## 立法會 Legislative Council

LC Paper No. CB(2)1981/17-18 (These minutes have been seen by the Administration)

Ref: CB2/PL/FE

#### Panel on Food Safety and Environmental Hygiene

## Minutes of special meeting held on Monday, 30 April 2018, at 9:00 am in Conference Room 3 of the Legislative Council Complex

Members : Hon Steven HO Chun-yin, BBS (Chairman)
present Dr Hon KWOK Ka-ki (Deputy Chairman)

Hon LEUNG Yiu-chung

Prof Hon Joseph LEE Kok-long, SBS, JP

Hon Starry LEE Wai-king, SBS, JP

Hon CHAN Hak-kan, BBS, JP

Hon Claudia MO

Hon CHAN Chi-chuen Hon CHAN Han-pan, JP

Hon LEUNG Che-cheung, SBS, MH, JP Hon Alice MAK Mei-kuen, BBS, JP

Hon VWOV Wei Iroung ID

Hon KWOK Wai-keung, JP Dr Hon Helena WONG Pik-wan Dr Hon Elizabeth QUAT, BBS, JP Hon POON Siu-ping, BBS, MH Dr Hon CHIANG Lai-wan, JP

Ir Dr Hon LO Wai-kwok, SBS, MH, JP

Hon Andrew WAN Siu-kin

Hon CHU Hoi-dick Hon HO Kai-ming Hon SHIU Ka-fai

Hon Wilson OR Chong-shing, MH

Hon YUNG Hoi-yan Dr Hon Pierre CHAN Hon LAU Kwok-fan, MH Hon KWONG Chun-yu Hon Jeremy TAM Man-ho Members absent

: Hon Tommy CHEUNG Yu-yan, GBS, JP Hon Michael TIEN Puk-sun, BBS, JP

Hon SHIU Ka-chun Hon Tanya CHAN Hon HUI Chi-fung

Hon Kenneth LAU Ip-keung, BBS, MH, JP

Hon AU Nok-hin

**Public Officers**: attending

The Administration

Dr CHUI Tak-vi, JP

Under Secretary for Food and Health

Miss Diane WONG

Principal Assistant Secretary for Food and Health (Food) 2

Miss Agnes HO Tsz-ting

Assistant Secretary for Food and Health (Food) 3

Mr Andrew NGAN Man-kit

Senior Administrative Officer (Private Columbaria)

Food and Environmental Hygiene Department

MVA Hong Kong Limited

Mr Edmond CHU Technical Director

Ms Luna CHAN

Senior Traffic Engineer

Attendance by invitation

The Civic Party

Mr Michael YUNG Ming-chau

Member

Labour Party

Mr KWOK Wing-kin

Chairman

## Democratic Alliance for the Betterment and Progress of Hong Kong

Mr WU Cheuk-him

Deputy Spokesperson on Food Safety and Environmental Hygiene

#### Individual

Mr Stanley HO Wai-hong

#### Alliance for the Concern Over Columbarium Policy

Mr Eddie TSE Sai-kit Convenor

#### Individual

Ms HO Hang-mui
Tuen Mun District Council member

## 關注極樂寺骨灰龕行動組

Ms SIU Sau-ping Member

## 抗議極樂寺違規骨灰龕行動組

Mr TAM Ting-hung Member

## 拒絕放生委員會

Mr Pius YUM Kwok-tung Member

## Hong Kong Columbarium Merchants Association Limited

Mr LAI Hau-yan Vice Chairamn

## Piety (Tai Po) Poh Yea Ching Shea Limited

Ms Gladys LI Man-ling Secretary

#### Salvation Benevolent Association Limited

Ms WONG Lai-to Secretary

Sai Lam (Salvation) Foundation Limited

Ms CHUNG May-hing Manager

Clerk in : Miss Josephine SO

**attendance** Chief Council Secretary (2) 2

**Staff in** : Ms Wendy LO

**attendance** Senior Council Secretary (2) 2

Miss Michelle TANG Council Secretary (2) 2

Miss Cally LAI

Legislative Assistant (2) 2

Action

I. Implementation of the Private Columbaria Ordinance: policy initiatives related to land premium and traffic impact assessment issues of pre-cut-off columbaria

(LC Paper Nos. CB(2)1269/17-18(01) & (02), CB(2)645/17-18(01), CB(2)467/17-18(03), FC240/17-18(01) and the Legislative Council Brief under File Ref: FH CR 2/3751/07)

### Presentation of views by deputations/individuals

The Chairman reminded the deputations attending the meeting that they were not covered by the protection and immunity provided under the Legislative Council (Powers and Privileges) Ordinance (Cap. 382) when addressing the Panel. At the invitation of the Chairman, 13 deputations/individuals presented their views. A summary of their views is in the **Appendix**. Members also noted one written submission from an individual not attending the meeting.

