

Seven landlords of subdivided units under regulated tenancies convicted of contravening relevant statutory requirements

Seven landlords of subdivided units (SDUs) who contravened Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (the Ordinance) pleaded guilty and were fined from \$800 to \$7,600 today (October 20) at the Eastern Magistrates' Courts. Since the Ordinance has come into force, a total of 16 SDU landlords have been convicted of contravening the Ordinance.

The offences of these landlords include (1) requesting the tenant to pay any money other than those types permitted by the Ordinance; (2) failing to produce copies of the bills and provide an account in writing when requiring the tenant to pay for the reimbursement of the apportioned water and electricity charges; (3) failing to submit a Notice of Tenancy (Form AR2) to the Commissioner of Rating and Valuation within 60 days after the term of the regulated tenancy commenced; and (4) failing to provide the tenant with a rent receipt. The landlord who was fined \$7,600 contravened a total of 11 offences under (1), (3) and (4) above.

The Rating and Valuation Department (RVD) earlier discovered that the landlords failed to comply with the relevant requirements under the Ordinance. Upon an in-depth investigation and evidence collection, the RVD prosecuted against the landlords.

A spokesman for the RVD hopes that these convictions will send a strong message to SDU landlords that they must comply with the relevant requirements under the Ordinance, and also reminds SDU tenants of their rights under the Ordinance. He also stresses that the RVD will continue to take resolute enforcement action against any contraventions of the Ordinance. Apart from following up on reported cases, the RVD has been adopting a multipronged approach to proactively identify, investigate and follow up on cases concerning landlords who are suspected of contravening the Ordinance. In particular, the RVD has been requiring landlords of regulated tenancies to provide information and reference documents of their tenancies for checking whether the landlords concerned have complied with the requirements of the Ordinance. If a landlord, without reasonable excuse, refuses to provide the relevant information or neglects the RVD's request, the landlord commits an offence and is liable to a fine at level 3 (\$10,000) and to imprisonment for three months. Depending on the actual circumstances and having regard to the information and evidence collected, the RVD will take appropriate actions on individual cases, including instigating prosecutions against suspected contraventions of the Ordinance.

The RVD spokesman appeals to members of the public to come forward and report to the RVD promptly any suspected cases of contravening the relevant

requirements. This would help curb illegal acts as soon as possible. Reporting can be made through the telephone hotline (2150 8303), by email (enquiries@rvd.gov.hk), by fax (2116 4920), by post (15/F, Cheung Sha Wan Government Offices, 303 Cheung Sha Wan Road, Kowloon), or in person (visiting the Tenancy Services Section office of the RVD at Room 3816-22, 38/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong, and please call 2150 8303 to make an appointment). Furthermore, the RVD has provided a new form (Form AR4) (www.rvd.gov.hk/doc/en/forms/ar4.pdf) on its website to facilitate SDU tenants' reporting to the RVD.

In addition, pursuant to the Ordinance, a regulated cycle of regulated tenancies is to comprise two consecutive regulated tenancies (i.e. the first-term tenancy and second-term tenancy) for an SDU, and the term of each regulated tenancy is two years. A tenant of a first-term tenancy for an SDU is entitled to be granted a second-term tenancy of the regulated cycle, thus enjoying a total of four years of security of tenure. Since the first batch of regulated tenancies is about to approach their second-term tenancies, the RVD has just started a new round of publicity and education work in order to assist SDU landlords and tenants to understand the important matters pertaining to the second-term tenancy, and procedures that need to be followed about two months prior to the commencement of the purported second-term tenancy. Relevant landlords and tenants may visit the dedicated page for the second-term tenancy on the RVD's website (www.rvd.gov.hk/en/tenancy_matters/second_term_tenancy.html) for the relevant information, including "concise guide", brochures, tutorial videos and frequently asked questions, etc. SDU landlords and tenants are also advised to familiarise themselves with the relevant statutory requirements and maintain close communication regarding the second-term tenancy for handling the matters properly and in a timely manner according to the Ordinance.

For enquiries related to regulated tenancies, please call the telephone hotline (2150 8303) or visit the RVD's webpage (www.rvd.gov.hk/en/our_services/part_iva.html) for the relevant information.

Town Planning Board maintains its previous decision to amend zoning of site at northernmost part of Old Course of Fanling Golf Course to "Undetermined" temporarily

The Town Planning Board (TPB) completed today (October 20) the deliberation on the further representations on the proposed amendment to the

draft Fanling/Sheung Shui Extension Area Outline Zoning Plan No. S/FSSE/1 (the draft OZP) and decided to amend the draft OZP by the proposed amendment, i.e. rezoning the 9.5-hectare site at the northernmost portion of the draft OZP (the Site) from "Residential (Group A)" to "Undetermined" ("U") temporarily.

Having considered thoroughly 1 903 further representations, the oral submissions of about 60 attendees in the three-day hearing, as well as the views and responses of the Planning Department and relevant departments, the TPB arrived at the decision after discussion at its meeting this afternoon.

