

**Minutes of the 10th Meeting of
Yau Tsim Mong District Council (2012-2015)**

Date : 25 April 2013 (Thursday)
Time : 2:30 p.m.
Venue : Yau Tsim Mong District Council Conference Room
4/F., Mong Kok Government Offices
30 Luen Wan Street
Mong Kok, Kowloon

Present:

Chairman

Mr CHUNG Kong-mo, JP

Vice-chairman

Ms KO Po-ling, BBS, MH, JP

District Council Members

Mr CHAN Siu-tong, MH

Mr CHAN Wai-keung

Mr CHOI Siu-fung, Benjamin

Mr CHONG Wing-charn, Francis

Mr CHOW Chun-fai, BBS, JP

Mr HAU Wing-cheong, BBS, MH

Mr HUI Tak-leung

Mr HUNG Chiu-wah, Derek

Mr IP Ngo-tung, Chris

Ms KWAN Sau-ling

Mr LAU Pak-kei

Mr LEUNG Wai-kuen, Edward, JP

The Honourable TO Kun-sun, James

Mr WONG Chung, John

Mr WONG Kin-san

Mr WONG Man-sing, Barry, MH

Ms WONG Shu-ming

Mr YEUNG Tsz-hei, Benny

Representatives of the Government

Ms HO Siu-ping, Betty, JP	District Officer (Yau Tsim Mong)	Home Affairs Department
Mr CHIU Chung-yan, Charlson	Assistant District Officer (Yau Tsim Mong)	Home Affairs Department
Mr LI Ka-kei	District Environmental Hygiene Superintendent (Mong Kok)	Food and Environmental Hygiene Department
Mr WONG Kam-wah	District Environmental Hygiene Superintendent (Yau Tsim)	Food and Environmental Hygiene Department
Mr Duncan Stuart MCCOSH	District Commander (Mong Kok)	Hong Kong Police Force

Mr YU Tat-chung	District Commander (Yau Tsim Mong)	Hong Kong Police Force
Ms YUEN Miu-chun, Christine	Senior Transport Officer (Yau Tsim Mong)	Transport Department
Mr SO Ting-lut, Vincent	District Leisure Manager (Yau Tsim Mong)	Leisure and Cultural Services Department
Mr YIP Hung-ping, Joe	Senior Engineer/1 (Kowloon)	Civil Engineering and Development Department
Ms WONG Shui-wah	Senior Housing Manager (Kowloon West)	Housing Department
In Attendance:		
Mr LAU Ka-keung, Peter, JP	Director of Highways	Highways Department
Mr WONG Kwong-cheung	Chief Highway Engineer/Kowloon	Highways Department
Mr PANG Tat-wing	District Engineer/Mong Kok	Highways Department
Mr CHUI Man-leung	Divisional Commander (Kowloon South)	Fire Services Department
Mr NG Mau-fat	Senior Divisional Officer (Building Improvement) 2	Fire Services Department
Mr POON Wai-lun	Senior Divisional Officer (Support)	Fire Services Department
Mr HO Kar-yin	Senior Structural Engineer	Buildings Department
Mr YAN Man-kit, Andrew	Senior Electrical & Mechanical Engineer/Consumer Installations	Electrical & Mechanical Services Department
Ms WONG Yin-yee	District Social Welfare Officer (Kowloon City/Yau Tsim Mong)	Social Welfare Department
Mr YIP Chi-kwai, Tom	Senior Town Planner/Yau Tsim Mong	Planning Department
Ms SIN Kwai-lan, Sandy	Senior Estate Surveyor/Kowloon South	Lands Department
Ms MUI Yee-yu, Yvonne	Regional Officer/Kowloon West	Independent Commission Against Corruption
Mr Cheung Kam-wai	Senior Community Relations Officer, Regional Office/Kowloon West	Independent Commission Against Corruption
Mr LAM Chik-man	Senior Property Manager (Acquisition, Allocation & Disposal) Offices & Special Duties	Government Property Agency
Ms CHAT Siu-yan, Laura	Senior Property Manager (Technical Services) 1	Government Property Agency
Mr CHAN Wing-yip, Thomas	Architect (Technical Services)	Government Property Agency
Mr FUNG Chi-fung, Andrew	Senior Project Manager 123	Architectural Services Department
Ms CHENG Wing-chun, Renata	Senior Project Manager 122	Architectural Services Department
Mr LAI Yiu-kei, Samson	Assistant Director (Waste Management Policy)	Environmental Protection Department

Mr SIU Chi-wai, Stephen	Senior Environmental Protection Officer (Waste Management Policy)	Environmental Protection Department
Mr CHAN Wai-shun, Wilson	District Planning Officer/Tsuen Wan & West Kowloon	Planning Department
Ms CHANG Yuen-ni, Yvonne	Senior Estate Surveyor/Kowloon Central	Lands Department
Dr SIN Tan, Jaime	Senior Medical & Health Officer (Community Liaison)	Department of Health

Secretary

Ms CHUNG Siu-lan, Joanne	Senior Executive Officer (District Council), Yau Tsim Mong District Office	Home Affairs Department
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Opening Remarks

The Chairman welcomed representatives from government departments and participants to the meeting. He reported that Mr CHOY Chik-sang, Mario, Chief Transport Officer/Kowloon of the Transport Department (“TD”), Mr LUI Kwong-fai, Chief Manager/Management (Kowloon West and Hong Kong) of the Housing Department and Mr WONG Chi-sing, Janson, Chief Engineer/Kowloon 2 (Kowloon) of the Civil Engineering and Development Department, were absent due to other commitments. Ms Christine YUEN, Senior Transport Officer (Yau Tsim Mong), Ms WONG Shui-wah, Senior Housing Manager (Kowloon West) and Mr Joe YIP, Senior Engineer/1, were attending the meeting in their places respectively. The Chairman asked participants to speak as concise as possible since there were many items on the agenda. He proposed that Councillors who had submitted papers be given two minutes to make supplementary remarks, and that each councillor be allowed to speak twice on each item: two minutes for the first time and one minute for the second time. Participants had no objection to the proposal.

Item 1: Visit of Director of Highways to Yau Tsim Mong District Council

2. The Chairman welcomed Mr Peter LAU, Director of Highways, Mr WONG Kwong-cheung, Chief Highway Engineer/Kowloon and Mr PANG Tat-wing, District Engineer/Mong Kok of the Highways Department (“HyD”) to the meeting.

(The Vice-chairman joined the meeting at 2:42 p.m.)

(Mr Benjamin CHOI joined the meeting at 2:45 p.m.)

3. Mr Peter LAU gave a powerpoint presentation to briefly introduce the ongoing railroad projects (the Hong Kong Section of Guangzhou Shenzhen-Hong Kong Express Rail Link (“XRL”), Shatin to Central Link and Kwun Tong Line Extension), the Central Kowloon Route (“CKR”), the road maintenance work of HyD, the minor road improvement projects now in progress in Yau Tsim Mong (“YTM”) District, and the latest progress of the “Universal Accessibility” Programme.

4. Ms KWAN Sau-ling urged HyD to speed up the construction of handrails for the staircase near the Best Western Grand Hotel at Hillwood Road, Tsim Sha Tsui for the convenience of residents.
5. Mr Barry WONG enquired whether HyD had followed international standards when installing tactile paving on walkways for the visually impaired. He pointed out that HyD often installed tactile paving on the surface of the whole walkway, and it would cause inconvenience to wheelchair users since tactile paving surfaces were rough and uneven.
6. Mr CHAN Wai-keung said that he learnt that the contractor had wrongly excavated the piles in the reclamation area when carrying out works for XRL at Hoi Wang Road. As a result, HyD had to divert the traffic for emergency road maintenance work, which had caused inconvenience to the residents nearby. He enquired whether HyD had the records of pile locations within reclamation areas across the territory and questioned whether the occurrence of the above incident was due to the department's insufficient assessment when planning the alignment of the XRL. He hoped that similar incidents would not recur when the CKR project was being carried out.
7. Mr Edward LEUNG said that there were too many fences enclosing roads in Hong Kong. He suggested HyD to replace fences with flower pots on roadside to achieve beautification and greening effects. He also said that residents in the King's Park Constituency were greatly concerned about the CKR project, and they were dissatisfied that HyD had not fully consulted their views on the project. Moreover, he enquired whether the project would affect the foundation of The Regalia and Parc Palais, and requested HyD to provide relevant assessment data.
8. Mr Benjamin CHOI said that the Government often failed to manage private streets effectively due to title issues, thus resulting in various environmental hygiene problems. Besides, he would like to know about the maintenance works at Li Tak Street in Tai Kok Tsui carried out by HyD.
9. Mr LAU Pak-kei hoped that HyD could take effective mitigation measures to tackle traffic noise of flyovers in the district. He continued that the Urban Renewal Authority ("URA") was carrying out the third phase of greening project in Tai Kok Tsui North. He hoped that HyD could have the relevant road sections resurfaced after the completion of the greening project, in order to facilitate the beautification project for walkways and central dividing strips.
10. Mr CHAN Siu-tong said that the URA had allocated funds to Yau Tsim Mong District Council ("YTMDC") for revitalisation projects on roads. However, HyD often refused to undertake the relevant road maintenance works or insurance liabilities since the railings, underground materials and decorative materials sponsored by the URA did not meet the department's standard. As a result, YTMDC failed to launch any greening and beautification projects sponsored by URA in the district. He opined that there was a need for HyD to review its prevailing policy.
11. Ms WONG Shu-ming said that quite a number of women complained that they often fell over the recesses on manhole covers on streets when wearing high-heel shoes. However, HyD had only sent staff to stick some thin plasters onto those recesses, it did not help solve the problem. She hoped that HyD could follow up on the said situation.

(The Hon James TO joined the meeting at 3:00 p.m.)

12. Mr Benny YEUNG pointed out that the tunnel entrances of the proposed CKR adjoined Prosperous Garden in Yau Ma Tei (“YMT”) and it was necessary for HyD to identify ways to improve the air pollution and noise problem generated by the additional vehicular flow. Moreover, he demanded explanation from HyD on why the department commenced the Phase 2 Public Engagement Exercise for the CKR without waiting for the release of the Environmental Impact Assessment Report. He also hoped that HyD would send representatives to attend the meeting of the Community Building Committee (“CBC”) to be held on 9 May 2013 in order to give an account of the planning of community sites being affected by the CKR project.

13. The Chairman agreed to Mr Benny YEUNG’s view on the CKR project.

14. Mr HUI Tak-leung would like to know the procedures of issuing excavation permits by HyD. He hoped that HyD could have more communication with the DC or DC members of the districts concerned before issuing permits to departments for excavation works at night. He also urged HyD to implement mitigation measures to tackle the traffic noise problem of flyovers at Ferry Street as soon as possible.

15. The Chairman pointed out that the paving blocks for road surfaces near Hoi Wang Road in Tai Kok Tsui were recently found to have subsided or displaced. He hoped that HyD could carry out repair works as soon as possible for the safety of pedestrians. He continued that HyD should examine whether the above condition was related to the tunnel boring works of the XRL project if the problem kept deteriorating. Besides, he requested HyD to raise the height of the pavements and carriageways of Hoi Wang Road after the completion of the XRL project at that section.

16. Mr HAU Wing-cheong hoped that HyD could use harder paving blocks on busy streets such as Bute Street and Argyle Street to prevent excessive wear and tear which might easily cause accidents of passers-by slipping.

17. Mr Peter LAU responded as follows:

- (i) HyD would follow up the request made by Ms KWAN Sau-ling about the speeding up of the construction of handrails for the staircase near the Best Western Grand Hotel at Hillwood Road.
- (ii) HyD would consult and engage with relevant departments such as the Labour and Welfare Bureau, TD and disabled groups when installing barrier-free facilities. Those facilities were installed according to the needs of the sites so as to meet the demand of users. He noted the suggestion made by Mr Barry WONG. After the meeting, HyD would supplement Mr Barry WONG with the relevant design standards of facilities for the visually impaired.
- (iii) The MTR Corporation Limited (“MTRCL”) was undertaking tunnel boring works underneath the Hoi Wang Road in Tai Kok Tsui, which was within a reclaimed area. The contractor recently found that it had left behind some discarded temporary piles underneath the reclaimed area. HyD had already

urged the MTRCL to remove those piles as soon as possible to avoid posing hindrance to the XRL project. The removal of those piles would not affect the safety of the buildings or highway structures in the area of Hoi Wang Road.

- (iv) The installation of fences along roadsides was practically useful for effective separation of pedestrians and vehicles. HyD would consult TD and YTMDC prior to the installation of fences.
- (v) The Government had already stipulated in the land lease of Parc Palais that the stratum of that housing estate would be used for the construction of the CKR. In the initial assessment of the CKR alignment, HyD deemed that it was not necessary for the CKR to pass through that stratum. However, after detailed studies, it was found that the alignment might have to pass through that stratum. HyD would continue listening to and considering public opinion before developing the best alignment scheme.
- (vi) Li Tak Street in Tai Kok Tsui was a private street where landlords should be responsible for maintenance. HyD could not undertake maintenance works of private streets with public money. However, HyD would carry out emergency maintenance works when the road surfaces of those streets were defective or damaged to the extent that it might affect pedestrian safety.
- (vii) Flyovers built years earlier might not be able to support new noise barriers, therefore HyD and Environmental Protection Department (“EPD”) would explore the use of sound-absorbing materials on roads with serious noise problem to reduce the impact of traffic noise on residents nearby.
- (viii) Regarding the extension of the footbridge of Mong Kok Road, the companies concerned had already relocated the buried utilities underneath Mong Kok Road North. It was expected that the relocation of the buried utilities underneath Mong Kok Road South would be completed by 2014. The construction of the extended section of the footbridge could commence after the said relocation. HyD would closely monitor the progress of works and urge the companies concerned to complete the construction of the footbridge as soon as possible.
- (ix) HyD had the responsibility to ensure all materials applied on the roads and their designs were complied with the relevant safety standards. HyD would maintain communication with the URA to assist the authority in implementing their designs.
- (x) HyD would explore ways of improving recesses on manhole covers with the Drainage Services Department.
- (xi) After compiling the views gathered from the Phase 1 Public Engagement Exercise for the CKR, HyD intended to relocate the tunnel entrances of the CKR from Ferry Street to Hoi Wang Road and construct landscaped decks at the entrances to minimise nuisance caused by vehicle emission and noise pollution to residents in YMT as much as possible. The Environmental Impact Assessment Report indicated that environmental pollution could be reduced by diverting CKR’s traffic from at-grade carriageways to

underground tunnels. HyD would continue listening to and considering public opinion to optimise the CKR project.

