

立法會
Legislative Council

LC Paper No. CB(1)2602/09-10
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV/1

Panel on Development

Minutes of meeting
held on Tuesday, 25 May 2010, at 2:30 pm
in Conference Room A of the Legislative Council Building

Members present : Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
Prof Hon Patrick LAU Sau-shing, SBS, JP (Deputy Chairman)
Hon Albert HO Chun-yan
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP
Dr Hon Philip WONG Yu-hong, GBS
Hon WONG Yung-kan, SBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon Tommy CHEUNG Yu-yan, SBS, JP
Hon WONG Kwok-hing, MH
Hon LEE Wing-tat
Hon CHEUNG Hok-ming, GBS, JP
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king
Dr Hon Priscilla LEUNG Mei-fun
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Dr Hon Samson TAM Wai-ho, JP
Hon Alan LEONG Kah-kit, SC
Hon Tanya CHAN
Hon Albert CHAN Wai-yip

Member attending : Hon Frederick FUNG Kin-kee, SBS, JP

Member absent : Hon Timothy FOK Tsun-ting, GBS, JP

Public officers attending : **Agenda item IV**

Mrs Carrie LAM CHENG Yuet-ngor, JP
Secretary for Development

Mr CHUI Wing-wah
Principal Assistant Secretary for Development (Works) 3

Mr MA Lee-tak, JP
Director of Water Supplies

Mr Bobby NG Mang-tung, JP
Assistant Director of Water Supplies / Development

Agenda item V

Mrs Carrie LAM CHENG Yuet-ngor, JP
Secretary for Development

Mr WONG Ming-to, JP
Principal Assistant Secretary for Development (Works) 2

Mr Patrick KWONG Hing-ip, JP
Project Manager (Kowloon)
Civil Engineering and Development Department

Mr Stephen TANG Man-bun
Head (Kai Tak Office)
Civil Engineering and Development Department

Agenda item VI

Mrs Carrie LAM CHENG Yuet-ngor, JP
Secretary for Development

Mr Thomas CHOW Tat-ming, JP
Permanent Secretary for Development
(Planning and Lands)

Mr Tommy YUEN Man-chung, JP
Deputy Secretary for Development
(Planning and Lands) 2

Agenda item VII

Mrs Carrie LAM CHENG Yuet-ngor, JP
Secretary for Development

Mr Raymond LEE Kai-wing
Principal Assistant Secretary for Development
(Planning and Lands) 5

Mr Jimmy LEUNG Cheuk-fai, JP
Deputy Director of Planning / Territorial

Mr MA Lee-tak, JP
Director of Water Supplies

Mr Bobby NG Mang-tung, JP
Assistant Director of Water Supplies / Development

Mr Joseph CHAN Chun-shing
Chief Engineer / Boundary Control Point
Civil Engineering and Development Department

Clerk in attendance : Mr WONG Siu-yee
Chief Council Secretary (1)4

Staff in attendance : Mr Daniel SIN
Senior Council Secretary (1)5

Mr Simon CHEUNG
Council Secretary (1)7

Ms Christina SHIU
Legislative Assistant (1)7

I Confirmation of minutes and matters arising

(LC Paper No. CB(1)1920/09-10 -- Minutes of meeting on 30 March 2010)

The minutes of the meeting held on 30 March 2010 were confirmed.

Motion on "Conserving Central" proposed by Hon KAM Nai-wai

(LC Paper No. CB(1)1797/09-10(01) -- Motion on "Conserving Central" proposed by Hon KAM Nai-wai at the meeting held on 27 April 2010)

2. The Panel considered Mr KAM Nai-wai's motion on "Conserving Central", the wording of which was as follows:

"That this Panel urges the Administration to consider planning and developing Central and Sheung Wan as a historic town district, and that it should conduct a comprehensive assessment on the transport, environmental and social impacts in conserving Central."

3. Mr IP Kwok-him expressed reservation about the suggestion of developing Central and Sheung Wan as a historic town district. While there were many heritage sites in the district that reminded people of Hong Kong's history, Central and Sheung Wan were important business centres with potentials for further development. Although he supported heritage conservation, he considered it inappropriate to go to the extent of developing the district as a historic town district as this would restrict its development. Therefore, he would not support the motion.

4. Miss Tanya CHAN expressed support for the motion and said that it merely requested the Administration to study the option of developing Central and Sheung Wan into a historic town district. Conservation and development were not mutually exclusive, and integrating historical and heritage legacies into the district's planning could help preserve its fabrics. The study would be useful as it could suggest whether and what development restrictions, such as development density, should be imposed on different areas of the district in order to maintain a balance in development and conservation objectives. The study could also assess the conservation initiatives' impacts on the traffic, environment and social aspects. The heritage impact assessment conducted for the preservation of the existing Central Government Offices could serve as a useful reference for the conservation projects in Central.

5. The motion was voted on. One member voted for and eleven members voted against the motion. The Chairman declared that Mr KAM Nai-wai's motion was negated.

II Information papers issued since last meeting

(LC Paper No. CB(1)1817/09-10(01) -- Administration's paper on control measures on flat sales to Urban Renewal Authority's joint venture partners and related parties dated 3 May 2010 (Press release)

LC Paper No. CB(1)1882/09-10(01) -- Administration's paper on the funding proposal for "140CD -- Reconstruction and rehabilitation of Kai Tak Nullah from Po Kong Village Road to Tung Kwong Road"

LC Paper No. CB(1)1942/09-10(01) -- Administration's paper on the funding proposal for "181WF -- In-situ reprovioning of Sha Tin water treatment works")

6. Members noted that the above information papers had been issued since the meeting on 27 April 2010.

III Items for discussion at the next meeting

(LC Paper No. CB(1)1919/09-10(01) -- List of outstanding items for discussion

LC Paper No. CB(1)1919/09-10(02) -- List of follow-up actions)

7. Members agreed that the following items should be discussed at the regular meeting scheduled for 22 June 2010 --

- (a) Work of the Urban Renewal Authority;
- (b) Law amendment proposal to the Lift and Escalator (Safety) Ordinance, Chapter 327; and
- (c) Operation Building Bright -- progress and update.

