

**Minutes of the 17<sup>th</sup> Meeting of  
Yau Tsim Mong District Council (2012-2015)**

**Date** : 26 June 2014 (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	Ms KWAN Sau-ling
Mr CHAN Wai-keung	Mr LAM Kin-man
Mr CHOI Siu-fung, Benjamin	Mr LAU Pak-kei
Mr CHONG Wing-charn, Francis	The Honourable TO Kun-sun, James
Mr CHOW Chun-fai, BBS, JP	Mr WONG Chung, John
Mr HAU Wing-cheong, BBS, MH	Mr WONG Kin-san
Mr HUI Tak-leung	Mr WONG Man-sing, Barry, MH
Mr HUNG Chiu-wah, Derek	Ms WONG Shu-ming
Mr IP Ngo-tung, Chris	Mr YEUNG Tsz-hei, Benny, MH

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 TANG Fuk-kin	Chief Health Inspector 1 (Mong Kok)	Food and Environmental Hygiene Department
Mr WONG Kam-wah	District Environmental Hygiene Superintendent (Yau Tsim)	Food and Environmental Hygiene Department
Mr CHUNG Sze-pong, Kent	District Commander (Mong Kok)	Hong Kong Police Force
Mr YU Tat-chung	District Commander (Yau Tsim)	Hong Kong Police Force
Mr CHOY Chik-sang, Mario	Chief Transport Officer (Kowloon)	Transport Department

Mr WONG Tat-ming, Richard	Chief Leisure Manager (Hong Kong West)	Leisure and Cultural Services Department
Mr CHEUNG Kwok-wah, Andrew	Senior Engineer/14 (Kowloon)	Civil Engineering and Development Department
Mr YIP Yui-ming, Eric	Assistant Housing Manager/Tenancy (Kowloon West and Hong Kong 3) (1)	Housing Department

**In Attendance:**

Mr LING Kar-kan	Director of Planning	Planning Department
Mr CHAN Wai-shun, Wilson	District Planning Officer/Tsuen Wan & West Kowloon	Planning Department
Ms YUEN Man-sin, Michelle	Senior Town Planner/Yau Tsim Mong (Acting)	Planning Department
Mr CHAN Pak-hay, Simon	Town Planner/Yau Tsim Mong 2	Planning Department
Mr HO Siu-shun, Gordon	Senior Estate Surveyor 2 (Urban Renewal Section)	Lands Department
Ms PONG Tung-lui, Anna	Project Surveyor 2 (Urban Renewal Section)	Lands Department
Mr WONG Wai-kuen, Ian	Director, Acquisition and Clearance	Urban Renewal Authority
Mr YAU Chung-hok, Lawrence	Director, Corporate Communications	Urban Renewal Authority
Mr SO Ngai-long	Senior Manager (Community Development)	Urban Renewal Authority
Mr TAM Kin-keung	Senior Manager (Acquisition and Clearance)	Urban Renewal Authority
Mr LEUNG Chi-ming	Deputy District Leisure Manager (District Support) Yau Tsim Mong	Leisure and Cultural Services Department
Mr LAI Kwok-leung, Tommy	Senior Environmental Protection Officer (Regional East) 1	Environmental Protection Department
Mr HO Kar-yin	Senior Structural Engineer/F5	Buildings Department
Mr CHENG Kim-chung	Divisional Officer, South Division, Kowloon Command	Fire Services Department
Mr KEUNG Wing-cheong	Assistant Divisional Officer (Acting)/Station Commander, Hung Hom Fire Station	Fire Services Department
Mr WAN Kam-ming	Assistant Divisional Officer/Station Commander, Mong Kok Fire Station	Fire Services Department
Mr LU Jianjian	Marine Officer/Licensing & Port Formalities (2)	Marine Department
<u>Secretary</u>		
Ms CHUNG Siu-lan, Joanne	Senior Executive Officer (District Council), Yau Tsim Mong District Office	Home Affairs Department

## **Opening Remarks**

The Chairman welcomed representatives from government departments and participants to the meeting. He reported that Mr LI Ka-kei, District Environmental Hygiene Superintendent (Mong Kok) of the Food and Environmental Hygiene Department (“FEHD”) and Mr LUI Kwong-fai, Chief Manager/Management (Kowloon West and Hong Kong) of the Housing Department were absent due to other commitments. Mr TANG Fuk-kin, Chief Health Inspector 1 (Mong Kok) and Mr Eric YIP, Assistant Housing Manager/Tenancy (Kowloon West and Hong Kong 3) (1) were attending the meeting in their place respectively. In addition, Mr Andrew CHEUNG, Senior Engineer/14 (Kowloon) of the Civil Engineering and Development Department attended the meeting in place of Mr Janson WONG, Chief Engineer/Kowloon 2 (Kowloon), who took leave of absence. The Chairman said that there were many items on the agenda and advised the participants to speak as concise as possible. He proposed that Councillors having submitted papers be given two minutes to make supplementary remarks, and that each Councillor be allowed to speak twice on each item, two minutes in the first round and one minute afterwards. The participants raised no objection to the proposal.

### **Item 1: Visit of Director of Planning to Yau Tsim Mong District Council**

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2. The Chairman welcomed Mr LING Kar-kan, Director of Planning, Mr Wilson CHAN, District Planning Officer/Tsuen Wan & West Kowloon, and Ms Michelle YUEN, Senior Town Planner/Yau Tsim Mong (Acting) of the Planning Department (“Plan D”) to the meeting.

(Mr John WONG joined the meeting at 2:42 p.m.)

(Mr CHOW Chun-fai joined the meeting at 2:43 p.m.)

3. Mr LING Kar-kan gave a PowerPoint presentation on the work of the Plan D and the planning and development of Yau Tsim Mong (“YTM”) District in recent years.

(Ms KWAN Sau-ling joined the meeting at 2:53 p.m.)

4. Ms KWAN Sau-ling requested the Plan D to address the problem of insufficient community facilities in Tsim Sha Tsui (“TST”) District. She hoped that the department could plan more community facilities for the district to meet the residents’ aspirations.

5. Mr CHOW Chun-fai inquired about the new location of the Sai Yee Street office of the Water Services Department (“WSD”) and the planning and development of the site of the vehicle depot of the Food and Environmental Hygiene Department (“FEHD”) and the adjacent WSD office at Sai Yee Street when the space was vacated. He hoped that the Plan D would consult the Yau Tsim Mong District Council (“YTMDC”) on the planning and development of the site when studying its use in future.

6. Mr CHAN Wai-keung would like to know the priorities of various development projects in YTM District, and whether the Government would plan to build public housing blocks in the district. He further asked whether YTM was the only district in Hong Kong in lack of a sports ground with track and field facilities. He said that YTM residents all looked forward to having sports grounds with athletic facilities in the district.

7. Mr LAU Pak-kei declared that he was a Metro Harbour View resident. He said that it was an unreasonable land lease condition to require Metro Harbour View to make available the open space on its podium for public use. He requested the Plan D or the Town Planning Board (“TPB”) to deal with the opening of the public open space (“POS”) of Metro Harbour View in a proactive manner. He added that while green spaces in YTM District could meet planning requirements, there was actually a shortage of green spaces in Mong Kok (“MK”) and Tai Kok Tsui (“TKT”). He hoped that the Plan D would take the situation of MK and TKT into account and consider providing additional green spaces in these two areas.

8. The Chairman said that Kowloon Park and King’s Park were in Yau Tsim areas. There were insufficient green spaces in MK and TKT. He hoped that the Plan D would address this problem.

9. Mr John WONG said that many people would like to see the TKT waterfront promenade link up with the West Kowloon Cultural District (“WKCD”). He asked when the Government would develop the vacant land opposite to One SilverSea, Hampton Place and The Long Beach. He also expressed concern over the redevelopment of the older area of TKT.

10. The Chairman said that it had been the wish of the YTMDC to see the promenade linking up TKT and TST. It was, however, blocked by New Yau Ma Tei Typhoon Shelter and China Hong Kong City. He would like the Plan D to explain the overall planning for the promenade.

11. Ms WONG Shu-ming said that the land planning process had been criticised by many as lengthy. In planning land uses, the Plan D was often hindered by the TPB

restrictions. There was also a lack of coordination between the Plan D and other government departments. She continued that Mong Kok Market (“MKM”) closed down in 2009, but as some members of the public launched judicial reviews against the Mong Kok Outline Zoning Plan (“MKOZP”), the redevelopment of the market site had so far been withheld. The Government should take a leading role in the redevelopment project.

12. Mr WONG Kin-san said that the Plan D engaged a consultant to conduct a study and consultations on the Area Improvement Plan for the Shopping Areas of Mong Kok (“AIP”) in 2006, but so far little progress had been made. He opined that there was insufficient communication between the Plan D and other government departments. Therefore, the other departments often failed to tie in with the Plan D in land development. He advised the Plan D to assume a leading role in this regard. He continued that some members of the public had suggested converting the FEHD’s vehicle depot and the WSD office at Sai Yee Street into a cross-boundary coach (“CBC”) stop and a new flower market. He hoped that the Plan D could take these views into consideration. He also inquired whether the Plan D had plans to provide another public swimming complex in the district.

(Mr LAM Kin-man joined the meeting at 3:15 pm.)

13. Mr Derek HUNG declared that he was a flat owner of a housing estate on top of MTR Kowloon Station and a member of a consultative committee under the West Kowloon Cultural District Authority (“WKCDA”). He said that the WKCDA submitted a development plan for the WKCD to the TPB at the end of 2012, but in early 2014, the WKCDA sought the TPB’s approval to increase the plot ratio of the WKCD by 15% in order to maximise land use in the Cultural District. In his view, if the WKCDA frequently amended the plot ratio of the WKCD, it would not only waste a lot of manpower but also delay the construction works of the Cultural District. He inquired about the Plan D’s criteria for approving applications for increasing plot ratios of large development projects, and the Plan D’s role in mapping out the development of Yau Ma Tei and the Star Ferry Pier in TST.