- (xii) HyD had a mechanism in place to ensure that public utility companies would undertake their excavation works in an orderly manner so as to minimise the inconvenience caused to road users.
- (xiii) The area around Hoi Wang Road was within a reclamation area, therefore surface ground settlement might occur there. HyD would follow up on the issue and examine the possibility of raising the height of road surface when resurfacing Hoi Wang Road.
- (xiv) Regarding the problem of paving blocks, HyD would contact Mr HAU Wing-cheong after the meeting to find out the exact location of the paving blocks in question.

18. The Chairman added that, to his knowledge, sticking adhesive plasters on the recesses on manhole covers by the staff of the Food and Environmental Hygiene Department (“FEHD”) was to prevent mosquitoes from laying eggs there.

19. There being no further comments. The Chairman thanked the Director of Highways and other staff of HyD for attending the meeting and closed the discussion on this item.

Item 2: Confirmation of Minutes of 9th YTMDC Meeting

20. The Chairman said that the Secretariat had received amendments to the minutes of the last meeting proposed by the Hong Kong Police Force (“HKPF”), and that the document (Annex 1) had been distributed to Councillors for perusal at this meeting.

21. The amended minutes of the last meeting were confirmed.

Item 3: Matters Arising:

- (i) **Continued Concern over No. 4 Alarm Fire at Fa Yuen Street and Its Follow-up Work**
(YTMDC Paper No. 8/2012 & YTMDC Paper No. 23/2013)

22. The Chairman said that the written response of the Electrical and Mechanical Services Department (“EMSD”) (Annex 2) had been distributed to Councillors for perusal before the meeting. The written response of the CLP Power Hong Kong Limited (“CLP”) (Annex 3) had been laid on the table. He then welcomed the following representatives to the meeting:

- (a) Mr LI Ka-kei, District Environmental Hygiene Superintendent (Mong Kok) of FEHD;
- (b) Mr Duncan Stuart MCCOSH, District Commander (Mong Kok) of the HKPF;

- (c) Mr CHUI Man-leung, Divisional Commander (Kowloon South); Mr NG Mau-fat, Senior Divisional Officer (Building Improvement) 2 and Mr POON Wai-lun, Senior Divisional Officer (Support) of the Fire Services Department (“FSD”);
- (d) Mr HO Kar-yin, Senior Structural Engineer of the Buildings Department (“BD”);
- (e) Mr Andrew YAN, Senior Electrical & Mechanical Engineer/Consumer Installations of EMSD;
- (f) Ms Betty HO, District Officer (Yau Tsim Mong); and
- (g) Ms WONG Yin-yee, District Social Welfare Officer (Kowloon City/Yau Tsim Mong) of the Social Welfare Department (“SWD”).

23. Mr WONG Kin-san supplemented the paper with some additional information. He requested the relevant departments to give concrete feedbacks on each recommendation made by the coroner’s report. He also asked for the work schedule of upcoming inspections against old buildings in the territory to be conducted by the FSD and BD.

24. Mr CHUI Man-leung reported as follows:

- (i) The FSD had stepped up inspections of buildings adjoining hawker stalls in the territory after the Fa Yuen Street blaze. Of the 339 buildings inspected so far, the department had issued 251 Fire Hazard Abatement Notices and instituted prosecution against one case.
- (ii) Since the Fa Yuen Street blaze, the FSD had inspected the nearby buildings in that hawker stalls area 410 times. A total of 80 Fire Hazard Abatement Notices had been issued and two prosecutions had been instituted.
- (iii) In April, the FSD had conducted more than 50 inspections against the building located at 192-194 Fa Yuen Street.
- (iv) The FSD would launch a joint inspection with the BD on commercial/residential or domestic buildings completed in 1981 or before in order to examine fire protection structures and escape routes of those buildings. As there were about 6 500 buildings of this kind in the territory, it was expected that the inspection would take one year to complete. During inspections, promotional leaflets would be distributed to members of the public to enhance their awareness on fire prevention.
- (v) The FSD inspected dry goods area of hawker stalls once every month while wet goods area once every three months.
- (vi) The FSD would work together with the YTM District Office (“YTMDO”) and the Fire Safety Committee (“FSC”) under the YTMDO to strengthen publicity work on fire prevention in the district.

- (vii) The FSD would strengthen education on public awareness of fire safety, for instance, reminding households not to dispose furniture and sundry items at will in the staircases and encouraging them to conduct regular fire drills.
- (viii) The FSD was currently launching the Fire Safety Education in kindergartens. Since October 2011, the FSD had visited 781 kindergartens, briefing 47 000 children on fire prevention knowledge.

25. Mr HO Kar-yin said that since 8 April 2013, the BD and FSD had started joint inspection of the aforesaid 6 500 buildings which were aged over 30 years, and the inspection would take about one year to complete.

26. Mr LI Ka-kei responded as follows:

- (i) FEHD had strengthened its work on inspection and management of hawker areas. This had included requiring stall hawkers to comply with the stall area requirements during and outside business hours, taking enforcement actions against stall canopies constructed of combustible materials and banning hawkers' overnight storage of commodities outside the approved stall areas in order to reduce fire risks. FEHD had written to all stall hawkers in April 2011 requesting them to strictly observe the above measures.
- (ii) In order to establish a partnership and collaborative relationship with all stakeholders, FEHD had set up Hawker Management Consultative Committees ("HMCCs") covering all hawker areas. The HMCCs members included representatives of licensed hawkers, relevant DC members and committee members of the FSC in the respective districts. The HMCCs provided a platform for mutual communication and for FEHD's district staff to discuss day-to-day management, regulatory and safety issues with the parties mentioned above, as well as for encouraging self-compliance and good practices among stall hawkers.
- (iii) FEHD would suspend hawker licences of repeated offenders.
- (iv) On 15 March 2013, the Finance Committee ("FC") of the Legislative Council allocated \$230 million for the implementation of a five-year assistance scheme ("the scheme") for licensed hawkers operating in 43 hawker areas. To further reduce fire risks posed by on-street hawking activities, the Government opined that it was necessary to improve the fire resistance capability and design of hawker stalls, and relocate stalls away from staircases of buildings or emergency vehicular accesses. The scheme offered a one-off financial assistance to hawkers for renovation or relocation of their stalls in order to speed up works on reducing fire risks. FEHD would hold consultation sessions for the affected hawkers on 30 April and 6 May 2013 so as to listen to their views. Having consolidated, the views collected would be submitted to the DCs for discussion. The scheme would be launched in June 2013.

27. Mr Andrew YAN responded as follows:

- (i) After the Fa Yuen Street blaze, EMSD had stepped up inspections on fixed electrical installation of hawker stalls in hawker permitted areas across the territory. Up till now, over 50 inspections had been conducted, including five at Fa Yuen Street. EMSD would also conduct non-scheduled random checks on hawker stalls. If any problems concerning electrical safety were found, the staff of EMSD would issue reminders or improvement notices to the relevant hawkers.
- (ii) EMSD had provided FEHD with information on electrical safety, which enabled FEHD to take immediate follow-up actions with hawkers during routine inspections on aspects which posed no immediate threat on electrical safety but required improvement.
- (iii) EMSD had requested two power companies to keep an eye on whether electrical installations had been altered or illegally connected to electricity supply when their staff recorded routine readings on electricity meters. If any such circumstances were identified, the two power companies could take corresponding actions according to the requirements of Supply Rules.
- (iv) EMSD had launched more than 50 inspections against hawker areas over the past two years, covering about 2 700 fixed-pitched hawker stalls and issuing a total of 397 reminders and 200 improvement notices.
- (v) EMSD had issued a guidebook on electrical safety to licence holders of the fixed-pitched hawker stalls through FEHD.
- (vi) In early 2013, EMSD requested the two power companies to check and verify the power supply of fixed-pitched hawker stalls under their supply, including the safety condition of electricity meters. After checking the stalls, it was confirmed by the two power companies that all relevant power supply complied with safety requirements.

28. Mr Duncan Stuart MCCOSH said that the Police assisted the FSD and ambulancemen at scene to conduct a rescue operation when the blaze broke out. Later, the Police investigated whether the fire incident involved criminal elements and submitted details to the Coroner's Court for conducting a coroner inquest.

29. Ms WONG Yin-ye reported that the SWD mainly worked with relevant government departments and non-governmental organisations to follow up on the welfare needs of the victims, such as providing emergency financial assistance, housing and emotional support, etc., in order to provide timely assistance to the fire victims.

30. Ms Betty Ho responded as follows:

- (i) The YTMDO offered instant assistance to the fire victims, which included arranging temporary accommodation in Shek Lei to house 68 victim families (a total of 136 persons) who were without temporary home settlement. The YTMDO also contacted members of the local community to provide

subsidies for helping the victims to replenish household necessities. In addition, the YTMDO offered financial relief to the victims through the General Chinese Charities Fund by approving 143 fund applications to allocate \$815,000.

- (ii) The YTMDO coordinated community donations which had raised \$2.7 million for carrying out emergency repair and improvement works at common parts of the three affected buildings, including the restoration of external walls, and installation of fire-resistant windows and security gates, etc. All relevant works were completed in mid-2012.
- (iii) The District Management Liaison Team of the YTMDO assisted buildings in the vicinity of Fa Yuen Street hawker stalls to set up owners' corporations ("OCs"), in order to improve building management and fire safety.

31. Mr Francis CHONG requested the YTMDO to provide Councillors with the death investigation report on the Fa Yuen Street blaze. He said that the investigation report indicated that the cause of the fire incident was unknown, and the Police was not of the view that the blaze involved any criminal elements, so he worried that the Fa Yuen Street blaze might have hidden more risks. In addition, he pointed out that BD's prosecutions against owners who did not observe removal orders for sub-divided units were insufficient for solving the problem. He suggested that the Government should actively restore sub-divided units according to their original approved plans.

32. Mr CHAN Wai-keung said that the investigation report indicated that the cause of the fire incident was unknown, while the Police denied the involvement of criminal elements in the blaze. The comments from the above two sources were contradictory. He asked why the Police affirmed that the blaze did not involve criminal elements and why it took more than a year to complete the fire investigation. He also pointed out that it was so rare for the death investigation report to condemn strongly FSD's failure in identifying the cause of the fire after a long time. He asked why the Government had not considered commissioning overseas experts to assist in the investigation.

33. Mr HUI Tak-leung opined that government departments should often encourage and assist "three nil" buildings (i.e. those without owners' corporations, residents' organisations or property management companies) to form OCs in order to enhance building management quality.

34. Mr CHOW Chun-fai said that, for prevention purpose, YTMDC and FSC should commit to assisting "three nil" buildings in their formation of OCs and pay more attention to the safety of electrical installations of buildings and hawker stalls. He asked EMSD why it did not directly participate in the annual electrical safety test for hawker stalls and suggested that the test results should be included as one of the conditions to be considered by FEHD when issuing stall licences.

35. Mr Barry WONG appreciated helping hands extended by relevant government departments, non-governmental organisations and community members after the Fa Yuen Street blaze. He opined that their help had fully demonstrated the sense of human touch in YTM District.

36. Mr WONG Kin-san asked whether the Government had allocated more resources to the BD and FSD so that the two departments could carry out large-scale inspections against old buildings across the territory. Besides, he wanted to know whether the BD and FSD were able to complete the inspection of 6 500 old buildings aged over 30 years within one year and the estimated inspection frequency.

37. Ms WONG Shu-ming said that she heard about the idea of “sub-area management” proposed by some government officials, i.e. management companies would be arranged by the Hong Kong Housing Society or URA to assist in managing “three-nil” buildings. She asked whether the Government would implement this idea and pointed out that it was necessary for the Government to look for ways to eliminate fire risks associated withhawker stalls in the long term.

38. Mr HO Kar-yin responded that the BD did not have any extra manpower to inspect old buildings across the territory. Only internal staff could be redeployed for the task. Regarding sub-divided units, the BD would first issue removal orders to owners of sub-divided units with unauthorised building works (“UBWs”). If the owners concerned failed to observe the orders, the BD would instigate prosecutions within a short period of time. If the UBWs of a sub-divided unit posed serious threat to residents (such as causing serious obstruction to fire escapes), the BD would not rule out the possibility of active removal of such UBWs inside the unit concerned.

39. Mr CHUI Man-leung responded that the FSD sent its investigation report on the Fa Yuen Street blaze to the Police on 31 May 2012 for forwarding to the Coroner’s Court. The FSD did not rule out the possibility that the blaze might be related to electrical installations. However, at the time the FSD submitted its investigation report to the Police, the Police had not yet eliminated the possibility of the involvement of criminal elements in the blaze, therefore the FSD stated in its report that the cause of the fire incident was unknown.

40. Mr NG Mau-fat responded as follows:

- (i) Since 8 April 2013, the FSD had deployed six officers from the Fire Stream and six non-commissioned officers from the Fire Protection Bureau to form a special inspection team. The team would work with frontline officers from various operational districts to inspect about 6 500 old buildings aged over 30 years, including “three-nil” buildings, in the territory within a year.
- (ii) Of those 6 500 old buildings, 1 125 buildings were located in the YTM District. This month, the team planned to inspect 145 old buildings in the district. As of 23 April, the team had inspected 121 buildings in the district.
- (iii) When inspecting target buildings, if doors leading to the roof or ground entrance were found to have locked, or there was severe obstruction to escape routes by sundry items, the team would immediately issue Fire Hazard Abatement Notices to the parties concerned or instigate prosecutions directly. In some other situations, the team would consider referring the cases to other units or departments under the FSD for follow-up actions.

41. Mr Andrew YAN responded that in accordance with the Electricity Ordinance, in general, buildings having electrical installations with an approved loading exceeding 100

amperes should conduct inspections and tests for its fixed electrical installations at least once every five years. The relevant inspections and tests should be conducted by a registered electrical contractor as well as a registered electrical worker, who should issue a test certificate to certify that the electrical installation concerned complied with safety requirements. In general, the approved loading for hawker stalls was only 30 amperes, therefore annual test for electrical installations was not required under current legislations.

42. Mr Duncan Stuart MCCOSH responded that the Police submitted evidences to the Coroner's Court in the course of coroner inquest. Also, it had summoned a number of witnesses and invited experts from the Government and overseas to make statements in the court. There were insufficient evidences to support that the Fa Yuen Street blaze was caused by arson, therefore the Police considered that the blaze did not involve criminal elements.

