

**立法會**  
**Legislative Council**

LC Paper No. CB(2)1498/09-10  
(These minutes have been seen  
by the Administration)

Ref : CB2/PL/HA

**Panel on Home Affairs**

**Minutes of meeting**  
**held on Wednesday, 17 March 2010, at 8:30 am**  
**in Conference Room A of the Legislative Council Building**

- Members present** : Hon IP Kwok-him, GBS, JP (Chairman)  
Hon KAM Nai-wai, MH (Deputy Chairman)  
Hon James TO Kun-sun  
Hon CHEUNG Man-kwong  
Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP  
Hon WONG Yung-kan, SBS, JP  
Hon Emily LAU Wai-hing, JP  
Hon WONG Kwok-hing, MH  
Hon CHEUNG Hok-ming, GBS, JP  
Prof Hon Patrick LAU Sau-shing, SBS, JP  
Hon Cyd HO Sau-lan  
Dr Hon LAM Tai-fai, BBS, JP  
Hon CHAN Hak-kan  
Hon CHEUNG Kwok-che  
Hon WONG Sing-chi  
Hon Paul TSE Wai-chun
- Members attending** : Hon Abraham SHEK Lai-him, SBS, JP  
Hon Starry LEE Wai-king
- Members absent** : Dr Hon Philip WONG Yu-hong, GBS  
Hon Timothy FOK Tsun-ting, GBS, JP

**Public Officers** : Item IV  
**attending**

Home Affairs Bureau

Mr TSANG Tak-sing, JP  
Secretary for Home Affairs

Mr Jonathan McKinley  
Deputy Secretary for Home Affairs (2)

Mr Benjamin MOK  
Principal Assistant Secretary (Home Affairs)(Recreation  
and Sport)

Leisure and Cultural Services Department

Mrs Betty FUNG CHING Shuk-yee, JP  
Director of Leisure and Cultural Services

Miss Olivia CHAN  
Assistant Director (Leisure Services) 2

Hong Kong Football Association

Mr Brian LEUNG  
Chairman

Mr Vincent YUEN  
General Secretary

Steering Group for Consultancy Study on Football  
Development in Hong Kong

Mr KWOK Ka-ming  
Member

Professor LUI Tai-lok  
Member

Representative of Consultant

Mr Mark Sutcliffe  
Project Director for Consultancy Study on Football  
Development in Hong Kong

Item V

Home Affairs Department

Mr David LEUNG Chun-wing, JP  
Deputy Director of Home Affairs (2)

Development Bureau

Mr Edward TO Wing-hang  
Principal Assistant Secretary for  
Development (Planning & Lands)<sup>3</sup>

Buildings Department

Mr LAM Siu-tong  
Deputy Director of Buildings

Hong Kong Housing Society

Mr Jacky IP Kam-shing  
Director (Property Management)

Urban Renewal Authority

Ir Calvin LAM Che-leung  
Executive Director  
(Operations and Project Control)

Mr Lawrence YAU Chung-hok  
Director (Corporate Communications)

Item VI

Home Affairs Bureau

Mr Raymond YOUNG Lap-moon, JP  
Permanent Secretary for Home Affairs

Miss Cathy CHU Man-ling, JP  
Deputy Secretary for Home Affairs  
(West Kowloon Cultural District)

Mr Danny LAU Kam-chuen  
Principal Assistant Secretary  
(West Kowloon Cultural District)

**Clerk in attendance** : Ms Betty FONG  
Chief Council Secretary (2)2

**Staff in attendance** : Miss Vivien POON  
Senior Council Secretary (2)2 (Acting)

Miss Amy WONG  
Legislative Assistant (2)2

Miss Monique TSEUNG  
Clerical Assistant (2)2

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**I. Confirmation of minutes**

[LC Paper No. CB(2)1063/09-10]

The minutes of the meeting held on 8 January 2010 were confirmed.

