

**Extract from the minutes of the meeting between LegCo Members and  
Kowloon City District Council members on 14 March 2002**

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**Resumption of private streets - follow-up on the eight "Wan" private streets  
in Hung Hom**

35. Members noted that KCDC members had expressed grave concerns about the problems arising from the poor conditions of the eight "Wan" streets in Hung Hom.

36. In response to the enquiry of the Vice-Chairman of KCDC, The Convenor said that the Administration had not formulated a policy on resumption of private streets, nor had it specifically assigned a bureau or department to formulate a long-term policy. According to the Administration, there were difficulties other than multiple ownership in resuming private streets, namely, protruding balconies problem, compensation implications arising from reduction in site area, and compensation implications arising from turning resumed private streets into emergency vehicular access.

37. The Convenor further said that according to the Administration, the Administration would not take the initiative to resume private streets which were poorly managed. To assist owners in management of private streets, Government departments would continue to provide appropriate services to owners. In the circumstances, urban redevelopment appeared to be the best alternative for resolving the problems arising from poor management of private streets. The Convenor, however, pointed out that poor management of private street was not an important consideration in planning urban redevelopment.

38. Mr IP Kowk-him said that the LegCo Panel on Home Affairs had discussed resumption of private streets in view of the concerns previously expressed by KCDC members. However, it appeared that Government unlikely would resume private streets on the ground of poor management. He pointed out that the LegCo Panel on Planning, Lands and Works had been urging the Urban Renewal Authority (URA) to release its urban renewal plans and programmes. He hoped that the eight "Wan" streets in Hung Hom would be included as one of the 225 projects to be undertaken by URA.

39. Mr WONG Siu-ye remarked that URA should speed up its progress of work for the benefits of the community as a whole. Mr CHIANG Sai-cheong suggested that Government should consider giving special terms to developers who were interested in taking up urban redevelopment projects comprising private streets.

Clerk

40. Mr WEN Choy-bon said that private streets without much commercial values for redevelopment had little chance of being included in URA's renewal programmes. He enquired whether the Government would consider resuming a private street when all legitimate owners had confirmed their willingness for resumption. He pointed out that a total of 13 private streets in To Kwa Wan had been resumed a few years ago. In this connection, the Convenor instructed the Clerk that the Administration should be requested to explain why these private streets in To Kwa Wan had been resumed successfully and whether the Government would resume a private street if all owners had given their consent.

41. Mr IP Kwok-him said that he believed that the Administration would seriously consider resumption of those private streets which were supported by all owners and tenants concerned. However, it was unlikely that the Administration would resume private streets proposed by only a great majority of the owners.

42. Mr CHAN King-wong pointed out that while most flat owners and tenants would support resumption of private streets for improving the living environment, shop owners would normally object as resumption would mean loss of business and other privileges in the use of the streets. He pointed out that the Administration had previously refused resumption on the ground that the private streets in question were too narrow for vehicular access in case of emergencies.

43. Mr IP Che-kin pointed out that most flat owners and tenants could not afford to pay the high maintenance and renovation costs incurred for the proper management of buildings and streets. Mr IP considered that LegCo should liaise with the Administration to enact legislation aiming to improve private street management.

Clerk

44. The Convenor was of the view that private streets could be managed properly if owners' corporations there were given adequate powers and support and if necessary legislative measures were introduced. He suggested that the issue relating to redevelopment of private streets should be referred to the LegCo Panel on Planning, Lands and Works and the issue relating to the management of private streets should be referred to the LegCo Panel on Home Affairs for follow-up.

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