43. Mr WONG Kin-san hoped that the Government would allocate more resources to the BD to prevent disrupting BD's other services after the launching of large-scale inspection of old buildings in the territory. Besides, he asked if the Government would raise the penalty against fire safety issues associated with sub-divided units and increase FSD's rescuing manpower.

44. Mr CHAN Wai-keung said that according to the remarks made by the FSD, when the FSD submitted its investigation report to the Police, the Police had not yet excluded the possibility of the involvement of criminal elements in the blaze. Hence, the FSD though opined that the blaze was related to electrical installations, it could only state in its report that the cause of fire was unknown. He thought that the FSD and the Police had not coordinated with each other before submitting the investigation report to the Coroner's Court.

45. Ms KWAN Sau-ling said that the BD and FSD should strengthen publicity work on fire safety of buildings. She thought that the launching of large-scale inspection of old buildings in the territory could help improve fire safety of buildings.

46. The Vice-chairman said that there were many old buildings in the territory. Unless the BD and FSD could be allocated with more resources, otherwise the inspection of old buildings could not be finished effectively. She continued that as the Coroner's Court had already finished the coroner inquest on the Fa Yuen Street blaze, there was in fact no need for the YTMDC to continue the discussion on this item. For issues such as "three-nil" buildings and fire safety education, she opined that they could be referred to the Housing and Building Management Committee and FSC for follow up.

47. Mr Derek HUNG thought that the FSD and the Police had already exercised professionalism in their independent investigations on the Fa Yuen Street blaze. He did not agree to the comment that the FSD should wait for the investigation results of the Police before submitting its investigation report.

48. Mr CHUI Man-leung responded as follows:

- (i) The FSD did not rule out the possibility that the Fa Yuen Street blaze might be related to electrical installations, but it might not be the real cause of the fire.
- (ii) On the day of the blaze, the FSD deployed 50 fire appliances, 23 ambulances and over 300 firemen to participate in the rescue exercise. A total of 66

citizens had been relieved while over 300 citizens were evacuated by the joint efforts of the FSD and the Police. In short, the FSD had already deployed sufficient manpower to take part in this rescue exercise.

49. Mr HO Kar-yin said that the BD had to redeploy internal staff for carrying out the large-scale inspection of old buildings. Nevertheless, the BD would definitely not reduce its manpower for handling serious building safety issues.

50. The Chairman concluded as follows:

- (i) The Government should allocate more resources to the BD and FSD so that the departments could conduct inspection of old buildings across the territory on an on-going basis.
- (ii) The Government should step up relevant enforcement actions.
- (iii) The Government and district organisations must strengthen public education so as to raise the fire safety awareness of the public. The public should not ignore their civic responsibilities to dispose furniture and sundry items in the staircases, resulting in obstruction to fire escapes.

51. The Chairman asked Councillors if they agreed to close the discussion on this item. He said that further discussion on relevant issues could be arranged at the YTMDC or its committees when needed in future.

52. Mr WONG Kin-san agreed to close the discussion on this item. However, he opined that the YTMDC should continue monitoring follow-up actions of the departments concerned.

53. There being no further comments, the Chairman closed the discussion on this item.

Item 3: Matters Arising:

**(ii) Discussion and Resolution on Signature Project Scheme
(YTMDC Paper No. 24 / 2013)**

**Item 4: To Enhance Cultural Variety and Community Integration by
Providing a Regular Martial Arts Training Venue for Promotion of
Chinese Culture (YTMDC Paper No. 25 / 2013)**

54. The Chairman proposed that Items 3(ii) and 4 be discussed together as they were related to each other. Participants had no objection to the proposal.

55. The Chairman said that the written response jointly made by the EPD and HyD regarding Mr WONG Kin-san's proposal (Annex 4) had been distributed to Councillors for perusal before the meeting. He then welcomed the following parties to the meeting:

- (a) Mr Tom YIP, Senior Town Planner/Yau Tsim Mong of the Planning Department ("PlanD");
- (b) Ms Sandy SIN, Senior Estate Surveyor/Kowloon South of the Lands Department ("LandsD");

- (c) Mr PANG Tat-wing, District Engineer/Mong Kok of HyD; and
- (d) Mr Vincent SO, District Leisure Manager (Yau Tsim Mong) of the Leisure and Cultural Services Department (“LCSD”).

56. Mr HUI Tak-leung supported the construction of a regular martial arts training venue in the YTM District, but opposed Items 3(ii) and 4 being discussed together. He stressed that at the last meeting Councillors had already selected three out of five proposals for signature projects for detailed discussion at this meeting. Therefore, it was not desirable to discuss another new proposal at this stage.

57. The Hon James TO opined that Items 3(ii) and 4 were two separate items and should not be discussed together.

58. Ms WONG Shu-ming said that the YTMDO had arranged for Councillors to visit some venues in the district on 8 April 2013. She came up with the idea of setting up a regular martial arts training venue in the YTM District after visiting Battery Street Sitting-out Area (“SOA”) and the vacant area under Ferry Street Flyover. She opined that her suggestion was in line with the theme of “promoting cultural diversity and community integration” and therefore Items 3(ii) and 4 should be discussed together.

59. Mr CHAN Wai-keung agreed that Items 3(ii) and 4 should be discussed together. He opined that the Council should be open-minded and consider any appropriate proposals suggested after the last meeting in order to better use the funding of \$100 million from the Government.

60. The Chairman suggested that representatives from the departments should first respond to Item 3(ii) and comments made by Councillors during their site visit on 8 April, and then discuss Item 4.

61. Mr CHAN Siu-tong said that it was inappropriate to discuss Item 4 after Item 3(ii) since Councillors were required to pass a resolution after the discussion of Item 3(ii). Therefore, he suggested that Item 3(ii) and 4 should be discussed together.

62. Mr HUI Tak-leung recalled that Councillors had already selected three out of five proposals at the last meeting and agreed to further discuss on the feasibility of those three proposals at this meeting. He stressed that such arrangement had already been endorsed at the last meeting and Councillors should select the final proposal from those three preliminary proposals.

63. Mr CHOW Chun-fai hoped that the Chairman or Ms Betty HO could clarify that discussing Item 3(ii) and 4 together did not mean that the arrangement endorsed at the last meeting would be abandoned.

64. The Chairman opined that Councillors might resolve Item 3(ii) first since it was related to the direction of signature projects. After that, Councillors could have discussion on whether to set up facilities or other activity venues as mentioned in Item 4 at the proposed site of venue for activities promoting cultural diversity and community integration.

65. Mr Chris IP opined that Item 3(ii) was related to the principles and direction of signature projects, while Item 4 was a concrete suggestion. Therefore, Councillors might consider first endorsing the principles and direction of signature projects before discussing whether to construct a regular martial arts training venue on the proposed site.

66. The Vice-chairman suggested first allowing representatives from government departments to respond to the preliminary proposals identified last time.

67. The Chairman said that not all Councillors had joined the site visit on 8 April. Therefore he hoped that representatives from government departments would first respond to the suggestions made by Councillors during the site visit.

68. Ms Betty HO responded as follows:

- (i) At the last meeting, Councillors resolved to further discuss Proposal Two, Four and Five at this meeting. Based on the nature of those three proposals, the YTMDO came up with two broad proposals. The first was to identify land in the district for development of venues for community activities under the theme of advancing cultural diversity and fostering ethnic and community integration, and to illustrate the multicultural characteristics of the district and to promote the mutual understanding and integration among different ethnic groups, through organising a wide range of cultural and educational activities. The second proposal was to utilise the vacant areas under flyovers in the district, including development of suitable community facilities, and to beautify the flyovers.
- (ii) Regarding the first proposal, Councillors could consider converting the existing Battery Street SOA into a venue for activities with the theme of promoting cultural diversity and community integration. Currently, many ethnic minorities gathered at the Battery Street SOA. The YTMDO suggested constructing a one-storey activity venue with an area of about 400 square metres, with its rooftop left for greening and leisure purposes, at the SOA mentioned above so as to meet the needs of the ethnic minority groups for organising events and activities. In this connection, diversion of water mains and reprovisioning of a meter room in that SOA were needed. The initial estimated cost for all those works was about \$40 million.
- (iii) Regarding the second proposal, some factors had to be considered before assessing the development of the vacant areas under flyovers, including the site area, headroom of the flyovers, pedestrian accessibility, and fire rescue accessibility, among others. There were 50 flyovers in the YTM District. After the YTMDO had explored possible sites with relevant government departments, the vacant area under Ferry Street Flyover (near YMT Fruit Market) had been identified as a potential site for development of community facilities in accordance with the above criteria. The vacant area occupied around 1 300 square metres with headroom of 4.1 metres to 7.5 metres. Pedestrians could have direct access to the site via the crossing at the junction of Waterloo Road /Ferry Street.
- (iv) The ground surface of the said vacant area was rough, therefore site formation was required before developing the area. The Kowloon Fruit and Vegetable

Merchants Association (“KFVMA”) had applied to the LandsD for using that site as an unloading area at nominal rent.

- (v) The YTMDO had also explored other large vacant areas under flyovers in the district for community uses, including the vacant areas under Lin Cheung Road and Austin Road West Flyovers. Both sites were considered not suitable for development, as the former lacked pedestrian crossing facilities and the latter was reserved for West Kowloon Reclamation Road Improvement Works.
- (vi) The YTMDO recommended to make reference to the style of the Energizing Kowloon East Office for developing the vacant area under Ferry Street Flyover by placing freight containers at the site, which provided a two-storey venue of about 500 square metres for indoor activities. The rest of the vacant area, having an area of about 830 square metres, could be converted into an open-air venue for cultural performances or recreational activities. The initial estimated cost for the above works was about \$32 million, which included the purchase and retrofitting of freight containers as an activity venue, site formation, procurement of lighting facilities, as well as on-site landscape greening, etc.
- (vii) The YTMDO had to obtain a planning permission from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance (“TPO”) to construct a covered activity venue at the Battery Street SOA and an activity/performance venue under the Ferry Street Flyover. In addition, an application for land allocation had to be made to the LandsD.
- (viii) With regard to other proposals relating to greening under flyovers, after considering relevant factors such as exposure to sunlight, the presence of underground facilities, etc., the following three sites had been initially identified: 1) space under Tai Kok Tsui Road Flyover (near CCC Kei Tsun Primary School), with an area of around 28 square metres; 2) space under Tai Kok Tsui Road Flyover (near 82 Tai Kok Tsui Road), with an area of around 40 square metres; 3) space under Nga Cheung Road Flyover (near the Cullinan), with an area of around 60 square metres. The estimated cost of the greening works was about \$100,000. In view of the relatively small amount involved, Councillors could consider implementing the greening works with the funding under the District Minor Works (“DMW”) programme.
- (ix) With regard to the proposal to beautify footbridges in the district, the YTMDC had gradually implemented beautification works at the footbridges connecting Cherry Street Park and Tak Cheong Street (with a length of 310 metres), Cherry Street and Argyle Street (with a length of 410 metres) and Cherry Street Park and Waterloo Road (with a length of 250 metres) under the DMW programme since June 2010. The said beautification works enclosed 215 footbridge columns with waterproof adhesive posters. The average cost of each poster ranged from \$180 to \$230, inclusive of poster design, production, display, removal, and maintenance during exhibition period. If the theme of the beautification works was in line with that of the signature projects of the

YTM District, Councillors could consider reserving funds for these beautification works as part of the promotional activities under the Signature Project Scheme (“SPS”), or implementing the proposed works under the DMW programme.

- (x) As for the proposal to beautify flyovers, having received detailed beautification proposals, HyD would submit the proposals to the Advisory Committee on the Appearances of Bridges and Associated Structures (“ACABAS”) for approval. The primary function of the ACABAS was to vet design proposals for highways, railways, bridges and highway structures from the perspectives of compatibility with the surrounding environment, design, traffic safety and public needs.
- (xi) Since the YTMDC had yet to provide details of the proposed beautification works on flyovers, the YTMDO was unable to assess the viability or estimate the cost of the proposal. Councillors could consider reserving funds for beautifying the flyovers as part of the promotional activities under the SPS, or implement the proposed works under the DMW programme.
- (xii) The YTMDC could consider reserving funds up to \$10 million for promotional activities. The relevant details could be discussed after endorsing the theme of the SPS and the detailed works proposal involved.
- (xiii) The estimate cost of the two proposals, including constructing activity venues with the theme of promoting cultural diversity and community integration, as well as utilising and beautifying vacant areas under flyovers in the district for the development of community facilities, was about \$72 million. Having considered factors such as surging construction cost and inflation, the cost of signature projects should not exceed \$80 million so that the residual funds could be reserved for promotional activities and contingency purposes.

69. The Hon James TO said that he knew that many fruit traders unloaded their goods at the vacant area under Ferry Street Flyover during the small hours. He suggested that the YTMDC carry out local consultation on the use of that vacant area as early as possible.

70. The Chairman supplemented that the vacant area under Ferry Street Flyover mentioned by The Hon James To should be the vacant area behind the unloading area of the YMT Fruit Market. Currently, there was no definitive zoning for that site.

71. Mr Barry WONG hoped that the proposed centre for promoting cultural diversity and ethnic integration could serve both the ethnic minorities and Chinese people. In addition, he opined that in order to save spaces, it was not necessary to install toilets as part of the proposed facilities at Battery Street SOA since the site area was limited and there were public toilets nearby.

(The Hon James TO left the meeting at 5:25 p.m.)

72. Mr CHAN Siu-tong also pointed out that there were toilets for male, female and the disabled opposite to the Battery Street SOA. Therefore, he did not recommend installing toilets as part of the proposed facilities in that SOA for better use of space. In addition, he

supported the construction of a regular martial arts training venue at the vacant area under Ferry Street Flyover. He would like to know the progress of KFMVA's application to the LandsD for renting that site.

73. Mr Benny YEUNG reflected that the KFMVA had requested the Food and Health Bureau ("FHB") to approve their renting of the vacant area under Ferry Street Flyover as temporary unloading area on short-term tenancy.

74. Mr Edward LEUNG opined that toilets should be installed as part of the proposed facilities at Battery Street SOA for the convenience of visitors. Regarding rooftop greening, he pointed out that instead of greening alone, beautification of rooftops was preferred since greening involved regular maintenance cost. Regarding the vacant area under Ferry Street Flyover, he suggested using the site for indoor activities as much as possible so as to avoid street sleeper problems.

75. Mr Chris IP doubted the effectiveness of greening works at footbridges and under flyovers in the district under the DMW programme. Besides, he supported the suggestions of constructing a community integration centre at Battery Street SOA and setting up a multicultural arena at the vacant area under Ferry Street Flyover, since the facilities suggested could demonstrate the characteristics of the YTM District and be used by different stakeholders.

