

**Summary of the Minutes of
the 7th Meeting of the Sha Tin District Council (2012 Session)**

The 7th meeting of the Sha Tin District Council (the STDC) (2012 session) was held on 27 September 2012. The major issues discussed are summarised below:

Confirmation of the Minutes of the Meeting Held on 19 July 2012

2. A member proposed an amendment to the minutes of the last meeting. The revised minutes were unanimously confirmed by the Council.

Visit of Commissioner for Transport

3. Commissioner for Transport (C for T) briefed the members on the work of the Transport Department (TD).

4. Replies of C for T to the members' questions and proposals regarding bus and minibus services were as follows:

- (a) The problem of lost trips had been ameliorated in the past few months. Factors leading to lost trips included high wastage rate among bus drivers and traffic congestion on roads. The TD had been rendering assistance in the training of bus drivers.
- (b) Regarding the proposal of installing electronic boards at bus stops to display bus information, the TD will discuss with bus companies to examine feasibility of the proposal particularly on technical side and might select some stops for trial run if it is technically feasible.
- (c) Owing to the complexity of implementing standardised section fares, the TD had to explore the feasibility with the bus company.
- (d) The TD remained open-minded about the proposal of incorporating penalty into the bus fare adjustment mechanism.
- (e) The TD department would try to speed up the implementation of the annual bus route development programme.
- (f) Regarding the licensing and regulation of non-franchised buses, such as school buses, a vehicle holding more than one type of licence was allowed to serve more than one type of customers.

(g) The TD would consider the following proposals:

- (i) extending the coverage of bus route no. 682A to Kwong Sin Street;
- (ii) improving the minibus service of Wong Chuk Yeung Tsuen;
- (iii) increasing the number of bus stops; and
- (iv) providing whole-day and two-way cross-border bus service.

(h) The TD would take follow-up action on the following issues:

- (i) inadequate minibus service at Mei Tin Estate, Mei Lam Estate and Mei Shing Court;
- (ii) safety issue posed by vehicle-pedestrian conflict near the green minibus station of route no. 803K;
- (iii) inadequate bus service in Ma On Shan and the town centre; and
- (iv) complaint against bus route no. 681P for skipping stops.

5. Replies of C for T to the members' questions and proposals regarding the MTR service were as follows:

(a) Regarding the installation of platform screen doors along the East Rail, it was expected that with the commissioning of the Sha Tin to Central Link, the problem of wide platform gaps would be solved. To raise the safety awareness of passengers, the MTRC had installed flashing lights and deployed more manpower to render assistance at the platform.

(b) The TD would consider the following proposals:

- (i) introducing breastfeeding compartments in MTR trains;
- (ii) installing foldable seats in MTR trains so as to facilitate the accommodation of bicycles; and
- (iii) moving the MTR stations along Tai Po Road underground.

6. Replies of C f T to the members' questions and proposals regarding road transport were as follows:

(a) Congestion on Tai Po Road – Sha Tin and Tsing Sha Highway could only be resolved by the construction of a second lane connecting Tai Po Road – Sha Tin and Tsing Sha Highway.

(b) Regarding the concern over inappropriate duration of pedestrian crossing signals,

the TD would make necessary adjustments.

- (c) The non-franchised bus licence was granted to the columbarium on Tao Fung Shan to address public needs. Road closures were implemented during the two ancestor worship festivals to cope with high vehicle flow.
- (d) Installation of lifts for the “octopus” flyover in Tai Wai was one of the proposed projects under the new policy of “Making it easier to get around”. The TD would discuss the ranking of various projects with relevant District Councils after collection of all proposals.
- (e) Sui Wo Court and Saddle Ridge Garden were two of the proposed locations under the policy of “Provision of Hillside Escalator Links and Elevator Systems”. As they were not ranked among the top ten locations, no feasibility study had been arranged.
- (f) Imposing a mandatory bicycle helmet law was far from easy. The TD would step up publicity on cycling safety.
- (g) The TD would discuss with Mr YEUNG Man-yui about the feasibility of implementing a self service bicycle rental system after the meeting.
- (h) The TD had to discuss the issue of inadequate cycle parking space with the Council.
- (i) The TD would follow up on the illegal occupation of cycle parking space.
- (j) The TD would consider the following proposals:
 - (i) providing pedestrian crossing facilities on Hung Mui Kuk Road;
 - (ii) implementing deceleration at Tai Po Road - Fo Tan;
 - (iii) providing a speed limit sign at Lake Silver;
 - (iv) erecting a footbridge connecting the MTR Hin Keng Station and Hin Keng shopping mall; and
 - (v) adjusting the fare of feeder bus service connecting Hin Keng Estate and the MTR station.

7. Replies of C for T to the members’ questions and proposals regarding parking facilities were as follows:

- (a) There was keen competition on land resources for developing different facilities including parking facilities and residential housing. It was expected that a better balance would be struck between parking and housing needs in the future.
- (b) The TD would consider the proposal of converting the vehicle detention centre in Tai Shui Hang into a car park.
- (c) The TD would follow up on the occupation of parking space by commercial vehicles.

8. C for T said that the TD would address the transport needs of Mei Tin Estate and Mei Chung Court under resource constraints.

9. Regarding the proposal of merging various types of driving instructor's licence, C for T said that the TD would explore the feasibility.

