

**Minutes of the 24th Meeting of
Yau Tsim Mong District Council (2012-2015)**

Date : 10 September 2015 (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, JP	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

Mrs ARON Laura Liang, JP	District Officer (Yau Tsim Mong)	Home Affairs Department
Miss NG Wai-chung, Jocelyn	Assistant District Officer (Yau Tsim Mong)	Home Affairs Department
Mr CHEUNG Kwok-leung, Eric	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 YAU Siu-kei, Crusade	District Commander (Mong Kok District) (Atg)	Hong Kong Police Force
Mr SIU Kit-hung	District Commander (Yau Tsim) (Atg)	Hong Kong Police Force
Mr CHOY Chik-sang, Mario	Chief Transport Officer (Kowloon)	Transport Department
Mr CHAIONG David, Stanley	Chief Leisure Manager (Hong Kong West)	Leisure and Cultural Services Department
Mr LEUNG Wing-tak, David	Senior Engineer/3 (Kowloon)	Civil Engineering and Development Department

Mr LEE Chi-yin	Senior Housing Manager (Kowloon West and Hong Kong 1)	Housing Department
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In Attendance:

Mr CHAN Wai-tak	Senior Engineer/Kowloon District West	Transport Department
Ms WONG Yin-ye	District Social Welfare Officer (Kowloon City/Yau Tsim Mong)	Social Welfare Department
Mr LUK Kwok-po	Chief Estate Officer/Kowloon East	Lands Department
Mr CHEUNG Chi-tak	Senior Estate Officer/Control/Kowloon South	Lands Department
Ms LEE Ka-mei, Patty	Senior Executive Officer (District Management), Yau Tsim Mong District Office	Home Affairs Department
Mr CHAN Sau-kwong	Senior Divisional Officer (Building Improvement) 2 (Atg)	Fire Services Department
Mr TANG Wing-wah	Assistant Divisional Officer (Building Improvement) 2	Fire Services Department
Mr SO Ngai-long	Senior Manager, Community Development	Urban Renewal Authority
Mr Stephen LI	Manager, Building Rehabilitation	Urban Renewal Authority

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 Mark FOSTER, District Commander (Mong Kok District) of the Hong Kong Police Force (“HKPF”) was on leave, and Mr Crusade YAU, District Commander (Mong Kok District) (Atg) was attending the meeting in his place. As Mr Patrick KWOK, District Commander (Yau Tsim) of the Hong Kong Police Force, Mr Ringo MOK, Chief Engineer/Kowloon 5 (Kowloon) of the Civil Engineering and Development Department (“CEDD”) and Mr LUI Kwong-fai, Chief Manager/Management (Kowloon West and Hong Kong) of the Housing Department (“HD”) were absent due to other commitments, Mr SIU Kit-hung, District Commander (Yau Tsim) (Atg), Mr David LEUNG, Senior Engineer/3 (Kowloon), and Mr LEE Chi-yin, Senior Housing Manager (Kowloon West and Hong Kong 1) were attending the meeting in their place.

Item 1: Confirmation of Minutes of 23rd Yau Tsim Mong District Council Meeting

2. The minutes of the last meeting were confirmed without amendments.

Item 2: Matters Arising:

(1) To Further Request Transport Department to Provide Pedestrian Crossing Facilities at Junction of Nathan Road and Shantung Street (YTMD Paper No. 35/2015)

3. The Chairman welcomed Mr CHAN Wai-tak, Senior Engineer/Kowloon District West of the Transport Department (“TD”) to the meeting.

4. Mr CHOW Chun-fai supplemented the contents of the paper that TD officers and Councillors submitting the document had made a site visit after the last meeting. The TD officers had indicated that the proposal of providing pedestrian crossing facilities at the junction of Nathan Road and Shantung Street was feasible. He enquired about the TD’s implementation timetable of the proposal.

5. Mr CHAN Wai-tak responded as follows:

- (i) The TD was of the view that the proposal of providing a traffic signal controlled pedestrian crossing at the junction of Nathan Road and Shantung Road was technically feasible, and the department had conducted pedestrian and traffic statistics surveys at the said location.
- (ii) The TD proposed to provide traffic signal controlled pedestrian crossing opposite to Two Grand Tower and King Wah Centre, which was about nine metres in width. The pedestrian green light sessions would coordinate with the traffic signals at Argyle Street and Nathan Road. Time duration of the pedestrian green light would last around one minute, in order to minimise impact on the traffic flow.
- (iii) It was expected that with implementation of the proposal, part of the pedestrians currently using the Soy Street Subway would be diverted to the said pedestrian crossing, resulting in a decrease in the pedestrian flow in the Soy Street Subway.
- (iv) According to the TD’s forecast, implementation of the proposal would cause little influence on the Nathan Road northbound traffic. As regards the southbound traffic, the TD intended to extend the existing 7 a.m. to 12 mid-night no-stopping restriction in the section of Shantung Street between Nathan Road and Sai Yeung Choi Street South to 24 hours.
- (v) The traffic signals of the said pedestrian crossing would coordinate with those at the junction of Sai Yeung Choi Street South and Shantung Street in order to minimise impact on the traffic flow.
- (vi) Subject to Councillors’ support to the proposal, the TD would conduct local consultation, and discuss site investigation arrangements with the Highways Department (“HyD”). As there were plenty of underground utilities opposite to Two Grand Tower and King Wah Centre, works commencement date would depend on the need to relocate them.

6. The Vice-chairman enquired whether the 24-hour non-stopping restriction in the section of Shantung Street between Nathan Road and Sai Yeung Choi Street South would cause any impact on the existing taxi pick-up/drop-off point on Shantung Street. She further enquired whether the traffic light signals at the junction of Nathan Road and Shantung Street would coordinate with those at the junction of Argyle Street and Nathan Road, as well as those at the junction of Sai Yeung Choi South Street and Shantung Street to minimise influencing the traffic flow.

7. Mr HUI Tak-leung expressed that it had been an incessant call for provision of pedestrian crossing facilities at the junction of Nathan Road and Shantung Street from the residents of the district, especially the elderly. On the contrary, the designation of the section of Shantung Street between Nathan Road and Sai Yeung Choi Street South as a 24-hour no-stopping restricted zone might encounter objections from nearby shop operators and drivers. He opined that in conducting the consultation, the TD should deal with the provision of pedestrian crossing facilities and the designation of 24-hour no-stopping restricted zone separately.

8. Mr HAU Wing-cheong indicated that requests had been raised repeatedly at the meetings of the Yau Tsim Mong District Council (“YTMD”) and the Traffic and Transport Committee over the past seven to eight years, as many elders and disabled persons in the district crossed the road at the junction of Nathan Road and Shantung Street. He was glad that the TD had finally accepted Councillors’ proposal for provision of pedestrian crossing facilities there, benefitting the elders and the disabled. He hoped that the TD would commence consultation and the works as soon as possible.

