

Sha Tin District Council
Minutes of the 3rd Meeting of
the Development and Housing Committee in 2021

Date : 27 April 2021 (Tuesday)
Time : 4:15 pm
Venue : Sha Tin District Office Conference Room 441,
 4/F, Sha Tin Government Offices

<u>Present</u>	<u>Title</u>	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Mr CHAN Nok-hang (Chairman)	DC Member	4:15 pm	5:43 pm
Mr NG Kam-hung (Vice-Chairman)	"	4:15 pm	5:43 pm
Mr CHING Cheung-ying, MH	DC Chairman	4:15 pm	5:43 pm
Mr CHAN Billy Shiu-yeung	DC Member	4:15 pm	4:19 pm
Mr CHAN Pui-ming	"	4:15 pm	5:43 pm
Mr CHAN Wan-tung	"	4:15 pm	5:43 pm
Mr CHENG Chung-hang	"	4:23 pm	5:43 pm
Mr CHENG Tsuk-man	"	4:15 pm	4:48 pm
Mr CHEUNG Hing-wa	"	4:15 pm	5:43 pm
Mr CHIU Chu-pong	"	4:15 pm	4:19 pm
Mr CHOW Hiu-laam, Felix	"	4:15 pm	5:43 pm
Mr CHUNG Lai-him, Johnny	"	4:15 pm	5:43 pm
Mr HUI Lap-san	"	4:15 pm	5:43 pm
Mr HUI Yui-yu	"	4:16 pm	4:35 pm
Mr LAI Tsz-yan	"	4:24 pm	5:43 pm
Dr LAM Kong-kwan	"	4:15 pm	5:43 pm
Mr LI Chi-wang, Raymond	"	4:15 pm	4:46 pm
Mr LI Sai-hung	"	4:17 pm	5:43 pm
Mr LI Wing-shing, Wilson	"	4:15 pm	5:43 pm
Mr LIAO Pak-hong, Ricardo	"	4:15 pm	5:43 pm
Mr LO Tak-ming	"	4:15 pm	4:34 pm
Mr LO Yuet-chau	"	4:15 pm	4:51 pm
Ms LUK Tsz-tung	"	4:15 pm	5:22 pm
Mr MAK Tsz-kin	"	4:15 pm	5:43 pm
Mr MAK Yun-pui, Chris	"	4:15 pm	4:36 pm
Mr MOK Kam-kwai, BBS	"	4:15 pm	4:34 pm
Ms NG Ting-lam	"	4:15 pm	4:48 pm
Mr SHEK William	"	4:15 pm	4:22 pm
Mr SIN Cheuk-nam	"	4:15 pm	4:33 pm
Mr TING Tsz-yuen	"	4:15 pm	4:50 pm
Ms TSANG So-lai	"	4:15 pm	4:36 pm
Mr WAI Hing-cheung	"	4:15 pm	5:43 pm
Mr WONG Ho-fung	"	4:18 pm	4:19 pm
Ms WONG Man-huen	"	4:15 pm	4:28 pm
Mr YAU Man-chun	"	4:15 pm	4:26 pm
Mr YUNG Ming-chau, Michael	"	4:15 pm	5:43 pm
Ms CHAN Hau-tung, Sharence (Secretary)	Executive Officer (District Council) 5/ Sha Tin District Office		

In Attendance

Mr LAM Fong-tat, James
Mr HO Kin-nam, David

Mr CHAN Ka-kui

Mr YAN Ka-kit, Ric

Mr TANG Wai-lap, Dino

Ms HO Ka-wai, Rosseter

Ms NGO Po-ling

Mr LEUNG Chin-hung

Title

Assistant District Officer (Sha Tin) 1

Senior Executive Officer (District Council) (Acting)/

Sha Tin District Office

District Environmental Hygiene Superintendent (Sha Tin)/

Food and Environmental Hygiene Department

Chief Health Inspector (Sha Tin) 3/

Food and Environmental Hygiene Department

Town Planner/Shah Tin 2/Planning Department

Senior Estate Surveyor/SE (Acting)/District Lands Office, Sha Tin

Senior Housing Manager (Tai Po, North & Shatin 1)/

Housing Department

Engineer/New Territories East (Distribution 1)/Water Supplies Department

Absent

Mr SHAM Tsz-kit, Jimmy

Mr TSANG Kit

Mr YIP Wing

Mr WONG Hok-lai, George

Mr LUI Kai-wing

Title

DC Member

(Application for leave of absence received)

