

**Appendix II - M**

**Yuen Long District  
Summaries of Written/Oral Representations**

<i>Item No.</i>	<i>DCCAs</i>	<i>No. *</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
1	All DCCAs	1	-	(a) Proposes to transfer the area in the south of Shap Pat Heung Road located in M01 (Fung Nin) to M09 (Shap Pat Heung Central) so as to maintain ties between the villages therein and improve the dumbbell-shaped boundary of M09 (Shap Pat Heung Central).	<u>Item (a)</u> This proposal is <b>not accepted</b> because the proposal made in the representation is not clearly better in terms of population distribution, shape of the DCCAs, preserving community integrity or local ties.
				(b) Proposes to restore the name of M05 (Yuen Long Centre) to "Tai Kiu" and to rename M06 (Yuen Lung) as "Yuen Long Centre" because Yuen Lung Street is far away from the Sun Yuen Long Centre located in M06 (Yuen Lung). Besides, Sun Yuen Long Centre could be retained in the DCCA named "Yuen Long Centre" to reduce the possibility of causing confusion to local residents.	<u>Item (b)</u> These proposals are <b>not accepted</b> because the existing names of the DCCAs can appropriately reflect their locations. The names proposed in the representation are not clearly better.
				(c) Proposes to transfer the area in the north of Kin Lok Street located in M07 (Fung Cheung) (i.e. Yuen San Building, Kin Wai Building and Hang Fat Mansion, etc.) to M06 (Yuen Lung) so as to reduce the population difference between the two DCCAs.	<u>Item (c)</u> This proposal is <b>not accepted</b> because after the proposed adjustment, although the projected population of M06 (Yuen Lung) will be closer to the population quota as compared with the provisional recommendations, the projected population of M07 (Fung Cheung) will deviate further from the population quota. Therefore, the proposal made in the representation is not clearly better. Moreover, taking into

\* W: Number of written representation  
O: Number of oral representation

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					account the geographical and community facilities factors, the buildings in the north of Kin Lok Street certainly have established ties with M07 (Fung Cheung). In this connection, the EAC considers that there is no sufficient justification to accept the changes proposed in the representation.
				(d) States that the population difference among the three DCCAs of Shap Pat Heung (i.e. M08 (Shap Pat Heung East), M09 (Shap Pat Heung Central) and M10 (Shap Pat Heung West)) amounts to 5,000. It is hoped that the EAC would improve such situation in the 2019 delineation exercise.	<u>Item (d)</u> In drawing up the delineation proposals, the EAC has strictly adhered to the statutory criteria under the EACO and its working principles. The recommendations were made on the basis of the projected population, existing constituency boundaries and the relevant local factors. The EAC will continue to adhere to the above in future delineation exercises.
				(e) States that six DCCAs, namely M08 (Shap Pat Heung East), M09 (Shap Pat Heung Central), M10 (Shap Pat Heung West), M11 (Ping Shan South), M12 (Ping Shan Central) and M13 (Ping Shan North) are relatively less populated. It is hoped that the EAC would provide the justification on creating the new DCCAs in these areas but not the constantly more populated DCCAs in Tin Shui Wai (i.e. M25 (Kingswood North)).	<u>Item (e)</u> Based on the 2011 original constituency boundaries, the projected population of M08 (Shap Pat Heung East), M10 (Shap Pat Heung West) and M12 (Ping Shan Central) will substantially exceed the statutory permissible upper limit. Therefore, it is necessary to create the new M09 (Shap Pat Heung Central) and M13 (Ping Shan North) at the locations concerned and make corresponding adjustments to the adjacent DCCAs to absorb the excess population.  In respect of M15 (Tin Shing), M22 (Tin Heng) and M25 (Kingswood North) located in Tin Shui Wai, as based on the 2011

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					original constituency boundaries, the projected population of these three DCCAs will exceed the statutory permissible upper limit, the EAC has also considered the feasibility of creating a new DCCA at the location of these three DCCAs in this delineation exercise. However, taking into account the community integrity and geographical factors, the EAC considers that there is no apparently acceptable proposal at present. Therefore, the EAC proposes to maintain the existing boundaries of the three DCCAs at this stage and allow their population to continue to deviate from the statutory permissible range (taking into account the community integrity, the population of these DCCAs in the 2011 delineation exercise was also allowed to deviate from the statutory permissible range).
				<p>(f) Objects to the provisional recommendations on M17 (Shui Wah), M18 (Chung Wah), M25 (Kingswood North) and M30 (Chung Pak). In view that M25 (Kingswood North) is over-populated, it is proposed:</p> <p>(i) to maintain the existing boundary of M17 (Shui Wah) but to revise the delineation of M30 (Chung Pak) by transferring Chung Pik House and Chung Shui House of Tin Chung Court to M18 (Chung Wah) and to transfer Lynwood Court of Kingswood Villas from M25 (Kingswood North) to M30 (Chung Pak); and</p>	<p><u>Items (f)(i) and (ii)</u> Regarding the considerations for the delineation of M25 (Kingswood North), please see item 1(e).</p>

