of tenants to move out, which was contrary to the Government’s policy to encourage young people to take care of the elderly at home.
- (vii) As there were divergent views on the tightening of the policy, HD had been considering the proposal concerned prudently. HD had discussed informally with the Subsidised Housing Committee (“SHC”) in July 2014 to exchange views preliminarily and SHC had conducted a discussion on the revised “Well-off Tenants Policies” subsequently on 14 October 2014.

Members had explored a number of revised proposals on that day but SHC had yet to make a decision as different proposals had their own merits and demerits. HD would continue to listen to the views of the public on the revised “Well-off Tenants Policies” and would reflect the views to the relevant divisions and policy bureaux.

- (viii) The “Well-off Tenants Policies” were revised to ensure the fair allocation of PRH resources. HD would consider encouraging well-off tenants to move out of PRH through less controversial means, such as purchase of Home Ownership Scheme (“HOS”) flats on Green Form status.
- (ix) HD would continue to expedite the construction of HOS flats and the target was to provide 8 000 HOS flats every year. As it took an average of seven years to complete a general public housing project, HD would strive to shorten the time required for the planning and construction of HOS flats.
- (x) The housing projects implemented on “spade ready sites” (i.e. sites which had been properly zoned for residential use, and sites which were resumed, cleared and formed, with adequate provision of infrastructure) took relatively less time. The time required to build a 40-storey residential building was about five years starting from the planning stage, including around one year for the fast-track planning and design stage, around half a year for tendering, as well as around three and a half years for foundation and construction works.
- (xi) HA would optimise and streamline the administrative procedures of the tendering and construction processes and bring in advanced building technology and equipment, including to proactively explore the extended use of prefabricated components and to procure building materials and components that were more ready to use, so that less assembly time and construction workers were required, thereby shortening the construction period.
- (xii) To conclude, the crux in expediting the construction of HOS flats lay in the availability of “spade ready sites” for development and the required manpower resources. HD would continue to solicit the support of various DCs to expedite the preparation and construction of housing projects to increase supply.

115. Mr LEUNG Yau-fong raised the following views: (i) the “Well-off Tenants Policies” was indeed a disturbance to the people. After all, the LTHSSC proposed the review as a result of the Government’s cessation of HOS production and reduction of PRH production volume in the past few years. At present, the Government’s policies already appeared to be tilted in favour of private developers. Its move to try to require the PRH households to vacate their flats through administrative means simply could not hold water; (ii) although the review of the “Well-off Tenants Policies” had been shelved for the time being, he worried that the Government would reinitiate the review; (iii) it would be unfair to young people who had been waiting for a long time for PRH because they might become “well-off tenants” according to HD’s criteria when they finally moved in a PRH flat; (iv) under an environment where there were price hikes, HD should not regard the PRH residents who worked around the clock to increase their income as well-off tenants; (v) as there were inadequate opportunities for people to move up the social ladder, HD should not shake the solid foundation for housing in Hong Kong so as to avoid causing more annoyance to the community as a whole; (vi) in addition to increasing the construction of PRH, he asked HD to proactively study ways to improve the living environment of people who were on the waiting list.

116. Mr CHAN Keng-chau raised the following views: (i) the “Well-off Tenants Policies”, formulated in mid 90s, was meant to be an access to the social ladder. At that time, as the private property market was developing rapidly, many young people were willing to vacate their PRH flats; (ii) HD had maintained the seven-year housing production cycle for some time. As the current technology and building techniques were more sophisticated when compared with the past, he asked HD to continue reviewing the possibility of shortening the cycle; (iii) HD used to offer a discount rate of 55% for HOS flats. In this connection, he found it difficult to understand why the new HOS flats were sold at only 70% of the market price. Given the soaring property prices, the discount rate offered by HD was of little help to prospective home buyers; (iv) as HOS owners had to pay land premium to HD before they could sell their flats, HD was well positioned to offer a higher discount rate. In view of this, he asked HD to review the pricing policy.

117. Mr WAI Woon-nam raised the following views: (i) HD often probed the public’s bottom line on major policies. Although the review of the “Well-off Tenants Policies” had been shelved for the time being, he worried that the department would start the review later; (ii) HD should not shirk the responsibility of the low turnover of PRH flats to well-off tenants, causing division and disharmony among PRH residents; (iii) HD only used figures to define the criteria for well-off tenants. Some elderly people who had worked hard to raise their children and had some savings after retirement would arbitrarily be labelled as well-off tenants; (iv) to address the issue of well-off PRH tenants, HD should provide a

ladder for upward social mobility, such as encouraging the well-off PRH tenants to move to HOS flats; (v) HD had acknowledged that encouraging PRH residents to move to HOS flats was a suitable proposal for enhancing upward social mobility, but it had not promoted such development in the past few years. He wished that HD would finalise its policy to expedite HOS production.

118. Mr WONG Chi-yung raised the following views: (i) the Government should take into account the policy intent before studying the introduction of amendments to any policies. The original intention of the “Well-off Tenants Policies” was to encourage PRH households to surrender their flats when they could afford to take care of their own housing needs. Therefore, the household’s ability to pay the down payment (net assets value) and the monthly payment (income limit) for buying properties should be the factors to determine whether the households could surrender their PRH flats. However, LTHSSC suggested households move out of their flats when either their asset level or income had exceeded the limit. This was obviously contrary to the policy intent; (ii) under the proposal, retirees might be required to vacate their PRH flats after withdrawing their mandatory provident fund contributions or obtaining pensions as their asset might have exceeded the limit. They could only resort to renting a flat or could barely manage to buy a property; (iii) he asked HD to reflect SSPDC’s reservation about revising the “Well-off Tenants Policies” to the policy bureau, clearly reflecting that the proposal was against the Government’s intent of helping residents move upwards and leave wealth with the people by the HOS policy.

119. Mr LEUNG Man-kwong raised the following views: (i) as the media had wide coverage of the proposed amendments to the “Well-off Tenants Policies”, he believed that HD had noted the PRH residents’ discontent in the amendments; (ii) when reviewing the amendments, HD should seriously consider whether households paying double rent could afford buying properties in the private market. If HD only focused on lowering the income limit and increasing the penalty, it might lead to the unintended consequence of increasing the rent for PRH residents who could not afford buying properties in the private market. This would be of little help to increase the turnover of PRH flats; (iii) the number of households who were paying double rent accounted for less than 3% of the total households. Even if those flats were fully recovered, the waiting time could not be shortened significantly. He asked HD to consider the actual circumstances and the impacts on residents before proposing any amendments to the policy.

120. Mr WONG Tat-tung raised the following views: (i) while PRH tenants had different views towards the revised policy, he understood that government policies must balance the rights and interests of various stakeholders; (ii) the Government had been

facing a lot of difficulties in terms of identifying land for housing development. It was inevitable for the Department to consider revising the “Well-off Tenants Policies” amidst shortage of land supply and increasing demand for PRH. Nevertheless, the Department should pay attention to the extent of revision and the actual condition of individuals; (iii) he suggested the Government consider adjusting the threshold of application for HOS to ensure that PRH residents could move up to HOS in sequence; (iv) society should not provoke confrontation between property developers and PRH residents. In fact, land sale proceeds were a stable source of government revenue, which could facilitate the Government’s formulation of policies advantageous to the entire society, such as allocation of resources for PRH development.