14. Mr HAU Wing-cheong asked the Plan D when the footbridge to link MTR Mong Kok East Station and Olympic Station would be completed. Besides, he hoped that after the relocation of the FEHD’s vehicle depot and the WSD’s office at Sai Yee Street, the Government would develop the vacant land into a public transport interchange and a CBC stop in order to relieve traffic congestion in MK. He continued that with the upcoming demolition of the Middle Road Car Park, there would be an acute shortage of parking spaces in TST. He requested the Plan D to make space for construction of large car parks in TST.

15. Mr HUI Tak-leung said that the MKM redevelopment project had long been delayed

by a judicial review. It should be implemented as early as possible. He continued that some buildings had floors converted into guesthouses or hotels, but the Plan D had not given due consideration in dealing with the problem and tended to ignore the views of the local residents. The Director of Planning should face the situation squarely.

16. Mr LING Kar-kan responded as follows:

- (i) The Plan D staff would continue to maintain good communication with the public. The Plan D had to balance the needs of the community and Hong Kong. It might not be able to fully satisfy community demands. He hoped that the residents could appreciate this.
- (ii) According to the Hong Kong Planning Standards and Guidelines (“HKPSG”), one swimming pool complex should be provided per a population of 280,000. As YTM District had a population of 300,000, the present number of swimming complexes in the district could meet the requirements of the HKPSG.
- (iii) Due to land shortage in YTM District, it was difficult for the Plan D to plan track and field facilities for the district.
- (iv) The Plan D would continue to seek opportunities to request developers to provide community facilities in their redevelopment projects to meet community needs.
- (v) The Plan D noted Councillors’ concerns over the promenade in TKT. There were functional facilities along the 70-odd km coastline of Victoria Harbour. It might take quite some time if such facilities like New Yau Ma Tei Public Cargo Working Area were to be relocated.
- (vi) Public consultation was a statutory planning process. In planning land use, the Government must allow time for public consultation. Therefore, the Government had conducted land planning as early as possible.
- (vii) The Plan D noted that Councillors’ considered the Sai Yee Street redevelopment project a solution to relieve traffic congestion in MK, and that it could open up spaces for parking of coaches or other means of public transport with the provision of community facilities.
- (viii) Regarding the increase of plot ratio in the WKCD, the Plan D would perform

the gate-keeping role properly.

- (ix) The Plan D would adhere to the TPB planning guidelines to strictly vet and approve applications to operate hotels/guesthouses in commercial and residential buildings. According to the guidelines, these hotels/guesthouses must have independent exits separated from the residential floor exits of the same building so that residents' daily life would not be affected.
- (x) Some members of the public sought judicial reviews against the MKOZP. The applicants were not against the MKM redevelopment, but as the site fell within the MKOZP, the Plan D had to wait until the completion of the judicial reviews before proceeding with the next round of planning work.

17. The Chairman said that Kowloon Park Swimming Pool was the only swimming complex in YTM District. However, it was often used for organising territory-wide and large-scale competitions or activities. YTM residents could not fully benefit from it. In planning community facilities in a district, the Plan D should not only consider residential population but also mobile population and the ratio of community facilities to users. He further said that the YTMDC hoped that the Plan D would pay more attention to the following aspects and take follow up actions accordingly: 1) the YTM residents' acute demand for sports grounds with athletic facilities and community halls; 2) Councillors' views on the TKT promenade development; 3) the progress of the MKM redevelopment; and 4) the redevelopment of the FEHD and WSD site at Sai Yee Street for traffic improvement.

18. Ms KO Po-ling said that the Plan D should play a coordinating role and take the initiative to discuss with developers regarding the connection of the promenade. She further said that had the Plan D implemented the AIP earlier, the prevailing inconvenience caused to MK residents by individual travellers could have been minimised. She continued that the Plan D should enhance communication with other government departments in order to improve community facilities in West Kowloon.

19. Ms WONG Shu-ming would like the Plan D to confirm that the applicants seeking judicial reviews against the MKOZP were not opposed to the MKM redevelopment. If no judicial review was directed against the MKM redevelopment, she urged the Government to deal with the site development and the MKOZP separately so that the redevelopment project would not be delayed by any judicial review.

20. Mr CHOW Chun-fai inquired whether the plan to relocate the WSD office at Sai Yee Street was finalised.

21. Mr LING Kar-kan responded as follows:

- (i) The WSD office at Sai Yee Street would be relocated to Tin Shui Wai. The Plan D would make plans for combined development of the FEHD's depot and the WSD office at Sai Yee Street.
- (ii) The Plan D was responsible for the planning work regarding the provision of a footbridge between Mong Kok East Station and Olympic Station and the AIP. The implementation matters would be dealt with by other relevant departments. It was up to these departments to implement the projects.
- (iii) The Plan D had no plan to change the pier development in the district. The planning for ferry piers and cross-boundary ferry piers was within the purview of the Transport Department.
- (iv) Regarding the opening of the POS of Metro Harbour View, as the podium of the housing estate was specified as POS in the land lease, it had to be opened for public use. Applicants who wished to waive this condition needed to seek the support of the YTMDC before the Plan D could process the application.
- (v) The judicial reviews against the MKOZP were not directed at the MKM redevelopment, but the applicants were opposed to the amendments to the zoning for the lots concerned. They demanded that the MKOZP not be submitted to the Chief Executive-in-Council for approval. Therefore, the Plan D had to wait until the completion of the judicial reviews before proceeding with the next round of planning work. The Plan D had considered separating the MKM redevelopment from the MKOZP, but it was not legally feasible.

22. Mr LAU Pak-kei inquired whether the Plan D only needed the YTMDC support, and not the joint support from the YTM Area Committee concerned, the YTMDC and the TPB, for processing applications for waiving the requirement for opening POS in Metro Harbour View.

23. Mr LING Kar-kan clarified that the Plan D needed the joint support of the area committee and the district council before it could deal with applications for waiving the requirement for opening POS in private housing estates.



24. There being no other comments, the Chairman thanked the Director of Planning and his colleagues for attending the meeting. He then closed the discussion on this item.

(Mr Barry WONG joined the meeting at 3:53 pm.)

**Item 2      Confirmation of Minutes of 16<sup>th</sup> YTMDC Meeting**

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25. The Chairman said that the Secretariat had received the Drainage Services Department's suggested amendments to the minutes of the last meeting. The relevant paper (Annex 1) was distributed during the meeting for Councillors' reference.

26. The minutes of the last meeting were confirmed after amendment.

**Item 3      Financial Position of YTMDC Funds as at 16 June 2014  
(YTMDC Paper No. 51/2014)**

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**Item 4      Funding Application from Yau Tsim Mong District Youth Programme  
Committee for Organising Youth Activities in YTM District  
in 2014-2015 (YTMDC Paper No. 52/2014)**

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**Item 5      Funding Application from 2014-2015 Working Group on Ethnic Affairs,  
YTMDC for Organising Ethnic Activities in YTM District in 2014-2015  
(YTMDC Paper No. 53/2014)**

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**Item 6      Funding Application from 2014-2015 Yau Tsim Mong Building Management  
Promotion Campaign Organising Committee  
(YTMDC Paper No. 54/2014)**

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**Item 7      Funding Application from 2014-2015 Yau Tsim Mong Organising  
Committee on Cultural Arts Events for Organisation of Cultural Arts  
Events  
(YTMDC Paper No. 55/2014)**

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27. The Chairman proposed that the papers in respect of Items 3 to 7 on the YTMDC funding be discussed together and there was no objection. He reminded Councillors to fill in the Declaration of Interests form on the table if necessary.

28. Councillors noted the financial position of the YTMDC funds as at 16 June 2014.

29. Councillors endorsed the funding applications for Items 4 to 7 (YTMD Papers No. 52/2014 to 55/2014).

**Item 8      Amendments to Draft Yau Ma Tei Outline Zoning Plan No. S/K2/21**  
**(YTMD Paper No. 56/2014)**

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30. The Chairman welcomed Ms Michelle YUEN, Senior Town Planner/YTM (Acting) and Mr Simon CHAN, Town Planner/YTM2 of the Plan D to the meeting.

31. Ms Michelle YUEN gave a PowerPoint presentation on the paper.

32. Mr Barry WONG inquired whether a hall would be provided in the redevelopment of Ward Memorial Methodist Church and Yang Memorial Methodist Social Service at 54 Waterloo Road. If yes, he would like to know whether the hall would be rented out to other groups and people.

33. Ms Michelle YUEN responded that a chapel would be found on the 5<sup>th</sup> floor of the new building after redevelopment. There would also be church activity rooms to provide community facilities for members of the public. The opening arrangements were not yet confirmed. She added that the new building with a floor area of 9 966m<sup>2</sup> would be bigger than the old building.

34. The Chairman hoped that the new building would provide community facilities for the residents in the district.

35. Ms KWAN Sau-ling inquired about the content of the nine representations in respect of the revisions to the Draft Yau Ma Tei Outline Zoning Plan No. S/K2/21 (“YMTOZP”).