IV Progress of implementation of Total Water Management initiatives

(LC Paper No. CB(1)1919/09-10(03) -- Administration's paper on progress of implementation of Total Water Management initiatives

LC Paper No. CB(1)1919/09-10(04) -- Paper on Total Water Management prepared by the Legislative Council Secretariat (Background brief)

LC Paper No. CB(1)1986/09-10(01) -- Submission on liquid assets -- water security and management in the Pearl River Basin and Hong Kong from Civic Exchange)

8. The Secretary for Development (SDEV) said that the Administration had consulted the Panel on Development (the Panel) in 2008 on the Total Water Management (TWM) Strategy and a number of TWM initiatives had been implemented since then. She stressed that as water was a valuable resource, Hong Kong people should treasure water and follow the global trend in promoting sustainable use of water. The Director of Water Supplies (DWS) said that to further step up public education on water conservation, copies of the booklet on TWM Strategy had been widely distributed to various sectors of the community. At present, Hong Kong's domestic water usage was about 220 litres per capita per day, which was higher than the global average of around 170 litres. Of the 220 litres, around 130 litres were potable water and 90 litres were flushing water of which around 80% was sea water. There should be room for Hong Kong people to reduce water consumption through enhanced public education, and perhaps a change in the water tariff structure.

9. On promoting water conservation amongst the younger generation, DWS advised that the Administration had started the Water Conservation Starts from Home education campaign for primary students. For the secondary students, a teaching kit on water supplies was being prepared as reference materials for the liberal studies curriculum. As regards the community at large, besides media announcements, the Administration intended to acquire additional resources for setting up a dedicated team to handle water conservation matters and to establish a water conservation education centre. The Administration would also review the water consumption practice of major water users amongst the Government departments, and in this regard, a consultancy study would be commissioned to examine the water consumption practice in Water Supplies Department's installations and other Government's facilities such as public parks and swimming pools to formulate water saving guidelines. With a view to promoting the use of water-saving devices, shower for bathing was chosen as the first product under the voluntary Water Efficiency Labelling Scheme. Apart from requiring all new Government buildings to install water-saving devices, the Administration had also launched a programme to retrofit government buildings and schools with such devices.

10. DWS further advised that to further reduce water leakage, the Administration had expedited the water mains replacement and rehabilitation (R & R) programme, which was expected to be completed in 2015. On leakage

detection, the Administration was migrating from the waste detection based leakage detection to proactive burst prevention based leakage detection. In this respect, WSD selected part of the water distribution network to form district metering areas and installed electromagnetic flow meters, noise and pressure loggers at selected locations for more efficient leakage detection. The Administration would also launch a pilot scheme in late 2010 to detect leakage of in-service pressurised water mains using a new technology, which involved the use of a closed circuit television camera or an acoustic sensor for inspection of the internal condition of water mains. On management of water pressure to reduce water leakage, the Administration would install flow-modulated pressure reducing valves in new areas such as Kai Tak. To extend the use of seawater for toilet flushing, the Administration had initiated works in Pokfulam, Yuen Long and Tin Shui Wai. The Administration had also developed the Inter-Reservoirs Transfer Scheme which would prevent rain water from flowing into the sea and help to generate an annual raw water yield of about 2.5 million cubic metres. The Administration would carry out works to improve the existing catchwater systems for effective collection of surface water. The Administration would continue to monitor closely the latest developments in seawater desalination using reverse osmosis to ascertain whether it was cost-effective for implementation in Hong Kong.

Using seawater for toilet flushing

11. Miss Tanya CHAN enquired about the merit of using seawater for toilet flushing and whether this would pose health hazards. She was also concerned that switching from using fresh water to seawater for toilet flushing would generate additional financial burden to building owners who had to contribute towards pipe installation, as in the case of Chi Fu area. Mr KAM Nai-wai also expressed similar concerns. DWS responded that the merit of using seawater for toilet flushing was that the same volume of potable water would be saved for more appropriate uses. He assured members that using seawater for toilet flushing would not pose any health hazards because the seawater would be treated with chlorine. In the case of Chi Fu area, separate distribution system was in place in each building for connection to the seawater supply main although renovation of aged distribution system by the owners might be required.

12. Mr WONG Yung-kan supported the use of seawater for toilet flushing and asked when the coverage rate would reach 100%. Mr Albert CHAN also expressed a similar concern. In response, DWS explained that although seawater was much cheaper than potable water, further extension of the seawater flushing supply system to other districts would depend on cost-effectiveness. As an alternative measure, the Administration was considering the provision of recycled water for toilet flushing in places such as Sheung Shui and Fanling.

Water reclamation

13. Miss Tanya CHAN supported the use of grey water to replace potable water currently used for non-potable purposes. DWS advised that the Administration would endeavour to do so where feasible but it had no plan to upgrade the standard of grey water to that of potable water. Through public education and promotion, the Administration would encourage the use of grey water. The Administration would also examine the viability of grey water recycling and rainwater harvesting in multi-storey buildings.

14. Prof Patrick LAU expressed concern about the Administration's work on water reclamation and enquired whether the Administration would require the installation of water reclamation systems through providing incentives to developers and owners, and centralise the processing and supply of recycled water in individual buildings for general household uses.

15. SDEV said that the Administration would not rule out the possibility of providing incentives to developers and owners for installing water reclamation systems in their buildings. DWS supplemented that the Administration was undertaking a consultancy study on recycling grey water and harvesting rainwater in multi-storey buildings. When the findings were available, the Administration would consult the sectors concerned. As for the suggestion on processing and supply of recycled water, the Administration considered it more cost-effective for water recycling to be carried out at source in individual buildings or estates instead of centralized facilities like Government's sewage treatment works.

Water leakage control

16. Mr WONG Yung-kan, Mr Albert CHAN, Mr KAM Nai-wai, Mr CHAN Kam-lam and Mr Alan LEONG considered the loss of over 200 million cubic metres of water per annum due to leakage unacceptable, and enquired whether the R & R programme could be expedited to reduce water mains leakage and bursts. They considered that the Administration should undertake further measures to address water leakage. To help detect leakage at an early stage, Mr Albert CHAN urged the Administration to consider waiving the charge for households seeking water meter examination for the first time. Mr KAM Nai-wai requested the Administration to provide the amount of fresh water lost in each of the past five years as a result of leakage from, or burst of, water mains. As leakage might also happen in private estates, Mr Alan LEONG considered that the Administration should include these estates in leakage detection and provide incentives for them to carry out regular water mains checks and maintenance.