(Mr John WONG joined the meeting at 2:45 p.m.)

9. Mr LAM Kin-man was concerned about the direction of the consultation. He enquired how long the consultation would take, and whether there was any schedule in place.

(Mr. Benjamin CHOI and the Hon James TO joined the meeting at 2:49 p.m.)

10. Mr WONG Kin-san asked, given that there were many jaywalkers on Nathan Road and Shantung Street, what measures the TD would take to ensure that traffic offenders would cross the road at the intended pedestrian crossing when such facilities were provided at the junction of Nathan Road and Shantung Street.

11. The Chairman would like to know the target group of the consultation.

12. Mr CHAN Wai-tak responded as follows:

- (i) Compared with 10 years ago, Nathan Road now had less traffic but more pedestrians. Therefore, in studying the works, the TD would pay particular attention to pedestrian flow.
- (ii) There was already a pick-up/drop-off point on Shantung Street off the entrance to Good Hope Building.
- (iii) There would be coordination among the traffic lights at the junction of Nathan Road and Argyle Street, the junction of Shantung Street and Sai Yeung Choi South Street, and those to be provided in order to minimise influencing the

traffic flow.

- (iv) During consultation, the TD would focus on the wider public interest, and would not shelve the proposal due to a few objections from the public.
- (v) After the site investigation by the HyD, the TD would provide Councillors with a concrete works schedule.
- (vi) There was currently no traffic light at the pedestrian crossing facility between Good Hope Building and King Wah Centre. He was of the view that provision of traffic lights at the said location might hinder the traffic flow.
- (vii) The TD would discuss the consultation arrangements with the Yau Tsim Mong District Office (“YTMDO”) shortly.

13. Mr HUI Tak-leung expressed that operation of the District Council (“DC”) would be suspended from October, but the term of the incumbent Councillors would last till 31 December 2015. Therefore, he would like the TD to consult Councillor of the constituency as well during the consultation period.

14. The Vice-chairman opined that the public in general supported the provision of pedestrian crossing facilities at the junction of Nathan Road and Shantung Street, but might probably raise objection to the proposal of designating the section of Shantung Street between Nathan Road and Sai Yeung Choi South Street as a 24-hour no-stopping restricted zone. She therefore believed that the TD should not incorporate the two proposals in the same consultation exercise.

15. Mr CHAN Wai-tak responded that the TD would discuss with the YTMDO the consultation arrangements after the meeting, and that Councillor of the constituency would surely be consulted. He would also consider the Vice-chairman’s view that provision of pedestrian crossing facilities at the junction of Nathan Road and Shantung Street and designation of the section of Shantung Street between Nathan Road and Sai Yeung Choi Street South as a 24-hour no-stopping restricted zone should be dealt with separately.

16. The Chairman thanked the representative of the TD for joining the discussion on this item.

Item 2: Matters Arising:

(2) Is the Government Performing so Poorly in Handling “Occupation of Public Places”? (YTMDC Paper No. 63/2015)

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

- (a) Ms WONG Yin-yee, District Social Welfare Officer (Kowloon City/Yau Tsim Mong) of the Social Welfare Department (“SWD”);
- (b) Mr WONG Kam-wah, District Environmental Hygiene Superintendent (Yau

Tsim) of the Food and Environmental Hygiene Department (“FEHD”);

- (c) Mr LUK Kwok-po, Chief Estate Officer/Kowloon East, and Mr CHEUNG Chi-tak, Senior Estate Officer/Control/Kowloon South of the Lands Department (“LandsD”);
- (d) Mr SIU Kit-hung, District Commander (Yau Tsim) (Atg) of the HKPF; and
- (e) Ms Patty LEE, Senior Executive Officer (District Management), YTMDO of the Home Affairs Department (“HAD”)

18. Mr Derek HUNG supplemented the contents of the paper. He would like to know what follow-up action the relevant departments would take in regard to this item.

(Mr CHAN Wai-keung left the meeting at 3 p.m.)

19. Mr CHEUNG Chi-tak responded that the LandsD had been paying particular attention to the situation under the footbridge opposite to Sorrento during patrol. He further expressed that the street sleepers of the said place had left without leaving any construction behind.

20. Ms WONG Yin-yee responded that after the District Council meeting on 25 June 2015, the SWD and the Integrated Services Team for Street Sleepers (“IST”) of the Salvation Army had made a number of outreach visits to promote the relevant services to non-Chinese street sleepers. Mr Derek HUNG and several ethnic minority leaders had taken part in one of the visits. Officers from the SWD had made a site visit days ago, and it was found that the street sleepers had left. The SWD would remain concerned about the street-sleeping problem at the said location.

21. Ms Patty LEE responded she noted that the FEHD had cleared up the items left by the street sleepers.

22. Mr Derek HUNG indicated that he had been to the said location for an inspection in the morning on the day of the meeting and found that the street sleepers had left. That said, he hoped that the relevant departments would remain concerned and follow up on the street sleeper problem of the said place. He further indicated that owing to the presence of Indian and Pakistani street sleepers at the said location, he would like to liaise with the respective ethnic minority leaders and call for their assistance. He also pointed out that some suspected street sleepers were gathering under the To Wah Road Flyover, and they had placed mattresses there, causing environmental and hygiene nuisances. Moreover, these street sleepers crossed the road wherever they wanted, and thus posed hazards. He hoped that the relevant departments would follow up on the issue.

23. Mr Benny YEUNG expressed that many street sleepers soiled the area under the elevated flyover behind Yau Ma Tei Police Station and placed objects there, causing environmental and hygiene nuisances. Besides, there might be dangerous drug offences and other crimes committed in the places where street sleepers gathered. Therefore, he hoped that, apart from the SWD, the FEHD and the Police would step up efforts in handling the environmental and hygiene problem and public order issues caused by street sleepers.

24. The Chairman said that problems caused by street sleepers at the said location had

become increasingly serious. They soiled the place and put objects there, arousing complaints from the public. The Police should also vigorously combat the dangerous drug problems brought by street sleepers gathering there.

25. Mr Benny YEUNG pointed out that some nearby residents had reflected to him that they had witnessed street sleepers violating the law at the said location. He had relayed the information to the Police. He hoped that the SWD and non-governmental organisations (“NGOs”) would do all they could in providing services to street sleepers in order to help them quit street sleeping.

26. Mr Francis CHONG said that the existing legislation did not allow the government to drive away street sleepers on the ground that they “occupied public places”. Unless they subsequently generated environmental and hygiene problems, erected illegal structures and caused public order issues, otherwise the FEHD, the LandsD and the Police could not take any action. Therefore, he was of the opinion that the government should consider amending the law, providing that in the case where a person occupied a public place, the relevant government departments should be entitled to issue a notification to them ordering him to leave within two hours, or the government could lay prosecution against him or arrest him.