76. The Vice-chairman supported in principle the construction of a community integration centre at Battery Street SOA and a multicultural arena at the vacant area under Ferry Street Flyover. She said that the YTMDC could organise different activities in the YTM District through the Area Committees, District Activities Organising Committees and schools in the district so as to attract residents to join activities to be held in the said community integration centre and multicultural arena.

77. Ms WONG Shu-ming agreed to construct activity venues under the theme of promoting cultural diversity and community integration, and to organise relevant promotional activities to benefit residents in the YTM District. She also pointed out that HyD's vetting procedures on the proposals of greening under flyovers were complicated and opined that it was necessary to streamline those procedures.

78. Mr Derek HUNG asked if the YTMDC would allow the public and different stakeholders to understand details of signature projects before endorsing their theme.

79. Mr HAU Wing-cheong opined that, if resources permitted, a community integration centre should be set up at Battery Street SOA and a multicultural arena be constructed at the vacant area under Ferry Street Flyover to promote martial arts and the Chinese culture.

80. The Chairman suggested that Councillors should then discuss the theme of signature projects in the YTM District and the concrete arrangements of the proposed facilities at the above two sites. He suggested adopting "ethnic diversity, cultural diversity and community integration" as the theme of signature projects in the YTM District.

81. Ms WONG Shu-ming suggested adopting "cultural diversity and community integration" as the theme of signature projects.

82. Mr Barry WONG suggested Councillors to consider adopting “promoting cultural diversity and community integration”, which was the objective advocated in the YTMDC Paper No. 24/2013, as the theme of signature projects.

83. The Chairman asked Councillors if they agreed adopting “promoting cultural diversity and community integration” as the theme of signature projects in the YTM District. There was no objection to his proposal.

84. The Chairman asked Councillors if they agreed to include Battery Street SOA and the vacant area under Ferry Street Flyover (near YMT Fruit Market) as selected sites for signature projects. There was no objection to his proposal.

85. The Chairman invited Councillors to express their views on the concrete arrangements of the proposed facilities at the above two sites.

86. Mr CHAN Siu-tong said that quite a lot of ethnic minorities gathered at Battery Street SOA currently. He suggested constructing an activity venue for promoting community integration at that SOA. Regarding the vacant area under Ferry Street Flyover, although it was relatively noisy, the area was quite large, therefore an activity venue for promoting Chinese culture, such as a martial arts training venue, could be constructed.

87. Mr Barry WONG said that the activity venues constructed at the above two sites should demonstrate the theme of “promoting cultural diversity and community integration”. It might not be necessary for the proposed facilities of each site to have their own theme.

88. The Chairman said that the Council could develop themes for the proposed facilities at those two sites in future to facilitate the launch of promotional activities.

89. Mr Edward LEUNG agreed that the Council could develop themes for the proposed facilities at those two sites in future.

90. The Vice-chairman opined that the Council could consider developing themes for the proposed facilities at the two sites at this stage. The concrete arrangements such as the design of the venue could be discussed by the District Facilities Management Committee (“DFMC”).

91. Ms Betty HO said that Councillors could consider constructing a community integration centre at Battery Street SOA since quite a lot of ethnic minorities gathered there, and setting up a multicultural arena at the vacant area under Ferry Street Flyover to promote Chinese culture or cultural diversity. She added that the Government expected the YTMDC or YTMDO to work in collaboration with community organisations for management and operation of signature projects.

92. Mr Barry WONG pointed out that it was appropriate to construct a community integration centre at Battery Street SOA since ethnic minorities loved gathering there and the Home Affairs Department (“HAD”) had also operated there a support service centre for ethnic minorities.

93. Mr Benny YEUNG requested the FHB to give a detailed account of the results regarding the application of the KFMVA for renting the vacant area under Ferry Street Flyover.

94. Mr Chris IP opined that it was not necessary to develop separate themes for the proposed facilities at the two sites. He said that the YTMDC should plan ahead if it needed the assistance of community organisations to manage or operate signature projects in future. He suggested that the YTMDC could partner with a sizable community organisation to manage and operate the proposed facilities at the two sites in order to provide a uniform level of service.

95. The Chairman asked Councillors if they agreed not to develop separate themes for the proposed facilities on the two sites at this stage. There was no objection to his proposal.

96. Ms Betty HO responded as follows:

- (i) An allocation of \$100 million would be earmarked by the Government for each district to initiate signature projects. The HAD expected that the cost of works for signature projects of each district would not exceed \$80 million.
- (ii) According to the guidelines of the HAD, the YTMDC could consider reserving funds up to \$10 million for promotional activities of signature projects. If such cap was exceeded, the YTMDC had to submit an application to the FC for additional funding.

97. Mr Chris IP said that Councillors had been focusing on the discussion of the works of signature projects without mentioning the arrangements of promotional activities.

98. The Chairman said that the cost of works of signature projects together with the expenses for promotional activities could not exceed \$90 million. He asked the YTMDO how the remaining allocation of \$10 million could be used by the YTMDC.

99. Ms Betty HO responded that the works for signature projects were expected to commence in 2015. The remaining allocation of \$10 million would be set aside for any over-spending due to any alternation to the design of the projects or inflation. She continued that the cost of works to construct the relevant facilities at Battery Street SOA and the vacant area under Ferry Street was \$72 million in total. The future expenses on promotional activities of these two signature projects could not exceed \$10 million.

100. The Chairman asked if Councillors agreed with the estimated works cost of \$72 million.

101. The Vice-chairman supported the relevant financial arrangement.

102. The Chairman asked Councillors if they agreed that the SPS would be discussed and followed up by the DFMC.

103. Mr Hui Tak-leung pointed out that not all Councillors were the members of the DFMC. He opined that it would be more appropriate for the YTMDC to continue with the discussion and follow up of the SPS.

104. Mr CHAN Siu-tong opined that it would be more appropriate for the DFMC to discuss and follow up on signature projects. Being the Chairman of the DFMC, he said he

would invite in person Councillors who were not members of the DFMC to join the committee so that they could join the discussion on signature projects.

105. The Chairman called upon those Councillors who had not yet joined the DFMC to join the committee as soon as possible so as to discuss the SPS together. He asked Councillors again if they agreed that the SPS would be discussed and followed up by the DFMC. There was no objection to his proposal.

106. Ms Betty HO said that the YTMDO would continue to work further on signature projects, such as to follow up on the relevant statutory and administrative procedures, as well as the design of works. Since it would take time to apply for funding from the FC, she predicted that the Legislative Council would not approve the respective funding until the fourth quarter of 2014. Once the funding was granted, the YTMDO would invite tenders immediately and the tendering exercise would last for several months. She predicted that works for signature projects could commence in 2015.

107. The Chairman invited Ms WONG Shu-ming to introduce the YTMDC Paper No. 25/2013.

108. Ms WONG Shu-ming said that she received a letter from a martial arts group in March 2013, urging DC Members to fight for them a regular training venue for the promotion of martial arts. Later on, she paid a visit with other Councillors to the two sites for signature projects on 8 April. She came up with the idea of converting the vacant area under Ferry Street Flyover into a regular martial arts training venue for the promotion of Chinese culture since the Council had already decided to construct activity venues for promoting cultural diversity and community integration at those two sites.

109. Mr Chris IP said that the vacant area under Ferry Street Flyover should not be solely used by a single organisation and should be open to more stakeholders instead for promoting cultural diversity in the community since many local cultural and arts organisations lacked regular training venues.

110. Mr CHAN Siu-tong requested the YTMDO to follow up on the application of the KFMVA for renting the vacant area under Ferry Street Flyover. He continued that martial arts groups should have priority to use the vacant area under Ferry Street Flyover since the martial arts sector was unable to use other venues for training, though quite a lot of cultural and arts organisations in the district lacked regular training venues.

111. The Chairman opined that it might not be necessary for Councillors to develop themes of the proposed facilities on the two sites at this meeting and it would be desirable for the DFMC to determine concrete arrangements. In addition, instead of a strict approach, the YTMDC should adopt a loose approach when developing the theme of facilities on individual sites.

112. Mr Benny YEUNG suggested allowing more cultural and arts organisations to use the vacant area under Ferry Street Flyover since the area there was quite large.

113. The Chairman asked Councillors if they agreed that the themes of the proposed facilities on the two sites be discussed by the DFMC. There was no objection to his proposal.

114. Ms Betty HO said that the YTMDO would follow up on the application of the KFMVA for renting the vacant area under Ferry Street Flyover with the FHB.

115. The Chairman urged the FHB to give a reply to the KFMVA as soon as possible to avoid deferring the commencement of works for signature projects.

116. There being no further comments, the Chairman closed the discussion on this item.

**Item 5 : 2013-2014 DC Funds for Community Involvement Projects
(YTMDC Paper No. 26/2013)**

**Item 6 : Application for DC Funds to Cover Payment for Community
Involvement Projects Carried Forward from 2012-2013 to 2013-2014
(YTMDC Paper No. 27/2013)**

**Item 7 : Funding Application for Organising Hong Kong Reunification
Anniversary Cantonese Opera Show by Yau Tsim Mong Area
Committees 2013
(YTMDC Paper No. 28/2013)**

117. The Chairman proposed that papers in respect of Items 5 to 7 about DC funding be discussed together and participants had no objection to the proposal. He reminded Councillors to fill in the Declaration of Interests form tabled if necessary.

118. In respect of Item 5, the Chairman said that:

- (i) The 2013 Policy Address proposed that the Government allocate additional funding to each DC for promotion of culture and arts activities at the district level. Hence, the YTMDC had received an additional funding of \$1.2 million this year. He proposed to fully apply such amount to district culture and arts activities, while the original funding of \$350,000 for culture and arts activities could be allocated to other activities.
- (ii) Councillors proposed to increase the number of DC-funded Special District Programmes to three and the relevant financial expenses would be increased to \$600,000 accordingly.
- (iii) In response to the recent development of avian influenza, he proposed to increase the funding allocated to the organisation of the Environmental Improvement Campaign to \$550,000.
- (iv) He proposed to increase the funding allocated to the Youth Committee to \$400,000.
- (v) Apart from the above fund allocation, he proposed to keep DC's subsidy to other activities this year unchanged, i.e. the same as 2012.

119. Mr Barry WONG enquired whether the Working Group on Care for the Community could decide on its own the funds reserved for activities under “Ching Chung”.

120. The Chairman said that the Working Group on Care for the Community could decide on its own the application of funds reserved by the YTMDC.

121. Councillors endorsed the fund applications in respect of Items 5 and 7 (YTMDC Paper No. 26/2013 and 28/2013).

122. The Secretary briefly introduced the YTMDC Paper No.27/2013. She pointed out that the total allocation for the Community Involvement Projects (“CIPs”) for 2012-2013 was \$16,450,000. Moreover, an over-commitment of up to 25% would be allowed. Having said that, the YTMDC could make an over-commitment of \$4,112,500. Therefore, the budget deficits of last year could be \$20,562,500. As of 31 March 2013, after deducting the additional allocation of \$692,000 from HAD, the amount for several DC-funded activities under the CIPs in the last year that had not been reimbursed totalled \$978,955.

123. Councillors endorsed Item 6 (YTMDC Paper No. 27/2013) and agreed to allocate \$978,955 from the funding for CIPs in the year 2013-2014 to cover payment carried forward from the year 2012-2013.

(Mr HAU Wing-cheong left the meeting at 6:45 p.m.)

(Post-meeting note: Councillors endorsed the financial budget for the year 2013-2014. Details were set out in Annex 5.)

Item 8 : Work Plan of Independent Commission Against Corruption Regional Office (Kowloon West) 2013-2014
(YTMDC Paper No. 29/2013)

124. The Chairman welcomed Ms Yvonne MUI, Regional Officer/Kowloon West and Mr CHEUNG Kam-wai, Senior Community Relations Officer, Regional Office/Kowloon West of the Independent Commission Against Corruption (“ICAC”) to the meeting.

125. Ms Yvonne MUI gave a powerpoint presentation to briefly introduce the work plan of ICAC Regional Office (Kowloon West) 2013-2014 and “Uphold the Core Value of Hong Kong, Move Towards ICAC’s 40th Anniversary” Project Proposal for YTM District.

126. Mr CHAN Wai-keung said that the former ICAC Commissioner, Mr Timothy TONG was recently being uncovered to have allegedly misused public funds for organising reception activities for Mainland officials. In addition, some photos had been uploaded to the Facebook featuring ICAC investigation officers wearing staff card. These incidents had tarnished the public image of the ICAC. He would like to know whether the ICAC would provide integrity trainings to its staff and how the ICAC would rebuild its image.

(Mr Francis CHONG left the meeting at 6:55 p.m.)

127. Mr Barry WONG would like to know why the ICAC partnered with the Hong Kong Federations of Youth Groups to produce a microfilm about integrity.

128. Mr Edward LEUNG opined that ICAC's youth education on anti-corruption played a critical role in maintaining the integrity of Hong Kong. He then enquired the tendering process for the production of the said microfilm about integrity.

129. Ms KWAN Sau-ling supported the work plan of ICAC 2013-2014.

130. The Chairman asked if Councillors agreed to YTMDC's allocation of \$50,000 to the ICAC for organising anti-corruption activities in the district. There was no objection to the proposal.

131. Ms Yvonne MUI's consolidated response was as follows:

- (i) Regarding the upload of photos, showing officers wearing staff card onto the Facebook by individual ICAC officers, it was believed that those photos were taken by staff during the break of a training session some years ago. The ICAC was conducting an internal investigation and had issued internal guidelines to remind all staff members that they could merely access social networking websites in their personal capacity and were not allowed to discuss official matters on those websites. Also, no personal photos taken in the premises of the ICAC could be uploaded onto social networking websites.
- (ii) In response to recent reports on newspapers, the ICAC had completed a review on regulations and procedures for handling gifts, duty visits and official entertainment. New guidelines had been issued to staff, specifying that only souvenirs imprinted with the ICAC logo could be gifted to guests by ICAC officers. Besides, unless with prior permission from the Commissioner, ICAC officers dealing with official entertainment should observe the respective cap on spending for official entertainment. The Commissioner had already commented that the incident concerned had nothing to do with the integrity of staff and it was just a result of unclear guidelines which were now under review. The ICAC was financed by public funds, therefore it must raise its transparency and be subjected to monitoring. The ICAC would review the incident in order to pursue excellency. Since the ICAC represented the core values of Hong Kong, all of its staff members would continue to dedicate to their duties and uphold probity at all times.
- (iii) In general, through tendering or partnership, the ICAC co-organised events with appropriate organisations, such as regulators, professional bodies or DCs, etc. All events, organised through whatever channels, were required to go through vetting procedures. Subject to the amount of spending involved, events ought to be assessed and approved by ICAC officers of different ranks.

