



欣榮花園業主立案法團

The Incorporated Owners of Jubilant Place

To : Clerk to Panel on Development
 (Attention: Ms Christina SHIU)
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9 February 2009

Public Facilities in Private Developments

Thank you for your invitation to the meeting of the Panel on Development to receive views from the public on the captioned subject.

Our views on the subject are as follows:-

Our Problems

- (i) Our Jubilant Place (our Building) is a private development completed in 1998 with 900 residential units, a shopping arcade, an underground carpark, a community facility for mentally handicapped and a "public open space" (the POS) of total area about 1,800 square metres which located at the entrance of our Building on the ground level (see attached sketch). In the past 11 years, the POS has imposed numerous security problems as well as nuisances on the residents of our Building.
- (ii) It is not practical to install partitions/barriers between the POS and the common area of our Building because our common area is very small. Furthermore, any partition/barrier installed would hinder the access of fire engines and ambulances.
- (iii) In the past 11 years, numerous outsiders/strangers/passers-by have invaded into our common area through the POS. They have caused nuisances, such as noise nuisances, and occupied our leisure facilities such as table-tennis courts and children playground. Some children who came from streets even ejected their urine to the flower beds of the POS. Some outsiders such as labourers of adjacent construction sites did cigarette smoking and ate their lunch boxes in the POS causing environmental hygiene problems.



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Our Proposals

- (iv) In the short run, the management committee of the Incorporated Owners should be empowered by law to impose reasonable rules, such as prohibitions of smoking/eating/spitting/cycling, to manage the POS.
- (v) In the long run, the Government should provide a replacement “public open space” in the vicinity of our Building and abandon the POS of our Building. For example, the ex. Kai Tak Airport is only 250 metres away from our Building, the Government can provide a replacement “public open space” much larger than ours at there.

As the POS has unfairly caused problems to our building management, we ask the assistance from the Panel on Development to solve the problems.

Submitted by



LEUNG Fuk-pui

Chairman of The Incorporated Owners of Jubilant Place



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 Public Open Space (about 1,800 m²)