(Mr. Benny YEUNG left the meeting at 3:10 p.m.)

27. Mr HAU Wing-cheong said that many street sleepers slept under flyovers, and such situation happened in all districts. He indicated that in order to handle the street-sleeping problem effectively, the government must impose heavier penalties on such behaviour. He did not agree that the SWD and NGOs should help street sleepers to move into residential flats, saying that it would indirectly further street-sleeping.

28. The Chairman indicated that the street-sleeping problem had been repeatedly discussed at meetings of the YTMDC and its Committees over the past years. There were already clear and elaborate legislative controls over occupation of public places by shop expansion and easy-mount frames (“EMF”), and government departments could act accordingly. However, in the face of the street-sleeping problem, the government remained stagnant. He was of the view that the government should review and refine the relevant legislation, otherwise, the problem would get from bad to worse.

29. The Hon James TO opined that the government had to be prudent in handling the street-sleeping problem, and could not treat it as if it was street obstruction by a shop, or even adopt a tough stance against it, otherwise extensive responses would be aroused. He was also of the opinion that the relevant departments should take enforcement action in light of the problems (e.g. environment hygiene and security issues) generated by “occupation of public places”.

30. Mr LAM Kin-man indicated that tough stance of the government against street sleepers might arouse responses in the community. He took the street sleeper at Yim Po Fong Street as an example, saying that after repeated advice by the SWD officers, the street sleeper had left on 11 August 2015. He believed that the government should treat street sleepers with tolerance, and that harsh legislation would only invite opposing voices.

31. The Chairman indicated that relevant departments and NGOs usually adopted a friendly and peaceful attitude in handling the street-sleeping problem. However, street sleepers always refused to quit street sleeping on the grounds of personal choice, or returned

to street sleeping after some time. He was of the view that the government must tackle the problem as soon as possible to avoid it from worsening.

32. The Vice-chairman said that the street-sleeping problem had been plaguing Yau Tsim Mong District for years. To tackle the problem effectively, the government must consider raising the penalties under the legislation on “occupation of public places” and the associated issues, as well as to assess the adequacy of the existing policies and measures (e.g. the monthly rent allowance). Furthermore, the YTMDO should coordinate with other government departments on areas relating to law enforcement.

(Mr Barry WONG joined the meeting at 3:18 p.m.)

(Mr Benjamin CHOI left the meeting at 3:20 p.m.)

33. Mr Francis CHONG said that currently the government got no countermeasures against street sleepers who caused no environmental hygiene, illegal structure or security problems. He was aware that some of them had been living as street sleepers for over six years, and they were not without a home. He expressed dissatisfaction that the government had neither rendered assistance to street sleepers with housing needs, nor properly handled those who had fallen street sleepers not for housing problems.

34. Mr Barry WONG opined that the YTMDC had been very concerned about the street-sleeping problem in the district over the past years, and government departments had been making more and more efforts in an endeavour to solve the problem. He was also of the opinion that the earlier government departments intervened, the higher the chance to solve the street-sleeping problem. Otherwise, the problem would get more complicated, and thus more difficult to handle.

35. Mr HUI Tak-leung said that policies of the NGOs commissioned by the SWD to tackle the street-sleeping problem had a direct impact on the effectiveness of the government’s efforts in handling the problem.

(Mr Francis CHONG left the meeting at 3:25 p.m.)

36. Mr HAU Wing-cheong indicated that many people chose street-sleeping simply because of proximity to work. They might not be in genuine need of housing.

37. Ms WONG Yin-yee responded as follows:

- (i) At present, the SWD provided subvention to three NGOs for each to operate an IST. Among these NGOs, the IST of the Salvation Army was responsible for helping the street sleepers in Yau Tsim Mong District (“YTM District). In handling street sleeper cases, the SWD had always endeavoured to help them give up street sleeping through support services. Social workers therefore would take the initiative and make early intervention. They would make case-by-case assessment, and refer street sleepers for relevant support services, having regard to the needs of each individual case.
- (ii) As regards housing, social workers would render suitable support services to street sleepers according to their circumstances, including referring them for

singleton hostels or temporary shelters, or assisting them to live in private rental units. The SWD would continue to keep in view the welfare needs of street sleepers in the district.

38. Mrs Laura ARON, District Officer (Yau Tsim Mong) responded as follows:

- (i) The street-sleeping problem was a complicated social issue.
- (ii) She had earlier on at an unofficial meeting briefed Councillors on the support services for street sleepers in Sham Shui Po (“SSP”) under the Sham Shui Po District Administration Pilot Scheme over the past 18 months. She would consult the new YTMDC on the introduction of similar support services into the district.

39. The Chairman expressed that Councillors would not oppose to any enhancement of support services for street sleepers by the government. However, he was of the view that it was necessary for the government to review and amend the existing legislation to plug the loophole so as to prevent street sleepers from occupying public places.

40. The Chairman thanked the representatives of the relevant government departments for joining the discussion on this item.

**Item 3: Financial Position of YTMDC as at 28 August 2015
(YTMDC Paper No. 86/2015)**

**Item 4: Funding Applications from Specified Organisations
(YTMDC Paper No. 87/2015)**

**Item 5: Funding Applications from 2015-2016 Executive Committee of Yau Tsim Mong Healthy City for Organisation of “Healthy Lives in Yau Tsim Mong — Health Talk cum Health Check Day” and Production of Anti-epidemic Sanitary Packs
(YTMDC Paper No. 88/2015)**

**Item 6: Recreation and Sports Programmes to be Organised in YTM District by Leisure and Cultural Services Department in 2016-2017 (April to June 2016)
(YTMDC Paper No. 89/2015)**

**Item 7: 2016 Spring Reception and Lunar New Year Gathering to be Organised by Festival Celebration Organising Committee, 2012-2015 YTMDC
(YTMDC Paper No. 90/2015)**

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

42. Councillors noted the financial position of the YTMDC funds as at 28 August 2015.

43. The Chairman said that all funding applications for the activities held after 2015 had

to be endorsed by the new YTMDC before approval could be finalised. Regarding the funding applications for Items 4 to 7, the activities of which would be held after 2015, he invited Councillors to support recommending these applications to the new YTMDC. There was no objection.

44. Councillors endorsed the funding application for Items 4 to 7 (YTMDC Paper No. 87/2015 to 90/2015).

Item 8: Concerns over Gambling Activities on and under the Footbridge between Hoi Fan Road and Nam Cheong Park
(YTMDC Paper No. 91/2015)

45. The Chairman said the written responses (Annexes 1 and 2) from the Home Affairs Bureau and the SWD had been distributed to Councillors for perusal before the meeting. He then welcomed the following representatives to the meeting:

- (i) Ms WONG Yin-ye, District Social Welfare Officer (Kowloon City/Yau Tsim Mong) of the SWD; and
- (ii) Mr Crusade YAU, District Commander (Mong Kok District) (Atg) of the Hong Kong Police Force.