**II. Information papers issued since the last meeting**

2. Members noted that the following papers had been issued since the last meeting -

LC Paper No. CB(2)909/09-10(01) -- Submission from the Hong Kong Maritime Museum expressing views on the development of private museum services

LC Paper No. CB(2)1036/09-10(01) -- Statistics relating to maintenance payments provided by the Administration

LC Paper No. CB(2)1040/09-10(01) -- Submission from Zuni Icosahedron expressing views on the revitalization of the Central Market

**III. Items for discussion at the next meeting**

[Appendix I and II to LC Paper No. CB(2)1082/09-10]

3. For the next regular meeting of the Panel in April 2010, members agreed to discuss the items of "Development of public library services" and "Support to Mutual Aid Committees", and to defer the discussion of the item

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"Implementation of recommendations of the 2006 District Council Review" to the Panel meeting in July 2010. At the suggestion of Mr WONG Kwok-hing, members agreed that the regulatory/licensing framework for the operation of Internet cafes should be included for discussion at the regular meeting in June 2010.

4. The Chairman informed members that the Administration would submit to the Panel a report on the regulation of karting in Hong Kong. At Mr CHEUNG Kwok-che's suggestion, members agreed that the Administration should be requested to provide a report on the experience of the Youth Summit held in March 2010.

*(Post-meeting note: The report on the regulation of karting in Hong Kong was issued to members vide LC Paper No. CB(2)1166/09-10(01) on 26 March 2010).*

**IV. Promotion of local football**

[LC Paper Nos. CB(2)1082/09-10(01)-(02) and 1106/09-10(01)]

5. Project Director for the Consultancy Study conducted a PowerPoint presentation on the key recommendations and issues set out in the Consultancy Report on Football Development in Hong Kong ("Consultancy Report"). These included the improved governance of the Hong Kong Football Association ("HKFA"), establishment of a new Hong Kong professional football league, strengthening of the Hong Kong "national" teams, raising the status of football players, creation of more development pathways for players, improvement of facilities and establishment of the new football training centre.

*(Post-meeting note: The soft copy of the PowerPoint presentation materials was issued to members vide LC Paper No. CB(2)1115/09-10 on 17 March 2010).*

Reform of the Hong Kong Football Association

6. Mr CHEUNG Man-kwong referred to the factors affecting the playing standard of local football set out in paragraph 7 of the Administration's paper, including limited access to facilities, a lack of systematic talent identification and development, and a lack of coordination across the sport. He stressed that with the conclusion of the consultancy study, this was a critical moment for the Administration to put forward concrete actions to break the vicious cycle created by the combined effect of these factors to football development in Hong Kong. Among all the recommendations of the study, Mr CHEUNG considered it most crucial to revamp the governance structure of HKFA, as it would play a strategic role in implementing the changes. He expressed concern as to how HKFA would overcome the various hurdles to the restructuring exercise, in particular the difficulty in soliciting the support of three-quarters of

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HKFA member clubs for the reform as required by its constitution, and possible resistance to change from stakeholders/parties with vested interests. The Deputy Chairman sought the views of HKFA in this regard.

7. Chairman of HKFA said that HKFA, which was heavily involved in the consultant study, saw the need to revise its governance structure and engage a change agent to take forward the reform. He considered that these initiatives were crucial steps to bring about a transformation of football in Hong Kong, and assured members that HKFA was resolved to implement these changes through the concerted efforts of its member clubs. While being positive about securing the requisite support from club members for such a critical course, he stressed that HKFA would need additional manpower and financial resources for delivering the necessary changes.

8. Dr LAM Tai-fai expressed no strong view on the Administration's initiatives to boost the development of football, but cautioned that it should be mindful of the impact of tilting its policy towards a particular sport, as far as fairness and balanced development of other sports were concerned. Given this exceptional arrangement, he reminded the Administration of the needs to ensure the prudent and effective use of resources so allocated, and explain to the public clear targets, strategies and plans for the restructuring of HKFA prior to the injection of funds for the reform. Considering that the success of the reform required the support of a strong professional team with vision, expertise and calibre, he further asked the Administration's commitment to putting in place such a team to deliver the change in HKFA. Mr WONG Yung-kan asked about the role of the Administration in implementing the structural reform for HKFA, and the timeframe/benchmarks for evaluating its progress.

