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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

to: prl_consultation@hab.gov.hk,

03/09/2018 20:27

Cc:

History: This message has been replied to.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;

1. Of course PRL's Site should continue to operate under the policy.
2. May be lease can be review in a way to better meet land use and sport development.
3. Yes and leases should be longer than just 15 years to allow better development
- 4) Over regulating such frail business model could jeopardize the survival of many.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes;

- 1) Best sports promotion in the community assessment tool to be defined
- 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
- 3) Best development of elite sports option and sponsorship to be demonstrated
- 4) Focus on international event preparation, support and hosting is to play a part in this assessment
- 5) How the PRL'S site are providing sufficient % of sport promotion against recreation activities and facilities
- 6) How the PRL's support their duty of opening to NSA and eligible outside bodies.
- 7) The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.
- 8) If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL WOULD THE PRL SITES SOLVE? There are other land options to look for.

3. Whether charging nil or nominal land premium for the use of these sites should continue;

- 1) How can one comment without a proper definition of the premium charge mechanism, this is not ready to be commented upon.
- 2) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
- 3) The definition of spots against ancillary facilities is necessary but inexistent so far how this can affect the premium no one knows yet.
- 4) Why charging a premium and then over controlling the debenture sales, (ISSUANCE, LENGTH, PRICE, SALABILITY AND TRANSFER) this is a terrible financial impact on the survival of the PRL'S and a double charge.
- 5) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.
- 6) At least if an onerous land premium is to be paid by PRL's flexibility in payment should be considered and the amount calculated according affordability not according to developer's unrealistic and extortionate land values.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;

- 1) Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities);

Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees;

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use;

- 1) YES surely as long as they are providing sporting experience and development are open to all with a fee and
- 2) Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Our family had joined the Aberdeen Boat Club since my kids was 7 years old. Over these 11 years, my sons are able to understand and learn many sailing knowledge and skill from Club activities.

Thanks to the club, a very stable, safe and professional environment enable them to develop a good character and meeting friends that enjoy sailing. Through sport, it benefits them to learn how to develop their skill, understanding of nature life and cope with problem ahead. They are very proud of being a youth sailors and had more important is they use the knowledge to keep as connection to world.

We love our club. Sport is a very Frail business and need a very strong support by Government to survive. It will be very SAD and DISAPPOINT to hear Government will abandon the policy of Sport support

Thank you for the opportunity that allow us to share our view.

Best regards,

Glady Chan

[REDACTED]

[REDACTED]

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**OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE
PRL's**

to: prl_consultation@hab.gov.hk,

03/09/2018 20:33

Please respond to

History:

This message has been replied to.

Dear Sir,

Please find below for my reply

1. Whether all P\PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted :

Reply : Yes, should be continued and leases should be longer than 15 years to allow further developments and better plannings.

2. How to assess whether these sites should be retained or returned to the Governemnt for other development purposes:

Reply: The quarterly reports sent to HAB by all PRL for the last several years should have given answers to that.

3. Whether charging nil or nominal land premium for the use of these sites should continue:

Reply: Yes it should continue at nil or nominal land premium for those who have over the years developed, improved and opened their PRLs to their members in good standing and to non-members through conducting sailing courses and seamanship educations to sporting youths and the public. Furthermore, The ABC is not only a strong and international high performance boating center, is also a popular social club, enjoyed by many and hundred of commuters, whether residents in the Southern District or other parts of the Hong Kong City. As such, The Aberdeen Boat Club, being a well respected non-profit oriented estashment should not be threaten to close down or forced into financial bankruptcy.

4. Whether the PRL leases should be required to further open up their facilities so as to better complement and support sports development in Hong Kong:

Reply: Yes, surely for the benefits of the Hong Kong residents in general, for an applicable nominal fee.

5. What types of facilities should be allowed on these sites (including ancillary facilities)

Reply : As long as they are in line with the ethics and M&A of each club, to provide the sporting experience and personal development to be opened to all with a fee.

6. How to enhance the monitoring on the governance and trasparency of the lessees:

Reply: Continue the quarterly reporting and yearly inspection with good point and bad point system to allow good PRLs to carry on their operation and the bad ones to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use:

Reply: If they are for the promotion and development of specific elite sports, supporting and / or hosting of international events, these applications would be warrant to be supported.

Sincerely

Danny Wong

member of ABC

[REDACTED]
[REDACTED]
[REDACTED]

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, HK

To Whom It May Concern

Dear Sir/Madam:

Re: Public Consultation on the Policy Review of Private Recreational Leases

I am a HK native (born and raised) and my father was one of the founding members of the HK Country Club. I practically spent the bulk of my childhood at the Club and have learned swimming, tennis and bowling here. My children (3rd generation!) are currently following my footsteps and are spending quality time building fond memories at the Club as well as learning different Sports. As you can imagine, like many Club members, my family and I are concerned about the future of the Club and would like to take the time to provide some valuable information regarding Hong Kong Country Club's significant contribution to the development of Sports in HK and to the Community at large as well as be given a chance to voice my opinion on the public consultation process of private recreational leases.

The Hong Kong Country Club has played and will continue to play a significant role in supporting the local community and development of Sports in HK. For example, the Club has for several years made its facilities available to outside bodies/organizations and will continue to do so in the spirit of serving the local community and Sports development. To provide some statistics, the Club invites ~800 schools each year to make use of its sports facilities, and ~20 local schools regularly use the Club's tennis, squash, basketball and bowling facilities. The number of hours contributed by the Club has increased significantly over the years from 491 hours in 2016 to 1,228 in 2017 and will surpass 1,500 hours in 2018!

I would like to highlight that the efforts described above were not done in a passive manner. The management of the Club has proactively advertise the facilities for use by outside parties through multiple mediums (e.g. highly visible banner outside the Club entrance, advertisements placed in publications, letters sent, phone calls made, etc.). The Club not only serve youths from schools, the Club also invites the elderlies to come use its facilities (e.g. folks from old age homes) as well as sports teams (e.g. the Club has hosted numerous international and local tennis tournaments; participated in LCSD's "Sport For All Day", etc.). More importantly, the Club helps cultivate and develop local talents in sports. For example, the Club has launched a Tennis Junior Scholarship Program in 2016 and provide 12 local junior tennis players each with 100 hours of free coaching. To date, 26 recipients have received over

3,000 of free tennis coaching and development. These are resources that are otherwise not accessible to these local talents.

In addition to opening up its facilities, the Club also has other ways to serve the local community such as in fundraising through our annual charity sales (e.g. raised more than HK\$500K since 2014 which has benefited 7 local charities such as St. Mary's Home for the Aged, Mother's Choice, etc.) and donating food to Foodlink. In fact, since 2015, the Club has welcomed over 30 charities and local HK schools on their outings. Over 2,800 people have visited the Club since 2015 and over 2,300 meals were served free of charge.

If the Club were to close, not only would the above efforts and initiatives be wasted but future opportunities to provide enjoyment, relaxation and the coaching of budding talented athletes would no longer exist which is something we would very much like to prevent.

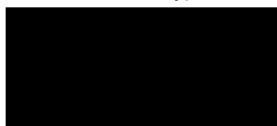
In addition to helping the local community and development of Sports, the HK Country Club also provides a stable work environment for ~300 staff. Approximately 50% of the Club's operating costs go to staff's compensation and the Club is proud to boast that the average tenure of its staff is 14 years! Not many companies in HK can beat that. Having practically grown up at the Club, my family and I plus other long-term members treat these staff members as family and would not like to see their livelihood to be placed at risk as many are the sole breadwinner of their respective families.

I hope you find the above information and statistics valuable in your review process. I strongly believe that the HK Country Club has and will continue to make a positive impact on the HK society and community at large. The Club has made significant efforts in the past few years to step up its contribution and will most certainly continue to do so. Increased usage and other proposals by HAB can only be achieved on the condition that the Club and members are not driven out by unsustainable land premiums.

I hope you will give strong consideration to the views of Club members like myself and consider the future sustainability of the Club in a fair and reasonable manner.

Thank you for your kind attention to this matter.

Yours Sincerely,



Jean Ching Lan Chan

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Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

04/09/2018 09:38

Cc:

Please respond to

History:

This message has been replied to.

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15) 應否繼續以私人遊樂場地契約處理現時所有契約用地，抑或可另作安排 (請參閱第 7- 15 頁)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

如果允許白沙灣遊艇會繼續按照現行私人遊樂場地契約政策運營，對所有人都有好處。

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

應修改契約條件，使白沙灣遊艇會能夠符合民政事務局製定的準則和目標。

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

如何評估契約用地應否予以保留抑或應交還政府作其他發展 (請參閱第 15-19 頁)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

白沙灣遊艇會提供香港帆船運動總會訓練基地。

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

白沙灣遊艇會是區域和國際帆船賽的主辦機構和場地。

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

白沙灣遊艇是促進精英參與和鼓勵青少年航海活動的主要貢獻者。

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

可優先考慮其他用地，例如棕色地帶、軍事場所和私人開發商擁有的土地儲備。而不是先考慮缺少的體育設施用地。

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19-25)

契約用地應否繼續免收地價或收取象徵式地價 (請參閱第 19-25 頁)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

B. 白沙灣遊艇會會員已經支付數百萬元費用支付設備、基礎設施和資源，開發和促進香港航海運動。

C. - A nominal fee only is appropriate. 只收取象徵性費用比較合適。

D. - If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

E. 如果引入高地價政策，許多遊艇會都會認為過高，從而影響他們為香港體育發展做出貢獻的能力。即使土地徵費相對較低，也意味著體育會所在政府指定的大部分共同目標上花費較少。

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

F. 是否應要求契約用地承租人進一步開放設施，以更好地配合及支援香港的體育發展 (請參閱第 25-30 頁)

G. A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

H. 人為約束私人遊樂場契約，以白沙灣遊艇會為例，會限制他們向公眾提供設施的能力。建議允許進行契約修改，以進一步開放及提供足夠的設施加強對社會的貢獻。

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

契約用地上應該容許哪些設施(包括附屬設施) (請參閱第 30-31 頁)

A.5 - Expanded shower and toilet facilities are required. 需要擴展淋浴和衛生間設施。

- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

教室、會議室、行政辦公室、有蓋戶外區域、儲存訓練和安全船隻的船架，及設備齊全的工作坊等都是白沙灣遊艇會緊急需要的設施。

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

如何加強契約用地承租人的企業管治和透明度 (請參閱第 31-33 頁)

A.6 - Quarterly returns highlighting non-members' participations. 季度匯報突出非成員的參與。

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

應否及如何審批新的康體用地申請 (請參閱第 33-34 頁)

- Annual inspections 年度檢查

Regards,
Helen Li

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Royal Hong Kong Yacht Club Lease

to: prl_consultation@hab.gov.hk,
tfls@devb.gov.hk

04/09/2018 09:58

Cc: [REDACTED]

History:

This message has been replied to.

Dear Sirs,

Re: Public consultation of the Policy Review of Private Recreational Leases

I am writing as regards the review of Private Recreational Lease and in my capacity as a member of the Hong Kong Yacht Club. I have been living in Hong Kong on and off since 1993, and have now become a permanent resident of Hong Kong and my children live and go to school here and are permanent residents too. I consider myself very privileged to be a member and use the club with my children where we use the sailing and paddling facilities. As you know the Club is not –for –profit and income goes back into sport development. We have many friends who are not members who have used the Clubs' facilities.

It is clear in Hong Kong with the huge income disparities that this privilege needs to be respected and Clubs must give back to the community. I impressed as the Club has always accepted its need to play a far more prominent role in helping those less fortunate. The Club has opened its recreational facilities and made its sporting facilities available to the many of the youth of Hong Kong and the Club is valuable institution within the Hong Kong community. Over 70% of people taking place in training courses are non members.

I believe it is also key for Hong Kong to be able to attract International Corporate headquarters that senior management have the opportunity to relax, spend time with their families and use the sporting facilities. This is what I have been able to do at the RHYC and it has certainly improved my family's quality of life. This is one of the reasons Hong Kong maintains its competitive edge over Shanghai and Beijing. The Club also plays a critical role in grooming Hong Kong sporting talent and hosting international races to Hong Kong including the Volvo Ocean race where the Club provided water race management.

I understand the land could be used for property development and is extremely valuable and well located. But there are other options Surely a fairly priced lease could be charged to the Club. However, an excessive or full market value lease premium would be detrimental to the Governments' objectives of making clubs more accessible. It would also lead to less investment in facilities and job losses. I sincerely hope that you will consider extending the current lease at a fair premium.

Yours Sincerely,

Neil A.S. Harvey

[REDACTED]

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Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

04/09/2018 10:26

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to

accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

- A.5 - Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

- A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

- A.7 - Annual inspections

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.

- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.

The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

Yours faithfully,

William Anthony



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Submission from Karen McIntosh

[REDACTED] to: prl_consultation@hab.gov.hk

04/09/2018 10:27

History:

This message has been replied to.

I want to make a submission for the government to consider.

I fully support and understand the review currently underway, and want to make some points for your consideration.

I have lived in Hong Kong for nearly 20 years. I am a permanent Hong Kong resident. I am an Australian passport holder. I love Hong Kong. I have been extremely active in dragon boating and outrigger paddling. I have raced for years with these sports, via the RHKYC. My husband and I love these sports. They are team sports, so we have met lots of new people through them. We have made many new friends. Typically we train 2-3 times per week, and may race 1-2 times per week in racing season. The costs through the RHKYC are low, so we can really enjoy these sports without incurring too much cost. We love being able to get outside on the water, and not have to stay inside in a gym. Most of the people in our boat (outrigger is usually 6 people, dragon boat is usually 20-22 people) are not member of the RHKYC. They just join the training and racing because it is fun, and not too expensive. The RHKYC provides all items needed for good quality outrigger canoeing and dragon boating – boats, paddles, lights, life vest. The club is very committed to safety. I am very confident practicing these sports with them.

I have also sailed and raced in recreational sailing races with friends who have sailing yachts with the RHKYC. This is another wonderful sport. I have also completed sailing training courses at the RHKYC. They are also open to the public. I have many friends who are not members, and have also completed the training courses. They had great fun, and have gone on to sail a lot at Middle Island, using the RHKYC's sailing boats. 2 friends have bought sailing boats after completing sailing courses. They have a life-long love of sailing because they completed the courses at the RHKYC.

I understand that the government potentially wants to charge a land premium for the land used by the RHKYC. If the government charges a land premium, I ask that this amount is not excessive. Costs must be passed on to member. Some members are relatively well-off. Most are not. So the cost would be significant to them. Also, the RHKYC would have to make changes such as removing jobs, reducing investment in sporting equipment etc.

The RHKYC is genuine and serious about promoting watersports to the Hong Kong community. Most people doing courses are non-members. If the land premium was excessive, the costs of courses would presumably be increased to partly cover the land premium costs, and presumably less people would participate in those sports.

The RHKYC is committed to developing Hong Kong's future sportspeople. This is an important role, as the Hong Kong government has virtually nothing between beginner and elite sportspeople. Clubs like the RHKYC fill this gap. If they do not perform this role, the government must pick up the cost and motivation of this.

Another key aspect of the RHKYC is promoting Hong Kong as a fantastic sporting venue. Earlier this year, Hong Kong was the Asian stopover for the Volvo Ocean Race. This is a major achievement, entirely due to the RHKYC. The Club also hosts many other events each year. This brings people and boats from all over the world. The promotional costs are borne entirely by the members and the

RHKYC. Because we love and believe in Hong Kong.

I understand that the government is looking at many options for the land shortage in Hong Kong. This is fully understandable. However, using the RHKYC sites is a very bad idea. The land taken by the RHKYC is very very tiny, and would provide almost no land for housing, while the land is being actively used throughout the day for sporting purposes which are great for Hong Kong.

Hong Kong is an island territory, and water sports are a proud part of Hong Kong. As Hong Kong becomes more crowded, water sports become more important and even more enjoyable. After a long day in the office, it is wonderful to go paddling or sailing on the water, with new friends. I strongly believe that the government should encourage this, while encouraging sports of all types. Hong Kong is 'Asia's World City'. A world city needs a lively mix of history, sport and culture. By charging excessive amounts for land premiums, or removing land from the RHKC, Hong Kong risks becoming a city of tall office and apartment blocks with no energy, diversity or fun.

Please contact me if you would like any more background or comments.

Yours sincerely,

Karen McIntosh

A solid black rectangular box used to redact the signature of Karen McIntosh.

Tuesday, September 4 2018

Dear Madam, Dear Sir,

Good morning.

I have been a member of the RHKYC for almost 10 years now and enjoy recreational paddling with family and friends. I have had the chance to meet new friends on the water and experience the camaraderie of friendly racing on our coastal waters.

Not only does the club's focus on sailing, rowing, paddling and dragon boating for all ages and skill levels, it encourages a healthy lifestyle we all need more of.

The Club invests in the sports significantly (Club is not-for-profit and all income generated goes back to the sport) and I was thrilled that 3 of the 8 Men HK Rowing Bronze medal at the recent Asian Games are from our Club.

Furthermore, from a practical point of view, Full Market Value (FMV) is difficult to be calculated and even government have no idea as of yet what that value is. The 30% on FMV would have to be taken from investing in our sporting development, not desirable for such an international high profile city.

It seems important to point out that without the sports clubs, the government will have to operate and fund the activities currently funded by clubs. Costs would have to be cut. As the main costs of the RHKYC are salaries this would inevitably mean job losses.

The Club has always been proud that training programmes are open to the public and cover all ages and abilities and we also run extracurricular sailing and rowing for schools - over 70% of people taking part in our training courses are non-member, our competitions are open to non-members and on the sailing side alone, data shows that 40% of weekly class racing competitors are non-members.

The Club has strong focus on youth and developing the champions of tomorrow. The government does not provide development opportunities between beginner level and elite sport - the Club bridges the gap.

The Club uses its own resources drawn from membership fees and any operating surplus to invest into the sports - facilities/equipment/training/races.

The Club provided the on the water race management for the Volvo Ocean Race which could not have been held in Hong Kong if it were not for the Club's resources and its members expertise. These events not only promote the Club but promote Hong Kong itself and is all done at the Club's expense.

Hence, for all the above the government should not have the land taken back to address the land shortfall in Hong Kong. There are other options.

Thank you for your kind consideration.

Sincerely,

Xavier Pech

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

04/09/2018 10:29

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to

accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

- A.5 - Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

- A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

- A.7 - Annual inspections

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.

- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

Yours faithfully,
Carol

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

to: Prl_consultation@hab.gov.hk

04/09/2018 10:35

Please respond to

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7-15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

- A.5 - Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

- A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

- A.7 - Annual inspections

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
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- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil for the use of the Hebe Haven Yacht Club should continue.

No name provided

沒有署名

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Private Recreational Leases - public consultation response

to: prl_consultation@hab.gov.hk
k, tfls@devb.gov.hk

04/09/2018 10:35

History:

This message has been replied to.

Dear Sir/Madam,

I am a rower, dragonboater, canoe paddler and sailor. I learned all of these sports at the Royal Hong Kong Yacht Club (RHKYC), which offers courses to members and non-members. It has been central to the development of each of these sports, both for me personally and for the growth of these sports in Hong Kong.

For example, I have competed for the club in Hong Kong championships at the Hong Kong Rowing Championships, the Hong Kong Indoor Rowing Championships and the Hong Kong International Dragonboat Championships since 2010. I have won gold in each of these races. I have also competed at international races in Singapore, China, Japan and Hawaii representing the RHKYC. I chose to use my annual leave and to save money to be able to compete in the sports I love. We have also hosted international races, such as the Around the Island Race. Last year, there were crews from Hawaii, Dubai, Singapore, Monaco, Australia and England, to name a few. All of the revenue from events hosted go back into the sport.

I was born in Hong Kong and am Hong Kong Chinese. I know there is a stereotype of "yacht club members" but I do not come from a family that owns luxury yachts and live in mansions. I joined because of a love of the sport and because the club provides training programmes and access to people of all abilities and ages who want to develop in sport. Schools registered under the Education Ordinance have been involved in the RHKYC's sailing and rowing training programmes since at least the early 1980s. I became a member after my school advertised a learn-to-sail course at the RHKYC. I would not have been able to learn these sports without the RHKYC providing such access to young sportspersons like me. Case in point - I applied several times to the LCSD courses and never got a space in the programmes. In my case, the RHKYC helped meet the demand for teaching and access that the government was not able to provide.

The club fully supports the development of the sport to young people and works with the national sporting authorities to provide access. Just last weekend, I volunteered at an open day to teach future volunteers for the 2018 Asian Coastal Rowing Championships and 2019 World Coastal Rowing Championships to row. This was organised at the RHKYC's clubhouse in cooperation with the Hong Kong China Rowing Association, and it will help us ensure that the international races that are being hosted are fully staffed with trained volunteers.

Charging a land premium would go against the RHKYC's mission to develop the sport and provide access, and does not make sense for the HAB and DEVB either.

- Full Market Value for the RHKYC's sites are difficult to value given the lack of similar properties in the vicinity
- 30% of FMV will be transferred to members somehow, whether in the form

of membership fees or lower investment

- This means that either:

- The club will not be able to invest in teaching, programmes and facilities that support the development of the sport and are used by the national sporting authorities. This means that there will be increased strain for space, facilities and resources on the government to provide these facilities
- Members like me will no longer be able to afford to join the club, which means that the club will need to raise fees further, making it elitist as only the wealthiest can join – and going completely against what the FMV payments were supposed to achieve.

- Using land for private recreational leases to address the land shortfall in Hong Kong is short-sighted. PRLs, country parks and other facilities contribute to society other ways - not just land value - by allowing access to sport and recreation, the development of Hong Kong's image as a vibrant and active city, and a healthy quality of life. It would be narrow-minded to believe that addressing the land shortfall by removing facilities that enhance the quality of life in Hong Kong will improve society as a whole.

- Increasing costs for PRLs does not solve your problem of a land shortage

I am currently paying less than a monthly gym membership in a Central gym, and with that I am able to participate in three sports and compete in a high level - I have teammates who represented Hong Kong at the Asian Games last month. I am also able to develop skills – such as RIB driving, first aid, competition organising – that has allowed me to contribute to the development of the sport in Hong Kong and promote access to those who are new to the sport (such as volunteering at open days, beginner courses and charity/access events). There are many hundreds of people like me in the RHKYC who are contributing to the development and access of rowing, sailing, outriggering and dragonboating in Hong Kong in their own way, and we can only do this with the provision of infrastructure and access by the RHKYC.

Natalie Kwan

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Consultation on lease conditions of Private Recreational Leaseholders

[REDACTED] to: prl_consultation@hab.gov.hk

04/09/2018 10:38

History:

This message has been replied to.

Hello,

I write as a member of the Hong Kong Football Club, in response to the consultation on lease conditions of Private Recreational Leaseholders (PRLs).

I have been a member of the Football Club since I was a child (both as a member through a family membership and now in my own right) and have benefitted massively from the facilities and sports programmes on offer.

In addition, the sports programmes are open to members of the public, providing affordable access to sports to all. This exposes many children and families to sports they otherwise would not know about, or have access to. This allows HK to nurture and develop new talent that may otherwise not be discovered. The Football Club also hosts international tournaments and games, increasing access to such games to the general public.

Changing the conditions of lease renewal for PRLs will deplete the public of such benefits. In addition, the resumption of PRL sites is not a viable, sustainable option for building housing on. Hong Kong's housing shortage and problems need to be addressed in a holistic manner, not just a band-aid solution of building more supply. The root cause of the problem - massively inflated prices that the Government is not taking steps to curb - needs to be addressed, and resumption of PRLs will not address that problem.

Given the importance of the Football Club to the development of sport on HK, I urge the HK Government not to amend the lease conditions for PRLs, and not to use the sites for housing use.

Yours sincerely,

Michelle Tennant.

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

September 1, 2018

Private Recreational Lease and Land Matters Section,
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

RE: Home Affairs Bureau Proposition for the Hong Kong Country Club

Dear Sir/Madam,

I am writing in response to the land premium and eligibility of outside parties for the Hong Kong Country Club recently proposed by the Home Affairs Bureau. As a long-standing member of 40+ years, I can attest to the exceptional support and benefits the local Hong Kong sports community has enjoyed from our Club in recent years. Specifically, since 2015, the number of Hong Kong schools invited to use our facilities for training and sports lessons have increased at a steady rate year over year. As my grandson is an avid tennis player, I am proud to be part of a community that actively reaches out to over 800 schools to offer our facilities for training, hosts international tournaments, sponsors Junior Tennis League Scholarships and hosts various tennis leagues that occupy our courts for hundreds of hours per year.

Further to the Home Affairs Bureau's proposition of opening up our Club to the public by a further 30%, I would be pleased to offer my support. However, in order to achieve this, I feel the need to emphasize that I too require support from the Government to ensure that our memberships and contribution to our community can be sustained. Your proposal of a land premium relative to full market value of our Club is, to a limited extent, an acceptable recommendation. The missing element is simply an indication of how the market value of our land will be determined. We, as members of the Club and local community, require assurance that any future financial implications are just and within reason.

I look forward to our mutual support in continuing to foster an active and healthy community.

Warm regards,

[REDACTED]
Edna Wong
Member: [REDACTED]

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

04/09/2018 10:39

Please respond to

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7-15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be

permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

- A.5 - Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

- A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

- A.7 - Annual inspections

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.

- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

Yours faithfully,
ko chun fai

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Consultation on lease conditions of Private Recreational Leaseholders

to: prl_consultation@hab.gov.hk

04/09/2018 10:47

History:

This message has been replied to.

Hello,

I write as a member of the Hong Kong Aberdeen Boat Club, in response to the consultation on lease conditions of Private Recreational Leaseholders (PRLs).

I have been a member of the Aberdeen Boat Club since I was a child (both as a member through a family membership and now in my own right) and have benefitted massively from the facilities and sports and sailing programmes on offer.

In addition, the sports and sailing programmes are open to members of the public, providing affordable access to sports to all. This exposes many children and families to sports they otherwise would not know about, or have access to - this is particularly true for the sailing programme. This allows HK to nurture and develop new talent that may otherwise not be discovered. It also teaches children important life skills that are essential when learning a sport - teamwork, camaraderie, perseverance, and patience. Also, given that Hong Kong is an island, the Aberdeen Boat Club plays a crucial role in promoting water safety and water sports.

The Aberdeen Boat Club also hosts international races, increasing access to such races to the general public.

Changing the conditions of lease renewal for PRLs will deplete the public of the benefits set out above. In addition, the resumption of PRL sites is not a viable, sustainable option for building housing on. Hong Kong's housing shortage and problems need to be addressed in a holistic manner, not just a band-aid solution of building more supply. The root cause of the problem - massively inflated prices that the Government is not taking steps to curb - needs to be addressed, and resumption of PRLs will not address that problem.

Given the importance of the Aberdeen Boat Club to the development of sport in HK, I urge the HK Government not to amend its lease conditions, and not to use its sites for housing use.

Yours sincerely,

Michelle Tennant.

[Redacted signature]

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on PRL Policy Review

██████████ to: PRL_CONSULTATION@HAB.G
OV.HK

04/09/2018 10:50

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

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1. - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

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- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

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- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in HongKong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

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A.5 - Expanded shower and toilet facilities are required.

- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
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I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

No name provided

沒有署名

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Consultation on lease conditions of Private Recreational Leaseholders

to: prl_consultation@hab.gov.hk

04/09/2018 10:50

History:

This message has been replied to.

Hello,

I write as a user of the Hong Kong Yacht Club, in response to the consultation on lease conditions of Private Recreational Leaseholders (PRLs).

I was previously a member of the Yacht Club, and now participate in its programmes as a non-member, and have benefitted massively from the facilities and sports and sailing programmes on offer.

Their sports and sailing programmes are open to members of the public, providing affordable access to sports to all, creating a community and social atmosphere that cannot be recreated elsewhere. This exposes many children and families to sports they otherwise would not know about, or have access to - this is particularly true for the sailing programme. This allows HK to nurture and develop new talent that may otherwise not be discovered. It also teaches children important life skills that are essential when learning a sport - teamwork, camaraderie, perseverance, and patience. Also, given that Hong Kong is an island, the Yacht Club plays a crucial role in promoting water safety and water sports.

The Yacht Club also hosts international races, increasing access to such races to the general public.

Changing the conditions of lease renewal for PRLs will deplete the public of the benefits set out above. In addition, the resumption of PRL sites is not a viable, sustainable option for building housing on. Hong Kong's housing shortage and problems need to be addressed in a holistic manner, not just a band-aid solution of building more supply. The root cause of the problem - massively inflated prices that the Government is not taking steps to curb - needs to be addressed, and resumption of PRLs will not address that problem.

Given the importance of the Yacht Club to the development of sport in HK, I urge the HK Government not to amend its lease conditions, and not to use its sites for housing.

Yours sincerely,

Michelle Tennant.

[Redacted signature]

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Policy Review of Private Recreational Leases - public consultation exercise

to: prl_consultation@hab.gov.hk

04/09/2018 10:58

History:

This message has been replied to.

Dear Sir,

I understand that the government of the Hong Kong SAR is undergoing a review of the private recreational leases in order to address Hong Kong's land shortage. I am a strong supporter of ensuring that very scarce land is allocated properly to alleviate the pain of many Hong Kong people who leave in cramped and insalubrious flats.

In the context of the review, I understand that the lease of the Royal Hong Kong Yacht Club is one of the recreational leases under review. Some members of the public may have a vision that yachting is a sport for the privileged and wealthy and that the club caters to these people only. My own experience is different; the club is both widely open to non members who want to experience and learn sailing or rowing. The club is also much more available and open to people with lower means than most other clubs I have seen – in particular because members who are active sailors or rowers do not have to pay for an extremely expensive debenture as is the case in many clubs.

I would note a few main contributions:

Access to sailing and rowing for the youth and non members. I joined the club in 2013 but I was able to sail or use the facilities with members since I arrived in Hong Kong in 1996. At the time, I was not able to afford a boat but found that willing crew was welcome on most boats in the club. Since I have been a member, I have welcome a large number of (mostly young) non members to sail on my boat and have opened several of them to sailing. One of them has become an accomplished sailor who participated in several offshore races from Hong Kong on highly competitive boats. The club is so aware of its mission to open new non members to sailing that it organises an annual race dedicated to opening up to non sailors who want to try it out (The Po Toi Challenge);

Support the development of the sport in Hong Kong. The club organises a large number of courses and competition for both children and adults – all of which are opened both the members and non members;

Support Hong Kong as a premier destination for sailing competition. The club organises four of the most important offshore races in Asia (the Rolex South China Sea Race, the Sand Fernando race, The Hainan race – which is the only offshore race into China, and the Vietnam race). This positions Hong Kong as a premier destination for the sport. When the Volvo Ocean race came to town earlier this year, the race boats needed qualified sailors with appropriate licensing from the Marine Department – thanks to the club, we were able to provide with the right number of people. Several of us took time off, woke up at 4:00AM and went to bed at midnight for a week to ensure that the race boats were able to navigate safely and within the guidelines of Hong Kong rules. We were all incredibly proud to play an important part in being Asia's only stop for the Volvo Ocean race this year!

Overall, I think the club has really contributed significantly to the development of the sport for children, youth and adults and deserves to remain an important part in Hong Kong's sport infrastructure!

I hope that you can take this into consideration

All the best

Emmanuel V Pitsilis



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Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

04/09/2018 11:02

History:

This message has been replied to.

致：民政事務局 (體育及康樂科)

本人為白沙灣遊艇會會員，就有關私人遊樂場地契約政策諮詢上，向貴局表達意見如下：

a.) 應否繼續以私人遊樂場地契約處理現時所有契約用地，抑或可另作安排；

本人意見為 - 如果允許白沙灣遊艇會繼續按照現行私人遊樂場地契約政策運營，對所有人都有好處。及可修改契約條件，使白沙灣遊艇會能夠符合民政事務局製定的準則和目標。

b.) 如何評估契約用地應否予以保留抑或應交還政府作其他發展；

本人意見為 - 白沙灣遊艇會長久以來除提供予香港帆船運動總會作為訓練基地外，也是區域和國際帆船賽的主辦機構和場地。

白沙灣遊艇會亦是促進精英參與和鼓勵青少年航海活動的主要貢獻者。

因此本人希望貴局能優先考慮其他用地，例如棕色地帶、軍事場所和私人開發商擁有的土地儲備，而不是先考慮缺少的體育設施用地。

c.) 契約用地應否繼續免收地價或收取象徵式地價；

本人意見為 - 白沙灣遊艇會(我們會員)已經支付數百萬元費用來支付設備、基礎設施和資源開發，並致力促進香港航海運動，所以本人覺得只收取象徵性費用比較合適。

(如果引入高地價政策，許多遊艇會都會認為過高，從而影響他們為香港體育發展做出貢獻的能力。即使土地徵費相對較低，也意味著體育會所在政府指定的大部分共同目標上花費較少。)

d.) 是否應要求契約用地承租人進一步開放設施，以更好地配合及支援香港的體育發展；

本人意見為 - 人為約束私人遊樂場契約，以白沙灣遊艇會為例，會限制他們向公眾提供設施的能力。建議允許進行契約修改，以進一步開放及提供足夠的設施加強對社會的貢獻。

e.) 契約用地上應該容許哪些設施(包括附屬設施)；

本人意見為 - 首先需要擴展淋浴和衛生間設施，緊隨就是教室、會議室、行政辦公室、有蓋戶外區域、儲存訓練和安全船隻的船架，及設備齊全的工作坊等都是白沙

灣遊艇會緊急需要的設施,

f.) 如何加強契約用地承租人的企業管治和透明度 ;

本人意見為 - 白沙灣遊艇會定期提交季度匯報, 突出非成員的參與及反影對社會責任之承擔。

g.) 應否及如何審批新的康體用地申請 ;

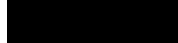
本人意見為 - 可按年度檢查審批新的申請.

另外白沙灣遊艇會在這數十年來, 管理層和各會員都不遺餘力地推廣航海運動及至社會責任, 例如 :

- * 白沙灣遊艇會一直通過帆船訓練中心的“青年航海發展基金”積極推動兒童帆船訓練.
- * 白沙灣遊艇會是香港體育聯會區域 Laser 訓練基地.
- * 白沙灣遊艇會比賽隊伍有三名青年成員代表香港出席區域帆船比賽.
- * 白沙灣遊艇會提供本地及區域航海員(包括來自中國內地)航海及比賽機會.
- * 白沙灣遊艇會在過去 50 年開發了土地, 並且已經支付了應付的費用.
- * 白沙灣遊艇會有 200 名年齡由 7 至 18 歲的學生航海會員
- * 白沙灣遊艇會向公眾人士開放帆船訓練和賽事活動.
- * 白沙灣遊艇會為香港航能提供了一個訓練基地。香港航能是一個非牟利志願機構, 為殘障人士提供機會參加培訓課程, 從而獲得公認的帆船訓練證書, 又或只是體驗航海運動.
- * 白沙灣遊艇會提供航海訓練給 18 間本地學校、香港基督教青年會及多間慈善機構.
- * 白沙灣遊艇會是西貢社區的一部分, 參與所有當地的儀式和節日, 多年來一直是西貢居民的雇主.
- * 白沙灣遊艇會與香港海事處及水警等其他機構合作.
- * 白沙灣遊艇會每年有超過 3000 名非會員參加帆船訓練課程, 龍骨船和小艇帆船比賽, 提供共2,800小時給社區人士使用設施.

本人就是次諮詢提供以上意見, 謝謝 !!

Lau Wing Kin



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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

Cc: [REDACTED] to: prl_consultation@hab.gov.hk

04/09/2018 14:59

History:

This message has been replied to.

REPLIES TO QUESTIONS

Q1

- 1) Of course PRL's Site should continue to operate under the policy.
- 2) May be lease can be review in a way to better meet land use and sport development.
- 3) Yes and leases should be longer than just 15 years to allow better development
- 4) Over regulating such frail business model could jeopardize the survival of many.

Q2

- 1) Best sports promotion in the community assessment tool to be defined
- 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
- 3) Best development of elite sports option and sponsorship to be demonstrated
- 4) Focus on international event preparation, support and hosting is to play a part in this assessment
- 5) How the PRL'S site are providing sufficient % of sport promotion against recreation activities and facilities
- 6) How the PRL's support their duty of opening to NSA and eligible outside bodies.
- 7) The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.
- 8) If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL WOULD THE PRL SITES SOLVE? There are other land options to look for.

Q3

- 1) How can one comment without a proper definition of the premium charge mechanism, this is not ready to be commented upon.
- 2) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
- 3) The definition of spots against ancillary facilities is necessary but inexistent so far how this can affect the premium no one knows yet.
- 4) Why charging a premium and then over controlling the debenture sales, (ISSUANCE, LENGTH, PRICE, SALABILITY AND TRANSFER) this is a terrible financial impact on the survival of the PRL'S and a double charge.
- 5) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.
- 6) At least if an onerous land premium is to be paid by PRL's flexibility in payment should be considered and the amount calculated according affordability not according to developer's unrealistic and extortionate land values.

Q4

- 1) Yes surely they already do anyway

Q5

- 1) Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

Q6

1) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

Q7

- 1) YES surely as long as they are providing sporting experience and development are open to all with a fee and
- 2) Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Regarding ABC

- The Club is open to the general public for sports actually 80% of the certification in the club or the sailing activity in general is for non-members.
- The Club has developed the land over the last 50 years and has already paid its due why charging more again.
- The Club is a peaceful haven in the Hong Kong jungle and bring peace, harmony and tranquility for the community.

Regards,

George Doyle



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**Land lease - RHKYC**

to: prl_consultation@hab.gov.hk

04/09/2018 14:22

History:

This message has been replied to.

Dear sirs,

I am writing to voice my support of the Royal Hong Kong Yacht Club with review of the government's land lease proposal for private member clubs.

I have been a member of RHKYC for many years and treasure all it offers to Hing Kong.

I still visit the club's facilities regularly and it's clear from the activities and sponsorship of events how various races and operations benefit Hong Kong – especially so when the government collaborate for example with events such as the Volvo Ocean race in 2018, and the public 'learn to Paddle' event

just last weekend in the harbour. Outpricing clubs like RHKYC with land lease adjustments will not only reduce the affordability for young members (which is already a difficulty) but will also reduce more investment made available from the club in these worthy events.

As recently seen with the news on Discovery Bay Marina's poorly run demise – HK needs to take immediate and bold moves to protect clubs and outdoor event spaces which give back to the leisure industry of HK before these activities which add so much to the HK landscape are a distant memory.

Kind regards,

Richard winter



The sender requested to keep his/her name and submission
confidential

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To the Home Affairs Bureau,

I am writing to you in regards to the Policy Review of Private Recreational Leases. I am a member of the Royal Hong Kong Yacht Club. While it is a private club, there are numerous classes that are open to the public, such as sailing, rowing, paddling and dragon boating. The majority of people taking part in these courses are not members of the club. As a sporting club we help develop talented individuals in these respective sports. The club is a not for profit organization and invests significantly in our sports programs. The club also was heavily involved in supporting the Volvo Ocean Race, an internationally recognized race that attracted tens of thousands of visitors to the race village in Kai Tak. This race would not have been held in Hong Kong if the club was not involved in providing the on water race management along with many volunteers from the club. My family is very active in the club, our daughter has been taking sailing classes since she was 5 years old and my wife has volunteered at club hosted charity events as well as volunteering for the Volvo Ocean Race.

I strongly feel the club provides multiple benefits to Hong Kong and deserves to keep its Private Recreation Lease. There are other ways to address the land shortfall in Hong Kong with brownfield sites being a better option for future housing developments.

Best regards,

James Fallon

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Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

04/09/2018 13:50

Cc: [REDACTED]

History:

This message has been replied to.

Please find my comments on the PRL consultation with respect to the Hebe Heaven Yacht Club:

Q.1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted

- It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.
- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

- The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.
- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.
- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.
- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q.3 Whether charging nil or nominal land premium for the use of these sites should continue

- The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.
- A nominal fee only is appropriate.
- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q.4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong

- In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q.5 What types of facilities should be allowed on these sites (including ancillary facilities)

- Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q.6 How to enhance the monitoring on the governance and transparency of the lessees

- Quarterly returns highlighting non-members' participations.

Q.7 Whether and how to assess applications for new sites for sports and recreational use

- Annual inspections

Other comments:

The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.

- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development

Fund for Youth Sailing programme at the Sail Training Centre.

- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

Cedric BIMAR



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Hebe Haven Yacht Club



to: prl_consultation@hab.gov.hk,
tfls@devb.gov.hk

04/09/2018 13:08

History:

This message has been replied to.

Dear Sir Madam.

Re Private Recreational Lease and Land Matters that affect Hebe Haven Yacht Club in Pak Sha Wan.

I am making contact with regards to ongoing Lease Arrangement that will affect Hebe Haven Yacht Club on behalf of myself and my wife Priscilla Raphael.

I am an active member of HHYC but feel I have taken a level and non-biased opinion on the Land Supply situation for Hong Kong in this matter.

I would ask you take on board my position below and I look forward to your reply at your earliest moment.

As it stands.

I understand the Club has been placed in a position of either losing its ground or being required to pay a substantially higher fee for the rights to the land that it uses.

A higher fee would force the club into a unmanaged financial position and would also be forcing this potential cost directly onto the people that use the club.

This is not a reasonable situation as it would greatly affect, in my opinion, the ability of HHYC to continue to operate but more importantly stop the continuation of a vast amount of services to not just the local community but a variety of other areas of the Hong Kong society and affected groups. A large amount of these services are not immediately accounted as "financial returns" by certain departments I feel but provide a vast amount of community services to all members of the community.

A service provided should not be measured as just a financial value.

A service of goodwill and what is commonly know as 'public service' can not be fully valued as a number.

Service to a disabled groups happens daily at HHYC and a good example of a value that is larger than a finial figure.

A easily reach connection to the environment that is provided by the club is another example.

HHYC has for many years strived and focused on building public services to all, members and non-members.

This happens via its sailing programs & has donated lesson and consistent activity to the local community throughout the 15 years that I have been a member of HHYC.

This is something that I am quite proud of at our club and I have also donated time and funds to continue this development.

Clean UP Pak Sha Wan Day is yet another example of the service that is built to the community and has been developed and grown by members of HHYC. A large number of members take part in this day but a larger number of non members are highly active and then continue to build and develop an understanding to our community of the benefits to everyone of this action.

The 24 Hour Charity Race that has been held for many years is also a huge

provider of both financial and non-financial service to the community. This event is a key example of how HHYC has been so strongly partnered with services to the community.

I fully agree that Hong Kong has a Land Supply issue that has to be addressed but removing well used Community Spaces such as HHYC is not reasonable planning or use of space in my opinion. It is not fair to a community to remove or heavily affect a positive service and activity that provides a lost to the people involved in the club at what ever level their involvement is.

A community is measured by its surroundings and the way people interact in those places.

The way people connect in an area is not easy to measure on paper but rather when actively involved in a space that provides more than just a roof or place of habitat the interaction is quite easy to assess. HHYC and the space that it takes up provides a much larger service to the community and its members than using this space for housing.

I find it hard to believe that a planning groups would not consider the usage of green space and community ares and clubs to be of minimal importance and take action to remove or by its actions hinder the ongoing services these spaces provide.

Environmental impact is also another major point to consider in the area used within HHYC and its immediate surroundings. There is no doubt with the restriction of fishing into Port Shelter that wildlife and fish life has increased dramatically. It is very clear that the HK Community has returned to the area in large numbers daily to interact with this area.

A key point of consideration Re the usage of space at HHYC is the clubs consistent path and focus and the way the club has panned forward and conducted itself.

It has never used the members funds to just build larger spaces and increase the quality of clubhouses or members privileges. The club has not focused on building a palace to lounge in for members but rather focused on developing so many areas that build not just members interest but community interests.

My view re Community Planning is that you can build a home on a parcel of land and it will benefit just the people that use that space. The space that HHYC fills services a large number of people per square foot by services that stretch to many different areas fo the community.

To remove this or affect this ongoing service and operation is removing or taking away a huge benefit to the community.

I find it hard to imagine this fits into any Town Planning or Strategic Growth that benefits the people of HK or in the region.

The movement of people reflects the worth of an area and it is clear they all come to Say King and Pak Sha Wan for the environmental aspects and not the housing.

Visitors have grown well beyond the level of infrastructure and housing over the past decade.

To lose this space or increase costs that would force people to not be able to continue to subscribe to ongoing membership would be a negative impact to the people of the region.

I look forward to your thoughts and feed back on the above.

Regards
David and Priscilla Raphael.

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PRLs

to: prl_consultation@hab.gov.hk,
tfls@devb.gov.hk

04/09/2018 12:56

History:

This message has been replied to.

I would like to express my concern at the government considering altering conditions currently in place for the Royal Hong Kong Yacht Club's lease.

I and my children have been members through my husband's interest in Sailing since 1994.

My children have attended the excellent sailing instruction courses - mainly with children from outside the club as these courses are open to all and are recognised widely as far superior to anything else on offer in HK - and I have become a better sailor thanks to joining the Saturday afternoon racing activities on offer. When I attend afternoon sailing most of the fleets seem to be comprised on non-members. There are no other clubs quite like this for inclusivity.

My husband served on the Charity Foundation board for many years and this was specifically with helping general HK people and not club people to gain access to the water and build confidence skills.

I attended the Volvo Ocean racing event earlier this year. Without RHKYC this even could not have happened here in Hong Kong. There would have been no support and no expertise for the competitors to draw on for their maintenance and other issues.

If the lease of the club is increased in price then most of what the club stands for will be wiped out. Nobody will be able to support sailing and rowing in Hong Kong as they will be priced above most people's possible investment levels. The wider HK population will suffer and then the government will be needed to step in and create an alternative means of ordinary HK People being able to discover sailing and rowing. This will be a very big job.

Please reconsider your position. There are many other options for providing land for further housing.

CAROLINE BOTSFORD

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

[REDACTED] to: PRL_consultation@hab.gov.hk

04/09/2018 12:49

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

- A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.
- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

- A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.
- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.
 - The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.
 - There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

- A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.
- A nominal fee only is appropriate.
 - If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

- A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond

what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

- A.5 - Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

- A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

- A.7 - Annual inspections

Below are my further comments about the Hebe Haven Yacht Club:

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
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- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
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- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

Andy Lee

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Policy Review of Private Recreational Leases - public consultation exercise

to: prl_consultation@hab.gov.hk

04/09/2018 12:44

History:

This message has been replied to.

Dear Sirs,

I hope you are well. I am writing to the Policy Review of Private Recreational Leases to express my humble views regarding the Private Recreational Leases in Hong Kong.

I think everyone would agree that there has been a certain level of social disparities in Hong Kong of late, arising from the debate on how to find new land supply in this city.

While I agree it is imperative that the society must work together to find new land supply, I think it would be regrettable if the society chooses to do so by taking actions against these Private Recreational Leases in Hong Kong.

These membership clubs are an important part of the society of Hong Kong. And they are not as exclusive as some may suggest.

Members of these clubs bring non-member friends and their families to enjoy whichever sport or events these clubs are involved in. These non-member friends then become new members of these clubs, bringing yet more people with similar hobbies together.

The government understands the value these clubs bring to HK. The government has been for many years a big supporter in promoting sport events locally, grooming local sport talent. How many iconic international sports events these clubs have organised in Hong Kong? There are countless examples and we as citizens of HK should all be proud of these achievements. This is who we are and what Hong Kong stands for. Hong Kong is an international city with a rich texture and fabric of civil society. We should hold on to these values which we cherish.

Hence why I feel that charging an excessive amount of land premium on these leases could be detrimental and only end up making clubs more expensive and inaccessible – which goes against what the government is trying to achieve.

As I said in the beginning of this email that it is imperative that the society must work together to find new land supply. I just do not think the answer lies on Private Recreational Leases. There are other options. Better options.

Thank you for your time reviewing this email.

Best regards,
Victor Ho



Comments on the Policy Review

04/09/2018 12:22

Hide Details

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

致：民政事務局（體育及康樂科）

本人為白沙灣遊艇會會員，就有關私人遊樂場地契約政策諮詢上，向貴局表達意見如下：-

a.) 應否繼續以私人遊樂場地契約處理現時所有契約用地，抑或可另作安排；

本人意見為 - 如果允許白沙灣遊艇會繼續按照現行私人遊樂場地契約政策運營，對所有人都有好處。及可修改契約條件，使白沙灣遊艇會能夠符合民政事務局製定的準則和目標。

b.) 如何評估契約用地應否予以保留抑或應交還政府作其他發展；

本人意見為 - 白沙灣遊艇會長久以來除提供予香港帆船運動總會作為訓練基地外，也是區域和國際帆船賽的主辦機構和場地。

白沙灣遊艇會亦是促進精英參與和鼓勵青少年航海活動的主要貢獻者。

因此本人希望貴局能優先考慮其他用地，例如棕色地帶、軍事場所和私人開發商擁有的土地儲備，而不是先考慮缺少的體育設施用地。

c.) 契約用地應否繼續免收地價或收取象徵式地價；

本人意見為 - 白沙灣遊艇會(我們會員)已經支付數百萬元費用來支付設備、基礎設施和資源開發，並致力促進香港航海運動，所以本人覺得只收取象徵性費用比較合適。

(如果引入高地價政策，許多遊艇會都會認為過高，從而影響他們為香港體育發展做出貢獻的能力。即使土地徵費相對較低，也意味著體育會所在政府指定的大部分共同目標上花費較少。)

d.) 是否應要求契約用地承租人進一步開放設施，以更好地配合及支援香港的體育發展；

本人意見為 - 人為約束私人遊樂場契約，以白沙灣遊艇會為例，會限制他們向公眾提供設施的能力。建議允許進行契約修改，以進一步開放及提供足夠的設施加強對社會的貢獻。

e.) 契約用地上應該容許哪些設施(包括附屬設施)；

本人意見為 - 首先需要擴展淋浴和衛生間設施，緊隨就是教室、會議室、行政辦公室、有蓋戶外區域、儲存訓練和安全船隻的船架，及設備齊全的工作坊等都是白沙灣遊艇會緊急需要的設施，

f.) 如何加強契約用地承租人的企業管治和透明度；

本人意見為 - 白沙灣遊艇會定期提交季度匯報，突出非成員的參與及反影對社會責任之

承擔。

g.) 應否及如何審批新的康體用地申請；

本人意見為 - 可按年度檢查審批新的申請。

另外白沙灣遊艇會在這數十年來, 管理層和各會員都不遺餘力地推廣航海運動及至社會責任, 例如：

- * 白沙灣遊艇會一直通過帆船訓練中心的“青年航海發展基金”積極推動兒童帆船訓練.
- * 白沙灣遊艇會是香港體育聯會區域 Laser 訓練基地.
- * 白沙灣遊艇會比賽隊伍有三名青年成員代表香港出席區域帆船比賽.
- * 白沙灣遊艇會提供本地及區域航海員(包括來自中國內地)航海及比賽機會.
- * 白沙灣遊艇會在過去 50 年開發了土地，並且已經支付了應付的費用.
- * 白沙灣遊艇會有 200 名年齡由 7 至 18 歲的學生航海會員
- * 白沙灣遊艇會向公眾人士開放帆船訓練和賽事活動.
- * 白沙灣遊艇會為香港航能提供了一個訓練基地。香港航能是一個非牟利志願機構，為殘障人士提供機會參加培訓課程，從而獲得公認的帆船訓練證書，又或只是體驗航海運動.
- * 白沙灣遊艇會提供航海訓練給 18 間本地學校、香港基督教青年會及多間慈善機構.
- * 白沙灣遊艇會是西貢社區的一部分，參與所有當地的儀式和節日，多年來一直是西貢居民的雇主.
- * 白沙灣遊艇會與香港海事處及水警等其他機構合作.
- * 白沙灣遊艇會每年有超過 3000 名非會員參加帆船訓練課程, 龍骨船和小艇帆船比賽, 提供共2,800小時給社區人士使用設施.

本人就是次諮詢提供以上意見, 謝謝 !!

David Chan

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

to: Prl_consultation@hab.gov.hk

04/09/2018 12:21

Please respond to

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7-15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

- A.5 - Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

- A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

- A.7 - Annual inspections

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
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- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil for the use of the Hebe Haven Yacht Club should continue.

No name provided

沒有署名

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

Please respond to

to: Prl_consultation@hab.gov.hk

04/09/2018 11:54

History: This message has been replied to.

Dear Sir,

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– The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

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(Refer to pages 30–31)

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No name provided

沒有署名

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

04/09/2018 11:53

History:

This message has been replied to.

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I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

Yours faithfully,
wong yan yan

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Policy Review of Private Recreational Leases - RHKYC

to: prl_consultation@hab.gov.hk

04/09/2018 11:51

History:

This message has been replied to.

TO: Home Affairs Bureau

FROM: Thomas Overton – P248390(8)

RE: Policy Review of Private Recreational Leases

In regards to the review of the land premium to be levied on Private Club lands, I would like to respond as to why the premiums need to remain affordable.

My wife and I have now been members for nearly 20 years now. We use the club facilities on a regular basis, and as our home does not have a clubhouse, a pool, or other amenities, this is where we go to eat, to exercise and to enjoy almost all the sports that the Club has to offer. We swim, play squash, and sail and have both rowed and paddled in previous years.

My children have taken almost all of the sailing classes that have been offered and it has allowed for them to compete in the intra-school sailing competitions in the past. The facilities have afforded them the opportunity to learn skills and teamwork during full-day lessons. This has been a godsend in allowing our children to spend time outdoors rather than sitting in front of a computer screen all day during their holidays, as I still have to work during many of their days off school.

The Yacht Club has also afforded classes for some of my kid's friends, who are not members of the Club, but have wanted to learn how to sail. One has also enjoyed it so much that he has now taken rowing lessons as well. For those on Hong Kong Island, the Yacht Club is the only venue that allows for residents to learn to sail and row – as all the classes are open not only to members, but to the General Public at large. And even on race days, many boats need additional crew, and the Club provides a venue for even non-members to sign up on a board and sail. So for those keen to sail, the Club does not have a reputation of being exclusive – rather it has been keen to be inclusive.

The Royal Hong Kong Yacht Club has a sterling reputation worldwide, and has hosted many prestigious sailing races (e.g. Volvo Ocean Race) that simply could not have taken place in Hong Kong without the efforts of the Club and its members.

While the perception may be that the Club is for “rich people,” I know for a fact that many of the members are in fact middle class at best in addition to a number of active retirees on fixed incomes (retired school teachers, policemen, etc.) who would not have the ability to be members, to volunteer for events and to hone their skills as sailors and rowers. For serious rowers and sailors, the joining fees and the monthly dues are modest, which allows them to be members and to contribute. By substantially raising the land premium, the result would be that the Club would remain, but the resulting membership of the Club would consist of only the rich, as the middle class who love to sail and row would be denied the ability to remain as members. To me, this is diametrically opposite of the goals of the Home Affairs Bureau.

I hope that the Home Affairs Bureau will take into consideration all those that will be negatively affected (children, the middle class, etc.) by a decision to radically increase the land premium of the Club premises.

Yours faithfully,

Thomas Overton

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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**Club usage**

to: prl_consultation@hab.gov.hk

04/09/2018 11:46

History:

This message has been replied to.

Dear Sir, Madam,

I am writing to you to ask that the Government not impose fees and additional premiums on any of the social clubs in Hong Kong. I am personally a member of the Hong Kong Football Club and use their facilities for sport often. I know that these facilities are often made available to other teams through the sporting league fixtures and are fundamental for the success of organized sport in Hong Kong. Hong Kong, having just had its best Asian Games results ever, needs clubs like ours to encourage the development of sport at adult and even more importantly, at junior level so that we can train and coach the stars of the future. HKFC (and I know that other clubs are as well) is amazing at helping to improve the standard of play at all levels through its coaching programs, community outreach programs (Operation Breakthrough, Guv Dillon Charity etc.) and the International tournaments that it hosts. Hong Kong cannot claim to be an international city without having clubs and facilities such as these.

I would therefore urge the Government of the HKSAR to not impose further premiums which will restrict access to facilities, coaching and the development of sporting excellence and recreation.

Yours sincerely,

Debra J. Taylor

[Redacted signature]

[Redacted contact information]

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Comments on the PRL Policy review

to: prl_consultation@hab.gov.hk

04/09/2018 11:42

History:

This message has been replied to.

致：民政事務局 (體育及康樂科)

本人為白沙灣遊艇會會員，就有關私人遊樂場地契約政策諮詢上，向貴局表達意見如下：

a.) 應否繼續以私人遊樂場地契約處理現時所有契約用地，抑或可另作安排；

本人意見為 - 如果允許白沙灣遊艇會繼續按照現行私人遊樂場地契約政策運營，對所有人都有好處。及可修改契約條件，使白沙灣遊艇會能夠符合民政事務局製定的準則和目標。

b.) 如何評估契約用地應否予以保留抑或應交還政府作其他發展；

本人意見為 - 白沙灣遊艇會長久以來除提供予香港帆船運動總會作為訓練基地外，也是區域和國際帆船賽的主辦機構和場地。

白沙灣遊艇會亦是促進精英參與和鼓勵青少年航海活動的主要貢獻者。

因此本人希望貴局能優先考慮其他用地，例如棕色地帶、軍事場所和私人開發商擁有的土地儲備，而不是先考慮缺少的體育設施用地。

c.) 契約用地應否繼續免收地價或收取象徵式地價；

本人意見為 - 白沙灣遊艇會(我們會員)已經支付數百萬元費用來支付設備、基礎設施和資源開發，並致力促進香港航海運動，所以本人覺得只收取象徵性費用比較合適。

(如果引入高地價政策，許多遊艇會都會認為過高，從而影響他們為香港體育發展做出貢獻的能力。即使土地徵費相對較低，也意味著體育會所在政府指定的大部分共同目標上花費較少。)

d.) 是否應要求契約用地承租人進一步開放設施，以更好地配合及支援香港的體育發展；

本人意見為 - 人為約束私人遊樂場契約，以白沙灣遊艇會為例，會限制他們向公眾提供設施的能力。建議允許進行契約修改，以進一步開放及提供足夠的設施加強對社會的貢獻。

e.) 契約用地上應該容許哪些設施(包括附屬設施)；

本人意見為 - 首先需要擴展淋浴和衛生間設施，緊隨就是教室、會議室、行政辦公室、有蓋戶外區域、儲存訓練和安全船隻的船架，及設備齊全的工作坊等都是白沙

灣遊艇會緊急需要的設施,

f.) 如何加強契約用地承租人的企業管治和透明度 ;

本人意見為 - 白沙灣遊艇會定期提交季度匯報, 突出非成員的參與及反影對社會責任之承擔。

g.) 應否及如何審批新的康體用地申請 ;

本人意見為 - 可按年度檢查審批新的申請.

另外白沙灣遊艇會在這數十年來, 管理層和各會員都不遺餘力地推廣航海運動及至社會責任, 例如 :

- * 白沙灣遊艇會一直通過帆船訓練中心的“青年航海發展基金”積極推動兒童帆船訓練.
- * 白沙灣遊艇會是香港體育聯會區域 Laser 訓練基地.
- * 白沙灣遊艇會比賽隊伍有三名青年成員代表香港出席區域帆船比賽.
- * 白沙灣遊艇會提供本地及區域航海員(包括來自中國內地)航海及比賽機會.
- * 白沙灣遊艇會在過去 50 年開發了土地, 並且已經支付了應付的費用.
- * 白沙灣遊艇會有 200 名年齡由 7 至 18 歲的學生航海會員
- * 白沙灣遊艇會向公眾人士開放帆船訓練和賽事活動.
- * 白沙灣遊艇會為香港航能提供了一個訓練基地。香港航能是一個非牟利志願機構, 為殘障人士提供機會參加培訓課程, 從而獲得公認的帆船訓練證書, 又或只是體驗航海運動.
- * 白沙灣遊艇會提供航海訓練給 18 間本地學校、香港基督教青年會及多間慈善機構.
- * 白沙灣遊艇會是西貢社區的一部分, 參與所有當地的儀式和節日, 多年來一直是西貢居民的雇主.
- * 白沙灣遊艇會與香港海事處及水警等其他機構合作.
- * 白沙灣遊艇會每年有超過 3000 名非會員參加帆船訓練課程, 龍骨船和小艇帆船比賽, 提供共2,800小時給社區人士使用設施.

本人就是次諮詢提供以上意見, 謝謝 !!

Marco Fung

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HKFC re Public Consultations on Policy Review of Private Recreational Leases

to: prl_consultation@hab.gov.hk,

04/09/2018 11:41

History:

This message has been replied to.

Home Affairs Bureau

13th /F, West Wing, Central Government Offices

2 Tim Mei Avenue

Tamar, Hong Kong

Subject: Public Consultations on Policy Review of Private Recreational Leases

Sir/Madam –

I have been a member of the Hong Kong Football Club in Causeway Bay/ Happy Valley for the 22 years that I have lived in Hong Kong. Initially I used the club almost daily for the gym, the sports fields (rugby and hockey) and for dining in the evening before taking a late ferry back to Discovery Bay.

Since 1995, I have had both my daughters grow up in the HKFC family and they have equally fully enjoyed the clubs facilities playing both rugby and hockey for numerous years.

We (my whole family) have all enjoyed watching international events - rugby Xs and hockey VIs - as well as attending the charity fund raisers that are held at the club.

I would urge Government NOT to impose any additional charges or premiums on HKFC or other Clubs holding PRLs . The Clubs are non-profit making and any charges will simply have to be passed on to public users of Club Facilities inevitably restricting access and reducing Hong Kong's already meagre supply of quality facilities, quality coaching and opportunities to diversify and excel through sports and recreation.

Yours sincerely,

Robert J. W. Collins

[Redacted signature]

[Redacted address]

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Comments on the PRL Policy Review

████████████████████ to: prl_consultation@hab.gov.hk

04/09/2018 11:34

History:

This message has been replied to.

本人為白沙灣遊艇會會員，就有關私人遊樂場地契約政策諮詢上，向貴局表達意見如下
:-

a.) 應否繼續以私人遊樂場地契約處理現時所有契約用地，抑或可另作安排；

本人意見為 - 如果允許白沙灣遊艇會繼續按照現行私人遊樂場地契約政策運營，對所有人都有好處。及可修改契約條件，使白沙灣遊艇會能夠符合民政事務局製定的準則和目標。

b.) 如何評估契約用地應否予以保留抑或應交還政府作其他發展；

本人意見為 - 白沙灣遊艇會長久以來除提供予香港帆船運動總會作為訓練基地外，也是區域和國際帆船賽的主辦機構和場地。

白沙灣遊艇會亦是促進精英參與和鼓勵青少年航海活動的主要貢獻者。

因此本人希望貴局能優先考慮其他用地，例如棕色地帶、軍事場所和私人開發商擁有的土地儲備，而不是先考慮缺少的體育設施用地。

c.) 契約用地應否繼續免收地價或收取象徵式地價；

本人意見為 - 白沙灣遊艇會(我們會員)已經支付數百萬元費用來支付設備、基礎設施和資源開發，並致力促進香港航海運動，所以本人覺得只收取象徵性費用比較合適。

(如果引入高地價政策，許多遊艇會都會認為過高，從而影響他們為香港體育發展做出貢獻的能力。即使土地徵費相對較低，也意味著體育會所在政府指定的大部分共同目標上花費較少。)

d.) 是否應要求契約用地承租人進一步開放設施，以更好地配合及支援香港的體育發展；

本人意見為 - 人為約束私人遊樂場契約，以白沙灣遊艇會為例，會限制他們向公眾提供設施的能力。建議允許進行契約修改，以進一步開放及提供足夠的設施加強對社會的貢獻。

e.) 契約用地上應該容許哪些設施(包括附屬設施)；

本人意見為 - 首先需要擴展淋浴和衛生間設施，緊隨就是教室、會議室、行政辦公室、有蓋戶外區域、儲存訓練和安全船隻的船架，及設備齊全的工作坊等都是白沙灣遊艇會緊急需要的設施，

f.) 如何加強契約用地承租人的企業管治和透明度；

本人意見為 - 白沙灣遊艇會定期提交季度匯報, 突出非成員的參與及反影對社會責任之承擔。

g.) 應否及如何審批新的康體用地申請；

本人意見為 - 可按年度檢查審批新的申請。

另外白沙灣遊艇會在這數十年來, 管理層和各會員都不遺餘力地推廣航海運動及至社會責任, 例如：

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- * 白沙灣遊艇會是香港體育聯會區域 Laser 訓練基地.
- * 白沙灣遊艇會比賽隊伍有三名青年成員代表香港出席區域帆船比賽.
- * 白沙灣遊艇會提供本地及區域航海員(包括來自中國內地)航海及比賽機會.
- * 白沙灣遊艇會在過去 50 年開發了土地，並且已經支付了應付的費用.
- * 白沙灣遊艇會有 200 名年齡由 7 至 18 歲的學生航海會員
- * 白沙灣遊艇會向公眾人士開放帆船訓練和賽事活動.
- * 白沙灣遊艇會為香港航能提供了一個訓練基地。香港航能是一個非牟利志願機構，為殘障人士提供機會參加培訓課程，從而獲得公認的帆船訓練證書，又或只是體驗航海運動.
- * 白沙灣遊艇會提供航海訓練給 18 間本地學校、香港基督教青年會及多間慈善機構.
- * 白沙灣遊艇會是西貢社區的一部分，參與所有當地的儀式和節日，多年來一直是西貢居民的雇主.
- * 白沙灣遊艇會與香港海事處及水警等其他機構合作.
- * 白沙灣遊艇會每年有超過 3000 名非會員參加帆船訓練課程, 龍骨船和小艇帆船比賽, 提供共2,800小時給社區人士使用設施.