46. The Hon James TO briefly introduced the contents of the captioned paper. He said that the subject location was usually very quiet, but many people gathered there for gambling. Notwithstanding the anti-crime patrols, arrests and successful prosecutions against the gamblers arrested there, the problem resurfaced after some time. He would like to know the amount of betting money, and whether any loan-shark syndicate was involved.

47. Mr Crusade YAU responded as follows:

- (i) Over the past six months, the Police had conducted all together over 200 patrols at the said location from time to time. In early June, mid-August, late August and on 5 September this year, the Police conducted totally four blitz operations on the said location, and a total of 44 gamblers were arrested, including 40 males and 4 females. 40 of them were successfully convicted and fined \$500 each. Most of the arrested persons were elderly aged 65 or above.
- (ii) The amounts of the betting money seized during the first three operations were \$20, \$80 and \$282. No betting money was seized during the operation on 5 September 2015.
- (iii) Most of the participating elderly arrested during the four operations lived in Nam Cheong Estate and Fu Cheong Estate, SSP. There was no evidence to substantiate that there was any “triad society behind such gambling activity or any loan-shark activity was involved.
- (iv) The Police would step up with patrol and conduct blitz operations on the said location. Since the operation on 5 September 2015, there had not been any gambling observed.

- (v) Up till now, there was no visiting book placed at the said location. The Police would place visiting books at suitable spots according to crime trend and operational needs. Apart from signing visiting books, the Police would deploy uniformed officers and strengthen patrol at black spots at the right time.

48. Mr HAU Wing-cheong was of the view that it was a proper entertainment for the elderly to have card games and play chess in the park. It was not necessary for the Police to take it seriously.

49. The Chairman enquired that, since no betting money was seized during the operation on 5 September 2015, whether the activity conducted that day could be regarded as gambling.

50. Mr Crusade YAU responded that before initiating prosecution, the Police must collect evidence to prove that the act of the gathering crowd was illegal. Betting money was a kind of evidence to show that the gathering crowd was in deed committing gambling. Notwithstanding the fact that no betting money was seized during the operation on 5 September 2015, it did not necessarily mean that no other evidence was available to substantiate a charge.

51. Mr HUI Tak-leung indicated that about a year ago, there had always been a crowd of 30 to 40 people gambling in the park at Dundas Street. After the enhancement works of the park by the Leisure and Cultural Services Department (“LCSD”), the gambling crowd had never appeared anymore. He believed that it would effectively deter gambling if the Police proactively perform patrol in parks. Furthermore, he suggested the Outreaching Social Work Teams of the SWD encourage elderly people to join the activities held by elderly centres.

52. Ms WONG Yin-yee responded as follows:

- (i) Currently, the SWD provided counselling as well as therapeutic and other support services to problem and pathological gamblers through the Ping Wo Fund.
- (ii) As regards welfare services, the SWD had set up three Integrated Family Service Centres (“IFSCs”) in the YTM District. Adopting the principles of early identification and accessibility, the IFSCs provided to people perplexed by problem of gambling and their family members suitable services, including counselling, as well as therapeutic and support groups. When needs arose, social workers of the IFSCs could refer the subject gambler to the counselling and treatment centres for problem and pathological gamblers supported by the Ping Wo Fund for specific counselling and therapeutic services.
- (iii) The government had allocated additional resources to strengthen community support and services for the elderly and their caretakers over the past year. Currently, there were 12 elderly centres subvented by the government in the YTM District, including elderly community centres and neighbourhood elderly centres. The SWD strongly encouraged the elderly people to take part in the activities held by elderly centres, including social and recreational activities.

- (iv) The SWD would convey Councillors' observations and views over the gambling problem involving elderly to the elderly services providers in the district.

53. The Hon James TO added that the captioned gambling problem was reflected to his office. He had sent staff members of his office for investigation. It was found that gambling crowd was rather large, and so were the bets placed. That was the reason why he had submitted the paper, and requested the Police to address the problem, as well as to enforce the law to prevent occurrence of any other irregularities.

54. The Chairman thanked the representatives of the relevant government departments for joining the discussion on this item.

Item 9: Demand for Relaunching of Assistance Scheme to Facilitate Maintenance of Old Buildings
(YTMD Paper No. 92/2015)

55. The Chairman indicated that the consolidated written response (Annex 3) from the Development Bureau ("DEVB") and the Buildings Department had been distributed to Councillors for perusal before the meeting. He then welcomed the following representatives to the meeting:

- (i) Mr CHAN Sau-kwong, Senior Divisional Officer (Building Improvement) 2 (Atg), and Mr TANG Wing-wah, Assistant Divisional Officer (Building Improvement) 2 of the Fire Services Department ("FSD"); and
- (ii) Mr SO Ngai-long, Senior Manager, Community Development, and Mr Stephen LI, Manager, Building Rehabilitation of the Urban Renewal Authority ("URA").

56. Mr LAM Kin-man briefly introduced the contents of the captioned paper. He said that the government rolled out the Operation Building Bright in 2009, which had provided assistance to over 3000 buildings for maintenance, and benefitted a lot of people who lived in old buildings. Over the recent years, the government launched no large-scale building maintenance assistance scheme, but on the contrary, introduced mandatory inspection schemes on buildings and windows one after another. Apart from these schemes, flat owners were required to meet the fire safety compliance orders. As maintenance fees were very expensive, all such measures inflicted heavy burdens on flat owners. He urged the government to launch a new assistance scheme without asset test, so as to alleviate the financial burdens on flat owners.

57. The Chairman expressed that the current District Council had repeatedly urged the government to launch another building maintenance assistance scheme to alleviate the financial burdens in building maintenance on flat owners.

58. Mr Stephen LI responded that in order to promote sustainable development, and to provide more assistance to old building flat owners in need, the URA had introduced the Green Incentive Subsidy under the Common Area Repair Works Subsidy, with effect from 1 July 2015, to encourage owners to use environmentally-friendly building materials and install energy-saving facilities when carrying out building maintenance and repair works. Under

the new arrangement, a maximum of \$1,500 was offered to each unit, raising the assistance amount for each unit owner from \$3,000 to \$4,500.

59. Mr CHAN Sau-kwong responded that as the executive arm of the Fire Safety (Buildings) Ordinance, the FSD welcomed any new building maintenance assistance from the government which aimed at helping old building flat owners to comply with orders issued by the FSD under the said ordinance.

60. Mr HUI Tak-leung recalled that a Councillor had submitted a paper at the Housing and Building Management Committee held on 13 August 2015, urging the government to provide more support to old building flat owners in building management and maintenance. The same request had been raised by Councillors over the years. He urged the government and the URA to re-consider launching a new assistance scheme to alleviate financial burdens in building maintenance on flat owners.

