



Sha Tin District Council

Report on the Meeting of the
Development and Housing Committee held in the morning of 27 October 2020

The Committee discussed the following:

- (i) the responses of government departments and relevant organisations to matters arising from the previous meeting;
- (ii) the Public Works Programme Item No. 9054WS - Salt Water Supply to Sha Tin Area 52, Shui Chuen O submitted by the Water Supplies Department (WSD), with the following provisional motion passed:

“The Development and Housing Committee (DHC) of the Sha Tin District Council strongly objects the WSD’s ‘Public Works Programme Item No. 9054WS - Salt Water Supply to Sha Tin Area 52, Shui Chuen O’. The works will occupy the traffic lanes of Shui Chuen Au Street and Pok Chuen Street, seriously affecting the traffic of the district. The DHC requests that the WSD relocate the laying of water main alignments to within Shui Chuen O Estate, and that the WSD be required to avoid occupying the traffic lanes of Shui Chuen Au Street and Pok Chuen Street to minimise the impact on traffic.” (Unanimously passed);

- (iii) the Hong Kong Science Park Expansion Programme Phase II submitted by the Innovation and Technology Commission, with the following provisional motion passed:

“Background

Hong Kong Science and Technology Parks Corporation (HKSTP) is implementing Phase 2 of the Science Park Expansion Programme in Pak Shek Kok in New Territories. After the completion of Phase 1 of the Science Park Expansion Programme, there has been serious traffic congestion at the roundabout at Chak Cheung Street in the morning and

evening. The Development and Housing Committee (DHC) does not support the HKSTP's attempt to alleviate the traffic congestion at Science Park Road with a patchy fix of changing the roundabout at Chak Cheung Street/Hong Kong Science Park to a signalised junction.

Motion

The DHC of the Sha Tin District Council (STDC) understands the needs to expand the Hong Kong Science Park; however, the traffic improvement measures submitted by the HKSTP at this stage is not helpful to solving the congestion at the 2 roundabouts at Chak Cheung Street. Therefore, the DHC cannot support Phase 2 of the Science Park Expansion Programme at this stage.

The DHC urges relevant government departments to study feasible traffic improvement measures. For example, the Hong Kong Science Park-bound traffic from the 2 trunk roads, Tate's Cairn Highway and Tolo Highway, to the bypass at Chak Cheung Street can be diverted. The measures should be consulted at the STDC for its approval, before an application for funding for Phase 2 of the Science Park Expansion Programme is submitted to the Legislative Council." (Unanimously passed);

- (iv) the reply of the Housing Department to the question on "the Management of Mei Ying Court", with the following provisional motion passed:

"The Development and Housing Committee demands that the Housing Department (HD) strengthen communication with the representatives of Mei Ying Court to rationalise account issues between a flock of minority owners of Mei Ying Court and the management company (Chevalier Property Management Limited), so that the estate can start inviting tenders after rationalising account issues and make its own decision on future management companies.

The HD should also adopt measures to improve the flow and contract of outsourcing the management of estates under the Home Ownership Scheme and strengthen the monitoring of management companies, so as to ensure that the management fees paid by minority owners will be put to good use.” (Unanimously passed);

- (v) the replies of the Link and the Housing Department to the question on “the Shortage of Parking Spaces in Shui Chuen O Estate”, with the following provisional motion passed:

“The Development and Housing Committee of the Sha Tin District Council strongly requests that the Housing Department increase the provision of various types of parking spaces in housing estates newly built in recent years, such as Shui Chuen O Estate, Chun Yeung Estate, Yuk Wo Court, Yan On Estate Phase 2 and Choi Wo Court, and expeditiously provide discounts for hourly parking, such as 24-hour Pass and Day Pass.” (Unanimously passed);

- (vi) the replies of the Development Bureau, the Food and Health Bureau, the Hospital Authority, the Sha Tin District Office, the Planning Department, the Leisure and Cultural Services Department, the Social Welfare Department, the Transport Department, the Department of Health and the Government Property Agency to the question on “the Development of Tai Wai Complex”;
- (vii) the replies of the District Lands Office / Sha Tin and the Buildings Department to the question on “the Construction of Public Passages under the Land Grant Provisions for Housing Projects in Sha Tin”, with the following provisional motion passed:

“Background of the motion:

When the Government of the HKSAR developed Sha Tin New Town in the last century, the community was mainly developed through public-private partnership. At that time, the Government included special provisions in the land grant provisions (commonly known as “land leases”) that requested developers, when building housing estates, to also build community facilities open for public use, including but not limited to

walkways, footbridges, lifts, escalators, etc., and be responsible for their maintenance upon commissioning.

However, some Deeds of Mutual Covenant listed the above access facilities as “Estate Common Areas” (or in similar wording) and split the costs of daily operation and maintenance of relevant facilities according to the ownership shares of the buildings, which is tantamount to transferring relevant costs to minority owners of the buildings.

Some of the footbridges, lifts and escalators are connected to the commercial sections of the property and most of the users of such facilities are not residents of the estates; however, the costs of maintenance and repairs are borne by certain minority owners, which is not fair.

It should be the Government’s responsibility to construct, operate and maintain community facilities and this responsibility should not be shifted to other shareholders. Regarding this, the Committee proposes the following motion:

Motion:

1. The Committee requests that the relevant government departments resume land titles of the parts of community facilities that are connected to the commercial sections of the property in the Sha Tin District, including but not limited to community facilities like walkways, footbridges, lifts and escalators, and be responsible for their maintenance and repairs.
2. The Committee requests that the relevant government departments provide suitable financial and technical support for owners in maintaining relevant facilities before the departments resume relevant land titles, so as to alleviate the burden on owners and to ensure the safety of other facility users.” (Unanimously passed); and

(viii) the replies of the Electrical and Mechanical Services Department, Sunshine City Property Management Limited and the District Lands Office / Sha Tin to the question on “the Maintenance of Escalator at the Bus Terminus at Sunshine City Phase 4”.

Sha Tin District Council Secretariat

STDC 13/55/50

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