36. Ms Michelle YUEN responded that the Plan D proposed revisions to the YMTOZP in 2010, including revising the building height limits. The nine representations received by the TPB Secretariat were not all related to the redevelopment of 54 Waterloo Road. In 2011, the TPB considered the representations in respect of the YMTOZP. At that time, the Methodist Church proposed redeveloping 54 Waterloo Road. After consideration, the TPB requested the Plan D to follow up on the redevelopment proposal, and to revise the YMTOZP subject to policy support and no objection from relevant government departments. Subsequently, the TPB exhibited the YMTOZP for public inspection from 16 May to 16 July 2014 in accordance with Section 7 of the Town Planning Ordinance.

37. Mr CHOW Chun-fai said that it was difficult for owners' corporations ("OCs") to find venues to conduct owners meetings in the district due to shortage of community hall facilities. He hoped that upon the completion of the Methodist Church redevelopment project, meeting venues would be made available to OCs in the district so that the residents could be benefited.

38. Ms Michelle YUEN replied that the Government could not regulate the opening arrangements of the relevant facilities at the present stage, but the Plan D would reflect the above views to the Methodist Church when it applied to the Lands Department ("Lands D") for land lease changes.

(Mr Chris IP and Mr Benny YEUNG joined the meeting at 4:12 p.m.)

39. The Chairman concluded that Councillors raised no objection to this item.

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

**Item 9      Resumption of Private Land for Implementation of Development Project  
YTM-010 by Urban Renewal Authority at Reclamation Street/Shantung  
Street, Mong Kok, Kowloon  
(YTMDC Paper No. 57/2014)**

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41. The Chairman welcomed:

- (a) Mr Gordon HO, Senior Estate Surveyor 2 (Urban Renewal Section) and Ms Anna PONG, Project Surveyor 2 (Urban Renewal Section); and
- (b) Mr Ian WONG, Director, Acquisition and Clearance, Mr Lawrence YAU, Director, Corporate Communications and Mr SO Ngai-long, Senior Manager (Community Development) and Mr TAM Kin-keung, Senior Manager (Acquisition and Clearance) of the Urban Renewal Authority ("URA").

42. Mr Gordon HO and Mr Ian WONG introduced the paper.

43. Mr HUI Tak-leung recalled that he helped flat owners of old buildings in Reclamation Street and Shangtung Street areas to form OCs ten-odd years ago. In one of these buildings, there were three instances of fallen concrete. As a result, the building could

not obtain third party risks insurance coverage. At that time, some flat owners of the building resigned from the OC for fear of incurring criminal responsibility for accidents arising from dilapidation claims. Then the URA announced the resumption of private land at Reclamation Street/Shantung Street for the Development Project YTM-010. The affected residents thought that the project would help improve their living conditions. However, the URA offered one permanent buyout price to acquire property interests in a seemingly threatening manner and refused to discuss any compensation scheme with the owners. Therefore, he did not support the captioned item. He urged the Lands D and the URA to withdraw the discussion paper, and to consult the YTMDC again only when the URA had reached a consensus on the compensation package with the owners.

44. Mr CHAN Wai-keung asked whether the URA would need to consult the DC's views for resumption of private land for development. He said that according to the discussion paper, among the 173 private property interests affected, the owners of 125 private properties had accepted the acquisition offer, and assignment of building units was completed in 113 cases. As about 72% of the owners had accepted the acquisition offer, he could not understand why the URA still needed to consult the YTMDC on land resumption for the project. He hoped that the URA could clarify this.

45. Mr CHOW Chun-fai asked how many people declining the acquisition offer in this project were owners of upstairs units, and how many of them were owners of street-level shops. He said that quite a number of residents made use of the Meet-the-Public Scheme to seek District Councillors' views on the Reclamation Street/Shantung Street development project. The Councillors on duty had suggested that the URA discuss the issue with the residents face to face. However, the URA had not shown any response. He advised that the URA meet the affected owners to reach a consensus with them through negotiation. Then it would be appropriate for the URA to consult the YTMDC on the project.

46. The Chairman said that the URA and the affected owners should communicate more when negotiating on a compensation package. He asked the URA the percentage of property interests it had so far acquired in the Reclamation Street/Shantung Street project.

47. Ms KO Po-ling hoped that the URA would act proactively to enhance communication with the affected owners and the Councillor of the constituency concerned regarding land resumption for the project.

(Mr James TO joined the meeting at 4:31 p.m.)

48. Mr LAM Kin-man said that according to his knowledge, the owners against the

acquisition offer were mainly street-level shop owners. He asked the URA why they did not accept the offer. He continued that as reflected by these owners, the amount of compensation offered by the URA was unreasonable and hardly comparable to the average price per square foot of floor area of street-level shops in the same locality. Moreover, they were dissatisfied that the URA resorted to bullying when acquiring their properties. As so far only some 70% of the property owners accepted the compensation offer, he did not support this item.

49. Ms KWAN Sau-ling asked whether those accepted the compensation offer were mainly owners of upper floor shops, and those who declined it were mostly owners of street-level shops. She also asked the URA when it last met the affected owners, and whether it had met all the owners who had not yet accepted the compensation offer.

50. Mr Derek HUNG said that the discussion paper did not mention that the YTMDC should vote on this item. He continued that among the owners who had not yet accepted the compensation offer, 12 were owners of ground floor shops. He would like to know the percentage they represented among all street-level shop owners in the project. He suggested that the various stakeholders meet and speak to each other regarding the project. In case both sides could not reach an agreement on the amount of compensation in the end, and the owners who were against the compensation offer filed a claim with the Lands Tribunal, he would like to know whether the adjudication would affect the amount of compensation granted to the owners who had already accepted the offer.

51. Mr Barry WONG quoted the discussion paper and said that among the affected property interests, 72.25% of the owners had indicated acceptance of the acquisition offer. He could not understand why the URA still needed to seek the YTMDC's views on the project. He also asked the URA what aspects of views it would like to seek from the YTMDC. In his opinion, the URA's resumption of private land for redevelopment could be seen as a business transaction. It might not be appropriate for the YTMDC to interfere in the matter.

52. Mr James TO declared that he was a non-executive director of the URA. He was aware that the ground floor shop owners were more opposed to the acquisition offer in this project. Some of them did not wish the URA to redevelop the lots, while some considered that the property valuations in the compensation offer were far below their expected price. They disapproved of the URA's compensation mechanism. Some of them hired surveyors to assess the market value of their properties, and the valuation was different from the URA's assessment. In this connection, he inquired whether the Lands D would hire independent surveyors to help determine which valuation was acceptable. He also asked whether the

Lands D had received valuation information from the surveyors hired by the owners against the compensation offer.

53. The Chairman said that the first paragraph of the discussion paper stated that the URA intended to seek Councillors' views on the acquisition offer. It was further said in paragraph 11 that the Secretary for Development ("the Secretary") was considering the application for land resumption in accordance with the Urban Renewal Authority Ordinance. He would then decide whether to recommend to the Chief Executive-in-Council the resumption of the lots. Councillors' views on the acquisition offer would be relayed to the Secretary and the Chief Executive-in-Council for reference. He went on to ask whether, as a general practice, the URA needed to consult affected residents on acquisition and compensation offers.

54. Mr Ian WONG responded as follows:

- (i) Among the 173 private property interests affected, so far 125 owners, accounting for about 72.25% of the interests, had indicated acceptance of the acquisition offer. The 173 private property interests were related to 24 street-level shops. The owners of 12 of these shops had expressed acceptance of the acquisition offer. The owners of the other 12 street-level shops had not indicated their acceptance yet.
- (ii) The units upstairs were concerned with 127 property rights. The owners of 104 of these property rights, representing about 81.89% of the interests, had accepted the acquisition offer.
- (iii) Regarding the valuation standards for the properties, in case of residential units, the URA would arrange seven independent persons to select seven surveyors randomly for valuation based on the notional value of a 7-year old replacement unit in the same locality.
- (iv) As for ground floor shops, the URA would arrange two surveyors to conduct property valuation separately and accept the higher assessment as the market price of the shop. If a street-level shop was kept by its owner for self-use, other than a compensation payment based on the market value of the shop, the URA would also pay the shop owner an ex-gratia allowance calculated at 35% of the market price of the shop. If a street-level shop was rented out, other than a compensation payment based on the market value of the shop, the URA

would also pay the shop owner an ex-gratia allowance calculated at 10% of the market price of the shop.

- (v) To encourage owners to hire surveyors to assess the value of their properties, the URA would reimburse the cost incurred by owners in employing surveyors if they reached an agreement with the URA and accepted the acquisition offer. If the property prices assessed by the surveyors hired by the owners were different from the URA's assessment, the arrangement would be subject to separate agreement between the surveyors of both sides.

55. Mr Lawrence YAU responded as follows:

- (i) If 70% to 80% of the owners accepted the acquisition offer, and the URA considered that it would be unlikely to make major progress in acquisition in future, the URA would, as a general practice, seek the views of local personalities before making a recommendation to the Secretary and the Chief Executive-in-Council on land resumption. The views collected would be submitted to the Chief Executive-in-Council for reference.
- (ii) The URA would be obliged to meet the affected shop operators to facilitate communication.
- (iii) The URA would report the YTMDC's views on the Development Project YTM-010 and the URA's follow-up actions to the Chief Executive-in-Council.

56. Mr Chirs IP asked whether the URA would consult the YTMDC only when it had acquired a certain percentage of property interests. He did not wish to see the URA make use of the YTMDC's support to exert pressure on the owners not yet accepting the acquisition offer. He hoped that the URA would provide detailed information to Councillors before consulting the YTMDC on the development project so that Councillors could understand the actual situation and proceed to vote on this item.

57. Mr Benny YEUNG opined that the URA should meet the owners not yet accepting the acquisition offer before consulting the YTMDC.