61. The Chairman indicated that a new building assistance scheme by the government might cause a surge of demand for maintenance works, which would further push up the costs. However, a relevant assistance scheme might give old building flat owners more incentive to carry out maintenance works, and to improve the condition and management of their buildings. Therefore, Councillors of the District Council, regardless of their political backgrounds, urged the government to launch a new assistance scheme to benefit the public.

62. Mr LAM Kin-man said that although the representative of the URA had indicated that the URA had increased the assistance amount offered to each flat owner by \$1,500, the assistance amount was trivial when compared with the building maintenance expenses. He therefore hoped that the Secretariat would convey to the DEVB the concerns and views raised by Councillors at the meeting, urging the DEVB to consider launching an assistance scheme without asset test.

63. The Vice-chairman said that the YTM District was full of private buildings, most of which were over 30 years old. The government had rolled out a number of inspection schemes in recent years, requiring flat owners to fulfil their obligations in building management and fire safety. In view of the heavy burdens on flat owners under such schemes, the current District Council had repeatedly urged the relevant government departments and the URA to proactively consider launching a new building assistance scheme.

64. Mr Stephen LI responded he understood that Councillors had aspiration for a new Operation Building Bright by the government. It had been six years since the URA and the relevant departments launched the scheme under the lead of the government in 2009. Now the scheme had come to an end, and most of the participating buildings had completed or had started their maintenance works. He further said that Mrs Carrie LAM, the then Secretary for Development, had indicated at the 3rd Anniversary Ceremony of the scheme in May 2012 that the government had no plan for another Operation Building Bright. The URA had not received any new appointment offered by the government on the scheme.

65. The Chairman thanked the representatives of the relevant government departments for joining the discussion on this item.

Item 10: Strong Dissatisfaction at URA Disrespect for Requests Raised by Owners

Affected by Acquisition Projects. Demand for Detailed Percentage of Undivided Shares in Private Land at Reclamation Street/Shantung Street, Mong Kok Acquired for Implementation of Development Project YTM-010 of URA
(YTMDC Paper No. 93/2015)

66. The Chairman welcomed Mr SO Ngai-long, Senior Manager, Community Development of the URA to the meeting.

67. Mr HUI Tak-leung briefly introduced the contents of the paper. He indicated that the URA had just provided the meeting with a copy of Summary of Progress on the Reclamation Street/Shantung Street Project (YTM-010). However, the flat owners affected by the project would like to know the required percentage of acquired undivided shares in each lot of land, if the URA adopted the number of undivided shares in calculation.

68. Mr SO Ngai-long responded as follows:

- (i) He had just distributed to Councillors copies of the Summary of Progress on the Reclamation Street/Shantung Street Project (YTM-010). The attachment contained a list of unacquired properties, and showed the percentage of acquired undivided shares in each lot of land in this project required under the Lands Resumption Ordinance. That was exactly what the Vice-chairman and Mr HUI Tak-leung were requesting. As a matter of fact, a list of unacquired properties was attached to YTMDC Paper No. 57/2014, and had been introduced to Councillors by representatives of the LandsD and the URA at the District Council Meeting on 26.6.2014. The list submitted at this meeting was the updated version.
- (ii) The affected flat owners requested the URA to provide the acquisition rate of the project in terms of undivided shares. However, it had always been the practice of the URA to adopt ownership shares of the properties as the calculation basis.
- (iii) In all its redevelopment projects, the URA adopted ownership shares in calculating the acquisition rate. The affected flat owners requested the URA to adopt undivided shares as the calculation basis, but there was so far no widely recognised and fair calculation method for the acquisition rate of a development project. The URA therefore would still adopt ownership shares as the calculation basis. Moreover, when the URA drew up acquisition offers for the affected flat owners, and when the government calculated the compensation for land resumption, ownership shares would also be adopted as the calculation basis.

69. The Hon James TO declared that that he had been a non-executive director of the URA over the past six years. He said that owing to difference in distribution of property ownership, different calculation bases might lead to different required acquisition rates. Therefore, Councillors of the constituencies concerned, the URA and Executive Council Members had divergent views on the redevelopment project. He opined that apart from showing the figures derived from the established criteria, the URA could consider listing out figures derived from undivided shares as well for stakeholders' information.

70. The Vice-chairman expressed that the ‘demand-led’ projects of the URA adopted undivided shares as the calculation basis, but its ordinary acquisition projects adopted ownership shares as the calculation basis. Many stakeholders were of the view that the latter calculation method could not reflect the real situation, and might mislead Councillors and the government departments concerned.

71. Mr HUI Tak-leung pointed out that different calculation methods would come to different percentages required for the acquisition, and hence had impacts on stakeholders’ view on the acquisition project. He enquired of the representative of the URA whether only ownership shares would be adopted as the calculation basis in future acquisitions. He agreed to the suggestion raised by the Hon James TO, and urged the URA to list out separately the calculations derived from undivided shares and ownership shares in the documents relating to the acquisition project.

72. The Vice-chairman indicated that she had discussed the progress of the Reclamation Street/Shantung Street Development Project with Mr Victor SO, the Chairman of the URA, on 3 September 2015. On that occasion, Mr Victor SO asked her to convey to the affected flat owners that the URA had shouldered the responsibility and undertaken the project because the buildings involved in the project were aged and dilapidated. She said that the URA adopted ownership shares as the calculation basis in its acquisition project in general. It was in fact difficult for the URA to, in this particular project, deviate from the existing calculation basis, which had been working effectively. She therefore believed that the URA should list out the data derived from the two calculation methods in the relevant acquisition documents. Moreover, she expressed discontent with the URA for providing information to the affected flat owners ‘little-by-little’. She hoped that the URA would endeavour to narrow divergence between the URA and the affected flat owners.

73. Mr SO Ngai-long responded as follows:

- (i) What the Hon James TO had suggested, simply speaking, was the calculation method involving one single building in one lot of land. However, the URA’s development projects usually involved buildings of different heights and areas in multiple lots of land.
- (ii) In a development project, ownership and ownership shares varied from building to building, and the areas of the land lots were not the same. Moreover, it was not a widely accepted calculation basis to adopt undivided shares in calculation of the acquisition rate of a development project. Therefore, the URA was of the view that ownership shares of the development project should be adopted as the calculation basis.
- (iii) The affected flat owners and other stakeholders might make reference to the enclosure attached to the paper for the undivided shares of unacquired properties in a particular lot of land.

74. Mr HUI Tak-leung requested the URA to provide the records of its meetings with the affected flat owners, as well as the written information on the calculation of the ownership acquisition, so as to clarify the questions raised by him and the stakeholders. Mr HUI pointed out that as the calculation methods were complicated, and not readily comprehensible to flat owners, he would like to ask the URA to hold a meeting with the affected flat owners,

the Vice-chairman and him to address their concerns.