10. C for T said that the TD would follow up on the allegation that the Traffic Complaints Unit refused to receive messages delivered via a telephone APPS.

11. Regarding the regulation of performance of the MTRC and bus companies, C for T said that the TD had been urging public transport operators to provide quality service.

12. Regarding the proposed pedestrian plaza outside the MTR Tai Wai Station, C for T said that the TD would provide input on transport arrangements.

Visit of Director of Buildings

13. Director of Buildings (D of B) briefed the members on the work of the Buildings Department (BD).

14. Replies of D of B to the members' questions and proposals regarding the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) were as follows:

- (a) The MBIS did not cover buildings below 30 years old. Nevertheless, owners of buildings below 30 years old might arrange for inspection and repair according to the requirements under the MBIS, and if these buildings were proved to be up to standard when they reached 30 years old, they would not be selected as the MBIS targets.

- (b) Details of the MBIS and MWIS were set out in the guidelines issued by the BD. A draft Code of Practice had also been drawn up to specify the standards and requirements under the MBIS and MWIS.
- (c) The MBIS pre-notification letters would be sent to owners' corporations as well as individual households. For the MWIS, pre-notification letters would be sent to owners' corporations only, and if a building did not have an owners' corporation, the pre-notification letter would be posted at conspicuous parts of the building.
- (d) Buildings of various districts and ages would be selected as targets of the MBIS and MWIS on a quarterly basis.
- (e) Owners could seek financial assistance from the one-stop Integrated Building Maintenance Assistance Scheme administered by the Hong Kong Housing Society and Urban Renewal Authority.
- (f) In normal circumstances, the BD would only arrange for maintenance works for the owner if the repair order was violated.
- (g) Maintenance works conducted under the MBIS were not minor works projects.

15. Replies of D of B to the members' questions and proposals regarding unauthorised building works (UBWs) were as follows:

- (a) The BD carried out large-scale inspection every year against UBWs, including unauthorised signboards. The owner had the right to appeal against any removal order, and during the appeal period, the BD could not remove the structure concerned unless there was imminent danger.
- (b) Regarding partitioned flats, the BD could only take action when alteration works or obstruction of means of escape caused danger.
- (c) Regarding the reporting scheme for UBWs in village houses, if the structures reported complied with the specifications issued by the BD, they would not be defined as UBWs. The UBWs that were not reported might have to be removed immediately.

16. Regarding the redevelopment of the cinema in Sha Tin town centre, D of B said that the responsibility of the BD was to examine whether the design of the layout plan complied

with safety standards. It was up to the developer when to commence the development works. As for land lease matters, the responsibility fell on the Sha Tin Lands Office.

17. Replies of D of B to the members' questions and proposals regarding water seepage in buildings were as follows:

- (a) The Joint Office would only intervene according to law if the seepage posed a sanitary nuisance. If access to the flat under complaint was denied, the investigation process might take a longer time as the Joint Office would have to apply for a warrant to enter the flat.
- (b) Regarding the proposal of using more advanced testing methods, the current techniques used by the BD were rather effective. As for infrared detectors, they could only identify the place with high humidity but were proved to be ineffective in identifying the seepage source. Furthermore, the BD could only carry out non-destructive tests, whereas flat owners themselves could take destructive tests, which would allow them to identify the seepage source more easily.
- (c) In the hope of speeding up the progress in resolving water seepage cases, the Joint Office had been deploying more manpower to cope with increasing cases.

18. Regarding the management of dangerous slopes, D of B explained that slopes on private land were monitored by the BD according to the Buildings Ordinance. As for slopes on government land, it depended on whether the lease terms of the adjacent private lot provided that the responsibility of maintenance fell on the owner of that private lot.

STDC Matters

Reports of Committees

19. The Chairman informed the meeting that Mr YEUNG Man-yui was elected as Chairman of the Development and Housing Committee, and had resigned from the post of Vice Chairman of the District Facilities Management Committee (DFMC). The new Vice Chairman of the DFMC would be elected at the coming DFMC meeting.

20. The Council noted the reports of the District Facilities Management Committee, the Culture, Sports and Community Development Committee, the Education and Welfare Committee, the Development and Housing Committee, the Traffic and Transport Committee, the Health and Environment Committee, and the Finance and General Affairs Committee.

Financial Account of the STDC as at 18 September 2012

21. The Council noted the paper.

Housing Department Selection Panel for the MBIS - Representative of the STDC

22. Mr CHAN Kwok-tim was elected unopposed as the STDC representative sitting on the Housing Department Selection Panel for the MBIS.

STDC Meeting Schedule for 2013

23. The Council endorsed the meeting schedule for 2013.

Report of the District Management Committee

24. The Council noted the report.

Sha Tin District Council to Serve as Supporter of Event

25. The Chairman informed the members that the Hong Kong Automobile Association sought the STDC's support for Soapbox Race held on 14 October 2012. The Council unanimously endorsed the acceptance of invitation to serve as supporter of the event.

Farewell from District Officer (Sha Tin)

26. District Officer (Sha Tin) informed the members that she would be posted out of the Sha Tin District Office soon. She thanked all members for their contribution to the development of Sha Tin in the past three and a half years.

Next Meeting

27. The next meeting would be held at 2:30 p.m. on 22 November 2012.