(Post-meeting note: The Administration's supplementary information (LC Paper No. CB(1)2349/09-10(01)) was circulated to members on 30 June 2010.)

17. SDEV said that she would duly consider members' suggestions in the light of cost-effectiveness. On measures to alleviate the leakage problem, DWS advised that in addition to the R & R programme which aimed to reduce the leakage rate to 15%, the Administration would further step up leakage monitoring and detection through application of new technologies, so that timely repair could be carried out. To achieve more effective water pressure management to reduce the chances of leakage, flow-modulated pressure reducing valves would be installed in new areas. The Administration anticipated that water mains leakage and bursts in these areas would be significantly reduced. Water mains bursts had been reduced from 1 800 cases in 2007-2008 to around 900 cases in 2009-2010, and there was no obvious evidence showing that urban areas developed earlier had a higher number of burst cases. The R & R programme was already proceeding at an average speed of replacing over 30 km of aged water mains per month and it would be difficult to further advance its completion time. The Administration would consider the suggestion of waiving the charge for first examination of water meters under special circumstances. As regards private housing estates, DWS advised that the Administration had launched a pilot scheme for monitoring water consumption of large private housing estates and villages to identify possible leakage in private water mains.

Seawater desalination

18. Mr Albert CHAN opined that for remote waterfront areas, the Administration should consider promoting small scale seawater desalination using solar energy. This would save a lot of public funds to extend water supply to such areas. DWS advised that the Administration had considered a proposal to set up a stand-alone seawater desalination plant in Tai O. Due to the huge costs involved, the Administration had decided not to pursue the proposal. As regards using solar energy for seawater desalination, it would require large pieces of land, which were not readily available in Hong Kong. The Administration would follow the latest developments in technology closely to see if solar energy could be used in water conservation initiatives.

19. Mr Albert HO noted that the pilot schemes on seawater desalination using reverse osmosis had been successful and asked whether the Administration had a timetable to implement seawater desalination in Hong Kong. DWS advised that while reverse osmosis was a proven technology, seawater desalination remained a far more costly method for providing fresh water in comparison with using Dongjiang water. The Administration would continue to monitor the latest developments and further pursue seawater desalination if the production cost could be reduced to a more viable level.

Other issues

20. While expressing support for TWM initiatives, Mr Tommy CHEUNG was concerned about the increase in sewage surcharge which would cause undue hardship to the food catering industry. The unit cost for sewage surcharge would

be adjusted from \$1.20 per cubic metre in 2008 to \$2.92 in 2017. Taking into account water tariff, sewage surcharge and trade effluent surcharge, the unit cost for water could be as high as \$12 in 2017 for restaurants. The Administration should step up public education instead of adjusting water tariff to promote water conservation. The Administration took note of Mr CHEUNG's views.

21. In response to Mr Alan LEONG's enquiry on the Water Efficiency Labelling Scheme, DWS said that the scheme aimed to promote public awareness of water as a valuable resource and the use of water-saving devices. For illustration purposes, the nominal flow rates of a Grade 1 and Grade 4 shower for bathing were below 9.0 litres and above 16.0 litres per minute respectively.

22. Miss Tanya CHAN said that she felt encouraged to see more and more young people bringing their own water. The Administration could step up efforts to reduce the consumption of bottled water. She was also glad to learn that the Administration was working with the Hong Kong Green Building Council in promoting green buildings, and enquired about the possibility for various building maintenance assistance schemes to support installation of water-saving devices. SDEV advised that the Administration attached great importance to the promotion of green buildings. Given that 89% of Hong Kong's power consumption was building-related, the Administration focused its efforts on building energy saving. The Environmental Bureau and the Development Bureau would examine the possibility of providing incentives for water conservation initiatives undertaken by building owners. Together with the Hong Kong Green Building Council, the Administration had drawn up guidelines on water conservation for owners seeking to redevelop or refurbish old industrial buildings. The Administration had also issued a joint technical circular on Green Government Buildings in 2009 requiring all new Government buildings to use, among others, water saving devices. The programme for retrofitting Government buildings and schools with water-saving devices would be completed by end 2011. As regards bottled water, DWS said that it was worthwhile to encourage the younger generation to bring their own water in re-useable bottles.

V Progress report on Kai Tak Development

(LC Paper No. CB(1)1919/09-10(05) -- Administration's paper on progress report on Kai Tak Development

LC Paper No. CB(1)1919/09-10(06) -- Paper on Kai Tak Development prepared by the Legislative Council Secretariat (Updated background brief))

23. SDEV said that the Kai Tak Development (KTD) was one of the ten major infrastructural projects announced by the Chief Executive. With the funding approval by the Legislative Council, over \$12 billion worth of public works projects were now being carried out and progressing smoothly. The public

housing project, cruise terminal and the first phase of the District Cooling System were expected to be completed by 2013. She was confident that KTD would help revitalize the neighbouring hinterland districts such as Kwun Tong, Wong Tai Sin and Kowloon City.

24. SDEV further said that the Administration intended to introduce amendments to the relevant Outline Zoning Plan (OZP) for the in-situ preservation of the Lung Tsun Stone Bridge (the Bridge). Head (Kai Tak Office), Civil Engineering and Development Department (H(KTO)) delivered a PowerPoint presentation and said that preparatory works for the preservation of the Bridge had commenced in 2009. A two-stage public engagement exercise was being launched on conservation of the Bridge and its integration with KTD as well as other historical sites in the nearby districts. Two workshops would be held during the first stage. Information on the history of the various heritage sites would be provided and guided tours organized so that the community would have sufficient background to participate in the planning and design process. Comments and suggestions received from stage 1 would be taken into consideration in developing different preservation schemes for the second stage of the public engagement exercise. He expected that the whole public engagement exercise could be concluded by end 2010.

(Post-meeting note: The soft copy of the presentation materials (LC Paper No. CB(1)2039/09-10(01)) was issued to members by email on 26 May 2010.)

Preservation of Lung Tsun Stone Bridge

25. Mr WONG Kwok-hing welcomed the proposed preservation of the Bridge. He suggested that the Bridge could be restored with water running beneath it so as to resemble its original setting. He asked whether the ridgeline of Lion Rock could be seen from the preserved Bridge and whether Nga Tsin Wai Village would be included in the network of preserved sites. As the Bridge was originally built to link the harbour and the old Walled City, the Deputy Chairman asked whether it would be restored to link up KTD with the Kowloon Walled City Park.