58. Mr Francis CHONG said that the owners of half of the 24 street-level shops mentioned above had accepted the acquisition offer. To uphold the principle of fairness, the URA should not significantly deviate from the compensation level reached with the owners accepting the acquisition offer when liaising with the remaining owners.

59. The Chairman hoped that the URA would liaise with the affected owners after the meeting to reach an agreement on the compensation package with them. He said that the URA's compensation package was a private property agreement. The YTMDC should refrain from interference in the matter.

60. Mr HUI Tak-leung said that the affected owners were concerned about the amount of compensation, not the compensation policy. He declared that he had previous experience of dealing with property acquisition, so he was fully aware of property prices. He continued that in the view of the owners not accepting the acquisition offer, the compensation calculated by the URA in accordance with the current mechanism was different from their expected price. He further inquired why the URA had not consulted the YTMDC on the development project at Anchor Street.

61. Mr John WONG said that the compensation issues relating to land resumption between the URA and the affected owners were business dealings. The YTMDC should therefore refrain from interference in the matter. He would like to know whether the URA would shelve the acquisition plans if the YTMDC objected to the development project. He further asked whether the URA would reflect the views of the owners not accepting the acquisition offer to the Secretary and the Chief Executive-in-Council.

62. Mr Derek HUNG referred to the URA's earlier remark that it would engage two surveyors to assess the market prices of the street-level shops, and the higher assessment would be used for calculation of the acquisition price. He said it would be better if the URA would appoint more surveyors to assess the value of the properties. Moreover, he inquired about the difference between the prices of the ground floor shops assessed by the URA and the expected prices demanded by the owners not yet accepting the acquisition offer. He also asked whether the URA would establish a price negotiation mechanism to ensure that the amount of compensation was reasonable.

63. Mr Ian WONG responded as follows:

- (i) The compensation issues relating to the street-level shops were dealt with under an objective, independent, fair and highly transparent mechanism, which proved to be effective.
- (ii) The URA would be obliged to further negotiate the compensation package with individual owners and their appointed surveyors with a view to narrowing



down differences in opinions.

64. Mr Gordon HO said in response that the URA acquired lands through private agreement with the owners, whereas the Lands Department would resume property interests yet to be acquired and make compensation to the affected owners in accordance with the Lands Resumption Ordinance (“LRO”). Under the LRO, former property owners would receive a compensation based on the value of the resumed properties as at the date of reversion. Former property owners who could not reach an agreement on the compensation amount with the Government might submit a claim to the Lands Tribunal for a determination of the amount of compensation.

65. Mr Lawrence YAU responded as follows:

- (i) If the URA had acquired 70% to 80% of the property rights, and the ownership of the remaining properties were unclear, or the URA was unable to contact some of the remaining owners, the URA would, as a general practice, consult the district council concerned before activating the mechanism to resume lands under the LRO.
- (ii) The URA had not set a percentage threshold on acquired property rights when consulting the district council on land acquisition matters. Generally, the URA would make an application for land resumption to the Government in accordance with the mechanism provided in the LRO within 12 months after the authorization for the project to proceed.
- (iii) The URA respected the views of the YTMDC. It would not make use of the YTMDC’s support for land resumption in this project to exert pressure on the owners not yet accepting the acquisition offer.
- (iv) The URA would communicate with the owners not yet accepting the acquisition offer and report the progress to the YTMDC in due course.

66. Mr Lawrence YAU continued that the URA would reflect the views of the affected owners in this project to the Secretary and the Chief Executive-in-Council for reference. The URA would brief the YTMDC on the latest progress of the project in due course.

67. The Chairman recapped that the URA would have an in-depth discussion with the owners not yet accepting the acquisition offer with a view to striking a consensus on the compensation package. The URA would keep the YTMDC informed of the latest progress

of this item.

68. Mr HUI Tak-leung would like the URA to confirm that it would further communicate with the affected owners, report the development to the YTMDC and consult the YTMDC afterwards.

69. Mr Lawrence YAU pledged that the URA would further communicate with the affected owners and report the development to the YTMDC. In addition, the URA would make a recommendation to the Chief Executive-in-Council on land resumption in accordance with the provisions in the LRO.

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

**Item 10: Information Paper on Organisation of 5<sup>th</sup> Hong Kong Games  
(YTMDC Paper No. 58/2014)**

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71. The Chairman welcomed Mr LEUNG Chi-ming, Deputy District Leisure Manager (District Support) Yau Tsim Mong of the Leisure and Cultural Services Department (“LCSD”) and Mr Derek HUNG, Team Manager of the YTM District Delegation Team in the 5<sup>th</sup> Hong Kong Games (“HKG”) to the meeting.

72. Mr LEUNG Chi-ming briefly introduced the YTMDC Paper No. 58/2014.

73. Mr Derek HUNG said that he had prepared the list of YTM District Delegation Team in the 5<sup>th</sup> HKG having regard to the discussion results at the YTMDC meeting held on 24 April 2014 and with reference to the list of YTM District Delegation Team in the 4<sup>th</sup> HKG:

Deputy Managers	Mr CHIU Yu-hei Mr LAM Kin-hong
Chief Team Leader	Mr CHAN Siu-tong
Leader, Athletics	Mr Benny CHING
Leader, Basketball	Mr Edward LEUNG
Leader, Futsal	Mr HAU Wing-cheong
Leader, Swimming	Mr Benjamin CHOI
Leader, Table Tennis	Ms AU Chor-kwan
Leader, Tennis	Mr Ernest CHIU
Leader, Volleyball	Dr Albert WONG

Leader, Cheering Team	Mr KONG Pui-wai
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74. Mr Derek HUNG said that no nomination for Leader, Badminton was received from Councillors after the nomination deadline.

75. The Chairman expressed gratitude to Mr Derek HUNG for serving as the Team Manager of YTM District Delegation Team for this year, and said that the YTM District was ranked 9<sup>th</sup> in Hong Kong in the last HKG. He continued that the above Councillors/co-opted members/representatives of district sports associations had preliminarily agreed to serve as leaders for the respective sports items. He asked Councillors whether they had different views on the candidates for leaders and there was no objection.

76. Mr HAU Wing-cheong recalled that Ms WONG Shu-ming had served as Leader, Badminton in the last HKG, he nominated Ms WONG to continue to serve as Leader, Badminton for this year.

77. Ms WONG Shu-ming agreed to serve as Leader, Badminton in the 5<sup>th</sup> HKG. Councillors had no objection.

78. Mr Derek HUNG supplemented that he would form a district organising committee comprising representatives of the LCSD, representatives of the YTMDC and representatives of two recreation and sports associations as soon as possible in accordance with paragraph 7.2 of the YTMDC Paper No. 58/2014 for selection of athletes and other matters for the HKG.

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

(Post-meeting note: The 1st meeting for the YTM District Organising Committee for the 5th HKG was held on 14 July 2014.)

**Item 11: Urging MTRC to Reduce Noise and Air Pollution Caused by Express Rail Link Works at Hoi Wang Road and Concern over Road Settlement due to the Works**  
**(YTMDC Paper No. 59/2014)**

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80. The Chairman said that the written responses of the Environmental Protection Department (“EPD”), the Highways Department (“HyD”) and the MTR Corporation Limited (“MTRC”) (Annexes 2 to 4) were placed on the table for Councillors’ perusal. He then

welcomed Mr Tommy LAI, Senior Environmental Protection Officer (Regional East) 1 of the EPD.

81. Mr CHAN Wai-keung supplemented the contents of the paper. He said that no representatives were sent by the HyD and the MTRC, and the MTRC had not indicated in its written response whether road settlement and other associated issues were recorded by the monitoring points at Hoi Wang Road. In this regard, he requested to continue the discussion of this item at the next meeting. He continued that some departments failed to send representatives to attend DC meetings and only made written responses, but the written responses would not be uploaded to the DC website. The public might not know the views in the responses of the non-attending departments.

(Mr Francis CHONG, Mr CHOW Chun-fai and Mr LAM Kin-man left the meeting at 5:35 p.m.)

82. The Chairman replied that the written responses of all policy bureaux/departments would be uploaded to the DC website. He continued that residents in the vicinity of Hoi Fu Court and Park Avenue were very concerned about the noise, air pollution and road settlement problems arising from Express Rail Link works, but no representatives were sent by the relevant departments to attend the meeting. He asked Councillors whether they would agree to continue the discussion of this item at the next meeting and there was no objection.

83. Mr HUI Tak-leung said that at the Community Building Committee meeting held on 12 June 2014, the HyD did not send representatives to attend the meeting for a number of items, at that time he queried whether the Yau Tsim Mong District Office (“YTMDO”) had actively followed up on the arrangement for meeting attendance of departmental representatives. In view that the HyD and the relevant departments did not send representatives to attend the meeting this time, he requested the District Officer (Yau Tsim Mong) (“District Officer”) to face up to the situation. He suggested that if departments had replied before the meeting that no representative would be sent, the YTMDO should discuss with the Councillors who had submitted papers whether the items would be arranged for discussion at the next meeting, so as not to waste the time of the Councillors who had submitted papers as well as the time of departmental representatives that were invited to attend the meeting for the same item.

84. Ms Betty HO, District Officer, responded that at a number of DC and Committee meetings, Councillors had reflected to her the repeated refusal of departments to send

representatives to attend meetings. In this regard, she instructed the Secretariat that immediate notification was required if departments had replied that no representative would be arranged to attend the meetings of the DC and/or the Committees under it. She would directly relay the requests of Councillors/Members to those departments and urge the departments concerned to reconsider sending representatives to attend meetings.