75. The Chairman urged the URA to meet with the parties concerned, and he thanked the representative of the URA for joining the discussion on this item.

Item 11: Strengthening of Police Manpower to Combat Illegal Activities in Yau Tsim Mong District
(YTMDC Paper No. 94/2015)

76. The Chairman welcomed Mr Crusade YAU, District Commander (Mong Kok District) (Atg), and Mr SIU Kit-hung, District Commander (Yau Tsim) (Atg) of the HKPF to the meeting.

77. Mr CHAN Siu-tong briefly introduced the contents of the paper. He indicated that being one of the most prosperous areas in Hong Kong, the YTM District was densely populated, and it involved interests of different parties. He asked whether the Police would enhance manpower and Task Forces in the Mong Kok and the Yau Tsim Police Districts. He also enquired the commission date of the new Yau Ma Tei Police Station, and the progress of the Tai Kok Tsui Police Station construction plan.

78. Mr SIU Kit-hung responded that in the first half of 2015, the Yau Tsim Police District had received a total of 2 398 crime reports, representing a decrease by 27 reports compared with the same period in 2014. The reports were mainly about theft (651 cases), shoplifting (371 cases), as well as deception (279 cases).

79. Mr Crusade YAU responded that in the first half of 2015, the Mong Kok Police District had received a total of 2 868 crime reports, representing a slight increase by 5.6% compared with the 2 716 reports in the same period in 2014. However, the figure showed a decrease by 6.4% in violence cases. Furthermore, the Mong Kok Police District saw a rising detection rate to 41.2% from 38.9% in 2014. Crimes in the Mong Kok Police District were mainly theft (784 cases), shoplifting (381 cases), and deception (307 cases).

80. Mr SIU Kit-hung responded it was anticipated that the new Yau Ma Tei Police Station would be commissioned in the second quarter in 2016. Starting from July 2015, the existing site would undergo renovation, and provide for the establishment of a report centre, which would commence operation before the commissioning of the new Yau Ma Tei Police Station.

81. Mr Crusade YAU responded that a representative of the Security Bureau (“SB”) had indicated at the meeting of the Community Building Committee in July 2014 that the government had appointed a consultancy firm for the inspection works of the Tai Kok Tsui Police Station construction project. Subject to approval on the works by the SB and funding approval by the Legislative Council, police manpower of the Mong Kok Police District would definitely be enhanced after the commissioning of Tai Kok Tsui Police Station.

82. Mr Chris IP expressed that the rise in detection rate in the Mong Kok Police District was attributed to the joint efforts of the District Commander and the frontline officers. He continued that he was disappointed that even though Councillors and residents of the area had been fighting for the construction of a police station in Tai Kok Tsui for years, the plan

remained stagnant. Owing to the rapid development and the upsurge of population in the Tai Kok Tsui District, it was necessary to construct a police station in the district to protect lives and properties of the public. He therefore hoped that the government would expedite construction of the Tai Kok Tsui Police Station. Besides, he gave support to the Yau Tsim Police District's plan to provide for a report centre at the existing site of the Yau Ma Tei Police Station for the residents. He also hoped that the Mong Kok and the Yau Tsim Police Districts would enhance co-operation with the YTMDC and the YTM District Fight Crime Committee ("DFCC") for an even higher detection rate in the YTM District.

83. Ms WONG Shu-ming thanked the Mong Kok Police District for its rigorous efforts in combating dangerous drug offences in the district, and in handling properly the 'shopping crowds' which had disturbed the life of the public at night. Moreover, she hoped that the Police would designate the Tai Kok Tsui District as an independent Police District, and expedite the construction plan of the Tai Kok Tsui Police Station.

84. Mr HAU Wing-cheong expressed that the detection rates of the Mong Kok and the Yau Tsim Police Districts were rather high, and he was glad that the new Yau Ma Tei Police Station would be commissioned in the second quarter in 2016. He said considering the numerous redevelopment projects, the large amount of residential buildings and the surging of population in Tai Kok Tsui District, it was necessary to step up police manpower in the district. Furthermore, he pointed out that some residents had reflected that some women, suspected to be under the control of prostitution rings, were soliciting around Reclamation Street. After receiving the report, the Police deployed the Task Force to conduct patrol in the area, and the said problem was nipped out in a couple of days. He extended gratitude to the Police on behalf of the residents of the area.

(Mr LAM Kin-man left the meeting at 4:43 p.m.)

85. Mr SIU Kit-hung responded that he would convey to the two police districts Councillors' commendation and views. He indicated that the Kowloon West Region would deploy additional manpower, including Police Tactical Units, Emergency Units and crime detection officers, to support the Mong Kok and the Yau Tsim Police Districts in the execution of special duties. He further said that effective law enforcement of the Police was attributed to the co-operation between the public and the Police.

86. The Chairman hoped that co-operation between the public and the Police would be further strengthened and intensified in the future.

87. Mr Crusade YAU responded that since the construction of Tai Kok Tsui Police Station took time, apart from deploying existing resources, the Mong Kok Police District relied on the reports and intelligence from Councillors and the local community in the combat against crime. On 26 August 2015, the Mong Kok Police District and the YTM District DFCC jointly held a seminar on "Project Gateway". During phase one of the project, police crime prevention videos and messages would be broadcast through the video display units installed in the lobbies of both residential and commercial buildings, as well as dedicated information channels that residents could access through television at home. It was estimated that the videos and messages could reach 8 000 residential flats in Tai Kok Tsui during phase one. Besides, to promote the public's awareness of the work of the Police, the Mong Kok Police District would publish the quarterly "Gateway" bulletin. The representatives of the Police distributed to Councillors copies of the bulletin for further

distribution at community events.

88. The Chairman thanked the representatives of the HKPF for joining the discussion on this item.

Item 12: Progress Reports

- (1) **District Management Committee**
(YTMDC Paper No. 95/2015)
- (2) **Community Building Committee**
(YTMDC Paper No. 96/2015)
- (3) **District Facilities Management Committee**
(YTMDC Paper No. 97/2015)
- (4) **Food and Environmental Hygiene Committee**
(YTMDC Paper No. 98/2015)
- (5) **Housing and Building Management Committee**
(YTMDC Paper No. 99/2015)
- (6) **Traffic and Transport Committee**
(YTMDC Paper No. 100/2015)
- (7) **Working Group on Concern for Yau Ma Tei Fruit Market**
(YTMDC Paper No. 101/2015)
- (8) **Working Group on Publicity and Promotion**
(YTMDC Paper No. 102/2015)
- (9) **Area Committees**
(YTMDC Paper No. 103/2015)

89. Councillors noted the contents of the progress reports.

Item 13: Any Other Business

- (1) **Handling of Unspent Amount of Sponsorships for the 5th Hong Kong Games**

90. Mr Derek HUNG reported that the 5th Hong Kong Games (“HKG”) had been concluded. Enumeration by the LCSD confirmed that an amount of \$23,418.50 of the sponsorships for the YTM District Delegation was unspent. After discussion with Mr CHAN Siu-tong, who was the Chief Team Leader of the Delegation, and the sponsors, he suggested the surplus be donated in full to Sir Ellis Kaddorie Secondary School (West Kowloon) (“SEKSS”), which formed the YTM District cheering team in the HKG. He would circulate the relevant paper to the Organising Committee for the HKG for its views on the said arrangement.