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DC Vice-Chairman

(No application for leave of absence received)

DC Member

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Action

The Chairman welcomed members and representatives of government departments to the third meeting of the Development and Housing Committee (DHC) of this year.

2. The Chairman asked members to note that some people observing the meeting were taking photos, videos and audio recordings at the venue.

Applications for Leave of Absence

3. The Chairman said that the Secretariat had received applications for leave of absence in writing from the following members:

Mr Jimmy SHAM

Mr TSANG Kit

Mr YIP Wing

Other reasons

Sickness

"

4. Members unanimously endorsed the applications for leave of absence submitted by the members above.

5. The views of Mr Ricardo LIAO were summarised below:

- (a) he said that he had sent a question by e-mail to the Secretary of the DHC on 31 March this year, raising a question about the public sewerage system in villages of Sha Tin with the focus on rural construction. He said that one of the functions of the DHC was to advise the government departments and organisations concerned on rural improvement and community building in Sha Tin and that he had also discussed the question with the Chairman. Then the Secretariat replied that the Chairman, upon consideration, advised him to submit the question to the Health and Environment Committee (HEC) for discussion in its meeting and listed some discussion papers regarding sewage treatment of the HEC for reference;

- (b) he asked members to review his question and determine whether the question should be discussed at the DHC or the HEC; and
- (c) he asked the Chairman to clarify whether the instruction that his question could not be discussed at this meeting was from the Chairman or the Secretariat.

6. The views of the Chairman were summarised below:

- (a) he stated that the question raised by Mr Ricardo LIAO was mainly about hardware construction and not only about sewage, therefore he opined it was proper to discuss the question at the DHC. He had contacted the Secretariat for several times and Mr Ricardo LIAO also had modified his question, but the Secretariat still advised that the question should be discussed at the HEC; and
- (b) he believed that previous arrangements did not mean they were unchangeable. He hoped that the Secretariat would review the core of certain question and make more flexible arrangement.

7. Mr TING Tsz-yuen asked Mr MOK Kam-kwai, Chairman of Shatin Rural Committee, to offer his opinions on the question raised by Mr Ricardo LIAO.

8. Mr MOK Kam-kwai said that he believed it should be decided by the Chairman regarding in which committee should the question be discussed, but personally believed that the question fell within the area of health.

9. Mr CHAN Pui-ming stated that sewerage system was related to the area of health, but if the question was about rural area development and thus the improvement of facilities, then it could be discussed at the DHC upon consideration. He said that there were questions previously discussed at the DHC which were now regarded inconsistent with the District Councils Ordinance.

10. The Chairman said that members could give Mr Ricardo LIAO advice on the modification of the question after the meeting. He said if the question focused more on the construction aspects, then discussion could be arranged at the DHC.

11. Mr LI Sai-hung said that villages were a kind of housing. He wanted to learn the reason why the question raised by Mr Ricardo LIAO should not be discussed at the DHC.

12. The views of Mr Michael YUNG were summarised below:

- (a) he believed that it would not be beneficial to carry on with the discussion as the question raised by Mr Ricardo LIAO had not been accepted by the DHC at present; and
- (b) he opined that the question was primarily related to environment and health affairs, therefore the Secretariat would certainly advise to discuss it at the HEC. He held the opinion that if the questioner intended to discuss the question at the DHC, then the content should focus more on planning development.