26. Project Manager (Kowloon), Civil Engineering Development Department (PM(K)) said that the Administration would seek public views, including members' suggestions, on how the Bridge and other historic heritage sites nearby should be linked up in developing schemes for public consultation during the second stage. A view corridor had been reserved so that the ridgeline of Lion Rock would not be blocked from view. As regards Nga Tsin Wai Village, SDEV said that many land lots in the village were privately-owned and the Urban Renewal Authority was co-operating with the owners to redevelop the area. The Wong Tai Sin District Council supported the project, which was now in the acquisition stage. Structures with historical significance would be preserved as far as possible.

27. While welcoming the preservation of the Bridge, Mr Albert CHAN said that Lee Tat Bridge in Pat Heung had similar historical values but was not properly preserved. The Administration should be consistent in its conservation practice. SDEV said that the Administration would follow up the matter if Mr CHAN could provide more information.

28. Ms Starry LEE suggested that more background historical information on Kowloon City should be gathered to help preserve the community's collective memory. Efforts should also be made to connect the Bridge with other sites of historical interests. SDEV said that the Administration had commissioned the Department of History of The Chinese University of Hong Kong to conduct a study on the historical heritage of Kowloon, including Kowloon City and Diamond Hill. The study, which was expected to complete shortly, would provide insight on how the various historical sites should be connected and integrated.

Environmentally Friendly Transport System, road infrastructure and connectivity

29. Mr CHAN Kam-lam welcomed the Administration's efforts in implementing KTD, particularly in preserving heritage assets. Mr CHAN and Ms Starry LEE enquired about the progress of the feasibility study on the proposed Environmentally Friendly Transport System (EFTS) and how the public could participate in the planning process. Mr CHAN said that Kwun Tong District Council members hoped that the proposed EFTS would help revitalize the older districts surrounding KTD. He suggested that the Administration should incorporate local District Councils' views in the feasibility study so that the development options would address their concerns.

30. PM(K) advised that the feasibility study had commenced and the proposed EFTS, circulating between KTD and the adjacent districts, would be large in scale. The study would cover various engineering, environmental, financial and operational issues. Various views, including those from District Council members, were being evaluated by the consultants. Routing options would be developed for further public consultation. SDEV said that while the proposed EFTS had good potential in revitalizing the neighbouring districts, financial viability of the system remained the most challenging issue.

31. The Deputy Chairman welcomed the latest plan to move the vehicular access roads (D3 and L13) to the interior part of the former runway so as to preserve the waterfront for public enjoyment. He asked whether the proposed bridge linking KTD and Kwun Tong would allow vehicular access. PM(K) said that the consultancy study on the proposed EFTS would also look into how the connectivity could be achieved. The options included a combined EFTS and pedestrian bridge, or separate bridge links.

32. Miss Tanya CHAN also welcomed redesigning the vehicular access roads to preserve the waterfront for public enjoyment. She suggested using the subways and footbridges connecting KTD for displaying public art works, and opportunities should be taken to acknowledging those who have contributed those art works. PM(K) said that the Administration would consider organizing open competitions for selecting art works and contributors would be given due recognition. In response to Miss CHAN's enquiry, PM(K) said that further public consultation would be conducted during the detailed design stage of Trunk Road T2, which was the middle section of Route 6.

33. Mr James TO asked whether the proposed EFTS would be connected with the Shatin to Central Link (SCL) and the adjacent old districts. Mrs Regina IP said that some residents were concerned about the proposed change in the alignment of SCL on KTD. PM(K) said the proposed change in the alignment of SCL would have little effect on KTD. He added that it was the Administration's intention to connect the EFTS with SCL and the adjacent three districts. District Councils also expressed such views during the consultation exercises. The Administration would take these views into consideration and would develop initial options for further consultation by the end of the year.

Landscaping and greening

34. In response to Ms Starry LEE's enquiry about greening and landscaping of KTD during the construction stage, PM(K) said beautification works would be carried out in suitable locations. H(KTO) added that trees could be planted in the area abutting Prince Edward Road East during the construction stage, and they could be transplanted within KTD as appropriate in places such as the Metropark.

35. Ms Starry LEE asked whether there were plans to build promenades along the waterfront areas in To Kwa Wan and Hunghom. SDEV said that the remaining 600-metre waterfront promenade in Kwun Tong was expected to be developed after relocation of the remaining berths at the Kwun Tong public cargo working area upon expiry of their use by mid-2011. As regards the planning and development of other waterfront facilities, she advised that a paper outlining the short, medium and long term initiatives in 22 action areas would be presented to the Subcommittee on Harbourfront Planning at its next meeting.

36. Mr Albert CHAN criticized that the best part of the waterfront in KTD was used for the cruise terminal development rather than for public enjoyment. He also considered the multi-purpose stadium the worst planning blunder. SDEV clarified that many parts of the waterfront areas in KTD, including the landscaped deck of the cruise terminal building, would be accessible to the public. An important condition in the cruise terminal operation contract would be to allow public access to that landscaped deck.

Facilitating urban redevelopment

37. Mr Albert CHAN said that in previous planning of KTD, the Administration undertook to set aside land in KTD as buffer sites for redevelopment projects in adjacent old districts, including Hung Hom, To Kwa Wan and Wong Tai Sin. However, the current planning for KTD did not reflect the earlier commitment.

38. The Deputy Chairman shared the view that it was the Administration's intention to use part of KTD to facilitate urban redevelopment projects. As it was later decided that no reclamation around KTD would be carried out, the development density had been reduced. In this regard, he enquired about the currently planned population in KTD.

39. Mr James TO said that it was his understanding that a part of KTD would be used for providing transit accommodation for people affected by redevelopment in old districts. He suggested that the Administration should search its records because its previous papers had included this objective. This was a high level decision of the Administration and the land use intention was confirmed by senior planning officials at that time. While the development density was reduced as a result of the decision against reclamation so that less land was available to meet competing development objectives, he did not recall that there had been any explicit policy decision suggesting that the objective had been rescinded in favour of other objectives. There were still opportunities for the Administration to reinstate the earlier commitment unless it was the Administration's priority to allow luxury properties to be developed in KTD. He asked if the Administration would set aside land in KTD as buffer to meet redevelopment needs.