132. There being no further comments, the Chairman closed the discussion on this item.

**Item 9 : Construction of West Kowloon Government Offices
(YTMDC Paper No. 30/2013)**

133. The Chairman welcomed the following representatives to the meeting:

- (a) Mr LAM Chik-man, Senior Property Manager (Acquisition, Allocation & Disposal), Offices & Special Duties; Ms Laura CHAT, Senior Property Manager (Technical Services) 1 and Mr Thomas CHAN, Architect (Technical Services) 1 of the Government Property Agency (“GPA”);
- (b) Mr Andrew FUNG, Senior Project Manager 123 and Ms Renata CHENG, Senior Project Manager 122 of the Architectural Services Department (“ArchSD”); and
- (c) Mr Tom YIP, Senior Town Planner/Yau Tsim Mong of the PlanD.

134. Mr LAM Chik-man gave a powerpoint presentation to briefly introduce the proposed West Kowloon Government Offices (“WKGO”).

135. The Chairman said that Councillors was informed of the concrete information about the plan on WKGO just one week prior to the meeting. He revealed that residents of the Charming Constituency hoped that the Government could lower the height of the two office buildings, from 80 metres to 60 metres, making them shorter than the proposed Red Cross Headquarters on Hoi Ting Road. He further said that four fifth of the area occupied by the WKGO fell within the YMT Constituency, while the remaining one fifth of the area was situated in the Charming Constituency. However, the plan on WKGO affected residents of Charming Constituency the most.

136. Mr Chris IP said that the site of WKGO was not really convenient. He urged the GPA to discuss with public transport operators as soon as possible on strengthening transport services, especially the public light bus service. Otherwise, the increase in pedestrian flow after the completion of WKGO would impose traffic pressure on the surroundings of Charming and even Fu Pak Constituencies.

137. The Chairman said that the Traffic and Transport Committee (“TTC”) had repeatedly discussed the prolonged deficiency of public transportation services at Hoi Wang Road. The WKGO would be completed between 2017 and 2018. By then, a huge number of staff would move in, which certainly would impose great pressure on public transport and shop rental in the vicinity.

138. Mr CHAN Wai-keung said that the owners’ committee of the Park Avenue was dissatisfied that the departments concerned had never consulted their views on the plan on WKGO. He pointed out that residents in the Fu Pak Constituency hoped that the height of WKGO could be lowered due to ventilation reasons. Also, they wanted to have direct access from the Olympian City 2 to the Tai Kok Tsui Waterfront Promenade. In this connection, he wanted to know whether the departments concerned would reserve spaces for building bridge piers when constructing the WKGO in order to support the provision of a footbridge to connect the Olympian City 2 with the Tai Kok Tsui Waterfront Promenade. He also requested the GPA to provide the powerpoint presentation materials on the plan on WKGO.

139. Mr Benny YEUNG hoped that the height of WKGO could be less than 40 metres to avoid further worsening of the urban heat island effect and ventilation condition in the district. He requested the GPA to take the opportunity of this WKGO construction to urge the relevant departments to improve the transport system in the district. He also hoped that the Kowloon

Central Post Office, which was relocated due to the construction works for the CKR, could be reprovisioned in the WKGO.

140. The Chairman said that the departments concerned had no plan to reprovision public facilities, such as the library and post office, being affected by the CKR works in the WKGO. He was disappointed with such arrangement. He reiterated that the height of WKGO should be lowered.

141. Mr HAU Wing-cheong said that the height of WKGO was similar to that of the Hong Kong Polytechnic University. When compared with the housing estates nearby, the WKGO was not too high. He further said that the public services provided by the WKGO offered convenience to residents in the Tai Kok Tsui district, hence he supported the plan on WKGO.

142. Mr Edward LEUNG opined that there was a shortage of land in YTM District. He did not understand why additional government offices had to be built in the district to accommodate departments now housed at the three existing government office buildings at the Wan Chai waterfront and some other new offices. He opined that the plan was unfair to YTM residents.

143. The Chairman reiterated that the plan on WKGO would exert pressure on the public transport and shop rental in YTM District, he doubted whether the Government had assessed the coping capability of the neighbouring communities. In addition, he urged the Government to implement the construction of a games hall complex near the WKGO. He also enquired whether the present Yau Tsim Social Security Field Unit under the SWD in YMT would be reprovisioned in the WKGO and whether the dental clinic to be set up in the WKGO would serve the public.

144. Mr Barry WONG enquired about the public services offered by the WKGO. He opined that the departments concerned had not fully consulted YTMDC on the plan on WKGO, therefore Councillors were unable to explain details of the plan to the public.

145. Ms KWAN Sau-ling requested to reserve spaces in the WKGO for the provision of community facilities such as community halls, libraries, study rooms, computer rooms or activity rooms, etc., in order to respond to the demands of residents.

146. Mr LAM Chik-man responded as follows:

- (i) It was estimated that there would have about 3 000 staff working in the WKGO.
- (ii) A government dental clinic would be provided in the WKGO serving only civil servants and their families.
- (iii) In order to optimise land use, the height of WKGO would be compatible to buildings in the nearby community.
- (iv) The GPA would relay Councillors' views to the TD as soon as possible so as to improve service facilities for transportation prior to the completion of the WKGO.

- (v) The departments concerned had no plan to demolish the Kowloon Government Offices, hence the post office inside would not be relocated. The GPA would discuss with the Post Office (“PO”) on whether a post office would be provided in the WKGO.
- (vi) Regarding the proposed games hall complex near to the WKGO, he learnt from the LCSD that the relevant construction site was still used for works for Mass Transit Railway, but at this stage the LCSD would proceed with initial planning for the games hall complex.
- (vii) In response to Councillors’ request for the provision of community facilities in the WKGO, since newly-added facilities would be operated by relevant departments, therefore the GPA would consult those departments before conducting further study.
- (viii) He noted that a Councillor requested to set aside some spaces near the proposed WKGO for the construction of bridge piers for building a footbridge linking the Olympian City 2 and Tai Kok Tsui Waterfront Promenade. He would reflect this comment to the relevant departments.
- (ix) The design of WKGO would take into account the ventilation condition in the surrounding areas. He would also reflect such views to the PlanD.

147. The Chairman urged the LCSD to complete initial planning of the games hall complex as soon as possible and carry out local consultation on the construction of the complex. He hoped that the construction works of the complex could be commenced immediately after the completion of works for XRL and the site should not be reserved as a working site for CKR works. In addition, he requested the GPA to engage different stakeholders to gauge their views on the plan on WKGO.

148. Mr Tom YIP responded as follows:

- (i) As the height of WKGO would be more or less the same as surrounding buildings and some distances would be kept from those buildings, there would be no significant visual impact.
- (ii) It was proposed that there would be a public park to the east of the WKGO, and a low-height games hall complex to the north. This could help improve ventilation of the neighbouring area. When designing the WKGO, the ArchSD would also consider adopting designs which could facilitate better ventilation.
- (iii) The Government proposed to re-provision FEHD’s Sai Yee Street Vehicle Depot at Yen Ming Road. The height of the new depot would be about 34.5 metres. As the land use and nature of the site were different from that of the WKGO, it was not appropriate to compare the height of the two buildings directly.
- (iv) At present, there were four public libraries and seven post offices in YTM District. Both LCSD and PO had indicated that there were sufficient

libraries and post offices in the district. Nevertheless, the GPA would still explore the feasibility of adding postal services in the WKGO.

(Mr CHOW Chun-fai left the meeting at 7:20 p.m.)

149. Mr Chris IP pointed out that Councillors had repeatedly reflected to the TD that the Tai Kok Tsui district lagged behind in the provision of transport ancillary facilities. In light of the construction of WKGO, he hoped that the GPA could take this opportunity to actively discuss with the departments concerned on how to improve transport services in the district. He emphasised that residents' opinions mentioned by Councillors at the meeting were worth noting. He hoped that the PlanD would not only consider technical aspects when planning community facilities.

150. Mr CHAN Wai-keung hoped that the LCSD and PlanD undertake to keep the use of the site for games hall complex unchanged. He also asked when the LCSD would conduct planning for recreational and sport facilities of that complex.

151. The Vice-chairman supported in principle the plan on WKGO. She said that Councillors should know that government departments now situated at the Yau Ma Tei Multi-storey Car Park Building would be relocated to the WKGO due to the CKR project. She opined that the departments concerned should have an open attitude towards concerns over building height and ventilation raised by residents. In addition, she proposed to build a basement in the WKGO and there was no need for the two office buildings to have identical height, in order to lower the height of the buildings and maintain good ventilation in the nearby area.

152. Mr Benny Yeung said that the WKGO was close to the waterfront. To avoid affecting sea breezes approaching the land, the height of WKGO must be less than 40 metres. He requested again the provision of public facilities and services nearby the WKGO so as to secure support for the construction of WKGO from residents. Also, he opined that it was worth to consider the proposal of building a basement in the WKGO.

(Mr Benjamin CHOI, Mr Chris IP, Mr Edward LEUNG and Mr John WONG left the meeting at 8:03 p.m.)

153. Mr LAM Chik-man responded as follows:

- (i) The GPA had reserved some spaces inside the WKGO for the display of artworks or exhibits for public visit.
- (ii) The GPA would liaise with the TD on improvement of public transportation services in Tai Kok Tsui.
- (iii) The GPA would work with the ArchSD to explore how to lower the height of WKGO.
- (iv) The departments concerned would consider views of stakeholders, including residents and schools nearby, when designing the WKGO.

154. Mr Tom IP responded that the GPA had no plan to change the use of the site for the games hall complex.

155. Mr Vincent SO responded that the LCSD was conducting initial planning for the games hall complex. After the completion of feasibility studies, the CBC would definitely be consulted. In addition, upon the completion of works for XRL, the LCSD would immediately commence construction works for the games hall complex.

156. Ms Christine YUEN responded that the TD would review with the public transportation operators the public transportation services in the district with regard to the plan on WKGO.

157. The Chairman concluded as follows:

- (i) YTMDC did not oppose to the plan on WKGO.
- (ii) In view of residents' comments, the height of WKGO should be lowered if possible.
- (iii) The departments concerned should complete traffic assessment and enhance ancillary transport facilities in the district as soon as possible.
- (iv) The Government should construct the games hall complex as early as possible so as to address the demand of residents over the years.
- (v) The Government had to conduct more consultation exercises on the plan on WKGO.

158. There being no further comments, the Chairman closed the discussion on this item.

Item 10: Public Consultation on a New Producer Responsibility Scheme on Glass Beverage Bottles
(YTMDC Paper No. 31/2013)

159. The Chairman welcomed Mr Samson LAI, Assistant Director (Waste Management Policy) and Mr Stephen SIU, Senior Environmental Protection Officer (Waste Management Policy) of the EPD to the meeting.

160. Mr Samson LAI briefly introduced the Paper No. 31/ 2013.

161. Mr HUI Tak-leung suggested that the EPD request recycling contractors not to collect glass bottles at night time to avoid making noise to disturb the peace of others during the department's selection process of recycling contractors.

162. The Vice-chairman was glad to see that the Government took the lead in launching the "New Producer Responsibility Scheme ("PRS") on Glass Beverage Bottles" and agreed to the comments made by Mr HUI Tak-leung.

163. Mr WONG Kin-san said that the EPD should consider incorporating terms that requiring contractors not to collect bottles at night time during the appointment of contractors.

164. Mr Barry WONG said that government departments often printed in bulk quantity printed matters or publications with coloured covers, which was definitely not environmentally friendly. He would like to know if the EPD would regulate the printing of printed matters and publications by government departments.

165. Mr Derek HUNG suggested that the EPD encourage beverage manufacturers to reuse glass bottles and explore standardisation of shapes of glass bottles so that different manufacturers might be able to reuse glass bottles to achieve environmental protection effect.

166. Ms KWAN Sau-ling reflected that residents always complained they were disturbed by the noise generated by collection activities of glass bottles at night time.

167. The Chairman opined that most of the Councillors supported the “New PRS on Glass Beverage Bottles”. In addition, he hoped that the Government could reach an agreement with recyclers as soon as possible to stop them from collecting glass bottles near residences at night time.

168. Mr Samson LAI responded as follows:

- (i) In order to save more papers, the EPD would look into the feasibility of issuing consultation papers by electronic means only during public consultation exercises.
- (ii) The Government understood the public demand and concern about the recycling of glass bottles. As a result, during the appointment of glass management contractors, the Government would consider incorporating relevant terms to ensure that contractors would comply with all applicable legislations, including legislative requirements on noise control.
- (iii) At present, only individual local beverage manufacturers recovered glass bottles of their own brands through “deposit-and-return” schemes, the bottles recovered would then be cleansed and sterilised for reuse. Since these beverage manufacturers had already got proper arrangements for recycling their glass bottles, the Government would consider waiving their recycle fee.
- (iv) The Government had also allocated more resources to strengthen its support to recycle waste in the district level, including the pilot scheme of setting up five “Community Green Stations” across the territory, which would be operated by non-governmental organisations to raise the overall environmental awareness of the public by providing environmental information and education to members of the public, as well as supporting recycling works in the district level so that it would be more convenient for local residents to participate in waste separation and recycling.

169. There being no further comments, the Chairman closed the discussion on this item.

**Item 11: Revisions to Draft Mong Kok Outline Zoning Plan No. S/K3/29
(YTMDC Paper No. 32/2013)**

Item 12: To Request the Administration to Fully Utilise Soy Street Temporary Cooked Food Market Site for Provision of a Multi-purpose Community Hall with an Activity Room
(YTMDC Paper No. 33/2013)

170. The Chairman proposed that papers in respect of Items 11 and 12 be discussed together since they were related to each other and participants had no objection to the proposal.

171. The Chairman then welcomed the following representatives to the meeting:

- (a) Mr Wilson CHAN, District Planning Officer/Tsuen Wan & West Kowloon and Mr Tom YIP, Senior Town Planner/Yau Tsim Mong of the PlanD;
- (b) Ms Yvonne CHANG, Senior Estate Surveyor/Kowloon Central of the LandsD; and
- (c) Ms Betty HO, District Officer (Yau Tsim Mong).