13. Mr TING Tsz-yuen said that Mr Ricardo LIAO had raised another question about healthcare for the next HEC meeting. According to Sha Tin District Council Standing Orders, members could not raise more than one question at the same meeting. Mr Ricardo LIAO might therefore hope that the question about sewerage system could be dealt with at the DHC. He advised Mr Ricardo LIAO to consider modifying the wording of the question.

14. The Chairman said he was not requesting to add the question to the agenda of this meeting. He advised Mr Ricardo LIAO to modify the question after the meeting and then submit it to the DHC again.

15. Mr Ricardo LIAO hoped to learn about the standards of the Secretariat more clearly. He said that although “village” had not been referred to in the title of the question, village construction was mentioned in the paper. For example, the facilities of Fa Sam Hang Village and Shek Kwu Lung Village were related to rural development.

16. The Chairman advised Mr Ricardo LIAO to modify the question and then submit it to both him and the Secretariat for discussion among the three parties.

Questions

Question to be Raised by Mr CHAN Pui-ming on Lease of Government Land under Short Term Tenancies in Sha Tin

(Paper No. DH 11/2021)

17. The Chairman welcomed department representatives to attend the meeting.

18. The views of Mr CHAN Pui-ming were summarised below:

- (a) he pointed out that the problem of the lack of parking spaces in Sha Tin District was increasingly serious. In recent years, the government had been selling lands, so that the supply and demand of parking spaces were led by the private market. In addition, the government had approved the rezoning of a large number of car park lands in the form of short term tenancies for other purposes, resulting in a loss of over a thousand parking spaces. He said that the parking spaces provided by the newly completed projects of the Housing Department (HD) were less than before. He cited as an example that there were 3 440 units and, including the parking spaces provided by the shopping centre, a total of 717 parking spaces in Kam Tai Court. However, in the newly-completed Kam Fai Court, there were over 700 units with less than 40 parking spaces only;
- (b) the HD was conducting a study on the housing development at Mei Tin Estate and Ma On Shan Tsuen and he wanted to know how the HD would resolve the problem of parking spaces. Under the current guidelines of the ballot for monthly parking spaces in public housing estates or Home Ownership Scheme estates, priority was given to disabled persons (First Priority Category); then the residents of the estate (Second Priority Category); and the company cars of the residents (Third Priority Category). He pointed out that in normal circumstances, the application number from the First and Second Priority Categories had already exceeded that of the supply;

- (c) he said that some lands under short term tenancies in Sha Tin were not well used. He said that according to the lease conditions, the car park of MOS Cafe was only available for the use by the lessee, customers and cars related to business. But some residents said that taxis parked there when the MOS Cafe closed at night and provided photographs taken in last August and this February. He pointed out that the number of cars parking there usually exceeded the limit of 15 car allowed by the lease, especially at noon and on holidays;
- (d) he wished to know how many complaints about MOS Cafe's violation of lease conditions had been received by District Lands Office, Sha Tin (DLO/ST) before;
- (e) he wanted to know how many activities had been held at the venue; and
- (f) he pointed out that in Sha Tin District, especially in the vicinity of Hang Tai Road, parking spaces were in serious shortage. The research on illegal parking of bicycles conducted by the last term of the STDC had also pointed out the serious shortage of public parking spaces. He advised to rezone idle lands to public car parks. He said that after the Kam Tai Court car park had been resold, the rent of the monthly parking spaces was over \$3,000, which was extremely expensive. He asked the DLO/ST to look for appropriate locations for public car parks to improve the problems of illegal parking and insufficient parking spaces.