本人就是次諮詢提供以上意見, 謝謝 !!

Joyce, Ting Ka Yan

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Comments on the PRL policy review

to: prl_consultation@hab.gov.hk

04/09/2018 11:31

Please respond to

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as follows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to

enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

A.5 - Expanded shower and toilet facilities are required.

- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

A.7 - Annual inspections

□

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.

- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.

- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.

- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.

- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.

- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.

- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil for the use of the Hebe Haven Yacht Club should continue.

Phil Mak

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Comments on the PRL Policy Review

[REDACTED] to: prl_consultation@hab.gov.hk

04/09/2018 11:27

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7-15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities

so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

A.5 - Expanded shower and toilet facilities are required.

- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

A.7 - Annual inspections

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already

paid its dues.

- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil for the use of the Hebe Haven Yacht Club should continue.

Yours faithfully,
Christopher Ilena

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



comments on the PRL policy review

[REDACTED] to: PRL_consultation@hab.gov.hk

04/09/2018 11:13

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

1. - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.
- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.
- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

1. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

- A.5 - Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

- A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

- A.7 - Annual inspections

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
 - The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
 - The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
 - The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
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 - The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
 - The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
1. The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
 - The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
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 - The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
 - The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil for the use of the Hebe Haven Yacht Club should continue.

Edmond Tung

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Comments on the PRL Policy Review

to: Prl_consultation@hab.gov.hk

04/09/2018 11:07

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

A.5 - Expanded shower and toilet facilities are required.

- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

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A.7 - Annual inspections

Other comments you may give

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- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil for the use of the Hebe Haven Yacht Club should continue.

No name provided

沒有署名

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

to: Prl_consultation@hab.go
v.hk

04/09/2018 11:06

Please respond to

History: This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7-15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

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A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

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- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate

facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

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- A.7 - Annual inspections

Other comments you may give

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- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
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- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil for the use of the Hebe Haven Yacht Club should continue.

No name provided

沒有署名

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

to: prl_consultation@hab.gov.hk

04/09/2018 15:24

History: This message has been replied to.

Dear Sir / Madam,

Please find below for my reply. Thanks.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted; (Refer to pages 7-15).

Reply : May be lease can be review in a way to better meet land use and sport development.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes; (Refer to pages 15-19).

Reply: Focus on international event preparation, support and hosting is to play a part in this assessment

3. Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).

Reply: By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30).

Reply: Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31).

Reply: Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees; (Refer to pages 31-33).

Reply: Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use; (Refer to pages 33-34).

Reply: Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Best Regards,

Karina Wong

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Public consultation exercise of Policy Review of Private Recreational Leases and Taskforce on Land Supply options

██████████ to: prl_consultation@hab.gov.hk,
tfls@devb.gov.hk

04/09/2018 15:24

History:

This message has been replied to.

Dear Sir/Madam,

My name is Gary Leung, RHKYC member no. ██████████, knowing government has a Policy Review of Private Recreational Leases – public consultation exercise and Taskforce on Land Supply options – public engagement exercise I would like to submit some of words for my opinion.

My first sailing experience in 2013, I joined one of my friend's boat trip who is a member of RHKYC and then I loved sailing. So, I search RHKYC website to take some beginner sailing course, this club is the best yacht club in Hong Kong because they always welcome everyone to join their

course in a not expensive price for members and non-members, they invest in the sports significantly and the club is not-for-profit and all income generated goes back to the sport. And I have been a member of the club in 2015. I have my own racing term with my own boat "Marmalade", I joined a lot of race eg.: China Coast Regatta, China Cup, Around the island race and Typhoon series....etc. And the club had provided the on-water race management for the Volvo Ocean Race which could not have been held in Hong Kong if it were not for the Club's resources and its member's expertise. I was so proud that I can join this event in my place ~Hong Kong and I hope I also can join some offshore race like Rolex China Sea Race in the future.

I hope the government can support consistently, let more people who love sailing especially not only rich people can join this sailing sport in a not expensive membership fee. Finally, I hope this historical yacht club can keep running forever and it's should not have the land taken back to address the land shortfall in Hong Kong. I also have not my own property but I think Hong Kong people need a club like RHKYC than they need few more properties on hands.

Yours faithfully,

Gary Leung

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE
PRL's**

prl_consultation@hab.gov.

to: hk,

04/09/2018 15:22

History:

This message has been replied to.

Dear Sir/ Madam,

Please find below for my reply. Thanks.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted; (Refer to pages 7-15).

Reply : May be lease can be review in a way to better meet land use and sport development.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes; (Refer to pages 15-19).

Reply: Focus on international event preparation, support and hosting is to play a part in this assessment

3. Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).

Reply: By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30).

Reply: Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31).

Reply: Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees; (Refer to pages 31-33).

Reply: Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use; (Refer to pages 33-34).

Reply: Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Best Regards,
Monique Kwok

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



COMMENTS ON THE POLICY REVIEW

to: PRL_CONSULTATION@HA
B.GOV.HK

04/09/2018 15:14

History: This message has been replied to.

致：民政事務局（體育及康樂科）

本人為白沙灣遊艇會會員，就有關私人遊樂場地契約政策諮詢上，向貴局表達意見如下：

a.) 應否繼續以私人遊樂場地契約處理現時所有契約用地，抑或可另作安排；

本人意見為 - 如果允許白沙灣遊艇會繼續按照現行私人遊樂場地契約政策運營，對所有人都有好處。及可修改契約條件，使白沙灣遊艇會能夠符合民政事務局製定的準則和目標。

b.) 如何評估契約用地應否予以保留抑或應交還政府作其他發展；

本人意見為 - 白沙灣遊艇會長久以來除提供予香港帆船運動總會作為訓練基地外，也是區域和國際帆船賽的主辦機構和場地。

白沙灣遊艇會亦是促進精英參與和鼓勵青少年航海活動的主要貢獻者。

因此本人希望貴局能優先考慮其他用地，例如棕色地帶、軍事場所和私人開發商擁有的土地儲備，而不是先考慮缺少的體育設施用地。

c.) 契約用地應否繼續免收地價或收取象徵式地價；

本人意見為 - 白沙灣遊艇會(我們會員)已經支付數百萬元費用來支付設備、基礎設施和資源開發，並致力促進香港航海運動，所以本人覺得只收取象徵性費用比較合適。

(如果引入高地價政策，許多遊艇會都會認為過高，從而影響他們為香港體育發展做出貢獻的能力。即使土地徵費相對較低，也意味著體育會所在政府指定的大部分共同目標上花費較少。)

d.) 是否應要求契約用地承租人進一步開放設施，以更好地配合及支援香港的體育發展；

本人意見為 - 人為約束私人遊樂場契約，以白沙灣遊艇會為例，會限制他們向公眾提供設施的能力。建議允許進行契約修改，以進一步開放及提供足夠的設施加強對社會的貢獻。

e.) 契約用地上應該容許哪些設施(包括附屬設施)；

本人意見為 - 首先需要擴展淋浴和衛生間設施, 緊隨就是 教室、會議室、行政辦公室、有蓋戶外區域、儲存訓練和安全船隻的船架, 及設備齊全的工作坊等都是白沙灣遊艇會緊急需要的設施,

f.) 如何加強契約用地承租人的企業管治和透明度；

本人意見為 - 白沙灣遊艇會定期提交季度匯報, 突出非成員的參與及反影對社會責任之承擔。

g.) 應否及如何審批新的康體用地申請；

本人意見為 - 可按年度檢查審批新的申請。

另外白沙灣遊艇會在這數十年來, 管理層和各會員都不遺餘力地推廣航海運動及至社會責任, 例如：

- * 白沙灣遊艇會一直通過帆船訓練中心的“青年航海發展基金”積極推動兒童帆船訓練。
- * 白沙灣遊艇會是香港體育聯會區域 Laser 訓練基地。
- * 白沙灣遊艇會比賽隊伍有三名青年成員代表香港出席區域帆船比賽。
- * 白沙灣遊艇會提供本地及區域航海員(包括來自中國內地)航海及比賽機會。
- * 白沙灣遊艇會在過去 50 年開發了土地，並且已經支付了應付的費用。
- * 白沙灣遊艇會有 200 名年齡由 7 至 18 歲的學生航海會員
- * 白沙灣遊艇會向公眾人士開放帆船訓練和賽事活動。
- * 白沙灣遊艇會為香港航能提供了一個訓練基地。香港航能是一個非牟利志願機構，為殘障人士提供機會參加培訓課程，從而獲得公認的帆船訓練證書，又或只是體驗航海運動。
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- * 白沙灣遊艇會是西貢社區的一部分，參與所有當地的儀式和節日，多年來一直是西貢居民的雇主。
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本人就是次諮詢提供以上意見, 謝謝 !!

LAU WAI KWOK

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Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

04/09/2018 15:01

History:

This message has been replied to.

本人為白沙灣遊艇會會員，就有關私人遊樂場地契約政策諮詢上，向貴局表達意見如下：
:-

a.) 應否繼續以私人遊樂場地契約處理現時所有契約用地，抑或可另作安排；

本人意見為 - 如果允許白沙灣遊艇會繼續按照現行私人遊樂場地契約政策運營，對所有人都有好處。及可修改契約條件，使白沙灣遊艇會能夠符合民政事務局製定的準則和目標。

b.) 如何評估契約用地應否予以保留抑或應交還政府作其他發展；

本人意見為 - 白沙灣遊艇會長久以來除提供予香港帆船運動總會作為訓練基地外，也是區域和國際帆船賽的主辦機構和場地。

白沙灣遊艇會亦是促進精英參與和鼓勵青少年航海活動的主要貢獻者。

因此本人希望貴局能優先考慮其他用地，例如棕色地帶、軍事場所和私人開發商擁有的土地儲備，而不是先考慮缺少的體育設施用地。

c.) 契約用地應否繼續免收地價或收取象徵式地價；

本人意見為 - 白沙灣遊艇會(我們會員)已經支付數百萬元費用來支付設備、基礎設施和資源開發，並致力促進香港航海運動，所以本人覺得只收取象徵性費用比較合適。

(如果引入高地價政策，許多遊艇會都會認為過高，從而影響他們為香港體育發展做出貢獻的能力。即使土地徵費相對較低，也意味著體育會所在政府指定的大部分共同目標上花費較少。)

d.) 是否應要求契約用地承租人進一步開放設施，以更好地配合及支援香港的體育發展；

本人意見為 - 人為約束私人遊樂場契約，以白沙灣遊艇會為例，會限制他們向公眾提供設施的能力。建議允許進行契約修改，以進一步開放及提供足夠的設施加強對社會的貢獻。

e.) 契約土地上應該容許哪些設施(包括附屬設施)；

本人意見為 - 首先需要擴展淋浴和衛生間設施，緊隨就是教室、會議室、行政辦公室、有蓋戶外區域、儲存訓練和安全船隻的船架，及設備齊全的工作坊等都是白沙灣遊艇會緊急需要的設施，

f.) 如何加強契約用地承租人的企業管治和透明度；

本人意見為 - 白沙灣遊艇會定期提交季度匯報, 突出非成員的參與及反影對社會責任之承擔。

g.) 應否及如何審批新的康體用地申請 ;

本人意見為 - 可按年度檢查審批新的申請.

另外白沙灣遊艇會在這數十年來, 管理層和各會員都不遺餘力地推廣航海運動及至社會責任, 例如:

- * 白沙灣遊艇會一直通過帆船訓練中心的“青年航海發展基金”積極推動兒童帆船訓練.
- * 白沙灣遊艇會是香港體育聯會區域 **Laser** 訓練基地.
- * 白沙灣遊艇會比賽隊伍有三名青年成員代表香港出席區域帆船比賽.
- * 白沙灣遊艇會提供本地及區域航海員(包括來自中國內地)航海及比賽機會.
- * 白沙灣遊艇會在過去 **50** 年開發了土地, 並且已經支付了應付的費用.
- * 白沙灣遊艇會有 **200** 名年齡由 **7** 至 **18** 歲的學生航海會員
- * 白沙灣遊艇會向公眾人士開放帆船訓練和賽事活動.
- * 白沙灣遊艇會為香港航能提供了一個訓練基地。香港航能是一個非牟利志願機構, 為殘障人士提供機會參加培訓課程, 從而獲得公認的帆船訓練證書, 又或只是體驗航海運動.
- * 白沙灣遊艇會提供航海訓練給 **18** 間本地學校、香港基督教青年會及多間慈善機構.
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本人就是次諮詢提供以上意見, 謝謝 !!

kwok ka fai

Mohan Gidumal



Private Recreational Lease & Land Matters Section
Home Affairs Bureau (Recreational & Sports branch)
13/F West Wing, Central Government Offices
2 Tin Mei Avenue, Tamar, Hong Kong
prl_consultation@hab.gov.hk

25 August 2018

Dear Sir/Madam

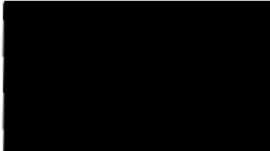
Re: Public Consultation on the Policy Review of Private Recreational Leases

I write to express my support for the granting of private recreational leases to sporting clubs in Hong Kong. Hong Kong is an incredibly built up city with people living and working in very close proximity. Country parks and beaches provide a welcome relief at weekends for Hong Kong families but it is the private recreational clubs that have taken the lead in advancing sport in Hong Kong. Clubs like the Hong Kong Golf Club, Hong Kong Football Club, the Hong Kong Jockey Club, the Kowloon Cricket Club and the Hong Kong Country Club have done a lot for young athletes. These clubs provide training and support for athletes – many of whom go on to represent Hong Kong.

My granddaughter is on the Hong Kong equestrian development squad representing Hong Kong at international events and we have friends whose children are on the Hong Kong teams for swimming, rugby, golf and cricket. Without these clubs our children and grandchildren would never have advanced to international level in these sports. Private recreational clubs also sponsor inter-school events which encourage and promote the benefits of sport. In a city where the academic education system is so intense, children need access to good sporting facilities and the private recreational clubs help in this regard.

Private recreational clubs like the Hong Kong Golf Club, the Hong Kong Jockey Club and the Hong Kong Country Club also do a lot of social outreach and charity work in the local community. It's the bonding between members and the sense of being part of the local community that has resulted in the growth of community outreach projects such as the work the Hong Kong Country Club does with St Mary's Home for the Aged and the Home of Loving Faithfulness as well as the substantial donations members make through charity golf days, in particular, The Cup of Kindness that the Hong Kong Golf Club organises every year. The events the Hong Kong Golf Club organise raise more than HK\$20 million a year for local charities.

People in Hong Kong work very long hours and need a place they can go to outside of their very cramped homes, a home away from home and a place where they can play sport. Private recreational clubs are tranquil restful places to escape the frenetic Hong Kong life. These clubs are also part of Hong Kong's history - many clubs have Heritage Buildings within the grounds that need to be preserved.



Mohan Gidumal




The lack of affordable housing in Hong Kong is a matter of grave concern. The Hong Kong Government needs to focus on providing adequately sized affordable housing and rid Hong Kong of caged homes and sub-divided homes but taking away private recreational clubs is not the answer. Hong Kong has many unused brownfield sites that can be redeveloped; the village housing policy should be re-evaluated; the river trade terminus could be re-developed and the container port facilities could be relocated. There are areas that can be reclaimed outside Victoria Harbour and the Government could request the PRC Government to release some PLA sites that are underutilised. There are lots of possibilities. Taking away private recreational leases should not be one of them.

People need an escape from stressful work environments and cramped living spaces. Private recreational clubs help to provide that escape, promote and develop sport, organise world class international sporting events, raise money for local charities and organise community projects. Hong Kong needs private recreational clubs and more sporting facilities not less.

Yours faithfully,


Mohan Gidumal

HKID Number: 

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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

to: prl_consultation@hab.gov.hk,
k, [REDACTED]

04/09/2018 15:27

History: This message has been replied to.

Dear Sir / Madam,

Please find below for my reply. Thanks.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted; (Refer to pages 7-15).

Reply : May be lease can be review in a way to better meet land use and sport development.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes; (Refer to pages 15-19).

Reply: Focus on international event preparation, support and hosting is to play a part in this assessment

3. Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).

Reply: By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30).

Reply: Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31).

Reply: Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees; (Refer to pages 31-33).

Reply: Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use; (Refer to pages 33-34).

Reply: Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Best Regards,
Wilfred Wong

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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

to: prl_consultation@hab.gov.hk,

04/09/2018 15:29

History: This message has been replied to.

Dear Sir/ Madam,

Please find below for my reply. Thanks.

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Best Regards,
Jhona Angulo

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comments on the policy review

to: prl_consultation@hab.gov.hk

04/09/2018 15:45

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to

accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

- A.5 - Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

- A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

- A.7 - Annual inspections

Below are my further comments about the Hebe Haven Yacht Club:

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local

ceremonies and festivals and has been an employer to local Sai Kung residents over the years.

- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

Yours faithfully,
Krepe Cheung

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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Comments on the PRL Policy review

to: prl_consultation@hab.gov.hk

04/09/2018 16:01

History:

This message has been replied to.

Dear Sir,

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A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to

accommodate further opening up so as to provide adequate facilities to enhance contributions.

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Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

- A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

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- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

Yours faithfully,
Cherry Kam

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**Lease renewal for the Hong Kong Country Club**

to: prl_consultation@hab.gov.hk

04/09/2018 16:34

Cc: [REDACTED]

History:

This message has been replied to.

Ladies and Gentlemen,

I have been a member of the HongKong Country Club for over 20 years and would like to share my concerns with you regarding the upcoming lease renewal for the Club.

All members will accept that the lease consideration will increase at renewal; however, we hope that the premium amount will take into consideration the site usage restrictions and the willingness of the Club to increase partnerships to benefit sports development and aiding the community in the SAR; this can only happen if the Club will continue to exist, which in turn is dependent on a premium amount which will keep the Club viable in its current form where it is financed largely through Membership Fees.

I would greatly appreciate your consideration of the above and remain,

Yours Faithfully,

Johannes Schoeter

Stan Cheung

[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

4th September, 2018

Private Recreational Lease and Land Matters Section,
Home Affairs Bureau (Recreation and Sports Branch),
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar,
Hong Kong

Dear Sirs,

Re: Hong Kong Country Club
188 Wong Chuk Hang Rd
Deep Water Bay, Hong Kong

I have been a member of the Hong Kong Country Club since the early 1990's. I am a second generation member as my late father was also a member of the Club.

I know that the Home Affairs Bureau is currently undertaking a Public Consultation on Private Recreational Leases and I would like to share my own thoughts on this important topic. I believe that the Club embraces all the ideals that a Hong Kong institution should possess-multiculturalism, social harmony, inclusiveness and a strong sense of social responsibility.

I am particularly proud of the way in which the Club has reached out to other sectors of the Hong Kong community to provide opportunities for its facilities to be used to enhance quality of life for the less fortunate. Having seen the joy and happiness that these outings to the Club provide to both the young and old, I know that we are performing an important civic duty.

Stan Cheung



The Hong Kong Country Club's journey over the past 50 years or so mirrors the transformation of Hong Kong from an important regional centre to one of the world's most important and dynamic global centres for finance, trade, academia and so much more. As such, it is important that such clubs exist in order to equal, if not exceed, the offerings of other competing cities in the region, particularly Singapore and Shanghai.

I very much hope that the Government of the Hong Kong SAR and the Home Affairs Bureau will recognize the value of the Hong Kong Country Club to the civic and recreational life of Hong Kong. As members, we are all grateful to have the use of such a warm and welcoming Club and recognize that we must continue to build on our well-established civic role in making our facilities open to other sectors of society.

Yours Sincerely,



Stan T.K. Cheung

Member

Raymond C C Cheng
 [REDACTED]
 [REDACTED]

Raymond Cheng [REDACTED]

20th August, 2018

PRIVATE AND CONFIDENTIAL

Mr Stanley Wong Yuen-fai, S.B.S., J.P.
 Chairman of Task Force on Land Supply
 17/F, West Wing, Central Government Offices
 2 Tim Mei Avenue, Tamar

HONG KONG



Dear Mr. Wong,

Reasons for the entire Fanling Golf site be preserved

I do not believe Fanling Golf Course should be turned into housing, either in whole or in part. I acknowledge land is at a premium in Hong Kong, but that does not mean we should develop every last acre. Hong Kong needs green space and open recreational areas in order to provide natural habitats for wildlife, preserve trees and local history, and preserve venues for outdoor recreation and special events.

Fairways of the Fanling golf courses are embraced by dense secondary woodland, which is home to many trees deemed "Old and Valuable." These forests form a vital green lung for Hong Kong, as well as provide habitats for many plants and animals. If we put in rows and rows of new housing on the site, the green lung would be suffocated, and a natural habitat would be spoiled forever.

Fanling Golf Course is also rich in history. The white, stately clubhouse and elegant green-and-red pavilion are both Grade H heritage structures. The area is also home to 68 ancient burial sites from the Ming and Qing dynasties. The clubhouse and pavilion would be at risk of demolition if a housing development takes place, and the burial sites would be at risk of desecration.

I acknowledge that the Hong Kong Golf Club may seem to cater to a privileged elite, but the facilities are open to the public on weekdays throughout the year, catering to citizens of all social strata. The club is as much a public place as private and the costs for a game or a round of golf is the cheapest among all golf courses in Hong Kong.

Mark that Fanling Golf Courses also hosts numerous charity golf events, such as the Hong Kong Golf Association's "Cup of Kindness." This and many other charity golf tournaments at Fanling have raised over HK\$20 million, benefiting local charities like the Community Chest and Yan Chai Hospital.

The search for new golf talent in Hong Kong is headed by the Fanling Golf Courses, being the site of Hong Kong Ladies Open for the past four years and the training headquarter for the Men, Women and Junior Squads of Hong Kong. Fanling also hosted the first ever Inter-Secondary Schools Golf Tournament just last month.

.... /2

[REDACTED]
 [REDACTED]

Raymond C C Cheng

Raymond Cheng

Fanling is also a global icon thanks to the Hong Kong Open. In 2017, this world-renowned golf tournament attracted over 48,000 spectators and was broadcast to 400 million households around the globe.

I do believe keeping Fanling Golf Course in operation is in Hong Kong's best interests. Fanling is a home to vital ecology, colorful history, and is a vibrant part of Hong Kong's society.

Yours sincerely,

Raymond Cheng



香港機械模型會有限公司

Hong Kong Model Engineering Club Limited

Your Ref [REDACTED]

31 August 2018

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Attn : [REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

Re: Government Consultation Paper Review of Policy of Private Recreational Leases ("PRL")

Thank you so much for your very informed and well-reasoned paper on Government Policy regarding PRL. We would like to add our comments as follow:

HKMEC is the only managed site for radio control flying of model aircraft in HK. We have a full time site manager at our flying site employed by the Club to maintain safety of operation by members and public flyers. We carry the Government required liability insurance for model aircraft flying. We provide the only site available to the Government's CAD for performing licensing and certification for drone and UAV commercial operators. Our site is zoned by the Town Planning Board exclusively for model aircraft flying and is within the Country Park area.

There is no water supply to our site.

HKMEC was able to construct our runway and the rain shelter by raising funds from a handful of avid modellers and to bring electricity supply to the site. The Club charges members a monthly subscription of HK\$400 per month, with discounts for juniors and seniors. This income is just sufficient to cover the ongoing cost of hiring a full time manager, pay the insurance, the Government rent and rates, and the routine maintenance of the Club. Although there are tens of thousands of people in HK flying model aircraft, helicopters, and drones; however, they prefer not to pay the HK\$400 per month fees and just fly at uncontrolled areas endangering the public and private properties. Many serious accidents have been caused by these people and reported in the news media. Unless the HK Government imposes more controls on the flying of UAVs, we will not see a substantial increase in HKMEC's memberships. In addition, our flying site is open to the public seven days a week. The public only needs to pay a daily visitor's fee of HK\$200 and enjoy the use of the Club's facilities like any other members.

While we find your illustration of the Annual Standard Rate Approach interesting but the additional annual payment per member of over HK\$13,000 is not workable. This would mean our monthly subscription will have to increase by over 270%! We don't believe our members can accept this kind of increase and the Club will have to cease operation. This would mean that there will be no safe and controlled site for the flying of UAVs in HK.



香港機械模型會有限公司

Hong Kong Model Engineering Club Limited



Page 2

31 August 2018

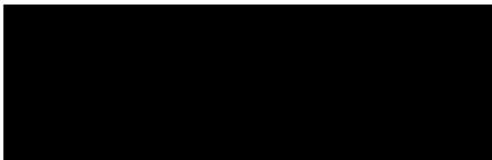


We are of the opinion that the Government needs to consider the redevelopment potential of our site in assessing the additional land premium, if any. We do not believe our very remote site inside a country park area has any other redevelopment potential. In addition, our Club is fully opened to the public and there is no restriction on the public to use the Club's facilities at all times. If the Government wants to assess additional land premium on our Club's facilities, it needs to be within a reasonable level. We do not think it is viable for our members to be paying anything more than HK\$100 per month in terms of additional land premium to the Government. This is already a 25% increase in our existing monthly subscription.

We believe that the Government needs to consider a reasonable increase in the current monthly subscription of the Club in order that we can maintain our membership and to continue to provide a safe and insured site for the flying of UAVs for members and the public at large.

We hope you can incorporate our views in your submission to the Government. Thank you for your support and assistance.

Yours sincerely,



Simon To
Chairman
HKMEC

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

prl_consultation@hab.

to: gov.hk,

tfls@devb.gov.hk

04/09/2018 18:45

History:

This message has been replied to.

Home Affairs Bureau (Recreation and Sport Branch)

Email: prl_consultation@hab.gov.hk

The Secretariat, Task Force on Land Supply

Email: tfls@devb.gov.hk

Dear Sir / Madam,

RE: Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

The Hong Kong Cricket Club, along with many of the other Private Sports Clubs, has long been at the centre of sporting culture and sporting development here in Hong Kong. I find the recent suggestion to reclaim the land on which these clubs are built, where sportsmanship and sporting etiquette are fostered, and where families, friends and communities come together to spend time with each other, utterly unacceptable and detrimental to the achievements made in their hundred plus years of sporting, social and cultural contributions.

My views on the above two consultation papers are:

"Land Premium": nonsensical and very much in keeping with Hong Kong's outrageous housing pricing. What's more, charging the clubs ridiculous amounts of money does not solve the issue at hand.

"Further open up": The Hong Kong Cricket Club has long been 'open' to the wider public. A number of schools, and charities use the facilities at the club and the club continues to support the community through its promotion of healthy life choices, activities and club-run programmes to both members and non-members alike.

"Task Force on Land Supply":

In the video provided, it was suggested that little over 20% of the Hong Kong landmass has been used for development thus far, which would leave over 70% of undeveloped, purposable land. I would not suggest that the government ravage all, or even half of the unspoilt lands of Hong Kong, but merely that they find suitable sites to develop.

Removing establishments such as the Hong Kong Cricket Club and some of the other so-called 'private' clubs will have a great and negative impact on the communities they serve. Through their reciprocal ties with other clubs around the world, these clubs have enriched sporting culture in Hong Kong. To threaten their existence is to threaten Hong Kong's sporting culture, from the children performing at grass roots level, all the way to the professional.

Hong Kong is also our home, and we too should have a say.

Thank you for considering my responses.

Yours sincerely,

Anton Buntin

ANTHONY ROOT



September 4, 2018

To: Home Affairs Bureau (Recreation and Sport Branch)

Re: Policy Review of Private Recreational Leases

I am writing to express my strong support for the Royal Hong Kong Yacht Club as an essential part of Hong Kong's sporting community and the critical role it plays in support of Hong Kong's public welfare.

I have lived in Hong Kong for 25 years and have been a member of the RHKYC for a decade. I currently serve on the Membership Committee. That role gives me a particularly good view of how the Club contributes to the general welfare of Hong Kong.

1. The Club is a not for profit organization that is open to and serves the entire Hong Kong community.
2. I regularly am impressed by the breadth of people who seek membership in the Club. Almost all are skilled, hard working members of Hong Kong business and educational community. They come from all income levels and backgrounds, both local and international.
3. The Club plays an essential role in giving ordinary people access to the outdoors through sailing, rowing, paddling and dragon boating. This type of access is essential to the wellbeing of people who otherwise work hard.
4. **The Club is not a rich man's club.** It attracts people from all socio-economic backgrounds in Hong Kong. By far the majority of the members are middle income workers looking for a way to enjoy the beautiful waters of Hong Kong.
5. The Club provides access to Hong Kong waters and water sports to many, many people beyond its members. Virtually every boat that is racing or cruising under the Club's auspices has on board many people who are not members. For example, during the annual Around the Island Race, there are thousands of people on the water, most of whom are not Club members.
6. The Club plays a vital role in developing sailing in Hong Kong. It offers terrific, low cost sailing courses to everyone in Hong Kong – whether child, adult, member or non-member.

7. The Club was critical in attracting major world sailing events to Hong Kong, like the Volvo Around the World Race and the Etchells Worlds. These events attract large numbers of visitors who support the Hong Kong economy.
8. The Club provides free memberships to young students at Hong Kong universities to give them access to water sports that they would not otherwise have.
9. The Club incurs significant costs in supporting its water sports activities, including sailing, paddling, rowing and dragon boats. Increasing the Club's land premiums would require a significant increase in membership dues, which would force many members to resign and potentially cause the Club to discontinue operations.

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Policy Review of Private Recreational Leases - public consultation exercise

to: prl_consultation@hab.gov.hk

04/09/2018 19:19

History:

This message has been replied to.

Dear Sir

My wife and I have been a member of RHKYC for nearly 20 years. We use the club frequently and my two sons have enjoyed dinghy sailing courses at Middle Island, while my wife and I also enjoy sailing on a regular basis. My wife and oldest son also row regularly. I have also attended the following courses:

Survival at Sea-2 day course

Coastal Skipper - 5 day course

First aid course-2 day course

Use of VHF radio course-1 day.

Many non members have also attended this courses and the clun invests heavily in continual training and development for members and non members alike.

My wife and I are very concerned about the potential of an excessive increase in land premium. This will have a severely negative impact on the club as it will force up prices for these courses and reduce investment in future specialisations. The club is NOT FOR PROFIT and puts all its excess funding into promoting sailing, rowing and dragon boating in Hong Kong. If the club does not do this then the Government will have to step in where the clubs fall short. What expertise do they hold? In our view this should not be a focus of Government.

We strongly resist an increase in land premiums as it will be detrimental to the provision of high quality sailing, rowing and dragon boating in Hong Kong.

Yours,

Dan Chavasse

Jane Chavasse

HK Permanent Residents

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Review on Policy of Private Recreational Leases

[REDACTED] to: prl_consultation@hab.gov.hk

04/09/2018 19:55

History:

This message has been replied to.

Dear Sir/Madam,

I am writing in support of the Hong Kong Cricket Club maintaining the Private Recreational Lease as it currently stands. Hong Kong Cricket Club is part of the fabric of Hong Kong's Sporting Development. It contributes to Hong Kong Society through Sport fostering youth and community development.

HKCC makes a huge contribution to Hong Kong Sports by nurturing young sportspersons (Members and public) primarily through the HKCC Gappers Junior Development Programme but also through others sports programmes including; Hockey, Golf, Netball, Squash and Tennis training.

HKCC provides public access;

- Over 50% of competitive sports played at the HKCC are by non-members;
- Schools & Charities using HKCC include:
- Local and International Schools;
- The Boy Scouts;
- Hong Kong University SPACE;
- Po Leung Kuk & Tung Wah Group Schools
- Facilities usage hours by eligible outside bodies (EOBs) rising steadily. In 2017, over 2500 hours were used by eligible outside bodies.

HKCC supports National Sporting Associations:

- HKCC provides playing venues for local league matches;
- HKCC provides training facilities for national squad players;
- HKCC provides facilities for hosting international matches.
- HKCC works closely with a number of National Sporting Associations including: Cricket Hong Kong; Hong Kong Lawn Bowls Association; Hong Kong Netball Association; Hong Kong Squash; Hong Kong Hockey Association; Hong Kong Table Tennis Association and Hong Kong Tennis Association.

HKCC provides competitive venues:

International Cricket Events hosted at HKCC

- Hong Kong National Ladies v Pakistan Ladies;
- International Cricket Council (ICC) World Cricket Leagues;
- East Asia T20 Championship;
- ICC Intercontinental Cup: Hong Kong v Scotland;
- ICC Women's World Cup Asia Qualifier;
- Hong Kong International Cricket Sixes Training 2009-2017

Other International Sports Events hosted at HKCC:

- Lawn Bowls - Golden Jubilee International Bowls;
- Tennis - The Road to Wimbledon – Exhibition Match & Junior Clinic.

HKCC supports aspiring athletes:

- HKCC provides opportunities for aspiring athletes to develop their skills in order to represent Hong Kong at international level.
- In cricket, HKCC has 21 men and 12 women representing Hong Kong at junior and senior levels including:

- 16th Asian Games, Guangzhou;
- ICC World Cricket League;
- ACC Women's Twenty-20 Championships;
- South East Asian Championships.
- In Netball, HKCC has over 30 women representing Hong Kong at junior and senior levels including:
 - Hong Kong National Team Squad;
 - Tri-nations Netball Tournament;
 - Asian Netball Championship;
 - U21s Hong Kong National Squad;
 - U16s Academy Squad;
 - U14s Academy Squad
- Women's World Junior Squash Team Championship Player – Chiu Ka-kei

During the first two years of our time in Hong Kong my husband and I struggled to book any public tennis courts for practice sessions for our family as they booked up within minutes. The only tennis court we managed to book was during Chinese New Year. If our family wanted to continue enjoying a health lifestyle through sport we felt we had no choice but to look for club membership.

We feel it would be a huge mistake to redevelop sites such as HKCC for the limited housing that it would provide. Raising the price of the lease would also have an impact on access to these venues to ordinary families like ourselves (two teachers) and would make us reconsider whether we would remain in Hong Kong due to the limited availability of public facilities.

--

Yours sincerely,

Charlotte Greenwood

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My views on the Policy Review of Private Recreational Leases

to: prl_consultation@hab.gov.hk

04/09/2018 20:05

History:

This message has been replied to.

Secretary for Home Affairs,
Home Affairs Bureau,
Dear Sir,

I would like to send you my views on the Policy Review of Private Recreation Leases:

The Contradiction to SAR Government Sports Policies

I would like to draw your attention to the contradiction between the SAR Government Sports Policies and the Policy Review of Private Recreation Leases. Many sports clubs on PRL e.g. RHKYC has great contributions to the Policy Initiatives of Home Affairs Bureau i.e.

"promote sports for all, support elite sports and maintain Hong Kong as a centre for major international sports events". The Working Group's proposal of charging the concerned sports clubs one-third of the full market value (FMV) of land premium will undermine their future contributions to Hong Kong sports development. Charging land premium to the sport clubs on PRL do not answer the question of "whether and how the PRL sites could be better utilized".

The Contributions of Sport Clubs on PRL to Hong Kong Sport Development

As a sailing enthusiast, I would like to draw my experience with the RHKYC to illustrate how these sports clubs on PRL contribute to the SAR Government sport policies. Before joining the RHKYC, I had been invited by members of the Club to join yacht racing on their sailboats and to help with race management activities. As a non-member, I had also attended training courses offered by the Club. In fact, over 70% of attendees in RHKYC training courses in 2017/18 were non-members. After joining the Club, I naturally invite my non-member friends to join the Club's activities together with me. The RHKYC works like a magnet drawing all levels of society to support and promote sailing, rowing and paddling in Hong Kong. RHKYC has invested a lot resources into youth sailing development and supports their youth racing team in joining international-level races. The Club has a tradition of organizing and supporting international racing events of sailing and rowing in Hong Kong, e.g. Volvo Ocean Race stopover, Optimist Asia and Oceanic Championships in 2017 and the annual Hong Kong Race Week/ ASAF Youth Cup. As a volunteer, I was personally involved in these events. In 2017-2018 season, 592 Club members had contributed over 1750 days of volunteer work to help to run these sailing events. It takes a lot of people with dedication, experience and expertise to hold these world class sailing events.

The Impacts on the Future Development of Sport in Hong Kong

Since these sport clubs on PRL are nonprofit making, the proposed one-third of the FMV of land premium somehow has to pass onto their members. Some clubs with a small membership might not be able to survive. Most clubs will have to cut their costs and have less resources available for their sports. Job losses are most likely as salaries are the main expenditures of these sport clubs. Based on the Working Group's proposal, I can only see negative impacts on the future development of sport in Hong Kong.

Thank you for your attention.

Regards,
CHAN Hei Tung

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**Letter from my Nine Year Old Daughter**

[REDACTED] to: prl_consultation@hab.gov.hk,
tfls@devb.gov.hk

04/09/2018 20:08

Cc: [REDACTED]

History:

This message has been replied to.

To whom it may concern,

I would like you to read the attached letter written by my nine year old daughter, Kyla Chung. At dinner, I told her that the Government are considering closing the RHKYC in order to build more housing. Kyla is very sad and wanted to write to you so you can file her objection.

Yours sincerely,

Nyree Chung

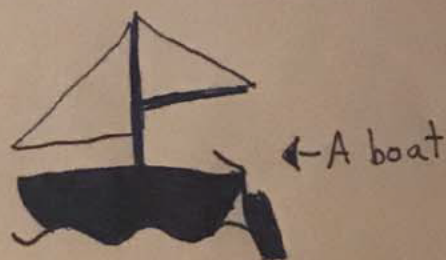


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To: Every body who reads this

My name's Kyla I'm [redacted] years old. I joined the yacht club when I was 7 and my brother Kaeden is [redacted] and joined this year. I think that you shouldn't close the yacht club, because me and my family will miss it a lot. Our house is 10 minutes away from Middle Island Yacht club. My family has all had lessons there my Granpa, dad, mum, me have and my brother will if you don't close it. Also I made friends at sailing classes who aren't members but have lessons there anyway. They are 2 girls that are 10, 11 a boy called Freddie who is my age and a girl called Sophia who is also my age. Kellie Island Yacht club is also good, it has Turtles, a big ~~swimming pool~~ swimming pool, a bowling alley and playrooms that me and my brother play in. I've had all of my birth day party's there since I was 7 and will have one next year if you don't close it. Also if you close it every one who works there will lose their jobs and people with memberships will miss it. so please don't close the yacht clubs.

From: Kyla mae Chung



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renewal of HK Golf Club's Private recreation lease

██████████ to: prl_consultation@hab.gov.hk
k

04/09/2018 20:56

History:

This message has been replied to.

September 3, 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

By Email: prl_consultation@hab.gov.hk

Dear Sir/Madam.

Re: Renewal of the Private Recreational Lease for HK Golf Club.

I am writing to express my SUPPORT of the renewal of the private recreational lease of the Fanling property of Hong Kong Golf.

There are many reasons why I support the renewal, and I briefly summarize them below:

1. HISTORIC & CULTURAL SIGNIFICANCE

- HKGC is an important part of Hong Kong's heritage. It is the oldest golf club in South East Asia and the second oldest in Asia.
- The clubhouse at Fanling was constructed in 1911 and is a Grade II Heritage Building. The Pavilion on the OLD Course, opened in 1918, is a Grade III Heritage Building.
- There are 68 ancestral graves on the golf courses, with many of them dating back several hundred years to the Qing and Ming dynasties.

2. ECOLOGICAL GEM SUPPORTING HK's ENVIRONMENT

- HKGC is an important green lung in the northern New Territories; over 40%, or 74.2 hectares, of the Fanling courses are comprised of dense woodland, including secondary forests.
- The Fanling courses have many trees which are protected by Hong Kong law and meet the Government's criteria of 'Old and Valuable Trees'.
- The three courses are also inhabited by a huge diversity of fauna including protected species of birds, insects, reptiles and other wildlife.

3. SHARING EXCELLENT FACILITIES WITH HK PUBLIC

- Facilities at Fanling are open to the public from Monday to Friday throughout the year.
- In 2017, over 50,000 (42%) of the 120,000 rounds of golf were played by non-members.

4. SUPPORTING HK'S WORLD IMAGE & TOURISM

- The Hong Kong Open is Hong Kong's oldest professional sporting event.
- In 2018, HKGC will host the 60th Edition of the Hong Kong Open. The Hong Kong Open is co-sanctioned by the European and Asian PGA Tours and is one of only two professional tournaments in the world to have been hosted at the same venue for more than 50 years.
- A record attendance of over 48,000 spectators attended the 2017 Hong Kong Open including more than 10,000 international visitors. The Hong Kong Open is broadcast worldwide to over 400 million households.

5. DEVELOPING & TRAINING UP YOUNG ATHLETES

- HKGC has been a key supporter of the Hong Kong Golf Association (HKGA) in the grooming of young talent by providing HKGA free access to host its squad team training and amateur tournaments.
- In May 2018, the HKGC sponsored the HKGA's inaugural Inter-Secondary Schools Golf Tournament by providing the Old Course as the tournament venue and offering free practice rounds and other support for participating school teams.
- HKGC founded the Hong Kong Ladies Open and has hosted it in Fanling for the past 4 years. Playing in the tournament has enabled Hong Kong's talented young amateurs to earn world ranking points to help them to qualify for international events including The Olympic Games.

6. GIVING BACK – CHARITABLE WORK

- Over 200 non-member events, including many fund-raising charity golf days, are held every year at the Fanling golf courses. More than HK\$20 million is raised annually for a variety of charities, such as the Community Chest, the Tung Wah Group of Hospitals, the Yan Chai Hospital, and others.
- The HKGC's in-house annual flagship charity event, the 'Cup of Kindness', was launched 30 years ago. The event raises funds every year for community-based charities in North District, including the North District Hospital.

Yours faithfully,

Allison L. Wong



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**Support to the private clubs in Hong Kong to continue the use of land**

to: prl_consultation@hab.gov.hk

04/09/2018 20:59

History:

This message has been replied to.

Dear Sir,

I would like to express my supporting views in respect to the land use granted to the private clubs in Hong Kong based on the following reasons

1. Those clubs have been in HK for a long time to promote different kinds of sport in Hong Kong.
2. Those clubs with a diversity of members result in a culture with international perspectives.
3. Those clubs are part of the life of many people living in Hong Kong, in particular many expats living in HK.
4. Those clubs are also actively to participate to those social activities in HK, a supporting role to local community.
5. It is certainly to downgrade the image of HK internationally if we take away their land. The existence of those clubs echo HK as a true international city, with a long history East meets West....
6. It takes a long time to establish those clubs with their unique culture and characteristic. It is a shame if the Government scale it down so easily...

All in all, I strongly oppose to the idea of taking away the land from those private clubs. It is absolutely a damage to the life of people in HK , and to downgrade the image of HK as a vibrant international city.

I can be contacted via email address [REDACTED]

Warm regards

Simon Cua

4th Sep 2018

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Comment on Private Recreational Leases (PRL) consultation

[REDACTED]

to: prl_consultation@hab.gov.
hk

04/09/2018 22:00

History:

This message has been replied to.

Dear PRL Consultation Officer,

I am a member of a private club, Club de Recreio, having venues for tennis, badminton, lawn bowls, hockey and lacrosse, for 7 years. I improved a lot my sporting skills during the past years and enjoyed very much with other sporting members in the Club and also members of other clubs during league matches. **I object to the proposal of charging one-third of the land premium to the Club though it is still not clear how the land premium is calculated and based on what nature of usage.** My justifications are listed below:

1. I understand my club is already paying about HKD1M per year as rent & rates. Paying this large amount of rent & rates and also the operation and maintenance costs of the club facilities is already a consideration amount to the club members. Therefore, increasing the land charge will likely kill the Club and also other private clubs.
2. The Government is promoting sports that can improve health of the public in order to lower the health expenditure burden. However, killing the private sport clubs will likely damper the promotion of sports because of insufficient public sports venue. Letting Government, ie. LCSD, operate the sports venue received from private club may not be efficient from operational perspective. This must be subjected to careful, detailed and prudent evaluation.
3. Regarding the public pressure of household housing, the land of private clubs surely cannot meet the upcoming demand and is unsustainable. Other methods such as land reclamation and/or development of agricultural land is more sustainable.
4. HK will no longer be a metropolitan city without the private clubs. That will likely affect the coming of international expatriates and experts to work in HK in future.
5. Many sports lovers have been with the private clubs for tens of years. Charging one-third of land premium will have great impact to the clubs and even may force them to close down, impacting the daily life of many people. The former PRC leader Mr. Deng Xiaoping said no change for 50 years until 2047. This land premium charge change will be a big change to the recreation life of many HK people.

Much appreciated if my above points are considered.

Best regards,

CHAN Chi Keung Edmond

[REDACTED]

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RE: renewal of HK Golf Club's Private recreation lease

to: pri_consultation@hab.gov.hk

04/09/2018 22:00

History:

This message has been replied to.

September 4, 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

By Email: pri_consultation@hab.gov.hk

Dear Sir/Madam.

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- There are 68 ancestral graves on the golf courses, with many of them dating back several hundred years to the Qing and Ming dynasties.

2. ECOLOGICAL GEM SUPPORTING HK's ENVIRONMENT

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- The Fanling courses have many trees which are protected by Hong Kong law and meet the Government's criteria of 'Old and Valuable Trees'.
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- The Hong Kong Open is Hong Kong's oldest professional sporting event.
- In 2018, HKGC will host the 60th Edition of the Hong Kong Open. The Hong Kong Open is co-sanctioned by the European and Asian PGA Tours and is one of only two professional tournaments in the world to have been hosted at the same venue for more than 50 years.
- A record attendance of over 48,000 spectators attended the 2017 Hong Kong Open including more than 10,000 international visitors. The Hong Kong Open is broadcast worldwide to over 400 million households.

5. DEVELOPING & TRAINING UP YOUNG ATHLETES

- HKGC has been a key supporter of the Hong Kong Golf Association (HKGA) in the grooming of young talent by providing HKGA free access to host its squad team training and amateur tournaments.
- In May 2018, the HKGC sponsored the HKGA's inaugural Inter-Secondary Schools Golf Tournament by providing the Old Course as the tournament venue and offering free practice rounds and other support for participating school teams.
- HKGC founded the Hong Kong Ladies Open and has hosted it in Fanling for the past 4 years. Playing in the tournament has enabled Hong Kong's talented young amateurs to earn world ranking points to help them to qualify for international events including The Olympic Games.

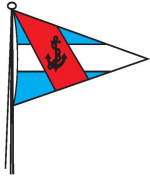
6. GIVING BACK – CHARITABLE WORK

- Over 200 non-member events, including many fund-raising charity golf days, are held every year at the Fanling golf courses. More than HK\$20 million is raised annually for a variety of charities, such as the Community Chest, the Tung Wah Group of Hospitals, the Yan Chai Hospital, and others.
- The HKGC's in-house annual flagship charity event, the 'Cup of Kindness', was launched 30 years ago. The event raises funds every year for community-based charities in North District, including the North District Hospital.

Yours faithfully,

Todd Wong





YACHT CLUB PUNTA DEL ESTE
PUNTA DEL ESTE
(Uruguay)

Central Telefónica:
(+598) 42440219 -20
E-mail: info@ycpe.org.uy
Website: www.ycpe.org.uy

Punta del Este, September 2018

Dear Sirs,

We have learnt of the situation concerning land for recreational use in favor of certain sport clubs, including the Royal Hong Kong Yacht Club, RHYC may be reviewed.

We have a very long relation with the RHYC, and personally family ties for more than 40 years.

The RHYC, is an outstanding institution, supporting sailing and rowing. It has not only produced excellent sportsmen, but as well done social work, providing with scholarships. Not only that, but it has helped, due to its reciprocity agreement scheme, to be visited touristically from foreign country.

If the projected measure should be put in force, from information we have, the RHKYC in the medium turn would be strongly affected and possibly not be able to full fill it's purpose.

We find that sea sports are very important for the youth, as they temper personality. At sea, you do not only have to make sure your boat is the fastest, but you are subject forces of the sea and there is little you can do.

Due to the above, we would like you to reconsider the projected measure, as it will affect the clubs possibilities for developing sportsmen.

Kindest regards,

Cr. Juan Alberto Etcheverrito
Commodore

Cr. David Peter Griffiths
Treasurer

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**Private Recreational Leases consultation****Please respond to**

to: prl_consultation@hab.gov.hk

04/09/2018 23:26

History:

This message has been replied to.

1 attachment



PRL.DOC.docx

Dear Sirs / Madams,

I refer to the subject consultation and would like to express my views and comments as shown in the file which is attached.

Thank you for your attention.

Shirley Sum
Member of Club de Recreio

My Views and Comments on PRL

(I) Recommendations for Higher Land Premium and More Opening-up Hours

1. Article 5 of the Sino-British Joint Declaration states that the way of life in HKSAR shall remain unchanged for 50 years i.e. up to 2047. This was initiated by the former paramount leader of the People's Republic of China, Mr. Deng Xiaoping. Is the Government ignoring this pledge now? The proposed land premium at 30% of full market value will likely cause private sports clubs to cease operation. This will definitely bring undesirable changes to "the way of life" of most sports enthusiasts.

2. Most of the private sports clubs have been established for almost a century. They have become part of the daily life and precious memories of many Hong Kong people, particularly sports lovers. Hope to conserve these clubs, particularly those which are genuinely dedicated to promote sports and have made valuable contributions to local sports development. Forcing them to close by asking an unaffordable land premium is definitely not a right thing to do.

3. Financial yield is not a primary objective for providing sports and recreational facilities. To increase the land premium upon renewal of PRL to an unaffordable level is inappropriate so long as the private sports clubs can fulfill the objectives of :

- Operating on non-profit-making basis
- Providing sports and recreational facilities
- Maintaining close collaboration with National Sports Associations
- Promoting a sports community
- Supporting sports development

4. Sports development is a social investment. The Government has been heavily subsidizing the public's use of Government's sports and recreational facilities. The Leisure and Cultural Services Department has a deficit of over \$7,000M in 2016/17 and the sports subvention for the same year is \$280M. Private sports clubs have been playing an important role in local sports development. The consultation paper has recognized the contributions of these clubs to alleviating the pressure on public facilities and promoting sports development. The clubs are non-profit making, self-financing. Members, mainly local residents, pay all necessary costs for operating the clubs. Their main objective is to satisfy the basic need of having a healthy living. Apart from paying for their own sports and recreational activities, they are also subsidizing local sports development for they are sharing part of the Government's responsibility. I would suggest a nominal land premium for private sports clubs be maintained. It can simply be seen as another subsidy for Hong Kong's sports development.

5. The Government is financially sound. It already has a large reserve. There is no urgent need to further increase the reserve by requiring private sports clubs to pay such a high land premium (30% of FMV at each lease renewal for a term of 15 years). I don't think the proposed land premium is justified. The renewal of PRL with a nominal land premium can be justified by :

- Contributions to sports development for many decades
- Provision of good quality sports and leisure activities
- Promotion of community sports and elite training
- Providing training venues for various sports associations
- Hosting local and international sports competitions
- Satisfying the demand of local sports enthusiasts

6. I am a member of Club de Recreio. I want to join a club because it is often too difficult to book public sports facilities. As an average middle class citizen and a taxpayer, a nominal land premium for private sports clubs is perhaps the only benefit I can get from the Government for I am not eligible for the general welfare benefits like housing or social security schemes. Why can't we, the middle class, enjoy a subsidy from the Government in the form of a nominal land premium for the use of club facilities. Besides, under the new proposal, opening-up of club facilities will be increased to at least 30%. Therefore, a nominal land premium also means a subsidy for the general public.

7. I prefer to join a private sports club because there are things that public facilities of the Government cannot provide :

- A variety of sports and ancillary facilities at the same venue
- Booking of sports facilities is much easier
- Participation in league or friendly matches can be arranged easily
- Training and competitions can raise my skills
- Family members of different ages can each have a favourable pastime at the same venue
- A friendly, homely environment
- A safe place where I can enjoy my games and let kids have their own play time
- Kids can try different sports and starts training of a favourable one at an early age

The growing membership size of private sports clubs indicates a social demand for such facilities. While public facilities provided by the Government cannot meet the special needs of local citizens, we should be given an extra option provided at affordable charges by non-profit making sports clubs. While the Government does not build, maintain and manage such facilities, it can show support by charging a nominal land premium.

8. Club de Recreio should be exempted from paying the proposed land premium because of its valuable contributions to local sports development :

- A long history of over a century in sports promotion
- Provide elite training
- Provide sports facilities that are rare
- Provide venues for local and international competitions for hockey, lacrosse, lawn bowls and tennis
- Provide affordable entrance opportunities for sports lovers
- It's a club for sports lovers, not a club for the rich.

9. Club de Recreio has always kept entrance fees and monthly subscription fees at very low levels, comparing with other sports clubs of the same scale. The Club is aiming at

providing affordable entrance opportunities for sports enthusiasts. Over the years, the Club has focused on the social responsibility to promote sports rather than on its own financial growth. It does not have a large reserve. The proposed land premium is definitely unaffordable. The Club shall face great difficulties upon expiry of the present lease. It may be forced to cease operation. Perhaps the Club should, like other clubs, have created debentures and corporate membership, or should have set all fees at much higher levels, despite that would limit the entrance opportunities of the average working people. Should the Club be penalized for being dedicated to sports promotion instead of being money-minded? Is the Government encouraging the operation mode of “a club for the rich” ? Isn’t the policy of PRL aiming at providing proper venues for sports activities and promoting sports development?

10. Private sports clubs are supplementing the inadequacies of some rare sports facilities like hockey, lacrosse, lawn bowls and tennis. Concessionary terms should therefore be considered for PRL renewal.

11. The proposed land premium for PRL is higher than that payable in ordinary land sale by private developers :

- Private developers (profit-making corporations) pay 100% full market value (FMV) for 50 years, meaning 2% per year or 30% for 15 years. They can enjoy 100% free use of the land sold.
- Private sports clubs (non-profit-making) pay one-third (33.3%) of FMV for 15 years, a higher rate.
- Under the enhanced opening-up scheme, over 30% of the Clubs’ sports facilities will be used by non-members. The maximum sports facilities of each club usable by members shall be less than 70%, a lower rate.

12. On the one hand, the Government has, in the consultation paper, acknowledged the contributions of these private sports clubs to local sports development. Yet on the other hand, harsh measures like largely increasing the land premium and opening-up hours, are recommended for renewal of PRL. Is the Government taking a “used and then dumped (過橋抽板)” attitude?

4

(II) Clubs that cannot pay the proposed land premium
may opt to operate in a “quasi-public’ nature

(Note : The paper recommends to seek ExCo’s approval for a special purpose lease with a nominal land premium but the club has to adopt an open membership policy and provide sports and recreational facilities for use by members of the public at low charges.)

The club’s establishment and operation have, over the years, been relying solely on the financial contributions of club members. If clubs are being forced to convert to a “quasi-public” nature:

- Does it mean ignoring the past contributions of club members entirely?
- Will the club’s reserve contributed by past and present club members be brought forward for future use? If yes, is it fair to these members?

- Will new members or the public have equal rights as existing members in the use of club facilities? If yes, is it fair?
- How can the rights and interests of existing members be protected?

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Private Recreational Leases (PRL) - My views

Cc: [REDACTED] to: prl_consultation@hab.gov.hk

04/09/2018 23:40

History:

This message has been replied to.

Dear Sir/Madam,

Most private sport clubs in Hong Kong make contributions to the wellness of Hong Kong people. These contributions are made possible by the fact that they have PRL. Furthermore, each lease has its own history and reasons of being granted and the rights and privileges of their stake holders shall be duly considered and respected.

My views on PRL are therefore as follows:

1. PRL to sports clubs shall be continued
2. Charging of land premium shall not be considered
3. Opening up of private sports clubs to the general public shall be considered
4. Conversion of some government sports facilities (especially those which are under utilised) using the "private sports club" model shall be considered

Please duly include my views above in the subject consultation.

Yours truly

Leung Sui Chung

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**OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE
PRL's**

to: prl_consultation@hab.gov.hk,

05/09/2018 00:14

History: This message has been replied to.

1. **Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;**
Yes and leases should be longer than just 15 years to allow for better development
2. **How to assess whether these sites should be retained or returned to the Government for other development purposes;**
Continue the quarterly reporting and yearly inspection with good point/bad point system to allow good PRL's to carry on and bad ones to be terminated.
3. **Whether charging nil or nominal land premium for the use of these sites should continue;**
Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and opened the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment and they should not be threatened to be bankrupted or closed down.
4. **Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;**
Yes and they already do anyway.
5. **What types of facilities should be allowed on these sites (including ancillary facilities);**
Any as long as they are in line with the ethos and M&A of each club, provide sporting experience and development that is open to all with a fee.
6. **How to enhance the monitoring on the governance and transparency of the lessees;**
Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.
7. **Whether and how to assess applications for new sites for sports and recreational use;**
Yes as long as they are providing sporting experience and development that is open to all with a fee

No name provided

沒有署名

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Comments on the PRL Policy Review

[REDACTED] to: prl_consultation@hab.gov.hk

05/09/2018 01:40

Cc: [REDACTED]

History:

This message has been replied to.

Dear Sir,

I would like to provide my comment to the questions raised in the policy review:

Q1: Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted?

A1: It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

Q2: How to assess whether these sites should be retained or returned to the Government for other development purposes?

A2: The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation. The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas. The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing. There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q3 Whether charging nil or nominal land premium for the use of these sites should continue?

A3: The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong. A nominal fee only is appropriate. If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q4: Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong?

A4: In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q5: What types of facilities should be allowed on these sites (including ancillary facilities)?

A5: Expanded shower and toilet facilities are required. Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q6: How to enhance the monitoring on the governance and transparency of the lessees?

A6: Quarterly returns highlighting non-members' participation.

Q7: Whether and how to assess applications for new sites for sports and recreational use?

A7: Annual inspections.

Regards,

NG Fai-ming

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**My View on the Policy of Private Recreational Leases**

[REDACTED] to: prl_consultation@hab.gov.hk

05/09/2018 00:42

History:

This message has been replied to.

Dear Sir,

I am a local Hong Kong resident and would like to express my view on the topic.

I believe the proposed new land premium at one-third of Full Market Value would force many of these non-profit making sports clubs that are genuinely dedicated to promote sports and have made valuable contributions to local sports development to close down. This is definitely not the right thing to do and violate Article 5 of the Sino-British Joint Declaration that states that the way of life in HKSAR shall remain unchanged for 50 years.

I can be contacted via email or through mobile [REDACTED].

regards

John AUYEUNG

[REDACTED]

[REDACTED]

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Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

to: prl_consultation@hab.gov.hk
, tfls@devb.gov.hk

05/09/2018 07:12

History: This message has been replied to.

Home Affairs Bureau (Recreation and Sport Branch)
Email: prl_consultation@hab.gov.hk

The Secretariat, Task Force on Land Supply
Email: tfls@devb.gov.hk

Dear Sir / Madam

RE: Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

Private Sports Clubs continue to play a vital role in sporting development in Hong Kong. I am very concerned should there be any major policy changes that could seriously alter the scene. (Amend this sentences to your own wordings.)

My views on the above two consultation papers are:

"Land Premium": this policy is completely inconsistent with land related taxation policy in HK. Clubs provide vital support for many many HK society members.

"Further open up": any such policy should be carefully balanced against the needs of the community at large - and not just for branding opportunities, nor at the disadvantage of community groups (especially sporting groups that have tirelessly supported youth and sport in HK for many decades).

Thank you for considering my responses.

Yours sincerely,

Katherine Abrat

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**Private Recreational Lease Terms**

[REDACTED]

to: prl_consultation@hab.gov.hk

05/09/2018 07:34

History:

This message has been replied to.

To whom it may concern

I have recently discovered that there are considerations for the raising of the private recreational lease terms for the Hong Kong Football Club and that this may, in some circumstances, lead to the closing or at the least significant changes to the running of the club.

I live in Happy Valley and see the great community work done by the Hong Kong Football Club and in particular its importance to the rugby development, and broader sports development, in Hong Kong. Going along on a weekend to see the hundreds of children participating in the mini soccer and rugby is such a strong symbol of the community feeling such clubs provid

In addition, the various events the Hong Kong Football Club run, such as the International 10s tournaments and charity balls, provide nothing but positive benefits to Hong Kong.

I would be firmly against any threats to such benefits for the city.

I would also be very keen to be involved in any such discussions as I feel they are vital to the very fabric of the Hong Kong community that we live in.

Yours faithfully

Nicholas Conlon

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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

to: prl_consultation@hab.gov.hk

05/09/2018 08:37

History: This message has been replied to.

Dear Madam or Sir,

I like to add to the discussion about the PRL's:

1.

Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;☐ (Refer to pages 7-15)

Yes and leases should be longer than just 15 years to allow better development

2.

How to assess whether these sites should be retained or returned to the Government for other development purposes;☐ (Refer to pages 15-19).

If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL
WOULD THE PRL SITES SOLVE? There are other land options to look for.

3.

Whether charging nil or nominal land premium for the use of these sites should continue;☐ (Refer to pages 19- 25).

Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

4.

Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;☐ (Refer to pages 25-30).

Yes. they already do anyway and contribute to the society.

5.

What types of facilities should be allowed on these sites (including ancillary facilities);☐ (Refer to pages 30-31).

Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6.

How to enhance the monitoring on the governance and transparency of the lessees;☐ (Refer to pages 31-33).

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7.

Whether and how to assess applications for new sites for sports and recreational use;☐ (Refer to pages 33-34).

YES surely as long as they are providing sporting experience and development are open to all with a fee and

if they are for the development of elite sports and international event support and hosting it should even be encouraged.

In my opinion the club does not only provide benefits to its members. The Club is open to the general public for sports actually 80% of the certification in the club or the sailing activity in general is for non-members.

If you look at school holidays for example there are a multitude of sailing classes for everybody in Hong Kong and even visitors. They offer an attractive option for children to spend their holidays here in Hong Kong if they are unable to travel. Sailing is a healthy outdoor sports activity which should be encouraged in a city with so much water. It raises also awareness for the natural marine environment with all its problems e.g. the pollution of the waters with plastic.

Clubs in general add to the attractiveness of the city for international corporations to establish their presence in Hong Kong. Facilities like this are needed to make Hong Kong more competitive with other cities in the region.

Yours sincerely

Jan Adams

Miriam Wong

Caspar Adams



[Redacted signature block]

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Review on Policy of Private Recreational Leases (PRL)

to: prl_consultation@hab.gov.hk

05/09/2018 08:49

History:

This message has been replied to.

Dear Sirs,

I would like to provide my personal comment for the subject policy for your kind review. Thanks.

Most of the private sports clubs have been established for almost a century. They have become part of the daily life and precious memories of many Hong Kong people, particularly sports lovers. Hope to conserve these clubs, particularly those which are genuinely dedicated to promote sports and have made valuable contributions to local sports development. Forcing them to close by asking an unaffordable land premium is definitely not a right thing to do.

Financial yield is not a primary objective for providing sports and recreational facilities. To increase the land premium upon renewal of PRL to an unaffordable level is inappropriate so long as the private sports clubs can fulfill the objectives of :

- Operating on non-profit-making basis
- Providing sports and recreational facilities
- Maintaining close collaboration with National Sports Associations
- Promoting a sports community
- Supporting sports development

The Government is financially sound. It already has a large reserve. There is no urgent need to further increase the reserve by requiring private sports clubs to pay such a high land premium (30% of FMV at each lease renewal for a term of 15 years). I don't think the proposed land premium is justified. The renewal of PRL with a nominal land premium can be justified by :

- Contributions to sports development for many decades
- Provision of good quality sports and leisure activities
- Promotion of community sports and elite training
- Providing training venues for various sports associations
- Hosting local and international sports competitions
- Satisfying the demand of local sports enthusiasts

Club de Recreio should be exempted from paying the proposed land premium because of its valuable contributions to local sports development :

- A long history of over a century in sports promotion
- Provide elite training
- Provide sports facilities that are rare
- Provide venues for local and international competitions for hockey, lacrosse, lawnbowls and tennis
- Provide affordable entrance opportunities for sports lovers

Cheers
Members of Club de Recreio
Sandra

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Land Supply

to: prl_consultation@hab.gov.hk

05/09/2018 09:21

Cc:

Please respond to

History: This message has been replied to.

Dear Sirs,

In view of the recent debate for creating land supply and consider to increase the land rate charging on recreational club, without limitation to various yacht club in HK. I would like to share my view here.

We all understood many people in the society are asking for more household supply and therefore the topic of sourcing land supply is created. However, two keys were not always focused which are 1) what to scarify and 2) what kind of household to be supplied.

