

**Minutes of the 4th Meeting of
the Sha Tin District Council in 2023**

Date : 27 July 2023 (Thursday)
Time : 2:30 pm
Venue : Sha Tin District Office Conference Room 441
 4/F, Sha Tin Government Offices

<u>Present</u>	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Chairman : Mr MAK Yun-pui, Chris	2:30 pm	3:23 pm
Vice-Chairman : Mr SIN Cheuk-nam	2:30 pm	3:23 pm
Members : Mr CHENG Chung-hang	2:30 pm	3:23 pm
Mr CHUNG Lai-him, Johnny	2:30 pm	3:23 pm
Mr HUI Lap-san	2:42 pm	3:23 pm
Dr LAM Kong-kwan	2:41 pm	3:23 pm
Mr MOK Kam-kwai, BBS	2:41 pm	3:23 pm
Mr WAI Hing-cheung	2:30 pm	3:23 pm
Secretary : Mr LEE Man-fai, Dave	Senior Executive Officer (District Council), Sha Tin District Office	

<u>In Attendance</u>	<u>Title</u>
Ms OR Kar-lok, Carol, JP	District Officer (Sha Tin)
Mr NG Wing-keung, Henry	Assistant District Officer (Sha Tin)1 (Atg)
Mr HO Kin-nam, David	Assistant District Officer (Sha Tin)2 (Atg)
Mr HUI Kin-fan, Frankie	Senior Executive Officer (District Management), Sha Tin District Office
Ms LAI Pik-ngor, Jenny	District Commander (Shatin), Hong Kong Police Force
Ms AU Wing-chi	Assistant Police Community Relations Officer (Shatin), Hong Kong Police Force
Mr CHAN Ka-kui	District Environmental Hygiene Superintendent (Sha Tin), Food and Environmental Hygiene Department
Ms WONG Kam-wah	Chief Manager/Management (Tai Po, North and Sha Tin), Housing Department
Ms FUNG Shuk-man, Wendy	District Social Welfare Officer (Sha Tin), Social Welfare Department
Mr FU Pak-shun, Jason	District Lands Officer/Shatin (Atg), Lands Department
Mr YEUNG Wai-dor	Administrative Assistant/Lands (Atg), District Lands Office, Sha Tin, Lands Department
Ms HO Ka-yi, Karen	Senior Estate Surveyor/Railway Development/Head Office 1 (Railway Development Section/Head Office, Lands Department)
Ms CHAN Hau-yin, Margaret	District Planning Officer/Shatin, Tai Po and North, Planning Department
Mr TO Ho-kei, Murphy	Engineer/14 (North), Civil Engineering and Development Department

In Attendance

Ms HUI Yee-mei, Maria

Mr CHOW Tik-sang, Dickson

Mr YIP Kam-ming, Dick

Mr NG Hon-lai, Patrick

Title

Chief School Development Officer (Sha Tin),
Education Bureau

District Leisure Manager (Sha Tin),

Leisure and Cultural Services Department

Deputy District Leisure Manager (District Support) Sha Tin,

Leisure and Cultural Services Department

Principal Transport Officer/New Territories 1,

Transport Department

Absent

Mr CHOW Hiu-laam, Felix

(Application for leave of absence received)

Action

The Chairman welcomed Members and representatives of government departments to the fourth meeting of the Sha Tin District Council (STDC) in 2023.

Application for Leave of Absence

2. The Chairman said that the STDC Secretariat had received an application for leave of absence in writing from the following Member:

Mr Felix CHOW

Official commitment

3. The Council approved the application for leave of absence submitted by the Member above.

Confirmation of the Minutes of the Meeting Held on 25 May 2023

(STDC Minutes 3/2023)

4. The Council unanimously endorsed the above minutes.

Information Items**Reports of Committees under the STDC****Traffic and Transport Committee**

(Paper No. STDC 22/2023)

Culture, Recreation and Sports and Community Facilities Management Committee

(Paper No. STDC 23/2023)

Education and Welfare Committee

(Paper No. STDC 24/2023)

Development, Housing, Environment and Health Committee

(Paper No. STDC 25/2023)

(Paper No. STDC 26/2023)

5. The Vice-Chairman would like to follow up on the question submitted by him on “Management of Units of Estates under Tenants Purchase Scheme” for the last meeting of the Development, Housing, Environment and Health Committee (DHEHC). As the consolidated reply of the Housing Department (HD) did not fully address his question, he would like to know the progress of the HD’s post-meeting preparation for the supplementary information.