19. The views of Mr Michael YUNG were summarised below:

- (a) he said that there were several temporary car parks in the vicinity of Kam Tai Court, such as Sha Tin Cavern Sewage Treatment Works under construction, Yan On Estate Phase II, and Kam Fai Court temporary car parks. Since the rezoning of temporary car parks, parking spaces were in serious shortage, which resulted in problems such as illegal parking. He pointed out that the calculation criteria for the number of parking spaces in public and private housing estates were different in Hong Kong Planning Standards and Guidelines (Guidelines). According to the criteria for the calculation for public housing estates, there would only be less than 90 parking spaces when there were over 2 000 public housing units;
- (b) he pointed out that before Chung On Estate Car Park was sold to Link, the HD had acquiesced to the parking of some medium or heavy goods vehicles. But after the car park had been sold to Link, the enforcement unit was changed to DLO/ST. During the period, managers of the HD suggested that medium goods vehicles park at the temporary car park at Shek Mun. But development was carried out at Shek Mun soon after. He opined that the department did not give due consideration to the ancillary facilities needed for development; and
- (c) he thought that the department needed to review the Guidelines and consider resuming idle lands, in order to avoid the situation of "vacant land with no cars parked, while some cars have nowhere to park". He pointed out the illegal parking problem in Yan On Estate Phase II, which was under construction, was serious, which reflected insufficient lands. He asked the department to deal with the problem practically.

20. The views of Mr CHENG Chung-hang were summarised below:

- (a) he pointed out that the rent of the monthly parking spaces at Kam Tai Court was about \$3,700 currently, which was the most expensive rent in the vicinity of Ning Tai Road. Due the shortage of parking spaces at nearby estates, residents of Kam Tai Court who needed a parking space had to bear the high rent of parking spaces. He believed it was because the government did not make good use of lands, but not because of the unavailability of land for temporary car parks or parking spaces with parking meter;
- (b) he had received the consultation paper sent by the Sha Tin District Office (STDO) for the DLO/ST, which was related to the lease renewal of MOS Cafe. He said that according to the lease conditions, the premises could be used for the following purposes of social enterprise, including (i) restaurant; (ii) bicycles repair and parking; (iii) outdoor exhibitions etc., but as far as he was aware, the operator did not place any bicycle racks outside the cafe until less than one year ago. Besides, he had never heard of bicycle repair service there. He said that residents had reflected that outdoor exhibitions had never been held there and only balance bike training classes had been held, while the activity violated the lease conditions;
- (c) he stated that from 12 am to 2 am, there were always more than 10 cars parked in the area of the cafe. He wanted to know how the DLO/ST had implemented inspection and enforcement. He believed that even though the lessee had paid market rent, the lessee still benefited in another way if he violated lease terms, which was unfair;
- (d) he would like to learn about criteria for approval of short term tenancies by the Home Affairs Bureau (HAB). He said that 3 consecutive short term tenancies had been granted to the social enterprise which rented the land. He wanted to know if the social enterprise had submitted any paper and report for the HAB to review. If it had, he hoped that the papers could be provided to members; and
- (e) he said that the consultation period of the lease renewal of MOS Cafe would end the next day, but he had just received the information paper from the DLO/ST this day, in which no information of the rent was provided. He wanted to learn from the DLO/ST about the calculation criteria for market rent and the changes in rent in the last nine years.

21. Mr MAK Tsz-kin said that the problem of inadequate parking spaces affected the whole Sha Tin District and he hoped the HD to review the current ballot system. He cited as an example that a ballot was recently held for the 141 parking spaces in Chun Yeung Estate, but the car owners of the Third Priority Category did not even have the chance to make an application as there were already 209 applications from the Second Priority Category. In addition, only 12 van parking spaces were provided in the car park, but there were 55 applicants. The supply of parking spaces failed to meet the demand, leading to serious illegal parking which affected the ease of access by residents in the vicinity. He asked relevant departments to review the planning standards and wanted to know how the department would minimise the impact of illegal parking on traffic.

22. The views of Mr Wilson LJ were summarised below:

- (a) he said that the problem of inadequate parking spaces had lasted for more than ten years. There was a significant increase in the number of cars but the government did not provide sufficient ancillary facilities, resulting in sharp rise in the rent of parking space and illegal parking. The STDC had said for many times that the government needed to amend the Guidelines and should provide adequate parking spaces at new government premises for public use. He said that originally there was no car park at the sports centre at Ma On Shan Area 103. After the discussion of the last term of STDC, the government had added two levels of car park. Good advice had been accepted. However, there was no other examples after that, which was indeed a pity. He pointed out that the rent of monthly parking spaces of some car parks had reached \$4,500 to \$5,500, which was really high. He opined that the dormitory of the City University of Hong Kong (CityU) to be built at Wu Kai Sha should provide two levels of car park to relieve the pressure of inadequate parking spaces and rent rise; and
- (b) he said that some resident had asked him that after the current temporary car park was resumed for the construction of the CityU dormitory, whether seamless transition could be made and whether the temporary car park in Pak Shek could be used immediately. He asked the DLO/ST to make proper arrangement.