91. Mr Chris IP added that the surplus amount would be used as the fund for the cheering team of the SEKSS.

92. The Chairman indicated that the SEKSS had won second runner up in two cheering team competitions, and the School Principal of the SEKSS had expressed that they were

willing to perform as the YTM District Cheering Team again in the next HKG. He continued that Councillors working as Teams Leaders in the HKG and the sponsors agreed to donate the surplus to the SEKSS to support promotion of the cheering team of the SEKSS.

93. Mr Derek HUNG said he had indicated to the School Principal of the SEKSS that in light of the outstanding performance of the cheering team in the 5th HKG, the surplus would possibly be donated to the SEKSS as a token to support the cheering team. As regards the arrangements for the 6th HKG, it would be the discussion of the next term of the YTMDC.

94. The Chairman said that the amount would be used for the provision of the equipment and training for the SEKSS cheering team.

95. Mr Derek HUNG pointed out the School Principal clearly understood that since the amount was a dedicated fund, the school must set up an independent bank account for it.

96. Mr HUI Tak-leung would like to know whether the amount was regarded as a grant from the YTMDC. If not, it was not necessary to discuss it at the meeting.

97. The Chairman pointed out that the 18 District Councils had been giving the HKG full support over the past years. Since there were no additional resources from the government, all the District Councils had to rely on sponsorships from the local communities and donors to meet the expenses incurred for the preparatory work.

98. Mr CHAN Siu-tong said that all the expenses involving the YTM District Delegation came from the local community and donors. There was no subsidy of any kind from the government and the YTMDC. Since all the sponsors agreed that the surplus should go to the SEKSS, Mr Derek HUNG and he would like to consult Councillors on the said arrangement.

99. The Chairman stressed that no public money was involved.

100. Mr HUI Tak-leung indicated that since the public might not be fully aware of the background of the amount, it was necessary to explain it clearly at the meeting to address the concerns of the public.

(2) YTM District Football Team

101. Mr HAU Wing-cheong reported that the YTM District Football Team had won the 1st match of the First Division League.

102. The Chairman added that the YTM District Football Team had been the second runner up of the last First Division League. In the first match this year, the team had beaten the champion of last year's event.

(3) Arrangements during Suspension of YTMDC

103. Mr CHAN Siu-tong said that on behalf of Councillors of his political party, he would like to express gratitude to the incumbent District Officer, Assistant District Officer,

Commanders of the Mong Kok and the Yau Tsim Police Districts, District Environmental Hygiene Superintendents and governmental department representatives, and those who had served in these posts during the current YTMDC term.

104. The Chairman, on behalf of the YTMDC, extended thanks to all Department Heads and officers for their efforts in maintaining good communication and close co-operation with Councillors over the past four years. He looked forward to even closer connection between government departments and the YTMDC for the benefits of the residents of the YTM District.

105. Mrs Laura ARON, on behalf of staff of the YTMDO, thanked the YTMDC for its unreserved efforts in district administration over the past four years. Moreover, she expressed heartfelt thanks to Councillors for the support, recognition, collaboration and understanding they had given to the YTMDO.

106. The Chairman said that the YTMDC would suspend operation from 2 October 2015 and prepare for the election on 22 November 2015. He advised government departments to liaise with the Secretariat before the suspension in case they needed to consult the YTMDC on particular matters, so as to enable the Secretariat to send the relevant consultation or information papers to Councillors to collect their views before suspension of the YTMDC.

107. The Chairman indicated that this was the last meeting of the current YTMDC. He once again thanked Councillors and government department representatives for their co-operation, as well as the contributions they had made to the YTM District and the YTMDC over the past four years. There being no other business, the Chairman closed the meeting. The meeting ended at 5:01 p.m.

Yau Tsim Mong District Council Secretariat
September 2015

關注海帆道南昌公園天橋上及天橋底的聚賭情況

民政事務局的書面回覆

政府的政策是不鼓勵賭博，並把賭博活動局限於少數受規範及受監管的途徑，並制訂不同措施以減少賭博對市民的不良影響，以及防止青少年參與賭博活動。

2. 針對賭博問題，政府採取四管齊下策略，包括規管賭博活動、執法、公眾教育、為有需要人士提供輔導及支援服務。除根據《賭博條例》執法及打擊非法賭博外，政府亦於 2003 年成立平和基金，以資助預防及緩減問題賭博的措施。

3. 民政事務局一直非常重視反賭博的公眾教育宣傳工作。除了繼續透過平和基金資助計劃，資助學校和社區組織舉行公眾教育計劃，宣揚沉迷賭博的禍害外，亦與持份者攜手，教育市民避免參與賭博。以 2014 年世界盃為例，我們與平和基金諮詢委員會和警方，聯同 70 個社會機構、18 區撲滅罪行委員會和學校等聯合舉辦了歷來最大規模的推廣項目，舉行超過 100 個活動，將反賭博訊息宣揚至約 100 萬人。

4. 就議員所關注針對有需要人士提供的服務方面，平和基金一直向非政府組織提供資助，開辦了四間輔導和治療中心（即明愛展晴中心、東華三院平和坊、錫安社會服務處勵軒及路德會社會服務處青亮中心），為問題和病態賭徒及其家人和朋友提供電話輔導、面對面輔導及其他專業治療服務。平和基金亦資助營辦(183 4633)，為問題賭徒及其家人提供第一線介入和即時支援服務。

5. 在平和基金的資助下，四間輔導和治療中心亦為專業人員開辦培訓課程，以提高他們在支援問題和病態賭徒方面的專業知識；中心也有舉辦教育活動，讓公眾認識如何預防和處理與賭博有關的問題。而透過平和基金資助計劃，平和基金也資助其他社區組織，透過外展工作接觸高危青少年，處理區內青少年的賭博問題，提供預防賭博的教育服務。

6. 我們會繼續透過平和基金，因應服務需要而投入資源，支持各項處理賭博問題的措施；並致力完善和落實各項措施。我們亦會定期檢討各項措施的推行情況，以期提高措施的成效。