121. Mr Bruce LI said that since the resources for PRH development originated from taxpayers, it was the Government’s responsibility to ensure the effective use of PRH resources. He agreed to the direction of revising the “Well-off Tenants Policies” but remarked that the Government should minimise the nuisance to the public arising from the revision. At the same time, the Government should increase HOS supply to enable tenants of PRH to move up the social ladder and improve their living quality.

122. Mr CHAN Wai-ming raised the following views: (i) the Government should think out of the box and should review and revise its policy in light of changes in society and times; (ii) the Government should have sufficient ancillary measures in place (e.g. providing more HOS flats) before revising important policies so as to avoid creating panic among residents. The Government would otherwise face enormous difficulty when promoting other controversial policies or making revisions in future.

123. Mr LEE Wing-man raised the following views: (i) he agreed to the direction of revising the “Well-off Tenants Policies”, but opined that the Department should take into account whether PRH residents who were considered well-off tenants could afford purchasing/renting private properties; (ii) since, at present, the crux of the housing problem was inadequate supply, the Government should proactively identify land for housing development to solve the problem; (iii) the Government should adopt measures to more proactively facilitate the turnover of PRH instead of targeting “well-off tenants”. Apart from increasing the supply of HOS and PRH, HOS flats should be offered at a competitive price; (iv) the Government could consider re-launching the Home Starter Loan Scheme to help the public to purchase home; (v) apart from the impact on PRH residents, HD should take into account the saturation level of private properties and even the housing situation of Hong Kong when studying policy revision. Since the monthly rent of sub-divided units could amount to as high as a few thousand dollars, hastily driving “well-off tenants” to the private rental market might heat up the rental market and thereby affecting the residents

living in sub-divided units.

124. Mr TSUNG Po-shan raised the following views: (i) the Department should consider whether the proposal was reasonable when studying the revision of “Well-off Tenants Policies” which had been implemented for a long period of time. The requirement of annual reporting of income would lead to an increase in administration expenses as well as causing nuisance to the public. In addition, tenants who had to return their units the next year because their income had exceeded the limit could hardly accumulate sufficient wealth for purchasing properties in the private market; (ii) he was dissatisfied with HD, for it had never conducted any district consultation before launching discussion on the revision. He requested HD to consult SSPDC to collect views from the district before proposing any major policy revisions in future.

125. Mr NG Kwai-hung raised the following views: (i) since PRH was a social welfare policy, the rents paid by PRH tenants were at a relatively low level that was basically unable to cover the operating expenditure of PRH. He appreciated the Government for promoting the turnover of PRH to enable needier people to move into PRH. However, any revision of welfare policy could hardly win public recognition; (ii) he agreed that the Government had responsibility for providing stable residence for the low-income group. He supported the revision of “Well-off Tenant Policies”, including adopting measures such as increasing the level of additional rent to ensure the effective use of PRH resources, so that tenants whose income and net asset value was on a par with the general level in society could make greater contribution to society.

126. Mr CHUM Tak-shing raised the following views: (i) the Department seldom took the initiative to revise the housing policy since it was a policy to preserve stability. He understood that under the downward trend of housing supply in recent years, the Department tried to revise the policy to accommodate the demand, for example, by tightening the policies on under-occupation households and well-off tenants etc. However, the Department had not comprehensively considered the actual situation and feelings of residents before taking action. As a result, many residents were affected by the policy revision before they had the chance to improve their living quality. He suggested the Department adopt a bottom-up approach to examine the problem by conducting an extensive consultation before revising the policies; (ii) HD should take all factors regarding the housing problem in Hong Kong into consideration when revising the housing policy. He proposed that the Department re-launch policies which were beneficial to the public, such as the Home Starter Loan Scheme, with a view to solving the problems of overcrowded households and additions; (iii) the Department should avoid only focusing on the present shortage of PRH and hastily revising the well-established housing policy.

127. Mr WONG Yuet-chung gave a consolidated response as follows:

- (i) He thanked Members for their views. HD would relay all collected views to the divisions and bureaux concerned for their consideration.
- (ii) HD was open to all comments and had not taken a stance on the revised “Well-off Tenants Policies”. In fact, there were numerous factors to consider for the proposed revision, including the degree of disturbance to the public, the manpower, land and other resources required as well as the cost-effectiveness. As such, there were divergent views on the revision within the Subsidised Housing Committee under HD.
- (iii) Conducting a review of the “Well-off Tenants Policies” did not suggest that the policies would be tightened. HD would study the overall PRH policy comprehensively and quantify various views by scientific data. For instance, the existing asset limit was set at 84 times of the Waiting List Income Limits and had been in effect for many years. Given the surge in current private property prices, HD would review the asset limit in a timely manner.
- (iv) There were approximately 728 000 PRH flats in Hong Kong. Some 24 000 (about 3%) PRH households were required to pay additional rent. HD agreed to boost the turnover of PRH flats through incentives and hoped that the increased supply of HOS flats would alleviate the said problems.
- (v) HD would review the HOS pricing formula in addition to the “Well-off Tenants Policies” in a timely manner and would relay the views on the discount rate for HOS flats to the divisions concerned. As the selling prices of HOS flats were determined by applying a discount rate to the market value, persistently high private property prices would inevitably drive up the prices of HOS flats.

128. The Chairman concluded that SSPDC urged HD to take into account the views of Members when it reviewed the PRH policy. As the PRH policy was a policy of stability preservation, HD was advised to deal with the revision progressively and steadily so as to avoid undue concern among PRH tenants.

(h) Follow-up on service improvements of the MTRCL (SSPDC Paper 195/14)

129. Mr Bruce LI briefly presented paper 195/14.

130. The Chairman said that the Secretariat had invited MTRC to send its representative to the meeting. However, MTRC said that it was unable to make it and sent a written response, i.e. paper 209/14, instead for Members' perusal.

131. Mr Bruce LI raised the following views: (i) despite making a profit exceeding 10 billion last year, MTRC had not assumed corporate social responsibility. Although SSPDC had repeatedly requested MTRC to follow overseas practice to provide free Wi-Fi service in train compartments in the past three years, MTRC had not yet taken any firm action; (ii) he requested MTRC to hire additional platform assistants to help direct passenger flow in peak hours; (iii) MTRC had not directly addressed the suggestion of providing signs in platform areas in its written response; he requested MTRC to provide exit signs in platform areas so that passengers could quickly learn of the exit directions; (iv) in view of the growing ageing population in Hong Kong, he was displeased at MTRC's failure to install an escalator at Exit D1 of Lai Chi Kok Station to benefit those in need.

132. Mr LEUNG Man-kwong was displeased with MTRC for having failed to send any representatives to the meeting. He then raised the following views: (i) he did not understand why the telecommunication service providers could not provide wide coverage in railway premises while they received licence and tunnel fees from the public every month. He requested MTRC to follow the practice in European countries to provide Wi-Fi service in train compartments; (ii) he requested MTRC to install a barrier-free access at Exit A of Mei Foo Station for the convenience of elders and the people in need.