23. Ms Rosseter HO, Senior Estate Surveyor/SE (Acting) of the DLO/ST, gave a consolidated response as follows:

- (a) Ma On Shan Promotion of Livelihood and Recreation Association applied for the short term tenancy of a government land for social enterprise uses in 2010. After consulting the bureaux and departments concerned, the DLO/ST directly approved the short term tenancy of Ma On Shan Hang Tai Road (No. 1648) to the said association for food premises, repair and parking of bicycles, outdoor exhibition, parking of coaches and other supplementary uses as a social enterprise. The tenancy was three years. After that, the DLO/ST would review whether the lease should be renewed every three years;
- (b) in the course of lease renewal, the DLO/ST would consider if relevant bureaux would continue to provide policy support and carry out on-site inspection before every lease renewal to see if the said association had violated the condition of the short term tenancy;
- (c) the DLO/ST had renewed the lease with the said association in 2014 and 2017 at the then market rates. For the upcoming renewal, the DLO/ST was currently seeking advice from the policy bureaux and departments and conducting a consultation at the local level;
- (d) she said that the rent of the land rented by MOS Cafe was reviewed every three years and set according to the market rate. But due to the relief measures proposed by the government, the DLO/ST froze the rent level of MOS Cafe temporarily. The DLO/ST would review the rent level when the relief measures expired;

- (e) according to the record, the DLO/ST had received 17 complaints against MOS Cafe in the past ten years, which were about land use, use of car park, structures in breach of lease conditions and number of parking spaces. The DLO/ST had taken actions according to the lease conditions upon confirmation of the breach of lease conditions. Regarding the case, the DLO/ST had not increased the inspection frequency for the moment;
- (f) in respect of Mr Wilson LI 's advice of providing two levels of car park at the CityU dormitory, she said that the DLO/ST would consult relevant departments when formulating the lease conditions in accordance with the established procedures. Since no department had proposed the term to require the construction of two levels of car park when formulating the lease conditions of the CityU dormitory, the related lease condition would not be included; and
- (g) the Transport Department (TD) and the DLO/ST both understood the urgent needs of the district residents for parking spaces. She said that part of the land of the short term tenancy at Pak Shek (STT 1950) and the idle government land nearby would be used as car parks, and the total area was comparable to that of the current Choi Sha Street Car Park. Choi Sha Street Car Park would be closed only after the opening of the proposed new car park. The DLO/ST would try the best to arrange seamless transition.

24. Ms. NGO Po-ling, Senior Housing Manager (Tai Po, North & Shatin 1) of HD, gave a consolidated response as follows:

- (a) the Hong Kong Housing Authority (HA) should provide facilities according to the Guidelines, including the number of parking spaces at public housing development projects. The HA would take the number of more parking spaces in the range of standards as criterion when providing parking spaces now; and
- (b) as to the situation of parking spaces in Chun Yeung Estate mentioned by Mr MAK Tsz-kin, she had no relevant information in hand. She would ask relevant officers to provide information to Mr MAK Tsz-kin after the meeting.

25. Mr David HO, Senior Executive Officer (District Council) (Acting) of the STDO said that he noted the questions raised by members, and the Secretariat would convey the views and questions to the HAB and the Home Affairs Department (HAD).