9. SHA responded that with a "Dare to Dream" spirit, HKFA and the Administration were committed to embarking on major reforms on all aspects of football through coordinated and cohesive actions with a view to turning the vicious cycle in football development to one that was virtuous. To this end, the Administration had adjusted its stance by tilting towards the development of football in terms of policy and financial support. This was also a direct response to the concerns of Legislative Council Members and the public on the decline of football and their aspirations for revitalizing this popular sport among Hong Kong people. As the National Sport Association ("NSA") for football, HKFA would play a leading role in implementing the recommendations of the consultancy study, with an appropriate level of support from the Government. While the Government saw the need for HKFA to engage an outside party as a "change agent" to improve its governance and management, as recommended in the Consultancy Report, it would respect its operation autonomy provided by the Olympics Charter. SHA was confident that Hong Kong possessed the talents and expertise for delivering the reform, and envisaged a transformation of local football within the next five to 10 years, if changes were implemented in a timely and effective way.

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10. The Deputy Chairman sought further clarification from the Administration on its stance and financial commitment in implementing the recommendations in the Consultancy Report. SHA responded that the Administration supported in principle the key recommendations of the study, and had earmarked funds for the proposed changes. He further advised that a dedicated working group would be set up to consider the priority and implementation details of these recommendations in consultation with HKFA and relevant stakeholders. At the request of the Chairman, SHA undertook to brief the Panel on the progress of the reform in due course.

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11. Mr CHEUNG Kwok-che asked whether the Administration would bring in another independent body, in the event HKFA was unable to follow through the reform. SHA responded that the Consultant had recommended that HKFA, as the NSA for football in Hong Kong, should provide the strategic leadership and direction and work with stakeholders to lead the reform. The Administration would give due regard to the role of HKFA in this respect, and endeavour to provide the necessary support to the Association.

Development of software for football

12. Mr CHEUNG Man-kwong opined that in order to build a solid foundation for the future Hong Kong Team, the Administration should refocus its efforts on the development of young players and promotion of district football. He enquired about measures to be taken by the Administration to inspire young people to pursue a career in football. Mr CHEUNG Hok-ming urged the Administration to devote more resources to the development of district football teams to complement the major changes in the football reform. He also enquired how the Administration would address other software issues, such as nurturing of young players, and enhancing the status, prospects and income level of professional football players highlighted in the consultancy study. Mr WONG Kwok-hing called upon the Administration to formulate "player-oriented" policies to provide professional players with more developmental and educational opportunities and a decent standard of living, so as to enable them to focus on a career in the sport.

13. SHA acknowledged the importance of enhancing the standard and status of players in turning around the vicious cycle plaguing football development in Hong Kong. In working towards this direction, the Government would allocate additional resources for district and representative teams and at the elite level for coaches and training facilities, and work closely with HKFA to study ways to strengthen the support for football players and coaches. Feeder programmes to provide systematic pathways for players to progress from beginner to elite level would also be developed. SHA stressed that in the long run, corporate sponsorship and public interest in the game were most vital in sustaining the status of football and inspiring young people to pursue a career in the sport.

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14. Deputy Secretary for Home Affairs (2) said that the recommendations in the Consultancy Report, such as the creation of more development pathways and provision of systematic coaching for players, enhancement of their educational and vocational opportunities, were essentially aiming at building strong professional league and representative teams, and hence raising the status and market value of football players. These efforts combined should make the pursuit of a life long career in football a feasible option for young people.

Development of facilities for football

15. The Deputy Chairman enquired about the Administration's plan in the provision of training and competition facilities for football, and the suitability of the third generation artificial turf pitches for football games as compared to natural turf pitches. Mr KWOK Ka-ming of the Steering Group for the Consultancy Study advised that artificial turf pitches, with their stringent grading system, had been accepted by the Fédération Internationale de Football Association in many major international football matches. In his view, artificial turf pitches, which could be used far more frequently and at lower maintenance cost than grass pitches, should be a viable alternative in coping with the demand for football venues and boosting professional/amateur participation in football. Director of Leisure and Cultural Services ("DLCS") supplemented that the Government currently provided 11 third generation artificial pitches and had plans to build or convert another 18 such pitches in the next few years. She would endeavour to secure the necessary resources and support from the District Councils ("DCs") so as to reach the target set in the consultancy report of providing a total of 34 new/converted artificial turf pitches for public use in the next five years.