民政事務局
二零一五年九月

為有需要人士提供支援服務

目的

本文件旨在回應涂謹申議員關注海帆道往南昌公園天橋上及天橋底的聚賭情況，並簡述現時社會福利署(社署)為區內有需要人士所提供的支援服務。

賭博政策

2. 賭博政策是由民政事務局負責制定，並通過「平和基金」資助非政府機構為問題和病態賭徒及其他受影響人士提供專門輔導、治療和其他支援服務。

綜合家庭服務中心 / 綜合服務中心

3. 現時，分布全港各區由社署及非政府機構營辦的65間綜合家庭服務中心及兩間綜合服務中心，亦會為有需要的個人或家庭，包括為賭博問題困擾的個人及其家庭，提供適切的服務，包括輔導和治療及支援小組。中心社工會詳細評估有關人士及其家庭的需要，提供適切的服務和跟進。

4. 在油尖旺區，現時共設有三間綜合家庭服務中心，即旺角綜合家庭服務中心、油麻地綜合家庭服務中心及天倫綜合家庭服務中心，並以方便使用、及早識別、整合服務和伙伴關係為指導原則，為區內有需要的個人或家庭，包括為受賭博問題困擾的個人及其家庭，提供適切的服務。如有需要，中心社工可轉介問題和病態賭徒及其家人至民政事務局轄下的平和基金所資助的問題和病態賭徒輔導及治療中心，以安排接受專門的輔導及治療服務。

5. 此外，社署的員工發展及訓練組亦為本署及非政府機構的社工，包括在綜合家庭服務中心/綜合服務中心工作的社工提供培訓課程，當中包括一些專題培訓課程，內容涉及如何協助染上不同癮癖（例如賭博、吸食毒品等）的服務對象，以加強社工有效地全面評估有關人士及其家庭的需要，並提供適切的支援。

總結

6. 請各議員備悉本文件的內容。

2012-2015 年油尖旺區議會會議
要求政府再推資助計劃支援舊樓維修
(油尖旺區議會第 92/2015 號文件)

發展局的回應

私人樓宇業主有責任妥善保養及維修其樓宇。為協助有需要的業主履行責任，屋宇署、市區重建局（市建局）及香港房屋協會（房協）提供多項涵蓋貸款及資助的財政支援計劃。各項計劃就參與樓宇的樓齡、單位應課差餉值及/或業主的入息及資產訂定資格準則，以確保資源用得其所。各項計劃詳情如下 -

➤ 「樓宇安全貸款計劃」

屋宇署推行的「樓宇安全貸款計劃」，為有需要的業主提供最高100萬元的免息或低息貸款，協助他們完成樓宇維修工程。申請免息貸款的業主須符合相關的入息及資產準則。

➤ 「樓宇維修綜合支援計劃」

市建局推行的「樓宇維修綜合支援計劃」，就業主成立法團以及維修公用地方和個別單位提供財政支援。在計劃下，樓宇成立法團可取得3,000元的資助。就公用地方的工程而言，視乎單位數目，法團可獲上限15萬至120萬元的資助。家居維修方面，每個單位可申請最高五萬元的免息貸款。申請資助的樓宇需符合樓齡及單位應課差餉值方面的資格準則。申請家居維修免息貸款的業主亦須在香港沒有擁有其他物業。

➤ 「長者維修自住物業津貼計劃」

房協推行的「長者維修自住物業津貼計劃」向符合相關的入息及資產準則的長者業主提供津貼，供他們作維修居住單位及樓宇公用地方之用。每位長者業主最高可獲四萬元的津貼。

➤ 「強制驗樓資助計劃」

市建局及房協推行的「強制驗樓資助計劃」為業主提供津貼，協助他們履行「強制驗樓計劃」下的法定責

任。視乎樓宇內的單位數目，樓宇可獲上限二萬五千至10萬元的資助。申請資助的樓宇需符合樓齡及單位應課差餉值方面的資格準則。

2. 政府會繼續透過上述計劃向業主提供支援。至於「樓宇更新大行動」，它是在金融海嘯下於2009年推出的一次性特別紓困措施，旨在為建造業界創造更多就業機會，並達致促進樓宇安全和美化市容的雙重目標。與上述一些財政支援計劃一樣，「樓宇更新大行動」就參與樓宇的樓齡及單位應課差餉值均有訂定資格準則。政府現時沒有打算推出新一輪的更新行動。

發展局

2015年9月

2012-2015 Yau Tsim Mong District Council Meeting
Demand for Relaunching of Assistance Scheme to Facilitate
Maintenance of Old Buildings
 (YTMDC Paper No. 92/2015)

Written Response from the Development Bureau

Owners of private buildings have the responsibility to properly maintain and repair their own properties. To assist owners in need in fulfilling their responsibility, the Buildings Department ("BD"), the Urban Renewal Authority ("URA") and the Hong Kong Housing Society ("HKHS") have implemented various financial assistance schemes which cover loans and subsidies to owners. To ensure proper use of resources, there are eligibility criteria under the schemes on the age of the participating buildings, the rateable value of the units and/or the income and asset of the owners. Details of the various financial assistance schemes are as follows -

➤ **Building Safety Loan Scheme ("BSLS")**

BSLS administered by BD provides low-interest or interest-free loans of up to \$1 million to owners for carrying out building repair works. For interest-free loans, the applicants must meet the relevant income and asset criteria.

➤ **Integrated Building Maintenance Assistance Scheme ("IBMAS")**

IBMAS administered by URA provides financial assistance to owners for the formation of Owners' Corporation ("OC") as well as carrying out repair works in common area or individual units. Under the scheme, a maximum subsidy of \$3,000 will be provided for the formation of OC. For common area repair works, depending on the number of units in the building, an OC can receive a maximum subsidy in the range of \$150,000 to \$1.2million. As for home renovation works, each individual unit may apply for an interest-free loan up to \$50,000. Buildings applying for subsidies under IBMAS have to meet the eligibility criteria on building age and the rateable value of the units. Applicants for the interest-free loans for home renovation works must not hold any other property in Hong Kong.

➤ **Building Maintenance Grant Scheme for Elderly Owners ("BMGSEO")**

BMGSEO administered by HKHS provides financial assistance to eligible elderly owner-occupiers who meet the relevant income and asset criteria

for carrying out repair works in their own residential units and the common area of their buildings. Each elderly owner-occupier can receive up to a maximum subsidy of \$40,000.

➤ Mandatory Building Inspection Subsidy Scheme ("MBISS")

MBISS jointly administered by URA and HKHS provides subsidy to owners to assist them in fulfilling their statutory obligations under the Mandatory Building Inspection Scheme. Depending on the number of units in the building, a maximum subsidy ranged from \$25,000 to \$100,000 will be provided. Buildings applying for subsidies have to meet the eligibility criteria on building age and the rateable value of the units.

2. The Government will continue to provide assistance to property owners through the above assistance schemes. As for the Operation Building Bright ("OBB"), it is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety and the cityscape. Similar to some of the abovementioned financial assistance schemes, there are eligibility criteria under OBB on the age of the participating buildings and the rateable value of the units. The Government has no plan to launch a new round of OBB at the moment.

Development Bureau
September 2015