133. Mr CHUM Tak-shing said that MTRC, as a public corporation, had been participating in the discussion of SSPDC in the past. He could not understand why MTRC did not send any representatives to the meeting and therefore urged it to do so in future to answer Members' enquiries directly.

134. Mr CHAN Keng-chau remarked that as MTRC had always been co-operative with SSPDC, it was puzzling to him why it did not send any representatives to the meeting. He hoped that MTRC would adhere to the "people-based" principle and give a practical response to their requests, such as installing an escalator at Cheung Sha Wan Station.

135. Mr Shum Siu-hung understood that many technical problems would be involved in the provision of a barrier-free access at Exit A of Mei Foo Station, but he doubted why there were no improvements as the matter had been discussed for more than a decade.

Citing the example of the relocation of the posting box at Mei Foo Station, he drew attention to the lack of a practical response from MTRC to the specific requests of SSPDC and the public.

136. Mr Ambrose CHEUNG referred to an earlier incident where an elder experienced chest discomfort after walking up the ramp and staircase at Exit A of Mei Foo Station. He requested the Secretariat to write to the management of MTRC to urge it to co-operate with SSPDC in the capacity as a public corporation.

137. Mr NG Kwai-hung raised the following views: (i) he did not understand why MTRC refused to provide additional exit signs while it could display advertisements of various kinds in platform areas; (ii) apart from the provision of free Wi-Fi service, he also suggested MTRC provide additional trips from Central or Sheung Wan Stations to Admiralty Station to ease passenger flow in peak hours; (iii) having regard to the inadequate space of MTR station concourses, he hoped that MTRC would cease providing more shops at MTR stations.

138. The Chairman concluded that SSPDC was displeased with MTRC's performance and its failure to send representatives to the meeting. The Secretariat would write to MTRC to follow up the said issues and would make an appointment with its board of directors to relay Members' views.

(i) - (j) Strong request for the Administration to restart its study and consultation on the proposal of resuming the private land of Wong Chuk Street/Sai Yeung Choi Street North (SSPDC Paper 196/14) and request for the Administration to tackle the problems of private streets and private alleys (SSPDC Paper 197/14)

139. The Chairman welcomed the representatives of BD, DSD and LandsD to the meeting. He said that as the two papers were interrelated, he proposed that they be discussed together. There was no objection.

140. The Chairman said that the Secretariat had earlier invited the Home Affairs Department ("HAD") and HyD to send representatives to attend the meeting, but both departments said that they could not make such an arrangement. The Chairman asked Members to refer to the written responses of HAD and HyD (Paper 210/14 and Paper 211/14) to the two papers.

141. Mr Vincent CHENG presented Paper 196/14.

142. Mr TSUNG Po-shan presented Paper 197/14.

143. Mr Colin CHENG responded as follows:

- (i) BD was very concerned about the safety and environmental hygiene of private streets. The Department had discussed the problems in the private streets at Wong Chuk Street and Sai Yeung Choi Street North with DSD.
- (ii) He believed that the established mechanism could handle the problems concerned. Once problems were found in private streets, DSD would follow up and solve the immediate problems and then referred them to BD. Upon receipt of referral of the problems in Wong Chuk Street, BD first found out what the problems were about and then issued the repair order to the property owner concerned.
- (iii) The safety and environmental hygiene of private properties (including land) were the responsibility of owners. As multiple ownership was involved in the private streets and alleys, it would be rather difficult to coordinate all owners. BD would therefore play the coordinating role and be responsible for executing the relevant works. When issuing the repair order in question, BD had taken into account the possible difficulties the owners would face. It had also held briefing sessions for residents and Members to learn of the contents of the order and the scope of works.
- (iv) Private roads were handled in a similar way. The only difference was that technical support was provided by different government departments. If necessary, BD would take charge of the coordination, while the contractor appointed by the Department would carry out the works.
- (v) As mentioned earlier in the reply letter, BD would provide a written response about the monitoring of the impacts of new buildings on local ancillary facilities and nearby buildings after the meeting for Members' reference.

(Post meeting response of the Department: Property owners were conferred the rights of planning, design and construction of buildings by the Buildings Ordinance. During the construction of new buildings, authorised persons were required to submit a proposal on the licensing issue to the Department, and to demonstrate to the Department that they had complied with the requirements in

the form of building plans. At present, there were no provisions regulating the impacts of new buildings on local ancillary facilities and nearby buildings. Moreover, the Department did not have any mechanism to refuse building plans in this regard.)

144. Mr Chris LAM responded as follows:

- (i) The drains in private streets were not maintained or managed by DSD, but the Department would deploy staff to clear the drains after receiving reports or complaints on drain blockage in private streets, with a view to solving the drain blockage problems as early as possible.
- (ii) DSD would maintain close communication with BD regarding Wong Chuk Street, and would assist in solving the problems of drain damage under the coordination of BD.

145. Mr Wilson WONG responded as follows:

- (i) The issue of the resumption of private streets was coordinated by the Private Street Resumption Committee (“PSRC”) under HAD which would formulate relevant policies. As a member of PSRC, LandsD was responsible for assessing and advising on whether the resumption of private streets would give rise to claims.
- (ii) Wong Chuk Street and Sai Yeung Choi Street North were once included in the list of private streets to be resumed. However, given that resuming streets with protruding balconies might lead to compensation claims, the PSRC decided to remove the streets concerned from the list. The removed streets would not be included in the list of project again. This issue had been discussed at the meetings of SSPDC in 1998.

146. Mr Vincent CHENG raised the following views: (i) as the matter was handled efficiently, he hoped that BD would draw on the experience to perfect the mechanism so as to facilitate the handling of possible pipe bursts or damages in other private streets in future. The ultimate aim was to prevent the reoccurrence of similar incidents; (ii) he hoped that BD could take measures to reduce the financial burden of maintaining pipes on property owners; (iii) the Government needed to improve the existing method of handling the issues in private streets such as illegal parking and police enforcement; (iv) although the street was removed from the project of resumption of private streets over 10 years

before, the situation had changed and the Government should reconsider resuming the street.

147. Mr LEE Wing-man raised the following views and enquiries: (i) as some of the buildings in private streets were managed by various owners' corporations ("OCs"), but some did not have an OC, it was difficult for the property owners concerned to coordinate the maintenance works; (ii) as the pipes were poorly maintained, it was very likely that there would be damages again in utility pipes. The resumption of private streets could hopefully solve those problems; (iii) he would like to know the reason why the resumption of private streets would lead to compensation claims as the balconies were above the resumed area.

148. Mr TSUNG Po-shan considered that the resumption of private alleys should be relatively easier as there were fewer protruding balconies on alleys than on private streets. BD also mentioned in the last briefing that half of the title of the alley could be resumed and thus he suggested resuming the alley by phases, e.g. to resume private alleys first and then conduct consultations on private street resumption thereafter.