The problem of lack of land supply is not a problem of today but back to 1970's and therefore Shatin and Tin Shui Wai or Tseung Kwan O are developed. However, the recreational facilities and country park are expanding or developed while the housing supply is increased. One of the key reasons is people need balance of life and quality living standard. Once the use of land is scarified we can never have it again which will be a more serious problem after the supply of household is resolved. Did anyone consider to convert Victoria Park which is a ready land with good transportation support?

The recreational or private sport facilities not only allow people (all clubs are opening to public and with high participation rate from the public) to explore and to experience different sports easily, such as golf and yacht, which also help to promote the image of Hong Kong. For instance, we have world class tournament of yacht / dinghy / golf completion organized by private yacht or dinghy club, eg Volvo Ocean Race in Victoria Harbour or European Tour UBS open golf tournament held in Fanling. This is just like to have existence of public housing and private housing, private school and public school, we have to have different sectors with different focus simultaneously but not to substitute either. We have to maintain the balance in every society but not to cut the land supply for this facilities will create imbalance or to increase the rent substantially will discourage the accessibility of public.

More importantly, as show in the option of Land Force, the supply of land from recreational facilities is almost 1/10 for any other options. The cost of taking this land cannot be immediately quantified like money (for other land supply options), while the psychological impact in long run (lack of balance of life) and corruption of world image is priceless.

Regarding the first question, what kind of household. We all understand the most criticism is why people have to pay \$4,000 or even \$10,000 a month for a room of less than 100 sq ft for the whole family. Did anyone complain why they have to pay \$30,000 for a flat of 600 sq ft for the whole family? This is because the trigger point of the problem and social disagreement is from those with low income, regardless they are teenage or elder. Therefore, the principle here is how to help low income group with a chance to have their house.

A house can be a house lease from the government or a house purchased at low price. This is similar to the existing policy to provide short term lease for family outside public housing. However, this is a loop in Hong Kong. On one side, we all looking for space for public housing for sale or for lease to the public with an aim to cut short the queue for public

housing. On the another side, the purchase to own policy allow people to take away the treasure from the poor by converting public housing to 100% free trade private housing. Do we have to sponsor rich people if the question is lack of living place for the poor? What is the reason to have a system to charge higher rent for high wealth public housing lessee?

Therefore we have to cure from the fundamental by stopping the leakage of public housing supply. Have a look of how many public housing was sold to private sector over the past decades? This is already an estate.

Thanks
Felix Ng

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Public Consultation on Policy Review of Private Recreational Leases

[REDACTED] to: prl_consultation@hab.gov.hk

05/09/2018 09:33

History:

This message has been replied to.

I am a member of Club de Recreio. I want to join a club because it is often too difficult to book public sports facilities. As an average middle class citizen and a taxpayer, a nominal land premium for private sports clubs is perhaps the only benefit I can get from the Government for I am not eligible for the general welfare benefits like housing or social security schemes. Why can't we, the middle class, enjoy a subsidy from the Government in the form of a nominal land premium for the use of club facilities. Besides, under the new proposal, opening-up of club facilities will be increased to at least 30%. Therefore, a nominal land premium also means a subsidy for the general public.

No name provided

沒有署名

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Private Recreational Leases Policy

██████████ to: prl_consultation@hab.gov.hk

05/09/2018 09:35

Sent by: ██████████

History:

This message has been replied to.

Dear Sir / Madam

I am writing, as a permanent resident of the HKSAR, to provide my views on the public consultation for the Private Recreational Leases Policy.

I am a member of the Hong Kong Cricket Club (HKCC). My family and I have enjoyed being members of the club for many years.

In my view, the HKSAR Government should not alter the current land arrangements for clubs such as HKCC for the following reasons.

1. If the land premium is to increase for private sports clubs such as HKCC, it will substantially increase the membership fees. This will have the undesirable effect of making such sports clubs increasingly elitist, rather than opening up the clubs. As a matter of public policy, this makes no sense. The land will be retained by the sports club, but fewer and fewer people will be members of such clubs. This is entirely counter-productive.

2. A much better outcome is to maintain the current leasing arrangements, but to increase the requirements for public access to the sports facilities that are available. HKCC already offers junior sports programs, including its Gappers cricket program played by hundreds of children. Nonetheless, if additional public programs should be offered, then this would be a sensible outcome.

3. A key concern in Hong Kong is the lack of sports facilities. This has an effect on Hong Kong being able to develop professional sports people and to promote active lifestyles. If sports clubs were closed due to acquisition of land or the imposition of crippling financial conditions, this problem will only become worse. For example, what prospects would there be for the development of the Hong Kong Cricket Team without HKCC and Kowloon Cricket Club (KCC), for the development of Hong Kong Rugby without Hong Kong Football Club, or for sailing without the Hong Kong Yacht Club? The land which these clubs require is limited (compared with, say, the Hong Kong Golf Club), but there is substantial benefit for the community in the development of sports people by these clubs.

4. Sports clubs such as HKCC and KCC provide opportunities for minority communities to become involved in sport in Hong Kong. For example, the Indian and Pakistan communities in Hong Kong are actively involved in the cricket programs. These opportunities would be reduced if the cost of running such clubs (and to provide facilities for matches and training) become prohibitive.

In my view, the potential changes to leasing arrangements to sports clubs will be harmful to Hong Kong, because it will damage sport in Hong Kong.

Regards

Nick Luxton

██████████

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

to: Prl_consultation@hab.gov.hk

05/09/2018 10:05

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

A.5 - Expanded shower and toilet facilities are required.

- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

A.7 - Annual inspections

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
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- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as

YMCA and various charities.

- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
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- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil for the use of the Hebe Haven Yacht Club should continue.

No name provided

沒有署名

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

05/09/2018 10:24

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

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- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

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A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to

accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

- A.5 - Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

- A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

- A.7 - Annual inspections

Below are my further comments about the Hebe Haven Yacht Club:

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
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- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

No name provided

沒有署名

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

05/09/2018 10:31

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

A.5 - Expanded shower and toilet facilities are required.

- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

A.7 - Annual inspections

Other comments you may give

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
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I sincerely hope that charging nil for the use of the Hebe Haven Yacht Club should continue.

Best regards,
Vivian Ma

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the PRL Policy Review

to: prl_consultation@hab.gov.hk

05/09/2018 10:33

History:

This message has been replied to.

Dear Sir,

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I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

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No name provided

沒有署名

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



PRL land use - HK Football Club (HKFC)

to: prl_consultation@hab.gov.hk

05/09/2018 10:36

History:

This message has been replied to.

Dear Sir/Madam,

I am a regular user of the excellent sports facilities at Hong Kong Football Club. My children have learned football, hockey, rugby, dancing and swimming at the Club. I too played hockey for many years.

The facilities are made available to both the public and club members throughout the year for a broad range of activities from league fixtures of sports associations, international tournaments, charity fund raisers and adult and junior coaching and development.

I urge the Government NOT to impose any additional charges or premiums on HKFC. The Club is a non-profit and any charges will have to be passed on to public users of Club Facilities inevitably restricting access and reducing Hong Kong's already meagre supply of quality facilities, quality coaching and opportunities to diversify and excel through sports and recreation.

Yours sincerely,

Ailsa Soutar

--

Ailsa Soutar

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on the Policy review

[Redacted]

to: prl_consultation@hab.gov.
hk

05/09/2018 10:50

History:

This message has been replied to.

Dear Sir,

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

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Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

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- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.

- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil for the use of the Hebe Haven Yacht Club should continue.

Yours faithfully,
padma

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Land and Lease Public Consultations Hebe Haven Yacht Club

to: prl_consultation@hab.gov.hk

05/09/2018 10:54

History:

This message has been replied to.

Dear Sir or Madam,

I write in connection with the Community's concerns on Private Recreational Lease (PRL) sites and specifically in response to the 7 questions in the HAB review. These are addressed below, however it is worth firstly noting that:

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.

In response to the 7 questions in the HAB review:

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted

- It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.
- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

- The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.
- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.
- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.
- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities

3. Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

- The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.
 - A nominal fee only is appropriate.
4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)
- In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions
5. What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)
- Expanded shower and toilet facilities are required.
 - Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.
6. How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)
- Quarterly returns highlighting non-members' participations.
7. Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)
- Annual inspections

If any further questions, please contact me.

Thank you.

--

Ailsa Soutar

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Public Consultation On Policy Review of Private Recreational Leases

[REDACTED] to: prl_consultation@hab.gov.hk

05/09/2018 11:26

History: This message has been replied to.

The Director Home Affairs Bureau

Dear Sir,

Response to Public Consultation on the Policy Review of Private Recreational Leases

Thank you for the Public Consultation. Please note I have enclosed six photographic attachments.

It is useful for you to know that back in the late 1960's it was the Hong Kong Government's Education Department (Ms. Betty Mair) who approached the schools and clubs to suggest young members to apply to join a Hong Kong Inter-Schools Swimming Team. This team later became the Hong Kong Swimming Team. I attach a 1967 photo. (Pic 001) Back Row, second from the right, is Ms. Mair. You will see a young Ronnie Wong Man-Chiu J.P. (before his first Olympics) standing next to her. I am front row, fourth from the right.

As training had to take place during what was also the most popular swimming time, it could not be held at existing Government Pools. Training sessions were held at a variety of clubs; they all had "short course" pools (25-33.3 yards). As serious overseas competitions required 50 metre pool experience, it was only after the Government built more pools, that training moved to the then newly built Morrison Hill Swimming Pool. Initially the Team could only use two lanes as the rest of the pool had to remain open for public use.

I explain this history to show that it has been the Clubs and the Government working together, for years, before labour bears fruit, that has allowed Hong Kong to participate in International competitions; bringing pride to everyone in Hong Kong and benefiting society. Look at this week's media coverage of the triumphs of the Hong Kong athletes in the 2018 Asian Games. These kinds of moments bring unity, inspiration and aspiration to our young people; that is priceless. This has always been the case; I attach a street scene photograph of the public enthusiasm for the Hong Kong 1964 Olympic Torch Relay featuring an RHKYC athlete – Alan Stevens. (Pic 002)

It was back in 1960 that the RHKYC began preparing for Hong Kong representation in the 1964 Olympics. Members were asked to help pay; "even just \$2.00 per month" was useful. It was the RHKYC and its members who formed the HK Olympic yachting authority that has evolved over the years and is now the NGO known as the Hong Kong Sailing Federation. (Pic. 003)

As a member of the RHKYC since 1961, I can attest that the Club's members have raised subscriptions to pay for constant updating of facilities, used members' time to build the appropriate facilities, run the races, maintained the equipment, trained the trainers, and hired staff and management that support those athletes. It takes many years of money, time and effort to prepare for International competition. (Pic. 004) We have gone from the early days of being able to support a few athletes to the 1964 and 1968 Olympics to the current time of running Youth Squads with formal training attending International Class competitions. Both the Clubs and Government have each improved their sporting facilities, over the years, for the health, betterment and reputation of Hong Kong, that is why Hong Kong is where it is today on the International sporting scene.

The RHKYC has been supporting HK for generations, and that has been fed back into Hong Kong society. Neil Pryde, who represented Hong Kong in sailing in 1968 (Pic. 005) used his sailing expertise to set up "Neil Pryde" a huge international sports equipment manufacturing and sales business that employs thousands of people in Hong Kong and China. Further, Neil Pryde equipment has for many years been the standard equipment used in the Olympics.

The RHKYC has also developed its facilities to host International events. It is not just the employees of the Club, but its members, who learnt and trained in how to deal with the weather, the water, the currents, the tides, in inshore waters and offshore oceans, and manage it all as safely as possible for what can be a dangerous sport. Without knowledgeable and expert members, who give up much

personal time, many events could not be held. Members are on a roster to assist, and are encouraged to further volunteer in other events. (Pic. 006)

The significant majority of RHKYC members are small boat owners who go out in the pouring rain. As I write this, other members of my family are on an open boat, no cover, sailing in an Amber rainstorm. The RHKYC has serious active *sailors*. Persons wishing to join RHKYC must show a history and interest in sailing, i.e. using the wind, not using an engine based boat. However, this realism is not portrayed by advertisers.

The thing is, to support the costs of race organization; the RHKYC needs sponsorship. I am sure your Bureau is aware of the costs of the recent 2018 Volvo Ocean Race stop over. Much practical help was given by the RHKYC. One of the downsides for the RHKYC of accepting private sponsorship is that we get associated with luxury items and goods, as those companies are the ones with money available. It can unfortunately skew the public perception of who we are and what we do.

Adding to membership costs is a very risky strategy. Young sailors need much family support.

Families need to save for university education etc., etc. Increasing membership subscriptions will mean we lose families as members, and their children - who are Hong Kong's future competitors.

We also lose the people who spend their time assisting and using their knowledge to help run events. Raising prices is very inelastic, it has a high social cost and risks killing the very service and facilities that the RHKYC can provide because the people willing to be out all day - rain or shine, in a 15 foot rubber boat without a toilet, marshalling competitors – will be priced out of the sport.

I appreciate that you are under pressure to find more land on which to build housing. But I do think you should look elsewhere than from PRL's, particularly those PRL's that are used by clubs such as the RHKYC who are conscientious, forward-looking and supportive of Hong Kong and its activities. I am sure that the RHKYC has been able to provide you with an admirable list of their current activities and contributions to Hong Kong.

I am sure you are already aware that all scientific studies show that it is recreational activities, with movement, that help with mental and physical health. We cannot take away recreational facilities.

There is enough pressure in schools and work without then removing facilities that allow recuperation and promote resilience. Work hard, play hard. What would Government do to replace those recreational facilities lost?

As housing is an issue, what about instead looking in the direction of how, and what, property developers build?

If HK is so short of land, why are developers allowed to build *houses*? Single family use of a plot of land is the most expensive and luxurious use of land imaginable and benefits only a tiny few.

What about a policy of requiring property developers to build only flats? Even just two flats is better than one house.

What about the use of brownfield sites?

What about making developers use their land banks?

Why allow developers to have land banks?

If developers make use of mandatory purchase to take people's homes, why is a time/development covenant not in place, as is in place when a new site is purchased from Government?

These are all areas that should be explored.

In closing, I would reiterate that the RHKYC is doing a marvellous and irreplaceable job for Hong Kong. It should be allowed to continue doing so, it is a credit to Hong Kong.

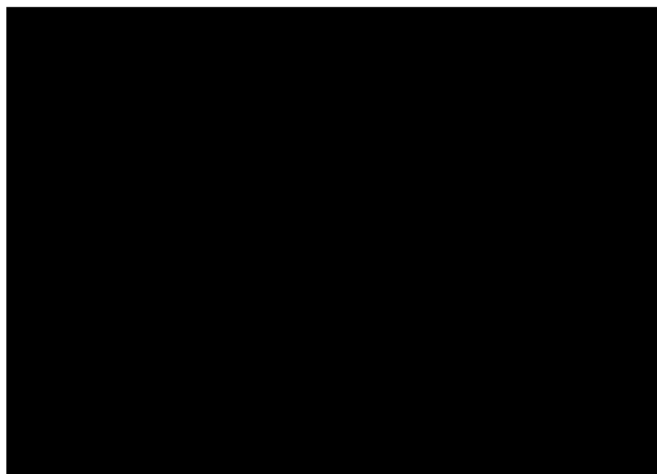
Yours faithfully,
Maureen Mueller



An Olympic Committee was also formed at the Yacht Club in 1960 to address the requirements for representation in the sailing events and a fund was set up to raise money. Yacht Club Members were encouraged to make a regular monthly donation - "indeed if every regular sailing member subscribed just two dollars a month, the fund would increase rapidly to the size we would like", appealed the organisers. One unexpected boost to its coffers was \$2,000 from the makers of the film "The Wonderful World of Suzie Wong" who were allowed to film at Kellett Island for two days early in 1961 on condition that the Club premises were not identifiable!

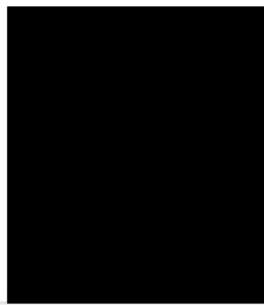
A problem facing the Olympic Committee was that of recognition by the Olympic and colony authorities. This was overcome by the founding of the Hong Kong Yacht Racing Association under the inaugural Chairmanship of Bill Hancock. Accepted as an affiliated member of the Royal Yachting Association, it became the national representative body for yacht racing in the colony and was soon officially recognised by the colony's Olympic authority.

*Alan Stevens who represented
Hong Kong in the Finn Class at
the 1964 Tokyo Olympic Games
carries the Olympic Torch down
Pedder Street watched by large
crowds who lined the route.
Outside the City Hall he lit the
torch of the next runner.*



them by the assembled diners for completing the yacht's 1,500 mile maiden voyage from Tokyo in time to take part in the race". Unfortunately, in their hurry to prepare for the race which started on Saturday, 2nd April, the crew forgot to take on any water and subsequently were forced to abandon the race and motor the last 120 miles to Manila in a state of exhaustion. "A tragic, undeserved finale to a very gallant attempt," said Hector Ross.

With each successive race, the event grew bigger. In 1968, it was included for the first time in the newly-organised World Ocean Racing Championship to be held over a three year period and in 1972 it was officially recognised by the Royal Ocean Racing Club. Since then it has continued to attract increased interest and served to draw the attention of the international yachting fraternity to Hong Kong and Southeast Asia, although the number of foreign entries is invariably limited by the expense of transporting craft to the territory.



to compete on equal terms with other nations in future Olympic Games. The first regatta organised by the Federation took place in Manila in April 1961 and the second was hosted by Hong Kong in November 1962. Both were sailed in Dragons which was one of the Olympic Classes.

An Olympic Committee was also formed at the Yacht Club in 1960 to address the requirements for representation in the sailing events and a fund was set up to raise money. Yacht Club Members were encouraged to make a regular monthly donation - "indeed if every regular sailing member subscribed just two dollars a month, the fund

The next issue to be faced was in which Classes of yachts Hong Kong's sailors should compete. The long-established fleet of Dragons made them an easy choice and to this was added the colony's first single-handed Class, the Finns. The first seven Finns started racing in early 1963 and quickly became very popular. At Easter 1963, they were used for the Interport match against Manila and at Chinese New Year 1964 they were shipped to Macau to race against the Club Nautico in the first such Interport since the demise of the Redwing Class.

Two new Danish-built Dragons owned by Dr John Park and Bill Hancock had also arrived in the colony and were being vigorously campaigned. Prior to their arrival, Dr Park, who sat on the Olympic Committee and was Member number three of the HKYRA, had "trailed" his new Dragon around Europe racing in as many events as possible in order to gain more competition experience.

When it finally came to the selection trials in early 1964 held under the auspices of the HKYRA, Finns and Dragons raced on an Olympic type course in the Western Approaches. "Bill Hancock and I fought it out for selection," said Dr Park, "and I was lucky enough to win." Alan Stevens, who was instrumental in introducing the Finn Class into Hong Kong and was reigning Class Champion, was chosen to represent the Finns.

Five Members of the Royal Hong Kong Yacht Club travelled to Tokyo to take part in the Olympic Games - Dr John Park with his crew of Bill Hancock, Bill Turnbull and Paul Coope, and Alan Stevens. Although neither the

Class and they were accompanied by the reigning Far East Flying Dutchman Champions, Neil Pryde and Peter Gamble, and Henry Kaye who travelled as Team Manager and reserve crew.

"Our small contingent of some 15 persons marching behind the colony flag was greeted with tumultuous roars as we entered the stadium and from this roar one could hear the words 'Hong Kong', 'Hong Kong', 'Hong Kong' being chanted by people who were either from Hong Kong or those well aware of the colony's existence," wrote Peter Gamble of the Olympic Games' Opening Ceremony which was held in Mexico City. "Then the lighting of the flame, the speeches, the pigeons and balloons; this was a truly moving experience and more than well worth the effort of waking at four in the morning."

The sailing events were held at Acapulco, a venue which was considered to be "too hot, too humid, have too large a swell and too little wind to even approach being an ideal place to sail races". However, there was more wind than predicted and Neil Pryde had to replace his specially



Peter Gamble and Neil Pryde on the dockside as their Flying Dutchman is hoisted on board the ship which would carry it to San Diego where they trained for the 1968 Mexico Olympic Games. Pryde and Gamble finished 14th in the Flvina

Among these was a regatta held in Hong Kong under the auspices of the Far East Yacht Racing Federation in November 1966 where sailors from Japan, Singapore, Manila, Ceylon and Hong Kong raced in Finns and Flying Fifteens. Hong Kong yachtsmen dominated the Flying Fifteen Class and the colony carried off the Federation title for the first time for many years.

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Re PRL Consultation

to: prl_consultation@hab.gov.hk

05/09/2018 11:27

Cc: [REDACTED]

History: This message has been replied to.

Dear Sirs/Mesdames,

I write with reference to the Public Consultation concerning Private Recreational Leases. I am a member of the Hong Kong Country Club ("the Club"). My parents were early members of the Club when I was in my teens. I became an ordinary member in 1995 after returning some years earlier to live and work in Hong Kong. In the intervening years when I lived abroad, I returned to HK regularly and would visit the Club as a temporary member/guest. I served on the Club's committees for many years and was its chairman for the year 2005/06.

Land Premium

As I understand it, HAB has proposed a land premium equal to 33% of the market value of the lease renewal. This raises concerns:

First, it is virtually impossible to comment intelligently on the merits of the proposal because of the unknown parameters that would be adopted in arriving at 'market value'. That said, it would appear that the only reasonable basis would be to make the assessment based on current usage restrictions. Otherwise, one would be comparing apples with oranges which would be irrational and unfair.

Second, it is worthwhile bearing in mind that at a certain level the land premium is bound to have an unacceptable financial impact on the viability and self-sufficiency of the Club which will not be in Hong Kong's interest. It is often overlooked that Hong Kong has become and is an "international" city and "world finance centre" because, despite the overcrowding, it has been able to attract and retain foreign talent. Private clubs that provide its members with sports, social and recreational facilities alleviate the hardship of uprooting a family to a foreign country and in that process is a critical building block as are international schools. In my view, the elimination of PRLs would be detrimental to maintaining Hong Kong's status as an "international" city.

Opening-up of facilities

To-date, the Club has complied with all its lease obligations. It fosters communal activities by organising visits by and providing free meals to the elderly and disadvantaged children; making available its sports facilities to many schools and undertaking coaching; participating as a venue for events organised by the ITF. There is no reason not to continue in that direction in the future so long as the Club remains viable and self-sufficient and in that regard, as already mentioned, the level of land premium could potentially render it otherwise. In pursuing the objective of further opening-up of facilities, the need to strike a right balance of competing interests must not be overlooked: after all it is the membership that put in capital for the facilities and it is the members who continue to shoulder the financial burden of the Club's operations.

Thank you for your kind attention.

Yours faithfully,

Doreen Le Pichon (Membership No [REDACTED])

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

私人遊樂場地契約政策檢討公眾諮詢意見書

立場

1. 香港批判地理學會（下稱「本會」）認為，民政事務局就私人遊樂場地契約政策（下稱「契約政策」）進行的檢討結果，只是「頭痛醫頭、腳痛醫腳」，不單未能釋除公眾疑慮，更轉移視線，以拋出技術解決方案來迴避社會公義的政治問題。
2. 正如本會曾指出¹，契約政策源自殖民地時代，而政府檔案揭露，契約政策制訂的原因是為了提供場地予中上流社會階層及商界，維持香港的吸引力；但政府一直未有明言此政策的真正動機，只管推搪為支持體育發展之故。對上一次檢討政策已是1979年，2013年《審計署署長第六十一號報告書》（下稱《審計報告》）曾建議政府盡快檢討契約政策，但政府在不少土地發展爭議中一直拖延，直至今年初的土地大辯論開始後才提出政策檢討報告。
3. 本會認為，契約政策檢討內容是倒行逆施²。政府形容社會有不同聲音：一方面引述了部分支持政策的意見，強調這些場地有不同程度的社會貢獻，又有悠長歷史，故有必要保留場地。政府繼續演繹私人體育會的重要性，不僅處處考慮這些組織的財政狀況及穩定運作，也強調跨國企業的高級員工需要這些場地。這些今日說法與1979年行政局的討論無異。另一方面，政府稱公眾質疑政府收取象徵式地價是「慷慨」之舉，又稱公眾批評這些場地對外開放時數偏低。

公眾諮詢的問題

4. 公眾質疑不只是這些技術考慮。面對公眾質疑政府容許少數人佔用珍貴土地資源，以及背後的不公義體制，政府則絕口不提。政府將複雜的城市政治，簡化成技術問題，運用權力來篩選異議，主導大眾對城市議題的理解方式，更把公眾的質疑轉變成支持政策修訂的技術理由，讓大眾接納政策弊病源自兩個簡單的技術問題，與土地不公義和剝削公眾利益無關。
5. 政府把涉及社會公義和公眾利益的政治問題去政治化後，順理成章地提出的政策修訂就是收取高一點地價，以及擴闊一下設施使用權。公眾諮詢則走向技術層面：地價應為市價的三分之一抑或二分之一？開放設施幅度應增至三成抑或四成？

¹ 葉鈞頌、鄧永成（2018年1月16日），〈私人遊樂場地契約政策的謀算：從解密檔案解構土地政治〉，《明報》，A23頁。另見：《明報》2018年1月29日題為〈遊樂場契約條款36年近無變 行政局明言為滿足中上層 學者批特區延續殖民地政策〉報道；《蘋果日報》2018年3月4日題為〈學者：港英用珍貴地段籠絡權貴〉報道。

² 葉鈞頌、鄧永成（2018年3月23日），〈遊樂地契政策倒行逆施〉，《明報》，A36頁。

對具體修訂建議的回應

6. 本會質疑，部分契約政策的具體修訂是進一步裨益私人體育會。
7. 雖然說私人體育會將要繳交市值三分之一的地價，但政府卻吊詭地鋪設後路，容許不願意或無法負擔地價的體育會改以具社會使命的社區組織的名義運作「半公共」設施，另訂特殊契約收取象徵式地價。
8. 《審計報告》發現私人遊樂場地內有商業運作的餐飲設施、按摩室、酒吧、美容院等設施。由於部分地契沒有清楚寫明設施類別，亦有部分地契容許體育會按自身章程提供設施，故無法一概而論這些情況是否違契，可謂是條文之間的灰色地帶。政府公布的修訂建議卻沒有回應這些設施被指與體育目的違背的公眾質疑，反而開綠燈，制訂附屬設施清單，把這些設施納入規管，容許私人體育會名正言順地提供餐廳食肆和按摩室等配套設施，更透過批准非會員的設施使用者有權使用這些設施，讓體育會合法地從附屬設施中獲利。
9. 政府建議新地價政策最快在 2026 年落實，在此之前的一段空白期備受爭議。政府官員解釋，短期內續約的體育會對條款或有合理期望，故在一段時間後才落實新地價安排。然而，即使是屆時才繳付地價的體育會，政府也很細心地想出方案，容許他們分期繳付。不過，公眾難免質疑政府優待這些私人體育會，費煞思量去滿足體育會的合理期望，為這些體育會續約提供條件，又有沒有考慮過市民大眾對社會公義的合理期望。

結語及寄望

10. 本會對政府提出的政策修訂感到失望，因為這些技術修訂不僅無法回應公眾的合理期望，更加處處為私人體育會的利益着想。舉例而言，若政府有決心推動體育發展，可否考慮提供公眾體育設施，而非把責任推卸予在優惠土地上牟利的私人體育會？若契約政策必須延續，政府又有沒有決心，更嚴格地監管這些私人體育會的運作，確保土地資源得到善用？
11. 在契約政策檢討的諮詢文件中，本會看不到政府抱着能讓公眾信服的決心。本會促請政府正視香港的土地不公義問題。土地問題不能簡化成供求問題，土地行政與規劃涉及的不只是專業技術，更是利益和權力的角力。
12. 文化和體育生活是城市生活的重要部分，這是社會大眾每一個人都應享有的權利。為邁向社會公義，土地發展體制必須作出改變，確保尋常百姓能公平地享受到休憩空間，帶來美好的城市生活。

2018 年 9 月 5 日



香港批判地理學會

完

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Policy review of private recreational leases

05/09/2018 11:59

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

Dear Sir or Madam,

As you are conducting a policy review of private recreational leases and conducting a public engagement exercise with regard to the task force on land supply, I would like to make the following points.

I am an active member of the Royal Hong Kong Yacht Club (RHKYC). I have participated in a number of sailing races that the club has organised and helped with the organisation of world sailing events held here in Hong Kong. I recently participated in the community outreach program at the Shelter Cove facility in Sai Kung. I am an active committee member of the Shelter Cove facility. Additionally, I helped fund, through the purchase of bonds, the redevelopment of the clubs facilities at Kellett Island.

The clubs focus is on sailing, rowing, paddling and Dragon boating for all ages and skill levels. The club is a not-for-profit organisation and all income generated goes back into the sport. As such, there are many participants in the sailing, rowing, paddling, and Dragon boating who are non-members of the club who enjoy the clubs organisational skills and infrastructure.

Any increase in the land premium would be detrimental for all involved. Members of the general public may well find it too expensive to participate in a sport that they love. Increases in costs for the club would necessarily have to be passed on. The funds available for reinvestment in the sport would subsequently be reduced and job losses incurred as cost cuts would have to be made with an increase in the land premium.

The club promotes its core sports to the whole community of Hong Kong. Training programs are open to the public and cover all ages and abilities. There are extracurricular sailing and rowing training programs for schools. As mentioned above, over 70% of people taking part in the training courses are nonmembers.

The club has a strong focus on youth and developing our homegrown talent. Any increase in costs as a result of an increase in the land premium would result in less resources being available to nurture such talent.

The clubs resources and expertise has helped raise Hong Kong's position on the world stage. The most recent event being the Volvo Ocean race. This race would not have been possible if it were not for the club's resources and its members expertise. All this support was entirely at the clubs expense.

Increasing the land premium or taking away the land for club use would do little to solving the land shortage for housing. There are many other options available: land reclamation, recovering the Disney World site (a loss-making venture), Military land and brownfield sites. Trying to promote Hong Kong as a world city would indeed be a challenge if there was a change to the status quo with regard to club facilities.

Yours faithfully,
Patrick Sherriff

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Review on Policy of Private Recreational Leases (PRL)

05/09/2018 12:00

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

Here are views and comments regarding the review on policy of private recreational leases (PRL)

I'm a Club de Recreio member. I join a club because it is often too difficult to book public sports facilities. As an average middle class citizen and a taxpayer, a nominal land premium for private sports clubs is perhaps the only benefit I can get from the Government for I'm not eligible for the general welfare benefits like housing or social security schemes. Why can't we, the middle class, enjoy a subsidy from the Government in the form of a nominal land premium for the use of club facilities. Besides, under the new proposal, opening-up of club facilities will be increased to at least 30%. Therefore, a nominal land premium also means a subsidy for the general public.

CdeR has always kept entrance fees and monthly subscription fees at very low levels, comparing with other sports clubs of the same scale. The club is aiming at providing affordable entrance opportunities for sports enthusiasts. Over the years, the club has focused on the social responsibility to promote sports rather than on its own financial growth. It does not have a large reserve. The proposed land premium is definitely unaffordable. The club shall face great difficulties upon expiry of the present lease. It may be forced to cease operation. Perhaps the club should, like other clubs, have created debentures and corporate membership, or should have set all fees at much higher levels, despite that would limit the entrance opportunities of average working people. Should the club be penalized for being dedicated to sports promotion instead of being money-minded? Is the Government encouraging the operation mode of "a club for the rich"? Isn't the policy of PRL aiming at providing proper venues for sports activities and promoting sports development?

The proposed land premium for PRL is higher than that payable in ordinary land sale by private develops:

- Private developers (profit-making corporations) pay 100% full market value (FMV) for 50 years, meaning 2% per year or 30% for 15 years. But they can enjoy 100% free use of land sold.
- Private sports clubs (non-profit-making) pay one-third (33.3%) of FMV for 15 years, an unreasonable higher rate but can't enjoy 100% free use of land.
- Under the enhanced opening-up schemes, over 30% of the clubs' sports facilities will be used by non-members. The maximum sports facilities of each club usable by members shall be less than 70%, a lower rate.

On the other hand, the Government has, in the consultation paper, acknowledged the contributions of these private sports clubs to local sports development. Yet on the other hand, harsh measures like largely increasing the land premium and opening-up hours, are recommended for renewal of PRL. Is the Government taking a "used and then dumped" attitude?

The club's establishment, operation, facilities maintaining and repairing, over the years, been relying solely on the financial contributions of club members. If clubs are being forced to convert to a "quasi-public" nature:

- Does it mean ignoring the past contributions of club members entirely?
- Will the club's reserve contributed by past and present club members be brought forward for future use? If yes, is it fair to these members?
- Will new members or the public have equal rights as existing members in the use of club facilities? If yes, is it fair?
- How can the rights and interests of existing members be protected?

Best regards,

Edward Hung

Member of Club de Recreio

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**Fw: Private club importance in HK**

05/09/2018 12:03

From:

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Please respond to

History:

This message has been replied to.

Dear Sir/Mdm,

It is understand from PRC leader Teng Siu Ping that the status of capitalism in Hong Kong remain unchanged for 50 years. So horse racing and dancing continue.

The private club culture is part of that. On top of that, many private clubs promote sports like tennis, rugby, football, snooker, table tennis, swimming, boating and golf etc. They also enroll top players and sportman in Hong Kong into their club without entrance fee or need to buy debenture. Many retired athletes also make living continuing their career as administors and trainers in those private clubs.

The members fee help to maintain the facilities that can be use not only by members and at many time public. They also run important sports events like Chinese recreation club tennis open and Hk golf open.

Maintaining these private clubs also mean maintain HK tradition and heritage. The fact that they maintain the sport facilities also reduce government spend on supporting recreation and competition sports in Hong Kong.

Regards

ANTHONY Kwok Chun On



The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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Private clubs need to maintain

05/09/2018 12:37

From:

[REDACTED]

To:

prl_consultation@hab.gov.hk,

History:

This message has been replied to.

Dear Sir/Mdm,

The status of capitalism in Hong Kong remain unchanged for 50 years. So horse racing and dancing continue. This was promised under basic law.

The private club culture is part of that. On top of that, many private clubs promote sports like tennis, badminton, rugby, football, snooker, table tennis, swimming, yatching and golf etc. They also enroll top players into their club without entrance fee or need to buy debenture. Many retired athletes also make living continuing their career as staff and trainers in those private clubs.

The members debenture and monthly contribution help to maintain the facilities that can be use not only by members and sometime public. They also run important sports events like CRC tennis open and Hk golf open.

These private clubs also mean maintain HK tradition and heritage. The fact that they offer the sport facilities also reduce government spend on supporting various sports competition and recreation in our city.

Regards,

Ann chin hui lee

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Re Public Consultation on Policy Review of Private Recreational Leases - Club de Recreio

05/09/2018 13:18

From:

To: "prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,
Please respond to [REDACTED]

History: This message has been replied to.

Dear Sirs,

My comments are as follows :

(I) Recommendations for Higher Land Premium and More Opening-up Hours

1. Article 5 of the Sino-British Joint Declaration states that the way of life in HKSAR shall remain unchanged for 50 years i.e. up to 2047. This was initiated by the former paramount leader of the People's Republic of China, Mr. Deng Xiaoping. Is the Government ignoring this pledge now? The proposed land premium at 30% of full market value will likely cause private sports clubs to cease operation. This will definitely bring undesirable changes to "the way of life" of most sports enthusiasts.

2. Most of the private sports clubs have been established for almost a century. They have become part of the daily life and precious memories of many Hong Kong people, particularly sports lovers. Hope to conserve these clubs, particularly those which are genuinely dedicated to promote sports and have made valuable contributions to local sports development. Forcing them to close by asking an unaffordable land premium is definitely not a right thing to do.

3. Financial yield is not a primary objective for providing sports and recreational facilities. To increase the land premium upon renewal of PRL to an unaffordable level is inappropriate so long as the private sports clubs can fulfill the objectives of :

- Operating on non-profit-making basis
- Providing sports and recreational facilities
- Maintaining close collaboration with National Sports Associations
- Promoting a sports community
- Supporting sports development

4. Sports development is a social investment. The Government has been heavily subsidizing the public's use of Government's sports and recreational facilities. The Leisure and Cultural Services Department has a deficit of over \$7,000M in 2016/17 and the sports subvention for the same year is \$280M. Private sports clubs have been playing an important role in local sports development. The consultation paper has recognized the contributions of these clubs to alleviating the pressure on public facilities and promoting sports development. The clubs are non-profit making, self-financing. Members, mainly local residents, pay all necessary costs for operating the clubs. Their main objective is to satisfy the basic need of having a healthy living. Apart from paying for their own sports and recreational activities, they are also subsidizing local sports development for they are sharing part of the Government's responsibility. I would suggest a nominal land premium for private sports

clubs be maintained. It can simply be seen as another subsidy for Hong Kong's sports development.

5. The Government is financially sound. It already has a large reserve. There is no urgent need to further increase the reserve by requiring private sports clubs to pay such a high land premium (30% of FMV at each lease renewal for a term of 15 years). I don't think the proposed land premium is justified. The renewal of PRL with a nominal land premium can be justified by :

- Contributions to sports development for many decades
- Provision of good quality sports and leisure activities
- Promotion of community sports and elite training
- Providing training venues for various sports associations
- Hosting local and international sports competitions
- Satisfying the demand of local sports enthusiasts

6. I am a member of Club de Recreio. I want to join a club because it is often too difficult to book public sports facilities. As an average middle class citizen and a taxpayer, a nominal land premium for private sports clubs is perhaps the only benefit I can get from the Government for I am not eligible for the general welfare benefits like housing or social security schemes. Why can't we, the middle class, enjoy a subsidy from the Government in the form of a nominal land premium for the use of club facilities. Besides, under the new proposal, opening-up of club facilities will be increased to at least 30%. Therefore, a nominal land premium also means a subsidy for the general public.

7. I prefer to join a private sports club because there are things that public facilities of the Government cannot provide :

- A variety of sports and ancillary facilities at the same venue
 - Booking of sports facilities is much easier
 - Participation in league or friendly matches can be arranged easily
 - Training and competitions can raise my skills
 - Family members of different ages can each have a favourable pastime at the same venue
 - A friendly, homely environment
 - A safe place where I can enjoy my games and let kids have their own play time
 - Kids can try different sports and starts training of a favourable one at an early age
- The growing membership size of private sports clubs indicates a social demand for such facilities. While public facilities provided by the Government cannot meet the special needs of local citizens, we should be given an extra option provided at affordable charges by non-profit making sports clubs. While the Government does not build, maintain and manage such facilities, it can show support by charging a nominal land premium.

8. Club de Recreio should be exempted from paying the proposed land premium because of its valuable contributions to local sports development :

- A long history of over a century in sports promotion
- Provide elite training
- Provide sports facilities that are rare
- Provide venues for local and international competitions for hockey, lacrosse, lawn bowls and tennis
- Provide affordable entrance opportunities for sports lovers
- It's a club for sports lovers, not a club for the rich.

9. Club de Recreio has always kept entrance fees and monthly subscription fees at very low levels, comparing with other sports clubs of the same scale. The Club is aiming at providing affordable entrance opportunities for sports enthusiasts. Over the years, the Club has focused on the social responsibility to promote sports rather than on its own financial growth. It does not have a large reserve. The proposed land premium is definitely unaffordable. The Club shall face great difficulties upon expiry of the present lease. It may be forced to cease operation. Perhaps the Club should, like other clubs, have created debentures and corporate membership, or should have set all fees at much higher levels, despite that would limit the entrance opportunities of the average working people. Should the Club be penalized for being dedicated to sports promotion instead of being money-minded? Is the Government encouraging the operation mode of “a club for the rich” ? Isn’t the policy of PRL aiming at providing proper venues for sports activities and promoting sports development?

10. Private sports clubs are supplementing the inadequacies of some rare sports facilities like hockey, lacrosse, lawn bowls and tennis. Concessionary terms should therefore be considered for PRL renewal.

11. The proposed land premium for PRL is higher than that payable in ordinary land sale by private developers :

- Private developers (profit-making corporations) pay 100% full market value (FMV) for 50 years, meaning 2% per year or 30% for 15 years. They can enjoy 100% free use of the land sold.
- Private sports clubs (non-profit-making) pay one-third (33.3%) of FMV for 15 years, a higher rate.
- Under the enhanced opening-up scheme, over 30% of the Clubs’ sports facilities will be used by non-members. The maximum sports facilities of each club usable by members shall be less than 70%, a lower rate.

12. On the one hand, the Government has, in the consultation paper, acknowledged the contributions of these private sports clubs to local sports development. Yet on the other hand, harsh measures like largely increasing the land premium and opening-up hours, are recommended for renewal of PRL. Is the Government taking a “used and then dumped (過橋抽板) ” attitude?

(II) Clubs that cannot pay the proposed land premium may opt to operate in a “quasi-public” nature

(Note : The paper recommends to seek ExCo’s approval for a special purpose lease with a nominal land premium but the club has to adopt an open membership policy and provide sports and recreational facilities for use by members of the public at low charges.)

The club’s establishment and operation have, over the years, been relying solely on the financial contributions of club members. If clubs are being forced to convert to a “quasi-public” nature:

-It mean that the proposed policy ignores the past contributions of club members entirely.

- The club's reserve contributed by past and present club members be brought forward for future use would be shared to public and it is unfair to members
- Different rights and interests of existing members and that of the public to be allowance access to facilities in the clubs all over Hong Kong would create more conflict among Hongkongers and instability in the society.

Yours faithfully,

Bond So

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Review on Policy of Private Recreational Leases (PRL)

05/09/2018 13:37

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk,

History:

This message has been replied to.

To whom it may concern,

Recommendations for Higher Land Premium and More Opening-up Hours

1. Article 5 of the Sino-British Joint Declaration states that the way of life in HKSAR shall remain unchanged for 50 years i.e. up to 2047. This was initiated by the former paramount leader of the People's Republic of China, Mr. Deng Xiaoping. Is the Government ignoring this pledge now? The proposed land premium at 30% of full market value will likely cause private sports clubs to cease operation. This will definitely bring undesirable changes to "the way of life" of most sports enthusiasts.

2. Most of the private sports clubs have been established for almost a century. They have become part of the daily life and precious memories of many Hong Kong people, particularly sports lovers. Hope to conserve these clubs, particularly those which are genuinely dedicated to promote sports and have made valuable contributions to local sports development. Forcing them to close by asking an unaffordable land premium is definitely not a right thing to do.

3. Financial yield is not a primary objective for providing sports and recreational facilities. To increase the land premium upon renewal of PRL to an unaffordable level is inappropriate so long as the private sports clubs can fulfill the objectives of : • Operating on non-profit-making basis • Providing sports and recreational facilities • Maintaining close collaboration with National Sports Associations • Promoting a sports community • Supporting sports development

4. Sports development is a social investment. The Government has been heavily subsidizing the public's use of Government's sports and recreational facilities. The Leisure and Cultural Services Department has a deficit of over \$7,000M in 2016/17 and the sports subvention for the same year is \$280M. Private sports clubs have been playing an important role in local sports development. The consultation paper has recognized the contributions of these clubs to alleviating the pressure on public facilities and promoting sports development. The clubs are non-profit making, self-financing. Members, mainly local residents, pay all necessary costs for operating the clubs. Their main objective is to satisfy the basic need of having a healthy living. Apart from paying for their own sports and recreational activities, they are also subsidizing local sports development for they are sharing part of the Government's responsibility. I would suggest a nominal land premium for private sports clubs be maintained. It can simply be seen as another subsidy for Hong Kong's sports development.

5. The Government is financially sound. It already has a large reserve. There is no urgent need to further increase the reserve by requiring private sports clubs to pay such a high land premium (30% of FMV at each lease renewal for a term of 15 years). I don't think the proposed land premium is justified. The renewal of PRL with a nominal land premium can be justified by : • Contributions to sports development for many decades • Provision of good quality sports and leisure activities • Promotion of community sports and elite training • Providing training venues for various sports associations • Hosting local and international sports competitions • Satisfying the demand of local sports enthusiasts

6. I am a member of Club de Recreio. I want to join a club because it is often too difficult to book public sports facilities. As an average middle class citizen and a taxpayer, a nominal land premium for private sports clubs is perhaps the only benefit I can get from the Government for I am not eligible for the general welfare benefits like housing or social security schemes. Why can't we, the middle class, enjoy a subsidy from the Government in the form of a nominal land premium for the use of club facilities. Besides, under the new proposal, opening-up of club facilities will be increased to at least 30%. Therefore, a nominal land premium also means a subsidy for the general public.

7. I prefer to join a private sports club because there are things that public facilities of the Government cannot provide : • A variety of sports and ancillary facilities at the same venue • Booking of sports facilities is much easier • Participation in league or friendly matches can be arranged easily • Training and competitions can raise my skills • Family members of different ages can each have a favourable pastime at the same venue • A friendly, homely environment • A safe place where I can enjoy my games and let kids have their own play time • Kids can try different sports and starts training of a favourable one at an early age The growing membership size of private sports clubs indicates a social demand for such facilities. While public facilities provided by the Government cannot meet the special needs of local citizens, we should be given an extra option provided at affordable charges by non-profit making sports clubs. While the Government does not build, maintain and manage such facilities, it can show support by charging a nominal land premium.

8. Club de Recreio should be exempted from paying the proposed land premium because of its valuable contributions to local sports development : • A long history of over a century in sports promotion • Provide elite training • Provide sports facilities that are rare • Provide venues for local and international competitions for hockey, lacrosse, lawn bowls and tennis • Provide affordable entrance opportunities for sports lovers • It's a club for sports lovers, not a club for the rich.

9. Club de Recreio has always kept entrance fees and monthly subscription fees at very low levels, comparing with other sports clubs of the same scale. The Club is aiming at providing affordable entrance opportunities for sports enthusiasts. Over the years, the Club has focused on the social responsibility to promote sports rather than on its own financial growth. It does not have a large reserve. The proposed land premium is definitely unaffordable. The Club shall face great difficulties upon expiry of the present lease. It may be forced to cease operation. Perhaps the Club should, like other clubs, have created debentures and corporate membership, or should have set all fees at much higher levels, despite that would limit the entrance opportunities of the average working people. Should the Club be penalized for being dedicated to sports promotion instead of being money-minded? Is the Government encouraging the operation mode of "a club for the rich" ? Isn't the policy of PRL aiming at providing proper venues for sports activities and promoting sports development?

10. Private sports clubs are supplementing the inadequacies of some rare sports facilities like hockey, lacrosse, lawn bowls and tennis. Concessionary terms should therefore be considered for PRL renewal.

11. The proposed land premium for PRL is higher than that payable in ordinary land sale by private developers : • Private developers (profit-making corporations) pay 100% full market value (FMV) for 50 years, meaning 2% per year or 30% for 15 years. They can enjoy 100% free use of the land sold. • Private sports clubs (non-profit-making) pay one-third (33.3%) of FMV for 15 years, a higher rate. • Under the enhanced opening-up scheme, over 30% of the Clubs' sports facilities will be used by non-members. The maximum sports facilities of each club usable by members shall be less than 70%, a lower rate.

12. On the one hand, the Government has, in the consultation paper, acknowledged the contributions of these private sports clubs to local sports development. Yet on the other hand, harsh measures like largely increasing the land premium and opening-up hours, are recommended for renewal of PRL. Is the Government taking a “used and then dumped (過橋抽板)” attitude?

Clubs that cannot pay the proposed land premium may opt to operate in a “quasi-public” nature

13. The club’s establishment and operation have, over the years, been relying solely on the financial contributions of club members. If clubs are being forced to convert to a “quasi-public” nature: ● Does it mean ignoring the past contributions of club members entirely? ● Will the club’s reserve contributed by past and present club members be brought forward for future use? If yes, is it fair to these members? ● Will new members or the public have equal rights as existing members in the use of club facilities? If yes, is it fair? ● How can the rights and interests of existing members be protected?

Regards,
Ron, Cheung Wai Kwok

September 5, 2018

Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

Dear Sir,

Policy Review of Private Recreational leases – public consultation exercise

I write to express my opinion regarding land use in Hong Kong.

I have been a member of the 香港遊艇會 (the Club) for over 25 years. I have participated in races in the beautiful Victoria Harbor, and around the equally beautiful outer islands around Hong Kong. Sailing competitions can be intense, but cruising in the Hong Kong waters can also be very relaxing and enjoyable, and environmentally friendly.


The Club has been the no. 1 promoter of this sport throughout the years: hosting local and international competitions, developing and managing sailing programs. Its effort benefits Hong Kong people of all ages, especially children when it attracts them to this clean sport at an early age. For the Club to continue this effort, we need facilities such as our current locations around the Hong Kong waters.

I certainly understand the need for land to address housing issues, but I hope it's also clear that the facilities we have today are not suitable for housing projects.

Thank you



KWONG Chak Chung

RHKYC Membership no. 

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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Hong Kong Country Club

05/09/2018 14:01

From: [REDACTED]
To: prl_consultation@hab.gov.hk,
Cc: [REDACTED]

History: This message has been replied to.

Dear Sirs and Madams,

I am a member of the HK Country Club and would like to express my comments regarding the revised land lease.

First of all, I understand and agree in principle that our club's land premium has to be revised. However, please keep in mind that the club has maintained the land over the past 50 years and I ask that you to be conscious of our service when assessing the current market value. Furthermore, we look forward to continue working with HAB on many community and sports projects but we can only strive to have a sustainable partnership if the revised lease premium is reasonable and a reflection of our sincere efforts.

Thank you
Ignatius Choong

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Home Affairs Bureau (Recreation and Sport Branch) - Email from Marcus Ng-Brett (Regards to the Victoria Recreation Club) - Policy Review of Private Recreational Leases

05/09/2018 14:23

From:

[REDACTED]

To:

prl_consultation@hab.gov.hk,

History:

This message has been replied to.

To whom it may concern at the Home Affairs Bureau,

We have been members at the Victoria Recreation Club (VRC) for a long time now, and use both the Deep Water Bay and Sai Kung facilities. We are a family of two adults, and two children and we regularly participate in kayaking and swimming. It is also a place that we can also gather with non-member friends, and BBQ.

We have recently also taken up stand up paddle boarding, and we often bring our non-members to enjoy these activities with us. The club has upgraded the facilities recently to make it easier for people to enjoy the facilities. There seems to always be regular events (both private & public) happening at both locations, Dragon boating, and outrigger canoeing. The club is also very diversified encouraging young and old, stilled and beginner to join all of its activities - very rare indeed for a place in HK. I know for a fact that over 70% of people taking part in training courses are NON-members.

We are really opposed to the governments plan to increase the land premium as a lot of the costs will be passed onto the members and their guests. The Club subsidies (non profit) a lot of the costs so it is not so expensive for us members, and makes it a viable place to use often, and enjoy HK's unique waterways. If you charge too much money, for sure people will use the facilities less, or not at all. These type of water sports at the VRC will be inaccessible for everybody if all the costs go up - such a shame with HK's most amazing waterways. We need to separate ourselves from the rest of Asia and keep supplying these activities for everybody.

We really do hope that that things can remain the same, and this will allow the VRC to provide HK people with a unique service, experience, and continued access to our amazing waterways.

Best regards,
Marcus Ng-Brett

(VRC member)

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Victoria Recreation Club

05/09/2018 14:32

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk,

History:

This message has been replied to.

Dear Sir,

I am a member of Victoria Recreation Club and I would like to express my own view points on the Policy of PRL.

I joined Victoria Recreation Club for my kids and myself to play water sports. We attended the SUP courses with my kids' classmates at a very reasonable cost and we play the SUP regularly at VRC. VRC is a great place to learn and play water sports in Hong Kong and we felt the club is working very hard to invests and promote water sports significantly.

If the Government charges an excessive amount of land premium will end up making the club's fees, courses and equipment rental very expensive, which will turn away a lot of water sports lovers from the Club.

Thanks for you attention.

Best regards,

Lewis

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The Kowloon Cricket Club PRL Consultation

05/09/2018 14:48

From:

To: "prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History: This message has been replied to.

Dear Home Affairs Bureau,

This is Bhavna Chulani Tourani and I am a concerned member of the public. My Hong Kong ID Card number is [REDACTED].

I am writing in support of the Kowloon Cricket Club and to highlight the benefits that the Club brings to sports; children, adults and the elderly; the wider community; and to Hong Kong. I have reviewed the proposals of the Private Recreational Lease (PRL) consultation document and I wish to state the following with respects to [three] key points in the document.

a) Private sports clubs such as the KCC pay, in addition to rates and rent currently set at 5% and 3% respectively, and an additional land premium to be set at one-third of full market value (FMV).

- *The KCC should continue to pay a nominal land premium.*
- *Over the years, the KCC has developed, improved and opened the Club to members, youth and the public. The KCC hosts visiting teams, international tournaments and tourists, and benefits Hong Kong's sporting reputation.*
- *The proposed land premium may bring financial hardship to the KCC. Without the necessary funds to support the premium, the KCC will be forced to close down facilities as there will be no funds remaining for maintenance and development, forced to stop providing heavily subsidized training and coaching to members of the public, and will become prohibitively unaffordable to juniors and seniors as well as young sportspeople who make up the vast majority of our Membership.*

b) Increase the opening hours of the Club's sports facilities to eligible outside bodies from the 50 hours per month to a minimum of 30% of our sports facilities' capacity.

- *I support this proposal. It is important for all private clubs in Hong Kong to support sports development and to provide opportunities for schools, charitable organizations, visiting teams and members of the public to enjoy our facilities. The KCC is already doing this and I endorse it continuing to do so.*

c) Partner with National Sports Associations (NSA) and their affiliated clubs to organize sporting programmes requiring that a minimum of 240 hours of programmes per month be open to enrolment by individual members of the public.

- *I support this proposal. Private sporting clubs must partner with NSAs and affiliated clubs to provide facilities and to host domestic and international competitions. The KCC is already doing this and far exceeding the 240 hours per month proposal. I endorse it continuing to do so.*

In addition to the aforementioned three points, I would like to add that sports clubs are a very important part of Hong Kong's growth socially and economically. Without government financial support and the assistance these clubs will wither away and we as a society will rob our future generations of the opportunities that lie ahead.

Please support Kowloon Cricket Club so the club can give back to the community in a positive way.

Thank you for considering my views,
Yours Sincerely,

Bhavna Chulani Tourani

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Policy Review of Private Recreational Leases - public consultation exercise

05/09/2018 14:50

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>.

History:

This message has been replied to.

Dear Sirs,

I write to express my views on the current public consultation exercise relating to the potential repurposing of land for land development use; specifically, I write to express my concerns on the proposal to repurpose sites under Private Recreational Leases.

I am a member of the Royal Hong Kong Yacht Club, and I am very concerned that the Government is even considering repurposing land such as the RHKYC premises for land development purposes. Clubs such as the RHKYC serve invaluable social purposes and are an instrumental part of the fabric of Hong Kong as a world class city. Their demise would be detrimental not only to the members, but to the Hong Kong community as a whole.

I am aware that the RHKYC has made its own submissions on this matter, so that the Home Affairs Bureau will be well versed on the various contributions that the RHKYC makes to the sporting community, both directly through sailing events (both domestically for members and Hong Kong sailors, and internationally, bringing world class events such as the Etchell World Championships and the Volvo Ocean Race to Hong Kong and promoting the city and sport to tourists and other Hong Kong visitors) as well as more tangentially, through charity events and community outreach programmes such as sailing lessons for underprivileged children. I will not repeat these contributions here, except to say that I myself have been involved with a large number of such events and have seen first hand the contribution they make to Hong Kong.

The RHKYC is an instrumental part of educating Hong Kongers on sailing and the importance of sport for physical and mental health. More than 70% of the participants in RHKYC sailing courses are non members. The Club routinely welcomes non-member sailors to use its facilities while taking part in sailing events. The RHKYC also partners with schools and other youth groups to embed sailing as part of their curriculum, bringing sailing, rowing, outriggering, the water and water safety into the lives of children who may not otherwise have the opportunity to take part in such activities.

The RHKYC is a members club, and therefore the costs of its sailing facilities, clubhouses and other programmes are supported by the subscription of its members. I understand that one proposal that the HAB is looking at is increasing the lease costs for clubs such as the RHKYC. I am strongly opposed to this, for a number of reasons. One, increasing the FMV of the land is very difficult, given that the HAB is not away of the 'fair market value' for the land anyway. Secondly, the increased costs would of course be passed straight to the members. It is a misconception that the RHKYC and other members clubs exist solely for the benefit of the financially wealthy members of Hong Kong's society. For the reasons outlined above, they do not. It is unfair to pass the costs of the land (a value that the government cannot accurately gauge) straight to the members. Many members that are presently members (because of their love of sailing and connection to the Club) would not be able to remain so if costs were increased. The Club would inevitably have to cut costs, either through staff cuts (which is the main expense the Club faces on a day-to-day basis) and therefore jobs, or through cutting sailing programmes (to the detriment of the larger community). With respect,

the Hong Kong government does not, in my opinion, do enough for sport. Clubs such as the RHKYC fill gaps in the community that, were the Club not to exist, would either remain or would have to be filled by the government itself, incurring costs that would not be met, as they presently are, through the private sector, via Club members.

I hope the above message demonstrates to you the basis of my views that Private recreational Leases are not a viable option for land sourcing for redevelopment. There are other better options that the Government should consider. I have been a proud member of the RHKYC since I moved back to Hong Kong in 2007. My parents have been members for over 60 years. My grandparents were members before them. I have a long experience with and a strong connection to this Club, as I know do many other Hong Kongers. An enormous amount of Hong Kong history is contained within the institution of the RHKYC, and the government should look to enshrine such socially conscious and contributing institutions, not undermine them by either threatening the very land on which they stand, or by increasing costs so as to threaten their existence.

Kind regards,

Olivia

Olivia Lennox-King

[Redacted signature block]

[Redacted contact information block]

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Response to consultation on clubs using sites held on private recreational leases

05/09/2018 14:53

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History:

This message has been replied to.

Dear Sir/Madam

I attach my submission.

If you require any further information or wish to contact me, please do so. My contact details are:

[REDACTED]

Best wishes

John



consultation exercise on private clubs JM.DOCX

Submission of John Martin Maguire in response to:

- 1. The Task Force on Land Supply's public engagement exercise**
- 2. The Public Consultation on review of Private Recreational Leases**

I wish to address the two public consultation exercises being conducted by the Hong Kong Government. One is about where new land for housing will come from and the other is about how to deal with the leases of private recreational clubs.

The Task Force on Land Supply's consultation paper considers using over half of the land currently occupied by private sports clubs held on private recreational leases as sites for housing developments. It would be a grave mistake, and a disservice to Hong Kong if this were to happen. Mike Rowse hit the nail on the head in his analysis (his article in the South China Morning Post dated 22 April 2018) that we should make use of reclamation and the extensive land banks of agricultural plots as land for additional housing in Hong Kong. The housing solution really is that simple. To suggest that Hong Kong cannibalizes its private sports clubs to free up land for housing would be akin to saying: 'we are hungry so we should cut off one of our arms and eat that'.

As for the consultation paper into whether renewal premia should be imposed on such clubs which are not-for-profit organisations, this may well result in many of them not being able to afford to continue. This really would be Hong Kong shooting itself in the foot.

I have lived in Hong Kong since 1991. One of the things that attracted me to move from London to Hong Kong at that time was the aspirational mentality of people in Hong Kong. What do I mean by that? Obviously, I am generalizing hugely, but in the UK at that time, I felt that there was a mentality of 'entitlement' amongst many in society. Many people would see others better off than themselves and, rather than work harder to better their own position, such people would complain that it was unfair and something should be done by the government to reduce the inequality. This type of mentality brings to mind the classic crabs in a bucket scenario – it is possible for some of the crabs to escape from the bucket, but when one crab tries to climb its way out, the others will drag it back down ensuring that they all die together. It is the "if I cannot have it, neither can you" approach to life. It is not (and should never become) the Hong Kong way. My take on the general mindset in Hong Kong in the early 90s was that people would look up to successful local and

international figures and aspire to reach the same level. They would see someone who had achieved success and/or wealth and would aspire and strive to be as successful as him or her. People would work an extra job in the evening, study for extra qualifications, start their own businesses; in essence, they would work harder and work smarter to achieve their dreams. This is (and long should it remain) the Hong Kong way. This is the bedrock upon which Hong Kong's success has been based.

The consultation into possibly charging renewal premia for private recreational leases and the public engagement exercise which envisages using land held by private sports clubs under such leases for housing seem to be a reflex reaction to criticism expressed by some people in Hong Kong to the effect that private recreational clubs are perpetuating a 'social injustice' as it is argued that the Hong Kong Government is subsidizing the rich. What next? Should we look at the lease terms for private schools and private hospitals? The public can apply for their children to study at private schools but will need to be able to afford the fees. The public can seek treatment at private hospitals but will need to be able to afford the fees. Likewise, the public can apply to join a private sports club, but will need to be able to afford the fees (heavily discounted membership fees apply at a number of such clubs to those who will participate in sports at a competitive level – see below). The availability of quality private sports clubs, private hospitals and private schooling in Hong Kong are vitally important in attracting talent to Hong Kong and retaining talent here. This is all the more important for Hong Kong Inc. given our ageing population and the intense competition for talent that Hong Kong faces from other cities in the region.

Of the 66 private recreation leased sites in Hong Kong, 39 are leased by groups such as national and district sports associations, civil service organisations and social and welfare organisations. The remaining 27 sites are leased to private sports clubs.

One does not hear much criticism (thank goodness for that at least) regarding the 39 sites leased to groups set up for sports associations, civil service organisations, the Girl Guides, Boy Scouts, the YMCA, the YWCA and so on. Some of these clubs are primarily for the use of a particular group of people such as the Municipal Services Staff Recreation Club and the Hong Kong Chinese Civil Servants Association. Interestingly, the consultation paper states that because the two civil service clubs have a large number of members (about 58,600 for the Hong Kong Chinese Civil

Servants' Association and about 20,200 for the Municipal Services Staff Recreation Club) they should be considered 'community organisations'. According to the Census and Statistics Department of the Hong Kong Government, Hong Kong has a population of about 7.5 million. So the 20,200 members of the Municipal Services Staff Recreation Club represent slightly more than one quarter of one percent of the community in Hong Kong – the figure for the other civil service club is just over three quarters of one percent of Hong Kong's population. Whilst one might say that categorizing such clubs as 'community organisations' as a justification for excluding them from the debate on renewal premia seems inappropriate and may be perceived to be self-serving, the fact is that such clubs should not be subject to renewal premia for the simple reason that they provide an important value-add to our society - we need to attract and retain quality people in our civil service (the same goes for our uniformed services) and such clubs play their part in this. Perhaps this 'value-add' reason for excluding them from the clubs under threat was not advanced in the consultation paper on renewal premia because it would open the door to much too similar an assessment of the value-add to our society of the private sports clubs. At least with the private sports clubs they are open to anyone in Hong Kong to apply to join (regardless of who they are employed by) and in this sense could be said to be more inclusive from a community perspective.

The 27 sites leased to private sports clubs on the other hand have come in for criticism, from some people. Whether such people who complain represent the views of many people is another issue. Just because some people shout does not make what they say right nor does it mean that they represent the general consensus.

Further, the arguments made by such persons in the debate about private sports clubs have often been emotionally-charged rather than measured and balanced. To give an example, a commentator in the South China Morning Post (12 May 2018) claimed: *"Meanwhile, the elite grovel to Beijing to protect their privileges while keeping their foreign passports hidden."*

One member of the Panel on Home Affairs (a former legislator) is recorded in the minutes of the meeting held on 13 May 2011 as having *"expressed disgust at the continuation of the legacy of the British colonial era by granting lands to provide clubs operated by a small group of privileged people under the PRLs"*. Whilst everyone is entitled to his or her own opinion, it is disappointing to see the debate

being conducted in polularist and jingoistic terms. Incidentally, this same person was quoted in the South China Morning Post (23 June 2017) lamenting that Beijing broke its promises to Hong Kong: *“There are so many promises in the past and you can say that most or all were broken in the past 20 years.”* Obviously this allegation about what has happened post–reunification is simply incorrect and I mention it only to make the point that we should also factor in who it is that is complaining about private sports clubs and try to evaluate the motivation behind such polularist complaints – are they doing so because they truly believe what they are saying is in the best interests of Hong Kong or because they have their own agenda?

It is a sad fact of the political landscape in many parts of the world that popularists deny or brush away the pluralism of present day societies. Popularist anti-politics will not generate real policies which will benefit our society. We should recognize views expressed in this way for what they are.

My limited experience of private sports clubs in Hong Kong is that they are multi-cultural and tend to have membership bases which are mainly middle class, definitely not elite. (It does seem very antiquated and inappropriate to speak of our society in Hong Kong in terms of perceived ‘classes’, but as those complaining about private sports clubs have sought to make it an issue, I thought I should respond to the charge made).