16. Professor Patrick LAU said that the shortage of football pitches in primary/secondary schools across Hong Kong was a fundamental but essential issue to be addressed by the Administration in the development of football. Mr WONG Kwok-hing shared similar concern. He also urged the Administration to ensure adequate football facilities for young people at district level. SHA responded that to promote football among students, the Home Affairs Bureau ("HAB") would liaise with the Education Bureau ("EDB") with a view to fostering a stronger link between schools and football clubs in the organisation of development programmes for young players. DLCS supplemented that arrangements had been made for schools to block-book sports facilities managed by the Leisure and Cultural Services Department ("LCSD") (including the 50 natural turf pitches, 24 artificial turf pitches and 231 hard-surface pitches) in advance for the coming school year, and that the Hong Kong Schools Sports Federation might book the facilities 12 months in advance for organising competitions and training. LCSD would continue to liaise with DCs and the EDB for measures to improve the facility support to schools. Chairman of HKFA suggested that consideration might be given to converting basketball courts at schools into pitches for five-a-side football games.

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**V. Support to building owners and owners' corporations to facilitate building management and maintenance**

[LC Paper Nos. CB(2)1082/09-10(03) and (04)]

17. Deputy Director of Home Affairs(2) ("DDHA(2)") briefed members on the key support measures to building owners and owners' corporations ("OCs") to facilitate building management and maintenance, as set out in the Administration's paper.

The Building Management Professional Service Scheme

18. Mr WONG Kwok-hing considered that the Administration should render assistance to owners of those old buildings who had difficulties in forming OCs in accordance with the Building Management Ordinance ("BMO") (Cap. 344), as well as better support owners who lacked the ability and knowledge to tackle matters related to building management and maintenance. He urged the Administration to take the lead in grouping these buildings into clusters for the formation of neighbourhood co-opts to facilitate their management and maintenance.

19. Mr James TO considered that building management problems were most prevalent among old buildings with small number of units and/or large number of rental units. In his view, it would be more effective for these cases to be handled by social workers, whose personable approach and professional counselling skills should be helpful in convincing owners of the benefits of proper building management and inspiring their cooperation in the formation of OCs. Mr CHEUNG Kwok-che shared similar views. He further suggested that the Administration might enlist the assistance of non-governmental social organisations for the provision of such services.

20. DDHA(2) advised that as an initiative to assist owners of old buildings in enhancing the management and maintenance of their buildings, the HAB would, in collaboration with the Hong Kong Housing Society ("HKHS") and professional associations of the property management industry, launch the Building Management Professional Service Scheme ("BMPSS") in April 2010 for a trial period of one year. Under the BMPSS, staff from District Offices and the HKHS along with property management professionals would pay visits to households in the target building clusters, contact owners directly to give them professional advice, and produce building management audit reports with suggestions to enhance management and conditions of buildings. To give impetus for owners to form OCs and to carry out the recommended improvement measures, the professionals would also assist eligible owners and OCs in applying for various building maintenance loans and assistance schemes.

21. The Deputy Chairman had no strong view on the BMPSS, but expressed concern about the sustainability of government support to the owners

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concerned after the trial period. DDHA(2) said that while the findings of a public consultation conducted by the former Housing, Planning and Lands Bureau on building management and maintenance issues in 2005 indicated a general community consensus for owners to assume the responsibilities to properly manage and maintain their own properties, the Government was mindful of the fact that some owners might not possess adequate knowledge or financial capability to do so. The Government also noted the concern of the public about the use of tax money in subsidising the maintenance of private buildings on a long-term basis. Against such a background, the BMPSS would be implemented on a time-limited basis, to be followed by a review to identify owners with genuine needs for further assistance on building management and maintenance matters on the premises of public safety and environmental hygiene.

Opening hours of Property Management Advisory Centres

22. The Deputy Chairman criticised the Administration for lacking in providing follow-up support to OCs after their formation, and HKHS for failing to make suitable adjustment to the opening hours of the 10 Property Management Advisory Centres ("PMACs") to cater for the strong demand from OCs for meeting venues in the evening. The Chairman considered that HKHS should endeavour to extend the opening hours of PMACs in the evening, having regard to the prevailing policy and subject to the availability of resources.

23. Director (Property Management) of the Hong Kong Housing Society explained that the main function of HKHS's 10 PMACs was to render professional financial and technical support to owners and OCs in building management and maintenance works. To facilitate the works of OCs, special arrangements had also been made to extend the opening hours of individual Centres in one or two evenings a week to provide meeting venues for OCs. HKHS would endeavour to cater for such requests flexibly, where feasible.