40. SDEV said that the currently planned population in KTD was about 86 000, and the reductions in development intensity and target population were made in response to public aspirations for a lower development density in KTD and based on the principle of no reclamation. The Administration had designated land for public rental housing in KTD and it had not announced that all the remaining land in KTD should be devoted to commercial or private residential development. Neither was there a policy objective or target that KTD must support the redevelopment of neighbouring old districts. KTD had undergone a lot of changes and she was not aware of such clear policy objective. The Urban Renewal Strategy allowed the Urban Renewal Authority to request land to implement its urban renewal initiatives. The Administration would be ready to explore opportunities that would support or facilitate redevelopment of old districts, and there was still room for KTD to help achieve such initiatives.

41. Mr Albert CHAN asked the Administration to provide previous documents and records which would illustrate whether the Administration had intended to use part of KTD as a buffer to facilitate redevelopment projects in adjacent old districts, and, if so, how that objective had changed over time. The Research and Library Services Division of the Secretariat could also help trace such previous documents and records if available.

(Post-meeting note: The Administration's supplementary information (LC Paper No. CB(1)2615/09-10(01)) and the fact sheet prepared by the Research and Library Services Division (LC Paper No. FS28/09-10) were circulated to members on 21 July 2010.)

VI Review of the Urban Renewal Strategy -- Stage 3 Public Engagement

(LC Paper No. CB(1)1919/09-10(07) -- Administration's paper on Review of the Urban Renewal Strategy – Stage 3 Public Engagement

LC Paper No. CB(1)1919/09-10(08) -- Paper on review of the Urban Renewal Strategy prepared by the Legislative Council Secretariat (Updated background brief)

LC Paper No. CB(1)1986/09-10(02) -- Submission on review of the Urban Renewal Strategy from Concerning Urban Housing Rights Social Workers Alliance dated 14 May 2010)

42. SDEV said that the Urban Renewal Strategy (URS) review had reached the final stage where a community consensus on the way forward would be built. The Administration would finalize a draft revised URS for public consultation. SDEV highlighted the broad proposed directions including a bottom-up public engagement process for planning urban regeneration and the setting up of district urban renewal forums to provide a platform for public participation, and the Urban Renewal Authority (URA) playing an additional role of a facilitator role to help organize property owners to redevelop their properties, and the additional choice of flat-for-flat the details of which would need to be further explored.

General issues

43. Mr CHAN Kam-lam welcomed the adoption of a bottom-up planning approach in urban renewal. He asked when the URS review would be concluded and the various recommendations implemented. SDEV said that the consensus building stage would be concluded in June 2010, but a number of consultation sessions with relevant stakeholders would still be conducted. A town hall meeting would be held in June 2010 to mark the conclusion of this stage. The community would be given the opportunities to express its views and the Administration would try to address the technical issues against the current policy and administrative framework before a decision was made on the way forward. The recommendations would then be scrutinized within the Administration for policy and financial implications before the Administration sought the Executive Council's approval. A revised draft URS would be released by the end of the year for public consultation

and the new URS should be ready in the first half of 2011. As regards the suggestion from some organizations of extending the public consultation for a further 12 months, she said that it was not feasible to extend it beyond the two years.

44. Mr KAM Nai-wai commended the comprehensive coverage of the Administration's paper. While the bottom-up approach to urban renewal planning received wide public support, further in-depth discussion on how it should operate in practice was needed, as there had been criticisms against URA that its operation was not people-oriented. SDEV noted Mr KAM's views.

45. Mr Alan LEONG asked what mechanism would be implemented to ensure that public views and suggestions on urban renewal would be taken heed of, and whether developers had participated in the URS review and whether channels were available for them to voice their concerns. He also asked if the proposed new directions and recommendations in the URS review would apply to on-going projects. SDEV said that district urban renewal forums would allow issues such as preservation of local economy and social networks to be discussed early in the planning process. The forums would facilitate implementing urban renewal plans through establishing a partnership with the respective District Councils. Developers had not taken any active role in the URS review. However, the Real Estate Developers Association of Hong Kong had representatives in relevant advisory committees such as the Land Development Advisory Committee. These committees were consulted during the different stages of the URS review, and no objections were received from the Real Estate Developers Association of Hong Kong. While on-going urban renewal projects should proceed as planned, improvements to existing arrangements would be made where appropriate. For example, URA had offered affected owners priority to buy flats in the redeveloped project. For the Shun Ling Road redevelopment project, URA had provided assistance to affected tenants who were not eligible for rehousing.

46. Dr Priscilla LEUNG supported the setting up of district urban renewal forums and suggested that there should be a bottom-up nomination mechanism where more forum members should be appointed from local community groups who cared about and understood the relevant issues.

47. Mr Albert HO said that URA should be more transparent in its redevelopment projects. Its financial status, including the cost and revenue of individual urban renewal projects, should be publicized.

48. Ms Starry LEE said that URA was criticized for not being transparent in the selection of redevelopment proposals. Property owners had tried to seek help from URA to initiate redevelopment, but the response was often not forthcoming. URA should explain its decisions and the selection process to the community. Conditions of buildings and owners' wishes should be factors in deciding whether or not to initiate a redevelopment proposal.

49. SDEV said that the question of whether the next location targeted for redevelopment should be kept confidential until the freezing survey could be reviewed, but this was not particularly critical because it was not difficult to identify the types of properties likely to be targeted for redevelopment. The Administration supported the suggestion for URA to publicize the financial information on its completed projects.

50. Prof Patrick LAU said that he had received complaints alleging URA for under-estimating the size of the properties to be resumed. As a result, the owners believed that they received less compensation than they were otherwise entitled to. He asked if the Administration would set up a fair and impartial appeal mechanism to resolve the disputes. SDEV said that the Administration was examining, together with local arbitration and professional bodies on ways to handle such cases.

Flat-for-flat and shop-for-shop compensation

51. Mr CHAN Kam-lam said that the Administration should clarify the details of the flat-for-flat compensation option, as many people had advocated the option without understanding the details. To widen public support for future urban renewal projects, he suggested that the Administration should also develop other compensation options so as to allay stakeholders' worries that their interests might be eroded.