One thing that the Government does not seem to have in short supply is money. It cannot be seriously argued that charging substantial renewal premia on private sporting clubs will provide the Government with the money to fund projects for the betterment of people’s lives which it would not otherwise have been able to finance. All that would be achieved by charging renewal premia in respect of such leases would be that some if not all such (not-for-profit) clubs may become financially unviable.

Mr Christopher Pooley of the Aberdeen Boat Club made some very pertinent points in his letter to the editor of the South China Morning Post (31 August 2018). He points out that the consultation paper does not properly acknowledge the contributions of the relevant which clubs open their facilities to the public to promote sport for all in support of the Government’s sports policy. Mr Pooley states that 80% of the sailing courses at the Aberdeen Boat Club are attended by non-members. He also mentions that the Aberdeen Boat Club and the Hebe Haven Yacht

Club support the Sailability Hong Kong charity which helps the disabled in Hong Kong learn to sail. The Aberdeen Boat Club also provides support to major international sporting events such as the Volvo Ocean Race, the Beneteau Four Peaks Race and various dinghy and keelboat class world championships.

It is a fact that the private sports clubs in Hong Kong have made tremendous contribution to the development of sports here and to Hong Kong's standing on the international sporting stage. These private sports clubs continue to make immense contributions to sports in Hong Kong, to the community in Hong Kong and to making Hong Kong an attractive place for talented individuals to live and work.

The then Secretary for Home Affairs Mr Tsang Tak-sing on behalf of the Government recognized this contribution in his statement in the Legislative Assembly on 18 January 2012: *"Lessees of PRLs, which are non-profit making organisations ... have all made contributions to the promotion of sports and the provision of sports and recreational facilities in the past few decades"*. This is well-said but actually private sports clubs have been contributing to Hong Kong for much longer than that. Hong Kong's oldest sporting club, the Victoria Recreation Club was founded in 1849 as the Regatta Club (to promote yachting in Hong Kong) and changed its name to the Victoria Recreation Club in 1972 when the regatta, swimming, gymnastic and boat clubs amalgamated. The Victoria Recreation Club organized the annual cross-harbour swimming race until 1973 when it was discontinued because the harbor became too polluted for swimming.

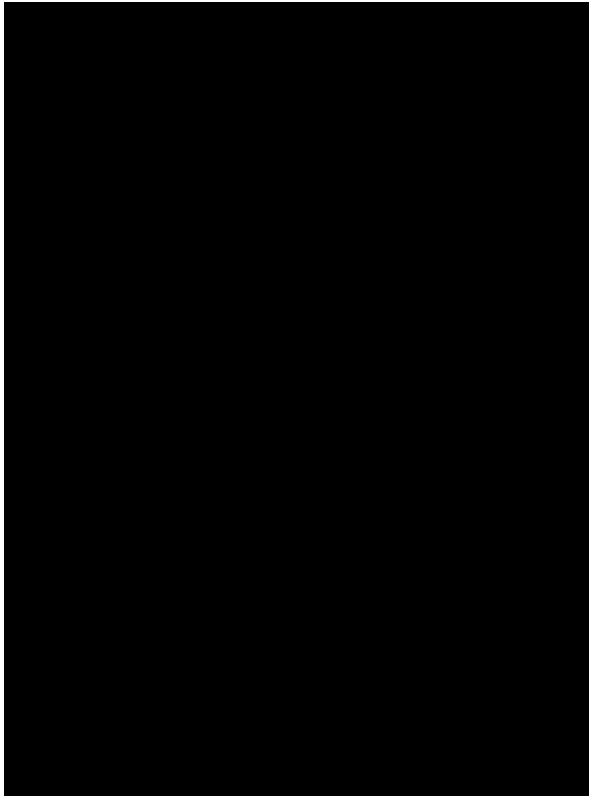
I cannot hope to do justice to and detail all or even a meaningful amount of the contributions made and which are continuing to be made by the 27 private sports clubs which are the subject of the consultation. Each club will have its own on-going story of contribution to Hong Kong society and the development of sports here. I will focus mainly on the Hong Kong Football Club purely because it is the club about which I know a little (I am a member).

The Hong Kong Football Club's membership is certainly culturally diverse comprising people from around 60 different nationalities.

As mentioned earlier, the popularist criticism levied against private sports clubs such as the Hong Kong Football Club is that they are for the so-called 'elite'. I should make the point that in the case of the Hong Kong Football Club, a heavily discounted fee applies (the discount is 90%) if the applicant for membership can demonstrate that he or she can play for and/or contribute to one of various sports at the Football Club at a competitive level. This opens up membership at the Football Club to a much broader cross-section of Hong Kong society – i.e., to those who might not otherwise be able to afford to join but who wish to and are capable of participating in the competitive sporting community at the Football Club. Other private sports clubs offer discounted membership.

The Football Club is typical of private sports clubs in Hong Kong in being a not-for-profit organization which sets out to try to break even from operations. Its facilities are ageing and the Football Club has informed its members that it estimates that it will need to incur capital expenditure totaling in excess of HK\$600 million over the next 20 years just to maintain the standard of its facilities. This sum is in addition to the regularly recurring operating capital expenditure of HK\$7.5 million per year. Adding this all together, the Football Club is looking at incurring capital expenditure in excess of HK\$750 million over the next 20 years to maintain its facilities. The Football Club is already facing significant financial challenges. I am concerned as to whether it could cope with the additional financial burden of a renewal premia.

Missing from the consultation paper are some of the important contributions that the Football Club has made to Hong Kong. For example, the Hong Kong Rugby 7s (surely Hong Kong's most important and prestigious international sporting event and likely the one with the largest tourism impact) was developed at the Football Club. The Hong Kong Rugby 7s were held in the Football Club's stadium from 1976 to 1981. It grew to be such a well-attended and important sporting event that it then moved to a Government stadium (at Sookunpoo) in 1982.



Kevin Sinclair's account in the South China Morning Post of the first Rugby 7's tournament began with: *"A referee's whistle blasted over the Hong Kong Football Club ground [and] those in the stands saw a legend being born."*

Later, looking back on the first Rugby 7s held in 1976, Kevin Sinclair wrote: *"The venue for the rugby feast [was] right. The Hong Kong Football Club [was], appropriately, the home of the Hong Kong Rugby Football Union, and the 12,000 capacity stadium in Happy Valley provided the sort of intimacy*

the crowds and players were to relish so much... The Club's management had given their enthusiastic backing to the Organisers. Manager Jimmy Mair and his ground staff headed by Lo Kwok, made a valuable contribution to the event, setting the scene at the stadium and relieving the Organisers of at least some of the headaches."

Without the Hong Kong Football Club, there may well have been no Hong Kong Rugby 7s.

In addition, the Hong Kong Football Club hosts the annual Wing Ding Tournament (named in memory of Yuen Kam-Wing, a member of the disabled community who worked at the Hong Kong Squash Centre and who passed away in 1998). The Wing Ding Tournament is one of the largest donors to Operation Santa Claus which supports charitable projects for positive change for disadvantaged people in Hong Kong and Mainland China. In addition, as part of its community outreach activities, the Football Club also makes charitable donations each year to good causes in the community

The Football Club engages in a number of other community programmes. The Football Club makes its sports facilities available to many youth groups and community organisations on a free or concessionary basis. The Football Club provides its venue and coaching free to the Hong Kong Vocational Centre for

Children with Special Needs and a Soccer Programme for Children with Special Needs. The Hong Kong Football Club Crusaders provides soccer for special needs players – the Football Club teaches the participants soccer skills and helps them to become more independent and confident – there are about 70 special needs players who participate. The Football Club organizes an exhibition tournament for the Crusaders at the Club during the Soccer Sevens.

The Hong Kong Football Club further provides a number of sporting and recreational facilities for use by the Springboard Project (a charity which nurtures, educates and empowers young people in Hong Kong with special needs) and the Nesbitt Centre (an NGO provider of services in Hong Kong for people with disabilities which encourages people with a wide range of cognitive abilities to grow by providing opportunities to learn, experience and reach their full potential in life). The Football Club also makes available the use of its sports facilities to children (with their teachers and supervisors) from many educational establishments within Hong Kong. In addition, the Football Club holds an annual lunch for residents of the China Coast Community.

The consultation paper also omits that the Football Club has organized and hosted the HKFC 10s rugby competition each year since 1986 attracting teams from around the world.

The consultation paper does mention that the Football Club has provided the venue for holding the Hong Kong Squash Open, has been hosting the annual International Soccer Sevens since 2011, has provided the venue for hosting the World Masters Squash Championships and has hosted the Asian Rugby Sevens Series among others.

In addition, the Football Club runs a large mini-rugby programme which is open to the children of non-members. Many other private sports clubs are involved in the thriving mini-rugby scene in Hong Kong. My knowledge is far from exhaustive and I expect that the Hong Kong Football Club makes other contributions to our community in Hong Kong which I have not listed.

As I mentioned earlier, each private sports club has its own story of contribution to Hong Kong's sporting and social life and by highlighting the contribution of one club I do not mean to diminish the contribution of the other clubs. It is simply that I have

written about that which I know. I leave it to others better-placed than me to highlight the contributions of the other clubs.

Hong Kong needs to continue to attract international companies to set up and stay here and to attract talented individuals to live and work here. As I have said earlier, this is vital given Hong Kong's ageing population and the fierce competition Hong Kong faces to attract talent and to attract companies to base themselves here. The availability of quality schooling, quality healthcare and private sports clubs are all real and significant factors which impact decision-making by companies and individuals when considering where they should be based. It is, respectfully, in the best interests of Hong Kong Inc., and our community as a whole, to support our private sports clubs not to tear them down or price them out of existence.

John Martin Maguire

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PRL Consultation exercise - Singapore does sit much better

05/09/2018 15:11

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <'prl_consultation@hab.gov.hk'>,

History:

This message has been replied to.

Dear Sir/Madam,

Many people in Hong Kong find it quite bizarre that you are thinking of taxing clubs and organisations that provide a huge health, social and recreational benefit for Hong Kong people of all walks of life.

Hong Kong is massively underprovided with sports and recreational facilities compared with any other developed country. This is one of the richest countries in the world. But It is a country that boasts the **worst housing conditions** in the developed world and the most unaffordable. The average apartment size in Hong Kong is roughly half the size of the next smallest average house size in the developed world.

People live in squalor. Policy forces them to endure awful living conditions.

These policies are also seriously undermining Hong Kong's competitiveness as a leading financial and trading city.

Taxing clubs and sports providers in NOT going to even remotely address the country's huge housing problems. So why do it?

Secondly, Government has an embarrassment of riches. Therefore there is no fiscal reason why this needs to be done or even put on the fiscal agenda.

If anything government **policy should be encouraging more** provision of recreation and sports facilities by an even greater number of clubs. Government should be providing existing clubs with means to take on more sites to create more sports facilities and increase their role in providing for the health and well being of Hong Kong's badly served population.

It should be encouraging the development of new clubs and sports facilities, not trying to tax them out of existence.

Policy should be to provide **MORE** not **LESS** access to sports and recreation facilities at the very least as compensation for the world worst housing record for a developed country, a situation that is driven by government's ill founded land and fiscal policies. Hong Kong people are rightly saying "PLEASE DON'T MAKE OUR LIVES WORSE".

Taxing existing clubs is patently a totally wrong policy and will have the opposite effect of what policy should be.

You might take a leaf out of Singapore's book.

Singapore GENUINELY has a land shortage problem. Hong Kong does not. Hong Kong has thousands of hectares of available land outside of country parks that it could resume, change use on, promote development on, if it had the gumption within its government administration to actually execute the necessary polices. It does NOT need to take land from clubs who are providing health and recreation facilities for Hong Kong people of all walks of life and in doing so enhancing Hong Kong's competitiveness in a fiercely competitive world.

Singapore, even with its genuine land shortage has 22 golf courses and dozens of clubs and recreational facilities, both public and private. It does not see it necessary to tax providers of health

and recreation facilities in the name of political posturing, which is what the Hong Kong government seems to be doing with this current set of proposals.

Please give up this ill founded idea and get on and do what is right for Hong Kong people.

This is NOT what is right for HK people.

Kind regards,

Peter Churchouse





Public Consultation on Private Recreational Leases

05/09/2018 15:22

Hide Details

From:

To: pri_consultation@hab.gov.hk,

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

History: This message has been replied to.

Dear Madam / Sirs,

Here is my submission regarding private recreational leases. Might I suggest the following principles:

1. Distinguish between clubs occupying an extensive amount of land with potential for low-cost housing development and clubs with a small area or footprint, whose land is likely only to be suitable for a limited amount of luxury housing. One-size-fits-all policy is not appropriate to the problem you are trying to solve and cannot be justified in terms of 'equal application of the law' if the initial circumstances are not equal.
2. For all clubs, evaluate their engagement with the community from a serious impact perspective in terms of things like targeting underprivileged groups, engagement with the nearby district etc. Set up transparent criteria and assessment mechanisms and allow clubs time to meet these after the criteria have been made public.
3. Measure how 'elite' clubs truly are. Again, do not apply a one-size-fits-all rule to different circumstances. Some clubs charge little more than equivalent government sports facilities, or the private club facilities within housing developments. Others are so expensive that only corporate packages or billionaire status make membership possible.
4. Take no action until you have concrete arrangements ready for the immediate use of land to achieve the original purpose of any action. This is in reference to the government's record on leaving land intended for projects vacant for decades while decisions go back and forth. West Kowloon and some heritage sites come to mind. If you seek to resume land from clubs providing recreational facilities to Hong Kong people and then take 15 years to use the land, nobody wins.

Regards,

John Sayer

Reply Forward

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Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

05/09/2018 15:23

From:

[REDACTED]

To:

prl_consultation@hab.gov.hk, tfls@devb.gov.hk,

History:

This message has been replied to.

Home Affairs Bureau (Recreation and Sport Branch)

Email: prl_consultation@hab.gov.hk

The Secretariat, Task Force on Land Supply

Email: tfls@devb.gov.hk

Dear Sir / Madam

RE: Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

Private Sports Clubs continue to play a vital role in sporting development in Hong Kong. I am very concerned should there be any major policy changes that could seriously alter the scene. In particular since only 24% of Hong Kong's existing land has been developed, I believe the focus should be on developing the other 76% before taking any measures to take out some very historical Private Sports Clubs.

Thank you for considering my responses.

Yours sincerely,

Atif Fayyaz

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

By: Email

Dear Sir/ Madam:

Re: Site of the Hong Kong Golf Club at Fanling

I write to express my objection to take back the land of the golf courses at Fanling, whether partial or in full, as a mean for obtaining land.

I hereby declared that I am a retired member of the Club. I am over eighty years old and I am unable to play golf.

My objection is that the Club has been a historical heritage in Hong Kong (over 100 years old and one of the oldest clubs in the world). It has provided golfers, whether members and non-members alike, to play golf at one of the most prestige golf courses in Asia. It has done many charitable works and promotes the game to the public. It also provides employment to many

There are those who argue that the land of the golf courses should be used to build public housings. I am not a surveyor and I am sure there are diverse professional opinions on this matter. However, the amount of land yields from taking the golf courses away is a drop in the bucket when it comes to the larger picture of providing public housing. There alternatives such as reclamation of land-by-land fill, rezoning industrial zone and some of the green belt zones to provide land for housings. Furthermore, developing the golf courses for housing would inevitably bring damages to the many old trees and wide life habitats at the golf courses.

I am in my late eighties now and have witnessed the changes in Hong Kong for decades Hong Kong has changed from a fishing village, to a small town then eventually to a world-class city It would indeed be tragic to destroy the golf club when there are other good options to provide land for the public. Please do not make this grave mistake, as it would greatly damage Hong Kong's reputation an international city issue.

I hope common sense would prevail and do not let “publicist politics” confuses the real issue.

Your sincerely,



Hui, Chan Siu Ying

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

September 5, 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

By: Email

Dear Sir/ Madam:

Re: Site of the Hong Kong Golf Club at Fanling

The above captioned refers. I write to express my strong opposition to reclaim the land of the golf courses, whether partial or in full, at the Hong Kong Golf Club as an option for obtaining more land.

First of all, I declared my vested interest as a golfer and a member of the Golf Club. There are good reasons not to reclaim the golf courses. Please consider the followings:

1. One of the misconceptions of the Golf Club is that it is a private Club for the use of its members only. This is incorrect. The Golf Club is actually a semi-public club, which opened to the public during the weekdays throughout the year. Just last year alone, non-members utilized more than 40% of the golf courses. The Club, through the fees (joining fees and monthly subscription fees) collected from the members, maintained the golf courses, pay for the annual rates charged by the government (around HK\$5,000,000.00 per year), and upkeep the Club's facilities. By so doing, non-members also can enjoy playing at one of the most prestige golf clubs in Asia for a very reasonable price (probably the lowest cost for playing golf in Hong Kong and Guangdong province). By taking the golf courses away, the public is denied the opportunity to enjoy top rated golf facilities in Hong Kong at a reasonable price.

2. The Club is an important part of Hong Kong's heritage. It has been established for more than 120 years, being one of the oldest golf clubs in South East Asia. Some of the buildings at the Clubhouse are heritage buildings, for instances, the clubhouse (Grade II Heritage Building, the pavilion at one of the courses, a Grade III heritage building).
3. As Hong Kong is an international city, it should not destroy an iconic golf club that has hosted the Hong Kong Open for more than half a century (it will be the 60th. Edition in 2018). The Hong Kong Open is HK's oldest professional sporting events and attracted some of the best professional golfers in the world to come and play. It has been well supported by the Hong Kong's public. Last year, it had over 48,000 spectators and more than 10,000 oversea visitors. The Hong Kong Open is an international event, co-sanctioned by Professional Golfer Association Tours (PGA) of Europe and Asia. It is broadcast worldwide to over 400 million households and greatly enhanced the image of Hong Kong as a truly international city.
4. The Golf Club is conscientious in promoting golf as a sport in Hong Kong to the public. It is a key support of the Hong Kong Golf Association (HKGA) by providing free access to its facilities to train the Hong Kong team and hosted amateur tournaments. It recently sponsored the HKGA's Inter-Secondary School Golf Tournament by providing one of our golf courses as the competition venue and offered free practice rounds and supports for participating school teams. The Club aimed to promote and groom young local talents. It actively promotes woman sport and it hosted the Hong Kong Ladies Open for the past 4 years in Fanling. This tournament provided opportunities for Hong Kong's young lady amateurs to gain world-ranking points for qualifying international events including the Olympics. The winner of the First Hong Kong Open was Tiffany Chan, a local HK lady, who was trained at Fanling. She qualified for the Olympics and is now qualified to play in the LPGA (Lady Professional Golfer's Association) in the USA. Taking the golf courses away would deprive the opportunities for young aspiring Hong Kong golfers to reach their potentials.
5. Other than promoting golf and grooming young talents, the Club also promotes a lot of charity events for the community. More than 20 million dollars were raised annually for varieties of charities such as the Community Chest, Tong Wah Group of Hospitals, Yan Chai Hospital and others. The Club provided the facilities for such fund raising activities to the public such as charity golf days. The Club also hosted its own charity events in its annual "Cup of Kindness" for

more than 30years. This event raised funds every year for charities in the North District.

6. More than 40 percent of 70 hectares of the Fanling golf courses are of dense woodland and secondary forests. There are many trees that are recognized by the HK Government as "Old and Valuable Trees and are protected under the HK law A huge diversity of wildlife treated the three golf courses as their home. It would be environmentally and ecological unfriendly to reclaim the golf courses.

Finally, please note that the Club provides employment for hundreds, if not thousand, for those who live in the vicinities of Fanling. One should question whether there are other options to obtain land than destroying an internationally prestige club with a long Hong Kong heritage. There are other solutions to land supply such as reclamation of land by land fill (maybe not Victoria Harbour), rezoning the fringes of some of the green belt areas, or relocation of prisons. It would indeed be a sad day for Hong Kong when this club is gone because such prestige and heritage cannot be rebuilt again.

Thank you for your attention.

Yours truly,

A solid black rectangular box used to redact the signature of John Chung Yen Hui.

John Chung Yen Hui

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
September 5, 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

By:Email

Dear Sir/ Madam:

Re: Site of the Hong Kong Golf Club at Fanling

I write to state my opposition to the reclamation of the land of the three golf courses at Fanling.

I am not a golfer but I am familiar with the HK Golf Club through my relatives and friends. My view is that there are many alternatives to obtain land for public housings than to take away the golf courses that would mean the end of one of the icons of Hong Kong sports. The amount of land that the golf courses could yield, when one considers the many trees and the old graves that are part of the golf courses, is hardly significant to solve our public housing problem. Better solutions are reclamation of land by land fill, rezoning certain green belt and industrial area, or further development of Lantau Island

The HK Golf Club has a long history and has hosted many international golf competitions. It has promoted Hong Kong's image an international city. It provides training for aspiring young golfers. It is not a private club for members only as I have many friends who are non-members who play golf at Fanling since the Fanling club is opened to the public throughout the week. I was also informed that the charges for the If club for playing golf for non-members are probably the most reasonable in HK and China. To destroy a club with such heritage and tradition for the pretext of obtaining land for housing, when there are much better alternatives, is neither rational nor wise.

There are some politicians, whom, in my opinion, used this issue to score political points This kind of populist politics failed to address the issue in a rational and serious manner Housing problem in Hong Kong needs a more comprehensive solution on a much larger scale. Populist politic appeals to emotions of a certain group of people and would bring further diverseness to our society.

I hope that the task force would come to a rational decision and not succumb to populist politics

Thank you for your attention.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Lily Wing Seung, Cho

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Public consultation on the Policy Review of Private Recreational Leases ("PRL")

05/09/2018 15:53

From:

To: <pri_consultation@hab.gov.hk>,

Cc:

History: This message has been replied to.

5 September 2018

Private Recreational Leases and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Dear Sirs,

I am writing to express my views on the Policy Review of Private Recreational Leases consultation document which was published in March 2018. Having reviewed the consultation document, I wish to commend the work undertaken by the Working Group in reviewing the current lease arrangements concerning the land use by recreational and sporting facilities in Hong Kong. I have been a member of the Hong Kong Country Club for approximately 25 years and my family and I have benefitted from regular access to the sporting and recreation facilities offered by this club in the areas of swimming, tennis, table tennis, bowling and exercises classes in addition to the communal environment afforded by an establishment where the staff and other patrons know each other by name. Private recreational and sporting clubs are an important feature of urban life in cities like Hong Kong where access to outdoor activities are not as readily available compared to other cities due to space constraints. By the same token, the housing shortage and long waiting lists for public housing are also an important issue that Hong Kong needs to address to improve the quality of life for those living in substandard accommodation. It is the prerogative of our government to balance these needs to ensure a sensible outcome for the entire community of Hong Kong as a whole.

With this in mind, I am in agreement with the proposal of the Working Group outlined in paragraph 3.3.3 of the consultation document that the PRL of Private Sports Clubs continue to be dealt with under the existing PRL Policy with appropriate lease modification conditions primarily in the areas of public access and land premium payable. It is the view of many citizens of Hong Kong, including myself, that Private Sports Club be required to open up their facilities to promote sports development in the community. In addition to sporting access, consideration and credit should also be given to Private Sports Clubs who make their wider facilities available to community groups and non-profit organizations for community outreach purposes. Examples of these kinds of activities include hosting classes for elderly residents of aged homes on club premises and allowing children's play groups access to playroom facilities. These should all be counted towards the community access requirements to broaden the community access beyond sports related activities.

Whilst it is the general consensus of the public that the charging of nil or nominal land premium for the use of PRL sites should not continue, the proposal that future land premium for the use of PRL sites be equivalent to one-third of the full market value upon lease renewal should be carefully considered to ensure that it results in the premium payable being fair, reasonable and affordable

based on the site usage restrictions and community access and benefits provided by private clubs under their respective lease terms. There is currently a great deal of uncertainty surrounding the valuation methodology for the Fair Market Value calculation and it is almost certain that many clubs would end up with a high Fair Market Value due to the convenient location of their sites within urban locations close to public transport or scenic surrounds. By design, many private clubs are situated in desirable locations which will result in a higher Fair Market Value and an adjustment to the proposal to levy a premium of one-third of the Fair Market Value should be permitted when such premium results in an unacceptable financial impact to a private club thereby impairing its ongoing sustainability and viability. Every policy should have a mechanism for review and approval of policy deviations to ensure that strict adherence to such policy requirements will not result in an unfair or undesirable outcome which would be inconsistent with the overriding aims of the policy in the first place.

Thank you for your kind attention and consideration to this important issue.

Yours sincerely,
Dorothy E. Chan





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submission for PRLs issue

05/09/2018 15:54

From:

To: prl_consultation@hab.gov.hk,

Cc:

History:

This message has been replied to.

Good afternoon,

We are an Italian family living in Sai Kung.

We discovered Victoria Recreation Club, Emerald Bay (VRC) three years ago and joined it since then: it has been a real blessing for our family.

It is a safe and clean environment where our family can spend quality time together, doing a lot of sports and outdoor activities. We especially like swimming and kayaking, and spend time together with our friends.

We love the simple atmosphere and the sense of community we can feel there, and the respect each member shows for the environment.

The club is nothing fancy, it has a really simple style and a relaxing atmosphere.

We love all the activities and races the club organizes: even when they cannot directly participate, it is good for our kids to watch them and be inspired by them.

We and many other member families could never afford higher fees and not having access to our beloved VRC would have a huge impact on all our lives.

We really hope Hong Kong government will consider the big benefit this kind of facilities represents for the community.

Kind regards,

Massimo Poltronieri

Chiara Zappaterra

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Policy Review of Private Recreational Leases - public consultation exercise

05/09/2018 16:29

From:

To: <prl_consultation@hab.gov.hk>,

History: This message has been replied to.

To Whom it may concern

Sirs,

I write in connection with the proposals being outlined for changes to leases of Private Clubs in Hong Kong and also uses of land due to the shortfall in housing and perceived shortfall in land.

Firstly I would like state that I am a member of three clubs in Hong Kong, the Royal Hong Kong Yacht Club, the FCC and the Hong Kong Club. All three Clubs do, in my opinion, serve a very important role for the local community and the image of Hong Kong internationally and do not just act as a utility for their members, who are often wrongly perceived as the rich elite. I do not intend to go through my usage of each Club though I will pick the RHKYC as an example of an institution that is revered worldwide by the sailing and rowing community. As one of the world's oldest yacht clubs, one of the busiest in terms of its sailing calendar and one of the world's largest in terms of members globally the RHKYC sits within an arena few in the world can sit. As Asia's World City the importance of this in terms of how Hong Kong is viewed local and internationally surely is something the government should recognise and actively look to support.

The RHKYC has, for many years, included the community at large in all of its activities and a significant number of people who row and sail at the Club are not members of the Club. Indeed, 70% of sail training is undertaken by non members and over 40% of sailing out of the Club is by non members. This is all funded by Members. Certainly, before I became a member, I was welcomed warmly as someone keen to learn how to sail and was encouraged by people I met there in this aim. Not only has it given me many days and weeks of pleasure throughout my 24 years in Hong Kong, encouraging me to stay here, it has also played an integral part in my career in the marine leisure industry ... an industry I would not have become part of had I not been a sailor. This has directly led to my setting up my own insurance business in Hong Kong for yachts which employs local people and is considered one of the region's premier companies dealing with yacht insurance.

I have sailed in local and international waters, both competitively and while cruising with friends. A particularly memorable event was the 2000 Millennium Cup in Auckland surrounding the America's Cup where the Hong Kong yacht I sailed on won the under 100ft division and another yacht owned by a very prominent Hong Kong yachtsman who himself has broken many records around the world and has lived in Hong Kong for many decades (with a significant business based here) won the over 100ft division, meaning the Hong Kong won the overall regatta in front of an audience from all over the world. In more down to earth programmes I have regularly competed in the offshore races out of Hong Kong organised by the RHKYC to places such as the Philippines, Vietnam and China in which many overseas competitors specifically come to Hong Kong for. I am very proud to be part of a Club that places a great importance on charity and helping those less fortunate than those who are Members. With this in mind I am Chairman of the San Fernando Race Foundation –a charity set up to look after the needs of 32 otherwise impoverished youths in San Fernando in the Philippines, one of the destinations of our offshore racing. This was established over 30 years ago when sailors felt strongly that we should put something back into the community that had welcomed us so warmly in the years we had been racing there. I think that the support we gave then and continue to do now was amongst the first of its nature in the sport of sailing. Other than this the Club has its own charitable foundation, an entity set up to assist those locally who do not otherwise have the good fortune to be able to go sailing or rowing.

The view that is being taken to impose significant tax on Clubs such as the RHKYC will result in exactly the opposite of what the government is trying to achieve for its local population in their being able to enjoy a healthy, outdoors and vigorous lifestyle. Currently a large percentage of those using sports clubs are not members, partly because they do not have the funds to be members and partly because their circumstance do not allow enough time to make it worthwhile. There many other reasons why people do not join these Clubs though they are welcomed in any case. Sports clubs in Hong Kong go to great lengths to attract young members who are keen on their respective sports and the costs of joining are significantly defrayed for younger members, thus allowing them access to facilities and a healthier lifestyle they could not otherwise afford. If taxes are imposed on these clubs the money for this is going to have to come from somewhere. It is highly likely this will be from a combination of increased costs of membership, a reduction in community support and a reduction in staffing levels resulting in job losses. Increased costs of membership will cut the numbers of members significantly and cutting community support will slow down development of sport in Hong Kong, just at a time when we are priding ourselves on successes at events such as the Asian Games. Where does the government think the talent comes from to represent Hong Kong overseas if not from sports facilities? What will be achieved by significantly increasing the costs of operating these clubs is to reduce the membership to those of only the highest incomes, making the clubs even more exclusive and inaccessible.

Hong Kong enjoys one of the lowest tax regimes in the world. Why is there a sudden requirement to impose taxes on some of the few outlets to give citizens a breather in an otherwise cramped, polluted and exceptionally stressed environment? Aside from this the overall cost of living in Hong Kong is increasing so significantly it is rapidly becoming an undesirable place to live and certainly attracting talent from overseas is becoming harder and harder. Effectively outpricing sports and recreational facilities that are attractive to the international community will have a detrimental effect on the competitiveness of Hong Kong as a business hub as talent seeks alternative locations to live where there is more palatable environment and lifestyle.

Sailing has been an integral part of Hong Kong for over 150 years and all this time there has been sailing in our harbour. Pricing membership of recreational clubs such as the RHKYC out of the reach of most members of the public will remove this important tradition in Hong Kong. Not only is there sailing in the harbour but Hong Kong is lucky in that generally there are good winds all year round and we are a 'central launch pad' for races out of Hong Kong to other parts of the region. This in itself attracts international entries, thus Hong Kong gaining important international exposure. Many yacht owners who bring their yachts to Hong Kong are international businessmen who decide to combine their yacht visits here with business. This in itself benefits Hong Kong in the bigger picture of things in supporting the economy. If the yachting is removed from Hong Kong one more incentive is removed from such people to be here when they can easily be in a place that also supports their hobby.

An important thing to remember is that recreational clubs in Hong Kong are generally non profit organisations. Especially with sports clubs this means that any surplus funds get ploughed right back into the sport they are involved with. There are many examples from the RHKYC where this has directly benefitted individuals and teams who otherwise could not afford to sail or row and have gone on to represent Hong Kong locally and internationally. This development would be lost if significant taxes ensured that Clubs struggled financially to survive, thus removing any chances of surpluses in their accounts.

Hong Kong is in an enviable position whereby international events want to come here. Events such as the Volvo Ocean Race who succeeded in coming here this year and others such as the Clipper Round the World Race who have been here twice before – both times the crews from the Clipper fleet stated that Hong Kong was their favourite stop over of the entire race. Then there are the less obvious events such as various World Championships for the class racing boats. All of these events come here because a number of members of the RHKYC and other yacht clubs give a significant amount of time to work with them to get them here and then volunteer to assist in the smooth running of events when they are here. These people are all hard working members of the public, giving significant time to support Hong Kong and to help promote Hong Kong on the world stage.

The above looked at use of clubs and the detrimental effects of imposing significant taxes on these clubs. The other issue facing recreational facilities and clubs in Hong Kong is the ever increasing need for more housing and where to put this housing. I think the first really important statement to make is that Hong Kong is NOT short of land, its short of housing Singapore IS short of land but has managed its housing policy well enough to ensure it has no shortage of housing for its population yet retains its ability to provide many outdoor areas for its public, both in terms of parks and sporting facilities. While Hong Kong has been dithering for years and years as to what to do with areas such as West Kowloon and the old Kai Tsk airport Singapore has created one of the world's premier Formula One racetracks, has created a set of botanical gardens that are a showcase to the world rather than our somewhat embarrassing zoo which is more akin to a 19th century prison and has built a stadium that is massively advanced of most others in the world thus ensuring international support for and involvement in the City, posing a credible threat to Hong Kong and the sporting and cultural events we currently hold here. Aside from this Singapore has ensured that public transport systems all find their way their way these places rather than having one small station 20 minutes walk away, such as was found when Kai Tak was forced to host the Volvo Ocean Race to cover up the white elephant it actually is when there were far more suitable sites elsewhere in Hong Kong for this global event. Hong Kong is short of the ability to make any decisions about its land in any knowledgeable way that deals with real issues and those that may possibly adversely affect the main property developers. There has been a considerable amount of discussion about the housing shortage in Hong Kong and all of this seems to have focussed on taking recreational land away from the public in terms of protected parks, our coastline, recreational clubs and open spaces. It was encouraging to see results of consultations giving strong support for the uses of brownfield sites for redevelopment rather than yet more reclamation. However, there seems to have been little discussion relating to the outdated small house policy in the New Territories so closely held by the Heung Yee Kuk. There has been little if any discussion over the redevelopment of industrial sites within the city. The policy of having to put such a ridiculous amount of money down as a deposit to even get a mortgage does not even seem to be on the table. We have a significant number of empty flats held by the developers that are out of the reach of ordinary citizens because they cannot afford to consider a mortgage because the down payment required is so ridiculous.

Just in case there is any mis-understanding over my thoughts here ... I am strenuously against the imposition of taxes on private clubs and restrictions of their use, I am absolutely for the improvement in public and affordable housing though certainly not at the cost of losing our parkland and coast line and I believe that the government needs to stand up and make decisions that benefit the citizens of Hong Kong for the greater good of Hong Kong rather than a few exceptionally rich property developers.

With kind regards,

Colin Dawson



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Re: Public consultation on the Policy review of PRL

05/09/2018 17:09

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk,

Cc:

[REDACTED]

History:

This message has been replied to.

Dear Sir/Madame,

Please see the attached submission on behalf of Mrs. Margaret Liu.

Best Regards,

[REDACTED]

[REDACTED]



Mrs. Margaret Liu.pdf

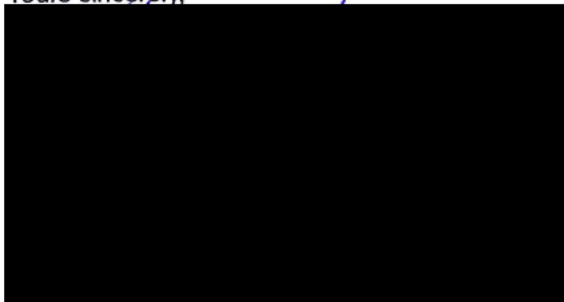
Private Recreational Lease and Land Matters Section,
Home Affairs Bureau (Recreation and Sport Branch),
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar,
Hong Kong

Dear Sir/Madam,

RE: Public consultation on the Policy Review of Private Recreational Leases

I grew up in country clubs with our children participated in swimming classes, tennis classes and spending weekends in the garden. We are immensely disturbed to know Hong Kong government wants to take back the clubs because of housing problems. I want to know how many apartments can you build in this land, will it be public housing? H.K. government fails us because Donald Tsang refused to build public houses for his seven years in Hong Kong Chief Executive. H.K. should 土地, large piece of land to build houses yet because of a few people objection H.K. government stalls to 土地. The wobbly wobbly attitude of the H.K. government gives us this short of housing when the government wants to take back the clubs to build houses. Then just H.K. government should take back Hong Kong Jockey Club. To be a first class city without private clubs to support it, Hong Kong cannot & will not be able to attract high calibre people to work in Hong Kong. This government really needs to have long term plan, instead of short term plan.

Yours sincerely,



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VRC: land consultation submission

05/09/2018 17:15

From:

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

History:

This message has been replied to.

TO: Home Affairs Bureau (Recreation and Sport Branch), 13/F, West Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong

Dear HKSAR Consultation,

I am an active member of the Victoria Recreation Club and appreciate and use both Emerald Bay and Deep Water Bay facilities.

I wish to share my experience of the clubs and why I think they are important for Hong Kong.

Sports: I am an active paddle skier, training out of the club 2-3 times per week, with a committed group of other paddlers. As a group, we train together, interact across the club and arrange race series that allow us to be engaged with the amazing seascape of Hong Kong. I also do Stand up Paddle(SUP), generally with friends and young families, which is a great gateway sport to safely engage in water activities, teach youngsters about the joys of the sea, how to be safe around water. As a club we try to open to all who wish to join, actively encourage the community joining in.

Accessible: Hong Kong island has very few places to store paddle boats and boards, with the VRC being one of the few accessible and reasonably priced options. Although the initial joining fee is higher, the quarterly fees are quite accessible and ensure an active local Hong Konger, as well as short and long-term expats, enjoy the community of the club and each other. This bonding over sports is invaluable and hard to recreate, without the ability to share sports together, across all ages. I believe if the VRC club had to pay what I believe is Full Market Value for the land rental, with a corresponding increase in membership fees, then it would immediately become inaccessible to most active members. This would be a shame, as HK would lose a healthy and active cross-cultural community in Hong Kong.

Community: VRC race series, Dragon Boat Series, Swim series, Water polo and general fitness and wellbeing the club activates, are all actively supported by the club. Youth water safety is a focus, all competitions are open to all comers, newbies sessions are regularly run to encourage new people to join. I understand over 70% of people joining training courses are non-members, with new members actively encouraged to join, if they are interested.

Development: The Dragon Run is a World Cup event, the HK Canoe Federation also hosts events, with the VRC clubs the only training ground for youngsters to engage in this healthy, world-water sport. Pricing the club out with expensive fees, would close this link.

Global connection: many of the paddlers represent Hong Kong at global events including paddle races in Mauritius, Canada, Australia, Ireland, France and the USA, amongst others. I am aware that many proudly register and represent as Hong Kong on these stages.

I sincerely hope that active sports clubs can be left out of land supply for housing discussions. Suitable, affordable housing is essential for all, as are active sports clubs and scenes, all making up a strong community.

Thank you for taking my submission into consideration.
Yours sincerely,
Daniel Vaughan

[REDACTED]

[REDACTED]

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Policy Review of Private Recreational Leases .

05/09/2018 17:21

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History:

This message has been replied to.

To the Home Affairs Bureau,

I am writing to you in regards to the Policy Review of Private Recreational Leases. I am a member of the Royal Hong Kong Yacht Club.

My earliest memories of Hong Kong have always included the Yacht Club. Either sailing with my parents or enjoying Middle Island, as a junior cadet in the 70's.

I was born and raised in Hong Kong, and have many fond memories of the club. It was at the club I learned how to swim, sail and bowl, I also always enjoyed the different lectures and events hosted by the club. I now am able to share the club with my own family and pass on not only the HK sailing tradition to my daughter, but also expose her to all the different charity work the club and members participate in, from education programs to working at Kai Tak during the Volvo Ocean Race.

The club has always graciously welcomed members, non-members, friends and family equally. It recognizes that together we make the Hong Kong community better, especially when we share in everything the club has to offer.

Best regards,

Eavan McDonald

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Letters of Support for Private Recreational Leases

05/09/2018 18:04

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>, [REDACTED]

[REDACTED]

History:

This message has been replied to.

Dear [REDACTED],

Please find attached letters of support Hong Kong Football Club as regards the Private Recreational Lease issue. A hard copy will also be hand deliver to the address below.

Private Recreational Lease and Land Matters Section,
Home Affairs Bureau (Recreation and Sport Branch),
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue,
Tamar, Hong Kong.

Please confirm by return email that you have received the letters.

Regards,

[REDACTED]




Letters to PRL.PDF Letters to PRL.PDF

I am a member of the HKFBC for years and my children have been trained in the Club's squash classes and are regular players using the club's facilities. They have been given access to this sports as we have joined the membership, and have now been training regularly in the facilities.

The Club has invested substantially to maintain top quality standard for squash players and I intend to continue to send my children to be trained in HKPC. The courts are very well maintained & well controlled.

Thank you for your kind consideration.

Faithfully,
Yvonne Yui



I've been playing squash in HKFC for 3 weeks
now and I really like training here. Though ~~there~~ I'm
only a beginner, ~~I~~ I've made tremendous progress in just these
few weeks. ~~The~~ The coaches are ~~at~~ very friendly and patient,
and the facilities are amazing. ~~It's~~ ~~now~~ ~~at~~ ~~the~~ ~~right~~
now I'm definitely going to continue training and learning in
HKFC.

- Wei Han Low



I am a regular junior squash player at Hong Kong Football Club and train here every week.

The reason I would like to continue ~~the~~ training and have access to HKFC squash facilities are as follows.

I have been attending junior squash classes for around a year. Not only have I enjoyed the classes tremendously, my performance in squash has improved greatly. The HKFC provides a good environment for our learning, and the coaches always put in a lot of effort in teaching. Even in the summer, I frequently come here to play squash, and I find the facilities here extremely useful.

Faithfully,

Justine Lam



I am a regular junior squash player at the Hong Kong Football Club and train here every week. The reason I like to continue to ~~training~~ training and have access to the HKFC squash facilities is


I have been being at the HKFC ^{squash lesson} for almost a year here because the teachers are nice and the facilities are very hygienic.

1631

Faithfully,

Asleigh

Tsang



I am a regular Junior Squash player at the HKFC and train here everyweek. The reason I would like to continue to training and have access to the HKFC Squash Facilities. My family has been a member here for 15 yrs and we have a lot because of convenience and the nice Courts




Unable to recognize the name of the sender
未能辨認來信人姓名

I am a regular junior squash player at the Hong Kong Football Club and train here every week. The reason I would like to continue training and have access to the HKFC squash facilities are as follows.

I have been playing squash for more than a year. I like playing squash here because the squash courts are nice and the teachers are nice.

1633


Faithfully, Charmaine Fung



I am a regular junior squash player at the Hong Kong ~~Football~~ Football Club and train here every week. The reason I would like to continue to train and have access to the HKFC squash facilities are because I ~~do~~ think the facilities are great and squash is a fun sport and the classes are really enjoyable.

Faithfully,

Anise Fung

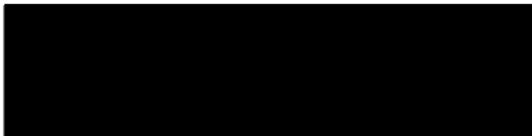


1634

I am a regular junior squash player at the hong kong football club and train here every week. The reason I would like to continue to training and have access to the HKFC squash facilities are as follows.

I really like to play squash in Hong Kong football club, I come once a week and I enjoy it alot, also in summer you can play squash there. The coaches and facilities are amazing. so I would very much not want the courts to be for buplic using.


Fai th fully, Ethan Lam



I am a regular junior squash player at the Hong Kong Football Club and train here every week. The reason I would like to continue to training and have access to the HKFC squash facilities are as follows.

I have been doing squash at HKFC for about 2-3 months. I like playing squash because it's fun and I really enjoy it. I've been ~~trying~~ trying to get into the league for a long time so I'm going to keep playing.

Leonardo Lee



I am a regular junior squash player at the Hong Kong Football club and ~~train~~ train here every week. The reason I would like to ~~can~~ continue to train and have access to HKFC squash ~~facilities~~ facilities are because it allows me to meet and enjoy squash with people of all ages with whom I have played with for over 10 years.

~~Sincerely~~

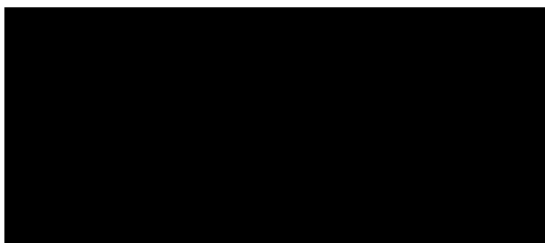
Regards

Nitish Raju Melwani

I am a regular junior squash player at the Hong Kong Football Club and train here every week. I would like to continue to train and use HKFC squash facilities as I enjoy squash and have been using the facilities at the HKFC ~~every~~ 2-3 times every week for the past 4 years and would like to continue to do so.

Sincerely,

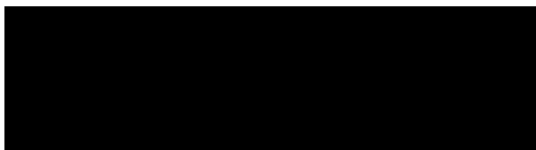
Henry Cordham



I am a regular parent junior squash player at the Hong Kong Football Club and train here every week. The reason I would like to continue to training and have access to the HKFC Squash facilities are as follows.

I enjoy squash and its privacy
So I think this place is a very
good place to get fit and I
have been here for 3 years.

Faithfully,
Jairus Lin



I am a regular Junior Squash player at the Hong Kong Football Club and train here every week. The reason I would like to continue to training and have access to the HKFC squash facilities are as follows.

I have started playing Squash at the Hong Kong Football Club last month, and I want to continue to train because the training here is fun. I train here two times a week.

Faithfully, Max Li



I am a regular junior squash player at the Hong Kong Football Club and train here every week. The reason I would like to training & have access to the HKFC squash facilities are as follows. I've been playing at the HKFC ~~squash~~ squash courts for approx. 4 years now. I've been enjoying the time here and I would hate if the courts were to put in public.

Yours Faithfully, Yikji Lam

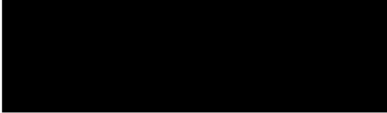


1641

I am a regular junior squash player at the Hong Kong 1642 Football Club and train here every week. The reason I would like to continue to training and have access to the HKFC Squash facilities are as follows

I have squash, rugby and dancing class here I played squash for a week, I played rugby for 4 - 5 years, ~~and~~ and I come here twice a week. I like the facility very much and I would really like to continue to training and have access to the HKFC squash facilities

Faithfully, Chloe



I am a regular Junior Squash Player at the Hong Kong
~~Football~~ football club and train here every week.
The reasons I would like to continue to train
and have access to HKFC Squash facilities
are as follows.

I been playing Squash for 1 and a half years
I think it is really good because you get
~~be~~ better every min. I also enjoy
playing because the teachers are very
nice. The facilities are very good!

Lauren Kan



I am a non-member of HKFC. I have been playing squash there since 2 or 3 years ago as a junior player. They have lots of different squash camps and courses For example, Easter camps, Christmas, Chinese new year and weekly camps(junior course). The courts there have amazing qualities there. However if the club is for public usage, it won't be able to maintain as properly. I prefer the way of how hong Kong Football Club operates the club, members can use all facilities, but at the same time, non-members can also enjoy the specific facilities through different sport courses.

1644

Ashley Peng



~~I have been~~

I ~~have~~ have been enlisted as a member of HMFEC for 6 years.
 I come here with expectations of clean ~~court~~ and accessible
 Courts. ~~I have~~ I have paid for this privilege and the
 public may furnish what I have paid for. I have come
 here ~~to~~ weekly and ~~enjoy~~ playing squash, if the public have access
 this ~~my~~ passion ~~may~~ go away.
 this ~~my~~ passion may become obsolete.

Marrison Niehorster



I am a long-time member of the HKFC, and have been using the squash facilities ^{on a} weekly ^{basis} for many years.

~~However~~ However as a paying member, it would be a shame to see the ~~squash courts deteriorate~~ through quality of the squash courts decline through public access usage. Consequently lessening the experience and enjoyment of all users.

Furthermore, through membership payment, there is an expected accessibility that may not be present ~~when~~ when public access is given.

~~These~~ Due to these reasons, I hope that the Government ^{further} ~~seriously~~ consider the ~~other~~ implications of passing on public access.

Kind regards,

Aaron Niehorster



Dear Sir / Madam,

The HKFC is an irreplaceable part of our families life. The facilities here promote health, mindfulness, integration and wellbeing. It is a welcome escape from a stressful work life / school life environment and one that everyone benefits from in the community and wider community. We are involved in the Rugby, Hockey, Netball tennis and swimming sections here at HKFC. These options would not be available to us outside of HKFC as the availability and cost would be prohibitive. The coaching here is second to none and the club itself is a welcoming and inclusive environment - one that would change to being unaffordable and elitist if the proposed land premiums were to come into effect.

Yours sincerely,

HKID:

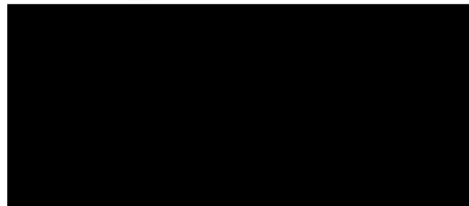
Philippa Mundigian



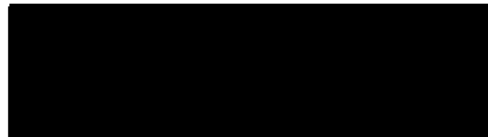
Sir / Madam

The kids are using the excellent work of
the HKFC i football and badminton for years as it
is part of their and their peers education. This is all
done at low cost (we are not making) so any additional
charge from a charge in the PRC but sure you would make it
too expensive. Please reconsider

Yours sincerely,



HKID:



Unable to recognize the name of the sender
未能辨認來信人姓名

Sir / Madam,

The club is a central part of my life &
my family. My three children play Rugby, Hockey
and swimming & we enjoy the many charity
and social events held at the club.
The international sports events are also
popular to my family.

Yours sincerely,

HKID:

Unable to recognize the name of the sender
未能辨認來信人姓名

Dear Government

I can play sports at HKFC comfortably.

And playing here is very honor for me.

HKFC makes satisfy my HK life.

Daisuke Hoshino



Dear Government,

This club (HKFC) is a cornerstone of the community, it binds people and joins them through sport. It promotes a healthy life for people both physically and mentally. If you increase land premiums you make this too expensive for people to have access to.

Yours sincerely,

HKID:

VATCHIE MUNDIGIAN

DEAR GOVERNMENT,

OUR FAMILY HAS LIVED IN HONG KONG FOR 14 YEARS AND
WE EXPECT TO KEEP HONG KONG OUR HOME FOREVER.

IT SADDENS ME TO HEAR THE PLANS TO IMPOSE LAND PREMIUMS
ON CLUBS. WE ARE NOT MEMBERS, THOUGH THROUGH

HKFC OUR KIDS HAD THE OPPORTUNITY TO DO SPORTS AT A
VERY HIGH LEVEL AT A PRICE WE, NORMAL PEOPLE, CAN PAY.

SPORT AND EXERCISE IS SO IMPORTANT TO OUR KIDS AND
THERE ARE FEW OPPORTUNITIES TO DO THIS WITHOUT SPENDING
LOTS OF MONEY VIA PRIVATE COMPANIES. PLEASE PLEASE, DO NOT
TAKE THAT AWAY FROM OUR KIDS! THANK YOU,

Yours sincerely,

KATRIEN VANDEN BROECKE

HKID:



Dear Government,
We've lived in Hong Kong for 12
years and our family has found
a community at The HKFC. Sport,
dance, drama, festivals, tournaments
even Kindergarten, all at an accessible,
affordable, sensible price.

Yours sincerely,

HKID:

Families like ours rely on
The HKFC for all these opportunities. If
you impose land premiums you make this
too expensive.

E. ARCHER-PERKINS

Sir / Madam,

I regularly use the HKFC Sports facilities.
It (the Club) provides fabulous facilities
which are regularly made available to the
public.

I would propose that the government do not
impose additional charges or premiums on HKFC
or other clubs holding PLLC.

Yours sincerely,

HKID: 

CHRISTIAN KEEGAN


The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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Objections to plans to change PRL for HKFC

05/09/2018 20:11

From:

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

History:

This message has been replied to.

Dear Sir or Madam,

I am writing to note my objections to any plans to change the private recreational lease (PRL) terms for the Hong Kong Football Club (HKFC). Having been involved in sports – notably rugby – at HKFC for the past 8 years, I have experienced first hand how crucial the club is to sports development within Hong Kong. During my involvement, I have seen HKFC nurture significant young rugby talent amongst girls and women, many of whom are non-members and whom experience significant benefit from HKFC as a club. In addition, HKFC's work with charities and community sport is significant. It is also my view that HKFC brings significant credit to Hong Kong's sporting development and image locally and internationally through its hosting of world class events such as the HKFC-GFI Tens.

I implore that you do not take any actions with regards to the PRL which would change HKFC's ability to nurture sports amongst the local community, or Hong Kong's international reputation as a sporting hub.

Kind regards,

Fiona Atkinson

[Redacted signature]

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Not to impose any additional charges or premium on HKFC or other Clubs holding PRLs

05/09/2018 21:53

From: [REDACTED]
To: prl_consultation@hab.gov.hk,
Cc: [REDACTED]

History: This message has been replied to.

Dear Sir/Madam,

My son and I are regular users of the excellent sports facilities at Hong Kong Football Club. We are participating in a professional hockey training at HKFC. They serve both the public and club members throughout the year from international games, school sports activities, charity fundraisers, coaching and developments. I appreciate their efforts and actions.

I would urge Government Not to impose any additional charges or premiums on HKFC or other Clubs holding PRLs. They are non-profit making and serve the public well. We should continue to support them.

Best Regards,

Mr. Wu.

(Wu Tin Che - [REDACTED])

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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The Hong Kong Golf Club

05/09/2018 22:43

From:

[REDACTED]

To:

<prl_consultation@hab.gov.hk>,

Cc:

[REDACTED]

History:

This message has been replied to.

Dear Sir/Madam,

Attached letter for you attention and perusal.

Thank you and best regards,

Richard Wai Chi Chan



Private Recreational Lease and Land Matters Section 5 Sep 2018.pdf

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Email: prl_consultation@hab.gov.hk

Dear Sir/Madam,

RE: Public consultation on the Policy Review of Private Recreational Leases

I am writing in support of keeping The Hong Kong Golf Club as it stands today indefinitely.

Founded more than 100 years ago, The Hong Kong Golf Club has established itself to be a Hong Kong institution as well as a world-class golf club which hosted The Hong Kong Open for over 50 years. It also provides a platform (one of the few in Hong Kong) where residents, expatriates and their families of all nationalities and races meet socially, to relax and to play golf.

Over the years The Hong Kong Golf Club has contributed significantly to the development of golf in the city; by grooming young golfers as well as by making available the courses to the public (non-members); which accounted for over 50,000 rounds, (42%) of the total rounds of golf played in 2017.

For many years now The Hong Kong Golf Club has supported the community by organizing more than 200 non-member events including many charitable golf days; and, raised over \$20 million annually to benefit a variety of local charities.

Since 2001 the Hong Kong Government has been promoting Brand Hong Kong "Asia's World City". The Brand Hong Kong concept is to create a reputation of Hong Kong as a top international city; and, as a place where "creativity, entrepreneurship, global connectivity, security and rich diversity".

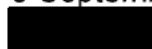
A World City is a city that is a major centre for finance, trade, business, politics, culture, science information gathering and mass media. It is one that serves the whole world and can be considered an important multinational city. A world-class golf club is an essential part of a World City in addition to adequate housing for all.

I urge everyone to remember Brand Hong Kong and what it stands for; and, to maintain what has made The Hong Kong successful; and, not to destroy or minimise an institution rich in history and heritage like Hong Kong Golf Club that has played and continue to play an important role in the process.

Yours Sincerely,



5 September 2018



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Public Consultation on Policy Review of Private Recreational Leases

06/09/2018 00:26

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

Dear Sir/Madam,

I would like to provide my comments on Policy Review of Private Recreational Leases (PRL) as follows:

(I) Recommendations for Higher Land Premium and More Opening-up Hours

1) Most of the private sports clubs have been established for almost a century. They have become part of the daily life and precious memories of many Hong Kong people, particularly sports lovers. Hope to conserve these clubs, particularly those which are genuinely dedicated to promote sports and have made valuable contributions to local sports development. Forcing them to close by asking an unaffordable land premium is definitely not a right thing to do.

2) Financial yield is not a primary objective for providing sports and recreational facilities. To increase the land premium upon renewal of PRL to an unaffordable level is inappropriate so long as the private sports clubs can fulfill the objectives of :

- Operating on non-profit-making basis
- Providing sports and recreational facilities
- Maintaining close collaboration with National Sports Associations
- Promoting a sports community
- Supporting sports development

3) Sports development is a social investment. The Government has been heavily subsidizing the public's use of Government's sports and recreational facilities. The Leisure and Cultural Services Department has a deficit of over \$7,000M in 2016/17 and the sports subvention for the same year is \$280M. Private sports clubs have been playing an important role in local sports development. The consultation paper has recognized the contributions of these clubs to alleviating the pressure on public facilities and promoting sports development. The clubs are non-profit making, self-financing. Members, mainly local residents, pay all necessary costs for operating the clubs. Their main objective is to satisfy the basic need of having a healthy living. Apart from paying for their own sports and recreational activities, they are also subsidizing local sports development for they are sharing part of the Government's responsibility. I would suggest a nominal land premium for private sports clubs be maintained. It can simply be seen as another subsidy for Hong Kong's sports development.

4) The Government is financially sound. It already has a large reserve. There is no urgent need to further increase the reserve by requiring private sports clubs to pay such a high land premium (30% of FMV at each lease renewal for a term of 15 years). I don't think the proposed land premium is justified. The renewal of PRL with a nominal land premium can be justified by :

- Contributions to sports development for many decades
- Provision of good quality sports and leisure activities
- Promotion of community sports and elite training

- Providing training venues for various sports associations
- Hosting local and international sports competitions
- Satisfying the demand of local sports enthusiasts

5) I am a member of Club de Recreio and a actively player of lawn bowling. I want to join a club because it is often too difficult to book public sports facilities. As an average middle class citizen and a taxpayer, a nominal land premium for private sports clubs is perhaps the only benefit I can get from the Government for I am not eligible for the general welfare benefits like housing or social security schemes. Why can't we, the middle class, enjoy a subsidy from the Government in the form of a nominal land premium for the use of club facilities. Besides, under the new proposal, opening-up of club facilities will be increased to at least 30%. Therefore, a nominal land premium also means a subsidy for the general public.

6) I prefer to join a private sports club because there are things that public facilities of the Government cannot provide :

- A variety of sports and ancillary facilities at the same venue
- Booking of sports facilities is much easier
- Participation in league or friendly matches can be arranged easily
- Training and competitions can raise my

skills

- Family members of different ages can each have a favourable pastime at the same venue
- A friendly, homely environment
- A safe place where I can enjoy my games and let kids have their own play time

● Kids can try different sports and starts training of a favourable one at an early age The growing membership size of private sports clubs indicates a social demand for such facilities. While public facilities provided by the Government cannot meet the special needs of local citizens, we should be given an extra option provided at affordable charges by non-profit making sports clubs. While the Government does not build, maintain and manage such facilities, it can show support by charging a nominal land premium.

7) Club de Recreio should be exempted from paying the proposed land premium because of its valuable contributions to local sports development :

- A long history of over a century in sports promotion
- Provide elite training
 - Provide sports facilities that are rare
- Provide venues for local and international competitions for hockey, lacrosse, lawn bowls and tennis
- Provide affordable entrance opportunities for sports lovers
- It's a club for sports lovers, not a club for the rich

8) Club de Recreio has always kept entrance fees and monthly subscription fees at very low levels, comparing with other sports clubs of the same scale. The Club is aiming at providing affordable entrance opportunities for sports enthusiasts. Over the years, the Club has focused on the social responsibility to promote sports rather than on its own financial growth. It does not have a large reserve. The proposed land premium is definitely unaffordable. The Club shall face great difficulties upon expiry of the present lease. It may be forced to cease operation. Perhaps the Club should, like other clubs, have created debentures and corporate membership, or should have set all fees at much higher levels, despite that would limit the entrance opportunities of the average working people. Should the Club be penalized for being

dedicated to sports promotion instead of being money-minded? Is the Government encouraging the operation mode of “a club for the rich” ? Isn’t the policy of PRL aiming at providing proper venues for sports activities and promoting sports development?

9) Private sports clubs are supplementing the inadequacies of some rare sports facilities like hockey, lacrosse, lawn bowls and tennis. Concessionary terms should therefore be considered for PRL renewal

10) On the one hand, the Government has, in the consultation paper, acknowledged the contributions of these private sports clubs to local sports development. Yet on the other hand, harsh measures like largely increasing the land premium and opening-up hours, are recommended for renewal of PRL. Is the Government taking a “used and then dumped (過橋抽板)” attitude?

(II) Clubs that cannot pay the proposed land premium

Clubs that cannot pay the proposed land premium

may opt to operate in a “quasi-public” nature

(Note : The paper recommends to seek ExCo’s approval for a special purpose lease with a nominal land premium but the club has to adopt an open membership policy and provide sports and recreational facilities for use by members of the public at low charges.)

The club’s establishment and operation have, over the years, been relying solely on the financial contributions of club members. If clubs are being forced to convert to a “quasi-public” nature:

- Does it mean ignoring the past contributions of club members entirely?
 - Will the club’s reserve contributed by past and present club members be brought forward for future use? If yes, is it fair to these members?
 - Will new members or the public have equal rights as existing members in the use of club facilities? If yes, is it fair?
 - How can the rights and interests of existing members be protected?
-
- Will the government subsidise or fund the club to maintain and manage the facilities if they are open to open with much larger usage?

Best regards,

FUNG CHI LEUNG

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High Land Premium Will Undermine Hong Kong Sports

06/09/2018 08:38

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk,

History:

This message has been replied to.

Dear Sir/Madam,

I love Lawn bowling after retired. I joined Club De Recreio when I knew that the Club was going to have both indoor and outdoor lawn bowling greens. In fact our Club is now the ONLY sports club has an indoor bowling green in Kowloon District, supporting bowling sport in all weather. Hong Kong Lawn Bowls Association also relies on our indoor green in contingency for their events held in Kowloon district.

Lawn Bowling is a sport for people of all ages and gradually becomes more popular for middle aged and retired citizens in recent years. It is a mental and physical game, good for all ages at low risk. Government should invest more to promote this sport for our ageing population in coming years. The Lawn Bowl facilities provided by Leisure and Cultural Services Department is not enough as the booking is always full in most of the days. Private clubs like Club De Recreio helps a lot in maintaining, developing and promoting this sport.

Club De Recreio provides a variety of sports like Bridge, Hockey, Tennis, Badminton and Lawn Bowling at comparative low cost to the public. Entry fee is very low in relative to others private clubs in Hong Kong. It is not a club for rich people, but ordinary class citizens and retired pensioners. Our club is is not well decorated and income are spent on the basic needs to maintain the facilities.

I am sure you can find the glory history of Club de Recreio in the past decades, gaining honor for Hong Kong in many International Sports Events. We will strive to promote sports in the future. Our Club House is classified as Grade 3 heritage building by government. It is a club providing facilities purely for sports, not for business meeting nor high class social function. We could open the club more for the public, but we can't afford to pay for the proposed land premium. If the club closed because of failing to pay the high land premium, many of our clubs members will have to squeeze into the over crowded public facilities. At the end of the day, Government will have to pour more money to expand all sports facilities for increased users when private clubs reduced.

Hope your decision would support and promote Hong Kong sports further.

Best regards,

Chow Kin Hoi

Member of Club de Recreio

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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Club.de Recreio

06/09/2018 09:16

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Please respond to [REDACTED]

History:

This message has been replied to.

Dear Sirs,

As a member of Club de Recreio, I wish to bring up the following points to your notice upon consideration of lease renewal.

1. Club de Recreio has a long history of supporting sports and other civic activities like parties for the elderly and children.
2. As a member club, we have a healthy sports section comprising of Lawnbowls , Tennis , Hockey , LaCross and Badmington. We also have a very successful Bridge Section in which we on occasions open to the HK Bridge Associations and other bridge activities in Hong Kong.
3. We have on numerous occasions allowed for other organizations such as schools and sports bodies to use the club grounds for practice purposes.

We trust that these strong points will assist in renewal of the Club's lease.

Thank you for your kind assistance and considerations.

Yours truly,

Donald Abraham

[REDACTED]

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**FW: Appreciation letter from St. Paul's Co-Educational College**

06/09/2018 09:38

From:

[REDACTED]

To:

[REDACTED]

Cc:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>

History:

This message has been replied to.

[REDACTED] please see attached Appreciation letter from St Pauls Co-Educational School as regards their use of Club facilities over the past few years which I trust will be taken into account when looking at the current PRL issue?