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

- (a) since the intake of residents at Kam Chun Court, he had received a number of requests for assistance from the residents there about moving out of their original public rental housing (PRH) flats. According to the current policy of the HD, PRH tenants were required to vacate and surrender their PRH flats to the Hong Kong Housing Authority (HA) within 60 days from the effective acquisition of other subsidised housing. As some of the flats in Kam Chun Court needed remedial works, some residents reflected that they were unable to surrender their original PRH flats within the 60-day period stipulated by the HD after taking possession of their new flats; and
- (b) as he knew, if the HD approved an extended stay, the PRH tenant had to pay an occupation fee equivalent to triple the original rent/ licence fee plus rates. He opined that as the tenant was not responsible for the delay in surrendering the PRH flat caused by the need to carry out remedial works on the Home Ownership Scheme (HOS) flat, it was unreasonable for the HD to request the tenant to pay the occupation fee.

7. Ms WONG Kam-wah, Chief Manager/Management (Tai Po, North and Sha Tin) of the HD, gave a consolidated response as follows:

- (a) to her understanding, the HD had provided written reply to the Vice-Chairman’s question. She asked what he meant when he said the Department had not fully responded his question and post-meeting follow-up was needed;
- (b) she said according to the current policy of the HD, PRH tenants were required to vacate and surrender their PRH flats to the HA within 60 days from the effective acquisition of other subsidised housing. As PRH resources were valuable, the HD hoped to recover PRH flats as early as possible to redistribute them to those queuing for PRH; and
- (c) she said the HD would ensure that the quality of a HOS flat met the handover standard before handing over the flat. A purchaser could choose not to take possession of the key if he/ she considered that the quality of the flat could not meet the handover standard. She however understood that the tenant was not responsible for failing to surrender the PRH flat as scheduled due to the need to carry out remedial works on the HOS flat. The HD would consider allowing the tenant to postpone the surrender of PRH flat by 30 days on a discretionary basis depending on the actual circumstances. If extended stay was approved, the tenant had to pay an occupation fee.

8. The views of the Chairman were summarised below:
- (a) he asked under what circumstances the HD would exercise its discretion to approve extended stay and the criteria for approval;
 - (b) he would like to know whether a PRH tenant could apply for postponing the surrender of flat on the ground of remedial works being necessary for HOS flat;
 - (c) he suggested that representative of the HD should conduct site visits to the Kam Chun Court flats that required remedial works with Mr CHENG Chung-hang and the affected tenants after the meeting to facilitate the follow-up; and
 - (d) he said that a STDC special meeting could be convened for discussing the matter if necessary.
9. The Vice-Chairman considered that there was room for improvement in the internal communication of the HD. He added that the HD did not clarify with him parts (a) and (b) of his question before the last DHEHC meeting but indicated at the meeting that it did not provide a reply for those parts because it could not understand the question, which was not a satisfactory arrangement. He would like to know when the HD expected to contact him for discussing the matter and provide supplementary information.
10. Mr Johnny CHUNG advised the HD to learn about the situation from the colleagues responsible for the question raised by the Vice-Chairman for the last DHEHC meeting, so that it could later provide information to Members in form of a supplementary paper.
11. Ms WONG Kam-wah gave a consolidated response as follows:
- (a) she apologised for the HD's inadequate internal communication and promised to contact the Vice-Chairman directly next week;
[Post-meeting note: The HD had approached the Vice-Chairman and given a reply on the pipes and drains of the five housing estates under Tenants Purchase Scheme in Sha Tin District. The relevant supplementary information was set out in DHEHC Paper No. DHEH 43/2023.]
 - (b) she said if a PRH tenant could produce supporting documents (for example expected delivery date of bespoke furniture), the HD would consider allowing the tenant to delay the surrender of the flat on a discretionary basis. Indeed, the HD exercised its discretion to handle such situation very often; and
 - (c) she asked Mr CHENG Chung-hang to provide information on the cases where tenants were unable to surrender PRH flats as scheduled due to the need to carry out remedial works on Kam Chun Court flats, so that the HD could follow up.
[Post-meeting note: The estate office of the HD had contacted the tenants concerned after the meeting based on the information provided by Mr CHENG Chung-hang, and had offered assistance as appropriate.]
12. The Council noted the above five reports of the committees.