85. The Chairman responded that after the Community Building Committee meeting held on 12 June 2014, he and the Vice-chairman had expressed strong dissatisfaction to the Director of Home Affairs over the problem of repeated refusal of departments to send representatives to attend meetings of the DC and the Committees under it. They contacted the District Officer subsequently and suggested that the YTMDO should closely follow up the situation. Furthermore, he had reflected the problem to the Chief Secretary for Administration and requested the Secretary to urge departments to send representatives to attend the meetings of the DC and the Committees under it to give direct response to the questions of Councillors and exchange views.

86. Mr HUI Tak-leung enquired about the quorum of DC meetings and requested the Secretariat staff to make a count during the meeting.

87. Ms Joanne CHUNG responded that according to the Standing Orders of the YTMDC, the quorum of a DC was not less than half the Councillors holding office for the time being, meaning that a minimum of 10 Councillors must be present. Since only eight Councillors were present at that time, the Secretariat staff would request the Councillors outside the conference room to return as soon as possible. If after 15 minutes had expired a quorum was still not present, the Chairman must close the meeting.

88. The Chairman said that since 10 Councillors were present, the meeting would proceed.

89. The Chairman suggested the discussion on the item be continued at the next meeting. There was no objection to the suggestion. He asked the Secretariat to write to the EPD, the HyD and the MTRC again to invite representatives to attend the next meeting for discussion of the issue. He then closed the discussion on this item.

**Item 12: Throwing of Objects from Height and Pedestrian Safety – Concern over Dangers Arising from Accumulation of Miscellaneous Objects on Roofs of Buildings in the District**  
**(YTMD Paper No. 60/2014)**

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----- 90. The Chairman said that the written response of the Fire Services Department (“FSD”) (Annex 5) had been distributed to Councillors for perusal before the meeting. He then welcomed the following representatives to the meeting:

- (i) Mr HO Kar-yin, Senior Structural Engineer/F5 of the Buildings Department (“BD”);
- (ii) Mr CHENG Kim-chung, Divisional Officer, South Division, Kowloon Command, Mr KEUNG Wing-cheong, Assistant Divisional Officer (Acting)/Station Commander, Hung Hom Fire Station and Mr WAN Kam-ming, Assistant Divisional Officer/Station Commander, Mong Kok Fire Station of the FSD;
- (iii) Mr YU Tat-chung, District Commander (Yau Tsim) and Mr Kent CHUNG, District Commander (Mong Kok) of the Hong Kong Police Force (“HKPF”);
- (iv) Mr WONG Kam-wah, District Environmental Hygiene Superintendent (Yau Tsim) and Mr TANG Fuk-kin, Chief Health Inspector 1 (Mong Kok) of the FEHD; and
- (v) Ms Betty HO, District Officer.

91. Mr WONG Kin-san supplemented the contents of the paper. He said that there were quite a number of old buildings in the district, and a large quantity of abandoned furniture and miscellaneous objects were accumulated on the roofs of these buildings which were easily accessible by unauthorised persons. In regard to the case of throwing objects from height mentioned in the discussion paper, he urged government departments to proactively review the relevant legislation in order to initiate prosecution against the persons who abandoned miscellaneous objects on roofs. He also requested the Police and the YTMD to launch large-scale publicity to appeal to owners and occupants not to abandon miscellaneous objects on roofs, preventing similar incidents from occurring.

92. Mr HO Kar-yin responded as follows:

- (i) Accumulation of miscellaneous objects on roofs of buildings fell outside the purview of the BD. Accordingly, the BD did not have records on the issuance of notice on clearance of miscellaneous objects on roofs nor direct clearance of those objects in the past three years.
- (ii) If any objects obstructed the means of escape of buildings, the FSD would follow up the situation.
- (iii) If the construction works in buildings could lead to obstruction to the means of escape, the BD would take enforcement action to order owners to rectify the irregularities.
- (iv) If the miscellaneous objects accumulated in buildings overloaded the building structure, the BD would take enforcement action to order owners to rectify the irregularities, including clearance of those objects.

93. Mr KEUNG Wing-cheong responded as follows:

- (i) The FSD would request building occupants to ensure at all times that the exit doors (such as roof exit doors) of the means of escape in any premises within a building could readily and conveniently be opened from within the premises without the use of a key in the event of fire or other calamity. If roof exit doors were locked, the FSD would take action in accordance with the law.
- (ii) The handling of miscellaneous objects accumulated on building roofs was a property management issue which was not subject to law enforcement by the FSD. The FSD did not have records on the inspection of building roofs in the district, the issuance of notice on clearance of miscellaneous objects on roofs nor direct clearance of those objects in the past three years.

94. Mr Kent CHUNG responded as follows:

- (i) The Police would conduct anti-crime patrol from time to time, including patrol at building roofs.
- (ii) Building roofs were private places. Under general circumstances, roof management and clearance of miscellaneous objects on roofs were the

responsibilities of building owners.

- (iii) If “three-nil” buildings in the district could set up OCs, the quality of building management would be enhanced, thereby improving building security.
- (iv) The Police was very concerned about falling/throwing objects from height, the Police Community Relations Office maintained contact with OCs, property management companies and building attendants of buildings in the district, and distributed leaflets to urge all parties to join hands to prevent throwing objects from height.
- (v) In regard to buildings with previous cases of falling/throwing objects from height, the Police Community Relations Office would immediately contact OCs, property management companies and building attendants of such buildings to remind owners to stay alert to exposed objects in buildings and be vigilant against falling objects from height, and reminded that in the event of accidents of falling/throwing objects from height, OCs might be criminally liable.
- (vi) The Police School Liaison Officers would visit schools from time to time to explain to students the consequences and dangers of falling/throwing objects from height.

95. Ms Betty HO responded as follows:

- (i) The YTMDO had installed “sky eyes” in buildings with security loopholes in the district to prevent throwing objects from height.
- (ii) The District Fight Crime Committee (Yau Tsim Mong District) (“DFCC”) provided free installation of security facilities at 46 buildings in the district under the YTM Community Partnership Scheme on Building Security (“Scheme”), such as installation of metal entrance gates to avoid easy access to buildings by strangers, thereby improving building security. In phase I of the Scheme, 39 buildings in the district were subsidised for free installation of metal entrance gates. In two phases of the Scheme, the YTMDO installed metal entrance gates in more than 80 buildings in the district. The YTMDO suggested the District Fire Safety Committee (Yau Tsim Mong District) to reinforce the message of not placing miscellaneous objects on roofs and



staircases in future publicity programmes to prevent throwing objects from height.

96. Mr TANG Fuk-kin responded that in the past three years, the FEHD had received 106 complaints on accumulation of miscellaneous objects on roofs in the YTM District. Within the period, the FEHD conducted 223 inspections, gave 110 verbal warnings and issued one nuisance notice to request responsible persons to clear miscellaneous objects on roofs.

97. The Chairman said that there were many “three-nil” buildings in the district which were in lack of management and strangers could go in and out freely. He continued that miscellaneous objects placed on building roofs would not breach the law if the means of escape were not obstructed nor environmental hygiene was affected. Accordingly, there was seemingly no legal basis for handling miscellaneous objects on roofs by government departments.

98. Mr CHAN Wai-keung said that it had been reported that the offender in the case mentioned in the discussion paper was suspected of having mental illness, but the media criticised that undesirable building management had caused the tragedy, which was not a fair comment. He opined that in this case, the Social Welfare Department (“SWD”) should focus on whether there was adequate support from the community to patients with mental illness. He continued that under the law, the exits leading to building roofs must not be locked. Roofs were private places and it was hard to define “miscellaneous objects”. Accordingly, the Government was advised to publicise more on the dangers of throwing objects from height, rather than focusing on the problem of accumulation of miscellaneous objects on roofs.

99. Mr WONG Kin-san disagreed with the views of Mr CHAN Wai-keung. He thanked the HKPF, the YTMDO and the FEHD for their positive responses to this item, but opined that the BD and the FSD had not been active in making responses. He said that the BD and the FSD had not sent staff to inspect the roofs of “three-nil” buildings in the district, therefore they were not aware of the seriousness of the problem of miscellaneous objects on roofs. He continued that he had inspected the roofs of several buildings at Fa Yuen Street and found that plenty of miscellaneous objects were placed on the roofs which could lead to serious environmental hygiene problems. He also said that if the Government did not learn a lesson and similar tragedies occurred in future, the relevant departments would be held accountable.

100. Mr CHAN Siu-tong said that the DFCC had installed metal entrance gates in around

80 buildings in the district under the Scheme to help prevent unauthorised persons to go in the buildings freely, thereby improving building security. He also pointed out that some owners of old buildings had abandoned household waste on roofs to free themselves from waste charges. He hoped the departments concerned could accord priority in dealing with the buildings with a serious problem of miscellaneous objects on roofs.

101. Mr Barry WONG shared the views of Mr CHAN Wai-keung. He said that regarding this item, he was more concerned about the number of hidden patients with mental illness in the district, and whether adequate support from the SWD or voluntary organisations was available to patients with mental illness.

102. Ms WONG Shu-ming said that miscellaneous objects on building roofs had been a long-standing problem, but no active action had been taken by government departments so far which ended up in tragedy. Furthermore, she was dissatisfied with the verbal response of the FSD which invoked the Fire Safety (Buildings) Ordinance to require owners to carry out fire safety improvement works on the one hand, and shifted the responsibility over the problem of miscellaneous objects on roofs to property management companies on the other hand.

103. The Hon James TO opined that property management companies or OCs of buildings had the obligation to clear miscellaneous objects accumulated in premises (such as roofs), but environmental hygiene nuisance in some “three-nil” buildings required proactive follow-up by government departments.