Mark P



Appreciation letter.pdf



聖保羅男女中學
ST. PAUL'S CO-EDUCATIONAL COLLEGE

33 MacDonnell Road, Hong Kong · Tel: (852) 2523 1187 · Fax: (852) 2877 0442 · www.spcc.edu.hk

5 September 2018

Mr. Mark Pauley
General Manager
Hong Kong Football Club
3 Sports Road
Happy Valley
Hong Kong

Fax: 28825040

Dear Mr Pauley,

On behalf of the College, we would like to express our sincere appreciation for your service to us as one of our most reliable venue providers for our football teams training every Monday. Over the past years, we have the privilege of experiencing your excellent service and the use of your top quality hockey-pitch at the HK Football Club. As such, our boys have been able to obtain excellent results and are promoted from Division II to Division I for the Inter School Football Competition this year.

We would like to extend our contract with you for the coming year and hope to be able to use your excellent facilities. We look forward to your continued support in the development of our football teams. Thank you.

Yours sincerely,



Mr Poon Siu Chi
Principal

Received on

- 4 SEP 2018

No.

Date 31-8-2018

By SSR2/CE'S OFFICE

建議：

高爾夫球會設在港
九周圍的某個洲和島上。政府收取
象徵性租金，批給多年使用權，球會較為
建築、維修，條件為開放大眾化。政府支援
促進運動、旅遊、渡輪發展。政府可以
收回球會地皮建公屋，不需大填海幾十億
太花費，後果又存疑，何必捨易求難，擾民
遭居民反對。意見供參考。

Unable to ascertain whether the sender wishes to have his/
her name published

未能確認回應者是否願意公開姓名

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**Objection to charging of one third land premium from private sports club**

06/09/2018 10:41

From:

To:

<prl_consultation@hab.gov.hk>,

Please respond to Esther

History:

This message has been replied to.

I object to charging of one third land premium from private recreational clubs.

These private sports club have done their part in maintaining costly facilities for rarer sports in Hong Kong, where it was not cost effective for the government to maintain it with public funds due to the rare number of participants. Sports like lawn bowls have thrived thanks to the private clubs, and Hong Kong can now provide international grade competition venues for games like Hong Kong Lawn Bowls Classic. This is the fruit of efforts from clubs like Club de Recreio (charging just moderate fees from its members) over the years. If such clubs are charged such huge premium, they will not survive. This is detrimental to sport development in Hong Kong, and will cause adverse impact to Hong Kong as an international city to host world class sports event.

Thanks and regards,
Esther Chan

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Re: Objection to change the government policy of Club de Recreio

06/09/2018 10:43

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

Dear Sir or Madam,

Further to our preceding email.

We also voice out our objection to charging the Club one-third of land premium.

BRs,

Shandy Yu and Mark Chan

在 2018年9月6日週四 上午10:33 , [REDACTED] 寫道 :

Dear Sir or Madam,

My wife and I joined Club De Recreio which stands at 20 Gascoigne Road in Kowloon. It has a history of 100 years. The club house is one of the historic buildings. We found that this club provides a wide range of sports facilities. Among them are hard ground tennis, grass court of tennis, lacrosse 、hockey and football ground with natural grass as well as natural grass lawn bowling court , indoor lawn bowling rinks, and recreational activities, including bridges, and a moderately sized restaurant. Bars and parking spaces are suitable for all types of recreational, sports and recreational activities.

The most important thing is that it provides a suitable venue for activities outside the government which provides only basic sports facilities, and other expensive private clubs. I hope that the Government will adopt the Basic Law to maintain the principle of maintaining a healthy lifestyle in Hong Kong. Please , considered to maintain the existing government policy to the Club De Recreio. This is a moderately private club to fill the gap of the basic recreational facilities provided by the Government as well as people can pay affordable fee other than that of the very expensive private club.

I wish the government of the Hong Kong Special Administrative Region a smooth administration,

Best regards,

Shandy Yu and Mark Chan

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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

06/09/2018 10:59

From:

[REDACTED]

To:

<prl_consultation@hab.gov.hk>, [REDACTED]

Please respond to [REDACTED]

History:

This message has been replied to.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;

(Refer to pages 7-15).

- 1) Of course PRL's Site should continue to operate under the policy.
- 2) May be lease can be review in a way to better meet land use and sport development.
- 3) Yes and leases should be longer than just 15 years to allow better development
- 4) Over regulating such frail business model could jeopardize the survival of many.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes;

(Refer to pages 15-19).

- 1) Best sports promotion in the community assessment tool to be defined
- 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
- 3) Best development of elite sports option and sponsorship to be demonstrated
- 4) Focus on international event preparation, support and hosting is to play a part in this assessment
- 5) How the PRL'S site are providing sufficient % of sport promotion against recreation activities and facilities
- 6) How the PRL's support their duty of opening to NSA and eligible outside bodies.
- 7) The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.
- 8) If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL WOULD THE PRL SITES SOLVE? There are other land options to look for.

3. Whether charging nil or nominal land premium for the use of these sites should continue;

(Refer to pages 19- 25).

- 1) How can one comment without a proper definition of the premium charge mechanism, this is not ready to be commented upon.
- 2) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
- 3) The definition of spots against ancillary facilities is necessary but inexistent so far how this can affect the premium no one knows yet.
- 4) Why charging a premium and then over controlling the debenture sales, (ISSUANCE, LENGTH, PRICE, SALABILITY AND TRANSFER) this is a terrible

financial impact on the survival of the PRL'S and a double charge.

5) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

6) At least if an onerous land premium is to be paid by PRL's flexibility in payment should be considered and the amount calculated according affordability not according to developer's unrealistic and extortionate land values.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;

(Refer to pages 25-30).

1) Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities);

(Refer to pages 30-31).

1) Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees;

(Refer to pages 31-33).

1) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use;

(Refer to pages 33-34).

1) YES surely as long as they are providing sporting experience and development are open to all with a fee and

2) Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

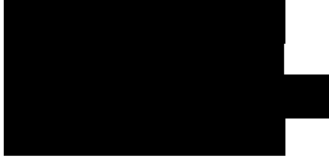
Additional comments:

- The Club is open to the general public for sports actually 80% of the certification in the club or the sailing activity in general is for non-members.
- The Club has developed the land over the last 50 years and has already paid its due why charging more again.

- The Club is a peaceful haven in the Hong Kong jungle and bring peace, harmony and tranquility for the community.

Kind regards

Pau-Ling Ching



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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

06/09/2018 11:02

From:

[REDACTED]

To:

<prl_consultation@hab.gov.hk>, <genman@abclubhk.com>,

Please respond to [REDACTED]

History:

This message has been replied to.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;

(Refer to pages 7-15).

- 1) Of course PRL's Site should continue to operate under the policy.
- 2) May be lease can be review in a way to better meet land use and sport development.
- 3) Yes and leases should be longer than just 15 years to allow better development
- 4) Over regulating such frail business model could jeopardize the survival of many.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes;

(Refer to pages 15-19).

- 1) Best sports promotion in the community assessment tool to be defined
- 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
- 3) Best development of elite sports option and sponsorship to be demonstrated
- 4) Focus on international event preparation, support and hosting is to play a part in this assessment
- 5) How the PRL'S site are providing sufficient % of sport promotion against recreation activities and facilities
- 6) How the PRL's support their duty of opening to NSA and eligible outside bodies.
- 7) The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.
- 8) If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL WOULD THE PRL SITES SOLVE? There are other land options to look for.

3. Whether charging nil or nominal land premium for the use of these sites should continue;

(Refer to pages 19- 25).

- 1) How can one comment without a proper definition of the premium charge mechanism, this is not ready to be commented upon.
- 2) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
- 3) The definition of spots against ancillary facilities is necessary but inexistent so far how this can affect the premium no one knows yet.
- 4) Why charging a premium and then over controlling the debenture sales, (ISSUANCE, LENGTH, PRICE, SALABILITY AND TRANSFER) this is a terrible

financial impact on the survival of the PRL'S and a double charge.

5) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

6) At least if an onerous land premium is to be paid by PRL's flexibility in payment should be considered and the amount calculated according affordability not according to developer's unrealistic and extortionate land values.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;

(Refer to pages 25-30).

1) Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities);

(Refer to pages 30-31).

1) Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees;

(Refer to pages 31-33).

1) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use;

(Refer to pages 33-34).

1) YES surely as long as they are providing sporting experience and development are open to all with a fee and

2) Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Additional comments:

- The Club is open to the general public for sports actually 80% of the certification in the club or the sailing activity in general is for non-members.

- The Club has developed the land over the last 50 years and has already paid its due why charging more again.

- The Club is a peaceful haven in the Hong Kong jungle and bring peace, harmony and

tranquility for the community.
Kind regards

Sales Whitewater Limited

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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

06/09/2018 11:03

From:

[REDACTED]

To:

<prl_consultation@hab.gov.hk>, [REDACTED]

History:

This message has been replied to.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;

(Refer to pages 7-15).

- 1) Of course PRL's Site should continue to operate under the policy.
- 2) May be lease can be review in a way to better meet land use and sport development.
- 3) Yes and leases should be longer than just 15 years to allow better development
- 4) Over regulating such frail business model could jeopardize the survival of many.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes;

(Refer to pages 15-19).

- 1) Best sports promotion in the community assessment tool to be defined
- 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
- 3) Best development of elite sports option and sponsorship to be demonstrated
- 4) Focus on international event preparation, support and hosting is to play a part in this assessment
- 5) How the PRL'S site are providing sufficient % of sport promotion against recreation activities and facilities
- 6) How the PRL's support their duty of opening to NSA and eligible outside bodies.
- 7) The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.
- 8) If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL WOULD THE PRL SITES SOLVE? There are other land options to look for.

3. Whether charging nil or nominal land premium for the use of these sites should continue;

(Refer to pages 19- 25).

- 1) How can one comment without a proper definition of the premium charge mechanism, this is not ready to be commented upon.
- 2) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
- 3) The definition of spots against ancillary facilities is necessary but inexistent so far how this can affect the premium no one knows yet.
- 4) Why charging a premium and then over controlling the debenture sales, (ISSUANCE, LENGTH, PRICE, SALABILITY AND TRANSFER) this is a terrible financial impact on the survival of the PRL'S and a double charge.

5) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

6) At least if an onerous land premium is to be paid by PRL's flexibility in payment should be considered and the amount calculated according affordability not according to developer's unrealistic and extortionate land values.

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(Refer to pages 25-30).

1) Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities);

(Refer to pages 30-31).

1) Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees;

(Refer to pages 31-33).

1) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use;

(Refer to pages 33-34).

1) YES surely as long as they are providing sporting experience and development are open to all with a fee and

2) Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Additional comments:

- The Club is open to the general public for sports actually 80% of the certification in the club or the sailing activity in general is for non-members.

- The Club has developed the land over the last 50 years and has already paid its due why charging more again.

- The Club is a peaceful haven in the Hong Kong jungle and bring peace, harmony and tranquility for the community.

Kind regards

Pauline



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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

06/09/2018 11:09

From:

[REDACTED]

To:

prl_consultation@hab.gov.hk, [REDACTED]

History:

This message has been replied to.

To Whom It May Concern

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted; (Refer to pages 7-15).

- 1) Of course PRL's Site should continue to operate under the policy.
- 2) May be lease can be review in a way to better meet land use and sport development.
- 3) Yes and leases should be longer than just 15 years to allow better development
- 4) Over regulating such frail business model could jeopardize the survival of many.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes; (Refer to pages 15-19).

- 1) Best sports promotion in the community assessment tool to be defined
- 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
- 3) Best development of elite sports option and sponsorship to be demonstrated
- 4) Focus on international event preparation, support and hosting is to play a part in this assessment
- 5) How the PRL'S site are providing sufficient % of sport promotion against recreation activities and facilities
- 6) How the PRL's support their duty of opening to NSA and eligible outside bodies.
- 7) The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.
- 8) If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL WOULD THE PRL SITES SOLVE? There are other land options to look for.

3. Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).

- 1) How can one comment without a proper definition of the premium charge mechanism, this is not ready to be commented upon.
- 2) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
- 3) The definition of spots against ancillary facilities is necessary but inexistent so far how this can affect the premium no one knows yet.
- 4) Why charging a premium and then over controlling the debenture sales, (ISSUANCE, LENGTH, PRICE, SALABILITY AND TRANSFER) this is a terrible

financial impact on the survival of the PRL'S and a double charge.

5) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

6) At least if an onerous land premium is to be paid by PRL's flexibility in payment should be considered and the amount calculated according affordability not according to developer's unrealistic and extortionate land values.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30).

1) Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31).

1) Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees; (Refer to pages 31-33).

1) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use; (Refer to pages 33-34).

1) YES surely as long as they are providing sporting experience and development are open to all with a fee and

2) Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Additional comments:

- The Club is open to the general public for sports actually 80% of the certification in the club or the sailing activity in general is for non-members.
- The Club has developed the land over the last 50 years and has already paid its due why charging more again.
- The Club is a peaceful haven in the Hong Kong jungle and bring peace, harmony and tranquility for the community.

Todd Barr



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HAB Policy review of PRLs

06/09/2018 11:12

From: [REDACTED]
 To: <prl_consultation@hab.gov.hk>,
 Cc: [REDACTED]

History: This message has been replied to.

To: Policy Review of Private Recreational Lease
 Public Consultation Exercise

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;(Refer to pages 7-15).

Ans: Of course PRL's Site should continue to operate under the policy.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes;(Refer to pages 15-19).

Ans: Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.

3. Whether charging nil or nominal land premium for the use of these sites should continue;(Refer to pages 19- 25).

Ans: By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;(Refer to pages 25-30).

Ans: Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities);(Refer to pages 30-31).

Ans: Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and

Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees;
(Refer to pages 31-33).

Ans: Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use;
(Refer to pages 33-34).

Ans: YES surely as long as they are providing sporting experience and development are open to all with a fee and

In conclusion, PRL have great contribution to HK economics , it support of attraction overseas expertise's to come to HK for work. If you compare with other countries economic keeping growing, the number of PRL keeping growth on the same way.

Regards

Kenley



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HAB Policy Review.

06/09/2018 11:15

From:

To: "prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

Please respond to

History:

This message has been replied to.

Dear Sirs.

HAB Policy Review.

In response the paper written.

Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;
(Refer to pages 7-15).

The policy should continue as the alternative is to drive some sports facilities out of existence. A longer term leases structure would encourage the clubs to invest for the long term. Subject to transparent assessment the existing pricing should continue.

How to assess whether these sites should be retained or returned to the Government for other development purposes;
(Refer to pages 15-19).

Disruption for the sake of it will achieve little and any policy to reallocate must be within a well thought out general plan. Especially in Hong Kong with such high land values there should be a policy to keep sport facilities working as in the best interests of the citizens who will not be able to have such facilities at full market prices and especially where sites are hard to replicate. Moving the bridge club into another room or building is easy; re-siting specific water facilities will not be.

Whether charging nil or nominal land premium for the use of these sites should continue;
(Refer to pages 19- 25).

It should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRLs to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

At a minimum if an onerous land premium is to be paid by PRLs flexibility in payment should be considered and the amount calculated according affordability not according to developer's land values.

Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;
(Refer to pages 25-30).

This is already done in the case of Aberdeen Boat Club. However the opening should not be to the extent that core users (the members) of PRLs are excluded.

What types of facilities should be allowed on these sites (including ancillary facilities);
(Refer to pages 30-31).

PRLs should and do welcome members of the public at reasonable cost. Ancillary, if meaning not part of the core skills of the club, is meaningless.

How to enhance the monitoring on the governance and transparency of the lessees;
(Refer to pages 31-33)

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRLs to carry on and bad one to be terminated.

Whether and how to assess applications for new sites for sports and recreational use;
(Refer to pages 33-34).

There has to be a government plan overall for the facilities and activities which the government seeks to support. Within that plan there needs to be a long term commitment to this and an appropriate

budget and land sites identified. Long term commitments are necessary to have citizens provide the supporting capital and running costs. In this way the government will supply the seed capital which will allow PRLs to contribute to the overall good of the country

Other.

I have seen from being in Aberdeen Club that this is a club which is well managed providing courses and facilities for non members as well as members. It supports a significant training effort for dinghy sailing and as a result Hong Kong residents have done well even in international competitions. To me, above all, it offers an outdoor exercise environment in an activity which the whole family, regardless of age, can participate together. There are very few of these.

That exercise is on the water so the amount of space Aberdeen Yacht Club uses on land is tiny compared with ,say, a golf course.

Douglas G Dryden

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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Private Recreation Lease consultation

06/09/2018 11:45

From:

To:

prl_consultation@hab.gov.hk,

History:

This message has been replied to.

I am writing to provide views on the current private recreation lease consultation set out below.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted; (Refer to pages 7-15). **I believe the current lease arrangements should be retained and consideration given to extending certain leases where the lessee demonstrates the organisation is fulfilling and / or exceeding their charter of service to Hong Kong.**
2. How to assess whether these sites should be retained or returned to the Government for other development purposes; (Refer to pages 15-19). **I suggest a better mechanism is defined to assess community service and particularly contribution to wider participation in the relevant activity. Factors such as accessibility to membership by the public, range of activity offered and demographic, financial and operational information on the actual membership and usage. Outright revocation of leases will undoubtedly cause more disruption, a decline in participation in recreational activities generally in Hong Kong, loss of employment for many and polarize recreation according to wealth.**
3. Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25). **I strongly believe the premium must remain nominal and be relevant to the 'nature and purpose' of the activity and the organisation. 'Not-for-profit' organisations where the primary beneficiary is the membership, community and general public should be defined and enshrined as a 'public good' therefore to be protected/supported.**
4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30). **Agree.**
5. What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31). **As is defined in the charter, constitution, Memorandum and Articles of the respective organisation, the facilities are relevant to the activity, membership and largely driven by their financial capacity. This relates to my comments under question 3 above and can be assessed from time to time or where there is a 'material change' in the relevant organisation. However, further prescription regarding facilities is an overlay on existing laws, regulations and requirements.**
6. How to enhance the monitoring on the governance and transparency of the

lessees;

(Refer to pages 31-33). **Periodic reporting and inspections are appropriate provided inspections are proportionate with a clearly defined purpose or goal.**

General comments regarding the Aberdeen Boat Club;

The ABC has a long history of supporting sailing and social activity in Hong Kong and continues to provide a valuable community service. The community spirit of the ABC is evident in the diversity of it's membership and wide and varied calendar of events. Several ABC events are now part of the fabric of sailing in Hong Kong and across Asia. Most prominent in youth participation, which reinforces the holistic education of young people.

I would be saddened to see the future of the ABC jeopardized and believe this would be a backward step in promoting sporting excellence, youth participation and community involvement.

Regards

Stanley Christian

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Objection to government's proposal on high land premium to Club de Recreio

06/09/2018 11:51

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

[REDACTED]

History:

This message has been replied to.

I am a member of Club de Recreio. I want to join a club because it is often too difficult to book public sports facilities.

I am a tennis and lawn bowls lover. The public tennis courts are always engaged by the private coach for private coaching. Sometimes I have to line up in the counter before 7am if I wish to book a public tennis court for a desire time. However, this cannot be guaranteed as thousands of coach already in the line and they use the facilities just to earn their money.

The public lawn bows courts were in terrible condition especially after rain. Such as Siu Lek Yuen, Shatin sports centre, the rinks were always dirty and full of leaves and carpet were worn out. The lawn bowl courts in Victoria Park were having the same condition in which the flooring were not flat enough for bowls to pass through. So, I would prefer to use the private club courts facilities as their management and maintenance are always in perfect.

As an average middle class citizen and a taxpayer, a nominal land premium for private sports clubs is perhaps the only benefit I can get from the Government for I am not eligible for the general welfare benefits like housing or social security schemes. Why can't we, the middle class, enjoy a subsidy from the Government in the form of a nominal land premium for the use of club facilities.

Club de Recreio has always kept entrance fees and monthly subscription fees at very low levels, comparing with other sports clubs of the same scale. The Club is aiming at providing affordable entrance opportunities for sports enthusiasts. Over the years, the Club has focused on the social responsibility to promote sports rather than on its own financial growth. It does not have a large reserve. The proposed land premium is definitely unaffordable and unjustified.

As a private club member, I strongly object to the government's proposal on land premium to Club de Recreio.

Regards

Cynthia Chan

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HKAB Land Premiums Matter - Submission

06/09/2018 11:54

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Please respond to [REDACTED]

History:

This message has been replied to.

Dear Sirs

I am writing in reference to the current issue regarding imposing of land premiums on the recreational "private" Clubs in HK

I am a member of the Hong Kong Football Club for 30+ years and this has been an essential element of my life, health and physical well being in Hong Kong, and I personally wish it can continue to be so.

Being able to use the sports facilities, open areas and other facilities at the HKFC is essential to life in the very congested space of HK and my family and friends feel exactly the same.

We would in no way wish to see land premium or any actions or decisions, which could result in any changes or adjustments, particularly cost wise, which could impact or jeopardise that, or indeed the continuity of the HKFC's ability to function economically, for continued use of its members.

Thank you so much for your attention to my submission

Best Regards

Gayble Tsang

[REDACTED]

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HAB Policy review of PRLs for Aberdeen Boat Club

06/09/2018 12:18

From:

To:

pri_consultation@hab.gov.hk, [REDACTED]

History:

This message has been replied to.

Dear Sir/Madam,

In response to HAB policy review of PRLs, I personally have the following opinions,

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;(Refer to pages 7-15).

Yes and leases should be longer than just 15 years to allow better development.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes;(Refer to pages 15-19).

Focus on international event preparation, support and hosting is to play a part in this assessment

3. Whether charging nil or nominal land premium for the use of these sites should continue;(Refer to pages 19- 25).

Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30).

Yes, they are already doing it.

5. What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31).

Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees; (Refer to pages 31-33).

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use; (Refer to pages 33-34).

Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

No name provided

沒有署名

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HAB Policy review of PRLs for Aberdeen Boat Club

06/09/2018 12:19

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History:

This message has been replied to.

Dear Sir/Madam,

In response to HAB policy review of PRLs, I personally have the following opinions,

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;(Refer to pages 7-15).

Yes and leases should be longer than just 15 years to allow better development.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes;(Refer to pages 15-19).

Focus on international event preparation, support and hosting is to play a part in this assessment

3. Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).

Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30).

Yes, they are already doing it.

5. What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31).

Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees; (Refer to pages 31-33).

Continue the quarterly reporting and yearly inspection with good point bad point

system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use; (Refer to pages 33-34).

Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

No name provided

沒有署名

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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

06/09/2018 12:45

From:

To:

prl_consultation@hab.gov.hk,

History:

This message has been replied to.

To whom it may concern,
regarding the Review on Policy of Private Recreational leases document, March 2018, please find below my responses to the 7 questions extracted.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;
(Refer to pages 7-15).
2. How to assess whether these sites should be retained or returned to the Government for other development purposes;
(Refer to pages 15-19).
3. Whether charging nil or nominal land premium for the use of these sites should continue;
(Refer to pages 19-25).
4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;
(Refer to pages 25-30).
5. What types of facilities should be allowed on these sites (including ancillary facilities);
(Refer to pages 30-31).
6. How to enhance the monitoring on the governance and transparency of the lessees;
(Refer to pages 31-33).
7. Whether and how to assess applications for new sites for sports and recreational use;
(Refer to pages 33-34).

1: Continuity of existing lease arrangements, and further extended beyond a 15 yr timeline will allow better development, with an eye to sustainable facilities for the enjoyment of members, and the general public where appropriate.

The over regulation of these businesses jeopardises the whole future of their survival.

2: Many of these sites provide a unique interaction with aspects of Hong Kong that cannot simply be recreated elsewhere. If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL WOULD THE PRL SITES SOLVE? There are other land options to look for.

3: Land premiums are not the only way to assess a return on these PRL's. They contribute much to the Hong Kong beyond simple revenue or premiums - the availability of a sports venue, and an environment separate from the crushing noise and lack of space that is Hong Kong, contributes incalculably to the well being of the City as a whole.

Historically, previously unusable or undesirable plots of land have been turned into prime sports areas for Hong Kong, this shows that premium have already been paid in another way.

4: Absolutely, AS IS ALREADY BEING DONE - and those that don't should be forced to implement such measures.

- 5: Facilities that are in line with the ethos and M&A of each clubs, and that provide sporting experience, and Development - with the proviso that they are opened to all with a fee.
- 6: Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.
- 7: Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged. opportunities that make life

Additionally:

The Aberdeen Boat Club that I belong as a member to, already provides facilities for the general public which are well utilised. Approx 80% of the Club's sailing certification activities are for non-members.

The Club provides a haven away from the familiarity of City life in Hong Kong - a peaceful and rich environment for children to enjoy nature, and balance their lives against all the pressures of the City. What is the purpose of City Planning if not to provide balance and haven and exposure to tranquility for the very people who live in the City. We are all aware of the issues of space and housing and land shortages on Hong Kong, however, minimising options for people to enjoy life outside of a shopping mall or a high rise apartment must be resisted. Look at other 'World Cities' - providing space and havens for citizens is at the very heart of why they are such success stories.

Sincerely,
Lawrence Adrian Scott
Jennifer Zhu Scott

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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

06/09/2018 13:13

From:

[REDACTED]

To:

prl_consultation@hab.gov.hk, [REDACTED]

History:

This message has been replied to.

Dear Sirs

I have been a HONG Kong resident for over 20 years and a member of a number of clubs over those years, mostly focused on sailing and boating. I would therefore like to express my opinion under the current consultation.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;(Refer to pages 7-15).

The current lease arrangements have worked well for many years, however it would be a good idea to extend them to at least 25 years so that more investment can be made into facilities.

**2. How to assess whether these sites should be retained or returned to the Government for other development purposes;
(Refer to pages 15-19).**

Clearly the PRL's should demonstrate that they add value to the community at large, for example for boating clubs providing access to the underprivileged to learn sailing etc.

**3. Whether charging nil or nominal land premium for the use of these sites should continue;
(Refer to pages 19- 25).**

I think that the premium should continue at nil or a nominal amount if the facility is providing demonstrable benefit to society, such as above in 2.

**4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;
(Refer to pages 25-30).**

Yes. See my answers above. They need to be seen as part of the local community.

**5. What types of facilities should be allowed on these sites (including ancillary facilities);
(Refer to pages 30-31).**

Specialist sports facilities and activities it is hard to promote in HK without club based membership – eg sailing, horse racing etc.

**6. How to enhance the monitoring on the governance and transparency of the lessees;
(Refer to pages 31-33).**

Continue current quarterly inspection

7. **Whether and how to assess applications for new sites for sports and recreational use;**
(Refer to pages 33-34).

Yes if they are providing facilities and activities not currently available.

Yours sincerely

Paul

Paul Cummins



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impose land premium to clubs

06/09/2018 13:25

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk,

History:

This message has been replied to.

I do not agree the government to punish the club in respond to public sanctions because shortage of lands for housing . I do not think the application of premium could resolve the land shortage or political crisis.

I agreed the objective to provide better and easy access for more people to join the sports club and build up membership. In fact , a modern city as HK , people are deserved for better life and to enjoy in a private club . An aggressive government should encouraging and support Private sports Clubs becoming popular and affordable. The government should consider to up graded the life of citizens rather than apply premium to escalate running cost of clubs leading to less affordable for member, on the other hand , the richer are prerogative . The policy is revering and division of people. Would the government policy is inclined to public funding medial and education scheme . I do not think so.

In my opinion, the current facility of Club would not allow to cater more members . Some clubs have a long waiting list for applicants showing the huge demand for membership.

A suggestion to government approve the expansion of club facility such as allow to build multi storage club house in order to cater more members. The government should not ask for money but ask for the club to increase members by using the fund (proposed premium) for expansion . I foresee that more membership policy for clubs are win win ..

B.H.Chow

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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HKFC

06/09/2018 14:00

From:

To: prl_consultation@hab.gov.hk,

Cc:

History:

This message has been replied to.

This is a short note to communicate my support for Hong Kong Football Club's request that the HAB drop any plans to raise HKFC's private recreational lease terms.

I moved to Hong Kong in January last year and playing with the rugby team at HKFC was one of the best decisions I've made since arriving. Before I joined, as a member of the public, the pitch was also available to me for 5 a side soccer with friends. Being part of a team and being able to get to know so many outgoing and interesting people has significantly enhanced my experience of life in Hong Kong. In addition, the training and facilities available at HKFC (which are made available before one becomes a member of the club) make keeping fit, healthy and involved in the local community a real pleasure.

I'm sure there are many hundreds or even more who would attest to the same experience, and it is vitally important for both young and old to keep active, exercise and to develop close relationships on their community.

Please access to the request and provide whatever support is necessary for HKFC to continue to make this great resource available to its members and the Hong Kong community generally.

Best regards

Ian Hutchinson



--

Ian

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HAB POLICY REVIEW

06/09/2018 14:08

From:

To: prl_consultation@hab.gov.hk,

Cc:

History:

This message has been replied to.

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;

- 1) Of course PRL's Site should continue to operate under the policy.
- 2) May be lease can be review in a way to better meet land use and sport development.
- 3) Yes and leases should be longer than just 15 years to allow better development
- 4) Over regulating such frail business model could jeopardize the survival of many.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes;

- 1) Best sports promotion in the community assessment tool to be defined
- 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
- 3) Best development of elite sports option and sponsorship to be demonstrated
- 4) Focus on international event preparation, support and hosting is to play a part in this assessment
- 5) How the PRL'S site are providing sufficient % of sport promotion against recreation activities and facilities
- 6) How the PRL's support their duty of opening to NSA and eligible outside bodies.
- 7) The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.
- 8) If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL WOULD THE PRL SITES SOLVE? There are other land options to look for.

3. Whether charging nil or nominal land premium for the use of these sites should continue;

- 1) How can one comment without a proper definition of the premium charge mechanism, this is not ready to be commented upon.
- 2) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
- 3) The definition of spots against ancillary facilities is necessary but inexistent so far how this can affect the premium no one knows yet.
- 4) Why charging a premium and then over controlling the debenture sales, (ISSUANCE, LENGTH, PRICE, SALABILITY AND TRANSFER) this is a terrible financial impact on the survival of the PRL'S and a double charge.
- 5) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.
- 6) At least if an onerous land premium is to be paid by PRL's flexibility in payment should be considered and the amount calculated according affordability not according to developer's unrealistic and extortionate land values.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;

- 1) Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities);

- 1) Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees;

1) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use;

1) YES surely as long as they are providing sporting experience and development are open to all with a fee and

2) Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Additional comments...

- The Club is open to the general public for sports actually 80% of the certification in the club or the sailing activity in general is for non-members.
- The Club has developed the land over the last 50 years and has already paid its due why charging more again.
- The Club is a peaceful haven in the Hong Kong jungle and bring peace, harmony and tranquility for the community.

No name provided

沒有署名



Yau Yat Chuen Garden City Club Ltd.
又一村花園俱樂部有限公司

民政事務局《私人遊樂場地契約檢討》

回應書

又一村花園俱樂部

2018.9.6





Yau Yat Chuen Garden City Club Ltd.
又一村花園俱樂部有限公司

目錄

第一部份	本會對於政府提出八點之回應及意見	第 1 頁 - 第 4 頁
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第三部份	本會對諮詢文件其他建議的回應	第 7 頁
第四部份	總結	第 7 頁 - 第 8 頁



Yau Yat Chuen Garden City Club Ltd.
又一村花園俱樂部有限公司

又一村花園俱樂部（下稱「本會」）就民政事務局私人遊樂場地契約政策檢討回應內容簡介。

政府在 2018 年 3 月 20 日起，就私人遊樂場地契約政策檢討進行為期六個月的公眾及持份者諮詢，本會為持份者之一，定當積極向當局表達意見。而為了使本會會員能瞭解今次的檢討及諮詢重點，本會於 8 月上旬向全體會員發出通告及問卷，並在 8 月 16 日舉辦聚會，收集會員意見，作為回應諮詢的意見基礎。

本會回應內容分開四部份：

- (a) 第一部份為本會從私人體育/康樂會的整體群組角度就諮詢文件第四章內徵求意見 4.1 所提的八點意見作出回應，當然本會不能代表其他持份者；
- (b) 第二部份為本會從作為其中一個持份者及就本會與某些其他持份者歷史、性質及功能不一樣的角度對該八點意見作出回應及補充；
- (c) 第三部份為本會就諮詢文件第四章以外的部份建議作出回應；
- (d) 第四部份為總結。

第一部份 本會對於政府提出八點之回應及意見

- (a) 將由「社區組織」及「私人體育會」持有的契約分開處理，並以特殊用途契約（而非私人遊樂場地契約）處理由「社區組織」持有的體育及康樂用地

- (1) 同意分開處理；

A1



Yau Yat Chuen Garden City Club Ltd.
又一村花園俱樂部有限公司

- (2) 建議考慮將[私人體育會]改稱為[私人康樂會]，因康樂涵義是包括體育及非體育的康樂。

(b) 繼續沿用私人遊樂場地契約安排處理私人體育會持有的契約用地，但須大幅修改契約條款以更切合支持體育發展和善用土地的雙重需要

- (1) 同意修改契約的條款以更切合支持體育發展和善用土地；
- (2) 建議修改契約政策亦同時或另外切合並兼顧支持非體育康樂發展及善用土地提供社會服務。

(c) 按私人體育會對推動本港體育發展的貢獻，考慮會否在契約期滿後為它們續約

- (1) 同意按私人體育會對推動體育的發展來考慮；
- (2) 建議亦同時考慮私人體育會對非體育康樂及社會服務發展的貢獻來考慮。

(d) 向適合續約的私人體育會徵收十足市值地價的三分之一

- (1) 經參考 2018 年 8 月 27 日民政事務局的徵收地價原則及計算方式的補充後，原則上同意徵收地價但建議提供徵收幅度為三分之一的決定依據；
- (2) 私人體育會用地沒有市場買賣價格也不可以對外出租，確實地價數據並不存在；
- (3) 諮詢文件沒有說明就地價的計算或徵收幅度會否可以有機制予私人體育會申訴；



Yau Yat Chuen Garden City Club Ltd.
又一村花園俱樂部有限公司

- (4) 政府徵收龐大地價有可能窒礙私人體育會提升服務設施從而妨礙對社會的貢獻，尤其就小型的體育會而言；
 - (5) 建議政府容許私人體育會在支付 20%後按新契約期內年期攤分每年支付地價，以減輕其財政負擔及營運困難並令私人體育會更容易作財務計劃。
- (e) 規定私人體育會須向合資格外界團體開放其體育及康樂設施總量的 30%，並與體育團體合辦公眾人士可參與的體育活動每月最少 240 個活動時數**
- (1) 同意參與以提高政府體育政策的“普及化”、“精英化”、及“盛事化”，各私人體育會按各本身設施來配合；
 - (2) 私人體育會恐怕提供場地予某種活動後，政府不計算或不視該項活動為運動，那便徒勞無功，亦令一眾私人體育會無所適從。本會建議，倘若私人遊樂場地能與區內學校、合資格外界團體或一些小眾/冷門運動組織合作，為他們提供場地予培訓或比賽，便應被視為提供體育設施的方式之一；
 - (3) 建議增加合資格外界團體及認可體育團體的數目，以便各私人體育會能較易達標。
- (f) 釐定私人遊樂場地契約可容許的體育配套設施及附屬設施清單**
- (1) 同意設定該等清單但建議持份者可就清單內容提供意見給政府參考；
 - (2) 建議同時設定非體育康樂配套設施清單並建議持份者可就清單內容意見給政府參考。



Yau Yat Chuen Garden City Club Ltd.
又一村花園俱樂部有限公司

(g) 加強對私人遊樂場地契約的監察及承租人的企業管治

本會認同及支持政府對於私人遊樂場地在企業管治的要求。

(h) 釐定審批新康樂及體育用地申請的原則

政府就新的康樂及體育用地申請，本會歡迎釐定清晰的原則，讓有志於申請場地發展康體之士，有例可循。本會建議政府除了關注申請機構對體育發展有貢獻外，亦要考慮其對社區及公眾康樂發展之正面影響。

第二部份 本會對第四章的補充意見

(a) 本會成立宗旨及其發展

本會的成立，與本港其他私人體育會或社區組織一樣，有著悠長的不同歷史背景及演變。本會前身為又一村會堂，踏入八十年代，又一村會堂面臨日久失修危機。本會於 1989 年由多位社會賢達成立，為非牟利機構，旨在服務附近居民及深水埗社區，提供一個優良的體育康樂、非體育康樂及聯誼場所。本會一直以來雖為會員制，但亦服務社區和關愛社群，為社區及合資格外界組織提供體育和非體育設施及場地進行活動，同時擔當連繫社群的角色，組織多項義工活動及探訪社區，服務弱勢社群。所以，本會的服務對象，活動性質是多元化的，體育康樂只是其中一項功能，而非體育康樂及社區服務的功能，對社區同樣重要。

本會除了提供體育及康樂設施之外，也發揮社區會堂的功能，充分利用土地提供社區服務。本會每年均與不同的志願機構合作，如基督教勵行會、扶康會、



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香港中華基督教青年會等，開放部分設施予弱勢社群（包括老人及兒童）使用之外，更會安排同樂日、戶外活動及探訪等，發揮友愛互助的精神。由 2011 年至 2018 年度，本會共舉辦了超過 70 項公益及義工活動，受惠人數超過 8,000 人。而這些活動，除了有較小規模的探訪活動，也有相對大規模的，例如於 2018 年 6 月，本會與尖東獅子會合辦「盆菜宴」，並在基督教勵行會的協助下，安排 300 位長者及低收入家庭人士，到本會享用盆菜。這些都是本會利用本身局限資源所籌辦的活動。

(b) 本會的土地用途

從最初契約開始，本會所座地段的租約地政署一直訂明此地段用途為康樂，並不局限於體育而本會亦按含體育及非體育康樂設施的原則興建。故此，政府將本會界定為「私人體育會」並不完全反映本會成立的初衷及一直以來的發展、功能和對社會的貢獻。

(c) 私人會所致力體育普及化

政府的體育政策是普及化、精英化及盛事化。本會屬於小型的會所，沒有條件舉辦大型的國際比賽，亦沒有設施及場地讓精英化運動員直接使用。但是本會可以提供場地協助精英化的運動員作日常其他體能訓練，例如利用本會的健身室做體能訓練。至於體育普及化，一直都是本會的營運方針之一。

(d) 支持小眾/冷門運動

本會認為，政府除聚焦於傳統運動或精英項目，亦可兼顧對小眾及新興起運動的支持。現時，很多小眾及在香港新興起的運動皆缺乏練習或比賽的場地，而本會相信私人體育會可在這方面提供協助。例如近年多次為港爭光的香港花



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式跳繩隊，他們剛於 7 月底在上海舉行的「世界跳繩錦標賽 2018」包辦男子組總成績冠、亞、季軍，打破過往由澳洲及歐洲國家稱霸的局面。而香港花式跳繩會多次向傳媒表示，缺乏練習場地。又如，近年開始在香港流行的劍球運動，本地運動員多次在世界性比賽中創佳績，擁有世界排名的資格。可是，他們都表示缺乏練習場地，部份原因是政府的康體場地太多人租借，而運動員在公園或政府的體育場館練習劍球時被驅趕，因管理人員不認識這項活動，認為玩劍球會弄破場地的玻璃。

本會願意與有關團體探討合作可行性。

(e) 照顧老化人口的康體需要

目前全港十八區的人口平均年齡都超過 40 歲，深水埗區人口年齡中位數是 42.9 歲，而本會的會員也有老年化趨勢；對長者而言，較量的體育運動為求強身健體，不是要參加比賽，也不是要獲得獎牌。非體育康樂活動正是長者所需，政府可同時注視本會就此可作的貢獻。

(f) 企業管治的遵從

本會在資料公佈上一直維持高透明度，定期發放年報及財政報告，讓會員及持份者得知本會的最新消息及財務狀況。本會設有的網站公佈董事會成員名單，亦有遵循政府的建議，在網站列明向合資格外界團體外借場地的詳情。本會亦一直與政府部門有良好溝通，協助相關部門進行定期巡查。

(g) 兒童的康樂活動

(1) 本會設有天然草地，可開放時段讓非會員兒童適當享用。



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(2) 本會亦設有兒童遊戲室，可開放時段讓非會員兒童適當使用。

第三部份 本會對諮詢文件其他建議的回應

隨全力配合政府對第四章的建議，本會亦會積極考慮並諮詢文件內下列其他建議：

(a) 增加初級會員及體育會員類別

諮詢文件第 3.3.3 條指出大部份各個私人體育會有錄取初級會員或運動員，以低廉收費吸納具潛質的青少年運動員作會員，並為他們提供訓練設施。

(b) 並儘快實施，諮詢文件的第 3.3.5 條及第 3.3.19 條都清楚表示政府在審視是否就契約續期時會考慮承租人在現行契約期內開放其體育設施的程度，以評估他們對體育發展的貢獻，鼓勵私人體育會儘快進一步開放設施。

第四部份 總結

(a) 本會同意政府繼續以「私人遊樂場地契約」處理本會用地，亦大致認同政府就私人遊樂場地契約安排處理的方向，並願意開放更多設施及付出更多使用時間以迎合社會大眾的康體需要。

(b) 我希望政府在處理此政策時，正視私人會所的非體育康樂服務及社會服務功能，認同我們的社會服務及貢獻，不需要只聚焦於會所提供體育運動。

(c) 就政府的可以儘快實行建議本會會採取積極的行動，由專人負責儘快全力推展。



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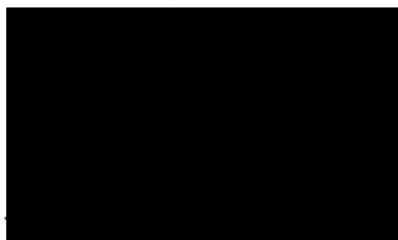
最後本會重申期望與政府繼續攜手合作，向不同人士提供體育及非體育康樂所需，共同為香港推廣體育普及化出一分力，同時也讓有其他康樂需要的市民能在日常生活中鍛煉並保持身心健康。

聯絡資料

又一村花園俱樂部秘書處

電話：2397 4311

電郵：secretariat@yycclub.org



余國春

又一村花園俱樂部有限公司主席



Yau Yat Chuen Garden City Club Ltd.
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附件一

又一村花園俱樂部會員問卷調查結果簡述

1. 本會收集到 201 份問卷，會員對以下四方面作出初步回應，包括：
 - ◆ 是否保留私人體育會形式運作；
 - ◆ 如何向公眾進一步開放設施；
 - ◆ 如何籌募費用以支付政府將來收取的十足地價三分之一；
 - ◆ 以及可以提供場地予哪一類體育運動。
2. 綜合結果顯示，絕大部份(超過九成)回應者認為本會應維持私人體育會形式運作，至於如何進一步開放本會的設施，他們有正面回應，有逾六成回應者認為可以加強鼓勵學校及政府認可的社區組織使用本會的康樂設施；
3. 回應者亦正視政府建議收取十足市價三分之一地價之問題，有九成回應者選擇的集資方式是由本會儲備撥出費用；超過三成回應者認為可發行債券、約三成回應者認為可在本會提供的服務及設施徵收附加費；
4. 至於本會可以提供場地予哪些體育項目作培訓或比賽，六成五回應者認為可以選擇本港近年興起且成績不錯的花式跳繩，以及有接近六成回應者支持踢毽運動。

31st August, 2018

By post and by email

Home Affairs Bureau (Recreation and Sport Branch)
13th Floor, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

Attn: Private Recreational Lease and Land Matters Section

Dear Ms. Chan,



Re: Home Affairs Bureau PRL Public Consultation

I am writing to you as a member of the Hong Kong Country Club and as a long-standing permanent resident of Hong Kong where I co-own a market-leading corporate finance business founded in 1988. I am writing to you in my personal capacity in response to your Review on Policy of Private Recreational Leases ("PRLS") Public Consultation and these are my own views, not those of our committees or my fellow members or our company.

Firstly, I would say I disagree with many of the conclusions arrived at by the Working Group from what is otherwise a thoughtful and wide-ranging analysis because the only thing that was not considered is whether we should stay with the system we have now. In other words, given the priorities of Government, is this review worth changing things and would the changes make any substantive difference to what Government is trying to achieve?

I say this because I regard the current, populist political pressure on Government to open-up further or charge much more money for renewing private club leases as seriously misguided for financial and public policy reasons, some of which are identified in your consultation, but the most important aspect, which I think is the economic value to us all of liveability, is only touched on in "Economic Considerations" on page 21, item 3.3.7 (d).

I also think it is important to look at this matter from the perspective of where we are today, rather than where we were in antiquity or in 1979 or even in 2011/2012. For me, the question is

should we be making any change at all? And, are the private member clubs worth having as they are?

I say this because for Hong Kong to continue to prosper, I think it must attract international human capital and wide-ranging talent to our city, which these days is as likely to come from Mainland China as anywhere else, and for that human capital and wide-ranging talent to relocate here or remain here, private member recreational clubs are an important draw and asset for our city to offer and something to be added to and developed further as they are the better to preserve or enhance the natural beauty and balance and range of lifestyle of Hong Kong rather than to be the subject of populist policies, which if implemented are likely to make conditions less attractive and everyone poorer rather than achieve the desired objectives.

I believe Government has identified these desired objectives as better housing for the less well-off and more recreation or sporting facilities for the general public. I submit neither of these needs are met in any substantive manner by what is proposed in the consultation. Singapore appears to understand this very well and so, I submit, should we. It seems to me that the proposed changes to PRLS would make no substantive difference to either area of public policy.

In fact, I think the Government is widely criticised for not spending its very large reserves on its people, including in these two areas rather than on reportedly widely unpopular transport and bridge projects. I would start there.

Now, I realise that Government is trying to do this and is effectively and strenuously attempting to address the shortage of affordable housing in Hong Kong, and will no doubt concentrate on and follow other sensible policies that might make a difference for those in need. This would seem to me to be the priority rather than concentrating on the politics of making private clubs unviable, for no useful purpose whilst making our city less attractive for the human capital and wide-ranging talent we need to bring here through narrowing the range of facilities for the people who want to remain here. In the context of the priorities and of Government resources, I think these PRLS are small things and, I submit they are a distraction.

I say this as someone who very much wants to see more affordable housing and more happiness for our people who are less fortunate than I am and not as someone who wishes to preserve a subsidy from Government for the well off through apparently allocating land cheaply to private members' clubs for the well off per se. Instead, I think there are good policy reasons to do this. Again, I believe our housing policy has much to learn from Singapore in aspects which can solve the problem, and I would devote large-scale resources to this rather than tinkering with PRLS, which are not Colonial relics but are instead, a necessary part of the social fabric today if Hong Kong is to attract and retain the human capital Hong Kong needs for the public good.

Turning to sporting policy, I know our club works hard to develop sporting links with the public and will continue to do so but I submit that there are limits to what private clubs should

be asked to do and it seems to me that we are about there and that we are doing enough. Perhaps we could do more if the club charged Eligible Outside Bodies and Sports Associations for the use of our facilities, which are paid for by private members as well as by Government through nil or low land costs.

On this aspect, I think it is vital to understand as I do that our committees say our club has always complied in full with its lease obligations and will continue to do so but for the club to be able to do this, it needs to be economically viable. Again, I believe the proposals for more opening up would be better met by Government adding sports development to its own budget in a substantive manner, rather than tinkering around the edges of the need. Government has abundant resources to do this and I would urge Government to spend the money for it for livability and the public good.

Clearly a change in policy with respect to PRLS is planned but I am writing to urge Government to make any such changes sensible and affordable, whilst taking into account that private member clubs serve an important function in drawing vital human capital and wide-ranging talent to contemporary Hong Kong and in the economy generally, as Singapore appears to understand.

This brings me to the question of an appropriate land premium for PRLS. As you say, this has always been set at a very low rate and I would say for good policy reasons. But, I do not believe these reasons need to remain the same for the proposition of nominal rates to remain as a valid plank of public policy, when this case should turn on the contemporary importance of contemporary lifestyle choices and attracting and retaining today the essential human capital and wide-ranging talents we need.

For this reason, contrary to public political pressure, which is generally populist in nature and generally not grounded on business knowledge or real estate market practice or financial theory, land premium for a private club should be low because of the land use restrictions on the lease. I respectfully submit that benefits to Government and the public good flow back to both through attracting and retaining essential human capital and wide-ranging talent and thereby businesses and business to contemporary Hong Kong. Anything other than a traditionally modest land premium is neither just to the memberships nor financially viable for the private members clubs or the many loyal club employees (2,400, as you say) or the many other jobs, which clubs such as this one support in the wider economy and have not been mentioned in your review.

High property prices are hollowing out our domestic economy and I would urge Government not to add private member clubs to the long list of casualties that this pernicious affliction has already brought low.

In conclusion and for these reasons, I respectfully submit that one third of the FMV land premium is much too high, particularly for private members clubs situated on the more

valuable land. Resuming that and putting luxury development on it all would just make Hong Kong a much less attractive place to be for many of the people we need.

I am very happy to come to your office and explain further the financial and public policy reasons for my views should you consider this to be helpful.

Yours faithfully,

A black rectangular redaction box covering the signature of Christopher J. Howe.

Christopher J. Howe

A small black rectangular redaction box.A long black rectangular redaction box.

[REDACTED]

The Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

3 September 2018

Dear Sirs,



Re: Public Consultation on Policy Review of Private Recreational Leases

Further to the Home Affairs Bureau ("HAB") public consultation on Policy Review of Private Recreation Leases dated March 2018, I support the HAB to conduct a comprehensive review on Private Recreation Leases ("PRL") such that the bureau can formulate a long-term policy on private sports and recreation club ("PSRC") leases and make strategic planning in sports and recreation facilities ("SRF"). The HAB should acknowledge the prerequisites that Hong Kong has strong demand for SRF and PSRCs are playing a vital role to the success of Hong Kong as an international city. My views on the consultation paper ("Paper") are as follows:

1. PRL should go hand in hand with sports development in Hong Kong, we cannot formulate a good policy without knowing our SRF requirements. Despite paragraph 3.1.2 said the Interdepartmental Working Group ("Working Group") comprising representatives of the Development Bureau, the LandsD and the Planning Department, the Paper fails to address the direction of our sports development, such as whether we should build more recreation facilities for general public to participate in sports at recreation level, to construct more training grounds for our elite athletes to achieve better results at international competitions or to host more spectator sport events to promote our tourism. I suggest the HAB to work closer with the Hong Kong Sports Development Board, mainstream sports governing bodies and sports management professionals on policy proposal.
2. PSRC, along with private hospitals, international schools and religious groups, help to attract and retain talents which is vital to the success of Hong Kong as an international city, the government should value their social mission by continue offering them land lease at nominal rate.
3. There are strong demand for SRC in Hong Kong which PSRCs help to compliment the shortages of public facilities. Despite PSRCs are being subsidised by the government through preferential land lease, they are freeing up resources for those with needs but could not afford to pay a premium.
4. The government should release more, instead of scaling back, lands to support the expansion of PSRCs. Hong Kong needs more land for sports development as many PSRCs' sporting facilities are below competition standard which is a drawback for proper training and skills development.
5. The government should not recover PSRC sites in whole or in part for housing projects as Hong Kong needs some low rise spaces to balance the crowded high rise constructions. To partially convert greenish open space into housing estates would damage the landscape surroundings which is not in the best interest of the neighbourhood.
6. PSRCs listed under Table 3 in essence should remain at their current locations other than needs for infrastructure or facilities expansion. Under such circumstances the government and concerned stakeholders should discuss alternate sites and relocation costs in good faith.
7. It is unwise for the government to restrict the trading of club debenture as suggested in paragraph 3.3.24, most people are joining PSRCs for recreation purpose instead of regarding them as investments. The appreciation of debenture prices over the last decade was partly due to the mismatch of supply and demand which the HAB should address the issue through land supply rather than introducing measures to control the transfer of club debentures.

8. The government should not stop granting new PRL to eligible PSRCs as suggested in paragraph 3.4.1(b), this principle contradicts with the economic considerations in paragraph 3.3.7(d) which stated "the sufficiency in the provision of sports and recreation facilities is a common indicator for assessing the quality of living in a city". Hong Kong needs more PSRCs to compliment our population growth and maintain the overall quality of living.
9. The government should continue charging PSRC land lease at nominal premium given their background, social value and contribution. To charging PSRCs one-third of full market value as suggested in paragraph 3.3.8 could generate additional income for the Treasury but could not resolve the imminent needs of public housing. The excessive financial burden may cause some PSRCs to close down would result further shortages of SRF at the same time weakening our position as a world class city. Paragraph 3.3.7(d) quoted Mercer's report stated "If many private sports clubs close down, the ability for Hong Kong to attract or retain MNC's or talents may be affected".
10. The Working Group should take this opportunity to review other PSRCs not covered under Table 3 such that they can make forward planning.

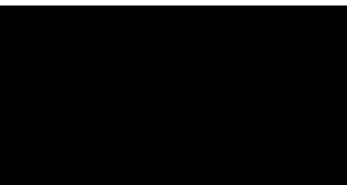
Recommendations on PRL renewal

The public should acknowledge that it is difficult for the Working Group to coming up with a solution that could meet all stakeholders' expectations. With the objective to balance stakeholders' interests and public concerns, these are some proposals on PRL renewal for the Working Group considerations;

1. PSRCs should have a minimum of 1,200 members regardless of the lot size, this may ease concern that the privilege can only be enjoyed by an ultra small number of people.
2. The government can impose a subscription surcharge to all PSRC members, it is suggested to be higher of \$1,200 per annum or 10% of annual subscription.
3. The government can impose a 10% nominee transfer levy, including the issuance of new debenture by PSRCs, based on club debenture market value.
4. PSRCs should set up a seeing through mechanism in prohibiting the same beneficiary holding more than one-membership equivalent of debenture(s) through single purpose vehicle. Corporations with genuine business wish to own more than one membership can apply for exemption, the PSRCs can grant the exemption but the HAB reserves the rights to audit and override the approved list.
5. All PSRCs should manage the club operation by themselves and should not outsource their facilities in whole or in part to generate revenues.

As a sport enthusiast and long standing member of several PSRCs, I hope the Working Group can deliver an unbiased proposal to most stakeholders satisfaction such that they can take a positive step forward. This response is prepared in the capacity of a private individual and if there are points in this letter you wish to further discuss, I can be reached by email at [REDACTED]

Yours faithfully,



Stephen C K Ng



KANSAI YACHT CLUB



August 28, 2018

The person in charge of Home Affairs Bureau
(Recreation and sport Branch)
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

Subject: Public Consultation of Policy Review of Private Recreational Lease

Dear Sir,

I am writing this letter on behalf of all the members of Kansai Yacht Club (KYC), a yacht club located at Nishinomiya city in Japan. The club was founded in 1964 and it is the only yacht club in Japan that is approved as a General Incorporated Association in Japan for its established public nature and its contribution for enhancing proper maritime appreciation and understandings. We have received a letter from Royal Hong Kong Yacht Club (RHKYC) alerting us of a possibility of its Private Recreation Leases being taken back by the government to be used as public housing, to which we very much like to ask for your more understanding and consideration for the very precious value of the history, tradition and the contribution of RHKYC for the sailing sports activities and sailing communities not only in Hong Kong and China but around the world.

It was in 1980 that a member of KYC visited RHKYC for the first time, and by 1981 we have signed a reciprocal friendship agreement between the two yacht clubs to become a reciprocal club to each other. Since then, our club members and RHKYC members have been nourishing precious friendship through participating in the RHKYC 100th Anniversary Regatta and Dragon Fleet Interport Regattas that is held every year at one of the four Interport yacht clubs: RHKYC, Royal Sydney Yacht Squadron, Royal Vancouver Yacht Club and KYC.

RHKYC is regarded as a pinnacle of the yacht clubs in Asia and its existence and activities are known to the world as one the most prestigious yacht clubs in the world. RHKYC was founded in 1905 and now it has its precious history of 110 years. In fact we understand the very beginning of the club dates back even further to 1849 and the total history amounts to almost 170 years since it was first conceptualized. Considering such history alone and together with its historic sites, facilities and its scale of activities, RHKYC is indeed one of the legendary yacht clubs in the world and the very yacht club that represents Asia. We, the members of KYC, are very honored and happy to visit



KANSAI YACHT CLUB

RHKYC and have the members of RHKYC visit our club since we have become a reciprocal yacht clubs to each other. We've raced together, talked together and nourished wonderful friendship together. And it must be noted that many of us have learned much from RHKYC about maritime common senses and manners both on shore and at sea, which we are sure that many of other Asian sailors will appreciate in the future.

We have witnessed RHKYC contributing to the prosperity of Hong Kong, developments of maritime sports for both men and women of all generations, particularly for the children and the youth sailors in Hong Kong. And sailing being one of the major international sporting activities, RHKYC's contribution as a host club for organizing numerous sailing events is appreciated by sailors around the world.

We also know that our club is one of more than 150 yacht clubs around the world that have the pleasure of reciprocal friendship relationship with RHKYC, which means all such club members around the world cherish their memories of RHKYC club houses at Kellet Island, Middle Island, and Shelter Cove. Like our members, sailors around the world have spent and will spend their time at RHKYC with their feeling of aspiration towards RHKYC for its extraordinary history that is kept alive by its members.

Therefore, as one of the sailors around the world, let us voice our plea that there will be a generous demarche on the matter so as to continue such unprecedented history of RHKYC club houses for the future generation to appreciate and cherish. Precious history can be kept alive only with generous understanding and strong will to keep it up.

We thank you for your kind and generous understanding to the matter.

Respectfully yours,

Ryota Doi
Commodore



General Incorporated Association Kansai Yacht Club



1st September, 2018

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and
Sports Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong



Dear Sir/ Madam,

Re: Public consultation on policy review of Private Recreational Leases

We are writing to reflect our views on the captioned subject. We **strongly object** conversion of private recreational leases to other land use for the following reasons:

1. Private recreational clubs have played an important role in promoting sports activities, including but not limited to organizing open sports tournaments for many years and nurturing a number of athletes.

As with many other places, we're facing an aging population and, in Hong Kong, sports facilities are already very limited. We all know how important it is to exercise to avoid getting ill and hence alleviate pressure on our already severely drained medical system! We need a healthier public. Pollution, as partly caused by tons and tons of buildings packed next to each other without adequate air flow, is adding a toll on public health. If these longstanding recreational clubs or facilities were converted into buildings and deprive HK residents space for recreational and sports activities, it's only a matter of time that the government will soon be looking for more land to build hospitals to cure its people!! In Chinese saying, everything has to be balanced. We need a balanced environment, not a city packed with cement.

2. The current shortage of land is the result of demand exceeding supply, as a result of all the hot money pouring relentlessly into HK to buy up property with crazy prices that ordinary, hardworking local residents cannot afford. Any conversion of existing recreational club land uses does NOT equate to affordable priced homes. Benefit only goes to real estate developers and hot money pouring in. The result is yet again the economy is kidnapped by unaffordable, sky high property prices that penetrate and hurt deeply every aspect of life. This will hurt economy in the long run and it is a matter of time that things will finally burst and collapse.

There are other measures that can be considered, including (i) imposing measures to prohibit investment in real estate by foreigners or non-residents (China has restriction disallowing nonresidents to buy property in various provinces and many developed countries also impose severe


measures disallowing foreign investment in real estate to protect its own citizens or residents suffering from soaring prices). Acute measures should be used in severe times when property price reaches new high as if there's no ceiling!; (ii) review of immigration policy re influx of immigrants (be it skilled or unskilled); (iii) reclamation of land in outskirts areas; (iv) conversion of a part of the country parks or outer rims which have not been used by inhabitants.

3. Private recreational clubs exist in all developed countries. It also provides ground for external sports competition and use by nearby schools and community. Hong Kong claims itself to be an international city but how can we attract talents from around the world to work or invest here if they can't even find places to exercise and have a more balanced life? We will lose our competitive edge and attractiveness to our neighbouring countries.
4. Clubs have had a long history for many years and it provides breeding ground for young athletes and promote public interest for sports. A number of our young athletes who get selected to the HK team are in fact trained from these recreational clubs which often provide funding to breed local athletes.
5. It's a matter of fact that most local residents cannot afford the sky high property prices. It's the foreign or non-resident buyers who keep buying up real estate. Even if land supply is increased, it's never going to satisfy the never ending demand from nonresidents or immigrants. This is the root of the problem. Government should really consider prohibiting investment in HK real estate by non residents. Other countries have already imposed such measures to protect its own people rather than asking its people to give up parks, exercise grounds, facilities The immigration policy (and quota) ought to be reviewed as well to avoid further strain on the population growth.

We need a society with diversity and balance. A lot of clubs are open to, and already done so, to increase public use of the facilities. This is sharing and working as a community. We respectfully request our views be taken into account that private recreational club leases and use be continued.

Yours sincerely,





September 3rd 2018

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar,
Hong Kong

email : prl_consultation@hab.gov.hk

Dear Sir/Madam

Public consultation on review of Private Recreational Leases – Hong Kong Country Club

I am writing in reference to the above public consultation as a member of the Hong Kong Country Club.

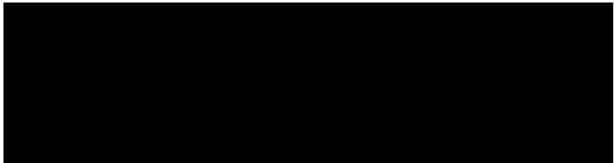
I know I speak for many members in expressing my strong opposition to any radical change to the Club's current lease conditions.

The Club serves the community by contributing to sports development in Hong Kong, notably as a venue for tennis competitions and training. And it opens facilities to other groups under the Open-Up Scheme. As a provider of leisure facilities to many members from the corporate world, the Club also enhances Hong Kong as an international business hub.


It seems to me and many members that the government is under political pressure to change the terms of some clubs' leases. This pressure is the result of public disquiet over such issues as unaffordable housing, a lack of leisure facilities and so on. Yet these problems are not the fault of recreational clubs.

I would agree that the government should address the city's various social and environmental problems. But this would not be achieved by increasing certain clubs' rents, reallocating the relatively limited amounts of land occupied by the clubs - or by reducing the clubs' attractiveness in any other way.

Yours sincerely,



TAN, Stephen



28 August 2018

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

Dear Sir/Madam

I am writing in my capacity of Member of the Hebe Haven Yacht Club Limited to express my views on PRL Public Consultation.

The Hebe Haven Yacht Club Limited always supports the sport of sailing in Hong Kong. The Club is a host place and organizer for both regional and international regattas. It makes effort to foster the youth sailors and promote sailing to the public. The Sailability Program, exemplified the contribution of the Club to the society and the underprivileged in particular, every year thousands of handicapped persons and children can enjoy sailing through this Club.


The Club provides job opportunity. It gives a stable working environment to its staffs. If a review of the PRL ultimately results in the closure of the Club, the staffs of the Club will lose their jobs. It represents that many families will be affected. Other than the staffs, those companies with working relationship with the Club will be influenced also.

As the Club has already injected a lot of funds for equipment and resources to promote and develop the sport of sailing in Hong Kong, I believe that a nominal fee only from the Club will be a suitable approach for the Government. The contributions of the Club are recognized by its members, staffs and the public and I hope the Club could continue serving Hong Kong.

Yours faithfully

Sunny H K Lo





28 August 2018

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

Dear Sir/Madam

I am writing in my capacity of Member of the Hong Kong Country Club to express my views on PRL Public Consultation.

The Hong Kong Country Club always supports the sports development in Hong Kong. As I know, the Club invites about 800 schools each year to make use of the sports facilities. The Club also invites old aged homes, charities and sports teams to enjoy the sport facilities. Besides, the Club launched a Tennis Junior Scholarship Program in 2016. It provides free coaching to junior tennis players. In fact, the Club actively promotes the advantages of regular exercise. It has encouraged my family and me to take up sport and build a healthy life.

The Club provides job opportunity. It gives a safe and stable working environment to hundreds of staffs. If a review of the PRL ultimately results in the closure of the Club, the staffs of the Club will lose their jobs. It represents that many families will be influenced. Other than the staffs, those companies with business with the Club will be affected as well.

I believe the contributions of the Club are recognized by its members, staffs and the public. I personally agree to open the facilities of the Club further to the public. However, I am concerned about the rent level will be offered by the Government to the Club. I hope it will be at an acceptable level and not affect the well-being of the Club, so the Club could continue serving the people in Hong Kong.

Yours faithfully



Sunny H K Lo



Home Affairs Bureau,
13/F, West Wing,
Central Government Offices,
2 Tim Mei Avenue, Tamar
(Subject: Public Consultation on Policy Review of Private Recreational Leases)

Dear Sir/ Madam,

I think the private sports clubs have contributed greatly to the sports development in Hong Kong. They should be retained. I do not agree to levy a high land premium, such as charging them at one-third of the full market value as it would affect their right of survival and impede the sports development in Hong Kong. I think the Government should continue to charge the private sports clubs a nominal land premium for the promotion of sports.