The TPB was aware that the Hong Kong Golf Club had lodged a judicial review (JR) against the Director of Environmental Protection's decision to approve with conditions the Environmental Impact Assessment related to the draft OZP (the Decision), and the Court had granted an interim stay on the Decision, but made it clear that the Civil Engineering and Development Department (CEDD) could go ahead with the review on the layout and development intensity of the proposed public housing development at the Site in accordance with the relevant approval conditions under the Decision. The TPB took a cautious approach in considering the further representations, taking into account the relevant content in the Court's decision. The TPB also noted that the Court's decision on the interim stay did not legally prevent the TPB from proceeding with the hearing and submission of the draft OZP to the Chief Executive in Council (CE in C).

After thorough discussion, the TPB considered the "U" zoning for the Site appropriate at this stage since such land use zoning serves as a transitional arrangement and does not determine the permanent use of the Site. It allows the CEDD to conduct the review with flexibility to cater for possible outcomes of the JR, while providing appropriate planning control on the Site during the interim period. The TPB would submit the draft OZP to the CE in C for consideration before the statutory time limit of November 30, 2023.

The TPB acknowledged that the long-term use of the Site would only be confirmed upon completion of the CEDD's review and the JR proceedings. Any further rezoning of the Site in future would be processed in accordance with the Town Planning Ordinance, and the public would have the opportunity to submit representations.

Approved Tuen Mun Outline Zoning Plan amended

The Town Planning Board today (October 20) announced amendments to the approved Tuen Mun Outline Zoning Plan (OZP).

The amendments mainly involve (i) rezoning a site at the upper section of Hong Po Road from "Green Belt" ("GB") and an area shown as 'Road' to "Residential (Group A)28" ("R(A)28"); (ii) rezoning a site at the junction of Hong Po Road, Tsing Lun Road and Ng Lau Road from "Residential (Group E)1" ("R(E)1") and an area shown as 'Road' to "R(A)28"; (iii) rezoning a site to the west of Ng Lau Road from "R(E)1" to "Government, Institution or Community" ("G/IC"); (iv) rezoning a site in Tuen Mun Area 9 from "Comprehensive Development Area (1)" ("CDA(1)"), "Comprehensive Development Area (2)" and an area shown as 'Road' to "Commercial (2)"; (v) rezoning a site adjacent to Ho Tin Light Rail Station from "CDA(1)" to "Open Space"; and (vi) rezoning two sites to the west and further west of Hing Fu Street from "GB" to "G/IC(3)" and "G/IC(4)" respectively.

Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information of various land use zonings and the planning scheme area, where appropriate.

The draft Tuen Mun OZP No. S/TM/38, incorporating the amendments, is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Tuen Mun and Yuen Long West District Planning Office, (iv) the Tuen Mun District Office and (v) the Tuen Mun Rural Committee.

Any person may make written representations in respect of the amendments to the Secretary of the Town Planning Board on or before December 20. Any person who intends to make a representation is advised to read the Town Planning Board Guidelines No. 29C on "Submission and Processing of Representations and Further Representations under the Town Planning Ordinance" (TPB PG-No. 29C).

Submission of a representation should comply with the requirements set out in TPB PG-No. 29C. In particular, the representer should take note of the following:

- * If the representer fails to provide his or her full name and the first four alphanumeric characters of his or her Hong Kong identity card or passport number as required under TPB PG-No. 29C, the representation submitted shall be treated as not having been made; and
- * The Secretariat of the Town Planning Board reserves the right to require the representer to provide identity proof for verification.

The Guidelines and the submission form are available at the above locations (i) and (ii) and the Town Planning Board's website (www.tpb.gov.hk).

Copies of the draft Tuen Mun OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed on the Town Planning Board's website (www.tpb.gov.hk).

Research Grants Council to present public lecture on “Hong Kong Success Stories – Cantopop and Fashion” on October 29

The following is issued on behalf of the University Grants Committee:

The Research Grants Council (RGC) will organise a series of public lectures from October 2023 to January 2024, covering areas including culture, health, technology and innovation. The first lecture titled "Hong Kong Success Stories – Cantopop and Fashion" will be held at the Hong Kong Central Library on October 29 (Sunday). All are welcome.

The RGC has invited Professor of the School of Chinese of the University of Hong Kong, Professor Chu Yiu-wai, and Professor and Head of the Department of Public and International Affairs of City University of Hong Kong, Professor Ho Tat-kei, to tell the stories of Hong Kong through Cantopop and fashion development respectively. Details are as follows:

Time: 10.30am – 12.30pm

Venue: Lecture Theatre, G/F, Hong Kong Central Library

Language: Cantonese

Admission: Free (seats are available on a first-come, first-served basis)

Members of the public can also watch a live broadcast of the lecture through the YouTube Channel of the Hong Kong Public Libraries (www.youtube.com/channel/UCJUipdvSACZj01ldo03Y0BA).