104. Mr CHENG Kim-chung responded that the FSD was a law enforcement department and enforced the law in accordance with the statutory powers conferred. The Fire Safety (Buildings) Ordinance aimed at improving fire safety systems of buildings. Since building roofs were private places, if the personal belongings placed on roofs did not obstruct the entrances leading to building roofs, the FSD had no enforcement powers. He continued that formation of OCs or engagement of management companies would be conducive to addressing the problem of miscellaneous objects or waste on roofs.

105. The Chairman said that it did not breach the law to place personal belongings in private places, which made it difficult for government departments to impose regulation unless such objects had obstructed the means of escape, caused environmental hygiene nuisance, or affected building structure. In such cases, the FSD, the FEHD and the BD could take enforcement actions. In regard to the problem caused by accumulation of miscellaneous objects on building roofs, he suggested that the departments concerned should

work with DC Members of the constituency to follow up cases with potential dangers of falling/throwing objects from height, in order to minimise the potential safety hazards of placing miscellaneous objects on building roofs.

106. Mr WONG Kin-san said that fire had broken out in three buildings at Nos. 192 to 194, Nos. 196 to 198 and No. 220 Fa Yuen Street. At that time, the FSD and the BD had committed to conducting regular inspections at such buildings, but in fact it was not the case. He criticised that the FSD and the BD did not have a clear picture of the situation of accumulation of miscellaneous objects on the roofs of the three buildings, and made excuses by saying that the miscellaneous objects did not obstruct the means of escape or affect building structure.

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

**Item 13: To Combat Illegal Resale of Ship Tickets at China Ferry Terminal  
(YTMDC Paper No. 61/2014)**

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108. The Chairman said that the Secretariat had written to the management office of the China Ferry Terminal (“CFT”) on 17 June 2014 enclosing a discussion paper to invite CFT representatives to attend this meeting. The management office of the CFT sent an email to the Secretariat on 24 June to request the provision of the discussion paper. The Secretariat informed the CFT on the same day that the discussion paper had been enclosed to the invitation letter on 17 June. The Secretariat also asked the CFT to respond as soon as possible whether representatives would be sent to attend the meeting. However, the Secretariat did not receive any verbal or written response from the CFT before the meeting. He then welcomed Mr YU Tak-chung, District Commander (Yau Tsim) of the HKPF to the meeting.

(The Vice-chairman left the meeting at 6:18 p.m.)

109. Mr CHAN Siu-tong supplemented the contents of the paper. He enquired whether the laws of Hong Kong allowed ship ticket touting by persons other than ship companies to tourists at a price below the original price. He also asked the HKPF the number of prosecutions against ship ticket touting at the CFT in the past three years.

110. Mr YU Tat-chung responded as follows:

- (i) In 2012 to 2014, the Yau Tsim Police District had received 22 complaints on ship ticket touting at the CFT. The Yau Tsim Police District had all along maintained good communication with the management office of the CFT, and he had also directly contacted the CFT management regarding the illegal sale of ship tickets at the CFT.
- (ii) In the past three years, the Yau Tsim Police District had taken 134 enforcement actions against ship ticket touting at the CFT, prosecuted eight persons, issued 14 summonses and given repeated verbal warnings.
- (iii) It was an offence to tout ship tickets which caused nuisance to the public, or sell ship tickets without a valid travel agent's licence.

111. The Chairman hoped that the Yau Tsim Police District and the management office of the CFT could conduct more “snaking” operations to combat ship ticket touting.

112. Mr Derek HUNG would like to know the penalty for illegal sale of ship tickets, and whether the HKPF could initiate prosecution against ship ticket touting to tourists under the Hawker Regulation.

113. The Hon James TO enquired about the ratio of cases of “ticket scalping” at the CFT to cases of ship ticket touting at lower prices. Furthermore, he would also like to know what action would be taken by the HKPF if members of the public who did not purchase such tickets were insulted with abusive language or if members of the public were deterred from purchasing ship tickets at ship company counters.

114. Ms KWAN Sau-ling commended the HKPF for combating illegal resale of ship tickets. She continued that, as far as she knew, when some members of the public wished to purchase tickets at ship company counters at the CFT but were told by counter staff that ship tickets for a sailing were sold out, some people would tout ship tickets for that sailing inside the terminal to members of the public at a price slightly higher than the marked price. In this regard, she considered that it would be more effective for the management office of the CFT to deploy staff for monitoring.

115. Mr YU Tat-chung responded that the areas for ship ticket sale at the CFT were private places, therefore the HKPF could not take enforcement action in such areas under the Hawker Regulation. He continued that ship ticket touting at the CFT was not “ticket scalping”, rather some “betting syndicates” or entertainment establishments had made

advance purchase of a large number of ship tickets for their customers to visit Macau. Since they still had ship tickets in hand before the sailing, they would engage in ship ticket touting at a price slightly higher than the marked price. He emphasised that the HKPF would continue to combat ship ticket touting at the CFT and maintain good communication with the management office of the CFT.

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

**Item 14: To Follow Up on Prolonged Parking of Three Barges in Waters off One SilverSea, Their Noise Nuisance and Long Existence of a Temporary Structure on Pavement Nearshore of One SilverSea  
(YTMDC Paper No. 62/2014)**

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----- 117. The Chairman said that the written response of the Lands D (Annex 6) had been distributed to Councillors for perusal before the meeting. He then welcomed Mr LU Jianjian, Marine Officer/Licensing & Port Formalities (2) of the Marine Department (“MD”) to the meeting.

118. The Hon James TO supplemented the contents of the paper.

119. Mr LU Jianjian responded that the three barges mentioned in the discussion paper were owned by private companies. The three barges were moved from Jordon, Tai Kok Tsui and Sham Shui Po in July 1993, July 1996 and December 1996 respectively for parking at the current location in order to carry out the West Kowloon Reclamation Project. The MD had received enquiries on the barges, but there was no complaint. He continued that the ship companies for the three barges would apply to the MD for licence renewal on an annual basis, the MD had also met with the ship companies regarding the noise nuisance of the barges. The MD had requested ship companies to minimise the noise from barge operations.

120. The Chairman enquired whether the MD would refuse the licence renewal of the three barges due to noise problems.

121. Mr LU Jianjian responded that if vessels had passed safety surveys, the MD could not refuse the renewal applications of vessels at the moment.

(Mr CHAN Siu-tong and Ms KWAN Sau-ling left the meeting at 6:35 p.m.)

122. The Hon James TO said that since the West Kowloon Reclamation Project had largely been completed, the three barges would no longer be used for transportation of workers or tools, the MD should arrange the barges to park in other anchorages.

123. Mr LU Jianjian said that he would relay to the MD the views of the Hon James TO.

124. The Hon James TO said that with a view to optimising the use of public landing facilities, the MD should review its existing policy to allow barges to park nearshore of the site only during the project period.

125. Mr Derek HUNG said that the floating platforms for vessel mooring in the photos enclosed to the discussion paper should be the facilities for embarkation or disembarkation to or from the barges. He considered that the floating platforms would not be frequently used and should be removed by the MD. If the floating platforms were frequently used, they should be moved to other more suitable places. He suggested that the MD should ascertain the frequency of the use of floating platforms for consideration of the relocation arrangement.

126. The Chairman said that the MD should review its existing policy on licence renewal of vessels by examining the safety of vessels and considering the rate of utilisation of vessels. He continued that the site of One SilverSea was a plot of empty land 20 years ago, at that time the anchorages of the three barges were still far away from the residential area. However, the site had now been allocated for residential development, three barges were parked nearshore of One SilverSea for a prolonged period which were close to the residential area and genuinely affected the residents in the vicinity. He hoped the MD would consider Councillors' views and remove the barges from the waters.

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

**Item 15: Progress Reports**

- (1) District Management Committee**  
**(YTMD Paper No. 63/2014)**
- (2) Community Building Committee**  
**(YTMD Paper No. 64/2014)**
- (3) District Facilities Management Committee**  
**(YTMD Paper No. 65/2014)**
- (4) Housing and Building Management Committee**  
**(YTMD Paper No. 66/2014)**

- (5) **Traffic and Transport Committee**  
(YTMDC Paper No. 67/2014)
  - (6) **Working Group on Care for the Community**  
(YTMDC Paper No. 68/2014)
  - (7) **Working Group on Publicity and Promotion**  
(YTMDC Paper No. 69/2014)
  - (8) **Working Group on Concern for Yau Ma Tei Fruit Market**  
(YTMDC Paper No. 70/2014)
  - (9) **YTM Area Committees**  
(YTMDC Paper No. 71/2014)
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128. Councillors noted the contents of the progress reports.

**Item 16: Any Other Business**

**(1) Fund Application Arrangements for Promotion of Football in YTM District**

129. The Chairman said that the YTMDC had endorsed an allocation of \$180,000 on 24 April 2014 for the promotion of football activities in the district. Over the years, the Mong Kok District Cultural, Recreational and Sports Association (“Association”) had been allocated funds for organising the relevant activities. However, in view of the questionable invoices submitted by the Association earlier, the CBC could not accept fund applications from the Association for 2014-2015, therefore it was necessary for the YTMDC to promote football activities through other district organisations this year. He suggested that the issue could be addressed in line with the fund applications for activities with district characteristics, whereby an invitation letter would be uploaded to the YTMDC website on 11 July to openly invite fund applications from district organisations for organising activities with district characteristics and promoting football activities in the district. The application period would last for two weeks and close at 25 July. The Working Group on Community Funds (“Working Group”) would convene a special meeting in mid-August to preliminarily scrutinise the fund applications received. The recommended fund applications would be submitted to the YTMDC meeting on 21 August for scrutiny and endorsement. He asked Councillors whether they would agree to such arrangements.