I have other comments on the "Review on Policy of Private Recreational Lease" paper issued by the Home Affairs Bureau in March 2018:

My Name: _____

Hong Kong ID Card No. : _____

(Optional)

Contact Telephone No. : _____

(Optional)

Unable to ascertain whether the sender wishes to have his/her name published
未能確認發件人是否願意公開姓名





3 September 2018

Private Recreational Lease and Land Matters Section,
Home Affairs Bureau (Recreation and Sport Branch),
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar,
Hong Kong

Dear Sir/Madam,

RE: Public consultation on the Policy review of Private Recreational Leases

I write in support of the Hong Kong Country Club's application for a renewal of its lease. I am and have been a member of the Club since its inception in 1962.

Some years ago the HKSAR Government initiated a policy that encouraged private clubs in HK to open up its sporting facilities to non-members. I believe it is a matter of record that the HK Country Club did so with success. I also understand that the Home Affairs Bureau (Recreation and Sports Branch) have the details so I will not repeat them here.

Over the years various private clubs have been established in HK with the support of the Government due in part to the lack of facilities in private residential developments but largely to enable the community here to provide sports and recreational facilities at no cost to the public coffers. These clubs were generally funded through the sale of debentures and membership which was known and permitted by the Government. This proved to be a successful policy. The Clubs became a part of the daily lives of members and their family. I confess my family was no exception. I have no doubt that these clubs should continue to provide for their members and their family in particular with the recent addition of non-members. This I believe provides the right balance to members and non-members.

The next issue is the challenging question of what is a fair arrangement? Accepting for one moment that these private clubs that have been established and run over the years is now part of the fabric of HK members of these clubs can put forward a strong case that if a nominal rental is considered inappropriate what might be charged bearing in mind the restricted uses, the cost of establishing and running them as well as sharing such facilities with the community and non-members. I do not propose to suggest a number or formula except to say that the basic principle should be that it is sustainable and affordable.

Yours sincerely

Ronald Arculli
(Membership [redacted])



4 September 2018

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar,
Hong Kong

Dear Sirs,

Hong Kong Country Club
Review on the Policy of Private Recreational Leases

I am a member of the Hong Kong Country Club and have been so for over 20 years.

The Club provides a valuable contribution to sports development in Hong Kong. It participates in sports programmes with 20 local schools and is very active in local & international tennis tournaments and school championships.

I fully support the Club's ongoing and continued commitment for schools, NGO's and charities to use the Club. In particular the school engagement programme in which the Club writes to over eight hundred schools every year to invite them to make use of the club's facilities for sport lessons and training.

I do not agree with the levying of a financial penalty, in the form of a land premium, for the renewal of leases of sports clubs and believe this is a very negative approach. At a time when we are celebrating Hong Kong's best ever medal haul at the Asian Games, I feel we should be looking for positive recommendations towards sports development.

Thank you for your kind attention.

Yours faithfully



Robert Denis Levett



30th August 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Dear Sir/Madam

Re: Public Consultation on Policy Review of Private Recreational Leases

I am writing on behalf of Hong Kong Impaired Golfers Association to express our support for the outstanding contribution made to our members by The Clearwater Bay Golf and Country Club ("the Club") during this Public Consultation on Policy Review of Private Recreational Leases.

Our mission is to provide opportunity for the physically or mentally impaired to enjoy in game of golf with normal golfers so that they can develop their capabilities and enhance the self-efficacy.

We have been organizing the following activities at the Club with their provision of event venue and golf course, catering as well as event operation:-

1. Co-ordinating "We Can Golf Development for Special Need Golfers" with Jockey Club and inviting the Special Schools to attend the golf training program;
2. Inviting the impaired golfers and family to play golf and have compliment dinner at the Club since 2015;
3. Conducting annual golf tournament and fund raising since 2017.

We, being a society exempted from tax under Section 88 of Inland Revenue Department, appreciate the Club's provision of various services to us in helping the needy people. If the Club raises their fees in future, less people may be benefited in terms of sports training and physically capabilities development or more fees have to be charged.

We respectfully urge the Home Affairs Bureau to consider the wider impact that any adjustments to the Private Recreational Leases could have on the access to the Club we currently enjoy.

Yours faithfully

Gordon Liu
President
Hong Kong Impaired Golfers Association



3 September 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong



Dear Sir/Madam,

Re: Renewal of the Private Recreational Lease for Fanling

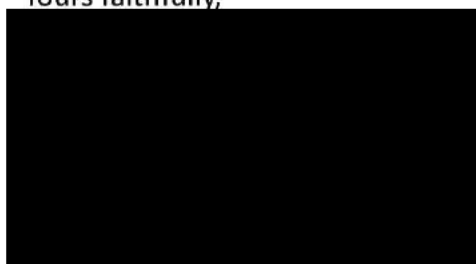
Hong Kong, as an International Metropolitan City, besides housing, sports facilities is equally important for all walks of life for citizens. Therefore, I am writing to support the renewal of the Private Recreational Lease for Fanling.

In 2018, HKGC host the 60th Edition of the Hong Kong Open - Hong Kong's oldest professional sporting event. It is co-sanctioned by the European and Asian PGA Tours and is one of only two professional tournaments in the world to have been hosted at the same venue for more than 50 years. A record attendance of over 48,000 spectators attended the 2017 Hong Kong Open including more than 10,000 international visitors. It was broadcast to over 400 million households worldwide.

Hong Kong Golf Club (HKGC) has been a key supporter of the Hong Kong Golf Association (HKGA) in the grooming of young talent by providing HKGA free access to host its squad team training and amateur tournaments. In May 2018, the HKGC sponsored the HKGA's inaugural Inter-Secondary Schools Golf Tournament by providing the Old Course as the tournament venue and offering free practice rounds and other support for participating school teams.

Thank you for your attention.

Yours faithfully,



Unable to ascertain whether the sender wishes to have his/her name published
未能確認發件人是否願意公開姓名

3 September 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Dear Sir/Madam,

Re: Renewal of the Private Recreational Lease for Fanling

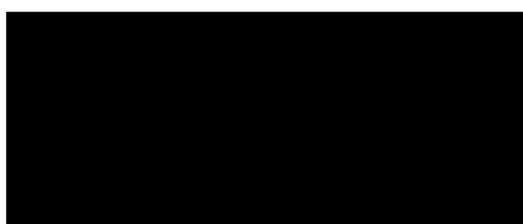
As a Hong Kong citizen and director of the company, I would like to express my opinion regarding the captioned matter.

Hong Kong Golf Club (HKGC) has been a key supporter of the Hong Kong Golf Association (HKGA) in the grooming of young talent by providing HKGA free access to host its squad team training and amateur tournaments. In May 2018, the HKGC sponsored the HKGA's inaugural Inter-Secondary Schools Golf Tournament by providing the Old Course as the tournament venue and offering free practice rounds and other support for participating school teams.

In 2018, HKGC host the 60th Edition of the Hong Kong Open - Hong Kong's oldest professional sporting event. It is co-sanctioned by the European and Asian PGA Tours and is one of only two professional tournaments in the world to have been hosted at the same venue for more than 50 years. A record attendance of over 48,000 spectators attended the 2017 Hong Kong Open including more than 10,000 international visitors. It was broadcast to over 400 million households worldwide.

Hong Kong, as an International Metropolitan City, besides housing, sports facilities is equally important for all walks of life for citizens. I, therefore, won't hesitate to support the renewal of the Private Recreational Lease for Fanling.

Yours faithfully,



Unable to ascertain whether the sender wishes to have his/her name published
未能確認發件人是否願意公開姓名

[REDACTED]

September 3rd 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Email: prl_consultation@hab.gov.hk

Dear Sir/Madam

Public consultation on review of Private Recreational Leases – Hong Kong Golf Club

I am writing in reference to the above public consultation as a member of the Hong Kong Golf Club.

I know I speak for many members in expressing my strong opposition to any radical change to the Club's current lease conditions.

The Club serves the community by contributing to sports development in Hong Kong, notably as a venue for golf competitions and training. As the consultation document points out, the Hong Kong Open has been hosted at Fanling since 1959. It attracts around 140 top-notch golf players and over 40,000 audience both locally and overseas each year, and is televised to millions of viewers around the world. The Club has also been hosting the Hong Kong Ladies Open for three consecutive years since 2015.

In addition, the Club opens facilities to the public and schools during weekdays. As a provider of leisure facilities to many members from the corporate world, the Club also enhances Hong Kong as an international business hub.

It seems to me and many members that the government is under political pressure to change the terms of some clubs' leases. This pressure is the result of public disquiet over such issues as unaffordable housing, a lack of leisure facilities and so on. Yet these problems are not the fault of recreational clubs.

I would agree that the government should address the city's various social and environmental problems. But this would not be achieved by increasing certain clubs' rents, reallocating the relatively limited amounts of land occupied by the clubs – or by reducing the clubs' attractiveness in any other way.

Yours sincerely,

[REDACTED]

TAN, Stephen

[REDACTED]



Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

3 September 2018

Dear Sir/Madam,

I am writing to support the renewal of the Recreational Lease of the Hong Kong Golf Club (the "HKGC"). It is my sincere belief that it would be an unwise decision to destroy a cornerstone of Hong Kong sporting and cultural identity and heritage just to clear way for more tower blocks, given that we have other options available, such as landfills at sea off the coast of Lantau Island.

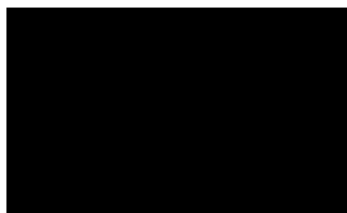
The HKGC was founded in 1889 and is one of the oldest sporting clubs in Hong Kong. The first of the Fanling golf courses was built in 1911 where various buildings on the premise are designated as Heritage Buildings and are a part of Hong Kong history and our heritage. While Hong Kong grew into an economic powerhouse, the HKGC was instrumental in developing the culture and "soft power" of Hong Kong while putting Hong Kong on the global sporting map. Such was the global renown of the HKGC and the Fanling golf courses that The Hong Kong Open (the oldest professional sporting event in Hong Kong and hosted at the HKGC since 1959) became a part of the PGA European Tour circuit (1 of 51 tournament locations worldwide and 1 of 7 locations in Asia) and the Asian Tour circuit. The Hong Kong Open is one of the few global sporting events hosted annually in Hong Kong with a global following (broadcasted to over 400 million households worldwide) and is a key cornerstone of the sporting and cultural identity of Hong Kong. The event's success is largely due to the global brand recognition of the HKGC, which is founded on the world class facilities (especially the Fanling golf courses), experience and track record of the HKGC. Such facilities, experience and global recognition are unlikely to be replicated at any other club in Hong Kong and would damage the image and reputation of Hong Kong as a global sporting and cultural hub. The loss of such a famous club and such a successful global event would have a significant adverse impact on the cultural identity, reputation and "soft power" of Hong Kong.

Apart from the historical, heritage and cultural reasons outlined above, the three golf courses in Fanling are also extremely important for environmental preservation. The surrounding lands of the golf course comprise of dense woodland which include many trees protected by Hong Kong law and meet the Government's criteria of "Old and Valuable Trees". Further, a huge diversity of fauna including protected species of birds, insects, reptiles and other wildlife inhabit the greater golf course area and would be endangered if their habitats are destroyed in favour of building high rise tower blocks.



The HKGC also contributes to Hong Kong in other tangible ways. The HKGC has been a key supporter of the Hong Kong Golf Association in grooming young talents and introducing the sport to the youths of Hong Kong, such as the Inter-Secondary School Golf Tournament which is sponsored by the club. The facilities at Fanling are also open to the public from Monday to Friday throughout the year and more than 40% of the rounds of golf played at the club are by non-members. Further, the HKGC supports many local charities and is a significant source of charity fundraising with over HK\$20 million raised annually for a variety of charities such as the Community Chest, the Tung Wah Group of Hospitals and others.

It would be a terrible decision to destroy over a century of cultural heritage and part of our great city's identity when the land shortage problems can be solved more effectively by other means, such as landfills in the sea. The management at the HKGC is doing a great job maintaining such a vast estate for the next generation of Hong Kong people. I sincerely believe the government should do the right thing and renew the Fanling lease.



A concerned citizen



3 September, 2018

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Dear Sir,

Fanling Golf Course

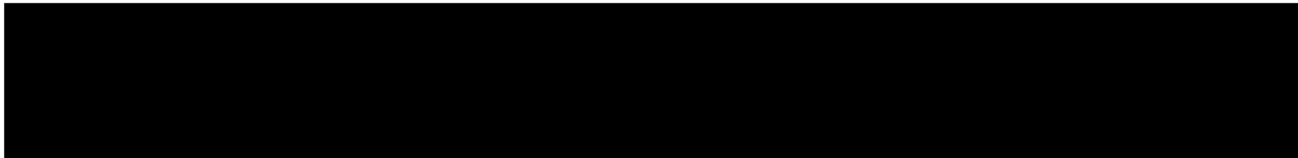
I am writing in support of the renewal of a Private Recreational Lease to the Hong Kong Golf Club for the Fanling Golf Course. My rationale is similar to the arguments against changing the current purpose of the Fanling Golf Club, as set out in my submission to the Task Force on Land Supply, a copy of which is attached.

Yours sincerely,



(Nicholas W. F. Ng)





3 September, 2018

Mr Stanley Wong Yuen-fai, SBS, JP
Chairman, Task Force on Land Supply

Dear Sir,


Fanling Golf Course

I am writing in response to the possible development of the Fanling Golf Course for other land use purposes as outlined in the Task Force's booklet of April 2018.

As a golfer and a member of the Hong Kong Golf Club, I am naturally concerned about the possible future of the Fanling Golf Course. In this connection, I support fully the Hong Kong Golf Club's position as set out in its interim submission of 24 August 2018. It would be a retrograde step to change the current status and use of the Fanling Golf Course, which has done Hong Kong proud as a world class golfing facility over the years.

The Fanling Golf Course is not just an outstanding sports facility. It in fact plays a significant role in ensuring the ecological and environmental balance of northern New Territories. I believe Hong Kong people would greatly lament the loss of this green lung if it were to make room for another concrete jungle of housing development, with the consequential irreversible damage to the local environment.

Yours sincerely,



(Nicholas W. F. Ng)

4 September 2018

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

Dear Sirs

Re: Opinion from a Hong Kong Country Club Member

I write in the capacity of a Hong Kong Country Club (the "Club") member to express my concern to the PRL Public consultation as follows:

(1) Uncertain Land Premium:-

Needless to say the Club has a continuous contribution to the Hong Kong business sector and families for decades. Increasing the renewal land premium will definitely cast a huge financial burden to the Club. However, to reduce the objection noise from the general public, a land premium equivalent to one-third of the full market value upon lease renewal is acceptable as a ceiling rent.

(2) Further Opening-up to Eligible Outside Bodies:-

As proposed by Home Affairs Bureau ("HAB"), the opening-up by a further 30% of sports facilities upon lease renewal is a good idea. However, HAB should clearly state the guidelines/policies to make this idea work. I don't want the club's sport facilities to be misused and affect my club life. Of course, HAB should allow the Club to charge a reasonable services fee for opening up facilities to reduce the Club's financial burden.

I also opined that this is an unfair public consultation. Despite our Club's contribution and with good reasons to support its existence, how can a Club of 2,000 members to vote down the noise of general public? Therefore, this is the job of HAB to balance the views on an unbiased role.

Finally, HAB should always appreciate the Club's valuable contribution in the past and consider the opinion from the Club members. I'm sure that the Club will co-operate with HAB to further contribute the Hong Kong economy and general public.

Please send your feedback, if any, to [REDACTED]

Thank you for your attention.

Yours faithfully

[REDACTED]
K T Sin
Hong Kong Country Club Member [REDACTED]
[REDACTED]



4th September, 2018

The Secretary for Home Affairs
Home Affairs Bureau
13/F, West Wing
Central Government Offices
Hong Kong

Dear Secretary for Home Affairs,

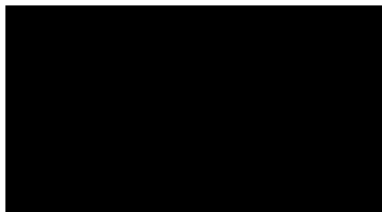
I am writing to express my support for the renewal of the Private Recreational Lease to the Hong Kong Golf Club at Fanling.

The Golf Club has been a prime promoter of golf in Hong Kong, nurturing and training talented young players to represent Hong Kong in international golfing events. It is also an iconic venue to host international tournaments such as The Hong Kong Open.

I hope that the lease renewal would be based on a fair and reasonable assessment of the market value of the site, zoned for its specific purpose. The assessment process must be transparent and incorporate an appeal mechanism, should the lessee disagrees with the assessment.

Yours sincerely,





September 4, 2018

Home Affairs Bureau
Recreation and Sport Branch
13/F, West Wing
Central Government Offices
2 Tim Mei Avenue
Tamar, Hong Kong SAR

Re: Policy Review of Private Recreational Leases
Public Consultation Exercise



Ladies and Gentlemen,

I am writing to you today to express my deep conviction that clubs on private recreational leases are essential to the life of Hong Kong as a world city and that they should be treasured and supported in the interests of preserving Hong Kong's attraction and competitive edge.

I am an avid competitive sailor and very active member of the Royal Hong Kong Yacht Club. When business first brought me to Hong Kong I expected that I would be here for a few years and then I would move on again to the next challenge. That didn't happen and it is no exaggeration to say that my family and I stayed and planted roots because of the yacht club.

When most people hear "yacht club" it conjures images of rich old men on big boats wearing white trousers and captain's hats they haven't earned through service. That's not the reality of any of the sailing and rowing clubs in Hong Kong I know so well. In Hong Kong, we train and race and compete for the love of the sport. We teach sailing and rowing to anyone who comes calling, members or not. Over 70% of people in our training courses are non-members, and we are constantly recruiting other interested Hong Kongers to crew with us on our boats so we can recruit them to dedicate themselves to the sports of sailing and rowing that we love so much ourselves.

I must also emphasize that sailing and rowing are not, contrary to popular misconception, sports primarily for the rich. The simple truth is that the great majority of the boats racing out of our boating clubs cost no more than a typical performance bicycle you might see out for some exercise on a weekend morning. These are sports for athletes, professionals and amateurs alike.

These are also not sports primarily for expats or foreigners, which a glance at the racing results from any average weekend will confirm. It is no accident that these are sports at which Hong Kong and China excel and are making their mark. This year, for the first time ever, the world's premier offshore sailing event, the Volvo Ocean Race, came to Hong Kong with the sponsorship of the Royal Hong Kong Yacht Club. Leading the way into Victoria Harbour for the

dramatic night-time finish was Hong Kong's very own Team Sun Hung Kai/Scallywag. And the overall winner of this around the world, 9-month, 45,000 nautical mile, 11-stage race? The other Chinese entry in this year's edition of the race, Dongfeng Race Team! A glance at the globe will confirm that Hong Kong is no natural port of call when sailing around the world from Cape Town to Cape Horn and the sponsorship of the Royal Hong Kong Yacht Club is why we were able to bring it here.

The memory of that wonderful spectacle in Victoria Harbour is a good example of how, whether you ever step foot on a sailing or rowing boat, a defining feature of the Hong Kong skyline is the dozens, sometimes hundreds, of colorful sails dancing elegantly around our shores all year long. I've certainly noticed that the tourists on the Avenue of Stars rush to pose for photos far more eagerly when sailboats glide past and dragon boats and rowing scows come racing along than when yet another grimy derrick-crane lighter is towed along the shore. The sea has always defined and animated Hong Kong and I think sailing and rowing frame our image in the best possible way.

In closing, these are institutions that shape and define Hong Kong. They support Hong Kong and they are worthy of civic support. Imposing "Full Market Value" land premium, whatever that might mean in practice, would upend a delicate balance. Bluntly put, it will destroy these clubs which help form the foundation of Hong Kong's special character. If they survive at all, they would become bastions of privilege, devoid of any real sporting function and populated only by wealthy "food and beverage" members offering nothing to Hong Kong in return.

If these sporting clubs are swept away entirely to be replaced by a few towers of flats, Hong Kongers will have been given a minor spectacle and received no meaningful benefit. If they don't see through it right away, eventually they will. All of the problems will remain and all the serious solutions will still need to be pursued. Sailors and rowers, would eventually, mostly, find other more hospitable ports of call to pursue our passions - and our businesses - in the long run. Hong Kong would be the poorer for it.

Respectfully yours,


James T. Lidbury

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Sept 3 2018

Dear Sirs,,

1. I hereby support the renewal of the Hong Kong Golf Club recreational lease in Fanling.
2. The consultation questionnaire by the Task Force for Land Supply state that the total leisure/recreational leases occupied only 197 hectares in total. This recreational clubs are part of the Hong Kong culture and heritage. And the possibility of terminate all the leases mentioned probably very low; even terminate half can only yield no more than 100 hectares. In comparison of the total land use it is 1.7% only.
3. Moreover, all the alternate land formation will yield more than enough land for the next 20 years with reserve for later use.
4. So, in view of the total possible supply and the small percentage of land can be repossessed by terminating/non-renewal lease etc, I strongly against the option of terminating/non-renewal of these leases.

Thank you very much for your kind attention.

Yours Sincerely,



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**OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE
PRL's**

06/09/2018 15:24

From:

[REDACTED]

To:

<prl_consultation@hab.gov.hk>, [REDACTED]

History:

This message has been replied to.

Dear Sir,

I am writing to you as a member ([REDACTED]) of the Aberdeen Boat Club in support of having all PRL sites' lease renewed and all PRL premises retained for recreational purpose.

I am also in support of opening a selection PRL facilities to better complement and support sports development for Hong Kong Youths.

Under the basic law of Hong Kong, Hong Kong is to be governed under the Principle of **"One country two systems"** with a high degree of self-rule for 50 years after 1997 when Hong Kong's sovereignty is returned to China. As such, until the period of 50 years have lapsed in 2047, **The Home Affairs Bureau (HAB)** cannot and must not make unilateral changes on the use of PRL sites. By doing so, it's action would deem to violate the Principle of **The Basic Law**.

Yours truly,

Kenneth H C Fung

Membership [REDACTED]

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**Recommendations for higher land premium and more opening -up hours**

06/09/2018 15:30

From:

To: <prl_consultation@hab.gov.hk>,

Cc:

History:

This message has been replied to.

I am a member of Club de Recreio. I want to join a club because it is often too difficult to book public sports facilities. As an average middle class citizen and a taxpayer, a nominal land premium for private sports clubs is perhaps the only benefit I can get from the Government for I am not eligible for the general welfare benefits like housing or social security schemes. Why can't we, the middle class, enjoy a subsidy from the Government in the form of a nominal land premium for the use of club facilities. Besides, under the new proposal, opening-up of club facilities will be increased to at least 30 %. Therefore, a nominal land premium also means a subsidy for the general public.

Wong Wai Chung, Rex

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Private Recreational Leases public consultation

06/09/2018 15:31

From:

To: prl_consultation@hab.gov.hk,

Cc:

History:

This message has been replied to.

Dear Sirs,

I am writing to object to the imposition of a percentage of the Full Market Value (FMV) of the Hong Kong Football Club (HKFC) upon lease renewal.

HKFC has been contributing to the sports development in Hong Kong for over a century. Currently, the National Sports Associations and charities are free to use the HKFC facilities, and other Eligible Outside Bodies such as schools can use the facilities with discounted rates.

As HKFC is non-profit making, the FMV charge reduces funds available for holding sports events and subsidize sports teams. In order to meet the burden of paying the potential FMV charge, HKFC will be forced to increase various fees and charges, which adversely impose barrier for people joining the club and using the club facilities.

The FMV charge is counter-intuitive to the HKSAR government's policy promoting sports to the general public. The Government want to promote a healthy living style through persistent and regular exercises. For a certain period it allows the HK people use the government owned sports facilities free of charges. The Government also assign substantial funding to support the HK sportsmen/sportswomen to compete regionally and internationally. The FMV charge will undermine HKFC's ability to make future contribution to the sports development in HKSAR.

Regards

Keith Pak

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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**OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE
PRL's**

06/09/2018 16:05

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk, genman@abclubhk.com,

History:

This message has been replied to.

Our 5 family members, objects to any thing which may jeopardize the life
our ABC club, which provides such good teaching in sailing and marine
activities available to members and NON members.

Rgds

--

Francois NAJEAN / 方施华、



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Private Recreational Leases - Royal Hong Kong Yacht Club

06/09/2018 16:06

From: [REDACTED]
 To: <prl_consultation@hab.gov.hk>, <tfls@devb.gov.hk>,
 Cc: [REDACTED]

History: This message has been replied to.

Dear Sir or Madam,

The Royal Hong Kong Yacht Club (RHKYC) is one of the oldest and largest sports clubs in Hong Kong, with a rich, colourful history that spans 170 years of community and competitive sailing and rowing.

I joined the Club in 1973 to sail and at that time there was no formal training or facilities available and a very limited number of local sailing events in which one could participate. Since that time however I have witnessed the tremendous strides that the club has initiated in the development of sailing, rowing, paddling and dragon boating for all, members and non-members of all ages and skill levels.

To pay for these development the Club has used its own resources funded entirely from membership fees and operating surpluses to invest in facilities, equipment and training facilities which are open to the public and cover all ages and abilities.

I have also seen an increased number of local and international sailing events attracting boats and crews from all over the world to participate in events organised by the Club. Among these are the Inter-school Sailing Festival, China Sea Race, the San Fernando Race (for charity), the Vietnam Race and the China Coast Race week.

The Club was also actively involved in hosting and providing support for the boats and crews on Volvo Ocean Race which called into Hong Kong earlier this year. This very prestigious event serves to promote Hong Kong as a regional centre of excellence for sailing events but would not have taken place without the funding and support of the Club.

Without the support of the sports clubs the government would have to operate and fund the activities currently funded by those clubs and it is unreasonable to expect clubs to pay more to remain at their current sites.

If, however clubs are expected to pay more then, they become more expensive to join for the average citizen of Hong Kong, costs would need to be cut, jobs would be lost, and the clubs would be unable to invest the money they currently do in providing all the facilities that are not available from the Government.

In view of my above comments and observations I personally consider that clubs on private recreational leases should not have the land taken back to address the land shortfall in Hong Kong.

Regards, Roger Cole
 RHKYC Member

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OBJECTION TO DO ANYTHING THAT MAY HARM OR JEOPARDIZE PRL's

06/09/2018 16:09

From:

To:

prl_consultation@hab.gov.hk,

Cc:

History:

This message has been replied to.

Dear Sir / Madam,

Please find below my humble opinion as part of public consultation:

The 7 questions to answer are:

The full policy review documents is on our website and composed of 63 pages (click [HERE](#)), to ease your answer, related pages referring to the questions asked, have been appended to each questions HAB needs your views on. These pages are on the summary document at the bottom

1. **Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted; (Refer to pages 7-15).**
 - 1) Of course PRL's Site should continue to operate under the policy.
 - 2) May be lease can be review in a way to better meet land use and sport development.
 - 3) Yes and leases should be longer than just 15 years to allow better development
 - 4) Over regulating such frail business model could jeopardize the survival of many.
2. **How to assess whether these sites should be retained or returned to the Government for other development purposes; (Refer to pages 15-19).**
 - 1) Best sports promotion in the community assessment tool to be defined
 - 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
 - 3) Best development of elite sports option and sponsorship to be demonstrated
 - 4) Focus on international event preparation, support and hosting is to play a part in this assessment
 - 5) How the PRL'S site are providing sufficient % of sport promotion against recreation activities and facilities
 - 6) How the PRL's support their duty of opening to NSA and eligible outside bodies.
 - 7) The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.
 - 8) If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL WOULD THE PRL SITES SOLVE? There are other land options to look for.
3. **Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).**
 - 1) How can one comment without a proper definition of the premium charge mechanism, this is not ready to be commented upon.
 - 2) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
 - 3) The definition of spots against ancillary facilities is necessary but inexistent so far how this can affect the premium no one knows yet.
 - 4) Why charging a premium and then over controlling the debenture sales, (ISSUANCE, LENGTH, PRICE, SALABILITY AND TRANSFER) this is a terrible financial impact on the survival of the PRL'S and a double charge.

5) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

6) At least if an onerous land premium is to be paid by PRL's flexibility in payment should be considered and the amount calculated according affordability not according to developer's unrealistic and extortionate land values.

4. **Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30).**

Yes surely they already do anyway

5. **What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31).**

Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. **How to enhance the monitoring on the governance and transparency of the lessees; (Refer to pages 31-33).**

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. **Whether and how to assess applications for new sites for sports and recreational use; (Refer to pages 33-34).**

8. 1) YES surely as long as they are providing sporting experience and development are open to all with a fee and

9. 2) Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

In addition, The Aberdeen Boat Club is open to the general public for sports: actually 80% of the certification in the club or the sailing activity in general is for non-members.

- The Club has trained many TOP young sailors and gained good reputation for HK in the international regattas: for example our daughter is part of HK National team and just represented HK during the European Championship of Optimists - all this thanks to ABC' hi-quality trainings! Who knows, maybe one of the future Olympic champion could be born here!

- The Club has developed the land over the last 50 years and has already paid its due why charging more again.

- The Club is a peaceful haven in the Hong Kong jungle and bring peace, harmony and tranquility for the community. It increases the attractiveness of HK for expats when we have career options of moving internationally...

Best regards,
Jeanne

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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

06/09/2018 17:35

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk,

Cc:

[REDACTED]

History:

This message has been replied to.

1. **Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;**
May be lease can be review in a way to better meet land use and sport development.
2. **How to assess whether these sites should be retained or returned to the Government for other development purposes;**
Focus on international event preparation, support and hosting is to play a part in this assessment
3. **Whether charging nil or nominal land premium for the use of these sites should continue;**
Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.
4. **Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;**
Yes surely they already do anyway
5. **What types of facilities should be allowed on these sites (including ancillary facilities);**
Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.
6. **How to enhance the monitoring on the governance and transparency of the lessees;**
Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.
7. **Whether and how to assess applications for new sites for sports and recreational use;**
Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

The Aberdeen Boat Club is open to the general public for sports actually 80% of the certification in the club or the sailing activity in general is for non-members.

Further, the Club has developed the land over the last 50 years and has already paid its due why charging more again.

The club is part of our life, cannot do without. Most important, the club open opportunity for Hong Kong Citizen to afford and understand the sport.

George Lam

[REDACTED]

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Fw: 善用土地 停止補貼富豪俱樂部—「私人遊樂場地契約檢討」意見書

06/09/2018 17:53

From:

To:

PRL Public Consultation/HAB/HKSARG@HAB,

History:

This message has been replied to and forwarded.

----- Forwarded by [REDACTED] on 06/09/2018 17:54 -----

From:

To:

Cc:

Date:

06/09/2018 17:51

Subject:

Fw: 善用土地 停止補貼富豪俱樂部—「私人遊樂場地契約檢討」意見書

Re. email below. Grateful for your follow up as appropriate, please. Thank you.

Regards

[REDACTED]

----- Forwarded by [REDACTED] on 06/09/2018 17:51 -----

From:

To:

sha@hab.gov.hk,

Date:

06/09/2018 17:34

Subject:

善用土地 停止補貼富豪俱樂部—「私人遊樂場地契約檢討」意見書

政府一直指香港缺乏土地，但卻一直拒絕收回佔地約341公頃，由不同私人體育會以象徵式地價佔用的土地。當中佔地最廣的粉嶺高爾夫球場及清水灣鄉村俱樂部便分別佔地172公頃及130公頃。我們要求政府停止與私人體育會續約，收回佔用的土地，用以興建公屋、居屋及院舍，惠澤基層市民。

現時的私人遊樂場地契約用地共有66幅，其中39幅則批予社福機構及體育總會等非牟利團體，而27幅則極富爭議，由私人體育會持有。該27幅由私人體育會契約用地獲得政府以象徵式地價批租，但往往會員人數極少、收取天價會費及年費、公眾難以使用及經營餐飲設施牟利等，因而被公眾視為「富豪俱樂部」。2017/18年度，以上私人體育會變相獲政府免租合共約4億元

以粉嶺高球場為例，其公司會籍市值1700萬元，個人會籍市值35萬元，會員人數只有2660人，每名會員的人均面積超過7000平方呎。審計署在2013年指出粉嶺高球場某月份公眾實質使用只有合共12小時，佔其承諾開放660小時的比率低至1.8%。

此外，以香港鄉村俱樂部、九龍塘會與又一村花園俱樂部為例，會籍費用介乎50萬至70萬元，但運動設施只有羽毛球場、網球場、健身室、游泳池等，與政府提供的康體設施並無分別，其最大作用顯然是為會員提供社交場地。

可是，過往政府卻一直對以上現象熟視無睹。2013年審計報告建議政府盡快檢討此政策，政府也承諾多個部門會協助民政事務局檢討政策，但其間政府卻無聲無息地與部分會所續約，例如在2015年與佔地130公頃的清水灣鄉村俱樂部續約至2027年。現時，政府建議在2026至2027年續期才收取三分一地價，繼續以納稅人金錢、珍貴的土地資源補貼富豪社交康樂，根本不能解決社會不公的問題。

我們要求政府：

1. 停止續約，2020年收回佔地172公頃的粉嶺高球場；
2. 動用契約列明政府可因作公共用途而提前收回相關土地的條款，提前收回佔地130公頃的清水灣鄉村俱樂部及並非提供政府較少有的康樂設施 (如木球、板球、曲棍球、草地滾球等) 的私人體育會的土地；
3. 其餘私人體育會的用地，交由政府或交由非牟利團體營運，讓一般市民均能夠享用該類設施；
4. 以上土地騰空後，興建的房屋單位最少8成為公屋及居屋。

--

郭 永健

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**PRL Public Consultation**

06/09/2018 18:05

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

6/9/2018

TO:

Private Recreational Lease and Land Matters Section
Home Affairs Bureau
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

Dear Sirs,

Re PRL Public Consultation.

I have been a member of the Country Club for over 15 years.

During this time, my family has enjoyed most of the facilities of the club on a regular basis.

We have further enjoyed making many new friends and made this club a second home.

But now I wish to give my opinion on 2 important matters which is of concern to all members of Country Club.

And that is basically that the Land Premiums suggested by the Government must be calculated in a fair manner.

Furthermore, with regards to the Opening-Up to Eligible Outside Bodies, this is not a problem but it should be in a fair manner and without driving out members by an expensive land premium.

I look forward to enjoying the club for many more years to come. Thank you.

Regards,
Gitu Pishu Khemaney-Khemani

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Renewal of the Private Recreational Lease for Fanling

06/09/2018 18:11

From:

To: <prl_consultation@hab.gov.hk>,

History: This message has been replied to.

Home Affairs Bureau
13/f West Wing Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Dear Sirs

Renewal of the Private Recreational Lease for Fanling at Hong Kong Golf Club

I am writing to express my strong support for renewal of the Private Recreational Lease for Hong Kong Golf Club.

The Hong Kong Golf Club (HKGC) is important to Hong Kong and it is of great public interest that the lease be extended.

I express my reasons for the same below:

1. History and Heritage

The HKGC is an important part of Hong Kong's heritage. It is the oldest golf club in South East Asia. The clubhouse at Fanling was constructed in 1911 and is a Grade II Heritage Building. The Pavilion on the OLD Course, opened in 1918, is a Grade III Heritage Building.

However, it would be very wrong to take the view that the Club and its facilities is only for the benefit of its members. Facilities at Fanling are open to the public from Monday to Friday throughout the year. In 2017, over 50,000 (42%) of the 120,000 rounds of golf were played by non-members. Therefore, increasingly there is public interest in the site.

2. Iconic International Tournaments

The Hong Kong Open is Hong Kong's oldest professional sporting event spanning 60 years. A record attendance of over 48,000 spectators attended the 2017 Hong Kong Open including more than 10,000 international visitors.

As a regular attendee I can assure you this event is thoroughly enjoyed by the Public and is recognized globally. If it would be suspended for any reason, this would surely bring negative headlines to Hong Kong, which we can ill afford.

3. Grooming Young Talented Golfers

HKGC has been a key supporter of the Hong Kong Golf Association (HKGA) in the grooming

of young talent by providing HKGA free access to host its squad team training and amateur tournaments. Further, the HKGC founded the Hong Kong Ladies Open and has hosted it in Fanling for the past 4 years. Playing in the tournament has enabled Hong Kong's talented young amateurs to earn world ranking points to help them to qualify for international events including The Olympic Games

As the Hong Kong team has just returned from the Asian games with a record medals haul, do we really want to take away critically valuable golf facilities where the next generation of winners can be groomed?

4. Community Service

Over 200 non-member events, including many fund-raising charity golf days, are held every year at the Fanling golf courses. More than HK\$20 million is raised annually for a variety of charities, such as the Community Chest, the Tung Wah Group of Hospitals, the Yan Chai Hospital, and others.

The HKGC's in-house annual flagship charity event, the 'Cup of Kindness', was launched 30 years ago. The event raises funds every year for community based charities in North District, including the North District Hospital. The HKGC gives back to the Community.

I do hope the lease will be extended.

Yours faithfully

Haresh Melwani

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Public Consultation on Policy Review of Private Recreational Leases)

06/09/2018 18:20

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

敬啟者：

本人西洋波會會員。因熱愛草地滾球運動，友人介紹可以在西洋波會中訓練及作比賽，並成為會員。感到高興，在繁忙都市及緊張的工作壓力下，可以在市中心，有個地方給與會員可在不用預約的情況及準備的情況下可隨時可以在球會中練習，實在是難能可貴。並且，會費商宜，不用付高昂的會費也可享用得到。現在西洋波會的會費及月費，仍是可支付得到。如果政府要會所交1/3的市值，我絕對不能夠支付。對於一個每年交稅的小市民，我一向很少機會可以享用政府資源，這是我唯一可以享用得到的政府津貼。

雖然，政府也可以建設類似的設施，但仍很不足夠。也見得到就算有好的地方，政府也不懂好好的利用！如維園的草滾球場，維修及設備非常不完善，政府不懂得如何管理及愛護設施！讓熱愛滾球人士見到這些設施，極度失望。最基本的設施，如太陽傘及看台的上蓋，設計差勁，根本毫無用處也不適合草滾用。廁所及更衣室設施也並不足夠，設計也奇奇怪怪的！這樣浪費納稅人的金錢，實在令人氣憤。惶論可以推廣這運動！

私人會所的好處就是讓熱愛運動者，自己去管理及經營這些設施，讓設施用得其所，才可推廣這運動。政府每年投放巨款推廣運動，不是求其在市中心比一個地方作場地，每年攪幾個活動日就叫推廣。讓有熱情的人及懂得運用資源的人去做，那就兩全其美！

另外，政府只懂把土地用作起樓用。把最有「價值」的土地用作起樓...真的那麼缺乏土地嗎？收左會所的土地便可以解決了嗎？連給市中心一個讓都市人一個休戲的地方也不容？

現在人口老化，政府又有什麼設施給還年青的長者作活動？只懂起樓又有什麼用？

最後希望政府三思徵收1/3市值的地稅。要守50年不變的誠諾！

謝謝！

小市民上

[Redacted signature]

No name provided

沒有署名

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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PUBLIC CONSULTATION ON POLICY REVIEW OF PRIVATE RECREATIONAL LEASES

06/09/2018 20:59

From:

[REDACTED]

To:

<prl_consultation@hab.gov.hk>,

History:

This message has been replied to.

Please see the attached file

YACHT CLUB OF GREECE



ΝΑΥΤΙΚΟΣ ΟΜΙΛΟΣ ΕΛΛΑΔΟΣ

YACHT CLUB GREECE

18, Karageorgi Servias Str.,

185 33, Piraeus - GREECE

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LETTER FROM THE YACHT CLUB OF GREECE.pdf



YACHT CLUB OF GREECE

To the
Home Affairs Bureau
Recreation and Sport Branch
13/F, West Wing, Central Government Offices
2 Tim Mei Anevue, Tamar,
Hong Kong

Ref. No. ~~3~~³⁵⁰
31.8.2018

Dear Sirs,

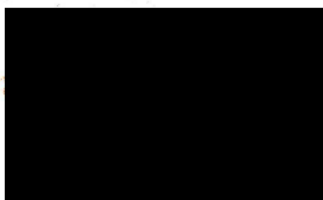
The Yacht Club of Greece is affiliated with the Royal Hong Kong Yacht Club from 2001 and strongly supports it in every goal and effort that has achieved over the years in the development of sailing and rowing.

As you know the Royal Hong Kong Yacht Club is a non-profit organization and one of the oldest Yacht Clubs in Hong Kong. It focuses on the support of sea sports, promote physical activities in order to improve physical fitness and mental health. Physical activities may include introductory, recreational and competitive sports of outdoor activities. Also it is notable to say that by organizing major international sport events has put Hong Kong on the global sailing map.

Through this letter, we acknowledge specific roles and responsibilities that this Yacht Club has fulfilled. Sea sports activities are a great way to teach and promote values such as sportsmanship, honesty, dedication, teamwork, self-discipline and cooperation. Good sportsmanship requires as much work as any play or skill you will teach an athlete this season. It is more important in the respect that the values instilled by good sportsmanship will serve our community for years to come.

We look forward to work with you in order to eliminate any obstacles / difficulties in each operation.

Sincerely yours,



ALEXANDROS PAPADONGONAS



The Secretary General



GEORGE E. HARAMIS

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Suggestions for Members' Views on PRL

06/09/2018 21:01

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk,

History:

This message has been replied to.

To whom it may concern,

I am a member of Club De Recreio (the Club) and I have been retired for years.

I object to charge the Club one-third of land premium. The reason for my objection:-

- I do not anticipate to pay more while I join the Club.
- If the Club is not able to pay the land premium, it may have the chance to close down. Hence I will lose my daily activity which lasts for years.

For consideration.

Regards,

Y K Pang

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Comments on the PRL Policy Review

06/09/2018 22:10

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar,
Hong Kong

Email: prl_consultation@hab.gov.hk

Dear Sir,

Re: Comments on the PRL Policy Review

In response to the PRL Policy Review, I am writing to support the Hebe Haven Yacht Club. The reasons are listed as follows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7- 15)

- A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.
- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

- A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.
- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.
 - The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.
- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

- A.5 - Expanded shower and toilet facilities are required.
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

A.7 - Annual inspections.

Below are my further comments about the Hebe Haven Yacht Club:

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognized sailing certifications, or simply to enjoy a new experience.
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.

- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

Yours faithfully,

KWONG SUK HAN ELLIE



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**Public consultation on review of Private Recreational Leases**

06/09/2018 22:42

From:

To: "prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History: This message has been replied to.

Dear Sir/Madam,

As a regular of the Royal Hong Kong Yacht Club, I am writing to you to express my opinions regarding the envisaged modification of the current PRL arrangements and lease conditions of private sports club in HK.

The Royal HK Yacht Club allows me to explore sports such as sailing. It brings liveliness and energy to Hong Kong. The Royal HK Yacht Club draws everybody to do healthy activities together and develop strong bonds and fruitful relationship. This should be primarily outlined in my view.

On top of that, the Royal HK Yacht Club, as a non-profit organization, puts all its revenues and resources into sport development for people who want to learn sailing and rowing. This is an unquestionable component of the sport development in HK.

Thus, I would like to draw your attention on the fact that the proposed modification of the PRL arrangement and lease conditions will reduce the ability of the Royal HK Yacht Club to promote sports in HK and impose a significant financial burden on most private sport club, which will hurt sport vitality in Hong-Kong and I personally do regret this.

Please do not hesitate to contact me should you need to discuss this further.

Regards,
Beryl Ho

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**Forwarded message**

06/09/2018 23:09

From: [REDACTED]
To: prl_consultation@hab.gov.hk,
History: This message has been replied to.

[REDACTED]

Begin forwarded message:

[REDACTED]

■



icon.png

Address not found

Your message wasn't delivered to **prl-consultation@hab.gov.hk** because the address couldn't be found, or is unable to receive mail.

The response was:

[REDACTED]

----- Message from [REDACTED] on Thu, 6 Sep 2018 18:45:13 +0800 -----

To: prl-consultation@hab.gov.hk

cc: [REDACTED]

Subject: The Hong Kong Country Club

Dear Sir or Madam,
I write concerning the current consultation relating to PRLs
I have been a member for over 20 years and think it is a wonderful facility
and an important multi cultural feature of Hong Kong.
My hope is that proposed land premiums will be fair and take into
consideration the usage restrictions imposed on lessees.

On the matter of community involvement at the Club I have personally always been in favour of this, particularly as I actively support a number of local charities focussed on youth development.

My understanding is that the Club has been in full compliance with the targets set and I would hope that continues to be the case with any new targets.

Yours sincerely,
Peter Clarke

A solid black rectangular box used to redact the signature of Peter Clarke.

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Land and Lease Consultations

06/09/2018 23:13

From:

[REDACTED]

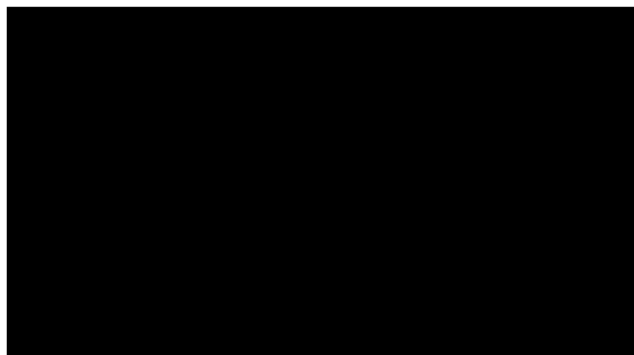
To:

prl_consultation@hab.gov.hk,

History:

This message has been replied to.

Here is our input in attachment regarding this matter and concerning the
Hebe Haven Yacht Club
Best regards,.



nhyc.docx

Every great water-city in the world has one or two. Some are posh. Water sports including sailing, is often perceived, and with some justification, as the sport for the rich. However, there are thousands of humble yacht clubs that provide much needed access to water sports to its less-well-off and disadvantaged citizens. HHYC is one such yacht or sailing club in Hong Kong, and it is not to be compared with the likes of Yacht Club De Monaco - Monaco; Royal Thames Yacht Club - London; The Dubai Marina Yacht Club - Dubai; Royal Hong Kong Yacht Club, Hong Kong; New York Yacht Club - New York; St. Francis Yacht Club - San Francisco; Yacht Club Costa Smeralda - Sardinia; and the Grand Bahama Yacht Club - Bahamas.

HHYC - DIGNITY THROUGH SPORTS:

Social responsibility through access to sailing and water sports

- HHYC has built a strong sailing infrastructure and expertise with equally strong mission to work with handicapped children and the underprivileged youth of Hong Kong; a sporting outlet and a unique venue sorely needed in a city like Hong Kong.
- The HHYC social responsibility programme for the Hong Kong's underprivileged started with few kids and few little boats and have now grown to a fleet of craft that include special-needs craft. All this is funded by its members and private donations.
- Boys and girls, and adults, are taught to sail and participate in the sport which is used as a medium to interact with others and to overcome disabilities and social stigma, to handle challenges, successes and failures, and competitiveness, importantly, such participation is expressly designed and developed to build the participants' self esteem and confidence.
- HHYC has constantly upgraded its infrastructure to have as many paid students from the more affluent members of the society, making us one of the finest facilities in Hong Kong, which also makes the club a lot more revenue-stable, less dependent on donations, and requires us to utilise our Land-lease prudently and effectively.
- Most of HHYC members come from ordinary backgrounds, they are certainly not the rich and super rich which one might find in yacht clubs mentioned earlier: A concessionary premium to be set at one-third of the full market value land premium from 2027, would therefore be financially catastrophic for the HHYC.
- It would be a social tragedy for Hong Kong if one of its most socially-responsible sporting clubs, the HHYC, is forced to close because of the suggested land premium change. Surely the HHYC land footprint is certainly insignificant, and arguably unsuitable, for increasing the Hong Kong's land bank for housing development, unless of course, expensive multi- million dollar homes are planned for that land.

Hebe Haven Yacht Club members and boat owners

Leung Fung-Lin

■ Jaksa Kivela

Membership ■

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18 Recommended Land Options Comments

07/09/2018 00:13

From:

To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>, "prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History: This message has been replied to.

WITHOUT PREJUDICE

7th September, 2018.

From

Task Force on Land Supply Development Bureau, By Double Register Mail
19/F., West Wing, Central Government Offices, & email : tfls@devb.gov.hk
2 Tim Mei Avenue,
Tamar, Hong Kong.

Attn Mr Stanley Wong Yuen-fai, SBS, JP, Chairman

Cc Home Affairs Bureau, 13/F., West Wing, Central Government Offices,
2, Tim Mei Avenue, Tamar, Hong Kong. (By Double Register Mail &
Email prl_consultation@hab.gov.hk)

Dear Mr Wong,

Re: TFLS's questionnaire on its 18 recommended land options

With reference to The TFLS's questionnaire which is designed to seek for views from the public on its 18 recommended land options. The option 'Alternative Uses of Sites under Private Recreational Leases', relates to the partial or full reclamation of the Fanling courses. This same option is listed in both 'short-to-medium term options' and 'medium-to-long term options' in the questionnaire. I ***strongly against*** this option and strongly believe that Hong Kong needs more, rather than less, land for sports and golf development. My unequivocal position is for the preservation of the entire Fanling site.

Enclosed please attached 2 pages for Key reasons why the Entire Fanling Site is important to Hong Kong.

Yours faithfully,

Tam Siu Kuen Jennifer

WITHOUT PREJUDICE

7th September, 2018.

From

[REDACTED]

Task Force on Land Supply Development Bureau, By Double Register Mail
19/F., West Wing, Central Government Offices, & email : tfls@devb.gov.hk
2 Tim Mei Avenue,
Tamar, Hong Kong.

Attn Mr Stanley Wong Yuen-fai, SBS, JP, Chairman

Cc Home Affairs Bureau, 13/F., West Wing, Central Government Offices,
2, Tim Mei Avenue, Tamar, Hong Kong. (By Double Register Mail &
Email prl_consultation@hab.gov.hk)

Dear Mr Wong,

Re: TFLS's questionnaire on its 18 recommended land options

With reference to The TFLS's questionnaire which is designed to seek for views from the public on its 18 recommended land options. The option 'Alternative Uses of Sites under Private Recreational Leases', relates to the partial or full reclamation of the Fanling courses. This same option is listed in both 'short-to-medium term options' and 'medium-to-long term options' in the questionnaire. **I strongly against this option and strongly believe that Hong Kong needs more, rather than less, land for sports and golf development. My unequivocal position is for the preservation of the entire Fanling site.**

Enclosed please attached 2 pages for Key reasons why the Entire Fanling Site is important to Hong Kong.

Yours faithfully,

Tam Siu Kuen Jennifer



Golf Club 1.png Golf Club 2.png

Key Reasons Why the Entire Fanling Site is Important to Hong Kong

1. History and Heritage

- HKGC is an important part of Hong Kong's heritage. It is the oldest golf club in South East Asia and the second oldest in Asia.
- The clubhouse at Fanling was constructed in 1911 and is a Grade II Heritage Building. The Pavilion on the OLD Course, opened in 1918, is a Grade III Heritage Building.
- There are 68 ancestral graves with many of them dating back several hundred years to the Qing and Ming dynasties.

2. Ecological and Conservation Values

- HKGC is an important green lung in the northern New Territories; over 40%, or 74.2 hectares, of the Fanling courses are comprised of dense woodland, including secondary forests.
- The Fanling courses have many trees which are protected by Hong Kong law and meet the Government's criteria of 'Old and Valuable Trees'.
- The three courses are also inhabited by a huge diversity of fauna including protected species of birds, insects, reptiles and other wildlife.

3. Public Access

- Facilities at Fanling are open to the public from Monday to Friday throughout the year.
- In 2017 over 50,000 (42%) of the 120,000 rounds of golf were played by non-members.

4. Iconic International Tournaments

- The Hong Kong Open is Hong Kong's oldest professional sporting event.
- In 2018, HKGC will host the 60th Edition of the Hong Kong Open. The Hong Kong Open is co-sanctioned by the European and Asian PGA Tours and is one of only two professional tournaments in the world to have been hosted at the same venue for more than 50 years.
- A record attendance of over 48,000 spectators attended the 2017 Hong Kong Open including more than 10,000 international visitors. The Hong Kong Open is broadcast worldwide to over 400 million households.

5. Grooming Young Talented Golfers

- HKGC has been a key supporter of the Hong Kong Golf Association (HKGA) in the grooming of young talent by providing HKGA free access to host its squad team training and amateur tournaments.
- In May 2018, the HKGC sponsored the HKGA's inaugural Inter-Secondary Schools Golf Tournament by providing the Old Course as the tournament venue and offering free practice rounds and other support for participating school teams.
- HKGC founded the Hong Kong Ladies Open and has hosted it in Fanling for the past 4 years. Playing in the tournament has enabled Hong Kong's talented young amateurs to earn world ranking points to help them to qualify for international events including The Olympic Games.

6. Community Outreach Charitable Works

- Over 200 non-member events, including many fund-raising charity golf days, are held every year at the Fanling golf courses. More than HK\$20 million is raised annually for a variety of charities, such as the Community Chest, the Tung Wah Group of Hospitals, the Yan Chai Hospital, and others.
- The HKGC's in-house annual flagship charity event, the 'Cup of Kindness', was launched 30 years ago. The event raises funds every year for community-based charities in North District, including the North District Hospital.

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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Community comment on the Hong Kong Football Club

07/09/2018 08:32

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

[REDACTED]

History:

This message has been replied to.

Dear Sir / Madam,

I have been resident in Hong Kong for 20 years. I established and run a company in Hong Kong and feel as a local employer, whilst I am from the UK originally, I am part of the Hong Kong community. I joined the Hong Kong Football Club (HKFC) for 20 years. It has provided invaluable support to myself, my family, the wider sporting community and (in my opinion) the wider Hong Kong community. A point I would like to make is that in my opinion the HKFC is not an elitist Club as a number of the Hong Kong Clubs are – they open their doors to the wider community, and use sports for the betterment of Hong Kong.

Any changes to the PRL terms and policy would be a very bad decision, and a bad decision for the wider community of Hong Kong.

[REDACTED]

Yours sincerely,
Andrew Oliver

[REDACTED]

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HKFC - PRL policy

07/09/2018 08:54

From:

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

History:

This message has been replied to.

To: Home Affairs Bureau

Dear Sirs,

I am a long term member of the Hong Kong Football Club having played numerous sports at the club as well as having coached junior and senior level rugby at HKFC as well as South Africa and UK.

I wish to highlight to you the key importance of maintaining and supporting sports clubs in Hong Kong and particularly HKFC to allow us to remain competitive with other countries and continue to support the wider HK community.

As a senior Human Resources officer and having worked for some of the largest and leading employers in Hong Kong including global banks and technology companies I wish to highlight to you how we evaluate potential graduates and new employees. Extra curricular activity and sport are a primary focus in our evaluation as it shows character and commitment beyond academic achievement. We are already seeing a growing trend of global banks and technology companies in HK focussing greater effort on US, UK and Australian universities to attract these children where extra curricular activities and sport remain a key focus - we need to do more not less to help children, students and adults in Hong Kong continue to participate in sport.

By implementing the current proposed PRL terms we are harming HK's future talent as we will make many if not all of these clubs unsustainable in their current form. In addition corporations will see this as another reason to offshore resources and focus on markets such as Singapore where there is a growing support for sport and sporting achievements.

Allowing children and adults to develop in sport has a direct correlation to emotional happiness and success, many of the leading business men and women have strong sporting backgrounds and have learnt how important team work is and will directly correlate their business successes to their sporting achievements and network through sport.

I urge you to come to HKFC on a Sunday morning and witness the children from all segments of HK playing rugby and sport together as I'm sure this will clearly highlight the need to retain this within HK and force you to reconsider the current proposed PRL terms.

In order for HKFC to continue helping with sports development in Hong Kong the current proposed PRL terms should not be increased

We and our government are proudly celebrating Hong Kong's gold medal for rugby in the Asia games, its worth noting that several members of this team are HKFC members and have played and developed through the structures of HKFC sports programs. They have made the entire country proud, you too can make our country proud by changing the proposed PRL terms

Regards

James Mendes



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Policy Review of Private Recreational Lease : Public Consultation Exercise .

07/09/2018 08:54

From:

To:

pri_consultation@hab.gov.hk,

History:

This message has been replied to.

Dear Sir or Madam,

**1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;
(Refer to pages 7-15).**

Yes and leases should be longer than just 15 years to allow better development.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes;
The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.

3. Whether charging nil or nominal land premium for the use of these sites should continue;

Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;

Yes surely they already do anyway

5. What types of facilities should be allowed on these sites (including ancillary facilities);

Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees;

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use;

YES surely as long as they are providing sporting experience and development are open to all with a fee and

General Comments

The Aberdeen Boat Club (ABC) is a long serving recreational club that offers unique water sports and other sports development facilities to the community. The ABC have always tried to encourage the development of water sports in the youth community by making facilities available for water sports to develop life long skills in swimming, sailing, and other camps and activities for youth. They are keen to develop competitive sports and offer several major race series to inspire and engage the community. Personally, our family has benefited tremendously from the social events that the ABC organises and the club is very keen to promote local Hong Kong and Chinese culture as well as recognise other cultural events such as Chinese New Year, Full Moon Festival, Halloween, Easter, Christmas. They offer all sorts of workshops and activities for adults and children. The fact that the ABC has tried to keep their fees to a minimum has also made it an affordable club for our family to be able to join and enjoy. The ABC has become part of our home and our family visits the club most weekends and is part of our local heritage!

No name provided

沒有署名

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HAB Policy Review of PRLs

07/09/2018 09:11

From:

To: prl_consultation@hab.gov.hk,

Cc:

History:

This message has been replied to.

To whom it may concern,

I am writing regarding the HAB policy review of Private Recreation Leases ("PRLs") and I would specifically would like to highlight the positive contribution of Aberdeen Boat Club. Although, Aberdeen Boat Club ("ABC") has a long history, some of the staff have been there many decades since the beginning, creating a truly unique community of sailing proponents and mentors. Over these years, the club has made sailing and water sports available to members and the open community, in addition to being a place for people with like interests to socialize. Both of my children and I have learned to sail at the club, an opportunity we may not have gotten otherwise. Sailing lessons are available to all in the community at a reasonable price. Additionally, the club encourages sailing competition, hosting events year-round. However, the value is more than sailing. People of all ages learn about the local environment, safety and responsibility and teamwork. While Hong Kong is a great city, and has great outdoor opportunities including hiking and surfing, it is still a very urban environment and the ability to enjoy the freedom of being on the open water and floating with the wind is a precious gift that would be less available should ABC shut down. ABC provides a great service to the community that is open to all for a reasonable fee and it would be a tragedy to jeopardize its economic viability.

ABC does not occupy a significant amount of land. Please consider its relative value to the community when deciding PRL policy.

Below, I have also included responses to some of the questions raised in the public consultation document.

Sincerely,

James Dubow

1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;(Refer to pages 7-15).

Yes, and leases should be longer than just 15 years to allow better development.

2. How to assess whether these sites should be retained or returned to the Government for other development purposes;(Refer to pages 15-19).

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRLs to carry on and bad ones to be terminated.

3. Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).

Of course, it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRLs to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threatened to be bankrupted or closed down.

4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30).

Yes, they already do this as part of their mission.

5. What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31).

Any as long as they are in line with the ethos and M&A of each club, provide sporting experience,

community member development, and are opened to all with a fee.

6. How to enhance the monitoring on the governance and transparency of the lessees; (Refer to pages 31-33).

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRLs to carry on and bad ones to be terminated.

7. Whether and how to assess applications for new sites for sports and recreational use; (Refer to pages 33-34).

Yes, as long as they are providing valuable community experience and development.

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PRL Policy

07/09/2018 09:43

From: [REDACTED]

To: prl_consultation@hab.gov.hk,

Cc: [REDACTED]

History: This message has been replied to.

Dear Sirs,

I write to you with this submission that the Government should continue its current PRL policy.

I am a member of the Hong Kong Football Club and have enjoyed playing a number of sports at the Club, both at a social level and representing Hong Kong. At the same time it gives me great pleasure and pride seeing the many ways that the Football Club contributes to the local community and 'less privileged' sporting environment, together with many associated social activities.

Any suggested amendment to the PRL will undoubtedly negatively affect the members ability - however great their willingness - to continue the support of this valuable contribution to the sporting and social fabric of Hong Kong society.

I ask that you retain the PRL Policy at its current status.

Yours sincerely,

Allan Payne.

[REDACTED]

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



HKFC is provides benefits for the whole of Hong Kong

07/09/2018 10:14

From:

To: <prl_consultation@hab.gov.hk>,

Cc:

Please respond to

History:

This message has been replied to.

To whom it may concern,

For more than 25 years I have been actively involve with mini-rugby. The HKFC has been one of the foundations for sport in general in Hong Kong, providing sports grounds for local, regional and international events. During my years coaching at Sandy Bay/University of Hong Kong, we would always spend time at HKFC. While coaching youth rugby in Beijing, we brought down teams to play in international tournaments at the HKFC.

In addition, during the current Asian Games, it is evident that the HKFC plays an important role in developing athletes for Hong Kong's national teams, rugby and netball come immediately to mind.

I believe the HK Government should maintain the current PRL terms and that they not be increased due to the overall benefit to HK. Please note, I am not a member of the HKFC but often attend local, regional and international events there.

My HKID

Sincerely,

Craig Chapman

[Redacted signature block]

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



PRL Policy Review

07/09/2018 10:42

From:

[REDACTED]

To:

prl_consultation@hab.gov.hk,

History:

This message has been replied to.

Dear Sir/ Madam,

I would like to submit my opinion on Private Recreation Leases (PRL) Policy Review. The details are in the attached PDF file.



Thank you for your attention. PRL review opinion CY Lam.pdf

Best Regards,

Chor Yin Lam

[REDACTED]

I would propose conditions to facilitate sports participation, like sporting memberships and guest players programmes, be added to the condition of the lease. I will elaborate more in the following paragraphs.

2. “taking into account the contribution of private sports clubs in promoting sports development in Hong Kong when considering the renewal of their leases upon expiry”

I agree the contribution in promoting sports should be taken into account when renewing the leases upon expiry. The private sports clubs in Hong Kong have long traditions of supporting amateur sportsman in various sports before the Government set up systems of development of elite sports. Their contributions to sports development in the past should not be overlooked.

Taking Club de Recreio as an example, the Club acquired the present premises in 1925 for sports and recreation use for the Portuguese community. The Club opened up membership applications to the general public since 1968. The Club has long been one of the engines in promotion of various sports, including badminton, bridge, hockey, lacrosse, lawn bowl and tennis, in Hong Kong. The two past presidents of the Club, namely, Sir Albert M. Rodrigues and Mr. A. de O. Sales GBM, JP, have brought Hong Kong to the next level in amateur sports by their contribution in the Hong Kong Government and in the International Olympic Committee. Over the years, the Club has produced a number of elite players. The Club’s achievement in promotion of sports is summarized in the list attached.

In addition, the Club have also provided opportunities for non-members to participate in various sports through its Sporting Membership, Junior Sporting Membership and Guest Player Programmes. Sport enthusiasts, who are not members of the Club, can participate in competitions as a part of the Club’s teams. These programmes only require the participants to pay a nominal fee to cover the cost of enrolling in the competitions and use of the sports facilities. I, myself, was a beneficiary of such arrangements. I was able to join the Hockey Team and develop my interest in the sport when I was a student nearly 30 years ago.

3. “requiring private sports clubs suitable for lease renewal to pay a concessionary premium to be set at one-third of the FMV land premium”

I strongly opposed this recommendation of setting the concessionary premium at one-third of the FMV land premium though others may think it is already a very good deal for the private sports clubs. For most private sports clubs, one-third of the FMV land premium will still be an astronomical figure. These clubs will have to raise their entrance fees and monthly subscription, which will in turn make these clubs less accessible to the general public. In my opinion, this recommendation will only increase the inequality in accessing sports and recreational facility in our society.

4. “requiring private sports clubs to further open up their facilities to eligible outside bodies up to 30% of their total sports capacity and partner with sports organisations to organize sports programmes that can be open for enrolment by individual members of the public with a minimum sports programme hours of 240 per month”

I agree that opening up 20 to 30% of the total sports capacity will be fair. However, when the total sports capacity is calculated, weather and other environmental factors' effects, like typhoon, thunderstorm, rainstorm, hot weather warnings, and air pollution index, on outdoor sports facilities should be taken into account. These factors will make the outdoor sports facilities unusable or have harmful effects on the health of the users. Also, time used for maintenance of sports facilities may significant reduce the total sports capacity. For example, a grass hockey field needs to be closed for 2 months every year to maintain the quality of the playing surface. These timeslots affected should be excluded from the calculation.

5. "drawing up the list of allowable sports supporting facilities and ancillary facilities for PRLs"

I agree that the facilities in the private sports clubs should be relevant to the promotion of sports and recreation. Facilities for food and beverage should be seen as essential and allowed in the private sports club as long as these facilities are not for commercial purposes.

6. "enhancing the monitoring of PRLs and the corporate governance of the lessees"

I welcome the recommendation which will make the administration of private sports club more transparent to the public.

I hope the opinions above will be considered by the working group in formulating the new policy on PRL and the private sports clubs in Hong Kong can continue to support the development of sports.