172. Mr Tom YIP gave a powerpoint presentation to briefly introduce the proposed revisions to the Draft Mong Kok Outline Zoning Plan No. S/K3/29 (“OZP”). Firstly, the site at the junction of Soy Street and Shanghai Street (“Soy Street site”) would be rezoned from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)4” with a requirement of the provision of a community hall with a total floor area of not less than 937 square metres within the site and the building height restriction would be amended from two-tier to 80 mPD, which would be comparable to that of other “Residential (Group A)” (“R(A)”) areas in the Mong Kok district. In addition, the site at Nos. 322-324 Reclamation Street and Nos. 445-447 Shanghai Street (Reclamation Street/Shanghai Street site) would be rezoned from “G/IC” to “R(A)” and the building restriction would be amended from two-tier to 80 mPD, which would be comparable to that of other R(A) areas in the Mong Kok district.

173. Mr HUI Tak-leung supplemented the YTMDC Paper No. 33/2013 with some additional information. He said that the Joye Fook Mansion near the Soy Street site, and the Yau Wing Apartments and Wing Fook Building adjoining the Reclamation Street/Shanghai Street site were all aged about 50 years. He suggested that the Government consider acquiring the above buildings for joint development when developing the Soy Street site and the Reclamation Street/Shanghai Street site.

174. Mr Wilson CHAN said that the PlanD had all along been concerning the aspirations of residents in YTM District for providing more community centres/halls. With regard to the suggestion made by Mr HUI Tak-leung, he opined that the Government’s development of the Soy Street site and the Reclamation Street/Shanghai Street site might serve as a catalyst to speed up the development of sites nearby by developers.

175. Ms Betty HO said that the floor area of the proposed community hall would be no less than 937 square metres, which would be similar to the size of the existing Mong Kok Community Hall. The new community hall would have a hall with stage facilities to accommodate 250 people, other facilities included a dressing room and a meeting room.

Subject to TPB's acceptance of the revisions to the OZP, when selling the Soy Street site in future, the Government would specify in the terms of such land sale that developers had to provide community hall facilities at the site in question. YTMDO would be responsible for the operation of that community hall.

176. The Vice-chairman supported the revisions to the OZP. She would like to know if the buildings at the Soy Street site and the Reclamation Street/Shanghai Street site would be too high to affect the ventilation of surrounding areas.

177. Mr Barry WONG supported the revisions to the OZP and hoped that the proposed community hall could commence service as soon as possible.

178. Mr CHAN Siu-tong said that the revisions to the OZP could not only increase government revenue, but also solve the problem that the two sites had been left idle for a long period of time, and address the aspirations of residents in YTM District for building more community halls.

179. The Chairman said that the construction of activity rooms by the Government at the Soy Street site would better suit the needs of the community as there was already a community hall in the Mong Kok district.

180. Mr CHAN Wai-keung opined that the Government's suggestion to convert the use of the two sites to residential use would only attract speculators to build luxury apartments, which might not really benefit the public.

181. Ms KWAN Sau-ling was glad to see that the Government rezoned the land use of the Soy Street site and the Reclamation Street/Shanghai Street site. She particularly praised the Government for reserving some spaces at the Soy Street site for the construction of a community hall.

182. Ms Betty HO responded that YTMDO had reviewed the utilisation rate of the Henry G. Leong Yaumatei Community Centre and the Mong Kok Community Hall. It was found that the utilisation rate of those halls reached 80 to 90% on average and that of other activity rooms was between 30 to 50%. She would re-examine the relevant data and make suggestions on the use of spaces of the new community hall, in order to be more flexible in the use of spaces within the community hall.

183. Mr Wilson CHAN said that he would reflect Councillors' views to the TPB. He continued that the PlanD had commissioned a consultant to conduct an air ventilation assessment for the Mong Kok district in 2010. The assessment report indicated that the surrounding areas of Soy Street did not have ventilation problem.

184. The Chairman asked if Councillors agreed unanimously that the Soy Street site and the Reclamation Street/Shanghai Street site should be rezoned to R(A).

185. There being no further comments, the Chairman closed the discussion on the items.

(Post-meeting note: On 3 May 2013, the PlanD submitted the proposed revisions to the OZP and the views of the YTMDC to the TPB for consideration. The TPB agreed to the relevant revisions. The Draft Mong Kok Outline

Zoning Plan No. S/K3/307 incorporating the relevant revisions was exhibited under the TPO on 31 May 2013. Documents on relevant revisions prepared by the PlanD (Annex 6) had been circulated to Members for perusal on 18 June 2013.)

**Item 13: To Request Government to Take Preventive Action Jointly with Public against H7N9 Bird Flu
(YTMDC Paper No. 34/2013)**

186. The Chairman said that the written response of the FHB (Annex 7) had been distributed to Councillors for perusal before the meeting. He then welcomed the following representatives to the meeting:

- (a) Dr Jaime SIN, Senior Medical & Health Officer (Community Liaison) of the Department of Health (“DH”); and
- (b) Mr LI Ka-kei, District Environmental Hygiene Superintendent (Mong Kok) and Mr WONG Kam-wah, District Environmental Hygiene Superintendent (Yau Tsim) of FEHD.

187. Mr Derek HUNG briefly introduced the Paper No. 34 /2013.

188. Mr WONG Kam-wah said that FEHD would intensify cleansing and sweeping of five environmental black spots (including the nearby locations of restaurants and rear lanes) in YTM District. Besides, FEHD would launch the “Team Clean” campaign on 27 April 2013. He continued that FEHD welcomed Councillors and members of the local community to reflect any environmental hygiene problems in the community.

189. In response to the first and second questions of the paper, Dr Jaime SIN responded as follows:

- (i) The Centre for Health Protection (“CHP”) of the DH had established a direct communication channel with the Mainland health authorities for exchanging instant information.
- (ii) In light of the confirmed cases of avian influenza A (H7N9) on the Mainland, the Government had taken a series of preventive measures, including strengthening the monitoring of the disease, maintaining close liaison with other health authorities, enhancing port health measures and infection control precautions of medical institutions, storing epidemic-prevention supplies, strengthening risk communication, publicity and public education.
- (iii) Influenza A (H7) was a statutorily notifiable disease under the Prevention and Control of Disease Ordinance (Cap. 599). Any suspected or confirmed cases were required to be notified to the CHP of the DH. The CHP had worked with hospitals under the Hospital Authority (“HA”) and private hospitals to enhance the laboratory testing and monitoring of avian influenza A (H7N9).

- (iv) The CHP has organised 13 exercises testing the preparedness and responsiveness of relevant departments on public health actions since it was established in 2004. The latest exercise was conducted on 27 March 2013 to ensure the Government's preparedness for any outbreak of infectious disease.

190. Mr CHAN Siu-tong said that H7N9 bird flu might develop into a disease that could be transmitted from human to human. If the above situation happened, he would like to know whether the healthcare system of Hong Kong could deal with such a change.

191. Ms KWAN Sau-ling requested FEHD to enhance cleansing and hygiene work at the market on Kimberley Street.

192. Mr CHAN Wai-keung hoped that the FHB could re-consider the arrangement of central slaughtering. Besides, he was worried that the DH might not be capable to handle any H7N9 influenza pandemic as he heard that the number of current frontline healthcare staff in public hospitals had dropped when compared with the figure 10 years ago.

193. Ms WONG Shu-ming said that the hygiene of the markets on Cheung Wong Road and Canton Road was not good. She requested FEHD to enhance cleansing of those two markets as soon as possible. Besides, she urged FEHD to arrange staff to assist in the cleansing and sweeping of rubbish accumulated on the canopies of private buildings.

194. Mr WONG Kin-san supported the "Team Clean" campaign. He asked if FEHD would enhance cleansing of the Yuen Po Street Bird Garden and the Aviary inside the Kowloon Park. He also said that residents near the Bird Garden reflected to him that bird faeces were always found inside and outside their apartments, thus they were worried about getting avian influenza infection easily. He hoped that FEHD could follow up on this situation.

195. The Chairman said that Mr Derek HUNG and Ms KWAN Sau-ling had submitted papers to the Food and Environmental Hygiene Committee and asked if feeding of pigeons and feral birds by members of the public would be regarded as littering. At the time, a representative of FEHD replied that bird feeding would not be regarded as littering if the birds had eaten up the food fed by members of the public. However, some FEHD staff recently said that feeding the pigeons and feral birds could be regarded as littering. He hoped that FEHD could clarify which claim was substantiated.

196. Mr Benny YEUNG would like to know how FEHD and the Agriculture, Fisheries and Conservation Department ("AFCD") co-ordinated with each other to prevent avian influenza.

197. Mr Barry WONG asked if the Government would increase fund allocation to subvented residential institutions for purchasing epidemic-prevention supplies.

198. Mr LAU Pak-kei knew that members of the public had requested AFCD to send staff to catch feral birds but AFCD was not able to do so due to manpower constraint. He hoped that manpower could be flexibly redeployed between different government departments in order to centralise the handling of feral bird issues.

199. Dr Jaime SIN responded as follows:

- (i) Since the number of beds in the isolation wards and intensive care units, as well as the number of frontline health care staff in public hospitals were under the purview of the HA, therefore it would be more appropriate for the HA to respond.
- (ii) The DH had prepared sufficient epidemic-prevention supplies and antiviral drugs for treating patients and as medications for certain target groups including the health care staff.

200. Mr Barry WONG further asked if the Government would increase fund allocation to subsidised residential care homes for the elderly for purchasing epidemic-prevention supplies.

201. Mr CHAN Wai-keung said that according to Paper No. 34 /2013, Councillors who submitted the paper had invited representatives of the FHB to attend the meeting. However, Dr Jaime SIN of the DH said that she only represented the DH but not the FHB. In this connection, he would like to know whether it would be appropriate to invite representatives of the FHB to attend meetings if YTMDC would like to enquiry into matters concerning public hospitals in future.

202. Mr Derek HUNG said that the objective of Paper No. 34/2013 was to understand the contingency measures to be taken by the Government should there be any widespread outbreak of H7N9 bird flu on the Mainland and review the notification mechanism between the Mainland and health authorities in Hong Kong. He opined that the representatives of the DH and FEHD had already provided detailed information in this regard.

203. Dr Jaime SIN clarified that she had already responded to the first and second questions on the paper, which were under the purview of the DH. As to questions about public hospitals further asked by Councillors at the meeting, they were indeed under the purview of the HA. She supplemented that she attended the meeting on behalf of the DH and would respond to Councillors' enquiries related to matters under the purview of the DH.

204. The Chairman said that bureaux generally sent suitable departmental representatives to attend meetings and answer Councillors' enquiries. He said that the departmental representatives who joined the discussion of this item had already responded to the enquiries raised by the paper. As to the enquiries made by Councillors at the meeting, departmental representatives would in general only respond to those within the areas of work of their departments.

205. Mr WONG Kam-wah responded as follows:

- (i) In light of H7N9 flu cases found on the Mainland, the FEHD had already enhanced cleansing of markets, especially cleansing thoroughly poultry stalls after markets had been closed every day. In addition, the FEHD stringently monitored poultry stalls to see if they had complied with the hygiene procedures required by the department.
- (ii) The FEHD would contact Ms KWAN Sau-ling to follow up on the hygiene condition of the market on Kimberley Street.

- (iii) From 8 a.m. to 6 p.m. every day, the FEHD sent officers to the Star Ferry Pier in Tsim Sha Tsui for monitoring. Fixed penalty tickets would be issued to those who were found to feed feral pigeons there. Besides, the FEHD had arranged water wagons to cleanse bird faeces at locations where feral pigeons flocked around the Star Ferry Pier in the morning and at night.

206. Mr LI Ka-kei responded as follows:

- (i) The FEHD had reminded poultry retailers in the markets on Cheung Wong Road and Canton Road that they had to wear gloves and aprons during their slaughtering of poultries and they should always clean their poultry cages. The FEHD would also strengthen inspections of poultry outlets in other markets.
- (ii) If members of the public found that rubbish had been accumulated on canopies in the vicinity of their residences and the relevant landlords could not be reached, they could seek help from the FEHD. The department would send Health Inspectors to conduct site inspection upon receipt of reports. With the power conferred by the law, the Health Inspectors would request the relevant landlords to clear the rubbish accumulated on the canopies concerned within a short period of time.
- (iii) The “Team Clean” campaign would be launched on 27 April 2013. Prof K C Chan, Secretary for Financial Services and the Treasury would visit YTM District. On that day, together with the District Officer and YTMDC Councillors, the FEHD would cleanse and sweep certain locations in the district and remind residents and shop tenants to pay attention to the hygiene of their homes and shops. Besides, the FEHD would hold a Cleansing Day at the end of May, aiming to improve environmental hygiene of markets and hawker stalls.
- (iv) The FEHD had already requested the cleansing contractors to increase their frequency of cleansing at Yuen Po Street Bird Garden every day.
- (v) The FEHD would request cleansing contractors to step up cleansing and disinfection at locations where, to its knowledge, there were flocking of feral birds.
- (vi) If members of the public found any feral bird carcasses, they might report those cases through the government hotline 1823. The AFCD would send staff to collect feral bird carcasses and disinfect the relevant locations.
- (vii) The FEHD staff would distribute leaflets to people who fed feral pigeons to advise them stop feeding pigeons and birds.
- (viii) It was lawful to feed pigeons, but dropping the food on the floor when feeding them was equivalent to littering, therefore it was illegal.

207. Ms KWAN Sau-ling pointed out that some people often fed pigeons at the vacant area between Austin Tower and St. Mary's Canossian School. She hoped that the FEHD would follow up on this case.

208. There being no further comments, the Chairman closed the discussion on this item.

Item 14: To Request Urban Renewal Authority to Carefully Select District Partners in Launching Services
(YTMDC Paper No. 35/2013)

209. The Chairman said that the written response of the URA (Annex 8) had been distributed to Councillors for perusal before the meeting.

210. Mr HUI Tak-leung said that no URA representative was sent to attend the meeting, therefore Councillors were unable to express their views on this item. He requested to continue the discussion of this item under "Matter Arising".

211. There being no objection, the Chairman announced to continue the discussion on this item at the next meeting.

Item 15: Progress Reports

(1) District Management Committee
(YTMDC Paper No. 36/2013)

(2) Community Building Committee
(YTMDC Paper No. 37/2013)

(3) District Facilities Management Committee
(YTMDC Paper No. 38/2013)

(4) Food and Environmental Hygiene Committee
(YTMDC Paper No. 39/2013)

(5) Housing and Building Management Committee
(YTMDC Paper No. 40/2013)

(6) Traffic and Transport Committee
(YTMDC Paper No. 41/2013)

(7) Area Committees
(YTMDC Paper No. 42/2013)

212. Councillors noted the contents of each progress report.

Item 16: Any Other Business

(1) Public Education Activities on Rehabilitation 2013-14

213. The Chairman said that the Sub-committee on Public Education on Rehabilitation under the Rehabilitation Advisory Committee would grant \$53,000 to each district council for organising public education activities on rehabilitation at the district level in this year. He proposed that the matter should be further dealt with by the Working Group on Community Care. Participants had no objection to the proposal.