26. Mr CHENG Chung-hang said that the DLO/ST had replied if the lessee violated lease conditions, the DLO/ST had the right to terminate the lease. However, the lessee had severely broken the lease conditions and never make correction despite repeated advice, which had lasted for nine years. He would like to know whether it was the HAB or the DLO/ST to determine to cancel the lease. If it was the former one, the violation of the lease conditions by the lessee was connived at. Under such circumstance, the lessee should pay higher rent than the current one, or unfairness would be caused.

27. The views of Mr CHAN Pui-ming were summarised below:

- (a) regarding the resumption of some car parks under short term tenancies for the development of Ma On Shan Area 103 and the Fo Tan Complex, he asked the DLO/ST and the TD to strengthen communication with the respective DC

Members of the constituencies concerned. He pointed out that the supply of parking spaces in Sha Tin District had already been very tight; and

- (b) he wanted to know how the HAB decided whether to approve short term tenancies and officers of which rank made decisions. He stated that MOS Cafe did not participate in “Enhancing Self-Reliance Through District Partnership Programme”, but it was still defined as a social enterprise. He would like to learn about the HAB’s definition of social enterprises.

28. The views of Mr Michael YUNG were summarised below:

- (a) he would like to know why Senior Executive Officer (Acting) of the Secretariat would respond to members’ questions on behalf of the STDO;
- (b) he wanted to know the scope involved in the regional consultation carried out by the DLO/ST in 2011. He said that he had been a DC Member since 2008 and his constituency was close to MOS Cafe but he did not receive any consultation paper back then. He opined that the consultation should involve residents nearby as they always spent money because they always carried out consumption activities in the vicinity; and
- (c) he had checked records and pointed out that the Member of On Tai District was Mr YEUNG Cheung-li, who was also one of the persons in charge of Ma On Shan Promotion of Livelihood and Recreation Association. He was worried about the possibility of conflict of interest. He asked the DLO/ST to give additional information on the scope and target of the consultation back then after meeting.

29. The views of Mr Wilson LI were summarised below:

- (a) he said that he had said the demand for more parking spaces through several channels and he felt a pity that the two levels of car park had not been included in the planning of the CityU dormitory. He hoped that the supply of parking spaces should increase so that residents could rent parking spaces with lower rents; and
- (b) he said that some residents told him that they had received the notice of the upcoming closure of Choi Sha Street Car Park and said concern. He asked the DLO/ST to inform residents of the schedule of the transition arrangement of Choi Sha Street Car Park as soon as possible.

30. Mr CHENG Chung-hang would like to know why the Planning Department (PlanD) designated the land of MOS Cafe for road development. As to the approval of this short term tenancy, he wanted to know the role of the Town Planning Board (TPB) and whether the lessee needed to apply for permission according to the planning guide of the TPB.

31. Ms Rosseter HO gave a consolidated response as follows:

- (a) the short term tenancy of MOS Cafe was approved and issued directly to Ma On Shan Promotion of Livelihood and Recreation Association. In the course of lease renewal, the DLO/ST would consider whether relevant bureaux would

continue to give policy support and carry out on-site inspection before every renewal to see whether there was any breach of lease conditions. Regarding the recent renewal arrangement, the DLO/ST was asking for advice from relevant bureaux and departments and carrying out regional consultation. Relevant information would be submitted to policy bureaux for consideration later;

- (b) she had no information on the arrangement of car parks in Ma On Shan Area 103 and Fo Tan in hand. Members could contact the DLO/ST for further information;
- (c) before approving the short term tenancy of MOS Cafe, the DLO/ST had carried out regional consultation through the STDO. Members could enquire the STDO about the consultation scope; and
- (d) the DLO/ST estimated that the tendering of the two proposed new car parks at Pak Shek would be carried out in mid-year. And the tender was hoped to be approved and issued between August and September. After the completion of the site preparation work, the new car parks could start to operate. The DLO/ST would pay close attention to the time of operation of the two new car parks and terminate the short term tenancy of the car park at Choi Sha Street Car Park in due course.

32. Mr David HO added that no representative of the HAB and the HAD attended the meeting, therefore, the views and enquiries of members would be referred to the HAB and the HAD by the Secretariat.