52. Ms Cyd HO said that the flat-for-flat compensation option might not solve owners' problems. Given the large price difference between the resumed property and the redeveloped property, owners were unlikely to be able to afford a new unit in the completed redevelopment with the compensation received. She suggested that the Administration should develop other more equitable options.

53. Dr Priscilla LEUNG observed from the cases she had handled that the escalating property price out-paced the level of compensation, and many affected property owners could not afford a comparable unit in the neighbourhood. She suggested that the Administration should explore providing enhanced allowance to meet the owners' special circumstances.

54. Mr Frederick FUNG criticized that the flat-for-flat compensation option would not work in practice when the units in the redeveloped property were larger than the owners' original premises. The Administration should construct a special type of housing blocks, similar to the sandwich class housing that the Hong Kong Housing Society had built, to provide compensation units in West Kowloon, East Kowloon, Wanchai and Western districts.

55. Mr KAM Nai-wai said that some property owners criticized the flat-for-flat compensation option because it fell short of addressing their demand for a replacement flat of the same size.

56. SDEV said that the objective of government involvement in urban renewal was to improve the living environment of people in old districts. To property owners, properties that were to be redeveloped or rehabilitated were also their important assets. It was therefore important that stakeholders' needs should be addressed. Provision of redevelopment and compensation options for the affected owners was an important guiding principle of the current URS review. Ideas such as owner participation in redevelopment and flat-for-flat compensation option were subject to different interpretations by the public. The public engagement exercise had enabled more focused discussion on these ideas. The technicality of formulating the flat-for-flat compensation option remained to be developed, but the fundamental principle that affected owners would be compensated on the basis of a seven-year-old notional flat within the same district remained unchanged. She stressed that the flat-for-flat compensation option was to meet owners' aspiration for an alternative to cash compensation but it was not intended to increase the compensation to affected owners.

57. Mrs Regina IP agreed to the flat-for-flat option in principle, but considered the option quite complex and unable to address the problems faced by the shop operators. The Administration must tackle this problem thoroughly, otherwise it could not be said that URA was people-oriented in its operation. SDEV said that efforts were made to enable affected parties to be relocated within the same neighbourhood as far as possible, but many, in fact, were interested to receive cash compensation to improve their living conditions.

58. Mr KAM Nai-wai asked how the Administration planned to enable affected shop operators to continue their business. SDEV said the shop-for-shop compensation option was considered impractical. A comparable shop space might not be available in the redevelopment as the nature of business might not be compatible with the environment. Even if shop operators could be allocated a shop space in the redevelopment, they would still face the problem of finding temporary shop space to operate during the construction period. The district urban renewal forums might help decide early in the redevelopment planning stage whether a particular type of local economy could be preserved. If it was decided that certain shops would not remain in the redevelopment, URA would be required to provide assistance to affected operators.

59. Ms Starry LEE urged the Administration to re-examine the shop-for-shop compensation option despite its implementation difficulties. She said that small shop operators were often the most affected as the ex-gratia compensation was insufficient for them to restart business in the neighbourhood. She suggested that the Administration should consider relocating these shop operators to vacant shop space in public markets. SDEV said the Administration was exploring options to help affected shop operators to continue their business.

60. Mr IP Kwok-him referred to the Administration's paper which stated that redevelopment projects implemented by URA did not "involve the redevelopment value of the lot in question." He asked how developers would be motivated to partner with URA in its projects if redevelopment value was not taken into account. SDEV clarified that what the paper was trying to convey was that the value of flat-for-flat compensation must be evaluated on the basis of a seven-year-old notional flat within the same district regardless of the redevelopment value of the property being resumed.

Role of the Urban Renewal Authority

61. Mr KAM Nai-wai asked how URA's proposed role as a facilitator was connected with the recent legislation to lower the application threshold for compulsory sale for redevelopment. SDEV said that the legislation was introduced after having spent several years in conducting public consultation and surveys. The legislative amendment would make it easier for owners of undivided shares of the land lot to assemble sufficient ownership share to enable redevelopment to be carried out, and this would be relevant in owner-initiated redevelopment to be facilitated by URA as URA could not rely on government resumption powers when it was playing a facilitator role.

62. Mr Albert HO said that URA, as a facilitator in redevelopment, could help ensure that small property owners could receive a reasonable and equitable price for their properties, and that tenants could be given appropriate assistance. He hoped that the recommendation could be implemented as early as possible. He suggested that URA should be renamed to reflect its new roles, and that it should provide community facilities such as residential units for the elderly rather than just commercial facilities like shopping malls in its redevelopment projects.

63. SDEV said that the Administration also strived to conclude the URS review and implement the new strategy as scheduled so as to give URA its new mission and objectives. She stressed that owners would have to be responsible for compensation and rehousing matters where URA would only be a facilitator in the redevelopment process. As an implementer, URA exercised a statutory power and used public resources to achieve an urban renewal objective. It would be responsible for rehousing of the affected tenants. As a facilitator, URA participated in a market activity. The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) provided a legal framework for owners to redevelop their properties. Under this mode, owners enjoyed the benefits of maximising the plot ratio of their properties through redevelopment. As such, URA could not use its resources to relocate affected tenants, and the responsibility should rest with the owners. URA could also set certain criteria for the owners to fulfill regarding the treatment of affected tenants before participating as facilitator. The provision of community facilities in URA projects was only possible when URA was assuming an implementer role. When URA was assuming a facilitator role, it did not have the power to require property owners to give up some of their floor area to provide community facilities. On renaming URA, she said that while it might not be

necessary to rename URA because redevelopment and rehabilitation would still be its core business, URS might be renamed to reflect the focus on urban regeneration.

64. Ms Starry LEE said that while URA's new roles should be put into effect as early as possible, most owners preferred URA to assume an implementer role. Redevelopment by owners was difficult to achieve because it required owners of diverse interest to come to a consensus.

65. Mrs Regina IP welcomed the suggestion for URA to be a facilitator of redevelopment, although she doubted how it would work in practice. In particular, she doubted how URA would be able to motivate developers to participate in a redevelopment project if it was not profitable. The Administration might need to inject public funds into URA to enable it to perform a facilitator role.

66. Mr CHAN Kam-lam said that as a facilitator to help property owners undertake redevelopment, URA would not be seen as transferring benefits to developers. He suggested that URA should be appropriately empowered to perform the additional role of a facilitator.