149. Mr WAI Woon-nam raised the following enquiries and views: (i) given that it was possible to resume three private streets in SSPD, he asked why the street in question could not be resumed; (ii) he urged the Government to endeavour to tackle the private street problem to avoid disease outbreak due to failure to resume private streets; (iii) making reference to CEDD's practice of allocating the title of slopes, the Government could consider allocating the title of drainage pipes to the owners of every building so that each owner would be responsible for handling the drainage pipes under his ownership; (iv) the Government should resume underground pipes to avoid blockage regardless of the title of the road surface.

150. Mr Aaron LAM raised the following views: (i) he believed that many owners wished for resumption of private streets by the Government. Government departments should therefore seek legal advice from the Department of Justice to reach a settlement or sign agreements with residents; (ii) he understood that obtaining the consent of all property owners to surrender their title would take time and he appreciated BD's intervention in the issue; (iii) he hoped the Government could take the opportunity to establish a discussion platform for private streets so as to handle problems promptly in future; (iv) most of the buildings on the private street were at least 30 years old. If the buildings were to be redeveloped and the Deed of Mutual Covenant was rewritten, the Government should consider resuming the street.

151. Ms LAU Pui-yuk raised the following enquiries and views: (i) as government departments would seriously handle the problems of private streets at present, the Government should try to find out the wishes of residents and resume the private street; (ii) it was very difficult to handle problems where multiple ownership was involved and thus the Government should consult the public about whether they would like the street to be resumed; (iii) although SSPDC had made a decision on the arrangement of the private street some ten years before, many changes took place and the buildings had become increasingly older, the Government should face the problem squarely and find out the desires of residents; (iv) it was hoped that government departments, especially BD and the Sham Shui Po District Office (“SSPDO”) could take the lead and improve the situation of the street before a solution was worked out.

152. Mr Chum Tak-shing raised the following enquiries and views: (i) it was provided in section 13 of the Roads (Works, Use and Compensation) Ordinance (Cap. 370) that the Governor could order the resumption of land. In this regard, he asked whether the Chief Executive (“CE”) or the Executive Council could tackle the private street problem and resume the street concerned through negotiation, settlement or legal means; (ii) the Government and the owners of the private street might be able to get around the technical problems mentioned by the Department by negotiation according to judicial procedure.

153. Mr Wilson WONG gave a consolidated response as below:

- (i) According to the Roads (Works, Use and Compensation) Ordinance (Cap. 370), when the private street was resumed, the substratum, the area at street level and the air space above the resumed area would revert to the Government. Thus owners of affected buildings would lose the title to the area of balconies protruding over the resumed street. As a result, they might file claims for compensation against the Government.
- (ii) When asked by the PSRC to advise on compensation claims, LandsD would make reference to the land lease concerned and consult the relevant departments, e.g. BD and the Planning Department to assess whether the permissible floor area of the private land lot concerned would be reduced during redevelopment as a result of private street resumption, which would lead to compensation claims by the owners against the Government.

154. Mr Colin CHENG gave a consolidated response as below:

- (i) Through the effort of SSPDO, OCs had been set up for seven buildings on the private street of Wong Chuk Street/Sai Yeung Choi Street North and around 40% of the co-ordination work could be saved. In addition, the database of SSPDO had enabled BD to commence work relatively easily. It was believed that SSPDO would assist the remaining building owners to set up OCs in future.
- (ii) There were two grant/loan schemes applicable to the repair order in question. The first one was the Building Safety Loan Scheme which was applicable to all owners. The second one was the Building Maintenance Grant Scheme for Elderly Owners in which elderly owners could obtain grants upon passing the means test. As DSD would be responsible for the consultation fees for the repair order while the contractor would only charge project cost, it was preliminarily estimated that the fees of the maintenance project would not be too high.
- (iii) Other than the identified defective drainage pipes, the Department took the initiative to include in the scope of investigation of the repair order the drainage pipes pending repair according to the record. By doing so, it hoped to better understand the current situation to avoid abrupt damages or blockages of drainage pipes in future.
- (iv) Property owners on the private street were responsible for the maintenance of sewers and storm water drains but the chance of storm water pipes developing problems was lower. According to record, the sewers requiring maintenance on the rear alley under the repair order had been damaged twice due to water works conducted by contractors of WSD and the maintenance concerned had been completed. Thus only the part pending maintenance had to be repaired this time and internal lining would be adopted to lengthen the life span of pipes.

155. Mr Chris LAM responded that the resumption of private streets was under the purview of LandsD. Nevertheless, DSD would maintain close contact with BD and other government departments regarding the maintenance of the private drainage pipes on Wong Chuk Street with a view to completing the maintenance works as soon as possible.

156. District Officer gave a consolidated response as follows:

- (i) Since private streets were private properties, the responsibilities of management and maintenance lay with the owners. Although Wong Chuk Street and Sai Yeung Choi Street North were once on the list under the Private Street Resumption Programme, they were subsequently deleted from the Programme due to various reasons. Streets which were removed generally would not be included in the Programme again.
- (ii) Some streets were in poor condition. As long as public interest, safety or environmental hygiene was involved, government departments would offer assistance to the owners. SSPDO, together with other departments, would also endeavor to offer assistance and solve the problem.

157. Mr TSUNG Po-shan indicated that since private rear lanes involved fewer problems, the Government should reconsider dividing the streets into sections and resuming them one by one, with private rear lanes to be resumed first.

158. Mr LEE Wing-man raised the following views: (i) the Government should negotiate the resumption of private streets with owners by way of settlement agreement or handle it with special measures; (ii) he acknowledged the efforts SSPDO had made to help many buildings on private streets to form their OCs; (iii) the grant scheme offered by BD was only a drop in the ocean when the Department had issued so many orders.

159. Mr WAI Woon-nam raised the following views: (i) he suggested the Government conduct the resumption in stages, resuming private rear lanes first and then private streets by CE in accordance with legislation; (ii) the hygiene of the private streets in To Kwa Wan also used to be very poor. The Government was determined to resume them and could finally make it to improve the hygiene condition there.

160. Mr Aaron LAM raised the following enquiries and views: (i) he wished to know the number of protruding balconies on the private street and the protruded area; (ii) the protruded area might not be as large as expected and large-scale sewers might not be close to buildings. If those areas were retained for owners, resistance and risks of claims would be reduced.

161. Mr Wilson WONG responded that PSRC had considered reducing the resumed area, excluding the protruding balconies. However, upon discussion with the departments concerned, the PSRC found that it was unfeasible because environmental hygiene problem and illegal parking would continue to exist in the private portions of the streets.

162. The Chairman concluded that: (i) he commended the Department for promptly conducting the maintenance works of private streets; (ii) he asked the Department to look into the feasibility of conducting the resumption in stages: private rear lanes first and private streets later, and find out the reason for the successful resumption of the private streets in To Kwa Wan; (iii) he hoped to handle the existing problems of management, enforcement and unclear demarcation of duties of private streets through the resumption programme; (iv) whenever necessary, the Government should intervene in hygiene or safety problems, if any, before the new policy was formulated to help solve the problems; (v) he hoped that HAD would continue to help owners to form OCs to solve the environmental hygiene problem at private streets.

