

Approved Cheung Sha Wan Outline Zoning Plan amended

The Town Planning Board today (June 13) announced amendments to the approved Cheung Sha Wan Outline Zoning Plan (OZP).

The amendments mainly involve rezoning a site at Castle Peak Road from "Other Specified Uses" annotated "Hotel" to "Commercial (5)".

The Notes and Explanatory Statement of the OZP are amended to take into account the above amendments. Opportunity is also taken to update the general information of various land use zones and the planning scheme area, where appropriate.

The draft Cheung Sha Wan OZP No. S/K5/40, 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 Tsuen Wan and West Kowloon District Planning Office, and (iv) the Sham Shui Po District Office.

Any person may make written representations in respect of the amendments to the Secretary of the Town Planning Board on or before August 13. 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" (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) as well as the Town Planning Board's website (www.tpb.gov.hk).

Copies of the draft Cheung Sha Wan OZP are available for sale at the Map Publications Centre in North Point. The electronic version of the OZP can be viewed on the Town Planning Board's website (www.tpb.gov.hk).

Grading of beach water quality released

The Environmental Protection Department (EPD) today (June 13) 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), 14 as Fair (Grade 2) and two as Poor (Grade 3).

Grade 1 beaches are:

Big Wave Bay Beach*	Lo So Shing Beach
Cafeteria New Beach	Lower Cheung Sha Beach
Cafeteria Old Beach	Repulse Bay Beach*
Cheung Chau Tung Wan Beach*	Shek O Beach*
Chung Hom Kok Beach	South Bay Beach*
Deep Water Bay 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
Kwun Yam Beach	Turtle Cove Beach
Lido Beach*	Upper Cheung Sha Beach

Grade 2 beaches are:

Anglers' Beach*	Hoi Mei Wan Beach
Approach Beach	Kadoorie Beach
Butterfly Beach*	Ma Wan Tung Wan Beach*
Castle Peak Beach	Middle Bay Beach
Clear Water Bay First Beach	Pui O Beach*
Clear Water Bay Second Beach*	Silver Mine Bay Beach*
Discovery Bay Tai Pak Beach [Non-gazetted beach]	Ting Kau Beach*

Grade 3 beaches are:

Casam Beach*	Silverstrand Beach*
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Compared with the grading released last week, Lido Beach has been upgraded from Grade 2 to Grade 1. Discovery Bay Tai Pak Beach and Kadoorie

Beach have been changed from Grade 1 to Grade 2.

"The changes are generally within the normal range of fluctuation of the bacteriological water quality of the beaches," an EPD spokesman said.

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, the 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. Members of the public can also obtain the latest daily water quality forecast information for all beaches that are open for swimming through the EPD's dedicated webpage on the beach water quality forecast (www.epd.gov.hk/en/BWQForecast).

Note 1: Lifesaving services are provided by the Leisure and Cultural Services Department at 21 gazetted beaches, marked with an asterisk (*) above, from June 1. 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 Discovery Bay Tai Pak Beach which has no lifesaving service.

Government announces senior appointments (with photos)

The Government announced today (June 13) the following senior appointments:

(a) Ms May Chan Wing-shiu, Commissioner for Labour, will take up the post of Permanent Secretary for Education on July 2, 2025, to succeed Ms Michelle Li Mei-sheung who will proceed on pre-retirement leave on the same day;

(b) Mr Sam Hui Chark-shum, Deputy Secretary for Health, will take up the post of Commissioner for Labour on July 2, 2025; and

(c) Ms Kinnie Wong Kit-ye, Head (Policy Coordination), Chief Secretary for Administration's Private Office, will take up the post of Registrar of Companies on July 3, 2025, to succeed Miss Helen Tang, who has proceeded on pre-retirement leave.

Commenting on the appointment of Ms Chan, Mr Hui and Ms Wong, the Secretary for the Civil Service, Mrs Ingrid Yeung, said, "The appointees are seasoned Administrative Officers with proven leadership and management skills. I have every confidence that they will continue to serve the community with professionalism in their new capacity."

On the retirement of the two senior officials, Mrs Yeung thanked them for each rendering over 30 years of loyal and dedicated service to the community and making significant contributions to the Government. She wished them a fulfilling and happy retirement.

Mrs Yeung said, "During Ms Li's tenure as Permanent Secretary for Education, she made commendable efforts in formulating and overseeing the implementation of various policies to promote quality education, developing Hong Kong into an international hub for high-calibre talent, and nurturing young people to become virtuous and capable lifelong learners with global competitiveness, positive values and love for our country and the city. She made valuable contributions to enhancing the quality of education, strengthening the professionalism of teachers, enhancing governance of schools and institutions, expanding vocational and professional education and training, promoting the internationalisation and diversification of the post-secondary sector, as well as catering for students with diverse learning needs."