67. Prof Patrick LAU also welcomed the suggestion for URA to take up a facilitator's role as it would assure owners that their property rights were respected, and said that the mechanism should be further elaborated. SDEV said that URA's facilitator role would be elaborated in more detail in the URS review so as to enable URA to function more effectively in its new role. She added that one of URA's core businesses was rehabilitation of buildings. When property owners were required by the Buildings Department to rehabilitate their properties, they could seek advice from URA who might, in turn, advise them to redevelop their properties if deemed appropriate and thus become a facilitator in the process. Prof LAU said that some owners might prefer rehabilitation to redevelopment for various reasons. They should be offered different options. SDEV said that in Hong Kong, owners only owned an undivided share of the lot. It would not be possible for one owner to redevelop the property while the others chose to rehabilitate.

68. Dr Pricilla LEUNG said that many property owners in old districts did not have the ability to organize themselves to redevelop their properties. URA should play a more active role to assist these owners. She doubted whether affected property owners would prefer sandwich class typed housing as compensation as they would have higher expectations from redevelopment.

69. Ms Cyd HO said that most owners did not have the drive to organize themselves to redevelop their properties until they were about to be resumed. She suggested that property owners should be offered an opportunity to participate in redevelopment other than selling their properties to URA, on condition that owners to agree to compensate their tenants properly.

Social service teams

70. Miss Tanya CHAN said that the Administration had not addressed social workers' concerns about possible conflict of their roles as advocates and caseworkers in an urban redevelopment project if their services were continued to be funded by URA. She asked what measures would be put in place to ensure social workers' independence.

71. Ms Cyd HO expressed a similar concern and said that social workers in the social service teams felt stressed from their dual but conflicting roles. On the one hand, their service was funded by URA, while on the other hand, they would be working for the interest of the affected residents. As these social workers should work independently, she suggested that a fund should be set up which would finance the social service teams.

72. SDEV said a study was being conducted to examine, together with the organizations that had operated social service teams, social workers' worries about their possible role conflict as caseworkers and advocates. The study would also examine how social workers in the social service teams could participate in the local urban renewal forums (for example, whether they should participate in their personal capacity or as representatives of their respective service organizations). While the URS review should highlight social workers' roles in an urban renewal project, such roles should not be confused with their functions as caseworkers.

73. Mr Albert HO suggested that the social service teams could adopt an operation model similar to the neighbourhood level community development project to address the needs of affected residents, particularly the elderly living alone or other disadvantaged groups. SDEV said that URA would address the social support needs of residents affected by its projects. A study was being conducted to look into social support services for disadvantaged groups in old buildings affected by urban redevelopment.

Rehousing affected tenants

74. Mr Frederick FUNG was concerned about affected tenants who were denied of the opportunities to be offered public rental housing. Under the current policy, tenants must be registered during the freezing survey, still reside in the affected premises during resumption and satisfy the eligibility criteria before they could be offered public rental housing units. Mr FUNG said tenants should not be subject to the regular eligibility criteria for public rental housing because they had to be relocated not out of their own making, but as a result of resumption for redevelopment. Furthermore, they should not have to wait for the actual resumption in order to be offered public rental housing units.

75. Miss Tanya CHAN said that the Central and Western District Council was aware of similar problems where tenants affected by the Mass Transit Railway West Island Line project were evicted. The Administration should consider plugging the loophole by way of legislative amendments.

76. SDEV said that she was aware of the cases in Sham Shui Po where tenants were evicted by the landlord after a freezing survey and lost their rehousing rights as a result, and that it was an issue to be tackled. Such incidents were rare and it was quite inconceivable why the landlord evicted the tenants and deprived them of their rehousing rights after a freezing survey, when the landlord had nothing to gain from it. While she would not comment on individual cases, more in-depth investigation was needed to ascertain whether a legal loophole existed, and whether legislative amendments or policy adjustments were warranted to redress the issue. Improvements had already been made for the Ma Tau Wai Road/Chun Tin Street redevelopment project where arrangements were made for eligible tenants to select public rental housing units before URA started resumption. As regards the suggestion of relaxing public housing eligibility criteria for affected tenants, she said that as public rental housing was a scarce resource, it was inevitable that tenants must satisfy the criteria in order to be rehoused. Such eligible tenants would already be offered public rental housing faster than they would otherwise have to wait under the normal application process for public rental housing.

77. Ms Cyd HO said that the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) should be amended to protect affected tenants from being evicted unreasonably following a freezing survey, and new town planning standards and requirements might be required to incorporate new environmental protection or energy efficiency measures. The Urban Renewal Authority Ordinance (Cap. 563) might also need revision to allow the Director of Audit to scrutinize URA's accounts and operations.

78. SDEV said that implementation issues such as financial and legal matters would be addressed at a later stage, and in the context of the new URS. Wider issues such as new planning standards and requirements, environmental performance measures in building or relationship between landlords and tenants were beyond the scope of the URS review.

Tracking studies

79. Mr Alan LEONG asked whether tracking studies had been conducted and, if so, what the outcome was. SDEV said that two tracking studies in connection with the urban renewal projects in Sham Shui Po and Kwun Tong had been conducted. The studies showed that many affected property owners used part of their cash compensation to acquire old and smaller properties within the same locality and kept the remaining proceeds to meet their financial needs. The majority of these owners were elderly people, and the urban renewal projects had often turned out to enable elderly owners deal with their financial problems in their retirement. The studies also revealed an over-anxiety among many affected

residents that they could not adjust to the new environment. It turned out that these people were coping well in the new community.

Public consultation

80. Miss Tanya CHAN said that she had received suggestions that the Administration should conduct more public hearings or consultation sessions so that the public could raise their concerns on the URS review. Ms Cyd HO considered that the Panel should hold a meeting to receive public views on the URS review.

81. SDEV said that while the Administration was ready to listen to the views from the community, it had difficulty in organizing more public forums at this stage. Sessions would be organized for professional organizations to gather their comments to facilitate a more balanced discussion. She supported the Panel holding a public hearing and would be prepared to attend the hearing personally.