(k) Stop the occupy movement as early as possible Enable everyone to resume normal life (SSPDC Paper 198/14)

163. Mr WONG Tat-tung presented Paper 198/14.

164. Mr CHAN Wai-ming said that he did not aim to polarise society by submitting the paper. Instead, he urged the early return of rational discussion and restoration of normal order under the current environment and social situation. He hoped that the public could achieve mutual understanding and seek greater consensus with mutual respect in pursuit of their ideal packages.

165. The Chairman said that the Secretariat had invited the Constitutional and Mainland Affairs Bureau to send representatives to the meeting, but the Bureau could not make it. He welcomed the representatives of HKPF to the meeting.

166. Mr LEUNG Yau-fong indicated his request to make an oral statement regarding paper 198/14.

167. The Chairman indicated that according to Order 29 of the Sham Shui Po District Council Standing Orders (Standing Orders), "if, before the meeting, a member wishes to inform other members of the statement he or she was going to make, he or she is required to send a copy of the statement to the Secretary 10 clear working days before the meeting. A member can also inform the Secretary of his or her intention to make an oral statement immediately before the meeting, but the oral statement should not take more than five minutes." He ruled that Mr LEUNG Yau-fong's statement would not be treated as a statement but a speech only.

168. Mr LEUNG Yau-fong said that: (i) the current situation had put Hong Kong

people and the Special Administrative Region Government in a lose-lose situation, and only people with ulterior motives would snigger; (ii) students and members of the public took part in the occupy movement certainly understood what they did was illegal and were prepared to bear the consequences. However, they still did so because the Standing Committee of the National People's Congress had gone back on its promise by making the decision to "shut the doors" on 31 August 2014. Students and Hong Kong people were extremely disappointed and furious at the decision. Moreover, the Government led by the CE tried to use the sham universal suffrage packaged as genuine universal suffrage to force and deceive Hong Kong people to "pocket it first". Furthermore, it secretly directed the Police to use pepper spray and fire 87 tear gas canisters at innocent students and members of the public. This caused more people to participate in the movement, thus spurring it to mushroom across the city and the situation had got out of hand. It was a shame for the Government to shirk its responsibility to frontline commanders after the incident; (iii) he showed his understanding and sympathy for frontline police officers who were caught in the middle. However, political issues should be resolved by political means and enforcement officers should not be involved in the political incident. We should be sympathetic and respectful to members of the public who stayed overnight at the street to safeguard the future, democracy and freedom of Hong Kong. After the election, CE had indicated that there would not be any "LEUNG camp" or "TANG camp". There should only be one single camp — "the Hong Kong camp". Yet, what could be seen from the current situation was nothing more than a "concentration camp" where there were ruptures and disharmony; (iv) the Hong Kong Association for Democracy and People's Livelihood ("HKADPL") made the following requests: firstly, CE should immediately stop making remarks that would divide Hong Kong people and should consider resigning voluntarily so as to allay public resentment; secondly, the SAR Government should keep an open mind to have sincere communication with students and occupiers and submit a supplementary report revealing the actual situation before and after "31 August" to the Central Government for their reference; thirdly, to show that the Government was open-minded and inclusive, the civic square should be reopened as soon as possible; fourthly, as the Police was empowered by legislation to put on arms and exercise public powers, they should enforce the law fairly rather than strictly so as to secure their hard-earned reputation and the respect of the community, to truly uphold social justice and restore order, and protect the public's reasonable rights and interests; (v) as Members from HKADPL and those from the pro-establishment camp present at the meeting had diverse views not only on how to address the current crisis, but also on their beliefs in and steps of striving for democracy, all Members from HKADPL would walk out from the meeting after reading the position statement.

169. Mr LEUNG Yau-fong further said that although the Chairman did not allow him

to distribute his speaking notes to Members and did not accept his speech as a statement, he had made the views of HKADPL clear by making the speech.

(Mr LEUNG Yau-fong, Ms Carman NG, Mr TSUNG Po-shan, Mr WAI Woon-nam and Mr WONG Chi-yung left the meeting at this point.)

170. Mr CHUM Tak-shing raised the following views: (i) as Paper 198/14 did not give a full account of the incident, he opined that Mr LEUNG Yau-fong's speech should be considered supplementary information to the paper; (ii) he understood, appreciated and respected Members who made appeals in their personal capacity. However, he doubted whether SSPDC, as an advisory body to the Government, was a suitable platform to make appeals on the information set out in the paper; (iii) he expressed his dissatisfaction about the government departments' repeated failure to send representatives to SSPDC's meeting. He opined that as the Government turned a deaf ear to SSPDC's views on issues relating to people's livelihood and democracy, it was disrespectful to residents in the district, Members and SSPDC; (iv) he would walk out in protest.

(Mr CHUM Tak-shing left the meeting at this point.)

171. Mr CHAN Keng-chau raised the following views and enquiries: (i) residents hoped to reopen the road without causing any negative economic impact; (ii) he conveyed the public's questions as to when and how the occupy movement would end; why the court injunction was not enforced; why ambulances and police cars had to be inspected during the incident; and how to persuade children who participated in the street occupation movement to return home; (iii) some members of the public were of the view that the occupy movement pursued democracy at the expense of the rule of law, but the rule of law was lost before democracy was realised. With the competitive edge of the rule of law, Hong Kong had developed at a much faster pace than its counterparts in Shenzhen and Shanghai. Unfortunately, the line between right and wrong was blurred in the incident; (iv) the occupy movement caused damage to personal relationship in varying degrees; (v) the economy, the rule of law, the core values of Hong Kong, the harmony at home and reputation that were built by enormous efforts might be destroyed by the occupy movement overnight; (vi) according to a survey conducted by the Centre for Social Policy Studies of the Hong Kong Polytechnic University, 70% of the respondents agreed that occupiers should leave; (vii) even with the support of enthusiastic students, the organisers should heed the opinions of the community and quit when they had gained the upper hand. Occupiers should also leave as soon as possible.

172. Mr CHAN Wai-ming raised the following views: (i) it was a pity that he did not

have the chance to communicate with Members from HKADPL to know more about their stance; (ii) he agreed that the occupy movement had dealt a heavy blow to the community and resulted in a lose-lose situation; (iii) some members of the public worried that the continual occupy movement would affect their livelihood, making them unable to make ends meet and thus running into debts; (iv) he asked the Government to seek further dialogue with the organisers of the occupy movement. He hoped that the Police would take professional enforcement action to cease illegal acts. Moreover, they should not let the occupy movement blur the distinction between right and wrong, so that the community could get back onto the right track; (v) he supported the Government to take practicable measures. SSPDC had the responsibility to reflect the public views to the occupiers. Furthermore, he urged the occupiers to heed the views and conclude the movement so as to end the internal conflicts in Hong Kong and develop democracy in a gradual and orderly manner.

173. Mr Ambrose CHEUNG raised the following views: (i) the incident could not be judged simply by whether it was right or wrong or whether it was widely supported. He hoped the public could tolerate and accept the views of the young people; (ii) most members of the public hoped that social order could be restored; (iii) both sides should be sincere in establishing a platform for dialogue and avoid imposing too many prerequisites or preconditions. Both sides could discuss the formation of the nominating committee (“NC”), broadening of the representativeness of the NC, the roadmap for the Legislative Council election and the CE election after 2017. No matter how opposed their views were, they should discuss the issue rationally; (iv) the community had noted the views of the young people. He agreed that the young people should retreat and he called on them to appreciate that there would be more room to pursue social justice under communication; (v) when the economic development had reached a stage where the time was ripe for social justice, the older generation should let the young generation lead the development of the society under reasonable, justifiable and suitable situation; (vi) he hoped to witness the historic moment for Hong Kong’s reform and that a win-win situation could be achieved.