33. Mr Dino TANG, Town Planner/Shu Tin 2 of PlanD, gave a consolidated response as follows:

- (a) Ma On Shan Outline Zoning Plan (Outline Plan) showed that the land of MOS Cafe was a road at present. Generally speaking, roads in the Outline Plan would be reserved to use as roads. When there was no confirmed development plan of lands, the government would consider making the best use of lands. According to the information in his hand, a part of the land near MOS Cafe, except for the slope, was currently used as a works site of government departments to make the best use of lands; and
- (b) in accordance with the “Notes” of the Outline Plan, in general, temporary uses (expected to be five years or less) were always permitted and did not need to apply for permission from the TPB.

34. The views of Mr CHAN Pui-ming were summarised below:

- (a) he said that the short term tenancy started to operate from 2012, and it had been over five years now. He would like to learn from the PlanD about the current position of the land;
- (b) as to the road nature of the land of MOS Cafe, he wanted to know in which outline plan the plan began, what departments were involved and the consideration at that time; and

- (c) he wanted to learn about the arrangement of the consultation in 2011. As far as he knew, Mr CHIU Man-leong, who succeeded the post of DC Member of On Tai from Mr YEUNG Cheung-li, was also a director of Ma On Shan Promotion of Livelihood and Recreation Association.

35. Mr James LAM, Assistant District Officer (Sha Tin) 1, said that generally speaking, the STDO would discuss the consultation scope, targets, areas, and issues with relevant departments when regional consultation was carried out. Liaison Officer of the STDO would provide relevant information and assist with arrangement. The STDO had been following the way to contact with other departments and would strengthen the communication between the DLO/ST and other departments.

36. Mr Dino TANG gave a consolidated response as follows:

- (a) he said he had no information on when the land of MOS Cafe was planned as road in hand. Relevant information could be provided after the meeting if necessary; and
- (b) regarding the advice on temporary use, the PlanD would give opinions to departments according to the Notes of Outline Plan. In general, temporary use (expected to be five years or less) was always permitted, which planning permission from the TPB was not required.

37. Mr Michael YUNG said that he would like to learn about the consultation scope in 2011, but the DLO/ST and the STDO did not give any response. As to this case, he asked the departments to reply what stakeholders were consulted in the past years in written form after the meeting.

38. Mr CHENG Chung-hang said that not every Member of Ma On Shan had received the consultation paper, and he would like to know the consultation scope. He was worried if the consultation scope was not wide enough, the legitimacy of the consultation would be affected. He said that the consultation period would end tomorrow, but some members still had not received the paper. He hoped the consultation period could be extended.

39. Ms Rosseter HO said that DLO/ST invited the STDO to conduct the consultation and the DLO/ST did not oppose the extension of the consultation period.

40. Mr Michael YUNG stated that he had not received the consultation paper and asked the STDO to provide the same.

41. Mr James LAM replied that the STDO would follow up with the DLO/ST.

42. Members noted the above paper.

Information Papers

Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin

(Paper No. DH 12/2021)

43. Mr Michael YUNG opined that the HD could try harder when integrating property management service contracts. He gave an example. The current outsourced management company of Chun Yeung Estate was China Overseas Property Services Limited, and the company was also responsible for some facilities of Yan On Estate, Fung Wo Estate, Sui Wo Court, Kam Fai Court, and Yue Tin Court. However, the company did not make suitable allocation of resources, and hence the managers could not always station in the respective estates which affected the service quality. He wanted to know if the HD could discuss the matters of manpower arrangement with the company.

44. Ms. NGO Po-ling said that she agreed with the view of Mr Michael YUNG on the level of regional management. As to the scope of the service contract, she had no information in hand and could follow up after the meeting.

45. Members noted the above paper.

Date of Next Meeting

46. The next meeting was scheduled to be held at 2:30 pm on 29 June 2021 (Tuesday).

47. The meeting was adjourned at 5:43 pm.

Sha Tin District Council Secretariat
STDC13/15/50

June 2021