130. Mr HUI Tak-leung asked the Chairman why it was necessary for the fund applications for football activities in the district this year to be processed in line with the fund

applications for activities with district characteristics, and whether such arrangement would continue to be made next year, or an allocation to the Association for organising football promotion activities in the district would be re-considered as in usual practice.

131. Ms Betty HO responded as follows:

- (i) The allocation of \$180,000 for the promotion of football activities in the district and the allocation reserved for activities with district characteristics would be separately processed.
- (ii) To save the Working Group from convening a number of meetings for scrutinising fund applications for activities with district characteristics and for the promotion of football activities in the district, a Councillor proposed making reference to the timetable and workflow for the fund applications for activities with district characteristics for processing fund applications for the promotion of football activities in the district altogether.
- (iii) An allocation of \$180,000 was endorsed for the promotion of football activities in the district at the YTMDC meeting on 24 April 2014, but how to process the fund applications concerned was not discussed in detail at that time. In view that the YTMDC would invite fund applications from district organisations for organising activities with district characteristics, it was also necessary for the Working Group to convene a special meeting to scrutinise the applications received, Councillors could make reference to the arrangements for fund applications for activities with district characteristics to scrutinise fund applications for the promotion of football activities in the district altogether.

132. The Chairman supplemented that a particular district organisation was previously responsible for organising football activities every year, but this year the organisation could not apply for DC funds, it was necessary for the YTMDC to look for other district organisations to use the allocation of \$180,000 reserved for organising football activities in the district. In regard to the enquiry raised by Mr HUI Tak-leung on how the fund application for this activity in the coming year would be processed, he opined that Councillors could discuss the arrangement at the time of discussing the DC budget for the coming year.

133. Mr WONG Kin-san said that the organisation that would be granted funds for the promotion of football activities in the district might continue to organise the activity in the coming year, by then two or more organisations might ask for funds for organising similar



activities. He considered that the YTMDC should discuss the methods for fund applications for the activity in the coming year as early as possible to avoid future disputes.

134. The Chairman said that Councillors could first discuss how the fund applications for the promotion of football activities in the district for this year would be processed. As to the question raised by Mr WONG Kin-san, Councillors could consider discussing the issue thoroughly at the YTMDC annual inhouse meeting in early 2015 or at the time of the scrutiny of budget for 2015-2016 by the YTMDC. There was no objection.

135. The Chairman asked Councillors whether they agreed to process fund applications for activities with district characteristics together with those for the promotion of football activities in the district, namely uploading the invitation letter to the YTMDC website on 11 July, preliminary scrutiny of the fund applications received by the Working Group through convening a special meeting in mid-August, followed by endorsement at the YTMDC meeting on 21 August. There was no objection.

136. The Chairman asked Councillors whether they agreed to the following requirements for processing fund applications for activities with district characteristics in scrutinising fund applications for the promotion of football activities in the district:

- (i) The registered address of the organisation was in the YTM District;
- (ii) The organisation was neither a political party nor a political organisation;
- (iii) The major target groups served by the organisation were people living, working or studying in the district;
- (iv) The organisation was experienced in organising large scale district activities; and
- (v) The proposed activities should be able to promote the characteristics of the YTM District.

137. Mr Derek HUNG said that in view of the fund applications for the promotion of football activities in the district, requirement (v) should be changed to “the activities could promote football in the district”.

138. The Chairman agreed to the proposal of Mr Derek HUNG, other Councillors had no

comment. The Chairman supplemented that applicant organisations should comply with the Guidelines on Yau Tsim Mong District Council Funds and the terms and conditions set out in the enclosed application forms to be eligible for fund applications.

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

**(2) Community Participation Programme in Environmental Protection**

140. Ms Betty HO said that the Environmental Campaign Committee (“ECC”) and the Home Affairs Department (“HAD”) provided an allocation of \$150,000 to each DC in 2013-2014 for organising the programme with the theme “Go Green on Waste Management – Reduce, Reuse, Recycle”. This year, the EPD would continue to provide \$300,000 to each DC through the HAD to organise the programme with the theme “Community Action on Waste”. She urged Councillors to discuss how the YTMDC should use the allocation for organising the programme.

141. The Chairman said that as in past practice, the YTMDC would authorise the YTM District Environmental Improvement Campaign Organising Committee to follow up on funding for the Organising Committee to decide on whether it would collaborate with the Executive Committee of YTM Healthy City or other district organisations to organise the programme in promotion of community participation in environmental protection. The Chairman asked Councillors whether they agreed to continue to authorise the YTM District Environmental Improvement Campaign Organising Committee to use the allocation for organising the relevant activities. There was no objection.

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

**(3) Briefing on Proposed Establishment of Harbourfront Authority**

143. The Chairman indicated that the Harbourfront Authority had invited the Chairman, Vice-chairman and two Councillors of each DC to attend a briefing on the Harbourfront Authority held at the Central Government Offices at Tamar from 3:00 p.m. to 4:30 p.m. on 18 July 2014. The Chairman invited nomination as representatives of the YTMDC to attend the briefing.

144. It was resolved at the meeting that the Chairman, the Vice-chairman, Mr Derek

HUNG, Ms KWAN Sau-ling and Mr John WONG would represent the YTMDC to attend the briefing.

(Mr Benjamin CHOI joined the meeting at 7:00 p.m.)

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

(The Hon James TO left the meeting at 7:02 p.m.)

**(4) YTM Distance Run for Hong Kong Reunification Anniversary Celebration**

146. The Chairman said that, in celebration of the 17<sup>th</sup> reunification anniversary, the YTMDO would organise the YTM Distance Run for Hong Kong Reunification Anniversary Celebration at the WKCD on 20 July 2014 (Sunday). The YTMDO hoped that the YTMDC could be a supporting organisation for the activity and invited Councillors to form teams to take part in the activity.

147. After discussion, Councillors agreed that the YTMDC would be a supporting organisation for the YTM Distance Run for Hong Kong Reunification Anniversary Celebration.

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

**(5) Hong Kong Chinese Civil Servants' Association Centennial Carnival**

149. The Chairman said that the Hong Kong Chinese Civil Servants' Association ("HKCCSA") wrote to the YTMDC on 17 June 2014 to invite the YTMDC to be a supporting organisation for the Centennial Carnival to assist the HKCCSA in promoting celebration activities in the YTM District. He continued that it was not necessary for the YTMDC to make financial commitment of any kind on the activity, and the responsibilities related to the activity were borne by the HKCCSA.

150. The Chairman asked Councillors whether they agreed that the YTMDC would be a supporting organisation for the activity. There was no objection.

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

(6) **Focus Group Meeting on Remuneration for Members of District Council**

152. The Chairman said that the HAD had written to the Vice-chairman and him on 20 June 2014 to invite the YTMDC Councillors to attend the Focus Group Meeting for Kowloon District held on 30 June 2014 (Monday) at the Yau Tsim Mong District Council Conference Room to consult the YTMDC Councillors on the remuneration arrangement. He said that the Secretariat had written to Councillors at an earlier time to inform them of the arrangement of the focus group meeting, and invited interested Councillors to make registration, but there was no response from Councillors so far. He asked interested Councillors to contact the Secretariat as soon as possible.

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

154. There being no other business, the Chairman closed the meeting at 7:10 p.m. The next meeting would be held at 2:30 p.m. on 21 August 2014 (Thursday).

Yau Tsim Mong District Council Secretariat  
August 2014

**Proposed Amendment to the Draft Minutes of  
the 16<sup>th</sup> Meeting held on 24 April 2014  
Yau Tsim Mong District Council (2012-2015)**

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The proposed amendment of the Drainage Services Department is as follows:

Paragraph 172:

Original text: “Mr Kenneth MOK responded that ... The design work had commenced in August 2013 and was near completion. Once the design work was completed, ... Public Works Programmes, the estimated expenditure would be around \$13.5 million.”

Proposed amendment: “Mr Kenneth MOK responded that ... The design work with an estimated expenditure of around \$13.5 million had commenced in August 2012 and was near completion. Once the design work was completed, ... Public Works Programmes.”

## 2012 至 2015 年度油尖旺區議會

有關：要求港鐵減低海泓道路段高鐵工程之噪音、空氣污染及關注工程引

致的路面沉降問題

就上述討論文件，環境保護署(本署)回覆如下：

廣深港高速鐵路香港段屬於《環境影響評估條例》所訂明的指定工程項目，港鐵公司已根據該條例，完成相關環境影響評估報告，並按本署所批准的「環境許可證」，制定「環境監察及審核手冊」(下稱「環監手冊」)。港鐵公司亦已根據「環境許可證」的條件成立了一個環境小組，執行「環監手冊」內所載的計劃，包括環境監察、處理投訴及適時採取所需緩解措施。就上述投訴，港鐵公司會按規定進行調查及跟進。

就非假日日間(即上午 7 時至下午 7 時)進行一般建築工程所發出的噪音，《噪音管制條例》現時未有作出特別的限制。然而，如在「限制時間」(即平日晚上 7 時至翌日早上 7 時或公眾假日的任何時間)內使用機動設備進行工程或於指定範圍內進行訂明建築工程，承辦商須根據《噪音管制條例》的規定，向本署申領「建築噪音許可證」〔「許可證」〕及按「許可證」訂明的條款進行。工程承辦商須於申請時列出機動設備的類型、數目、位置及操作時段，而本署會根據《技術備忘錄》的規定，就每個「許可證」的申請作出評審。若噪音低於可接受的水平，方可獲發「許可證」。