174. Dr WONG Chung-leung raised the following views: (i) the paper did not involve political stance and SSPDC was an appropriate platform to make appeals from the angle of livelihood; (ii) the protestors fought for what they wanted at the expense of the livelihood and the rule of law. SSPDC had to make its stance clear; (iii) he supported the appeals made in the paper and pointed out that the education sector had to face very tough tasks in future; (iv) the aspirations of the young people were noted by the community and it was hoped that the problem could be handled in greater depth in future. The occupy movement should end to protect the livelihood of the society and restore the rule of law.

175. Mr NG Kwai-hung raised the following views: (i) he expressed deep sorrow and pity for the incident. Students and protestors occupied roads on the grounds of fighting for freedom and democracy, which was actually an alternative violence. It had ruined the rule of law in Hong Kong and rendered the future development of democracy difficult; (ii) students engaged in the dialogue in the form of debate and refused to make concessions. The public would take to launching occupy movements if the society was paralysed for a long time and the court could not enforce the interim injunction; (iii) he urged an early conclusion of the occupy movement so that the life of the public could resume normal and that the livelihood would not be affected.

176. The Chairman said that he have just received a motion moved by Mr WONG Tat-tung without prior notice. The motion was seconded by the Chairman, Mr CHAN Keng-chau, Mr Aaron LAM, Mr CHAN Wai-ming, Mr Vincent CHENG, Mr SHUM Siu-hung, Mr NG Kwai-hung, Dr WONG Chung-leung, Mr Lawrence LO, Mr YAN Kai-wing, Mr LEUNG Man-kwong, Ms WAI Hoi-ying, Mr Bruce LI, Ms LAU Pui-yuk and Mr LEE Wing-man.

177. Mr WONG Tat-tung presented the motion as follows: The occupy movement has lasted for more than a month and the protestors have made their voice heard. The negative impact on the livelihood, economy and the rule of law has begun to intensify. In view of this, this Council urges protestors to respect the rights and views of other stakeholders in the community and to retreat from the illegally occupied areas as soon as possible. Meanwhile, this Council supports the Police to discharge their duties in accordance with the law, and maintain social order and the core value of the rule of law.” He supplemented that: (i) he stressed that the rule of law was of utmost importance to Hong Kong and that no one could force others to accept certain views. He disagreed with the adoption of confrontational means or road occupation to express views and thought that the public could not resort recklessly to disobedience to ruin the rule of law; (ii) according to a survey, more than 90% of the respondents agreed that the rule of law was the core value of Hong Kong. Stability came before the rule of law, which was followed by democracy; (iii) he hoped that students could resume their normal life after expressing their demands.

178. Mr Henry TAM gave a consolidated response as follows:

- (i) He thanked Members for supporting the Police to discharge their duties and maintain law and order in accordance with the law. As the Sham Shui Po District Commander, he was not in a position to respond to individual questions comprehensively.

- (ii) The Police understood that SSPDC and the public were concerned about the occupy movement and its impact on various sectors of the community. Road occupation was illegal and the Police would not tolerate any violent acts and crimes. It would enforce the law impartially and decisively regardless of the background of offenders
- (iii) The Police had responsibility for maintaining law and order, protecting the life and property of the public, public safety, public order, and preventing the breach of public peace.
- (iv) The Police handled the illegal occupy movement with greatest tolerance and restraint to avoid causing injuries to the public, especially students or teenagers.
- (v) The Police had urged protestors to stop illegally occupy roads on many occasions but they refused to do so. The Police would continue the effort in order to reopen the road and restore order so that the public could resume their normal life.
- (vi) The Police would monitor closely the development of the incident and actual circumstances. Other than maintaining law and order with sufficient police manpower every day, it would also conduct risk assessments and flexible deployment. It would not rule out taking appropriate action in future to prosecute relevant parties for criminal liability.
- (vii) The interim injunction was still in force. The Police would take enforcement action decisively against anyone who wilfully obstructed the persons authorised by the court to execute the injunction order.

179. The Chairman asked whether it was necessary to vote by open ballot for the motion. Members requested that the voting be conducted by open ballot.

180. The voting result was as follows:

For: Mr CHAN Keng-chau, Mr CHAN Wai-ming, Mr Vincent CHENG, Mr Jimmy KWOK, Mr Aaron LAM, Ms LAU Pui-yuk, Mr LEE Wing-man, Mr LEUNG Man-kwong, Mr Bruce LI, Mr NG Kwai-hung, Mr SHUM Siu-hung, Ms WAI Hoi-ying, Dr WONG

Chung-leung, Mr WONG Tat-tung and Mr YAN
Kai-wing (15)

Against: (0)

Abstention: (0)

181. The Secretariat announced the voting result. Fifteen Members voted for the motion, no one voted against the motion and no one abstained from voting.

182. The Chairman announced that the motion was carried and asked the Secretariat to forward the carried motion to the relevant policy bureaux and departments for information.

Item 4: Reports from Committees and Working Groups under the DC

(a) Reports from Committees

- (i) Report from the District Facilities Committee (SSPDC Paper 199/14)
- (ii) Report from the Community Affairs Committee (SSPDC Paper 200/14)
- (iii) Report from the Environment and Hygiene Committee (SSPDC Paper 201/14)
- (iv) Report from the Transport Affairs Committee (SSPDC Paper 202/14)
- (v) Report from the Housing Affairs Committee (SSPDC Paper 203/14)
- (vi) Report from the Committee on the Sham Shui Po Signature Project (“CSSPSP”)
(SSPDC Paper 204/14)

183. DO gave the following supplementary information:

- (i) CSSPSP had liaised closely with Po Leung Kuk and HD on the Shek Kip Mei Community Services Centre (“SKM Project”).
- (ii) The layout design of the SKM Project was substantially completed. The CSSPSP would attend the meeting of the Panel on Home Affairs (“HA Panel”) of LegCo on 12 December 2014 to seek Legislative Councillors’ support, with a view to securing funding approval at the meetings of the Public Works Sub-committee (“PWSC”) and the Finance Committee (“FC”)

in early 2015 to tie in with the commencement of Shek Kip Mei Estate Redevelopment Phases 3 and 7.

- (iii) CSSPSP would convene a meeting in late November 2014 to report to Members on the detailed layout plan arrangements and future publicity and promotion work.
- (iv) Good progress had been made in the construction of the Mei Foo Neighbourhood Activity Centre (“Mei Foo Project”). The planning consultant selected earlier in the tender exercise had started the application for the planning permission of the Mei Foo Project. The tendering process for site investigation works had also commenced. CSSPSP hoped to seek funding approval from the HA Panel, PWSC and FC of the LegCo in the second quarter of 2015.