One-stop advisory service and arbitration service for owners/OCs

24. Ms Starry LEE expressed concern about the adequacy and sustainability of government support to facilitate OCs to fulfil their duties and responsibilities under the BMO after their formation. She suggested that in the long run, the Administration should review the current practice of rendering support services to OCs through various government departments and relevant organisations, and study the feasibility of establishing a dedicated body/department to provide one-stop building management advisory service. In the medium term, the Administration should consider setting up a building affairs tribunal or arbitration centre for resolving building management disputes professionally and expeditiously. Ms LEE also highlighted the need for the Administration to organise training courses on building management for members of OCs to enhance their knowledge and facilitate the discharge of their duties.

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25. DDHA(2) responded that the Home Affairs Department ("HAD") had been working closely with HKHS and the Urban Renewal Authority ("URA") to provide support to owners and OCs on building management matters. As far as one-stop service was concerned, HAD had been coordinating the dissemination of information regarding the financial and technical assistance to owners and OCs rendered by HKHS, URA and the Buildings Department ("BD"), as well as referring their requests and complaints to the relevant organisations. Except for legal issues on building management, Liaison Officers in the 18 District Offices would provide advice and assistance to OCs/owners on matters relating to the implementation of BMO as set out in the relevant guidelines compiled by the HAD, such as procedures for the formation of an OC, clean and effective financial management as well as a code of practice on procurement arrangements for OCs. DDHA(2) added that HAD would step up its effort in education and publicity activities to support owners in building management, including working in partnership with tertiary institutions to provide a series of certificate training courses relating to building management and maintenance for owners/OCs.

26. Regarding arbitration services for OCs, DDHA(2) explained that a court-based mediation mechanism had proven to be more effective in resolving building management disputes than the mediator role played by Liaison Officers. The mechanism, which had been adopted by the Judiciary as a standard practice since 1 July 2009 pursuant to the review on the Lands Tribunal Pilot Scheme for Building Management Cases, encouraged the use of mediation as an alternative dispute resolution before the case was further processed by the Lands Tribunal.

27. Principal Assistant Secretary for Development (Planning & Lands)<sup>3</sup> ("PAS(P&L)<sup>3</sup>") supplemented that under the \$2 billion "Operation Building Bright", dedicated teams of professional staff were set up to provide one-stop technical assistance to help owners of old and dilapidated buildings to carry out repair and maintenance works. This apart, various building maintenance loan and assistance schemes administered by the Government, HKHS and URA were also available to help owners in need. The Government would continue to work in close partnership with the HKHS and URA on measures to better coordinate and consolidate these schemes. For example, by streamlining their application procedures, and putting in place a telephone hotline service to provide co-ordinated information on assistance rendered by the relevant authorities/organisations.

Assistance to OCs in the procurement of third party risks insurance

28. Mr CHEUNG Hok-ming urged the Administration to enhance its support for owners of old single tenement buildings, who generally lacked the knowledge and resources for maintaining their buildings. He further expressed concern about the difficulty for OCs to meet the mandatory requirement of securing third party risks insurance for their buildings because of the existence

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of unauthorised building structures. Mr CHEUNG was worried that the above situation might deter owners to form OCs, and enquired about the assistance provided by the Administration in this regard.

29. DDHA(2) said that the Government was adopting a targeted approach in assisting OCs which had difficulty in procuring third party risks insurance for various reasons. Cross-professional working groups, comprising among others representatives of the insurance sector, were formed to study the specific circumstances of the individual OCs and provide professional advice to OCs concerned on a case-by-case basis. DDHA(2) further advised that BD, HKHS and URA offered various loans and subsidy packages, and provided financial and technical support to help those OCs in need of assistance to maintain their buildings, including the removal of unauthorised building structures.

Other related issues

30. Mrs Sophie LEUNG opined that as a long-term solution to building management issues, the Administration should make it a mandatory requirement for owners of new buildings to form OCs or appoint a property management company within a prescribed period after the issue of occupation permit in respect of their buildings. To enhance the work quality of service contractors engaged under the various building maintenance schemes, Mrs LEUNG also suggested the establishment of a complaint mechanism and a marking system in relation to their works.