#### The Administration's responses to deputations' views

- 2. <u>Under Secretary for Food and Health</u> ("USFH") and <u>Principal Assistant Secretary for Food and Health (Food) 2</u> ("PASFH(F)2") made the following responses:
  - quite a number of people had purchased niches from private (a) columbaria or even interred the ashes of their deceased relatives therein before the Administration announced on 18 June 2014 the introduction of the licensing regime vide the Private Columbaria Bill ("the Bill"). Given this, the Administration needed to adopt a pragmatic and sensitive approach towards the consumers who had purchased niches from private columbaria and the dedicated persons whose ashes had been interred, to minimize their losses or any social disruption arising from massive displacement of interred ashes. In November 2017, the Administration announced two policy initiatives to address the land premium and traffic impact assessment ("TIA") issues of pre-cut-off columbaria (meaning any columbarium that was in operation, and in which ashes were interred in niches. immediately before the cut-off time, i.e. 8 am on 18 June 2014) seeking a licence. In contemplating the two policy initiatives, the Administration mainly took into account the overall interests of the community and the need to minimize the impact on the descendants, in particular their wish of not having the interred ashes of the deceased disturbed as far as practicable;
  - (b) for waiving of relevant payments for regularization ("the waiving arrangement"), only those pre-cut-off columbaria confirmed to be eligible for a licence in all other respects could apply for waiving the payments for the regularization exercise, including the relevant waiver fees, short term tenancy rentals and administrative fees, before and during the validity period of the specified instrument in respect of the niches sold before the cut-off time and its pre-cut-off religious ash pagoda fulfilling certain requirements, when they applied for regularizing breaches of relevant lease conditions and/or unlawful occupation of unleased land. In other words, the pre-requisites were that the columbarium must (i) be a pre-cut-off columbarium; (ii) fulfill the licensing criteria for a licence in all other respects, which included more than 10 relevant requirements on planning, building and fire safety, etc. A pre-cut-off columbarium would not automatically get a licence as a result of the policy initiatives. Each application would be considered by the Private Columbaria Licensing Board ("PCLB") on a case by case basis, having

regard to its circumstances and merit. The Administration would impose safeguards on the pre-cut-off sold niches covered by the waiving arrangement. Among others, the operators (licensees) were not allowed to impose any additional fees, charges or other sums beyond what had been provided for in the original agreements entered with the consumers concerned in respect of those niches. For all the post-cut-off sold or newly let out niches, the operators must pay a land premium at full market value ("FMV");

- (c) the Administration had also decided that for the operation of a pre-cut-off columbarium, if it only involved niches sold before 30 June 2017, i.e. the enactment date of the Private Columbaria Ordinance (Cap. 630) ("the Ordinance"), an empirical evidence approach would be adopted for assessing the traffic impact when processing its licence application. In other words, the government departments concerned would generally not call for a TIA. The Administration had studied this issue in depth and had three observations. Firstly, the columbaria concerned were not newly planned establishments but had already been in existence and operation in the community for a long time. Secondly, the traffic and pedestrian flow problem mainly surfaced during the grave-sweeping seasons (Ching Ming Festival and Chung Yeung Festival) and the situation outside the grave-sweeping seasons was usually not of a major concern. Thirdly, an applicant for a licence would have to submit a management plan covering the traffic and pedestrian flow management measures for prior approval by PCLB and was required to comply with the licensing conditions relating to the traffic and pedestrian flow management measures imposed by PCLB:
- (d) deadline for submitting applications for specified instruments (viz. licence, exemption or temporary suspension of liability) in respect of pre-cut-off columbaria had expired by close of 29 March 2018. By the deadline of application, 144 private columbaria had submitted 359 applications for specified instruments. PCLB fully understood the wishes of the public for the resumption of supply of private niches as soon as possible and to keep ashes in niches purchased in the past. The Private Columbaria Affairs Office ("PCAO") would maintain close liaison with the applicants and work with related departments to process the applications expeditiously as far as practicable; and

(e) to cope with the long-term public demand for facilities and services for handling cremated ashes of the deceased, the Administration would continue to promote the sustainable development of the private columbaria sector through implementing the Ordinance, increasing the supply of public niches, introducing an extendable arrangement for the use of niches and promoting green burial.