Information Paper

Crime Brief of Sha Tin District (January - May 2023)
(Paper No. STDC 27/2023)

13. The views of Mr WAI Hing-cheung were summarised below:
- (a) he wished to know whether computer frauds only included internet frauds. If not, he would like the Police to detail what offences were covered;
 - (b) he said that the number of computer frauds from January to May 2023 almost doubled that of the same period last year, and would like to know the reasons;
 - (c) he said that the increased prevalence of internet frauds might be attributed to people going out less and preferring to surf the internet with computers at home or office during the ongoing epidemic in Hong Kong last year. Despite the easing of the epidemic this year with normalcy generally resuming, a significant rise in computer frauds compared to last year was observed. He would like to know the reasons;
 - (d) he said he had handled several requests for assistance concerning bicycle thefts over the past few months. He invited the Police to share information on the difficulties in getting the suspects convicted and the ways that the Police would cope with the situation;
 - (e) several bicycle thefts were committed near Sha Tin Market recently and he had identified two suspects. He asked about the black spots of bicycle thefts in Sha Tin District; and
 - (f) he learnt that some people had their bicycles stolen for multiple times, and the stolen goods were even put on sale through online platforms on the same day. He wished to know what the Police could do to combat bicycle thefts.
14. The Vice-Chairman had noticed a rather large increase in the number of telephone deceptions during the period from January to May 2023. Although the Real-name Registration Programme for Subscriber Identification Module (SIM) Cards had been implemented for quite some time, many members of the public were still receiving fraudulent phone calls dialled from local phone numbers. He would like to know whether the Police could trace the identity of fraudster through a phone number and whether the Police could share related cases with Members.
15. The views of Mr HUI Lap-san were summarised below:
- (a) he noticed that there was no street deception case in the district during the period from January to May 2023. He understood that asking for a loan on the street was not considered as deception, but a number of “money-borrowing scammers” were still seen in the vicinity of Lee On Estate, Chung On Estate and Heng On Estate. He said “money-borrowing scammers” were found outside Chung On Shopping Centre as well the day before, causing disturbance to the public. He asked the Police to deploy more plainclothes officers to patrol the areas; and

- (b) he added that the “money-borrowing scammers” were usually active in the evening near off-duty time.

16. Ms Jenny LAI, District Commander (Shatin) of the Hong Kong Police Force, gave a consolidated response as follows:

- (a) she said computer frauds included cases involving shopping on social medias, online job seeking, making online friends and fraudulent SMS messages purporting to be sent from private companies about membership reward schemes. Victims would then be directed to phishing websites which fraudulently collected data such as credit card information;
- (b) she said that 12 773 cases of computer frauds were recorded in Hong Kong for the period from January to May 2023, representing an increase of 48.2% compared to 8 619 cases for the same period last year;
- (c) she said that since the end of last year, the Police had changed the way in which cases under investigation were categorised by district. Instead of the previous practice of categorising by crime locations, it was now based on the victims’ places of residence. As the population of Sha Tin District was as large as 700 000, the number of computer frauds in Sha Tin District recorded an increase for the period from January to May this year. In fact, there was a rise in computer frauds in the whole territory during the above period;
- (d) she was of the view that the epidemic did not correlate much with computer frauds. Instead, the popularity of computer and smartphone largely contributed to the growth of computer frauds. The recent common type of online shopping scam was sale of fake pop concert tickets on social media platforms;
- (e) the Shatin Police District had all along been making effort in anti-scam publicity. In addition to distributing promotional leaflets to remind the public to beware of telephone deceptions, the Shatin Police District also disseminated anti-scam messages focusing on computer frauds through electronic channels of different organisations in the hope of raising public awareness;
- (f) with regard to telephone deceptions, elderly people were often fraudsters’ major targets. Although the Police could track down fraudsters’ identities by phone numbers, experience showed that for cases where fraudsters called fixed line telephones, some elderly victims did not record the phone numbers of the fraudsters for the Police’s follow-up. The Police would continue to raise the elderly’s anti-scam awareness through education and publicity, for example distributing promotional leaflets to them and encouraging them to call the Police’s hotline for Police’s follow-up when suspecting that they encountered fraudsters;
- (g) during the period from January to May 2023, the Police had detected a total of eight telephone deception cases. It had come to the Police’s attention that there were adolescents being arrested, who were all touted by criminals on social media for assisting in collecting money from victims in exchange for remuneration. She would like Members to remind the general public to beware of fraudsters;