First session: Sing Good Stories of Hong Kong: Cantopop in the 1980s as an Example

Using classic Cantopop as an example, Professor Chu Yiu-wai will illustrate how the superstars in the 1980s sang the good stories of Hong Kong, led the global trend of Chinese pop culture and enabled Hong Kong to shine in Asia and the world.

Second session: Fashion 2047 – From Sham Shui Po to the World

Professor Ho Tat-kei will lead the public to review the history of Hong Kong's fashion and textile industries and discuss their development prospects. In the 1970s and 1980s, the fashion and textile industries in Sham Shui Po thrived. Despite the sector's gradual decline from its peak, the emergence of new technological development and talent in recent years, as well as the growing emphasis on sustainability and circular economy around

the world, has brought opportunities for textile enterprises and fashion designers.

The RGC has been regularly organising public lectures since 2009, featuring various distinguished scholars as speakers. These lectures aim to promote research knowledge of Hong Kong's tertiary institutions and to raise public awareness of the significance and values of local research work.

For enquiries, please call 2524 3987 or visit the University Grants Committee webpage (www.ugc.edu.hk/eng/rgc/about/events/lectures/lectures.html). In addition, members of the public can register for the RGC's email subscription service at www.ugc.edu.hk/eng/rgc/about/subscribe to receive regular updates.

Grading of beach water quality released

The Environmental Protection Department (EPD) today (October 20) released the latest grading of water quality for 39 gazetted beaches (see Note 1) and one non-gazetted beach (see Note 2).

Twenty-four beaches were rated as Good (Grade 1), 15 as Fair (Grade 2), and one as Poor (Grade 3).

Grade 1 beaches are:

Butterfly Beach*	Middle Bay Beach*
Cafeteria New Beach*	Pui O Beach*
Cafeteria Old Beach	Repulse Bay Beach*
Cheung Chau Tung Wan Beach*	Shek O Beach*
Chung Hom Kok Beach	South Bay Beach*
Clear Water Bay First Beach*	St Stephen's Beach*
Golden Beach*	Stanley Main Beach
Hap Mun Bay Beach*	Tai Po Lung Mei Beach*
Hung Shing Yeh Beach*	Tong Fuk Beach
Kiu Tsui Beach	Trio Beach*
Lo So Shing Beach	Turtle Cove Beach
Lower Cheung Sha Beach	Upper Cheung Sha Beach

Grade 2 beaches are:

Anglers' Beach*	Hoi Mei Wan Beach
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Approach Beach	Kadoorie Beach*
Big Wave Bay Beach*	Kwun Yam Beach
Casam Beach*	Lido Beach*
Castle Peak Beach	Ma Wan Tung Wan Beach*
Clear Water Bay Second Beach*	Silverstrand Beach*
Deep Water Bay Beach*	Ting Kau Beach*
Discovery Bay	

Grade 3 beach is:

Silver Mine Bay Beach*

Compared with the grading released last week, Lower Cheung Sha Beach and Stanley Main Beach have been upgraded from Grade 2 to Grade 1, and Anglers' Beach and Ma Wan Tung Wan Beach from Grade 3 to Grade 2.

Under the present grading system, beaches are classified into four grades, namely Good (Grade 1), Fair (Grade 2), Poor (Grade 3) and Very Poor (Grade 4), according to the level of E. coli in the water. Grades are calculated on the basis of the geometric mean of the E. coli counts on the five most recent sampling occasions.

While the ratings represent the general water quality at the beaches, an EPD spokesman reminded members of the public that water quality could be temporarily affected during and after periods of heavy rain. Bathers should avoid swimming at beaches for up to three days after a tropical cyclone or heavy rainfall.

A summary of beach grades is published weekly before the weekend. The latest beach grades based on the most current data may be obtained from the EPD's website on Beach Water Quality (www.epd.gov.hk/epd/beach) or the beach hotline, 2511 6666.

In line with the vision to develop Hong Kong into a smart city, the EPD launched the Beach Water Quality Forecast System on August 15 to provide daily water quality forecasts for all gazetted beaches in Hong Kong that are open for swimming, to supplement the existing beach water quality monitoring programme and further enhance services to the public (see Note 3). From now on, members of the public can obtain the latest daily water quality forecast information for all beaches through the Beach Water Quality Forecast mobile application (available for download from: www.epd.gov.hk/en/BWQApp) or the dedicated beach water quality forecast page (www.epd.gov.hk/en/BWQForecast) on the EPD's beach thematic website.

Note 1: Lifeguard services are provided by the Leisure and Cultural Services Department at 26 gazetted beaches, marked with an asterisk (*) above, from September 28. Stanley Main Beach is temporarily closed for clearance and urgent repair works. For details, please refer to the Leisure and Cultural

Services Department's Special Announcement
(www.lcsd.gov.hk/en/beach/index.html).

Note 2: This refers to the non-gazetted beach in Discovery Bay which has no lifeguard service.

Note 3: The EPD launched the Beach Water Quality Forecast System on August 15, 2023. For the press release, please visit www.info.gov.hk/gia/general/202308/15/P2023081400345.htm.