(b) Reports from Working Groups directly under the DC

- (i) Report from the Working Group on Festive Celebration and Publicity (SSPDC Paper 205/14)
- (ii) Report from the Working Group on Poverty Problems and Ethnic Minorities (SSPDC Paper 206/14)
- (iii) Report from the Working Group on Healthy and Safe Community (SSPDC Paper 207/14)

184. The meeting noted the contents of the above reports.

Item 5: Report on District Management Committee (“DMC”) Meeting (SSPDC Paper 208/14)

185. The District Officer gave a PowerPoint presentation on Paper 208/14 as follows:

- (i) The Pilot Scheme would be launched from April 2014 to August 2015. The two items under the Pilot Scheme were “enhanced support for street sleepers” and “strengthened support for the ‘three-nil’ buildings”. As far as street sleepers were concerned, attention had been paid to the space underneath the flyover at Tung Chau Street and the footbridge at Cheong San Lane. Due to the relatively poor hygienic condition at some locations

where there were high concentration of street sleepers (for instance, the Kweilin Street subway), departments concerned had intervened to help. As mentioned at the meeting in June 2014, with the assistance of the Christian Concern for the Homeless Association, staff members of FEHD, Social Welfare Department (“SWD”) and SSPDO had joined forces to carry out a clean-up operation in the said subway in late June. Subsequently, with intervention from related service organisations and SWD, two of the three street sleepers there had left for hospital and infirmary respectively to receive treatment, while the remaining one had also left the subway. At present, no street sleeper gathered at the Kweilin Street subway. DMC would study how the hygienic condition of the said location could be improved via various measures.

- (ii) The problem of street sleepers at Cheong San Lane footbridge had been discussed for a long time. DMC had remained in contact with the Society for Community Organisation and Christian Concern for the Homeless Association and had conducted a clean-up operation in late September 2014. Even though not all miscellaneous items were removed in a single operation, a total of 1.5 tonne abandoned articles had nonetheless been removed. At present, there were still street sleepers staying at the site. Related departments and organisations would continue to follow up the situation. As some of the street sleepers would be allocated accommodation one after another, the departments concerned would carry on clearing up the site in the hope of improving the situation.
- (iii) The Society for Community Organisation was offered additional resources under the “watcher programme” to carry out a series of activities and work, such as enhanced outreaching services, organisation of life education and volunteer groups, as well as the bi-monthly major clean-up operations. A dinner gathering would be organised prior to the Chinese New Year to strengthen street sleepers’ sense of belonging to the community.
- (iv) The Society for Community Organisation had two registered social workers dedicated for outreach visits. Since August 2014, the two social workers had started to get acquainted with the street sleepers and to understand their personal problems, and then to gradually gain an in-depth understanding of their cases. Some street sleepers were facing various problems and difficulties and would need help from social workers. Through the

outreach service, appropriate support could be provided to street sleepers to suit their needs.

- (v) The watcher programme also offered training to enhance street sleepers' work motivation and skills. For instance, a street sleeper was allocated a public housing unit as shown in the slides and several street sleepers who took part in the volunteer group helped lay floor tiles in his new flat. It was hoped that the street sleepers could help others and become self-reliant through such trainings.
- (vi) The watcher programme aimed to help street sleepers understand the meaning of life and rebuild their lives via life education groups and various volunteer activities.
- (vii) He continued to show via slides the number of sessions of outreach visits to street sleepers during the past few months. In addition to the 17 new cases opened in September 2014, there were five new cases recently, bringing the total to 22. The number of street sleepers having given up street sleeping had reached 13 to date. Seven of them moved to private rental flats, three were allocated public housing, whereas the remaining three stayed at accommodation at a fee. Thanks to the donations made by community leaders, street sleepers who wished to quit street sleeping were provided with an allowance to buy some of the furniture and home appliances required and a subvention for rent payment of the first six months so that they could lead a new life.
- (viii) Social workers had to learn about and follow up in depth the various problems faced by street sleepers. Among the current 22 cases, 80% of the street sleepers had housing needs, 40% were confronted with drug addiction problems and 40%, health problems. Although the scheme might not be able to solve those problems immediately, it could help street sleepers to adopt a positive attitude and reshape their lives.
- (ix) On "three-nil" buildings, as at 31 October 2014, 47 tonnes and 3.9 tonnes of refuse had been removed respectively in 44 buildings and 27 rear lanes in the first round of the scheme. The levels of environmental hygiene, fire prevention and building safety in the neighbourhood had thus been improved and enhanced significantly.

- (x) Some Members inspected how FEHD cleansing contractors carried out cleansing work in target buildings on 29 September 2014. He asked for Members' continued help to appeal to residents in the target buildings to register as Resident Liaison Ambassadors ("RLAs") and form owners' corporations ("OCs"), and to keep the buildings and rear lanes clean.
- (xi) On the publicity and education front, District Office would continue to publish the RLA Newsletter and the objective was to produce a total of four issues. The District Officer welcomed Members' views on the contents of the RLA Newsletter.
- (xii) Thanks were given to the Police for sending representatives of the Crime Prevention Office and the Police Community Relations Office to the Evening Reception on 12 September 2014 to deliver messages on crime prevention in old buildings to residents. District Office had also organised a thematic seminar on the Fire Safety (Buildings) Ordinance (Cap. 572) on 16 October 2014.
- (xiii) District Office would invite RLAs of the target buildings to participate in the Training Programme for Sham Shui Po Quality Private Building Management, with a view to enhancing their knowledge of building management.
- (xiv) District Office would organise a thematic seminar on the Mandatory Building and Window Inspection Schemes at the Nam Cheong District Community Centre on 13 November 2014. Representatives of BD and URA would take part in the seminar. Residents in the district were welcome to attend.
- (xv) The target of the Pilot Scheme was that six of the 81 target buildings would form OCs. The progress was satisfactory as five buildings had formed OCs or were applying for OC registration to date. As an incentive, the relevant departments would continue to assist in the cleansing work of the buildings with OCs formed. In addition, there had been 49 residents registered as RLAs, which had exceeded the expected target.
- (xvi) Among the 81 target buildings, 44 had been cleansed by contractors. Household visits were unsuccessful in six of them and residents' consent to OC formation had not been secured in four despite repeated attempts. If it

was confirmed that some buildings were unwilling to form OCs, the District Officer suggested that the buildings concerned be deleted from the list and resources be put into other “three-nil” buildings in the district. Members were welcome to provide a list of the rear lanes that required cleansing.

(xvii) To conclude from preliminary observations, the two major items of the Pilot Scheme to support street sleepers by a caring approach and strengthen support for “three-nil” buildings had achieved results. Among the results were: (i) extra manpower in social workers had facilitated the in-depth handling of street sleeper cases, helping them to quit street sleeping; (ii) cleansing operations carried out in “three-nil” buildings and rear lanes had improved environmental hygiene; and (iii) the quality of building management would be upgraded in the long run as residents had been successfully encouraged to register as RLAs or to form OCs. In the course of handling the two items, the relevant departments, DC, DMC and social welfare organisations had built a closer relationship with mutual trust to resolve problems in the district with concerted efforts. For instance, SWD had been actively working with the Christian Concern for the Homeless Association and the Society for Community Organisation to follow up each street sleeper case; the FEHD had assisted in extending the opening hours of the public toilets at Tung Chau Street Temporary Market, was constantly supportive of the cleansing operations at gathering locations of street sleepers and had monitored the contractors in cleansing the common parts in the rear lanes of the “three-nil” buildings. Other departments such as BD, Electrical and Mechanical Services Department, Fire Services Department, HyD, TD and the Police had also lent their support to and participated in the Pilot Scheme.