#### **Discussions**

#### *Initiative relating to land premium*

- 3. The Deputy Chairman expressed dissatisfaction that the Administration had not consulted Members and relevant stakeholders on the two policy initiatives before rolling them out. He criticized that the Administration's decision to extend the waiving arrangement from pre-cut-off columbaria eligible for an exemption in all other respects to pre-cut-off columbaria eligible for a licence in all other aspects was a "relaxation" measure for the sole benefit of pre-cut-off columbaria. Mr CHAN Chi-chuen queried the justifications for introducing the two policy initiatives and questioned whether they were in line with the deliberations of the Bills Committee formed to study the Bill.
- 4. While appreciating the needs to strike a balance between competing interests of different stakeholders and to resolve the historical problems accumulated over the decades, the Chairman considered it necessary for the Administration to clearly explain to the public the reasons for introducing the two policy initiatives.
- 5. <u>PASFH(F)2</u> responded that during the scrutiny of the Bill by the Bills Committee and at relevant meetings of the Panel, some Members did urge the Administration to address the land premium issue for regularizing pre-cut-off columbaria in a pragmatic manner so as to avoid "catastrophic" consequences. Information collected from the Notification Scheme in 2014 showed that there might be about 87 private columbaria that had commenced operation before 1990. However, it was subsequently discovered that there might be only around 28 such private columbaria, as the remaining 59 might not be able to provide any documentary proof. For waiving of relevant payments for regularization in respect of the pre-cut-off sold niches in pre-cut-off columbaria eligible for an exemption in all other respects (originally estimated to be 87 columbaria), if the intention was to continue to cover those 59 columbaria which might turn out to be seeking a licence, the Administration would need to, for parity, extend the same treatment to columbaria in like circumstances, i.e. the remaining 44 pre-cut-off columbaria which had not claimed pre-1990 status seeking a licence.

<u>PASFH(F)2</u> stressed that the decision to introduce the two policy initiatives was in line with the spirit of the pragmatic and sensitive approach and neither contradicted nor altered any provisions of the Ordinance. They were administrative measures without involving funding approval or legislative amendment.

- 6. The Deputy Chairman and Mr Pius YUM of 拒絕放生委員會 enquired about the estimated amount of land premium forgone associated with extending the waiving arrangement from pre-cut-off columbaria eligible for an exemption in all other aspects to pre-cut-off columbaria eligible for a licence in all other aspects. Ms Alice MAK considered that the Administration should review the mechanism for assessing land premium payable by private columbaria. If a lower land premium could be set for lease modifications, it might not be necessary for the Administration to waive the land premium for private columbaria. Mr Michael YUNG of the Civic Party said that the Administration should consider requiring operators of pre-cut-off columbaria confirmed to be eligible for a licence to pay FMV land premium at a certain percentage instead of waiving the relevant fees and rentals in whole.
- 7. PASFH(F)2 responded that as the means for regularization and the terms might vary, it was not possible for the Administration to estimate the financial implications of the waiving arrangement. Taking lease modification as an example, the land premium would be assessed according to FMV of the site at the time of its application and might vary due to the original use stated in the land lease, the location of the private columbaria and its number of niches, etc. Ms Alice MAK hoped that the Administration would provide information on land premium forgone, when that figure was known.
- 8. Ms Alice MAK expressed concern that the two policy initiatives would give rise to a non-level playing field and provide double benefit for some licensees. In her view, the waiving arrangement was unfair to private columbaria operators who had paid the land premium and consumers who had bought niches at a higher price from those columbaria. PASFH(F)2 responded that the Administration had deliberated on options on payment of land premium by instalments. For post-cut-off sold niches of a pre-cut-off columbarium or a post-cut-off columbarium which would not be covered by the waiving arrangement, the Administration would allow an applicant seeking a licence fulfilling the respective criteria to link the payment of FMV land premium with the phased development of the columbarium or make periodic payment of FMV short-term waiver fees. This could help ease the pressure on operators' cash flow and incentivize operators to sustain their operation with a regular stream of income.