Turning to Miss Tang, Mrs Yeung said, "During Miss Tang's tenure as Registrar of Companies, she capably led the Companies Registry to provide efficient, cost-effective and quality services for incorporation or registration of companies. She also paved the way for the company re-domiciliation initiative in Hong Kong, which complements the Government's efforts in proactively attracting enterprises and investment."

Brief biographical notes of the five officers are set out below:

Ms Michelle Li Mei-sheung

Ms Li joined the Administrative Service in September 1988 and rose to the rank of Administrative Officer Staff Grade A1 in April 2021. She has served in various bureaux and departments, including the Transport Department, the former City and New Territories Administration, the former Finance Branch, the former Central Policy Unit, the former Education and Manpower Branch, the Chief Secretary for Administration's Office, the Home Affairs Department, the former Home Affairs Bureau, the Joint Secretariat for the Advisory Bodies on Civil Service and Judicial Salaries and Conditions of Service and the Education Bureau. She served as Director of Leisure and Cultural Services from July 2014 to September 2019, Permanent Secretary for Financial Services and the Treasury (Financial Services) from September 2019

to August 2020, and has been serving as Permanent Secretary for Education since August 2020.

Miss Helen Tang

Miss Tang joined the Administrative Service in July 1988 and rose to the rank of Administrative Officer Staff Grade B1 in April 2022. She has served in various bureaux and departments, including the former City and New Territories Administration, the former Civil Service Branch, the former Health and Welfare Branch, the former Home Affairs Branch, the former Television and Entertainment Licensing Authority, the former Information Technology and Broadcasting Bureau, the former Commerce, Industry and Technology Bureau, the Department of Health, the Labour and Welfare Bureau, the Financial Services and the Treasury Bureau and the Chief Secretary for Administration's Office. She was Deputy Director of Government Logistics from April 2014 to April 2021, Deputy Secretary for Home Affairs (later renamed Deputy Secretary for Home and Youth Affairs) from April 2021 to July 2022, and has been serving as Registrar of Companies since July 2022.

Ms May Chan Wing-shiu

Ms Chan joined the Administrative Service in August 1994 and rose to the rank of Administrative Officer Staff Grade A in April 2024. She has served in various bureaux and departments, including the former Constitutional Affairs Branch, the former Home Affairs Branch, the Housing Department, the Security Bureau, the former Constitutional Affairs Bureau, the Home Affairs Department and the Civil Service Bureau. She was Deputy Secretary for Education from October 2017 to December 2020, Deputy Secretary for Financial Services and the Treasury (Financial Services) from December 2020 to September 2022, and has been serving as Commissioner for Labour since September 2022.

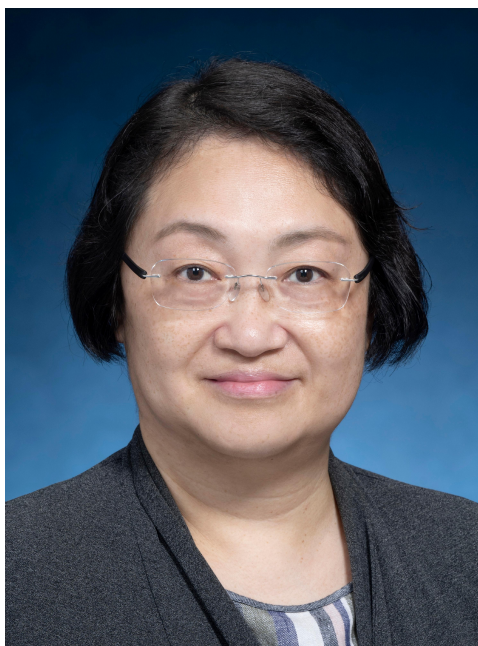
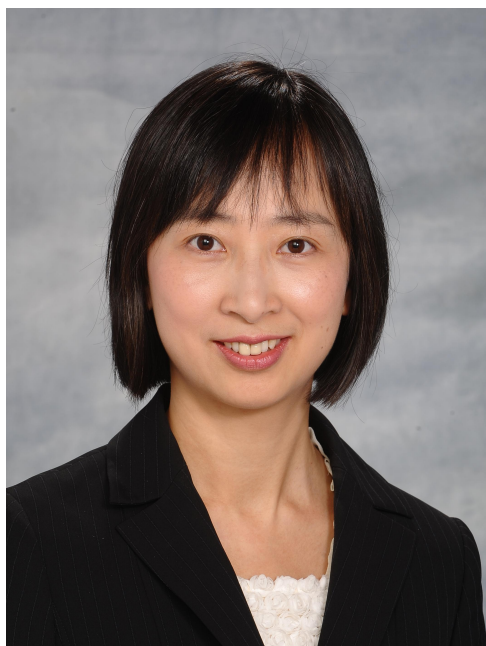
Mr Sam Hui Chark-shum

Mr Hui joined the Administrative Service in August 1996 and rose to the rank of Administrative Officer Staff Grade B1 in April 2024. He has served in various bureaux and departments, including the Home Affairs Department, the former Transport Bureau, the Civil Service Bureau, the former Education and Manpower Bureau, the former Economic Development and Labour Bureau, the former Transport and Housing Bureau, the Hong Kong Economic and Trade Office in Geneva, and the Commerce and Economic Development Bureau. He was Deputy Representative to the Hong Kong Economic and Trade Office in Brussels from August 2016 to January 2020, Deputy Secretary for Financial Services and the Treasury (Financial Services) from January 2020 to April 2023, and has been serving as Deputy Secretary for Health since April 2023.