- (h) during the period from January to May 2023, a total of 60 cases of bicycle theft were recorded in the Shatin Police District, with an increase of 14 cases (30.4%) as compared to the same period last year. The black spots of bicycle theft primarily located around public housing estates. She said that the main challenge in combating bicycle theft was the difficulty in deploying police officers in ambush at the black spots of bicycle theft for long periods of time. She considered that installing closed-circuit television (CCTV) systems at the black spots could help the Police solve the cases, and appealed to Members to encourage installation of CCTV systems at private housing estates; and
- (i) as for street deceptions, the Shatin Police District had arranged for enhanced patrol and distribution of anti-scam promotional leaflets to the general public. The Police could further step up patrol in the district if necessary.

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

- (a) he observed that the Police had already deployed more police officers to patrol in Ma On Shan to prevent street deceptions;
- (b) he hoped that the Police would continue to take actions against illegal gambling;
- (c) he suggested that the Police should enhance online anti-scam publicity and provide professional advice to online second-hand trading platforms to prevent computer frauds. He asked the representatives of the Hong Kong Police Force to relay his views to the Headquarters;
- (d) he considered that the elderly might be at risk of becoming fraudsters' prey due to lack of care from family members. He suggested that the Police should work with the Social Welfare Department (SWD) to raise the anti-scam awareness among the elderly; and
- (e) he knew that most of the telephone deception offenders arrested by the Police were only adolescents exploited by crime syndicates. He opined that the Police should devote more resources to track down the masterminds.

18. The views of the Chairman were summarised below:

- (a) he considered that it was insufficient for the Police to distribute anti-scam promotional leaflets to the elderly in the district and invite them to anti-scam activities through the Senior Police Call Shatin "Silver Hawk" and non-governmental organisations. He suggested that the Police should work in collaboration with different government departments, such as the SWD and HD, to disseminate anti-scam messages to the elderly through more diversified channels; and
- (b) as he knew, "money-borrowing scammers" had appeared near Heng On Estate. While he understood that it might not be an offence to solicit money from passers-by, he suggested that in order to minimise disturbance caused to residents in the

district, the Police should proactively address the issue by, for example, considering deploying more plainclothes officers to patrol the area so as to eradicate the problem.

19. Ms Jenny LAI gave a consolidated response as follows:

- (a) apart from distributing anti-scam promotional leaflets, the Shatin Police District spread anti-scam messages through different channels, for example organising Junior Police Call Shatin “The Little Grape Cup” to remind the public to beware of fraudsters through dragon boat race;
- (b) the Shatin Police District had conducted anti-scam publicity on the websites of various hospitals and schools in the district, and displayed anti-scam materials in canteens of two universities and venues frequently visited by the public such as Hong Kong-style tea restaurants. With regard to working with second-hand trading platforms against frauds, the matter had to be followed up by the Headquarters. She would relay Mr CHENG Chung-hang’s views to the Headquarters;
- (c) as for fighting against telephone deceptions, in addition to arresting the adolescents involved, the Shatin Police District would also pass the collected intelligence to the Headquarters for continuous follow-up in order to trace the crime syndicates behind the scene; and
- (d) she said the “money-borrowing scammers” usually appeared in the vicinity of Lee On Estate and Chung On Estate. The Police would consider deploying more plainclothes officers to patrol the areas, and the Shatin Police District would continue to combat “money-borrowing scammers” through intelligence analysis.

Date and Time of Next Meeting

20. The next meeting was scheduled to be held at 2:30 pm on 28 September 2023 (Thursday).

21. The meeting was adjourned at 3:23 pm.

Sha Tin District Council Secretariat
STDC 13/15/15/1

September 2023