VII Development-related issues under the Framework Agreement on Hong Kong/Guangdong Co-operation

(LC Paper No. CB(1)1755/09-10(01) -- Letter dated 26 April 2010 from Hon KAM Nai-wai on development-related issues under the Framework Agreement on Hong Kong/Guangdong Co-operation

LC Paper No. CB(1)1919/09-10(09) -- Administration's paper on development-related issues under the Framework Agreement on Hong Kong/Guangdong Co-operation

LC Paper No. CB(1)1919/09-10(10) -- Paper on development-related issues under the Framework Agreement on Hong Kong/Guangdong Co-operation prepared by the Legislative Council Secretariat (Background brief)

Development of the Lok Ma Chau Loop

82. Given that Hong Kong had abundant higher education places and that several pieces of land, including the one at Queen's Hill, had already been earmarked for development of higher education, Mrs Regina IP queried the appropriateness to develop higher education in the Lok Ma Chau Loop (the Loop).

She enquired whether the higher education places in the Loop were targeted at non-local students, and whether the academic institutions operating thereat would be funded by the Government. She cautioned that a further increase in the number of higher education places would only aggravate the unemployment problem of university graduates. Instead of developing higher education, she asked whether the Administration would consider setting up data centres in the Loop.

83. SDEV advised that the Loop was one of the ten major infrastructure projects. Over these years, a great deal of work had already been done by the Administration in collaboration with the Shenzhen authorities. The proposed land use in the Loop was agreed on jointly by the Hong Kong and Shenzhen governments in consultation with major stakeholders of both sides. Apart from higher education, the Loop would also cater for high technology research and development as well as cultural and creative industries. In comparison, the two pieces of land designated for higher education development in urban areas were much smaller in size. Due to hilly terrains, the land lot at Queen's Hill would only be able to provide a limited number of higher education places. As for data centres, she believed that they could be accommodated either in commercial/business lots or revitalised industrial buildings. Principal Assistant Secretary for Development (Planning and Lands)⁵ supplemented that six local tertiary institutions had submitted views or suggestions on the development of higher education in the Loop. The Administration was formulating a Preliminary Outline Development Plan for public engagement within 2010.

84. Mrs Regina IP welcomed the Administration's proposed options regarding the development of data centres, but maintained that the Administration should review the land use of the Loop. Mr KAM Nai-wai expressed similar reservations on developing higher education in the Loop in the light of fast-changing circumstances. The Administration took note of their views.

Development of the Closed Area and New Territories North

85. Prof Patrick LAU enquired whether the Framework Agreement on Hong Kong/Guangdong Co-operation (Framework Agreement) would involve the opening up of the Closed Area. He advised the Heung Yee Kuk had expressed considerable concerns about the future development of the land to be released from the Closed Area. In this regard, he considered that the Administration should strike a balance between development and conservation. In response, SDEV said that the development of the land to be released from the Closed Area was primarily a task for Hong Kong to handle. The Administration had no plan to implement high-density developments thereat, and would continue to consult relevant stakeholders on the development of the Closed Area.

86. Ms Cyd HO expressed concern about the development of the Liantang/Heung Yuen Wai areas, the opening up of the Closed Area and the implementation of New Development Areas. She was worried that developments in these areas might have adverse effects on the environment. If the Administration

decided to maintain these areas as low-density development areas, guidelines should be drawn up as early as possible to regulate public and private developments. The Administration should communicate with the Shenzhen government to facilitate the coordination of developments on both sides. The Administration should also formulate well thought-out plans to minimize the effects of re-sited villages on the local environment.

87. SDEV advised that the Administration was working on the proposed Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling New Development Areas as well as the Hung Shui Kiu New Development Area. For the former, the second stage public engagement had been completed. For the latter, detailed planning and engineering study was yet to start. As regards the land to be released from the Closed Area, the Administration would be prudent in ensuring that the developments would be appropriately planned, taking into consideration that the Shenzhen side was already highly developed. In the foreseeable future, the Administration would strive to adopt a low-density, preservative and revitalising approach in developing these areas, and the Legislative Council would be duly consulted. As regards Ms HO's concerns about the possible effects on the environment arising from the re-site of Chuk Yuen Village, SDEV assured members that there would be an overall plan and the Administration would carry out detailed studies before implementing the project.

88. Ms Cyd HO considered that the Administration should formulate a new policy setting out re-site arrangements for non-indigenous villages in the New Territories. Due to the non-indigenous status of these villages, their villagers were receiving far less favourable treatments than their indigenous counterparts in village clearance. SDEV responded that while the Administration would not commit at this stage that it would conduct a policy review, she agreed that non-indigenous villages would be a major issue that the Administration had to tackle in developing the New Territories.

Supply of Dongjiang water

89. In response to Mr KAM Nai-wai, SDEV explained that the co-operation initiatives on Dongjiang Water under the Framework Agreement was primarily a reflection of the initiatives under the Agreement for the Supply of Dongjiang Water to Hong Kong signed by the Hong Kong SAR government and the Guangdong government prior to the Framework Agreement. Director of Water Supplies advised that the Water Supplies Department had been receiving information on water quality monitoring from the Department of Water Resources and the Environmental Bureau of Guangdong Province on a regular basis. Such information was adequate for ensuring compliance with the national Environmental Quality Standards for Surface Water, GB3838-2002, for Type II water. Under the Framework Agreement, the Guangdong government planned to implement a series of improvement measures to enhance water quality monitoring. The inputs from the Hong Kong SAR Government would be the

provision of technical advice as and when required. The Administration would maintain liaison with the Guangdong authorities on such regard.

Other issues

90. Mr KAM Nai-wai enquired about the details of the Qianhai development and expressed concern on the extent of Hong Kong's input on the development. SDEV responded that although the Qianhai development was not steered by the Development Bureau, the Planning Department had been providing support to the policy bureaux concerned in the project. Deputy Director of Planning/Territorial said that the Qianhai development would include logistics and services sectors. To facilitate the development, Planning Department had discussed with and provided technical advice to its counterpart in Shenzhen.

91. Prof Patrick LAU enquired about the progress of the implementation of further measures under the Closer Economic and Partnership Arrangement in relation to the delivery of services by members of Hong Kong's professional bodies on the Mainland. SDEV advised that the matter was undertaken by the Commerce and Economic Development Bureau, with the Development Bureau providing support in areas under its purview.

VIII Any other business

92. There being no other business, the meeting ended at 6:38 pm.