(2) **Funding Scheme for Women's Development Launched by Women's Commission**

214. The Chairman said that the Women's Commission ("WC") would make a grant of \$53,000 to each of the 18 district councils under the "Funding Scheme for Women's Development" for launching promotional activities on women's development at the district level to advance the theme of "women wellness" in 2013-14. He proposed that the matter should be followed up by the Working Group on Women's Affairs. Participants had no objection to the proposal.

215. Besides, Ms Betty HO said that the "Hong Kong: Our Home" Campaign was just launched by the Chief Secretary for Administration on 23 April 2013. It was a public participation campaign that aimed to foster social cohesion and promote care in the community through various activities. The Government cordially invited YTMDC to be a partner organisation to support and participate in the campaign. Councillors agreed that the Secretariat would seek their views on the matter by circulation of paper in due course.

216. There being no other business, the Chairman closed the meeting at 9:40 p.m. The next meeting would be held at 2:30 p.m. on 20 June 2013 (Thursday).

Yau Tsim Mong District Council Secretariat
May 2013

2012 至 2015 年度油尖旺區議會
於 2013 年 2 月 28 日舉行的第九次會議
會議記錄草擬本的修訂建議

香港警務處的修訂建議如下：

第 155 段：

原文為：“麥國兆總警司表示，……，亦會向法庭反映
違規個案的嚴重性，以供考慮量刑。”

建議修訂為：“麥國兆總警司表示，……，亦會以圖片證供
向法庭反映違規個案的嚴重性，以供考慮量
刑。”

機電工程署的書面回應

持續關注花園街四級大火善後工作(補充文件)
(油尖旺區議會第 23/2013 號文件)

機電工程署正與相關政府部門及機構緊密合作，加強巡查全港排檔，如發現有任何未能符合《電力條例》的情況時，會採取適當的法律行動和改裝工作。



24 April 2013

By Fax 2722 7696 and By Post

Yau Tsim Mong District Council
4/F Mong Kok Government Offices
30 Lucn Wan Street,
Kowloon, Hong Kong

Attention: Ms. Joanne Chung

Our Ref: WE/L/124373/13-04/WKT
Your Ref: YTMDC/13-10/10/12

Dear Ms. Chung,

Invitation to Attend the Meeting of Yau Tsim Mong District Council

Thanks for your invitation to Yau Tsim Mong District Council Meeting on 25 April 2013 and please accept our apologies for not being able to attend.

Regarding the enquiry from Mr. Wong Kin San, member of Yau Tsim Mong District Council, on inspection of electrical installation at Fa Yuen Street Hawker Stalls, we would like to state that we have carried out inspections on our electrical installation in according to the requirements under Electricity Ordinance.

To further enhance of electricity safety, we shall continue to work with EMSD for inspection and promotion of electrical safety.

Should you need any assistance or information, please feel free to contact our District Relations Manager – Kowloon West, Mr. Kenny Yung, on telephone number 2678 7256.

Yours sincerely,
for and on behalf of
CLP Power Hong Kong Limited

W. K. Tang
for Senior Operations Manager
(East & West Region)

wkt:st

中華電力有限公司
CLP Power Hong Kong Limited

東西區
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議項三(ii)
黃建新議員建議書的書面回覆

環境保護署及路政署的聯合回覆

為紓減現有道路噪音對鄰近居民的影響，政府的政策是在資源許可及切實可行的情況下，研究在交通噪音水平超逾70分貝(A)的現有道路實施直接紓減噪音工程，包括加建隔音屏障和隔音罩，或使用低噪音物料重鋪路面，減少噪音影響。

現有路段可否加建隔音屏障和隔音罩，除交通噪音水平和資源分配外，技術可行性是必要考慮條件，當中必須考慮的準則包括：

- (a) 隔音屏障/隔音罩會否阻塞緊急通道或妨礙救火工作；
- (b) 隔音屏障/隔音罩會否影響道路安全或阻礙行人和車輛進出；及
- (c) 是否有足夠空間及結構承托力（適用於天橋）加建隔音屏障/隔音罩。

根據以上政策，政府曾探討在有關油尖旺區天橋路段（即大角咀道天橋、太子道西天橋及加士居道(渡船街段)天橋）加設隔音設施的可行性。路政署指出由於該等行車天橋均在多年以前建成（約三十年以上），不能承受加建隔音屏障或隔音罩所帶來的額外負荷，行車天橋沿線的空間也無法容納新的獨立構築物來豎立隔音屏障。此外，很多地點如設置隔音屏障或隔音罩亦會影響到消防救援方面工作，因而不能加設隔音屏障或隔音罩。

雖然如此，路政署已在合適路段鋪上低噪音物料，以紓減道路交通噪音並提高下雨天時的行車安全。路政署亦會定期檢查該段路面減音物料的情況，如發現路面物料情況不理想，該署會即時重鋪有問題的路段。就路政署最近一次定期檢查時發現，有關一段西九龍走廊的路面物料有破損情況。該署已安排於本月稍後時間展開路面重鋪工程，預料有關工程將於本年4月完成。此外，該署亦已於本年1月12日完成該段行車天橋上損壞了的伸縮接縫的更換工程，可相應改善噪音情況。

2012至2015年度油尖旺區議會

2013至2014年度財政預算

項目	2012至2013年度 財政預算 (元)	2012至2013年度 實際開支 ^{註一} (元)	2013至2014年度 財政預算 ^{註二} (元)	備註
「社區參與計劃」	20,453,722	17,210,551.59	20,652,780	見頁 2 - 6
上年度年結轉額	27,436	16,122.60	978,955	
總額：	<u>20,481,158</u>	<u>17,226,674.19</u>	<u>21,631,735</u>	

註一：2012至2013年度油尖旺區議會「社區參與計劃」的撥款總額為16,450,000元。民政事務總署於2013年3月增撥692,000元，撥款總額因而修訂為17,142,000元。

註二：2013至2014年度財政預算額為 21,631,735元，將超出承擔額 23.61%。計算程式如下：

(i) 2013至2014年度財政預算額	21,631,735 元
(ii) 撥款總額	<u>17,500,000 元</u>
	<u>4,131,735 元 (超額承擔 23.61%)</u>

油尖旺區議會秘書處
2013年4月

2012至2015年度油尖旺區議會

2013至2014年度「社區參與計劃」財政預算

節目範圍/計劃/活動	2012至2013年度 財政預算 ^{註一} (元)	2012至2013年度 實際開支 (元)	2013至2014年度 財政預算 (元)
(I) 與區議會活動有關的宣傳和印刷項目及聘任合約員工	3,015,500	2,168,055.83	3,121,716
1. 宣傳及印刷開支	548,000	378,981.00	548,000
2. 合約員工	2,467,500	1,789,074.83	2,573,716

節目範圍/計劃/活動	2012至2013年度 財政預算 ^{註一} (元)	2012至2013年度 實際開支 (元)	2013至2014年度 財政預算 (元)
(II) 區內團體舉辦活動	3,690,000	3,131,629.40	3,690,000
1. 分區委員會活動			
(i) 油尖旺東分區委員會	150,000	139,275.80	150,000
(ii) 油尖旺南分區委員會	150,000	63,200.90	150,000
(iii) 油尖旺西分區委員會	150,000	147,857.40	150,000
(iv) 油尖旺北分區委員會	150,000	139,967.20	150,000
(v) 四分區活動	220,000	189,299.10	220,000
2. 油尖旺區校長會	140,000	71,399.30	140,000
3. (i) 油尖區賢毅社	100,000	65,579.40	100,000
(ii) 旺角區賢毅社	100,000	94,400.00	100,000
4. 非特定團體	2,100,000	1,850,213.10	2,100,000
5. 業主立案法團 / 互助委員會	430,000	370,437.20	430,000

節目範圍/計劃/活動	2012至2013年度 財政預算 ^{註一} (元)	2012至2013年度 實際開支 (元)	2013至2014年度 財政預算 (元)
(III) 節目慶祝活動	1,900,000	1,053,829.10	2,100,000
1. 地區特色節目	400,000	392,000.00	600,000
2. 節日慶典活動 ^{註三}	1,500,000	661,829.10	1,500,000
			-
(IV) 文康體育活動	1,930,000	1,756,051.30	1,630,000
1. 油尖區康樂體育會 ^{註二}	350,000	285,133.40	350,000
2. 油尖區文化藝術協會	350,000	283,905.00	350,000
3. 旺角區文娛康樂體育會	350,000	346,571.40	350,000
4. 青年委員會	350,000	296,127.90	400,000
5. 地區足球隊	180,000	171,768.60	180,000
6. 文化藝術活動 ^{註四}	350,000	365,162.30	1,200,000
7. 全民運動日 2012	-	7,382.70	-

節目範圍/計劃/活動	2012至2013年度 財政預算 ^{註一} (元)	2012至2013年度 實際開支 (元)	2013至2014年度 財政預算 (元)
(V) 宣傳教育運動	3,936,000	3,394,983.40	4,048,000
1. 撲滅罪行	400,000	357,459.30	400,000
2. 公民教育	350,000	343,213.70	350,000
3. 防火	400,000	352,539.70	400,000
4. 交通安全	240,000	224,051.60	240,000
5. 與廉政公署合辦倡廉活動	38,000	35,567.10	50,000
6. 推廣大廈管理	150,000	120,531.60	150,000
7. 促進區內旅遊及本土經濟	350,000	314,091.80	350,000
8. 民族事務活動	300,000	161,180.50	300,000
9. 關愛社群工作小組 (不包括國際復康日相關活動)	300,000	204,393.80	300,000
10. 果欄工作小組活動	100,000	43,400.00	100,000
11. 婦女事務	150,000	136,108.60	150,000
12. 香港花卉展覽「綠化推廣攤位」 ^{註二}	8,000	4,710.00	8,000

節目範圍/計劃/活動	2012至2013年度 財政預算 ^{註一} (元)	2012至2013年度 實際開支 (元)	2013至2014年度 財政預算 (元)
13. 環境改善運動	450,000	429,877.50	550,000
14. 健康城市	700,000	667,858.20	700,000
(VI) 康樂及文化事務署舉辦的活動 ^{註五}	5,982,222	5,722,125.16	6,063,064
合計：	20,453,722	17,226,674.19	20,652,780

註一：2012至2013年度財政預算是按2012年4月撥款財政預算文件(油尖旺區議會第 40/2012號文件)列出，以便與2013至2014年度擬議財政預算比較。由於在2012年部分項目的財政預算有所修訂，該等活動的實際開支可能高於原來的財政預算，但不會超出經修訂的預算額。

註二：2012至2013年度的實際開支包括2011至2012年度的結轉額。

註三：民政事務總署另外預留 \$1,050,000 予油尖旺民政事務處於2012-13年度舉辦慶祝香港特區政府成立15周年的活動之用，實際支出為903,952.70元，餘額已用於支付其他「社區參與計劃」項目的開支。

註四：在2013-2014年度，民政事務總署額外撥1,200,000元予油尖旺區議會，以舉辦文化藝術活動。以上款項並不包括在油尖旺區議會的撥款總額內。

註五：2013至2014年度的財政預算不包括康樂及文化事務署在2014年3月的預算活動開支343,920元。該署的活動預算開支分目如下：

	2012至2013年度 撥至2013至2014年度 的結轉額(元)	2013至2014年度 新項目(元)	總額(元)
- 文娛節目	36,000	501,000	537,000
- 公共圖書館推廣活動	4,142	71,922	76,064
- 康樂體育活動	300,000	5,150,000	5,450,000
	340,142	5,722,922	6,063,064

油尖旺區議會

《旺角分區計劃大綱草圖編號 S/K3/30》收納的修訂項目

引言

本文件旨在向議員簡介《旺角分區計劃大綱草圖編號 S/K3/30》收納的修訂項目。

背景

2. 鑑於公眾對房屋用地的需求迫切，政府提出了一連串措施，以增加短中期的房屋土地供應，其中包括將合適的「政府、機構或社區」用地改作房屋發展。在檢討旺角分區計劃大綱圖後，規劃署認為位於上海街與豉油街交界(豉油街用地)，及新填地街 322-324 號及上海街 445-447 號(新填地街/上海街用地)的兩塊政府土地適合轉作住宅用途，並建議修訂分區計劃大綱圖，把這兩塊用地由「政府、機構或社區」地帶分別改劃為「住宅(甲類)4」地帶及「住宅(甲類)」地帶，並訂明在豉油街用地闢設一個總樓面面積不少於 937 平方米的社區會堂。

3. 油尖旺區議會於本年四月二十五日討論有關修訂建議。議員普遍支持改劃建議，尤其贊成在豉油街用地增建社區會堂。五月三日，規劃署將有關修訂建議連同油尖旺區議會的意見提交城市規劃委員會(城規會)考慮。城規會同意有關修訂建議。收納有關修訂的《旺角分區計劃大綱草圖編號 S/K3/30》於五月三十一日根據《城市規劃條例》展示，以供公眾查閱。

分區計劃大綱圖的修訂項目

就圖則所顯示的事項作出的修訂項目

修訂項目A項：豉油街用地由「政府、機構或社區」地帶改劃為「住宅(甲類)4」地帶（面積 625 平方米）

修訂項目B項：上海街/新填地用地由「政府、機構或社區」地帶改劃為「住宅(甲類)」地帶(面積 283 平方米)

改劃理據

4. 考慮到這兩塊用地位處住宅區及鄰近的土地用途，用地合適作住宅發展。因應油尖旺區議會的建議，豉油街用地須闢設一個總樓面面積不少於 937 平方米的社區會堂。相關政府部門並不反對改劃這兩幅用地，並認為有關住宅發展應不會對附近的交通、環境、基建設施帶來負面影響。此外，除社區會堂外，相關部門均沒有要求在這兩幅用地上提供其他政府、機構或社區設施。

發展限制

5. 有關用地的最高地積比率限為 9 倍，與旺角區其他「住宅(甲類)」地帶的發展限制相同，而建築物高度限制為主水平基準上 80 米。此外，「住宅(甲類)4」地帶訂明闢設社區會堂的規定。