根據本署記錄，上述地盤的承辦商已獲本署簽發「許可證」，准予由 2014 年 6 月 3 日至 7 月 31 日的平日下午 7 時至晚上 11 時及公眾假日(包括星期日)的上午 7 時至晚上 11 時使用列明的機動設備進行工程。在處理該「許可證」的申請時，本署已詳細評估有關工程使用機動設備所產生的噪音，發出的「許可證」亦詳列減音措施的條款，例如須使用低噪音型發電機、隔音罩、隔音物料遮蓋等，確保有關的工程噪音不會超出《技術備忘錄》規定可接受的水平。

截至 2014 年 6 月 19 日，本署沒有收到公眾關於上述地盤的噪音或空氣污染投訴。然而，本署人員曾分別於 6 月 9 日下午、6 月 16 日上午及同日下午約 7 時到該地盤進行巡查，發現灌漿工程範圍有適當圍封，地盤出入口有進行灑水，期間沒有發現工程產生不正常噪音或造成塵埃散發情況。同時，本署人員亦已提醒承辦商的地盤負責人必須遵守有關環保法例的規定及採取適當措施以免造成滋擾。本署會繼續密切監察地盤有關情況及不時作出突擊巡查。若發現違規事項，本署將會採取執法行動。

環境保護署

2014 年 6 月 20 日

[ ]



HIGHWAYS DEPARTMENT

RAILWAY DEVELOPMENT OFFICE

1st FLOOR, HO MAN TIN GOVERNMENT OFFICES

88 CHUNG HAU STREET, HOMANTIN, KOWLOON, HONG KONG

Web site : <http://www.hyd.gov.hk>

傳真文件 2722 7696

路政署

鐵路拓展處

香港九龍何文田忠孝街八十八號

何文田政府合署一樓

網址: <http://www.hyd.gov.hk>

本署檔案 Our Ref. : (7HY9) in HYD RDO/16-3/17/8/4/1

來函檔號 Your Ref. :

電話 Tel. : 2762 4008

圖文傳真 Fax : 2714 5287

油尖旺區議會秘書處

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:

**有關要求港鐵減低海泓道路段高鐵工程之噪音、空氣污染及  
關注工程引致的路面沉降問題**

就陳偉強議員向油尖旺區議會會議提呈的第59/2014號文件「有關要求港鐵減低海泓道路段高鐵工程之噪音、空氣污染及關注工程引致的路面沉降問題」，路政署鐵路拓展處及香港鐵路有限公司(下稱港鐵公司)抱歉因公務未能就上述議題派員出席本年6月26日舉行之第17次會議。路政署現聯同香港鐵路有限公司以書面作覆。

**海泓道路段高鐵工程之噪音、空氣污染問題**

港鐵公司與承建商再次檢視有關情況，並已由承建商方面於六月中為可能引致較大聲響的機組增加隔音布，以進一步加強控聲效果。承建商會密切留意工地塵埃的情況，以及按需要加密工程灑水，以減低塵埃對附近社區的影響。港鐵公司預計現時於海泓道與海庭道交界工地的主要工程可於本年六月底完成。

**路面沉降問題**

高鐵工程團隊於施工期間一直有監測海泓道一帶的沉降情況，以確保隧道建造路沿綫一帶建築物及路面設施不受影響。有關海泓道海富苑商場對開的行人路發現路面不平的情況，港鐵公司已派員於本年6月17日與陳偉強議員的助理到現場視察。經檢視後，路面不平的情況並非由高鐵工程引致。基於公眾安全理由，港鐵公司方面的承建商已即時跟進路面不平的情況，相關的路面復修已於6月19日完成。



我們感謝 閣下關注上述事宜及 閣下與市民一直以來對高鐵項目工程的支持。

路政署鐵路拓展處  
總工程師/鐵路拓展2-3

(何國輝

代行)



副本送：

陳偉強區議員辦事處(經辦人：陳偉強議員)

路政署總工程師/九龍

路政署高級工程師(公共關係)

香港鐵路有限公司 (經辦人：胡定嘉女士)

香港鐵路有限公司 (經辦人：馮偉聰先生)

傳真號碼：2626 1079

傳真號碼：2758 3394

傳真號碼：2187 2243

傳真號碼：2208 3208

傳真號碼：2208 3283

二零一四年六月廿日



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香港鐵路有限公司  
www.mtr.com.hk



來函檔號: YTMDC/13-10/17/12  
本函檔號: XRL/2014/C108

郵寄及傳真文件: 2722 7696

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:

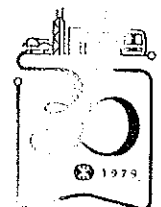
### 回應高鐵香港段項目海泓道工程的關注

貴處 6 月 13 日轉來陳偉強議員關注海泓道工程影響的文件收悉。由於我們已另有公務安排, 抱歉未克派員出席 6 月 26 日之會議。

就陳議員反映高鐵工程於海泓道及海庭道交界工地的噪音及塵埃情況, 高鐵工程團隊與承建商一直有進行監察, 過去相關的監測數據均符合環境保護署標準。因應居民的關注, 承建商於六月中已為可能引致較大聲響的機組增加隔音布(見附圖一), 以進一步加強控聲效果, 同時定期安排工地灑水以加強控塵。按最新的工程進度, 預計現時於海泓道與海庭道交界工地的主要工程可於六月底完成, 隨後便進行路面復修工序。期間, 工程團隊會繼續留意有關情況。

高鐵工程團隊於施工期間一直就海泓道一帶的沉降情況進行監察, 以確保鐵路沿綫一帶建築物及路面設施不受影響。至於近日海泓道行人路面不平的情況, 港鐵公司工程人員已於 6 月 17 日與陳議員的助理到場視察及解釋, 有關路面不平的情況並非由高鐵工程引致, 惟基於公眾安全考慮, 港鐵公司已安排承建商即時跟進, 並已於 6 月 20 日完成路面復修(見附圖二)。

.../第二頁

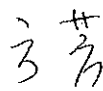




第二頁

如就上述回覆有任何查詢，請致電 3796 5299 與高鐵社區大使宋怡薇小姐聯絡。

公共關係經理－項目及物業  
葉麗儀

(方芳  代行)

二零一四年六月二十日

連附圖：海泓道工地設置隔音布及路面復修情況

## 附件

附圖一：海泓道工地設置隔音布



附圖二：海泓道路面復修情況



高空擲物 危害途人  
關注區內大廈天台雜物堆積引致的禍害  
(油尖旺區議會第 60/2014 號文件)

消防處的書面回應

由於在大廈天台堆積雜物，屬於物業管理事項，並非消防處的執法範圍，所以本處未有相關的記錄。

依照《消防（消除火警危險）規例》，本處會要求大廈的佔用人，時刻保持任何處所的逃生途徑的出口門，例如天台出口門，在火警或其他災難一旦發生時，能在無須使用鑰匙的情況下隨時和方便地從該處所內開啟。



地政總署  
九龍西區地政處  
DISTRICT LANDS OFFICE/  
KOWLOON WEST  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

九龍上海街二百五十號油蔴地停車場大廈十樓  
10TH FLOOR, YAUMATEI CARPARK BUILDING,  
250 SHANGHAI STREET, KOWLOON

網址 Website: [www.landso.gov.hk](http://www.landso.gov.hk)

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電郵地址 Email: [seskwkc@landso.gov.hk](mailto:seskwkc@landso.gov.hk)  
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來函檔號 Your Ref:

來函請註明本署檔號  
Please quote our reference in your reply

油尖旺區議會  
九龍聯運街二十號  
旺角政府合署四樓

(經辦人：鍾女士  
油尖旺區議會秘書)

鍾女士：

有關：一號銀海對出海岸之行人路上擺放臨時搭建物事宜

涂謹申議員於 2014 年 6 月 11 日提呈在油尖旺區議會上討論標題事宜，並邀地政處解答提問。本處於 6 月 18 日已書面回覆涂謹申議員(見附件)，本處代表將不會出席 6 月 26 日舉行的區議會會議。

如對上述回覆有任何疑問，請致電 2300 1745 與本處何少強先生聯絡。

九龍西區地政處地政專員

(  代行)

附件 - 致涂謹申議員信件及相片

副本抄送：海事處

2014 年 6 月 18 日



地政總署  
九龍西區地政處  
DISTRICT LANDS OFFICE/  
KOWLOON WEST  
LANDS DEPARTMENT

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來函檔號 Your Ref:

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10TH FLOOR, YAUMATEI CARPARK BUILDING,  
250 SHANGHAI STREET, KOWLOON

網址 Website: www.landso.gov.hk

九龍大角咀  
晏架街 81 號富多來 2 期  
1 樓 72 室  
涂謹申區議會議員辦事處

涂議員:

**有關：一號銀海對出海岸之行人路上擺放臨時搭建物事宜**

閣下於 2014 年 6 月 11 日提呈在油尖旺區議會上討論標題事宜，並邀地政處解答提問。本處陳婉妮女士已與貴辦事處黃先生於 6 月 17 日電話聯絡，了解上述事宜，現謹覆如下：

一號銀海對出海旁的一所臨時搭建物，受政府土地牌照所規管。有關牌照持有人於今年 5 月通知本處無意繼續經營，並已於最近移走該所臨時搭建物。現附上有關海旁的相片 2 張以供參考。

如對上述回覆有任何疑問，請致電 2300 1745 與本處何少強先生聯絡。

多謝你對有關事宜的關注。

九龍西區地政處地政專員

(  代行)

附件:相片

副本抄送: 油尖旺區議會

2014 年 6 月 18 日

Photo taken on 11 June 2014

Location: Waterfront Promenade along One Silver Sea



Photo 1: On site condition at date of inspection (i.e. 11 June 2014)



Photo 2: Previous kiosk locations (No kiosk is spotted)