- 9. Mr LEUNG Che-cheung expressed concern that operators might be enticed to provide false information to PCLB in applying for a licence, claiming that their niches were sold before the cut-off time so as to benefit from the waiving arrangement. PASFH(F)2 responded that columbaria had to submit their applications for specified instruments as required by the Ordinance, and PCLB would scrutinize the information as an integral part of processing the applications. According to section 99 of the Ordinance, a person who committed an offence of providing false or misleading information was subject to the maximum penalty of a fine of \$500,000 and imprisonment for two years. In addition, if an applicant for a specified instrument deceived the Government, thus resulting in prejudice to the Government, that person committed the offence of fraud under the Theft Ordinance (Cap. 210), the maximum penalty for which was imprisonment for 14 years.
- 10. Mr LAU Kwok-fan expressed worries that PCLB and the Town Planning Board ("TPB") might adopt a lax approach in assessing licence or planning applications from pre-cut-off private columbaria in order to avoid "catastrophic" consequences leading to the cessation of operation of private columbaria and massive displacement of interred ashes. He asked whether PCLB would make known to the public the private columbaria which failed to complete the required regularization.
- 11. <u>USFH</u> and <u>PASFH(F)2</u> responded that both PCLB and TPB were independent statutory bodies each performing its functions according to its own legislation. The public should rest assured that PCLB and TPB would assess all applications in accordance with the statutory requirements and established procedures. The application results would be made available for public inspection, once available. In response to Mr LAU Kwok-fan's further enquiry about the enforcement actions taken against private columbaria, <u>PASFH(F)2</u> said that PCAO had conducted around 530 inspections from the enactment of the Ordinance to end-March 2018. In early March 2018, PCAO had cracked down on a columbarium suspected to have newly rented out niches in Hung Hom. PCAO would continue to take stringent enforcement actions against columbaria operating in contravention of the Ordinance and monitor compliance with the legal requirements for implementing ash disposal procedures by private columbaria.
- 12. <u>Mr CHAN Chi-chuen</u> surmised that the price of some private niches had factored into account the anticipated costs for the regularization exercise and the land premium element. He asked whether consumers could claim partial refund/compensation from private columbaria operators who would eventually benefit from the waiving arrangement. <u>PASFH(F)2</u> responded that whether a consumer could seek partial refund or compensation from the operator depended on the terms and conditions of the contract/agreement

between the two parties. In response to the Deputy Chairman's follow-up enquiry, <u>PASFH(F)2</u> said that consumers might resort to legal proceedings in the event that a private columbarium ceased operation without fulfilling its contractual obligations.

13. Mr Eddie TSE from the Alliance for the Concern Over Columbarium Policy hoped that PCLB would update the public on its progress of processing applications for specified instruments and PCAO would organize forums to explain to the public how consumers' interests were protected under the new licensing regime. PASFH(F)2 responded that PCLB would look into the status and number of niches of the relevant operators in depth, when scrutinizing their applications for specified instruments. PCLB would keep a register of private columbaria issued with specified instruments and make it available for public inspection.

#### Initiative relating to TIA

- 14. The Deputy Chairman, Mr CHAN Chi-chuen, Ms Alice MAK and Mr KWOK Wai-keung pointed out that in some districts where private columbaria were situated, the traffic and pedestrian flow during the grave-sweeping seasons had caused much nuisance and inconvenience to the residents living nearby. They expressed concern about the traffic impact brought by the policy initiative relating to TIA.
- 15. Mr Michael YUNG, Mr Eddie TSE, Mr Pius YUM and Ms HO Hang-mui, Tuen Mun District Council member said that the unauthorized development of columbarium facilities could seriously affect the living environment of the neighbourhood. In their view, the Administration should not exempt pre-cut-off columbaria from submitting TIA when applying for a licence and let the residents bear all the suffering. Sharing their concerns, Mr CHAN Chi-chuen said that since ashes had yet to be interred in some niches of pre-cut-off columbaria sold before 30 June 2017, the traffic impact likely to be brought by those columbaria might have been underestimated.
- 16. PASFH(F)2 responded that traffic and pedestrian flow management measures were already implemented by the government departments in some of the areas where quite a number of private columbaria were located. The Administration noticed that some private columbaria also made arrangements during Ching Ming Festival and Chung Yeung Festival, such as providing dedicated coach service to pick up and drop off grave-sweepers. If only niches sold by 30 June 2017 of pre-cut-off columbaria were counted and as these niches spread over a number of areas, the traffic and pedestrian flow level in those areas during the peak hours was, overall speaking, still at an acceptable level. PASFH(F)2 stressed that individual columbarium operators had the responsibility to provide practicable mitigation measures within their