31. DDHA(2) said that as an initiative to promote proper building management in the long run, the Administration was studying the feasibility of implementing a mandatory licensing regime for property management companies. PAS(P&L)3 supplemented that BD would conduct audit checks to ensure that inspections and maintenance works had been carried out properly by professionals and contractors. Moreover, the Administration had implemented a registration system of building professionals and contractors and made available the names of such personnel with a view to enhancing the quality of their works.

32. In response to Prof Patrick LAU's enquiry about the progress in the preparation of the investigation report into the tragic building collapse incident at Ma Tau Wai Road, Deputy Director of Buildings advised that the preparation of the report for the incident was at its final stage, and whether the report would be made public would need to be considered in the light of the possible prosecution and legal proceeding in connection with its findings.

33. The Chairman expressed concern about the difficulty encountered by owners of old buildings in complying with some prevailing building safety measures, such as fire safety regulations. He suggested that such issues should be further discussed in future.

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**VI. Staffing proposal relating to the West Kowloon Cultural District Project**

[LC Paper No. CB(2)1082/09-10(05) and (06)]

34. The Chairman decided to extend the meeting for 15 minutes beyond the appointed ending time of the meeting at 10:30 am in accordance with House Rule 24A(a).

35. Permanent Secretary for Home Affairs (PSHA) briefed members on the proposal to create two supernumerary directorate posts relating to the West Kowloon Cultural District ("WKCD") Project in Home Affairs Bureau ("HAB") as set out in the Administration's paper. He said the posts (viz. one Principal Government Engineer ("PGE") (D3) post and one Administrative Officer Staff Grade C ("AOSGC") (D2) post) were proposed to be created on a time-limited basis from 1 July 2010 to 31 March 2015 to ensure good coordination between the West Kowloon Cultural District Authority ("WKCDA") and the relevant Government bureaux/departments in respect of the hardware and software development of WKCD. The PGE, designated as the Project Manager(HAB), would monitor the progress of the WKCD development and coordinate the planning and construction of the infrastructure works and communal facilities in the WKCD; while the AOSGC, designated as the Principal Assistant Secretary (WKCD) ("PAS(WKCD)"), would oversee and monitor at the policy level the cultural interface issues between the facilities in WKCD and the facilities operated by the Leisure and Cultural Services Department, such as strategic positioning, audience building and arts education, etc. within the overall arts and cultural policy in Hong Kong with a view to maximising the synergy effect.

36. The Chairman considered that there was a need for the Administration to monitor the progress of the WKCD project and act as a bridge in coordinating inputs to the project from different parties. Mrs Sophie LEUNG and Dr LAM Tai-fai expressed support for the proposal and held no strong view in filling the posts through internal deployment. They however considered that the Administration should give due consideration to the merits and suitability of individual officers in the appointment to these posts. Mr CHEUNG Kwok-che opined that it would be useful for PAS(WKCD) to possess relevant experience or knowledge in arts and culture, taking into account the role of PAS(WKCD) in coordinating and managing arts and culture related issues. Professor Patrick LAU considered that the candidate for the Project Manager(HAB) post should not be confined to staff of the engineering field, but should be open to other professionals such as architects, who also possessed the calibre and experience in leading large-scale projects, so as to give broader perspectives in the management of the WKCD project.

37. PSHA assured members that internal deployment of staff to the posts concerned would be made, amongst other things, having regard to the ability and competence of the candidates concerned. Taking into account the role of

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PAS(WKCD) as mentioned in the paper, PAS(WKCD) would handle the interface, coordination and communication issues between the WKCDA and the Government at policy level. In this regard, more weight should be given to the candidates' public administration background. As for the Project Manager(HAB), candidate with strong engineering background was deemed appropriate, considering that the incumbent would be involved in monitoring the progress and implementation of the WKCD development, and managing and coordinating complicated engineering and infrastructural works in the WKCD and their interface with infrastructure projects in the vicinity. Moreover, it was a common practice for engineering professionals to oversee the development of major Government works projects.

38. The Chairman concluded that members were in general supportive of the Administration's proposal, and their views would be conveyed to the Establishment Subcommittee for consideration at its meeting on 28 April 2010.

**VII. Any other business**

39. There being no other business, the meeting ended at 10:37 am.

Council Business Division 2  
Legislative Council Secretariat  
11 May 2010