Thank you for your attention.

Yours Sincerely,

 LAM Chor Yin

Summary of Contribution to Sports Development by Club de Recreio

Sir Albert M. Rodrigues	He was a former president of Club de Recreio. He served in the Urban Council (1940 -1950, interrupted during World War II), the Legislative Council (1953-1959) and the Executive Council (1962-1974). Being an active councilor, he has contributed a lot to the planning and development of sports in Hong Kong.
Mr. A. de O. Sales (GBM, J.P.)	He was the president of Club de Recreio from 1960 to 2012. He is well-known for his lifelong interest in promoting sports in Hong Kong. Mr. Sales was one of the founders of the Amateur Sports Federation & Olympic Committee (ASF&OC) of Hong Kong established in 1950. As Hong Kong's National Olympic Committee (NOC), it was renamed as Sports Federation & Olympic Committee of Hong Kong (SF&OC) in 1999. Mr. Sales was its president from 1967 - 1998. He was also the founder of the Hong Kong Amateur Swimming Association and its president from 1950 to 2013. On top of this, he was an Urban Council member and was the Chairman of Urban Council from 1973 to 1981. He explicitly stated in 1973 that the Urban Council would proceed with its own plans for constructing recreational and sports facilities and promoting various recreational and sports activities as well as sports competitions.
Badminton Section	<p>Club de Recreio was one of the early training bases for Hong Kong's elite badminton players.</p> <p>Mrs. Lo Leung Pik Luen, Diana (盧梁璧聯) She was the first locally trained player winning 3 championship titles (Women's Single, Women's Doubles and Mixed Doubles) in one tournament, the Hong Kong Open in 1975. In 1984-1994, she was the Head Coach of the Hong Kong Badminton Team.</p> <p>Miss Chan Lim Chee, Amy (陳念慈) In the late 1970s, 阮寶添 coached her at the Club. Apart from an impressive record of winning 9 women's singles championship titles in a streak (1975-1983) in the Hong Kong Open, she is also the first locally trained athlete winning an Olympic medal. Her international badminton awards include:</p> <ul style="list-style-type: none"> ● 1978 Asian Badminton Championships Tournament, Girls' Singles - Champion ● 1979 World Badminton Championships Tournament, Mixed Doubles - Champion (Partner : 吳俊盛) ● 1982 Australian Open, Women's Singles - 1st runner-up ● 1988 Summer Olympics (demonstration sport), Mixed Doubles - Bronze (Partner: Chan Chi Choi) ● 1990 Commonwealth Games, Mixed Doubles - Gold (Partner: Chan Chi Choi) <p>Mr. Sze Yu (施羽)</p>

	<p>His father is 施寧安. They both joined the Club in late 1970s. His father coached him at the Club. He won 4 Men's Singles championship titles in the Hong Kong Open in 1979 and 1981-83. He represented Hong Kong in the 1982 Asian Games and Commonwealth Games. He also played in the 1984 Thomas Cup before he emigrated to Australia.</p> <p>Miss Avelina Collaco She was trained at the club as a junior member by Mrs. Diana Lo. In 1987, she won the Hong Kong Open Women's Singles {Division B} championship title at the age of 12. She later joined the Hong Kong Youth Team and represented Hong Kong in the 1984 Uber Cup.</p>
Hockey	<p>Recreio Hockey Team dominated the First Division till early 1970 winning the First Division championship eleven times in fourteen years between 1957 and 1971 and also won the Holland Cup four times in that period.</p> <p>Some of our players played for the Hong Kong Team in the following international competitions: -</p> <ul style="list-style-type: none"> ● 8 Recreio players in the 1962 Djakarta Asian Games ● 6 Recreio players in the 1964 Tokyo Olympics Games ● 6 Recreio players in the 1966 Bangkok Asian Games
Lacrosse	<p>Lacrosse is a new sport in Hong Kong. Since 2015, Club de Recreio collaborated with the Hong Kong Lacrosse Association (HKLA) to promote the sport locally with the Club's assistance in providing a training base. Recreio also entered teams in the lacrosse league. The Club's grass pitch is used regularly for training of lacrosse teams of both the Club and HKLA.</p>
Lawn Bowl	<p>Club de Recreio first joined the Lawn Bowls League in the Second Division in 1927. They rose to the First Division in 1929 and won their first championship in 1937. Since then, Recreio became a dominant force winning the First Division championship for four consecutive years from 1937-1940.</p> <p>After the war, the success continued as the Club won the First Division championship title 14 times in the next 33 years (1948-1980) and produced many first-class bowlers. Among them, Mr. C.C. Delgado and Mr. R.E. DaSilva represented Hong Kong in the 1970 Edinburgh Commonwealth Games and won the Gold medal together with two other players from other clubs, Mr.A.R. Kitchell and Mr. G.A. Souza. Our players won the National Singles Championship 7 times and the National Pairs 6 times. Mr. C.C. Delgado won the Champion of Champions in both 1973 and 1974; so was Mr. A. Fernandes who won the same award in 1976.</p> <p>More recent Championship titles include: -</p> <ul style="list-style-type: none"> ● National Singles (1991, 1995 and 1999) ● Mr. T. Rozario won the Champion of Champions in 1991 ● National Triples (1981, 1990 and 2002) ● National Fours (1981 and 1982) <p>Mr. C. Antunes, a member of Club de Recreio, represented Hong</p>

	<p>Kong in several international competitions and won the following awards:</p> <ul style="list-style-type: none"> ● 1989 4th World Blind Bowl Championships, Singles - Silver ● 1989 5th Far East & South Pacific Games for the Disabled, Singles - Gold ● 1993 5th World Blind Bowl Championships, Mixed Pairs – Gold
Tennis	In 2018, the Club has 5 Men's and 4 Ladies' teams participating in the HKTA Winter League.

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**Hong Kong Country Club - Club Lease Renewal / PRL Public Consultation**

07/09/2018 11:09

From:

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

History:

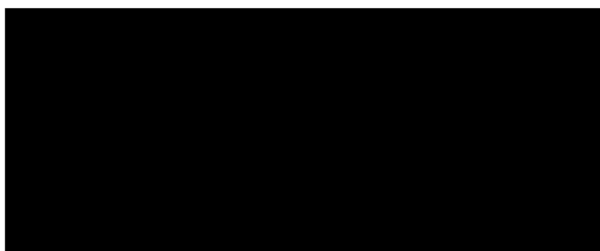
This message has been replied to.

Dear Sir,

Please find attached the letter regarding my views with respect to the PRL Public Consultation related to the Hong Kong Country Club.

*Best Regards,**Kevin Ka Kay Yip*

Letter_HK Country Club_Club Lease Renewal_PRL Public Consultation.p.pdf



BY EMAIL: pri_consultation@hab.gov.hk

September 5, 2018

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

RE: HONG KONG COUNTRY CLUB – CLUB LEASE RENEWAL/PRL PUBLIC CONSULTATION

Dear Sir,

I am writing to submit my views with respect to the PRL Public Consultation as it relates to the Hong Kong Country Club. For the sake of transparency, I am currently a member of the Hong Kong Country Club.

In particular, I would like to draw your kind attention to two issues.

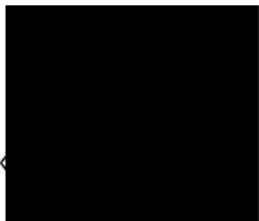
First of all, with regards to the proposed land premium as part of lease renewal, I believe that the proposed premium must be fair, reasonable and calculated based on the Club's site usage restrictions. For stakeholders and non-stakeholders alike, this principle of fairness is important because it would set up a precedent for the Lands Department in all sorts of other similar situations when it comes to lease renewal. Any methodology, I believe, should also take into account the financial impact on the viability and self-sufficiency of the Club, which as you know is a non-profit organization.

Secondly, on the issue of the Club opening up to eligible outside bodies and sports associations, I would like to draw your attention to the fact that the Club has always fully complied with its lease obligations. I believe the Club is of course always happy to foster increased partnerships to benefit sports development and aiding the community in the HK SAR. But of course, such partnership is only possible if the Club remains a viable concern and is not driven out by unsustainable land premiums.

Thank you so much for your kind attention to this matter.

Yours sincerely,

Kevin K
HK ID#



The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Public consultation on private recreational leases and land supply

07/09/2018 11:25

From:

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>, "tfls@devb.gov.hk" <tfls@devb.gov.hk>,

Cc:

History:

This message has been replied to.

Dear Sir,

Re: Public consultation on private recreational leases and land supply

We are writing to you to express our views in regards to the public consultation currently being conducted on private recreational leases and land supply.

As one of the oldest sports club in Hong Kong, the Royal Hong Kong Yacht Club (RHKYC) is well-known not only in Hong Kong, but also within Asia. Its past accolades are proofs of the club's status in this region. The club has also played host to numerous international competitions, and attracting participants from over 30 countries worldwide.

RHKYC has been very committed in developing Hong Kong's sailing and boating sports, in which Hong Kong has been performing well, and over 70% of people taking part in the club's training courses are non-members. It is worthwhile to note that the club is a non-profit organisation, all incomes generated are invested back in development of the sports. If the RHKYC is to be demolished, not only would it be detrimental towards the development of Hong Kong's sailing and boating sports, but it would greatly diminish Hong Kong's status as a sailing and boating hub in Asia.

If the cost of land usage by the club is to be calculated at full market value, the effects are also damaging. First of all, the full market value is difficult to calculate, but even if the full market value is calculated, the cost would eventually be passed onto the members and users, hence, making club usage and sailing sports participation even harder and more expensive to access. On the other hand, if the cost is not to be passed onto members and users, operational costs would need to be cut, which may mean a large scale redundancy.

In order to tackle land shortage problem in Hong Kong, I do not believe taking back the land on private recreational leases would resolve the issue. Other options which should be seriously considered includes, but limited to, urban redevelopment, reclamation, and development of underground spaces.

My husband and I have been members and users of The Royal Hong Kong Yacht Club (RHKYC) for almost 15 years. Therefore, I urge the Hong Kong government to carefully reconsider the plan to reclaim or to tariff the private recreational land.

Thank you for your attention.

Sincerely yours,

■ Elaine & Holger Eick
RHKYC membership number ■

■

■

■

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Comments on Review on Policy of Private Recreational Leases

07/09/2018 11:29

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk,

History:

This message has been replied to.

Dear Sir,

I am writing with my comments on the above consultation paper. I am a member of the Hong Kong Football Club, one of the beneficiaries of a private recreational lease.

My main concern is the proposed imposition of a lease premium of one-third of full market value on renewal of the lease. This is an unwise and unnecessary proposal, as explained below. The lease premium proposal should be abandoned and the exercise completely rethought.

1. It is accepted that the private recreational lease clubs enjoy is a privilege. It is appropriate for the government to grant such leases sparingly and to review and impose reasonable conditions on their use to ensure that community objectives are served. However, Hong Kong overall suffers from a shortage of sports and recreation facilities. The direction of public policy should be to make more facilities available, especially for the general public, rather than to impose punitive charges that will force the closure of some existing facilities and restrict the use of others to those who can afford the, necessarily-higher, membership fees. The result, if the lease premium were imposed, would be a smaller number of clubs limited to a wealthy membership, and - since any replacement facilities would take years to develop, if they were developed at all - even fewer recreational facilities in Hong Kong.
2. The paper understates the benefit provided by sports and recreation clubs. It touches on the role of club membership in attracting and retaining overseas talent to Hong Kong. However, for many foreign personnel Hong Kong with its intense crowds and narrow expensive accommodation is barely livable; club membership is not just an attraction but a near-essential resource for daily living for them and their families. The same applies to local people too. Many local people, even if not interested in sport, treasure the club ambience and chance to escape the crowds. There is also the cultural aspect - the Football Club, for example, is 130 years old. Clubs enrich the culture and diversity of society, and provide space for reflection and pursuit of new interests as well as opportunity for sport.
3. The paper underestimates the usage of clubs by the public by recording only use by outside associations. However, members bring their friends and associates to use the facilities as well. As a member of the Hong Kong Football Club, I hire their pitch each week for a football session, bringing in some 20 non-members, as well as inviting non-members to the club for gatherings, barbecue and so on. Other members do the same.
4. Finally, the government with its vast reserves does not need the money that would be raised by the lease premium. The imposition of the premium is therefore punitive - but why should Hong Kong's clubs be punished? Collectively, they provide benefits to society reaching beyond sport and recreation to cultural heritage and spiritual

regeneration.

It is reasonable to examine whether the use of land by private clubs is 'cost-beneficial' in terms of community objectives. However, this should be done via a case-by-case review on the merits rather than by blanket imposition of a financial charge on all clubs. Minimum usage levels by the public can be increased in some cases as the paper proposes - although account should be taken of informal public use, point 3 above. Where a club occupies land that would be particularly valuable in other use, consideration can be given to a land swap - as in the case of the Hong Kong Cricket Club which was moved from Central to Wong Nai Chung Gap. But policy should not have the effect of closing clubs down and making the surviving clubs more elitist. Hong Kong needs more clubs and recreational facilities, not fewer!

I hope these points are helpful.

Regards,

Matthew Harrison



By Post & By Email (prl_consultation@hab.gov.hk)

7th September 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Dear Sirs / Madam,

Re: The Hong Kong Golf Club (the "HKGC")

I am a Member of the HKGC and I strongly against the option "Alternative Uses of Sites under Private Recreational Leases" in relation to the partial or full reclamation of the Fanling courses.

I believe that Hong Kong needs more, rather than less, land for sports and golf development base on reasons including:

1. HKGC is an important part of Hong Kong's heritage, it is the oldest golf club in SE Asia and the second oldest in Asia. The clubhouse at Fanling is over 100 years old – a Grade II Heritage Building, and the Pavilion on the Old course just turning to 100 years old this year – a Grade III Heritage Building. There are many ancestral graves dating back to Qing and Ming dynasties - serval hundred years ago.
2. HKGC is an important green lung in the northern New Territories, it's courses have many protected Old and Valuable trees and are inhabited by a huge diversity of fauna including protected species of birds, insects, reptiles and other wildlife. HKGC's position is for the preservation of the entire Fanling site.
3. HKGC's Fanling facilities are open to the public from Monday to Friday throughout the year for non-member to enjoy the golf games.

Continued

4. HKGC hosts Hong Kong Open (the "HK Open") every year for the past decades. HK Open is co-sanctioned by the European and Asian PGA Tours and is one of two professional tournaments in the world to have been hosted at the same venue for more than half a century and is broadcast worldwide to over 400 million households.
5. HKGC acts as a key supporter in grooming young talented golfers including offering Hong Kong Golf Association and inter-secondary schools free access to host its squad team training and amateur tournaments, allowing talented amateurs to earn world ranking points and be qualified for international golf events including The Olympic Games.
6. HKGC raises fund for charities and hospital every year at the Fanling golf courses. Many golf events are held yearly there including HKGC's in-house event – the "Cup of Kindness" which was launched 30 years ago. More than HK\$20 Million is raised annually helping many local charities and hospitals.

HKGC is widely recognized as one of the few most valuable and successful brands in Hong Kong, it has earned a sound reputation worldwide, an icon that we should all be proud of. I strongly hope that Hong Kong government and the public would understand how important and prestige HKGC is. It is most vital for HKGC to receive good preservation instead of deformation.


Your attention and consideration to the above is much appreciated.

Yours faithfully,



NG Chi Lam Michael
Member of the HKGC





By Post & By Email (prl_consultation@hab.gov.hk)

6th September 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Dear Sirs / Madam,

Re: The Hong Kong Golf Club (the "HKGC")

I am a Member of the HKGC and I strongly against the option "Alternative Uses of Sites under Private Recreational Leases" in relation to the partial or full reclamation of the Fanling courses.

I believe that Hong Kong needs more, rather than less, land for sports and golf development base on reasons including:

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3. HKGC's Fanling facilities are open to the public from Monday to Friday throughout the year for non-member to enjoy the golf games.

Continued

4. HKGC hosts Hong Kong Open (the "HK Open") every year for the past decades. HK Open is co-sanctioned by the European and Asian PGA Tours and is one of two professional tournaments in the world to have been hosted at the same venue for more than half a century and is broadcast worldwide to over 400 million households.
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Your attention and consideration to the above is much appreciated.

Yours faithfully,

NG Siu Fai

Member of the HKGC



Mr. V-Nee Yeh

[REDACTED]

September 4, 2018

Home Affairs Bureau (Recreation and Sport Branch)
13/F West Wing
Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong



Dear Sir / Madam,

Re: Policy Review of Private Recreational Leases – Public Consultation Exercise

I am writing in my capacity as a Member of the Royal Hong Kong Yacht Club to inform you of the significant contribution the Club has made to the development of Sports in Hong Kong and to the Community at large.

While we understand that the Home Affairs Bureau is under pressure by a portion of the public to change the conditions of the Club leases we appreciate the difficult situation and I am grateful to be given a chance to voice my opinion in this public consultation process.

Over the past few years I have noticed a genuine and heartfelt effort by the management of the Club to invite more outsiders e.g. schools, charities and sports teams to come and enjoy the Club sporting, sailing, rowing and padding facilities. Scholarships have been awarded, training programmes are open to the public and cover all ages and abilities and also run extracurricular sailing and rowing for schools. Social and charitable organizations frequently use the Club as a place to relax on a lawn, in a playroom and to have meals in the dining rooms. Much has already been achieved in attracting non-members to use the Club – as the HAB will know – but the Club recognizes more needs to be done; and more will be done as a matter of priority.

Hong Kong is one of the top Financial Centers of the World, this status was acquired through hard work and gambles taken by multinationals whose executives believed in the future of Hong Kong. Our forefathers came from far way to set up the Hong Kong of yesterday and today. This was achieved by bringing expert talent from overseas. The then Government understood that to help Hong Kong prosper it needed to provide talented leaders with recreational and sports facilities to keep these experts in Hong Kong. In order for Hong Kong to continue qualifying as a Financial Centre we need to provide these very qualified talents facilities for them to relax with their families. Should the public want to take the Clubs away, it will also likely take talent and the jobs they bring with them away. Talented business leaders will prefer Singapore, Tokyo, Shanghai to Hong Kong, Multinationals will relocate from Hong Kong to those cities which will lead to massive unemployment. I doubt that a society can survive on subsidized housing and no income.

To be continued....

Page 2 of 2


Home Affairs Bureau (Recreation and Sport Branch),
13/F West Wing,
Central Government Offices
2 Tim Mei Avenue, Tamar,
Hong Kong

I personally believe that Clubs should continue serving Hong Kong and agree with the proposed new conditions as shared with the public on 20 March 2018. I agree to opening our facilities to 30% of our total capacity and also agree for our club to pay a third of the Fair Market Value for our rural building lot used for the sole purpose of an international country club as defined in the club's lease.

Thank you for considering my responses.

Yours sincerely,



Mr. V Nee Yeh
Membership 

Distributions



Mr. V-Nee Yeh

September 5, 2018

Home Affairs Bureau (Recreation and Sport Branch)
13/F West Wing
Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong

Dear Sir / Madam,

Re: Public Consultation on Policy Review of Private Recreational Leases

I am writing in my capacity as a Member of the Victoria Recreation Club to inform you of the significant contribution the Club has made to the development of Sports in Hong Kong and to the Community at large. I am very concerned should there be any major policy changes that could seriously alter the scene.

My views on the above-mentioned consultation paper are:

While we understand that the Home Affairs Bureau is under great pressure by a portion of the public to change the conditions of the Club leases we appreciate the difficult situation and I am grateful to be given a chance to voice my opinion in this public consultation process. Without doubts, imposing a land premium equivalent to one-third of full market value (FMV) on the future leases of private sports clubs will result in severe, negative financial and operational implications; the Club would ultimately be suffered and have a pressure to increase facilities charges significantly, thus deterring usage by members and/or eligible outside bodies in a long run!

I understand the Victoria Recreation Club and its membership play a significant and positive part in supporting the local community and has a strong ongoing commitment to Hong Kong's sports development. The Club has for several years made its facilities available to outside bodies to an increasing and significant extent, over 70% of people taking part in our training courses are non-members; and that should continue to be a valuable and integral resource to serve the local community and the sports development of Hong Kong.



To be continued....

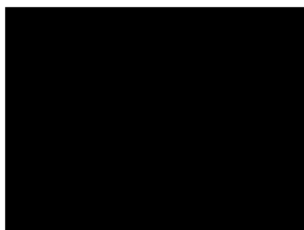
Page 2 of 2

Home Affairs Bureau (Recreation and Sport Branch),
13/F West Wing,
Central Government Offices
2 Tim Mei Avenue, Tamar,
Hong Kong

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Thank you for considering my responses.

Yours sincerely,



Mr. V Nee Yeh
Membership



Distributions



Recreation and Sport Branch,
Home Affairs Bureau,
13/F West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, HK

The Secretariat, Task Force on Land Supply,
17/F West Wing, Central Government Office,
2 Tim Mei Avenue, Tamar, HK

6th September, 2018

Dear Sir/Madam,

Public Consultation on Policy Review of Private Recreational Leases & Task Force on Land Supply

Land Premium:

I am strongly against increasing "Land Premium" to be paid by the private sports clubs, as this will lead to higher membership fees that only make the clubs for the elites and rich only. Clubs should be made more accessible to the middle class and not just for those Tycoons!!

Task Force on Land Supply:

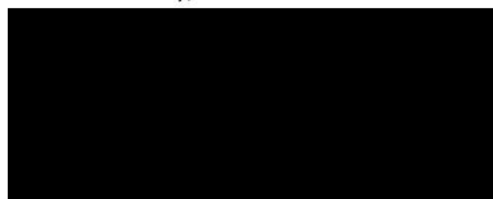
I strongly disagree to use PRLs land for housing development as the government cannot guarantee the land will be used for public housing, this will not solve HK's housing problems, instead it will only benefit the developers and it will only be another unaffordable luxury housing which only the crazily rich can afford!!!

Further Open Up:

I support further opening up of club facilities to eligible outside bodies and partnering with National Sports Association to host domestic and international competitions and to enhance the development of sports in HK.

Thank you for considering my responses.

Yours Sincerely,



Vanessa Wai Shan Leung



[REDACTED]

4 September 2018

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

Re: PRL Public Consultation

Throughout the existence of the Hong Kong Country Club of more than half of a century history, the establishment has been proven to be a very successful venue for social interaction between local and foreign professionals and non-professionals alike. Hong Kong being a metropolitan city, hardware establishment such as the Hong Kong Country Club is an absolute necessity.

Public opinions are not universally sacred. Some are good and some are bad. It is hope that those in power to administer the city would have the wisdom to make the distinction between the two and have the wisdom to make a decision for the good of the society as a whole and not only to certain segments of the society with their own private agenda. To ensure the HK Country Club's healthy survival, the government needs to make financial concession. It is not a government's aim to run like a private company. The whole purpose of a private company is to make money, whereas for a good government, while accumulating financial resources throughout Taxation etc., it needs to utilize the financial resource wisely for the good of the whole community. It would be a gross mistake if one runs a government as if it is a private company.

Finally, I quite concur with the idea for the club to assign certain dates or hours to be opened up for the public during some weekdays.

Regards,

[REDACTED]

Hector T. G. Ma

[REDACTED]

[REDACTED]



M. Ruijs

5 September 2018

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong



Dear Sirs,

I am writing in relation to the Public Consultation unto Private Recreational Leases. I understand the Home Affairs Bureau is interested in hearing the views of the public and have therefore decided to write to express my thoughts and opinion on this matter.

More specifically I am writing to you in relation to my longstanding membership of the Hong Kong Country Club resulting from my employer's ownership of a corporate debenture issued by the club. In the first instance I would like to stress to you the importance of having clubs like the Hong Kong Country Club in Hong Kong. Having been part of the club for coming up to around 15 years it has clearly become part of the daily life of me and my family.

When coming to Hong Kong initially around twenty years ago it became obvious to me that there were very few locations where to expand one's social life except for bars and other drinking places. At this point in time I was deciding whether or not to come to Hong Kong having been asked by my employer to set up our Pan Asian business. Having no personal ties to Hong Kong I found it difficult to see how to build up a meaningful social life. We also considered starting up in Singapore. However, we decided to locate in Hong Kong in the final analysis.

There is, in my view, a very clear role that private recreational clubs play in the social fabric of Hong Kong. They provide a home away from home for those international members without close ties to the city initially and an opportunity for incumbent members to interact with international members. Due to the nature of the club the number of people involved is small but therefore not unimportant. What is often forgotten in this debate is that for executives accepting a posting to Hong Kong it implies leaving their entire social life behind and establishing a new one. In general, whether in the US, Europe or other Asian countries this involves becoming a member of a country club or similar organization that offer outdoor sports facilities for tennis, golf or swimming. It is through these sports that members and their families interact.

Clearly these types of activities are land intensive as all sports related activities are.

From the press I believe that there are a lot of misinformed opinions which I may say lead to some form of jealousy or envy. This comes clearly across when reading the South China Morning Post recently.

M. Ruijs

This combined with the idea that those who “benefit” too much should “suffer”, whoever these may be, comes across time after time and leads to the current debate whether leases should be granted, and therefore where relevant renewed, to personal recreational clubs and if so at which annual fee.

There is no doubt in my mind that this comes from a feeling of being “left out” that seems to have developed over the past five to seven years. However, this matter is not a zero sum game. As the potential is limited, taking away the leases of the private recreational clubs or extending them on onerous terms does nothing for the benefit of Hong Kong’s society.

What it does do however is take away a small but important part of the social fabric of Hong Kong. It is therefore important when setting the rate of future leases to set this at a level that is commensurate with the nature of the activities enjoyed at the facilities.

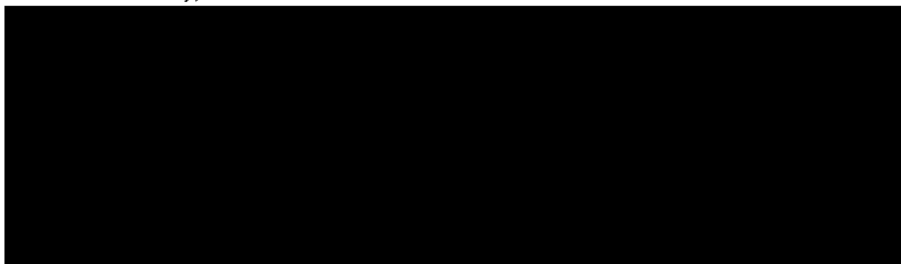
A second observation I would like to draw your attention to are the current public sports areas of Hong Kong. Also here clearly a small group of people, namely those who enjoy playing sports, benefit from using these facilities and rightfully so. It is part of the social fabric of any city to have these types of facilities. However, there are no voices which propose that users should pay for the use on a market basis nor are there any proposals to transfer these sites into housing sites. Clearly everybody in Hong Kong should be able against a reasonable amount or for free, to exercise their sport on a normal basis and this is clearly the case.

Coming back to the Hong Kong Country Club, the club has already long before the current debate started recognizing that it is not an island and has opened facilities to non members on a practical, good faith basis. I believe this was done voluntary and should be recognized in the current debate.

I understand the pressure that you are under in this debate and that it is not your role to take either side in this debate. I would like to point out that whether the outcome may be, it is important to have an outcome that allows the Hong Kong Country Club to continue to operate in a modern way as it has done since it was founded. Clearly if the annual lease fee would be too high or onerous restrictions would be attached this will leave to membership dues becoming too high and members leaving. On the other hand, I can understand that a direct subsidy is not something that is either appropriate. It is up to your commission to strike a good balance between the two.

Finally, I would like to ask you when deciding upon this matter to take all aspects into account and consider the long term implications of your decision. Only in this way I believe the long term viability of Hong Kong and its people will be safeguarded.

Yours sincerely,

A large black rectangular box redacting the signature of M. Ruijs.

香港添馬添美道 2 號

政府總部西翼 13 樓

民政事務局

(主題：私人遊樂場地契約政策檢討公眾諮詢)

敬啓者，

本人認為私人體育會所對本港體育發展有重要的貢獻，應該繼續存在。本人不同意向私人體育會所徵收高昂的地價如市值地價的三份之一，以免影響它們的生存權利及妨礙體育發展。本人認為特區政府應繼續向私人體育會所徵收象徵式地價，以持續推動體育發展。

本人對民政事務局於 2018 年 3 月份就「私人遊樂場地契約政策檢討」的諮詢文件有其他意見：

本人的姓名：TSOI ZAI WING

香港身份證號碼：

[REDACTED]

(可選擇是否提供資料)

聯絡電話：

[REDACTED]

(可選擇是否提供資料)



26th August 2018

Recreation and Sport Branch,
Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar,
Hong Kong

The Secretariat,
Task Force on Land Supply
17/F West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar,
Hong Kong



Dear Sir/Madam,

**RE: Public Consultation on Policy Review of Private Recreational Leases (PRLs)
& Task Force on Land Supply**

I am writing to provide my view in regards of two public consultation papers especially for Private Sports Club.

Land Premium:

I am strongly against the "Land Premium" to be paid by Private sports clubs to one-third of market value, as this will lead to higher membership fees making the clubs even more elitist and less accessible to more people.

Task Force on Land Supply:

I also disagree to use PRLs land for Housing development, since the government can not guarantee the land will be used for public housing. Using the PRLs land will not solve the housing problems in Hong Kong.

Further Open Up:

I support further opening up of club facilities to eligible outside bodies and partnering up with National Sports Association to host both domestic and international competitions as this could enhance the development of sport in Hong Kong.

Yours sincerely,

Signature LEIGHTON MCCARTHY

Name (in Block Letters):

Contact (Phone/E-Mail):

26th August 2018

Recreation and Sport Branch,
Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar,
Hong Kong

The Secretariat,
Task Force on Land Supply
17/F West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar,
Hong Kong



Dear Sir/Madam,

**RE: Public Consultation on Policy Review of Private Recreational Leases (PRLs)
& Task Force on Land Supply**

I am writing to provide my view in regards of two public consultation papers especially for Private Sports Club.

Land Premium:

A "land premium" should NOT be increased for private sports clubs at all, let alone to one-third of market value. Private clubs will become less accessible through higher membership fees, making them more exclusive.

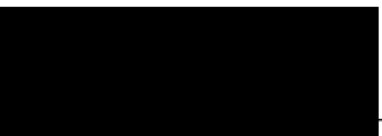
Task Force on Land Supply:

PRL land should NOT be used for housing development as the government can not guarantee the land will be used for public housing. It will NOT solve Hong Kong's housing problems.

Further Open Up:

To enhance the development of sport in Hong Kong, I am in favour of further opening up club facilities to eligible bodies during the week (i.e. off-peak times for club members.)

Yours sincerely,


Signature

Name (in Block Letters): JESSICA MCCARTHY

Contact (Phone/E-Mail):


5 September 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong



Dear Sir/Madam,

Re: Public Consultation on Policy Review of Private Recreational Leases

I'm writing on behalf of Christian Action, to express our support for the outstanding contribution made to our service users by The Clearwater Bay Golf and Country Club during this Public Consultation on Policy Review of Private Recreational Leases. We would like to impress upon the Home Affairs Bureau that without this collaboration we could not continue some of the programmes and services we currently offer to the community.

Christian Action is a local charity that supports over 287,000 attendances annually. We currently operate 24 service points, many of which seek to serve underprivileged children from low-income communities, new arrivals, ethnic minorities, refugee families, as well as migrant domestic workers. In Qinghai, we have cared for nearly 1,400 orphans and currently co-manage five children's homes, and our first children's rehabilitation centre in the province.

The Clearwater Bay Golf & Country Club is actively involved in the local community and underwrites the cost of numerous charity fundraising events held on its premises every year, raising millions of dollars for charitable causes in Hong Kong, including Christian Action. We have been fortunate to partner with the Club for over 7 years.

The Christian Action 3-Legged Charity Walk was launched in 2012 at the Clearwater Bay Golf & Country Club and has been held every year since then. The latest one (6th Walk) was hosted on 17th March 2018. Walking in a 3-legged manner, participants gain an experience that simulates the daily impediments of disabled children. Like previous years,

all the proceeds went to support our child welfare services for underprivileged children in Hong Kong as well as orphans and disabled children in Qinghai. Over 3,000 of our participants, volunteers and celebrities attended or enjoyed access to Club facilities. Besides the provision of event venue and golf course, the Club also provided green fee waiver & golf pro fee, entertainment, workshop, catering, transport, as well as event set up, operation & logistics, food & beverage, in addition to valuable help from their volunteers. Furthermore, we were also the beneficiary of their Charity Concert held there in 2013 with around 1,500 members and participants.

We thank you for this opportunity to share our views and respectfully urge the Home Affairs Bureau to consider the wider impact that any adjustments to the Private Recreational Leases could have on the access to The Clearwater Golf and Country Club we currently enjoy. I would also be grateful if the Home Affairs Bureau could keep the cost reasonable for the Club.

Yours faithfully,

Cheun

Executive Director

www.christian-action.org.hk

www.christianactiondirector.com

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Consultation on Private sports club leases

07/09/2018 11:52

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk,

History:

This message has been replied to.

Sir/Madam –

I am a regular user of the excellent sports facilities at Hong Kong Football Club.

Both of my sons , who are HKSAR passport holders, have learned football and hockey at the Club.

Without the excellent facilities and coaching neither would have achieved the success that they have with my oldest now playing regular hockey in the Honk Kong Hockey Association Men's leagues and my youngest having represented Hong Kong U18 boys at the Asian Hockey Federation U18 cup in Bangladesh last year.

The facilities are made available to both the public and club members throughout the year for a broad range of activities from league fixtures of sports associations, international tournaments, charity fund raisers and adult and junior coaching and development.

I would urge Government NOT to impose any additional charges or premiums on HKFC or other Clubs holding PRLs . The Clubs are non-profit making and any charges will simply have to be passed on to public users of Club Facilities inevitably restricting access and reducing Hong Kong's already meagre supply of quality facilities, quality coaching and opportunities to diversify and excel through sports and recreation.

As a former treasurer of the Hong Kong Hockey Association I would stress that the association relies significantly upon the free access to facilities of the various private clubs. If access were reduced or charged for then the sport of Hockey across all of Hong Kong would suffer

Yours sincerely,

Mike EVANS

[REDACTED]

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Renewal of Lease of the Hong Kong Country Club

07/09/2018 11:59

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

[REDACTED]

History:

This message has been replied to.

Dear Sir/Madam,

Please find attached a letter for your consideration indicating my support for the renewal of lease of the Hong Kong Country Club.

Best regards,

Anthony Chan



Supporting Letter..pdf

I am writing to you to urge you to give favorable consideration on the renewal of lease to the Hong Kong Country Club, Deep Water Bay at Wong Chuk Hang (the Club). For the record I have been a member of the Club for more than three decades and I truly believe, hand on heart, that it's the best Club of its kind in Hong Kong.

First, different from all other clubs in the city it is the only one that is founded upon the spirit of an international membership. The club is proud and holds dear to the fact that our members come from all nations. In fact there is a system in place to ensure that this is rigidly ensured. This of course is the beauty of the Club, indeed it reflects the unique nature of Hong Kong which prides itself as an international city.

Second, the Club also believes that the membership should not be exclusive to the rich. Indeed a lot of our members are salary middle class citizens, local or otherwise. Unlike a lot of the club in town where "memberships" could be bought-and-sold, our membership are not traded. In fact most of us are individual members who waited our turn for a long time like everybody else to join the club.

Third, the site of is immediately adjacent to the Ocean Park, which has similar types of recreational activities. Our Club is however slightly less noisy and crowded which is an ideal buffer between the Ocean Park and the residential zone on the other flank. As Ocean Park is not going anywhere anytime soon, I think there are good reasons to let our Club stay where it is.

Last but not least, I wish to respectfully submit that :

1. The Club is a collective memory of the city and should be preserve for posterity.
2. Every great city should have a great country club and the HKCC has proven to be a worthy representative for Hong Kong.
3. If the Club is replaced with housing property, it would most likely be luxury houses or flats which obviously will only benefit the rich and not the general public.

Finally I would like to plead to you and all of Hong Kong's citizen that to permit the renewal of the Club's lease at a reasonable premium. It is in the line with Hong Kong's proud traditions, that is we all aspire to a better life and a civil society with diversity and tolerance.

YOU ARE NOT FAVOURING THE RICH!

Yours Truly,

[REDACTED]

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Public Consultations on Policy Review of Private Recreational Leases

07/09/2018 12:13

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History:

This message has been replied to.

Dear Sir/Madam,

My family enjoyed sports a lot and we are a regular user at Hong Kong Football Club. My son who is [REDACTED] years old has been learning Hockey with Football Club since he was 6.

Our family as a non-member to the Hong Kong Football Club was very fortunate to be accepted by the club to send our child to learn Hockey with them at a very very reasonable fees.

I strongly opposed to impose any additional charges or premiums on HKFC or other Clubs holding PRLs . The Clubs are non-profit making and any charges imposed will be passed on to the public and the public like us may be inevitably restricted access or have to pay a very high fees in order to participate in the sport and enjoyed the facilities.

Yours sincerely,

Cherry

[REDACTED]

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Extension of Public Recreational Lease for Hong Kong Country Club

07/09/2018 12:14

From:

To: <prl_consultation@hab.gov.hk>,

History: This message has been replied to.

Private Recreational Lease and Land Matters Section,
Home Affairs Bureau (Recreation and Sport Branch),
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong
Email: prl_consultation@hab.gov.hk

Dear Sirs

Re: Extension of Public Recreational Lease for Hong Kong Country Club

I am writing to express my views as to why I am strongly in favour of extension of the Public Recreational lease for the Hong Kong Country Club (the Club) in Wong Chuk Hang Road.

The Hong Kong Country Club is a valuable resource for sports development and community contribution, and increasingly makes its facilities open to the Public.

In an urban city such as Hong Kong, which still has a shortage of recreational facilities, it is imperative we preserve and develop the resources we have for the betterment of Hong Kong.

This will facilitate Hong Kong retaining its place as Asia's World City.

Some of the reasons why the Club deserves to have the lease extended are as follows:

Contribution to Sports Development

Since 2013, the Club writes to 800+ schools every year to invite them to the Club and make use of our facilities for their sports lessons and training. Around 20 schools, including St. Stephen's Primary and Secondary Schools, Pun U Wah Yan Primary and Wah Yan Secondary Schools, Lau Wong Fat Secondary School etc., regularly make use our tennis, squash, basketball courts, and bowling alley. The use of our facilities by schools have increased by more than 150% from 2016 to 2017 alone, from 491 hours in 2016 to 1228 hours in 2017. With the Club's continued commitment to further opening up, it is projected this will continue to increase to 1500 hours in 2018.

The Junior Tennis Scholarship Program began in 2016, under which the Club provides annual coaching subsidies totaling \$120,000 to promising sportspersons aged 8 to 17. Thus far, there have been 26 recipients who between them have received 3,000 hours of coaching free of charge.

Since 2016, it has run Summer and Christmas Camps for local school children, first for Tennis and then Bowling as well starting 2017, with the aim of making it possible for all young people, no matter their background, to take up sport. By end of 2018, more than 340 children from the age of 8 to 17 will have received 3660 hours of coaching free of charge.

The Club has hosted both international and local tennis tournaments, including The Wheelchair Tennis Exhibition Match in 2011, an invitation match with local and participants from overseas, The Asian International Schools Championships in 2016, and The Hong Kong National Junior Tennis Championships (U18 categories) since 2015, which will again be taking place at the Club this year from 1-9 July and 4-17 August.

It also host the Hong Kong Tennis Association (HKTA) Leagues, a Summer League and a Winter League every year, which occupy the Club's tennis courts for 480 hours per year.

The Club is currently planning to host an International Tennis Federation (ITF) sanctioned tournament in November 2018 in conjunction with the Hong Kong Veterans Tennis Association (HKVTA), The International Super Senior Tennis Open; the proposed tournament will have 12 events and attract players from all over the world.

Since records started to be kept in 2015, the Club has opened up over 5,000 hours of our sports facilities to Eligible Outside Bodies such as schools and sports associations. There was a 65% increase in number of hours opened from 2016 to 2017 alone. The Club remains committed to further opening up our facilities and to allocate even more resources to accommodate the needs of outside bodies.

Contribution to the Community

Caring for the community is a core value that has long been and continues to be embraced by the Club, and in doing so, we provide access to our non-sporting facilities to social or charitable organizations, including use of the lawn, playground, playroom and dining facilities, despite such facilities not falling within HAB's Opening-up Scheme, and hours so offered not credited by HAB. The Club continues to support a range of NGOs and charities, and in selecting our Charity Partners, special emphasis is placed on those supporting children and the elderly.

Mother's Choice is one of the Club's two Charity Partners, and has been since 2010. Their WEE Care Group and BABY Care Group visit the Club approx. 24 times a year, and we provide a safe open space for children without families to play in, such as our playroom, lawn and playground, before treating all the children and carers to lunch at the Poolside. From 2015 to date, we have provided more than 1,300 meals to Mother's Choice free of charge.

St. Mary's Home for the Aged (St. Mary's), just around the corner from the Club, is our other Charity Partner, and has been since 2012, when the Club generously donated \$840,000 to replace and repair windows and doors in the Men's Wing of the Home. It arranges regular monthly days of respite for groups of elderly residents, during which they may do some tai chi on the lawn, enjoy a game of bowling and have lunch in the Bayview Room with Members and staff volunteers before departing. The Clubs serves approx. 160 meals to St. Mary's residents free of charge per year, and management visits the Home each year at Thanksgiving to cook and serve 120 residents and carers a 3-course lunch and to entertain them with a sing-a-long. The Club also arranges ongoing festive donations such as mooncakes, rice dumplings and Chinese New Year puddings.

The Club fundraises for selected charities throughout the year through charity sales and holding charity sports tournaments. Since 2014, it has raised more than \$500,000 through events such as the Annual Christmas Charity Market and the Tennis Charity Social. These funds have benefited more than 7 charities, e.g. St. Mary's, The Home of Loving Faithfulness, Little Life Warrior Society, Hong Kong Dog Rescue.

Over the past three years, the Club has welcomed over 30 charities/NGOs and local Hong Kong schools on their outings, offering meals, sports, games, team-building and in-kind or venue support. Notable Organizations include: Just Volunteers English Language Learning program for disadvantaged children, Hong Kong Christian Services, St. James' Settlement, We Paint supporting children on the autism spectrum, HKU Space and HKAPA. More than 2,800 individuals have visited the Club since 2015 and we have served more than 2,300 meals free of charge.

The Club has partnered with Foodlink Foundation since 2012 to donate our surplus food to beneficiaries partners such as St. Barnabas Society and Chai Wan Baptist Church Social Service served onsite to those in need free of charge. Since 2015, it has donated more than 1,100 kg of food to Foodlink Foundation.

The above underlines how the HKCC is a critically important contributor to so many community programs in Hong Kong. Extending its lease is critically important to demonstrate to the world that Hong Kong continues to be a forward looking, leading example for other Asian nations to follow.

Thanking you

Yours faithfully

Haresh Melwani

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Keeping the HK clubs as they are (from a HKFC member)

07/09/2018 12:17

From:

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Please respond to [REDACTED]

History:

This message has been replied to.

Sir / Madam –

I have with interest and some fear followed the conversation over the last years in the media concerning the private clubs across Hong Kong and they in why the land they sit on is leased.

As a long-serving member of the Hong Kong Football Club in Causeway Bay, the issue is close to me.

Being from Denmark, I arrived to Hong Kong in March 2005, and later that year qualified as a sports member through squash to the Hong Kong Football Club. Ever since that the club has been the center of gravity for my social life in Hong Kong. I have used the club and its excellent sports facilities for sport and the venue for dinner parties and birthdays.

Over the last 4 years, my son who now is 6 years old is doing all his sports at the HK Football Club, that be football, rugby, badminton, and swimming. He is making the club his home away from home.

I would like to point out his rugby and football training is open to the public, and he has made many friends there that are not members, but take advantage of the mini rugby and football training programs.

I would urge Government not to impose any additional charges or premiums on HKFC or any other Club for that matter holding PRLs. The Clubs in question are non-profit organisations, and any extra charges will simply be passed on to public users of Club Facilities inevitably restricting access and reducing Hong Kong's already narrow supply of quality facilities for sports and recreation.

Respectfully,

Nikolaj

[REDACTED]

[REDACTED]

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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's OPERATION

07/09/2018 12:24

From:

[REDACTED]

To:

prl_consultation@hab.gov.hk, [REDACTED]

History:

This message has been replied to.

1. **Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;**
 - 1) Yes PRL's Site should continue to operate under the policy.
 - 2) Leases may be reviewed in a way to better meet land use and sport development.
 - 3) Yes, leases should be longer than 15 years to allow better development of the lessee.
2. **How to assess whether these sites should be retained or returned to the Government for other development purposes;**
 - 1) Best sports promotion in the community assessment tool to be defined
 - 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
 - 3) Best development of elite sports option and sponsorship to be demonstrated
 - 4) Focus on international event preparation, support and hosting is to play a part in this assessment
 - 5) Whether the PRL's site are providing sufficient % of sport promotion against recreation activities and facilities
 - 6) Whether the PRL's support their duty of opening to NSA and eligible outside bodies.
3. **Whether charging nil or nominal land premium for the use of these sites should continue**
 - 1) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
 - 2) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.
 - 3) At least if an onerous land premium is to be paid by PRL's flexibility in payment should be considered and the amount calculated according affordability not according to developer's unrealistic and extortionate land values
4. **Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;**

Yes, but subject to the principle of proportionality (i.e. the bigger the land size of the PRL lessee, the more (in terms of opening hours and variety of facilities) the PRL lessee shall open
5. **What types of facilities should be allowed on these sites (including ancillary facilities);**

So long as they are in line with the ethos and M&A of each club, facilities shall be open to all with a fee if they support development of elite sports and international event.
6. **How to enhance the monitoring on the governance and transparency of the lessees;**

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.
7. **Whether and how to assess applications for new sites for sports and recreational use;**

Assessment should be based on the level of development of elite sports and international event support and hosting.

Regards,
Winnie Lo

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Private Recreational Lease - Policy review - VIP to keep HHYC as an active sports club in HK

07/09/2018 12:28

From:

[REDACTED]

To:

prl_consultation@hab.gov.hk,

History:

This message has been replied to.

Please find my supporting letter / document for the Private Recreational Lease - Policy



review - VIP to keep HHYC as an active sports club in HK PRL - P4.pdf PRL - P1.pdf PRL - P2.pdf



PRL - P3.pdf

Private Recreational Lease and Land Matters Section
Home Affairs Bureau (Recreation and Sport Branch)
13/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar,
Hong Kong

Email: prl_consultation@hab.gov.hk
Fax: 2519 7404

Dear Sir,

7TH September 2018

Re: Comments on the PRL Policy Review

I write to support the Hebe Haven Yacht Club. The reasons are listed as bellows:

Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7-15)

A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.

- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.

- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.

- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.

- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.

- A nominal fee only is appropriate.

- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

A.5 - Expanded shower and toilet facilities are required.

- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

A.6 - Quarterly returns highlighting non-members' participations.

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

A.7 - Annual inspections.

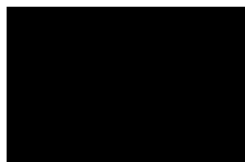
Below are my further comments about the Hebe Haven Yacht Club:

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.

I sincerely hope that charging nil land premium for the use of the Hebe Haven Yacht Club should continue.

Yours faithfully,

Name: Rob Allen



The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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confidential

發件人要求將其姓名及意見書保密

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Hong Kong Football Club and Private Recreational Leases

07/09/2018 12:54

From:

To: prl_consultation@hab.gov.hk,

Cc:

History:

This message has been replied to.

Dear Sir or Madam,

I write in support of the work that the Hong Kong Football Club does with regard to its crucial commitment in the development of sport among all levels of the community. You will, I hope, be familiar with the sports, particularly rugby, that the club helps foster and development, the large proportion of non-members who take part in the sports that the Club offers, the local tournaments that the Club manages and hosts, and the international tournaments to which the Club contributes. I would not wish to see that change, given the exceptional level of sporting activity that is conducted through, and sponsored by, the Hong Kong Football Club.

We have close links with Po Leung Kok and local schools and through sponsorship of local players, we have been able to develop the girls and boys in to international sports players, representing Hong Kong Football Club, but also their country at the highest level. Without access to this type of coaching and active support through the club and community that we have at HKFC, I fear that many talented sports players would not be able to reach their full potential

In particular, in regard to some of the more recent questions I know have been raised, I write in support of maintaining the existing model, without amendment, for Private Recreational Leases, particularly in so far as they relate to Hong Kong Football Club.

Yours sincerely,
Clair Price

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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Public Consultation on Policy Review of Private Recreational Lease - Club de Recreio

07/09/2018 13:24

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

Home Affairs Bureau,
13/F, West Wing, Central Government Offices,
2, Tim Mei Avenue, Tamare
September 6, 2018

Dear Sirs,

Subject: Public Consultation on Policy Review of Private Recreational Leases –
Club De Recreio, 20 Gascoigne Road, Kowloon

I would personally appeal to Home Affairs Bureau (HAB) to consider the coming renewal of the private lease to Club de Recreio to remain status quo without adding a new land premium at one-third of Full Market Value.

1. I have been a member of Club de Recreio for more than 30 years and have used their facilities for Tennis, Lawn Bowl, and Contract Bridge Game. The cost charged by Recreio using the above facilities has been reasonable and compatible to the charge by the Government. Club de Recreio does offer a good location for me to access to several recreational facilities at the same place, this is also true to many other members enjoying the facilities more suitable to their personal schedule as well. I cannot find any government public facilities offering similar convenience.
2. I enjoyed the local clubs tennis league games and open Wednesday afternoon contract bridge game (open to public members on pre-registration, currently, since more than 300 members of the public had joined and played in the tournament) that has been very popular and running for many years. Club de Recreio has made this accessible to members of the public by having a low-cost policy.
3. For many years, Club de Recreio has always been very supportive of many sports activities by providing training venues for hockey, lacrosse, tennis and lawn bowl. Club de Recreio has been supporting the hosting of international sports competitions, namely, lawn bowl, lacrosse, and hockey. Club de Recreio has also provided the venue for tournaments organized by Hong Kong Contract Bridge Association.
4. The entrance fee to Club de Recreio and the monthly subscription is reasonable and members of the public can afford to make access to the club. This is very different from many other costly local recreational clubs.

Club de Recreio has a long history among the public providing variety of sports and ancillary facilities at the same venue as an affordable alternative to the public government facilities. With the proposed implementation of imposing market value premium scheme in the coming lease renewal, it will definitely alter the present cost scheme offered by Club de Recreio. It is inevitable that the cost to use the facilities at Club de Recreio will be increased to a level unaffordable to the current members and the local community. Therefore I would request the Home Affairs Bureau to retain the current status to Club de Recreio on their coming lease renewal and this will benefit to our local community.

Tsang Kwok Che



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Policy Review of Private Recreational Leases - public consultation exercise

07/09/2018 13:57

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History:

This message has been replied to.

Home Affairs Bureau
(Recreational and Sport Branch)
Government of the HKSAR

RE: Policy Review of Private Recreational Leases - public consultation exercise

To whom it may concern,

The Hong Kong Yacht Club has always very much been part of our collective memory of the city we were born and raised in. Every postcard of Victoria Harbour we sent to our friends overseas has the iconic clubhouse in its foreground. It is hard to imagine a Hong Kong without the Yacht Club in the picture.

I did not come from a family with long history of sailing. We come from working class family and it was our great fortune to be involved in activities in the Club. My nephew is now an avid sailor, keenly waiting for my eight year old son to join his sailing crew. I am extremely interested in joining one of the various rowing crews in the Club as I am sure that is the best sport available to a middle aged man who cares about his health. It is also my strong wish that our children, both the eight year old boy and our 1 year old baby girl, can grow up in an environment where they can choose their favorite maritime sport, may it be rowing or paddling or sailing. We must not let the long sailing and maritime traditions of Hong Kong dwindle off in the coming generations in this age of electronic toys.

Maritime sports such as sailing has always been a playground for the privileged class in the old times. Thanks to the Club and the efforts it is making, things are changing. Not only are new members like ourselves warmly accepted, we have known many non member friends send their kids to courses at the Club introducing them to the beauty of maritime sports. None of these would have been possible if extra financial burden are levied arbitrarily by the government on the Club. It is my firm belief that the government policy in this area should be formulated with the time honored laissez faire principle in mind. The less government involvement, the better. Imagine a world where the government impose a heavy and arbitrarily calculated land use fee on the Club, the end results will be the end of cheap and affordable access to these increasingly popular sports to general public of all classes and walks of life. Sailing will return to being an expensive sport and become exclusive to the modern day equivalent of the old colonial upper class. It will also mean that the government will have to organize additional bureaucracies and fundings to provide for the development of such sports in Hong Kong. Indeed it will be a sad day for the sport if that is to happen, and sad day for all the non members I have met during my participations in the training courses provided by the club (I think some 70% of people in these courses are non members from the general public). They will be priced out of these sports.

In summary, the Yacht Club is iconic and public spirited and I believe represents the best of the values that stand for Hong Kong. Taking away the land or pricing out the Club not only fails to address some of the more pressing issues faced by the Hong Kong society (e.g. land shortage - there are far better options when it comes to sourcing land for developmental purposes). In this day and age of growing tension within the fabric of society, the Yacht

Club is doing more than its fair share in pulling Hong Kongers from different walks of life together. There is no better way to build lasting classless friendships than being in the same boat crew. Imposing extra land use fees on the Club will run against the interest of Hong Kong society in the long term.

Yours Sincerely,
Ka Man LEUNG

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Public Consultation on Private Recreational Leases and Land Supply

07/09/2018 14:37

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History:

This message has been replied to.

Dear Sirs,

I write to put forward my views as part of the above mentioned public consultation.

I am aware that the Government is conducting this exercise to try to plan what land should be used for further housing development in Hong Kong and that those clubs with PRL's form a small part of that consideration.

Personally I have lived in Hong Kong for nearly 9 years at this point. I am a Permanent Resident and am in the process of buying my first apartment here.

My daughter also lives and works in Hong Kong and my son is based here although he is currently working in Singapore.

My wife and I are both members of the Royal Hong Kong Yacht Club and have been for the past five years or so.

Whilst we both enjoy the facilities of the club and we both enjoy recreational sailing I am also more involved with the racing side of the club also.

I regularly take part in the China Coast Regatta, the Around the Island Race, the Rolex China Sea Race and the San Fernando Race as well as many other races hosted by the Aberdeen Boat Club.

I am on the water in one form or another most weekends.

I have done the Safety at Sea Course at the club and am on the voluntary roster for race duties such as Results Officer.

The club does a huge amount to promote its four core disciplines of sailing, rowing, paddling and dragon boating and, through its youth and public programmes, provides both access and training to all ages and skill levels for those that have an interest, or who would like to try, these sports. And this is whether they are members or non members.

Indeed the club also runs courses for schools in sailing and rowing giving children and young adults opportunities to experience sports that they would probably not have any access to otherwise.

Some 70% of participants in the clubs training courses are non-members and some 40% of competitors in weekly class racing are non-members.

Significantly it does all this, and makes its facilities available, as a non-profit organisation with all income generated going back into the club to enable the promotion and furtherance of its core sports.

Not only does the club perform strongly within Hong Kong but I believe that its excellent international reputation reflects beneficially on the image that Hong Kong, as a city, has globally. This is for three main reasons.

Firstly within the global sailing community it is a very well known and respected club. I have spent a lot of time sailing and racing in the UK as well as here and the clubs reputation for excellence is widespread amongst the top clubs such as the Royal Yacht Squadron in Cowes.

Secondly the club hosts a number of well attended international races such as the San Fernando Race, the Hong Kong to Vietnam Race and of course the Rolex China Sea Race. I am sure that the top

sponsor in sailing, and a very premium brand in its own right, Rolex , would not choose to associate itself with a club that had anything but the highest standards of professionalism and expertise required to put on such an event.

And of course this year saw the club provide the on water race management for the Volvo Ocean Race which was adjudged a great success. The positive publicity that this provided for Hong Kong was priceless.

And thirdly we should turn to the recent Asian Games in Indonesia. Hong Kong had its best medal haul ever and part of that was in sailing. This was in no small part due to the background of those sailors and their training through the club system.

And Hong Kong and its people get to benefit from all of this at no cost. The club funds all of it through its current funding efforts.

So there is much at risk should either the land supply task force decide to take back the small amounts of land used by the club or the land premium be greatly increased.

Clearly the former would result in the cessation of all of the above which would be catastrophic both for the club and for the international reputation of Hong Kong.

Should the land premium be increased to 30% of full market value that would also be highly detrimental to the club and its activities.

Such an increase in costs would clearly require the cutting of jobs, with the attendant increase in unemployment, and the passing on of the costs to the members in the form of increased subscriptions.

All of this would combine to cut the number of activities the club could afford and to make the club more inaccessible to non members which would seem to be quite the opposite to that which the Government has been trying to achieve thus far.

So in closing I would strongly advocate that the clubs with PRL's are not considered as a part of this exercise to find more land for housing. The downside to so doing far outweighs the benefits as I have outlined above.

Additionally there should be no increase to the cost burden that these clubs bear so that they can continue to provide the great facilities that they do to the people of Hong Kong and continue to enhance the city's reputation abroad.

Sincerely,
Mike Griffiths.

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Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

07/09/2018 14:39

From: [REDACTED]
 To: pri_consultation@hab.gov.hk, tfls@devb.gov.hk,
 History: This message has been replied to.

Home Affairs Bureau (Recreation and Sport Branch)
 Email: pri_consultation@hab.gov.hk

The Secretariat, Task Force on Land Supply
 Email: tfls@devb.gov.hk

Dear Sir / Madam

RE: Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

Private Sports Clubs continue to play a vital role in sporting development in Hong Kong. I am very concerned should there be any major policy changes that could seriously alter the way in which residents of Hong Kong can lead a balanced, healthy lifestyle.

My views on the above two consultation papers are:

"Land Premium": I am strongly against the increase of the "Land Premium" to be paid by private sports clubs to one-third of market value. Increasing in such a drastic way will inevitably lead to higher membership fees, making clubs even more elitist and less accessible.

"Further open up": I support further opening up of club facilities to eligible outside bodies and partnering with the National Sports Association to host domestic and International competitions, as this will enhance the development of sport in Hong Kong and promote healthy life styles.

"Task Force on Land Supply": Further, I disagree to use PRLs land for housing development, since the government cannot guarantee that the land will be used for public housing. Using the PRLs will, therefore, not necessarily solve the housing problems in Hong Kong, but will rather negatively influence people's ability to lead a healthy life through playing team sports.

Thank you for considering my responses.

Yours sincerely,

Quentin Painter

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PRL LAND CONSULTATION

07/09/2018 14:47

From:

To: prl_consultation@hab.gov.hk,

Cc:

History:

This message has been replied to.

Dear HAB.

My name is Ryan Matthysen

I am writing in my capacity as a member of the Hong Kong Football Club where I am a part of the Rugby Section.

The HKFC is a strong supporter of the community and is always happy to share it's facilities with the wider Hong Kong Community. This is evident in the numerous matches that the HKFC allows the Hong kong National team to use its facilities, as well as the amazing amount of charity and community events the club hosts, normally free of charge or at minimal rates for outside bodies. The club is always willing to open its doors to outside bodies and has consistently gone above & beyond what is required by government, even before the current PRL terms were being proposed.

In order for clubs such as the Hong Kong Football Club to continue making a contribution and helping with sports development in hong Kong, the current PRL terms should not be increased.

It will not help in any way.

Thank you.

Ryan Matthysen

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HKFC is a very good sports club that helps the wider HK community

07/09/2018 15:05

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk,

Cc:

[REDACTED]

Please respond to

[REDACTED]

History:

This message has been replied to.

Dear Sirs,

I am pleased to enclose a copy of my signed letter for your kind perusal.

Please contact me if you need any further clarification.

Regards,

CHEUNG Wai Hin Rio

--



[REDACTED] SKM_C454e18090715000.pdf

Home Affairs Bureau,
West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar,
Hong Kong

Send via email to pri_consultation@hab.gov.hk

Date: Sept 7 2018

Subject: Hong Kong Football Club (HKFC)

Dear Sirs,

My name is CHEUNG Wai Hin Rio, HKID card number is [REDACTED] I joined HKFC rugby team since 2013, currently, I am playing in HKFC rugby U11 team.

HKFC welcome players from everywhere including HKFC member and non-member. I only need to pay a very reasonable fees but I can get almost everything required to play rugby. It includes uniform, short, ball, backpack, a lot of very good quality coaches, very high quality and good location pitch, very comfort changing room, etc.

I love to play rugby, it's all because of HKFC, I believed the government should continue with its current PRL policy so that HKFC can continue helping sports in Hong Kong.

Please free fell to contact me if you need any further clarifications.

Best regards,

[REDACTED]

CHEUNG Wai Hin, Rio

CC:

[REDACTED]

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Opinion on the Leases to the Royal Hong Kong Yacht Club

07/09/2018 15:46

From:

To: <prl_consultation@hab.gov.hk>,

History: This message has been replied to.

Date : 7 September 7, 2018

To : Home Affairs Bureau (Recreation and Sport Branch)

Dear Sirs,

Opinion on the Leases to the Royal Hong Kong Yacht Club Policy Review of Private Recreational Leases – public consultation exercise

I started joining sailing races organized by the Royal Hong Kong Yacht Club (RHKYC, the club) on weekly basis from 2008 for 5 years before I became a member of the club. The club organizes courses on sailing, rowing, sea safety, marine first aid, long range radio and the like to facilitate the public for enhancing sailing techniques and sea safety. The courses are open to public that the participants are not necessary club members. Seminars on the sports are arranged from time to time to share the experiences and knowledge with speakers from overseas and sometimes local. The club also holds world class races like Hong Kong to Philippines, Vietnam and Hainan Island on yearly basis. The club also provides supports with volunteers from the club for the Hong Kong leg of the Volvo Ocean Race, the top race in the sailing world.

The club provided a platform for both leisure and elite sailors. It pools together the sailing enthusiasts for exchanging knowledge, experiences, recruiting crew members and other logistic supports for the sports.

Charging the club with full or significant partial market value (like 30%) of the land rental would endanger the promotion of the sports. Membership charge will escalate and become less affordable by the general public. The investment by the club on facilities and equipment will decrease in order to reduce the budget. This will result in lowering in quality of courses, reducing the training opportunities. Sailing activities for schools, underprivileged and the like which the club organizes from time to time with volunteers from the members and other sailors will also be impeded.

After completing sailing courses from Leisure and Cultural Department, there is little chance of continuing the learning from the Government or other sources for advanced learning and practicing. I continued to gain experience by joining races of the club with friends of the club even I was not a member. I joined the Long Range Radio course and was certified to get the license of using Long Range Radio. I attended the Sea Survival Course and the course enabled me to sail offshore with confidence.

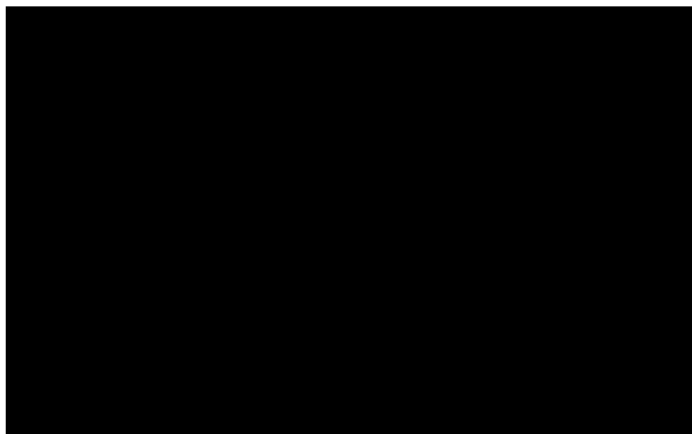
In 2016, I sailed from Hong Kong to Europe in the capacity of a sailboat captain to pass through the fabulous and treacherous Northwest Passage in Canadian Arctic. This marked the first Chinese boat passing through the “New Everest at the Sea”. It is also a first Asian boat crossing the Northwest Passage in a single season.

On the return trip from Europe back to Hong Kong, we secured the escort from the Chinese Navy accompanying us for 4 days through the pirate laden Somalia water. During the course of sailing, the boat berthed in marinas in many ports which are the reciprocating yacht clubs to the RHKYC. This provides us with much conveniences. We encountered difficulties at sea during storms and had seek the help from the club for rescue co-ordinations with advices and weather information received promptly.

Without the training, support and help from the sailing community of the club, it is very unlikely that the expeditions can be materialized not even to mention the sucess. After completing the round the world sailing expedition, I become the first Asian completing both the Everest on Land and the Everest at the Sea. News and information about my expeditions can be searched through usual search engines using my Chinese name.

Yours sincerely,

Chu Kee Duen 朱棋端



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RE: HAB - Private Recreational Leases

07/09/2018 15:55

From:

To: "prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

History: This message has been replied to.