- capability and a management plan must be submitted in each licence application for prior approval by PCLB. Relevant government departments would reflect to PCLB their views on suitable mitigation measures that should be followed up by individual cases. PCLB might, if necessary, impose licensing conditions to require the operators to adopt appropriate mitigation measures. The views of the public on the mitigation measures would be considered during the process.
- 17. In response to Mr LEUNG Che-cheung's follow-up enquiry, <u>PASFH(F)2</u> said that if a pre-cut-off columbarium would like to sell or newly let out niches after 30 June 2017, or any post-cut-off columbarium would like to pursue columbarium developments, the TIA mechanism was applicable to them in the context of the planning and licence applications.
- 18. Referring to a submission from an individual not attending the meeting (LC Paper No. CB(2)1269/17-18(03)), Ms Alice MAK shared a similar concern that a columbarium with most of its niches sold might lose its business viability and lack the incentive to implement traffic mitigation measures after obtaining a licence. She wondered how the Administration would address this issue. The Chairman made a similar enquiry.
- 19. <u>PASFH(F)2</u> responded that a pre-cut-off columbarium seeking a licence was required to submit, among others, a financial proposal to PCLB to prove its financial viability. As mentioned earlier, the columbarium would also be required to implement the traffic and pedestrian flow management arrangements as set out in its management plan submitted to PCLB and to adopt other mitigation measures imposed by PCLB through licensing conditions. PCAO might issue enforcement notices to the columbaria concerned and PCLB might even revoke its licence if a columbarium failed to comply with the licensing conditions. PCAO would also conduct investigations upon receipt of complaints.
- 20. PASFH(F)2 further said that to facilitate relevant departments and authorities to have a better grasp of the traffic and pedestrian flow brought by private columbaria, the Food and Health Bureau had commissioned a counting survey to collect the actual traffic and pedestrian data during the Ching Ming Festival period of 2018 of private columbaria claiming pre-cut-off status in their applications for specified instruments. counting survey covered about 135 road junctions and 169 access points in respect of about 130 private columbaria joining the Notification Scheme. The survey had been completed but the data were under compilation. Once ready, the Administration would make public the relevant data in an Mr KWOK Wai-keung considered that the counting appropriate form. survey should have covered more road junctions and access points in the vicinity of the columbaria, so as to fully assess the traffic impact brought by the columbaria.

Temporary storage service for ashes

- 21. Mr KWOK Wai-keung noted with concern that among the 28 000 temporary storage spaces provided by the Food and Environmental Hygiene Department ("FEHD") for keeping ashes, only 1 155 spaces were in use. He asked how the Administration would promote the use of these facilities.
- 22. <u>PASFH(F)2</u> said that it was the plan of the Administration to increase the capacity of its temporary storage facilities for ashes from the current 28 000 spaces to about 68 000 spaces in two years' time. The families concerned might consider applying for these facilities for keeping the ashes temporarily. If the families wished to pay tribute to the deceased, they might use the existing facilities of the nearby public columbaria. FEHD was considering whether it was possible to erect memorial tablets, thus allowing users of these temporary storage facilities to pay tribute to the deceased.

#### II. Any other business

23. There being no other business, the meeting ended at 10:54 am.

Council Business Division 2
<u>Legislative Council Secretariat</u>
6 September 2018

## Panel on Food Safety and Environmental Hygiene Special meeting held on Monday, 30 April 2018, at 9:00 am in Conference Room 3 of the Legislative Council Complex

# Item I - Implementation of the Private Columbaria Ordinance: policy initiatives related to land premium and traffic impact assessment issues of pre-cut-off columbaria