Ms Kinnie Wong Kit-yee

Ms Wong joined the Administrative Service in August 1993 and rose to the

rank of Administrative Officer Staff Grade B in April 2022. She has served in various bureaux and departments, including the Chief Secretary's Office, the former Industry Department, the Home Affairs Department, the former Health and Welfare Bureau, the former Financial Services Bureau (later reorganised as Financial Services and the Treasury Bureau), the former Economic Development and Labour Bureau (later reorganised as Commerce and Economic Development Bureau), the Constitutional and Mainland Affairs Bureau, and the Chief Executive's Office. She was Principal Assistant Secretary (Treasury) from December 2017 to August 2020, Deputy Secretary for Home Affairs from August 2020 to June 2022, and has been serving as Head (Policy Coordination) to the Chief Secretary for Administration's Private Office since July 2022.





[Approved Lam Tei and Yick Yuen Outline Zoning Plan amended](#)

The Town Planning Board today (June 13) announced amendments to the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP).

The amendments mainly involve (i) rezoning a site near San Hing Road from "Residential (Group E)" and "Village Type Development" to "Residential (Group A)1" ("R(A)1"); and (ii) rezoning a site near Light Rail Transit Lam Tei Station from "Residential (Group B)1" to "R(A)2".

The Notes and Explanatory Statement of the OZP are amended to take into account the above amendments. Opportunity is also taken to update the general information of various land use zones and the planning scheme area, where appropriate.

The draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/13, 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 August 13. 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" (TPB PG-No. 29C).

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- * 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) as well as the Town Planning Board's website (www.tpb.gov.hk).

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

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

Twenty-seven landlords of subdivided units (SDUs), who contravened Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7), pleaded guilty and were fined a total of \$75,700 on June 6 and today (June 13) at the Eastern Magistrates' Courts. Since the Ordinance came into force, the Rating and Valuation Department (RVD) has continuously strengthened enforcement actions and has prosecuted a total of 1 077 cases to date. Among the 742 cases dealt with by the court, all were successfully convicted, which involved a total of 646 SDU landlords with fines ranging from \$400 to \$34,800, amounting to a total of \$1,841,610. In addition, 335 cases are pending a hearing.

The offences of these 27 landlords include (1) 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 (2) requesting the tenant to pay money other than the types permitted under the Ordinance (i.e. requiring the tenant to pay an amount of rent for the second-term tenancy exceeding the maximum amount of rent permitted under the Ordinance). One of the landlords committed 16 offences under (1) and (2) and was fined \$13,000.

The 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 the landlords.

A spokesman for the RVD reiterated that SDU landlords must comply with the relevant requirements under the Ordinance, including prohibiting landlords from doing any act calculated to interfere with the peace or comfort of members of the tenant's household, with the intention of causing the tenant to give up occupation of the SDU; or requiring the tenant to pay an amount of rent for the second-term tenancy exceeding the maximum amount of rent permitted under the Ordinance, and also reminded tenants of their rights under the Ordinance, including a four-year (i.e. two years plus two years) security of tenure. He also stressed 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 they 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 maximum 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 prosecution against suspected contraventions of the Ordinance. In addition, the RVD has started a new round of publicity and education work to enhance public awareness about the key offences and penalties, emphasising that the RVD proactively checks whether landlords have committed the offences under the Ordinance.

To help curb illegal acts as soon as possible, members of the public should report to the RVD promptly any suspected cases of contravening the relevant requirements. 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 form (Form AR4) (www.rvd.gov.hk/doc/en/forms/ar4.pdf) on its website to facilitate SDU tenants' reporting to the RVD.

The RVD reminds that 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. The RVD has been issuing letters enclosing relevant information to the landlords and tenants concerned of regulated tenancies in batches, according to the expiry time of their first-term tenancies, to assist them in understanding the important matters pertaining to the second-term tenancy, and to remind them about the

procedures that need to be followed about two months prior to the commencement of the purported second-term tenancy as well as their respective obligations and rights under the Ordinance. These landlords and tenants may also 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 a concise guide, brochures, tutorial videos and frequently asked questions. The landlords and tenants concerned 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.