2018 09 07

Al Mok
HKFC Member

Home Affairs Bureau,
West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

To: prl_consultation@hab.gov.hk

RE: HAB - Private Recreational Leases

Dear Home Affairs Bureau,

I write to you as a current member of the Hong Kong Football Club and as they continue to directly help Hong Kong citizens in much needed sports which directly improves health and fitness, I am here to express my view that the current PRL terms should not be increased.

My original foray into rugby started out with an independent local team called "The Bulls" which practiced out of government pitches in Happy Valley. At the time, 95% of our players were Chinese locals who lived in Hong Kong Island, Kowloon, and New Territories. We would always play league games of 15 per side with only 12 or 13 players as being a small team, we couldn't always field enough players. But we would still play! We competed despite automatic forfeiture! And surprisingly, we'd sometimes even win with this disadvantage. We played this way for years, and our spirit to play this sport could not be undermined.

The HKFC approached us one year and asked if we would like to merge with the Club, they saw in us the love for the sport of rugby, but also the benefits that the Club could bring (such as: players to help field a full team, more exposure to experienced payers, more exposure to coaches to help develop our skills).

After two years, HKFC "Bulls" had won their divisions' league championship, turning a dogmatic but last placed team into one that has created memories and friendships that will last forever. Today, the "Bulls" have grown from strength-to-strength; what once was the lowest division team in HKFC has steadily risen up the ranks. This I know is in no doubt could not be done without the support of the HKFC.

I also know of many friends who take their children to learn mini-rugby at the HKFC on Sunday mornings. This nurturing of sports at a young age is vital for the development of Hong Kong youth. As you can see from the above personal examples, the HKFC brings a lot of benefits to the community.

Again, please do not increase the current PRL terms for the HKFC.

Best regards,

Al Mok



The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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PRL Public Consultation

07/09/2018 17:23

From:

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

History:

This message has been replied to.

To Whom it may concern

Dear Sirs,
Dear Madames,

The Hong Kong Country Club like many other private sports clubs belongs to the Hong Kong lifestyle and serves its purpose to Hong Kong and the Hong Kong community at large, but in particular contributes to the sports development towards 800 plus schools for sports lessons and training as well as offering junior tennis scholarships programs for promising talents aged 8 to 17.

The Hong Kong Country Club has been contributing towards the community with offering the club facilities for activities like Mother's Care, St. Mary Home for the Aged (St. Mary's) and 28 more charities/NGO's and to Hong Kong schools for their outings, offering meals, sports, games, team-building and in-kind or venue support for free.

The Hong Kong Country Club also acts as a responsible employer for currently 264 staff members and their families accepting also employees who would not get a permanent workplace at the normal down-town elite business entities due to their lesser capabilities.

In regards to the Uncertain Land Premium, the premium has to be fair, reasonable and calculated based on the actual site usage restrictions.

The Hong Kong Country Club has always fully complied with the lease obligations and has no objections to further 'opened-up' percentages on the conditions that the current members are not driven out by unsustainable land premiums.

I have been a member of the Hong Kong Country Club for over 30 years and like to see that such an activity being continued for years to come for the purpose of the current and future members as well as for the Hong Kong community at large.

Yours faithfully,
Enzo R. Cunico

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

The sender requested to keep his/her name and submission
confidential

發件人要求將其姓名及意見書保密

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Policy Review of Private Recreational Leases - public consultation exercise

07/09/2018 18:43

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

Dear Sir

I am an employee working for the Royal Hong Kong Yacht Club for over 34 years. Over the years, I witnessed how great the Club has been involved to bring their core sports - sailing and rowing from a small group of expatriate to local community. Thus, they now have a very strong membership data with over 13,500 worldwide. They used all their income to develop these sports and also bring worldwide people to know HK is an amazing city, including to bring in the 1st ever HK Volvo Stopover to HK early this year. They also organised many international sailing/rowing events and also trained up a number of athletes including those who won few medals for the recent Asian Games.

The Club also provided lots of sail and rowing training courses for not just their members but also open to public; and funded those athletes to participate overseas events.

The Club has a balloting procedure to admit members who can demonstrate experience in the sports and have this passion. There are many membership options to cater individual needs from persons as at early aged 9 and there are still many over 70s members sailing/rowing competitively. HK is a busy city and most people are working very hard, they need a place to do exercise and professional and likemind people to share the passion. Government will not able to spend so much efforts to bring HK to this level, but the Royal Hong Kong Yacht Club does.

The Club employs more than 270 loyal staff and hundreds of family, and used thousand of suppliers. In additional they have a charity foundation which support the community.

I fully support to continue the current resource for the Private Recreational Lease for the private sports club like Royal Hong Kong Yacht Club.

Kind regards

Tracy Leung

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**Public Consultations on Policy Review of Private Recreational Leases**

07/09/2018 19:25

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

Home Affairs Bureau

13th /F, West Wing, Central Government Office

2 Tim Mei Avenue

Tamar

Subject: Public Consultations on Policy Review of Private Recreational LeasesHong Kong, 7th September 2018

Dear Home Affairs Bureau Officer,

I am writing to provide my views on the matter of the policy review of private recreational leases. It has come to my attention that one of the options being considered is to impose additional charges or premiums to clubs holding PRLs. I reject this option on the basis that (1) it is not a feasible solution to land supply issues, even if as part of a more holistic package of measures, and (2) it would have a negative impact on users of such clubs, both members and non-members alike.

I use the facilities of the Hong Kong Football Club on a regular basis. This facility, in many ways, is what offers me, and members of my family, a reprieve from our need for space resulting from our relatively small dwellings. I have also had the benefit of using other clubs, such as the Kowloon Cricket Club and Club de Recreio in Jordan.

HKFC, as other clubs, offer benefits to a wide spectrum of people, members and non-members alike. HKFC promotes a healthy lifestyle for all those who use it. It is also a venue for international sports tournament, which increases Hong Kong appeal as a tourist destination and also provides entertainment for us, its permanent residents.

The imposition of additional charges or premiums could make HKFC, and other such clubs, unaffordable to many who currently use them, causing a reduction in options for healthy lifestyles and minimizing well-being.

I would like to kindly request to you that you reconsider the options and pursue more feasible and effective measure.

Yours sincerely,

Daniel Bernal B.

--

Daniel Bernal

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Public Consultations on Policy Review of Private Recreational Leases

07/09/2018 20:40

From:

[REDACTED]

To:

mailto:prl_consultation@hab.gov.hk;

History:

This message has been replied to.

Dear Sir/Madam!

We have been benefitting from the outstanding sports facilities at Hong Kong Football Club for years. Despite not being members of HKFC, my son and daughter have had the opportunity to join the excellent hockey program run by the club. Especially my son went all the way from Minihockey at the age of 7 to currently being enrolled in the youth Programm. He would have not had this opportunity if the Hong Kong Football Club would have been restricted to members only.

I would urge Government NOT to impose any additional charges or premiums on HKFC or other Clubs holding PRLs . The Clubs are non-profit making and any charges will simply have to be passed on to public users of Club Facilities inevitably restricting access and reducing Hong Kong's already meagre supply of quality facilities, quality coaching and opportunities to diversify and excel through sports and recreation.

Regards,

Petra Lancelotte

[REDACTED]

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OBJECTION TO DO ANY THING THAT MAY HARM OR JEOPARDIZE PRL's

07/09/2018 20:42

From:

To: "prl_consultation" <prl_consultation@hab.gov.hk>

History: This message has been replied to.

Dear Sir/ Madam:

1. **Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted; (Refer to pages 7-15).**

Of course PRL's Site should continue to operate under the policy. May be lease can be review in a way to better meet land use and sport development. In addition, leases should be longer than just 15 years to allow better development

1. **How to assess whether these sites should be retained or returned to the Government for other development purposes; (Refer to pages 15-19).**

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.

Focus on international event preparation, support and hosting is to play a part in this assessment

1. **Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).**

Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

1. **Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30).**

Yes surely they already do anyway

1. **What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31).**

Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

1. **How to enhance the monitoring on the governance and transparency of the lessees; (Refer to pages 31-33).**

Continue the quarterly reporting and yearly inspection with good point bad point

system to allow good PRL's to carry on and bad one to be terminated.

**1. Whether and how to assess applications for new sites for sports and recreational use;
(Refer to pages 33-34).**

Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

No name provided

沒有署名

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Consultation on Policy of Private Recreational Leases -Answers

07/09/2018 21:55

From:

To:

pri_consultation@hab.gov.hk,

History:

This message has been replied to.

Dear Sir or Madam,

regarding the HAB Policy Review of Private Recreation Lease concerning the Aberdeen Boat Club, I am very sorry to learn that this traditional and valuable institution should be affected.

First, let me send my answers to the 7 questions:

1. **Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted; (Refer to pages 7-15).**
Yes and leases should be longer than just 15 years to allow better development
2. **How to assess whether these sites should be retained or returned to the Government for other development purposes; (Refer to pages 15-19).**
Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
3. **Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).**
Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threatened to be bankrupted or closed down.
4. **Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong; (Refer to pages 25-30).**
Yes surely they already do anyway
5. **What types of facilities should be allowed on these sites (including ancillary facilities); (Refer to pages 30-31).**
Any as long as they are in line with the ethos and M&A of each club, provide sporting experience, and Development are opened to all with a fee
6. **How to enhance the monitoring on the governance and transparency of the lessees; (Refer to pages 31-33).**
Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated
7. **Whether and how to assess applications for new sites for sports and recreational use; (Refer to pages 33-34).**
YES surely as long as they are providing sporting experience and development are open to all with a fee.

The Aberdeen Boat Club has developed the land over the last 50 years and has already paid its due. In addition, it is open to the general public for sports, actually 80% of the certification in the club or the sailing activity in general is for non-members.

For sailing, the club is one of the few choices in Hong Kong (must be by the sea!) and is also taking its duty as a Hong Kong sailing sports representative and developer very seriously. It is an asset to Hong Kong's reputation on the international sports stage.

The Club is a peaceful haven in the Hong Kong jungle and brings peace, harmony and tranquility for the community. People can choose which kind of club they want to belong to according to their

personal character. The ABC has been my home away from home since childhood and a perfect venue to showcase Hong Kong's diversity and quality to overseas guests as well.

Sincerely,

Stephanie Hung

PROTECT TIGERS - that includes their habitat and DON'T use tiger products and spread the word!
Thank you!

PROTECT ELEPHANTS - ivory kills the elephant it's NOT just "pulling teeth"! Refuse ivory!

PROTECT RHINOS - getting their horns kills the animal! There are plenty medicines that actually work unlike rhino horn! Refuse rhino horn!

PROTECT THE CHINESE WHITE DOLPHIN (PINK DOLPHIN) - HK is almost the only home of pink dolphins! Stop building in their territory! Don't disrupt their habitat!

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each questions HAB needs your views on

08/09/2018 00:43

From:

[REDACTED]

To:

pri_consultation@hab.gov.hk, [REDACTED].

History:

This message has been replied to.

1. **Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;**
(Refer to pages 7-15). **Answer :** Current PRL's Site should continue to operate under the policy. Should start to look at country side and hills and reclaim land like Singapore.
2. **How to assess whether these sites should be retained or returned to the Government for other development purposes;**
(Refer to pages 15-19). **Answer :** These sites should be given more land to expand sports facilities.
3. **Whether charging nil or nominal land premium for the use of these sites should continue;**
(Refer to pages 19- 25). **Answer :** Needs detail justification for charging land premium for the use of these sites.
4. **Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;**
(Refer to pages 25-30). **Answer :** Yes, agree.
5. **What types of facilities should be allowed on these sites (including ancillary facilities);**
(Refer to pages 30-31). **Answer :** Each PRL sites have own rules and regulations for members' use, so as guest (obviously with charges).
6. **How to enhance the monitoring on the governance and transparency of the lessees;**
(Refer to pages 31-33). **Answer :** Should have already continue improvement guidelines in-place already.
7. **Whether and how to assess applications for new sites for sports and recreational use;**
(Refer to pages 33-34). **Answer :** Should encourage more sporting (similar and new) and recreational sites to be opened to the general public, possibly with fees to continue running the sites.

No name provided

沒有署名

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PRL Submission

08/09/2018 09:22

From:

[REDACTED]

To:

prl_consultation@hab.gov.hk,

History:

This message has been replied to.

Please find attached a letter concerning the public Consultation

Regards

Peter Weiley

[REDACTED]



20180902 Comments on PRL Policy.pdf



2nd September 2018

Home Affairs Bureau

Dear Sirs,

Re: Invitation of Views

Review of Policy of Private Recreation Leases

Thank you for the opportunity to provide feedback on the proposed Policy concerning Private Recreation Leases (PRLs), and how this might apply to Private Sports Clubs (PSCs).

Firstly, by way of background, I have lived almost all my adult life in either Hong Kong or Sydney, two world-class cities with instantly recognisable skylines. My main sporting interests have been rugby, which I played up to age 30 and remain a keen student and spectator of this great game and, post age 30, sailing and continue to participate in this wonderful sport.

I have been a member of three yacht clubs in Sydney (remaining a member of one) and locally a member of both Royal Hong Kong Yacht Club (RHKYC) and Hebe Haven Yacht Club (HHYC) “the Clubs”. So, in expressing my views to the proposed Policy, I will draw on my experience of living in both Sydney and Hong Kong (Cities) by way of comparison, and the applicability to the Clubs I am a member of in Hong Kong, in the context of PSCs.

Looking at the sporting facilities available in both Cities, at this point in time I see many similarities. The PSCs were generally established some time ago, along with the development and establishment of these two great Cities, noting the Cities are not that dissimilar in age. In the case of Sydney, the land “granted” to establish the PSCs was generally done so by the local Council, whereas in Hong Kong, that has been granted by and managed under the Lands Department.

In parallel, the local Governments of the Cities have also developed their own leisure and sporting facilities, and while they provide the physical resources and facilities to host leisure and sporting activities, their staff have a role that is more around administration and safety of the facility, and in general lack the resources necessary to drive the sporting development of those using the facilities, especially at the elite level.

Those PSCs that have survived and have generally grown into established and professionally run organisations, with a Board of Directors (Committee) providing

governance and guidance, while the Clubs employ professional management teams, with staff to run the Club operations, including staff expert in the particular field of sport. In the main, they have grown without Government contributions and owe their success and existence to the decades of countless thousands of voluntary hours, plus financial subscriptions and the like, provided by the members, as participants, event organisers or serving on the numerous Committees needed to operate what are now well-developed and well-managed PSCs.

In terms of sporting achievements, the Clubs provide the opportunity and skilled trainers for young children to develop both their sporting and teamwork skills, and foster a safe and caring learning environment that contributes to the wider development of the community and society. We have seen many sailors develop their skills to go onto success on the international arena, while the Clubs have taken an active role in hosting international events, putting Hong Kong squarely on the international map as a location for world class sailing and yachting.

At the community level, the Clubs are open to non-members, and provide the opportunity for everyone to participate in sailing, and we have seen some great success stories as a result. As an example, I was recently thanked by a parent of a local sailor, who joined the dinghy sailing programme at HHYC in year 5 of school, and at that time not being able to communicate in English. In the 5 years since joining, that young man has represented Hong Kong internationally (with considerable success) and can now confidently communicate in English – this is but a single example.

Getting back to the issue at hand, i.e. potential Policy changes to the PRLs, Government should take into consideration the role of the PSCs in:

- their contribution to the fabric of Hong Kong society and position as a “world city”;
- providing access to water sports in the community including those with disabilities;
- supporting the city’s elite sailors and training future generations of elite sailors capable of winning medals for Hong Kong; and
- enhancing Hong Kong’s image through staging local, regional and international sailing competitions.

Any change that would see the PSCs at risk would certainly reduce the attractiveness of Hong Kong as a powerhouse and financial centre in Asia.

The key Policy areas that are under review and observations made are as follows:

1. Treating PSCs as a special category under the PRLs – certainly the Clubs I am a member of in Hong Kong are sporting Clubs and the ancillary facilities provided such as boat storage & maintenance, staff facilities, change rooms, food & beverage outlets and the Clubhouse are all required to ensure the sporting activities can be conducted at an international standard and funded by the PSC without external (Government) contributions;

2. The conditions of the leases should allow sufficient flexibility for the PSCs to develop the ancillary facilities needed to support conduct of the sport, and being able to meet the targets set by Government such as open access, training to international levels and hosting world class events;
3. In consideration of continuing the PRLs and allowing ancillary facilities to be developed, Government should expect the PSCs to meet their access and participation targets through regular monitoring

The key and most contentious aspect of the proposed Policy centres around charging the Clubs a premium for ongoing renewal of the PRLs. This should receive the most scrutiny and consideration. Simply “taxing” the Clubs to appease interested parties may be an expeditious solution, but at what expense?

All the PSCs are “not for profit” organisations, so any “premium” paid for the site will essentially reduce the funds available to maintain the Clubs facilities, providing open access, develop sailors and host events, and will be contrary to Government’s Policy and targets for the PSCs.

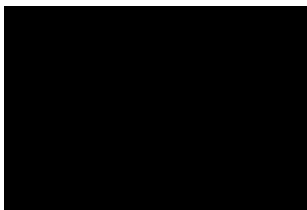
Perhaps more consideration should be given to assess:

- The contribution of the PSCs to Hong Kong’s position as a world city and attractive destination to live and work;
- The financial value of the voluntary hours and financial contribution of the PSCs members (subscriptions, race/training fees and general expenditure), all of which is returned to the sport
- The cost saved by Government by not having to provide the facilities and staff that the PSCs have provided over the decades and continue to provide.

In conclusion, the PSC’s have developed as essential contributors to the status of Hong Kong in an ever-increasing global contest for top talents and should be supported by Government Policy to ensure they can contribute to the community and deliver sporting success at an international level – any change in Policy should be to improve the PSCs capability and capacity to do so, and not put that at risk.

I would be happy to provide further feedback if required, but would prefer for my feedback to remain anonymous. My email address is: [REDACTED]

Yours faithfully,



Peter Weiley

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HAB Policy Review of Private Recreation Lease

08/09/2018 10:55

From:

To:

<prl_consultation@hab.gov.hk>, [REDACTED]

History:

This message has been replied to.

Dear Sir,

My comment at this review at below.

Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted; (Refer to pages 7-15).

- 1) Of course PRL's Site should continue to operate under the policy.
- 2) May be lease can be review in a way to better meet land use and sport development.
- 3) Yes and leases should be longer than just 15 years to allow better development
- 4) Over regulating such frail business model could jeopardize the survival of many

How to assess whether these sites should be retained or returned to the Government for other development purposes; (Refer to pages 15-19).

- 1) Best sports promotion in the community assessment tool to be defined
- 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
- 3) Best development of elite sports option and sponsorship to be demonstrated
- 4) Focus on international event preparation, support and hosting is to play a part in this assessment
- 5) How the PRL's site are providing sufficient % of sport promotion against recreation activities and facilities
- 6) How the PRL's support their duty of opening to NSA and eligible outside bodies.
- 7) The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.
- 8) If 1200 ha of land is needed rapidly and PRL's barely cover 350ha WHAT LAND SHORTFAL WOULD THE PRL SITES SOLVE? There are other land options to look for.

Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).

- 1) How can one comment without a proper definition of the premium charge mechanism, this is not ready to be commented upon.
- 2) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
- 3) The definition of spots against ancillary facilities is necessary but inexistent so far how this can affect the premium no one knows yet.
- 4) Why charging a premium and then over controlling the debenture sales, (ISSUANCE,

LENGTH, PRICE, SALABILITY AND TRANSFER) this is a terrible financial impact on the survival of the PRL ' S and a double charge.

5) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL ' s to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.

6) At least if an onerous land premium is to be paid by PRL ' s flexibility in payment should be considered and the amount calculated according affordability not according to developer ' s unrealistic and extortionate land values.

**Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;
(Refer to pages 25-30).**

Yes surely they already do anyway

**What types of facilities should be allowed on these sites (including ancillary facilities);
(Refer to pages 30-31).**

Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

**How to enhance the monitoring on the governance and transparency of the lessees;
(Refer to pages 31-33).**

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL ' s to carry on and bad one to be terminated.

**Whether and how to assess applications for new sites for sports and recreational use;
(Refer to pages 33-34).**

1) ES surely as long as they are providing sporting experience and development are open to all with a fee and

2) Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Thank you for your kind attention

Regards
Chau Che Kin

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RE: Public consultation on the Policy Review of Private Recreational Leases

08/09/2018 11:35

From:

[REDACTED]

To:

prl_consultation@hab.gov.hk,

Cc:

[REDACTED]

History:

This message has been replied to.

Dear Sir/Madam

I am Hong Kong born, bred and educated now running into my 80s. In my younger days I used to view rather negatively towards private recreational clubs as I considered them to be serving only a minority elite group of Hong Kong people. As I grew older receiving tertiary and post grad education and later quite widely exposed to the business world I began to look at these private clubs such as the Hong Kong Country Club, Chinese Recreation Club.... etc in a different perspective. I can see their invisible role in contributing to the economic well being of HK, a reality often neglected by the general public.

Historically the evolution of growth of a community often begins as an agrarian economy, thence to industrial initially focusing on the production of capital goods. The next stage would be shifting more towards production of consumer goods. Further growth would inevitably develop into meeting the demand for more recreational facilities.

Private recreational clubs play an important role in motivating and sustaining skilled and hard-working commercial and financial personnel. Their strive for personal and corporate success would inevitably result in also benefiting the economy in the creation of employment and wealth.

I remember when I was first employed as a young executive my employing firm encouraged and financed me to join one town club and one country club. The purpose of such offer is obviously seen as serving the interest of both the employee and the employer.

I have no hesitation in supporting the continued presence of the Hong Kong Country Club. I am aware that the HK Country Club has long been making significant contribution to the promotion and development of tennis as a growing sport in Hong Kong through regularly offering their tennis facilities to schools and tennis institutions.

I am also aware that the Hong Kong Country Club is conscious of their social responsibilities. The Club regularly sponsors and supports social and charitable organisations in Hong Kong in serving the needy of the Hong Kong community.

Certain unsympathetic feeling of a good number of the general public towards such private clubs is understandable particularly in relation to the shortage of land in Hong Kong for housing. But we must not overlook the fact that these clubs are also playing an important role in contributing to the economic wellbeing of Hong Kong and her people. I believe there are better alternatives to tackling the problem of shortage of land than depleting the facilities of existing private clubs under Private Recreational Leases.

Yours sincerely

Anthony Y M Kan

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Public Consultations on Policy Review of Private Recreational Leases

08/09/2018 12:05

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

[REDACTED]

Please respond to [REDACTED]

History:

This message has been replied to.

Dear Sir/Madam –

I am writing in response to the government's public consultations on policy review of private recreational leases and to object to the imposition of additional charges or premiums on clubs holding PRLs. Please kindly refer to the attached letter for details.

Thank you and best regards,



Deborah HKFC letter.docx

Home Affairs Bureau

13th/F, West Wing, Central Government Offices

2 Tim Mei Avenue

Tamar

Subject: Public Consultations on Policy Review of Private Recreational Leases

Dear Sir/Madam –

I am a regular user of the excellent sports facilities at Hong Kong Football Club. My nieces and nephew, all of whom are not members of the Club, regularly attend football, hockey, and dance classes there. We also take part in the free public events regularly organized by the Club, such as christmas carols on its football field.

The facilities are made available to both the public and club members throughout the year for a broad range of activities from league fixtures of sports associations, international tournaments, charity fund raisers and adult and junior coaching and development.

I believe the Club contributes extensively in serving the Happy Valley neighbourhood, offering space, quality events, sports coaching and facilities to its residents.

I would urge Government NOT to impose any additional charges or premiums on HKFC or other Clubs holding PRLs. The Clubs are non-profit making and any charges will simply have to be passed on to public users of Club Facilities inevitably restricting access and reducing Hong Kong's already meagre supply of quality facilities, quality coaching and opportunities to diversify and excel through sports and recreation.

Yours sincerely,

Deborah Josephine Bernal Measor



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**Submission for Public Consultation on Private Recreational Leases**

08/09/2018 12:16

From:

To:

prl_consultation@hab.gov.hk,

History:

This message has been replied to.

To the Home Affairs Bureau,

Please find attached my views relating to the public consultation, in support of the renewal of the Private Recreational Lease for the Hong Kong Golf Club Fanling.

Regards,

Simon Ho



Golf Letter HAB - Sep 2018 signed.pdf



September 1, 2018

Home Affairs Bureau
13/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar,
Hong Kong

To Whom It May Concern:

We are writing to support the preservation of the entire Fanling site of the Hong Kong Golf Club. There are many excellent reasons why the entire Fanling site is important to Hong Kong from the site's deep history and heritage to the valuable contribution towards the development of golf in Hong Kong and the charitable donations to the community.

Another perspective we would like to draw out is the under-development of golfing facilities in Hong Kong. Preservation of the Fanling site would help maintain the already tight golfing options available and help Hong Kong in becoming a world-class city.

Based on publicly available data from World Golf Foundation (www.worldgolffoundation.org), an organization that promotes the game of golf, we have been able to compare the supply and demand for golf in Hong Kong versus the rest of the world. This type of information presumably is readily available for the golf industry and public policy makers. This global benchmarking constructed from publicly available information nonetheless provides valuable perspective for the current debate.

Firstly, golf as a sport is highly correlated to a country's wealth. As the chart below shows, higher GDP per capita countries are associated with a lower ratio of the number of people per golfer (or the inverse of the number of golfers per person in the country).

The countries in this universe are also grouped by income, based on World Bank classifications. Golf is clearly a much more popular sport among high income countries with mostly low population per golfer ratios (or high golfer per capita ratios). Low income countries are all clustered among the bottom axis with much higher population per golfer ratios – golf is not so popular among these countries.



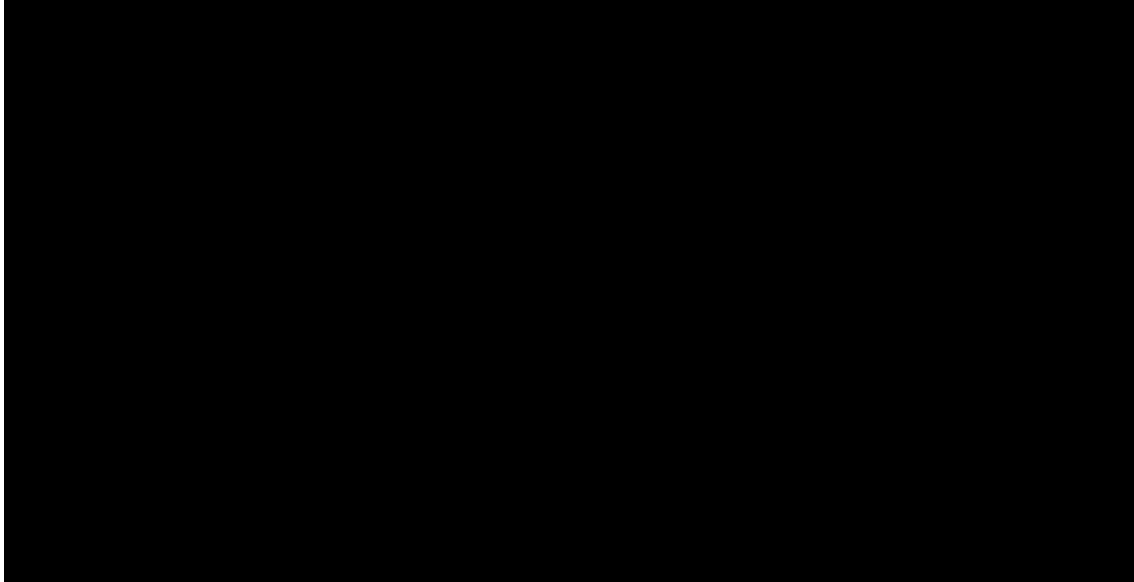
Sources: World Golf Foundation, United Nations, World Bank

Where does Hong Kong sit? Hong Kong is a very wealth economy. One may be surprised to find that Hong Kong's GDP per capita at about US\$46,000, is one of the highest in the world; in our universe of 79 countries, Hong Kong is ranked number 14, above Finland, Canada, Germany and Belgium. So in terms of wealth, Hong Kong is up there together with all the highly developed mostly English-speaking G10 countries.



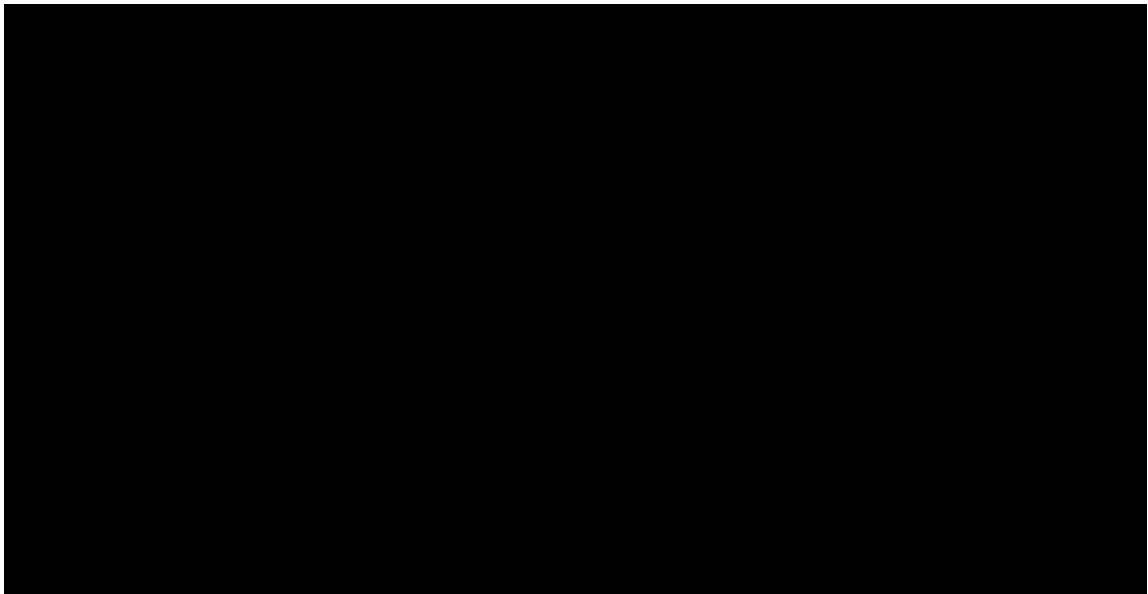
Source: World Bank

Secondly, golf is a popular sport in Hong Kong. There is one golfer in roughly every 500 people in HK (and this 500 people includes children and the elderly) as the chart below shows. Compared to nearby Singapore, where there is one golfer in about every 1,200 people, golf is a far more popular sport in Hong Kong.



But sadly, the availability of golf courses is the fifth lowest among our universe of 39 high-income countries. Hong Kong has 12 golf courses, including several 9-hole courses, for a population of over 7 million. That is about one golf course per 600,000 people. As the chart below shows, we are ranked together with the likes of Hungary, Latvia, Lithuania and Poland – countries that a global economic hub like Hong Kong is rarely compared to.

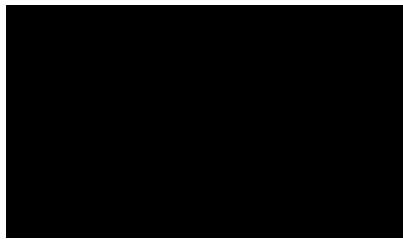
In highly advanced countries like the US, Canada and Australia, there is a golf course for every 20,000 or so people. Hong Kong clearly does not have the land resources like these countries, but what is interesting is that even Singapore with a smaller population of 5.5 million has nearly double the number of golf courses than Hong Kong (Singapore has 23 courses). This means one golf course for every 240,000 people in Singapore, about one-third the ratio for Hong Kong.



Sources: World Golf Foundation, United Nations, World Bank

As a world-class city (remember the government slogan “Asia’s World City”), Hong Kong is already undershooting peers in terms of golf facilities. We should in fact be thinking about expanding and not reducing golf facilities in Hong Kong, to help Hong Kong be “Asia’s World City”, by providing the environment that helps to attract world-class talent.

Yours faithfully,



Mr and Mrs Simon Ho

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Response to HAB PRL Public Consultation

08/09/2018 12:28

From:

To: prl_consultation@hab.gov.hk,

Cc:

History: This message has been replied to.

Private Recreational Lease and Land Matters Section,
Home Affairs Bureau (Recreation and Sport Branch),
134/F, West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

Re: Home Affairs Bureau PRL Public Consultation

To Whom It May Concern,

My family and I have enjoyed the Hong Kong Country Club (HKCC) sports and recreational facilities for over 30 years.

We appreciate HKCC's effort to offer family enjoyments and sports development venues to local residents and community users. We are proud to witness how HKCC welcomes new arrivals, visitors and professional achievers of diverse nationality and culture from all over the world. Hong Kong Country Club has truly served as a cosmopolitan hub for Hong Kong.

We understand the current public pressure levied at the Government regarding the housing crisis and its policy of granting private sports clubs leases at nominal rent.

However, I would like to express my concern with regards to the HAB proposed land premium increase, which could potentially have serious financial implications on the viability of the HKCC. Because it is unclear how the land premium will be calculated on a fair, reasonable and equitable basis.

In the past years, the HKCC has been sharing club facilities with eligible outside bodies such as schools, youth groups, senior citizens and charity organizations as well as sports associations.

For the benefit of sports development and community enjoyment, we support these initiatives, but we hope the opening up ratio will be fair and will also consider the recreational need and rights of the HKCC members.

Thank you for your attention,

Ng Heung Hung, Anthony

Hong Kong Country Club Member

September 8, 2018

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Public consultation on the Policy Review of Private Recreational Leases

08/09/2018 12:49

From:

To: <prl_consultation@hab.gov.hk>,

Cc:

History:

This message has been replied to.

Dear Sir/ Madam,

I am writing as a member of the Hong Kong Country Club for more than 10 years to express my opinion in the current public consultation led by the Home Affairs Department concerning the Policy Review of Private Recreational Leases.

Myself being a keen tennis player at the HKCC, I would like to give you a few key facts to show the HK Country Club's concrete contribution to the Hong Kong Society in tennis but not only as our sport facilities including squash, bowling, basket ball have been open to the public for several years.

I am happy to highlight that the club has opened up its tennis courts to more than 800 schools each year of which 20 local schools use the tennis courts to 1500 hours at the end of the 2018 summer.

The club provides scholarship program of free coaching to 12 local junior tennis players.

To date 370 non members children have received 3660 hours of free tennis coaching as well as travelling allowances to come to the Southside.

The HK Country Club has been hosting HK National Junior Tennis Championship since 2015.

An international super senior tennis tournament will be held in November 2018 and will welcome the best senior players of HK and the region.

All these activities organised and offered by the club contribute significantly to the development of tennis in the Hong Kong Society.

The HK Country Club is really happy to sponsor our young generation to become the next international Hong Kong champions.

In addition to tennis and all the others activities the HK Country Club participate, contribute to the Society, it also attract to HK the cosmopolitan expatriates and local communities that HK need to increase especially in view of the aggressive efforts done by others cities like Singapore, Shanghai to attract the same international communities to their cities.

In conclusion, I strongly personally believe that the clubs should continue serving Hong Kong and naturally the HK Country Club should continue and increase the usage to its facilities to the public.

At the HK Country Club we are prepared to pay equitable rent, but are concerned about what that level will be, as we have no idea how the government will value this piece of land. We need this rent to be viable to not affect the well being of the Club so the Club can continue to provide good facilities for its members and the public.

Best regards,

Bruno Hostelet

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Royal Hong Kong Yacht Club - Public Consultations on Policy Review of Private Recreational Leases

08/09/2018 12:54

From:

To: "prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History: This message has been replied to.

Home Affairs Bureau
13th /F, West Wing, Central Government Offices
2 Tim Mei Avenue
Tamar

Dear Sir/Madam,

I am a member of the Royal Hong Kong Yacht Club. I have been a member for over 30 years and have sailed and used all the recreational facilities at the club during that time.

The facilities are made available to both the public and club members throughout the year for a broad range of sailing and water sport activities with adult and junior coaching and development to encourage all water sports in Hong Kong.

I would urge Government NOT to impose any additional charges or premiums on the Hong Kong Yacht club or other Clubs holding PRLs .

The Clubs are non-profit making and any charges will simply have to be passed on to members and users of the Club, thereby inevitably restricting access and reducing Hong Kong's already meagre supply of quality facilities, quality coaching and opportunities to diversify and excel through sports and recreation. As a result of charges being increased the effect will be to put recreational facilities out of the reach of ordinary Hong Kong. Clubs in Hong Kong are accused of being elitist and for the rich only. This is not true of the Yacht Club or of most clubs. The proposed charges will increase the costs of clubs and have the unintended consequence of increasing their exclusivity.

In some cases, the members will not be able to bear the increased costs with the result that the clubs will close, further restricting the availability of recreational facilities.

Hong Kong has an ever expanding population with increasing demands on space for recreation and the Government does not do enough to provide recreational facilities in Hong Kong. The recreational lease arrangements were put in place to encourage sport and recreational activities in Hong Kong and in order to offset the dearth of publicly available facilities provided by the Government. That rationale has not changed.

Yours faithfully

Andrew Biggs

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OBJECTION TO DO ANYTHING THAT MAY HARM OR JEOPARDIZE PRL's

08/09/2018 14:21

From:

To:

prl_consultation@hab.gov.hk, [REDACTED]

History:

This message has been replied to.

Dear Sirs,

Please find my comments with respect to the public consultation that is part of the [HAB Policy Review of Private Recreation Lease](#).

Best regards,

Sjoerd Hoekstra

REPLIES TO QUESTIONS

Q1. Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted;

- 1) Of course PRL's Site should continue to operate under the policy.
- 2) May be lease can be reviewed in a way to better meet land use and sports development.
- 3) Leases should be longer than just 15 years to allow better development
- 4) Over-regulating such frail business model could jeopardise the survival of many.

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes;

- 1) Best sports promotion in the community assessment tool to be defined
- 2) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated.
- 3) Best development of elite sports option and sponsorship to be demonstrated
- 4) Focus on international event preparation, support and hosting is to play a part in this assessment
- 5) How the PRL'S site are providing sufficient % of sport promotion against recreation activities and facilities
- 6) How the PRL's support their duty of opening to NSA and eligible outside bodies.
- 7) The quarterly report sent to HAB by all PRL for the last 6 or 7 years should give the answer to that.
- 8) If 1200 ha of land is needed rapidly and PRL's barely cover 350ha. WHAT LAND SHORTFALL WOULD THE PRL SITES SOLVE? There are other land options to look for.

Q3. Whether charging nil or nominal land premium for the use of these sites should continue;

- 1) How can one comment without a proper definition of the premium charge mechanism, this is not ready to be commented upon.

- 2) By looking deeper in the contribution of PRL's over the year towards Hong Kong by developing unusable plots of land into prime sports area for Hong Kong shows that premium have already been paid in another way.
- 3) The definition of spots against ancillary facilities is necessary but inexistent so far how this can affect the premium no one knows yet.
- 4) Why charging a premium and then over controlling the debenture sales, (ISSUANCE, LENGTH, PRICE, SALABILITY AND TRANSFER) this is a terrible financial impact on the survival of the PRL'S and a double charge.
- 5) Of course it should continue at nil or nominal land premium for those who have over the years developed, improved and open the PRL's to members, sporting youth and the public. Those PRLs are doing their job, benefiting Hong Kong sporting reputation, offering quality environment, they should not be threaten to be bankrupted or closed down.
- 6) At least if an onerous land premium is to be paid by PRL's flexibility in payment should be considered and the amount calculated according affordability not according to developer's unrealistic and extortionate land values.

Q4. Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;

- 1) Yes surely they already do anyway

Q5. What types of facilities should be allowed on these sites (including ancillary facilities);

- 1) Any as long as they are in line with the ethos and M&A of each clubs, provide sporting experience, and Development are opened to all with a fee.

Q6. How to enhance the monitoring on the governance and transparency of the lessees;

- 1) Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad one to be terminated.

Q7. Whether and how to assess applications for new sites for sports and recreational use;

- 1) Yes surely as long as they are providing sporting experience and development are open to all with a fee and
- 2) Yes if they are for the development of elite sports and international event support and hosting it should even be encouraged.

Additional comments:

- The Aberdeen Boat Club is open to the general public for sports, actually 80% of the certification in the club or the sailing activity in general is for non-members.
- The Aberdeen Boat Club has developed the land over the last 50 years and has already paid its due, why charging more again?
- The Club is a peaceful haven in the Hong Kong jungle and bring peace, harmony and tranquility for the community.

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Public Consultation on Policy Review of Private Recreational Leases

08/09/2018 13:16

From:

To: "prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

History:

This message has been replied to.

Dear Sir/Madam,

I write to you as a member of the Hong Kong Cricket Club (HKCC), with serious concerns about the proposed policy changes to the lease agreements for private clubs such as the HKCC.

As a private sports club, HKCC has an important role to play in making sports available to the people of Hong Kong through access to well managed and maintained sporting venues and facilities.

Imposing a land premium equal to one third of the value of the land will actually make it harder for HKCC to expand the reach of their sports facilities. Such a cost would negatively impact the finances of the club and leave fewer funds available for outreach work. Similarly, a huge increase in membership fees would lead to a fall in numbers, again having a negative impact on the number of people able to access sporting facilities at HKCC.

Appropriating the land for housing would mean that there would be no more cricket at HKCC. The people of Hong Kong would not have access to the sport at all.

The only sensible solution, and one which I support wholeheartedly, is to ensure that HKCC is obligated to open up their facilities to all eligible outside bodies and sports organisations within Hong Kong. The sports available at HKCC should be actively marketed to all such organisations.

Thank you for your consideration.

Yours faithfully,

Niamh Armitage

[Redacted signature]

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Private Recreational Leases Policy

08/09/2018 17:43

From: [REDACTED]
 To: prl_consultation@hab.gov.hk,
 Cc: [REDACTED]

History: This message has been replied to.

Sir/Madame,

I am a member of the Hong Kong Football Club and have been since Nov 2004. During this time I have played rugby for the Bulls (one of the mens teams), captained said team for two years, coached said team for 2.5 years and sat on the Rugby Section Committee for two years as Membership Secretary.

Since joining I have married and have two twin boys who will be six years old this coming November. As a player i had the privilege of touring with the football club (Vandals) to many countries. Vietnam, Malaysia and Singapore to name a few. On these tours i was able to help out less fortunate people than myself throughout the Vandals work in identifying charities in each of the countries they tour. This is continued to this day and will happen going forward for each tour.

The Club has been a great amenity for my boys. Every weekend the boys are at the Club running around and part taking in the many sports and facilities offered. Currently in their third year of rugby and planning to play soccer this year year. It has been throughout these interactions the boys have made a wide and large number of friends from a vast array of backgrounds and geographies. They have loved attending the many mini rugby tournaments and festivals that are run through out Hong Kong each year, some hosted at Club and the rest at other Clubs.

As a coach i helped implement a track from the Colts (U18s) level to mens senior level. Each week the Bulls had circa 5 Colts playing. Some of which rose up the ranks and played at higher levels within the Club. I was humbled by some of the parents i would met outside of the Club who would thank me for helping give their sons direction and structure which in turn had helped them with their school work and how they generally lead their lives - all through the discipline of rugby training and the ethos of the game.

The Club has teams that participate in the following sporting leagues in Hong Kong - rugby (7 mens and 2 ladies), soccer (5 mens and 1 ladies), Squash (19 mens, 7 ladies and 6 masters), Tennis(4 mens and 2 ladies in the summer and winter leagues), Hockey(8 mens and 8 ladies), Netball(6 ladies), Lawn bowls(6 mens and 3 ladies in the summer and 7 mean and 4 ladies in the winter), Badminton(2 mens and 1 ladies and 1 mixed doubles)

I understand the Club allows the National Sports Association and charities free use of the facilities - on average over 1,000 hours/month. Other eligible bodies are allowed to use the facilities at discounted rates (i.e. schools).

For over the last 10 years the Club has played host to football coaching sessions for players with special needs - HKFC Crusaders is a dedicated football coaching program for players with special needs enriching their lives through football. Club supports Po Leung Kuk activities and donates to Breakthrough and Operation Santa Claus.

The Club's facilities are used for International fixtures, training,

seminars or functions by the Hong Kong Football Association (International soccer 7;s), Hong Kong Rugby Football Union (International 10's, Asia Rugby championship, World Cup Qualifiers), Hong Kong Hockey Association (International Hockey 6's FIH International Hockey Masters, Club hosted teams from Canada, Japan and New Zealand prior to their participation in the Beijing 2008 Olympics), Hong Kong Lawn Bowls Association (HKBLA International Bowl Classic, International Tiger Bowls), Hong Kong Squash (Inaugural World Doubles Squash Tournament, International Squash PSA 25, International Squash 3's, Hong Kong Squash Open, World Master Squash Championship), Hong Kong Netball Association, Hong Kong Tennis Association, Hong Kong Golf Association and the Yau Yee Football League to mention a few.

HKFC displays the best Hong Kong has to offer in the sporting events it hosts annually. For example the Hong Kong 10's and the Hong Kong Soccer 7's. These events are open to the public and help expose and encourage the development of these Sports in Hong Kong. The Hon Kong 7's was initiated at the Club and is now today a "M" Mark event and an Olympic Sport.

Asking that the existing Private Recreational Leases Policy should remain as it so the Club can continue it's support and promotion of sport in Hong Kong.

Yours sincerely,

James Riordan

HKFC membership [REDACTED]

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PRL Consultation submission in support of no change in PRL terms

08/09/2018 19:36

From:

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Cc:

History:

This message has been replied to.

Sirs,

PRL Consultation submission in support of no change in PRL terms.

I have been a member of the Hong Kong Football club for many years and am greatly concerned that if you increase the current PRL terms you will force the club to increase fees which will turn it into a social club for the rich and away from its Sporting roots in the community and thus greatly reduce the diversity of membership which the club currently has. I and many others joined as Sporting members for a relatively small registration fee and I have been able to contribute to the Club and the wider Hong Kong society by coaching and refereeing mini rugby at weekends to the many children, Chinese and European who are not members. Mini Rugby encourages team spirit and helps these youngsters develop into good and responsible citizens.

HKFC runs sport training programmes for over 2000 children each week and has a long history of developing sports in Hong Kong for the greater community and you would be doing Hong Kong a great disservice should the current PRL terms for HKFC be increased,

Regards,

John Murray

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Public Consultation on Policy Review of Private Recreational Leases

08/09/2018 20:08

From:

To: "prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History: This message has been replied to.

To: **Home Affair Bureau**

Dear Madam, Sir,

Please consider my opinion on the matter of the current Review on Policy of Private Recreational Leases.

As per the Review issued in March 2018, here are my views on the questions raised therein:

1. **Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted; (Refer to pages 7-15).**

PRL leases should be continued under the existing arrangement. They provide a valuable service to the resident that is not being met by the HK government. Land leases should be longer than 15 years to allow lessees to invest more on the facilities, provided regular monitoring of their overall usefulness to the residents.

2. **How to assess whether these sites should be retained or returned to the Government for other development purposes; (Refer to pages 15-19).**

Case by case review may be done to gauge the value of sporting and recreational services rendered to residents by the beneficiaries of PRLs, as well as their contribution to the development of elite sports and their capacity to organize or support major international sporting events which reflect positively on HK's image.

Additionally, due to their long tenure, some of these leases occupy prime space such as access to and views over beautiful coastlines, hillsides, historic sites and other HK landmarks and prime locations which they make accessible to all and which would otherwise be made available only to a select few landlords and tenants.

3. **Whether charging nil or nominal land premium for the use of these sites should continue; (Refer to pages 19- 25).**

The issue for the HK government here is not the lack of funds or revenue! If these sites were sold to developers for residential development purposes, they would be the ones profiting, not the residents. If the government had to replace the sporting and leisure facilities that the PRL lessees provide, it

would be done at the taxpayer's expense, regardless of whether they use these facilities or not. PRL lessees use fees collected by users, which creates a fair system in which leisure facilities are being built and funded by those who use them, and subsequently offered for use to the entire HK population. They rely on the availability of affordable land to do so. To allow this mutually beneficial system to continue, the current financial arrangement for the use of PRLs should continue. If rents were increased, the additional cost would be borne by the users and thus limit access of the leisure facilities to fewer people.

4. **Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong;
(Refer to pages 25-30).**

Yes. The PRL lessee I am familiar with is already open to non-members and is a convenient option for residents that complements and supports existing facilities for the development of water sports in HK. It has been operating in Hong Kong for over 5 decades.

PRL lessees should be required to offer options for sports and leisure activities that complement those offered by the government and which meet a real demand among HK residents, and be asked to make these options available to the all.

5. **What types of facilities should be allowed on these sites (including ancillary facilities);
(Refer to pages 30-31).**

Any that allows the development of sports and leisure activities in HK, as long as they are self-financed through user fees.

6. **How to enhance the monitoring on the governance and transparency of the lessees;
(Refer to pages 31-33).**

Continue the quarterly reporting and yearly inspection with good point bad point system to allow good PRL's to carry on and bad ones to be terminated. It is only fair that organizations that benefit from a PRL be subject to scrutiny on the services they render to the territory and its residents.

7. **Whether and how to assess applications for new sites for sports and recreational use;
(Refer to pages 33-34).**

Assessment for new sites should be made on the basis of whether it meets a demand in HK for the specific sporting and leisure facilities it seeks to offer, along with the already existing offer for such facilities. New applicants' proposals should benefit the residents by offering sporting and leisure facilities in demand and take into consideration the growing population.

To conclude:

As a HK resident and a regular user of an organization benefiting from a PRL, I am saddened and upset by the news that these facilities are being threatened.

I understand that land is in short supply in HK, and that it should be used efficiently to meet the housing demands of a growing population.

However, to maintain harmonious and pleasant living conditions in a very crowded city, residents need dedicated spaces where they can practice a range of sports and leisure activities and find the related adequate facilities.

The organization I make use of provides me with a range of water-sports related facilities which I would not be able to conveniently find elsewhere in the area. Additionally, it provides a space for relaxation and social gatherings that is increasingly hard to find in the increasingly smaller residential spaces one can afford in HK. As a paying user of it, I am able to contribute to the development of these facilities and to making them available and affordable to every other resident without the need for the government to spend public funds to do the same. That organization does however rely on the current PRL arrangement to survive.

The cancellation of the current PRL arrangement or its financial re-evaluation might jeopardize the survival of the current lessees, which provide an important service to the residents. The reallocation of this land for residential development purpose would only densify already crowded areas, constrict the skyline further as well as reduce the overall quality of life for local residents.

Given the relative small amount of land occupied by PRLs, their relatively small individual footprints and the services their lessees render, there is little gain to be made from reallocating their use, especially when considering that little is done to prevent a fair proportion of the current supply of residential units ending up in the hands of outside speculators at the expense of the local population. Furthermore, the cost of potential increased rents on these leases would have to be borne by the users and only serve to render these organizations more exclusive and beneficial to fewer.

Thank you for your consideration,

François Corompt.

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**Objection from Club de Recreio member**

08/09/2018 21:51

From:

To:

prl_consultation@hab.gov.hk,

History:

This message has been replied to.

I am a current member of Club de Recreio. I object to charging the land premium.

Private sports clubs are supplementing the inadequacies of some rare sports facilities like hockey, lacrosse, lawn bowls and tennis. Concessionary terms should therefore be considered for PRL renewal.

Regards,
Chan FY

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Public Consultation on Policy Review of Private Recreational Leases (PRL)

08/09/2018 22:18

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History:

This message has been replied to.

The Secretary for Home Affairs
Home Affairs Bureau
The Government of the HKSAR
Tamar
Hong Kong

Dear Sir

(I) Recommendations for Higher Land Premium and More Opening-up Hours

1. Article 5 of the Sino-British Joint Declaration states that the way of life in HKSAR

shall remain unchanged for 50 years, i.e. up to 2047. It seems that the Government is now

ignoring this pledge. The proposed land premium at 30% of full market value will

likely cause private sports clubs to cease operations. This will definitely bring undesirable

changes to the way of life of most sports enthusiasts.

2. Most of the private sports clubs have been established for almost a century. They have

become part of the daily life and precious memories of many Hong Kong people, particularly for

sports lovers. Hope to conserve these clubs, particularly those which are genuinely dedicated

to promote sports and have made valuable contributions to local sports development. Forcing

them to close by asking an unaffordable land premium is definitely not a right thing to do.

3. Financial yield is not a primary objective for providing sports and recreational

facilities. To increase the land premium upon renewal of PRL to an unaffordable level is

inappropriate so long as the private sports clubs can fulfill the objectives of :

- Operating on non-profit-making basis
- Providing sports and recreational facilities

- Maintaining close collaboration with national sports associations
- Promoting a sports community
- Supporting sports development

4. Sports development is a social investment. The Government has been heavily

subsidizing the public's use of Government's sports and recreational facilities. Private sports clubs have been playing an important role in local sports development. The consultation paper has recognized the contributions of

these clubs to alleviating the pressure on public facilities and promoting sports development.

The clubs are non-profit making, self-financing. Members, mainly local residents, pay all

necessary costs for operating the clubs. Their main objective is to satisfy the basic need of

having a healthy living. Apart from paying for their own sports and recreational activities,

they are also subsidizing local sports development for they are sharing part of the

Government's responsibility. I would suggest a nominal land premium for private sports

clubs be maintained. It can simply be seen as another subsidy for Hong Kong's sports development.

5. The Government is financially sound. It already has a large reserve. There is no

urgent need to further increase the reserve by requiring private sports clubs to pay such a high

land premium (30% of FMV at each lease renewal for a term of 15 years). I do not think the

proposed land premium is justified. The renewal of PRL with a nominal land premium can be

justified by :

- Contributions to sports development for many decades
- Provision of good quality sports and leisure activities
- Promotion of community sports and elite training
- Providing training venues for various sports associations
- Hosting local and international sports competitions
- Satisfying the demand of local sports enthusiasts

6. I have been a member of Club de Recreio since March 1978, a span of 40 years. I want to join a club because it is often too

difficult or even impossible to book public sports facilities. As an average middle class citizen and a taxpayer, a

nominal land premium for private sports clubs is perhaps the only benefit I can get from the Government for I am not eligible for the general welfare benefits like housing or social security schemes. Why can't we, the middle class, enjoy a subsidy from the Government in the form of a nominal land premium for the use of club facilities. Besides, under the new proposal, opening-up of club facilities will be increased to at least 30%. Therefore, a nominal land premium also means a subsidy for the general public.

7. I prefer to join a private sports club because there are things that public facilities of the Government cannot provide :

- A variety of sports and ancillary facilities at the same venue
- Participation in league or friendly matches can be arranged easily
- Training and competitions can raise my skills
- Family members of different ages can each have a favourable pastime at the same venue
- A friendly, homely environment
- A safe place where I can enjoy my games and let the juniors have their own play time
- Children can try different sports and starts training of a favourable one at an early age

The growing membership size of private sports clubs indicates a social demand for such facilities. While public facilities provided by the Government cannot meet the special needs

of local citizens, we should be given an extra option provided at affordable charges by

non-profit making sports clubs. While the Government does not build, maintain and manage such facilities, it can show support by charging a nominal land premium.

8. Club de Recreio should be exempted from paying the proposed land premium because

of its valuable contributions to local sports development

- A long history of over a century in sports promotion
- Provide elite training
- Provide the necessary sports facilities
- Provide venues for local and international competitions for hockey, lacrosse, lawn bowls and tennis
- Provide affordable entrance opportunities for sports lovers

- It is a club for sports lovers, not a club for the well off as evidenced in the Club's modest setting

9. Club de Recreio has always kept entrance fees and monthly subscription fees at very low levels, comparing with other sports clubs of the same scale. The Club is aiming at providing affordable entrance opportunities for sports enthusiasts. Over the years, the Club has focused on the social responsibility to promote sports rather than on its own financial growth. It does not have a large reserve. The proposed land premium is definitely unaffordable. The Club shall face great difficulties upon expiry of the present lease. It may be forced to cease operation. Perhaps the Club should, like other clubs, have created debentures and corporate membership, or should have set all fees at much higher levels, despite that would limit the entrance opportunities of the average working people. Should the Club be penalized for being dedicated to sports promotion instead of being money-minded? Is the Government encouraging the operation mode of “a club for the rich”? Isn't the policy of PRL aiming at providing proper venues for sports activities and promoting sports development?

10. Private sports clubs are supplementing the inadequacies of some rare sports facilities like hockey, lacrosse, lawn bowls and tennis in Hong Kong. Concessionary terms should therefore be considered for PRL renewal.

11. The proposed land premium for PRL is higher than that payable in ordinary land sale by private developers :

- Private developers (profit-making corporations) pay 100% full market value (FMV) for 50 years, meaning 2% per year or 30% for 15 years. They can enjoy 100% free use of the land sold.

- Private sports clubs (non-profit-making) pay one-third (33.3%) of FMV for 15 years, a higher rate.

- Under the enhanced opening-up scheme, over 30% of the Clubs' sports facilities will be used by non-members. The maximum sports facilities of each club usable by members shall be less than 70%, a lower rate.

12. On the one hand, the Government has, in the consultation paper, acknowledged the contributions of these private sports clubs to local sports development. Yet on the other hand, harsh measures like largely increasing the land premium and opening-up hours, are recommended for renewal of PRL. I believe there is inconsistency in the government policy in this regard.

(II) Clubs that cannot pay the proposed land premium may opt to operate in a "quasi-public" nature

The club's establishment and operation have, over the years, been relying solely on the financial contributions of club members. If clubs are being forced to convert to a

"quasi-public" nature:

- Does it mean ignoring the past contributions of club members entirely?
- Will the club's reserve contributed by past and present club members be brought forward for future use? If yes, is it fair to these members?
- Will new members or the public have equal rights as existing members in the use of club facilities? If yes, is it fair?
- How can the rights and interests of existing members be protected?

Truly yours

James S. Tsien
Member, Club de Recreio
(Membership)

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Public Consultation on Policy Review of Private Recreational Leases

08/09/2018 23:27

From:

To: prl_consultation@hab.gov.hk,

History: This message has been replied to.

敬啟者，

我反對增加地租至現市值之30%

我選擇西洋波會成為會員，因為現時它收取的會費和月費我仍可負擔得起。而其他私人會所的球會會籍的人會費和月費是極之昂貴，會籍由十數萬元起，我是不能高攀成為這些超級豪華會所會員，所以西洋波會是相對地低廉、便宜和平民化的球會。這裏有我喜歡的草地滾球活動，方便任何時段進行練習，這裏有室外和室內場。因為公眾場的不足與放工後六至九時段的市區訂場極困難。其實公眾場全部也不足100條球道，但是要給全港千多人同時爭取香港島市區球道練習也不足30條，每條球道最多8人共用，可見之不足。

而私人球會的支持和貢獻是不可漠視的。全港參與草地滾球的球員有多達2、3千人之多，他們有青少年至老年人仕。於逢星期六的聯賽日，這一天同一時段有近2000人同時作此活動，若沒有另加私人球會的場地，恐怕也難成事。可見香港政府對「運動」的支持和推廣有多少呢？

如果政府要加30%地租，即球會便要增加會費或其他費用來填補新地租的支出，這項費用即轉介到我們西洋波會會員身上，（你我都知現時香港的地價和樓價是被炒賣至不是一般「打工仔」有能力去購買的）30%現市價地租是非常昂貴的，我這個普通「打工仔」會員沒有能力負擔得起。引而有機會和很多其他會員一樣，將要退會放棄會籍、放棄這草地滾球活動、放棄這健康運動、放棄我們的堅持和努力，也浪費了之前投放的金錢，時間和興趣。因連鎖反應，球會方面，可能由於會員數目減少引發這個有百年歷史的球會自身也不能活存。這樣對我們公平嗎？這狀況是政府想見的嗎？雖然我們是全港700多萬人之一少部分，我□從來只有勤力繳付稅款，我□又不能享受到政府其他的政策優惠（除了享有少許稅款減免），多麼的無奈，但也不應該是被捨棄的一群人。

香港嘅運動員都不被受重視的，「台上1分鐘，台下10年功」，需要有場地，運動員的不段練習、努力才能結成果實。

我是喜愛運動的一員、喜愛草地滾球的隊員。

運動這個議題在香港算是不夠經濟效益，因為人們對這活動有時間、有興趣....？

他們大都為咗一個比「家居浴室」大小小的「家」而努力工作和不斷「超時」工作，引致出現很多身體毛病，身心不健康的狀況。而投資、炒股票、買樓才是他們的「目的」、「夢想」，運動則成為奢侈活動——奢侈得要一個私人球會，我（們）去繳交市值百陪、千陪的地租？何解？

因為球會租用了市中心的一片土地，這片被租用了近百年的土地，如果現在賣給地產商建豪宅，這是何等的天文數字，他們又可從我們市民獲得幾十或幾百個億港元的利潤，富了的又是地產商，我們永遠都是窮市民。這樣對香港市民公平嗎？

西洋波會會址、建築物歷史悠久，它已列入歷史文物建築群，位於市中心的一片土地，已被這球會租用了過百年。香港回歸了中國二十年，它曾經承諾五十年不變，真的嗎？

此致

喜愛草地滾球的隊員上

8/9/2018

No name provided

沒有署名

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Land Premium on Recreation lease Renewal

09/09/2018 00:13

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

Please respond to [REDACTED]

History:

This message has been replied to.

Director of Building and Land,

Dear sir,

I wish to raise my objections on Government's charging our Club de Recreio an unreasonably high annual premium by adopting reference to commercial or residential land sales, which definitely provide tremendous profits to the developers. The comparables for assessment should be taken from and refined to land grants, sales or rentals restrictively for recreational purpose, the prices of which were relatively lower, having considered the user restrictions.

To adopt a percentage of FMV is by all means, reasonable when appropriate comparables are used, and points like the history of the club, open to public elements, contributions to promoting sports, non-profit making nature, etc. should also be addressed to.

Yours truly,

Liu Pak-man

Liu Cheung Lai Chi

(Membership [REDACTED])

[REDACTED]

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Suggestions for Members' Views on PRL

09/09/2018 00:23

From:

[REDACTED]

To:

"prl_consultation@hab.gov.hk" <prl_consultation@hab.gov.hk>,

History:

This message has been replied to.

Dear Sir/madam,

I am the member of CdeR, I object to charge the club one-third of land premium as we can enjoy different kind of sports such as lawn bowls, tennis, badminton, mahjohn etc. in the club which are shortage of gov't facilities. We are not able to pay for the high charges if one-third of land premium is levied.

Thank you for your attention and consideration.

Louise Yeung

[REDACTED]

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Re: Policy Review of Private Recreational Leases - public consultation exercise

09/09/2018 08:12

From: [REDACTED]

To: prl_consultation@hab.gov.hk,

Cc: [REDACTED]

History: This message has been replied to.

Dear Home Affairs Bureau (Recreation and Sport Branch),

I'm writing as an active member of the Royal Hong Kong Yacht Club who is very concerned with any additional costs to the club (land premium fees) may increase membership fees to an unsustainable level for myself, my family and my sports communities.

I've been living in Hong Kong since 1999 and the yacht club has been a community and sporting foundation for my time here. I met my wife sailing and the yacht club has provided a platform for me to enjoy and extend my sailing experience through both local and cross country racing. It has also been a platform through which I can support Hong Kong's top sailors at Asia events such as the Asian games as well as global events such as the some of the class world champs (which the club occasionally hosts in Hong Kong). Many of these sailors are from minimal financial backgrounds and cost increases would exclude these sailors from competing and thus Hong Kong from being publicly represented at these events.

My children (8 and 10) have both learned to sail at the Royal Hong Kong Yacht Club and social and community activities provided by the club (especially for young children) has been a blessing in a city where living space and home facilities are very restricted.

I've had the honour of participating in the many club and globally supported races and events provided by the Royal Hong Kong Yacht Club such as the round the world clipper racing, The Volvo round the world events, extreme 40's that have helped me share my love of sailing with my friends as well as my growing family. In addition the club is very supportive of the environmental protection initiatives such as the Ocean Recovery alliance which is waging a war on ocean plastic waste. Without the name, reputation and platform the Royal Hong Kong Yacht club provides for these initiatives and international events it's likely they would cease to visit Hong Kong and instead invest in other places in Asia such as Singapore.

More recently, my sports activities have switched to paddling and I have represented Hong Kong in both local and international Dragon Boat championships as well as Outrigger racing at home and abroad. I am currently a member of the Paddling Subcommittee. Both of these sports are fast growing and the Royal Hong Kong Yacht club is helping to encourage many local Hong Kong residents to leave the concrete jungle of flats and offices and experience the whole of what Hong Kong has to offer. Surely a prerequisite for Asia's World City.

It would be a huge disappointment to myself, my family and the Hong Kong water-sports community if anything disrupted the amazing job the Royal Hong Kong Yacht Club does for members, non members and those interested in the many sports available through the club as well as the wider Hong Kong community who

benefits through the international events that the yacht club attracts to Hong Kong
Sincerely, Hamish, Samantha, Stephanie and Elodie McNicol

Hamish McNicol