## Summary of views and concerns expressed by deputations

No.	Name of deputation	Submission / Major views and concerns
1.	The Civic Party	• LC Paper No. CB(2)1380/17-18(01)
2.	Labour Party	<ul> <li>The decision to introduce two policy initiatives relating to land premium and traffic impact assessment ("TIA") issues of pre-cut-off columbaria seeking a licence under the Private Columbaria Ordinance (Cap. 630) ("the Ordinance") was a "relaxation" measure for pre-cut-off private columbaria and would set a bad precedent that the Administration could introduce administrative measures to relax certain regulatory requirements.</li> <li>The Administration should be aware of the fact that many private columbaria had made huge profits before the enactment of the Ordinance.</li> <li>The traffic and pedestrian flow in some districts where private columbaria were situated (e.g. Ma Wo Road, Tai Po) during and around the grave-sweeping seasons had caused serious nuisance to residents living nearby.</li> </ul>
3.	Democratic Alliance for the Betterment and Progress of Hong Kong	<ul> <li>The Administration should explain clearly to the public the justifications for introducing the two policy initiatives, in order to dispel any misconceptions about collusion of business and political interests.</li> <li>The Administration should assist affected consumers to handle displaced ashes as a result of the closing down of private columbaria and to claim compensation in case of default on the part of columbarium operators.</li> <li>The Private Columbaria Licensing Board should act as the goalkeeper when processing applications from private columbaria and should examine in detail, in particular, their proposed traffic and pedestrian flow management measures.</li> </ul>
4.	Mr Stanley HO Wai-hong	<ul> <li>Strong dissatisfaction and regret on the Administration's introduction of the two policy initiatives.</li> <li>Pre-cut-off columbaria seeking regularization of breaches of land-related requirements should be subject to payment of land premium at full market value in order to be eligible for the issue of a licence under the Ordinance.</li> <li>The traffic and pedestrian flow in some districts where private columbaria were situated (e.g. Lo Wai, Tsuen</li> </ul>

No.	Name of deputation	Submission / Major views and concerns
		Wan) during and around the grave-sweeping seasons had caused serious nuisance to residents living nearby.
5.	Alliance for the Concern Over Columbarium Policy	• LC Paper Nos. CB(2)1457/17-18(01) and CB(2)1519/17-18(01)
6.	Ms HO Hang-mui, Tuen Mun District Council member	• LC Paper No. CB(2)1380/17-18(02)
7.	關注極樂寺骨灰龕行動組	• LC Paper No. CB(2)1380/17-18(03)
8.	抗議極樂寺違規骨灰龕行動組	• LC Paper No. CB(2)1380/17-18(04)
9.	拒絕放生委員會	• LC Paper No. CB(2)1322/17-18(01)
10.	Hong Kong Columbarium Merchants Association Limited	• LC Paper No. CB(2)1441/17-18(01)
11.	Piety (Tai Po) Poh Yea Ching Shea Limited	<ul> <li>The Administration should clarify the point of time at which the calculation of land premium value was to be based on, for the purpose of regularization of breaches of land-related requirements in respect of post-cut-off sold niches.</li> <li>With a view to facilitating early resumption of supply of private niches, the Private Columbaria Licensing Board and the Lands Department should expedite the processing of applications.</li> </ul>
12.	Salvation Benevolent Association Limited	<ul> <li>The Administration should clarify the following matters:</li> <li>(a) given the traffic impact in respect of (i) niches sold before 30 June 2017 (i.e. the enactment date of the Ordinance) and (ii) unsold niches as at 30 June 2017 in a pre-cut-off columbarium would be assessed in a different manner, whether a pre-cut-off columbarium involving both types of niches would be required to submit separate licence applications covering each type of niches; and</li> <li>(b) whether a planning permission in respect of sold niches before 30 June 2017 in a pre-cut-off columbarium approved on the basis of empirical evidence would facilitate approval of subsequent application for planning permission requiring TIA in respect of unsold niches as at 30 June 2017 in the same columbarium.</li> </ul>
13.	Sai Lam (Salvation) Foundation Limited	• The Administration should clarify the following matters:  (a) for the purpose of the regularization of breaches of

No.	Name of deputation	Submission / Major views and concerns	
		land-related requirements in respect of post-cut-off sold niches, whether the assessment of land premium was based on (i) the land lot where the columbarium was situated; or (ii) the number of niches involved; and  (b) whether the number of commemorative plagues available for sale/lease in a private columbarium would be factored into account the assessment of land premium to be paid by columbarium operators.	
Written submission from organizations not attending the meeting			
14.	Mr Danny CHUNG	• LC Paper No. CB(2)1269/17-18(03)	

Council Business Division 2
<u>Legislative Council Secretariat</u>
6 September 2018