(xviii) The District Officer welcomed residents’ participation in the thematic seminars and Evening Receptions, and encouraged residents in the district to become RLAs and form OCs. If Members agreed, District Office would identify other “three-nil” buildings in the district to replace the buildings on the list in which formation of OCs was impossible or unlikely. Members were welcome to provide information of buildings and rear lanes to be included in the list. District Office would organise a briefing session on the Pilot Scheme to update members of the local community on the latest progress.

186. Mr SHUM Siu-hung said that government departments and organisations

concerned had been ineffective in encouraging “three-nil” buildings to form OCs despite repeated efforts. He enquired why OCs could be formed for as many as five buildings under the Pilot Scheme in a few months.

187. Mr LEUNG Man-kwong agreed that the problem of street sleepers and the environmental hygiene condition of the congregation spots had been ameliorated. He pointed out that to accommodate the works to be carried out under the Ferry Street Flyover in the YTM District, street sleepers there were required to leave by 12 November 2014. He worried that they would move to SSPD. In view of this, he hoped that SSPDO would enhance communication with the Society for Community Organisation to look into the matter.

188. Ms LAU Pui-yuk raised the following views and enquiries: (i) she thanked the departments for their efforts on the issue of street sleepers and hoped that they would continue to closely monitor the situation of the subway at Kweilin Street and Pei Ho Street; (ii) she was pleased to note that there was a marked contrast in the hygienic condition of “three-nil” buildings and rear lanes before and after cleansing. She hoped that the departments would explore feasible measures for continuous improvement; (iii) she enquired whether there were relevant and feasible measures or penalties to discourage shop operators from depositing refuse; (iv) she enquired whether referrals would be made to the relevant departments for following up damaged drains at rear lanes; (v) she enquired whether refuse at podiums and yards could be cleared in parallel with the cleansing work of the buildings.

189. Mr Vincent CHENG raised the following views: (i) he hoped that the departments would continue to follow up the problems of street sleepers and “three-nil” buildings in the above direction. Furthermore, he thanked the departments for handling the problem of street sleepers at Kweilin Street Subway successfully so that the environmental hygiene condition could be improved; (ii) although the cleansing operations for staircases and rear lanes were conducted on a one-off basis, they could meet the urgent needs of the community; (iii) he thanked the District Officer for referring RLAs to participate in the activities of the Working Group on Private Premises and Urban Revitalisation; (iv) studies should be conducted to further the existing work after the completion of the Pilot Scheme.

190. Mr LEE Wing-man raised the following views and enquiries: (i) he was pleased to note that the Pilot Scheme had achieved remarkable results and hoped that the departments would study ways to remove articles accumulated by street sleepers; (ii) he enquired whether different resources could be deployed to continue the two items under the Pilot Scheme.

191. Mr WONG Tat-tung thanked the departments for their efforts in achieving intermediate progress for the two projects. He hoped that the organisations and departments concerned would seize the opportunity of the approaching cold weather in winter to encourage street sleepers to give up street sleeping.

192. The District Officer gave a consolidated response as follows:

- (i) He was aware of the accumulation of articles by street sleepers behind Kwong Fung House. The departments would continue their efforts in helping street sleepers to reintegrate into the community through enhanced support.
- (ii) He noted that welfare organisations in the YTM District had been actively handling the problem of street sleepers. District Office would maintain communication with the community and report updates to SSPDC in a timely manner.
- (iii) With the devotion of resources and efforts from various departments, together with the cleansing operations and the adoption of the strategy of “cleansing in the day, household visits in the evening”, residents realised the difference before and after cleansing and understood the importance of building management. Therefore, the results of dealing with “three-nil” buildings were more significant when compared with the past.
- (iv) The environmental hygiene condition of rear lanes was dependent on the civic responsibility of shop operators and residents, which was in the area of civic education. He hoped that Members would assist in promoting the message. SSPDO was willing to arrange for publicity and education.
- (v) The contractors would clear the podiums of individual buildings if they could gain access to them. Furthermore, the departments concerned would follow up the damaged drains at rear lanes.
- (vi) District Office would continue to follow up and improve the implementation of the Pilot Scheme. He hoped to seek resources for similar purposes in future.

193. The Chairman concluded that the meeting had noted the contents of the above

reports and the progress of the Pilot Scheme. He appealed to Members to strengthen publicity in the district and hoped that the departments would continue to explore feasible measures to improve their work.

Item 6: Any other business

(a) Request from Hong Kong Women Development Association Limited (“HKWDAL”) for revising the “District Council Standing Orders” to safeguard the rights of female members and expressing concern over the issue of gender equality

194. The Chairman said that HKWDAL had earlier written to individual DCs, proposing that the practice of the Yau Tsim Mong District Council to include elements of “family-friendly policies” into the District Council Standing Orders should be followed. The following two points about absence from meetings should be put in express terms: (i) female Members could apply for absence from meetings due to pregnancy, delivery or postnatal care; and (ii) male Members could apply for absence from meetings on the grounds of taking care of the newborn and their wife before and after her confinement. He pointed out that at the first SSPDC meeting of the current term in January 2012, it was mentioned that “in response to the views of the Women’s Commission, the Home Affairs Department proposed that SSPDC should adopt a lenient approach in handling the applications from Members for absence from meetings due to maternity leave.” Members had no objection to the proposal, but the District Council Standing Orders were not amended accordingly. In response to the views of HKWDAL, he raised the following suggestions: (i) to enable both sexes to achieve a better balance between work and family life, SSPDC would continue to adopt a lenient approach in handling the above two cases mentioned by HKWDAL wherever practicable; (ii) there was not a need for amending the District Council Standing Orders for the time being, but consideration would be given to the above proposal when reviewing the District Council Standing Orders in future.

195. The meeting agreed to the above proposal.

(b) District briefing on full implementation of the Plastic Shopping Bag Charging in the SSP District

196. The Chairman said that EPD would hold a district briefing on the full implementation of the Plastic Bag Charging at the Mei Foo Community Hall from 11:30 a.m. to 12:30 p.m. on 21 November 2014 (Friday). EPD hoped that SSPDC and Members would help promote the briefing and encourage local shop operators, including the management and the frontline staff, to actively participate in the briefing session through

their local network.

197. The meeting noted the arrangement.

(c) Gala dinner for Members of the SSPDC and representatives from government departments

198. The Chairman said that as in previous years, he and the Vice-chairman would host a gala dinner for Members and representatives from government departments. The details would later be disseminated through the Secretariat.

Item 7: Date of the next meeting

199. The next meeting would be held at 9:30 a.m. on 13 January 2015.

200. There being no other business, the meeting ended at 7:20 p.m.

District Council Secretariat
Sham Shui Po District Office
January 2015