就分區計劃大綱圖《註釋》作出的修訂項目

6. 大綱圖亦收納了對《註釋》的一些技術性修訂，詳細資料已列於附件 D 大綱圖的修訂項目附表內。

公眾諮詢

7. 依據《城市規劃條例》第 7(1)條，顯示該等修訂的《旺角分區計劃大綱草圖編號 S/K3/30》，會由本年五月三十一日至七月三十一日的兩個月期間展示，以供公眾查閱。該圖及其《註釋》、《說明書》及修訂項目附表分別載於附件 A 至 D，以供議員參考。在展示期內，任何人士可就有關修訂向城市規劃委員會作出申述。申述須以書面作出，並送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書。

8. 議員如對上述各項修訂有任何意見，可於圖則展示期間以書面向城規會反映。

附件

- 附件 A 《旺角分區計劃大綱草圖編號 S/K3/30》
- 附件 B 《旺角分區計劃大綱草圖編號 S/K3/30》的《註釋》
- 附件 C 《旺角分區計劃大綱草圖編號 S/K3/30》的《說明書》
- 附件 D 《旺角分區計劃大綱草圖編號 S/K3/30》的修訂項目附表
- 圖 1 修訂項目 A 及 B 項
- 圖 2 豉油街用地實地照片
- 圖 3 上海街/新填地街用地實地照片

規劃署

荃灣及西九龍規劃處

二零一三年六月

預防及控制甲型禽流感(H7N9)的措施

前言

2013年3月31日，中國內地的國家衛生和計劃生育委員會首次通報了人類感染甲型禽流感(H7N9)的個案。

2. 香港有效的傳染病監察系統可應對新型傳染病。到目前為止，香港雖然並無甲型禽流感(H7N9)的確診個案，但政府仍然會提高警覺，並繼續實施《流感大流行應變計劃2012》下「戒備應變級別」的各項措施。

3. 政府當局已採取的行動包括——

加強監察

- (a) 甲型流感(H7)是《預防及控制疾病條例》(第599章)之下的法定須呈報疾病，而該病毒納為表列傳染性病原體。該疾病亦已納為《預防及控制疾病規例》(第599A章)的指明疾病。任何疑似或確診病例都必須通報衛生署衛生防護中心。
- (b) 衛生防護中心與醫院管理局(「醫管局」)轄下醫院及私家醫院合作，加強對甲型禽流感(H7N9)的化驗監測。衛生署亦會檢討實驗室診斷策略，提高診斷的服務量，儲備必要的試劑，並加強與海外有關機構的聯繫，收集最新信息。

與其他衛生當局聯繫

- (c) 《國際衛生條例(2005)》是國際法律條文，對世衛所有會員國均具有約束力，當中包括中華人民共和國，從而亦涵蓋了香港。衛生防護中心與世衛、內地及海外衛生當局保持聯繫，以監察最新發展，及時和準確獲取有關疾病的信息。
- (d) 內地、澳門和香港就任何一地發生重大突發公共衛生事件設有互相協調和支持機制。三地已建立定期通報傳染病及互通傳染病信息的管道，亦不時透過傳染病防控應變演練及研習，以加強交流並測試三地在處理跨地區突發公共衛生事故的協調機制。

加強港口衛生措施

- (e) 目前，世界衛生組織和特區政府均未有因出現人類感染甲型禽流感(H7N9)而就旅遊限制作出建議，但我們已加強口岸的衛生措施，在各口岸加派人手，加強抽查入境人士體溫，把疑似病例轉介公立醫院作進一步調查，降低疾病傳入香港的風險。衛生署會繼續監察世衛公佈有關港口衛生措施的建議，並作出跟進。
- (f) 衛生署已經落實一系列的港口衛生措施，當中包括在所有邊境管制站張貼海報、派發單張、透過會議和通訊向旅遊業界定期更新有關該疾病的資訊、對患病旅客加強監測，以及把疑似病例轉介公立醫院作進一步調查。
- (g) 衛生署已安排各航空公司在飛行廣播中發放健康訊息，讓來自受影響國家的旅客提高警覺。

醫療機構的感染控制

- (h) 衛生署聯同醫管局及私營醫療機構已成立私營醫療機構的個案轉介機制。衛生署亦已敦促所有私家醫院的管理階層提高警覺，檢討感染控制指引和應變計劃，並確保有足夠的個人防護裝備。衛生署又為醫院管理層及醫護人員安排簡報會，就疾病最新情況和感染控制措施發放信息，並提供有關感染控制的培訓。
- (i) 衛生防護中心已去信各學校及老人院舍，要求他們提高警覺，加強清潔的措施，並建議學童和職員，尤其是如有外遊記錄，如有發燒徵狀或不適，應留在家中休息，盡快求診及告知醫生相關的旅遊記錄。

防疫物資儲備

- (j) 各個相關部門及機構已經儲備充裕的保護裝備、藥品及其他應急的物資。作為流感大流行應變計劃的一部分，衛生署已儲備足夠的抗病毒藥物以治療病人，及為某些目標組別人士，包括醫護人員用作預防藥物。

公共場所的清潔

- (k) 食物環境衛生署(食環署)等相關部門會加強日常的

清洗行動，並加強巡查活家禽供應鏈的各個層面的生物保安措施、徹底清洗家禽批發市場、公眾街市和街道(特別是街道上發現野鳥屍體的地點)，以及提醒活家禽業從業員注意個人衛生等。

- (l) 市民不應餵飼野鳥。食環署等部門會加強巡查衛生黑點及野鳥聚集的地方，並在這些地方加強清洗及檢控行動。

及時控制和公佈測試結果

- (m) 任何符合呈報準則而通報衛生防護中心的懷疑感染個案，患者將即時送往醫院隔離。病人樣本將送到衛生防護中心的公共衛生檢測服務處作化驗。公共衛生檢測服務處已設立高度靈敏的實驗室測試與驗證能力，可以在數小時內提供測試結果。衛生署亦會盡快向公眾公佈有關結果。
- (n) 衛生署衛生防護中心會每日發出新聞稿向市民公布過去一日所調查的懷疑個案。

對家禽及雀鳥的監察

- (o) 政府一直有就野鳥屍體，以及在本地養雞場、家禽批發市場和家禽零售點抽取樣本，進行H7禽流感病毒測試。在過去三年測試的數萬個樣本中並沒有驗出H7禽流感病毒。然而，因應最新情況，我們會加強以上的檢驗工作。
- (p) 現時，所有內地供港活禽及家禽產品必須接受H7禽流感檢測，測試合格後方可獲取證明文件以作供港之用；另一方面，特區政府亦一直有就在本地養雞場、家禽批發市場和家禽零售點抽取樣本，進行H7禽流感病毒測試。過去三年，均沒有在本地或進口家禽和相關環境中驗出H7禽流感病毒。
- (q) 為進一步確保內地供港活禽沒有受到H7禽流感感染，特區政府已開始在文錦渡口岸，從內地供港活雞中抽取樣本進行H7禽流感快速測試。測試至今運作暢順，亦沒有從內地供港活禽中驗出H7禽流感。

宣傳及公眾教育

- (r) 衛生署已舉辦各類型的健康教育活動，並針對公眾和特定界別人士，提供有關預防該疾病、個人衛生及環境衛生的健康訊息。一如以往，衛生署會繼續提醒市民注意個人衛生，尤其是勤洗手。
- (s) 衛生防護中心網站已設立專頁，當中包括該疾病的最新情況、為不同界別提供的指引和健康建議。醫管局亦設有傳訊計劃，當中包括員工論壇、指定傳染病的資訊站、設置網頁等。

應變計劃及協調跨部門行動的演習

- (t) 衛生署會繼續更新針對主要傳染病爆發的應變計劃，並與有關方面和持份者緊密合作，進行跨部門演習。醫管局亦已設立指定的應變計劃。
- (u) 衛生防護中心自2004年成立以來，已舉辦13次演習，測試有關部門採取公共衛生行動的準備和反應。最近一次為2013年3月27日舉行的代號為「紅寶石」的高層桌面演習，以確保政府為該疾病爆發作好準備。

未來路向

4. 香港經過SARS一疫，大大加強了原有的疾病防護策略和醫護設備。如今，香港先進的公共衛生和醫療系統能有效預防、控制和治療各類的傳統和新型傳染病。

5. 這些公共衛生防範措施必須要得到市民支持和配合才能發揮作用，我們藉此機會呼籲市民要多注意個人及環境衛生，如有不適要儘早求醫。我們亦會繼續就疾病的資訊發放保持公開透明，並及時透過多種途徑作公眾健康教育。

食物及衛生局
2013年4月



本函檔號：CDD/YTMD/190413
來函檔號：YTMD/13-10/10/12

九龍
聯運街三十號
旺角政府合署四樓
油尖旺區議會秘書處
(經辦人：鍾小蘭女士)

鍾女士：

關於：油尖旺區議會許德亮議員 2013 年 4 月 9 日提交的文件

閣下於 2013 年 4 月 11 日的傳真信件敬悉，本局現謹就標題所示文件作出以下回應。

為推廣樓宇復修計劃及加強與地區業戶的溝通，市區重建局(市建局)於 2004 年開始在特定服務區內以資助形式，與區內非政府機構/志願團體合作推廣樓宇復修計劃，協助有需要的業主/業主立案法團籌組樓宇復修工程，及申請市建局的相關資助計劃。市建局一直均以公開招標的形式招聘上述合作伙伴。

就許德亮議員的提問，本局有以下回覆：

1. 在九龍西區，市建局樓宇復修計劃的服務區域包括/涉及油尖旺、深水埗/長沙灣及荃灣，而市建局自 2004 年開始，曾委託下列非政府機構/志願團體進行推廣活動：

民建聯(油尖旺支部及深水埗支部)
民社服務中心有限公司(前稱：「民協社會服務中心」)
旺角街坊會陳慶社會服務中心
涂謹申立法會議員辦事處
深水埗左鄰右里關愛社
(按筆劃序)



2. 現時市建局於油尖旺的服務伙伴包括旺角街坊會陳慶社會服務中心及民社服務中心有限公司。
3. 市建局以公開招標形式，在報章刊登廣告邀請有興趣的非政府機構參加投標。為希望獲得更合適的非政府機構/志願團體參予投標，我們現時要求投標者須具備以下條件：
 - (i) 根據第151章《社團條例》或第332章《職工會條例》註冊或列於根據《稅務條例》第88條獲豁免繳稅的屬公共性質的慈善機構及信託團體名單內；及
 - (ii) 其會章及備忘錄或信託契約須明確規定，不應在解散後獲得任何利潤或資產。

市建局是以入標者的地區接觸網絡、過往相關經驗、推廣建議、預期成效及其架構和主要員工的相關工作經驗等為主要評審基礎。

4. 所有服務機構/團體(機構)是以伙伴形式協助市建局於特定範圍區內提供服務。機構須定下年度目標例如宣傳計劃、預計會跟進的目標樓宇及數目等，為該範圍區提供服務。負責該區的樓宇復修經理及其團隊會直接跟進其服務，保持聯絡及接收相關轉介等。

市建局會與成功投得服務的機構簽訂為其一年的服務合約，並會每季評估有關機構的服務表現，以釐定其季度資助。而市建局會在機構的合約屆滿時，評核機構的整體表現，若表現良好，可獲續約一年，每間機構最多可獲續約兩次，之後市建局會將有關服務合約重新公開招標。

市區重建局
樓宇復修總經理鄧堃霖

2013年4月19日

(TRANSLATION)

Our ref: CDD/YTMDC/190413

Your ref: YTMDC/13-10/10/12

19 April 2013

Secretariat
Yau Tsim Mong District Council
4/F Mong Kok Government Office
30 Luen Wan Street
Kowloon

(Attn: Ms. Joanne CHUNG)

Dear Ms CHUNG,

**Re: The Paper Submitted by Yau Tsim Mong District Councilor
Mr HUI Tak-leung on 9 April 2013**

I am writing to reply the captioned paper with reference to your fax dated 11 April 2013.

In order to promote our building rehabilitation schemes and to communicate with local residents, the URA has been appointing local NGOs/Voluntary Agencies in designated areas as service partners through open tenders since 2004. Their main duties are to conduct promotional activities and to render assistance to owners and their incorporations when they are in need of building maintenance and making applications to the assistance schemes.

The following are our replies to Mr. HUI Tak-leung's enquiries:

1. The URA rehabilitation schemes area of West Kowloon District covers Yau Tsim Mong, Sham Shui Po/Cheung Sha Wan and Tsuen Wan, and the URA had appointed the following agencies to render promotional services starting from 2004:

- Democratic Alliance for the Betterment and Progress of Hong Kong (DAB)
(Yau Tsim Mong Branch and Sham Shui Po Branch)
- James To Kun Sun Office of Legislative Councilor
- People Service Centre Limited
(formerly known as ADPL Social Service Centre Limited)
- Sham Shui Po Neighbourhood Cares Association
- The Mong Kok Kai Fong Assn. Ltd. Chan Hing Social Service Centre
(in alphabetical order)

2. The Mong Kok Kai Fong Assn. Ltd. Chan Hing Social Service Centre and People Service Centre Limited are the agencies currently appointed by the URA as service partners in the Yau Tsim Mong district.
3. The URA invites interested NGOs/Voluntary Agencies to bid the open tenders through local newspaper advertisements, and require them to satisfy the following conditions when participating the latest tender exercise:
 - i) It should have registered under Societies Ordinance (Cap 151) or Trade Union Ordinance (Cap 332) or registered on Inland Revenue Department's "List of Charitable Organizations and Trusts of a Public Character" i.e. exemption from tax under Section 88 of Inland Revenue Ordinance; and
 - ii) The Constitution or Memorandum and Articles of Association or Trust Deed specifically states that members do not take any share of the profits or any share of the assets upon dissolution.

The URA evaluates the bidders' submission mainly based on their relevant experience, local network, organizational structure, proposal of promotional activities and expected achievements etc.

4. Successful bidders serve in the designated areas as the URA's service partners, and they are required to submit a 1-year action plan which includes the publicity planning, numbers of target buildings involved etc. Our team maintains contacts with them for progress monitoring and dealing with the referral cases.

The URA will award a 1-year contract to the successful bidder, and will evaluate its performance every three months for assessment of subsidy payable for the quarter. The URA will also appraise the service provider's overall performance by the time of contract expiry, and will extend the service contract of well-performed agency for another year with no more than 2 consecutive terms.. After that the URA will re-tender the service contract through open tender.

Yours faithfully
For And On Behalf Of
URBAN RENEWAL AUTHORITY

Lawrence TANG
General Manager, Building Rehabilitation