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				(ii) if the population of M30 (Chung Pak) would exceed the statutory permissible upper limit as a result of the above adjustment, it is proposed to put the whole Tin Wah Estate in M17 (Shui Wah) and the entire Tin Chung Court in M18 (Chung Wah). M18 (Chung Wah) would then be renamed as "Tin Chung". Besides, M30 (Chung Pak) would include Central Park Towers and Lynwood Court of Kingswood Villas and be renamed as "Pak Lai".	
				(g) The provisional recommendations are in line with the EAC's statutory criteria and working principles but do not have an appropriate delineation of some community facilities. It is proposed to transfer the Tin Pak Road Park in M25 (Kingswood North) and Tin Shui Wai Swimming Pool in M29 (Kingswood South) to M26 (Tsz Yau) for a better distribution of the above community facilities.	<u>Item (g)</u> This proposal is <b>not accepted</b> . The areas mentioned in the proposal are community facilities and have no projected population.
				(h) States that the population of each of the three DCCAs M26 (Tsz Yau), M27 (Yiu Yau) and M28 (Tin Yiu) is less than that of M25 (Kingswood North) for about 9,000. The EAC should take note of this and reduce the population difference in the next delineation exercise.	<u>Item (h)</u> In drawing up the delineation proposals, the EAC has strictly adhered to the statutory criteria under the EACO and its working principles. The recommendations were made on the basis of the projected population, existing constituency boundaries and the relevant local

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					factors. The EAC will continue to adhere to the above in future delineation exercises.
				(i) Other than those mentioned above, supports the provisional recommendations on all the DCCAs as they are in line with the EAC's statutory criteria and working principles. Moreover, supports the provisional recommendation on M15 (Tin Shing) because taking into account its community integrity, it is more practicable to maintain its existing delineation.	<u>Item (i)</u> The supporting view is noted.
2	M01 – Fung Nin M05 – Yuen Long Centre M07 – Fung Cheung M25 – Kingswood North M26 – Tsz Yau M27 – Yiu Yau M29 – Kingswood South	1	-	(a) Proposes to transfer the buildings in the south of Castle Peak Road – Yuen Long located in M05 (Yuen Long Centre) (i.e. Hing Loong Building, Kwong Wah Centre, Kui Fat Building and Wun Fat Building, etc.) to M07 (Fung Cheung) as far as possible, and to transfer the buildings in the north of Kau Yuk Road located in M01 (Fung Nin) (i.e. Hing Yip Building, Hong Shing Building, Tung Fook Building and Kwan Tak Building, etc.) to M05 (Yuen Long Centre) so as to spare capacity for M01 (Fung Nin) to absorb the increasing population brought about by the development in the nearby areas in future.	<u>Item (a)</u> This proposal is <b>not accepted</b> because the EAC must adhere to the Administration's population forecast as at 30 June 2015 in delineating the constituency boundaries. The development thereafter should not be taken into account.
				(b) Disagrees that the creation of the new M27 (Yiu Yau) is to improve the population of M29 (Kingswood South). It is proposed that the newly created M27 (Yiu Yau) to	<u>Item (b)</u> This representation is <b>not accepted</b> . Please see item 1(e). Moreover, the area between M25 (Kingswood North) and M26 (Tsz Yau) comprises telephone

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				absorb the buildings of Tin Yau Court located in M26 (Tsz Yau) so that M26 (Tsz Yau) would have capacity to help improve the population overflow of Kingswood North. Alternatively, the new DCCA could be created in Kingswood North by way of dividing it into two DCCAs.	exchange, bus depot, schools, parks and sports ground, etc. which has no projected population. Besides, there are no community ties between the housing estates in the two DCCAs. The proposal made in the representation is not desirable in terms of community integrity, local ties and population distribution.
3	M05 – Yuen Long Centre M07 – Fung Cheung M08 – Shap Pat Heung East M10 – Shap Pat Heung West M11 – Ping Shan South M12 – Ping Shan Central M15 – Tin Shing M19 – Yuet Yan M20 – Fu Yan M21 – Yat Chak	1	-	(a) Agrees with the re-delineation of M10 (Shap Pat Heung West) and M12 (Ping Shan Central), which have a serious overflow of population based on their 2011 original constituency boundaries, together with the adjacent M08 (Shap Pat Heung East) and M11 (Ping Shan South) to form six DCCAs. Moreover, as there is an increase in the overall population for M05 (Yuen Long Centre) and M07 (Fung Cheung) based on their 2011 original constituency boundaries, it is reasonable to re-delineate these two DCCAs to form three DCCAs.	<u>Item (a)</u> The supporting view is noted.
				(b) Disagrees with the creation of the fourth new DCCA in the southern area of Tin Shui Wai where has no serious overflow of population but a decreasing population in general. On the contrary, there are three DCCAs, namely M15 (Tin Shing), M22 (Tin Heng) and M25 (Kingswood North) in Tin Shui Wai which are facing the problem of serious population overflow. These DCCAs should be handled first. Justifications are as	<u>Item (b)</u> This proposal is <b>not accepted</b> . The representation objects to the provisional recommendation on creating a new DCCA in the southern area of Tin Shui Wai, which covers M26 (Tsz Yau), M28 (Tin Yiu) and M29 (Kingswood South). Instead, the representation proposes to create a new DCCA in the northern area of Tin Shui Wai, which covers M21 (Yat Chak), M22 (Tin Heng), M23 (Wang Yat) and M24 (Ching King) by adjusting their

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	M22 – Tin Heng M23 – Wang Yat M24 – Ching King M25 – Kingswood North M26 – Tsz Yau M27 – Yiu Yau M28 – Tin Yiu			<p>follows:</p> <ul style="list-style-type: none"> <li>● there are insufficient grounds for the EAC to remain the boundaries of the above three DCCAs unchanged and to allow their population to continue to deviate from the statutory permissible range on the considerations of community integrity and local ties because out of the 16 DCCAs in Tin Shui Wai, community integrity is not applicable in 11 DCCAs, including the newly created M27 (Yiu Yau), which has split Tin Yau Court (consisting of three buildings) into two DCCAs;</li> <li>● according to the projected population in 2015, the population overflow of M26 (Tsz Yau) will be far lower than that of M22 (Tin Heng) and M25 (Kingswood North). Therefore, there is no justifiable ground to accord priority to create a new DCCA in M26 (Tsz Yau);</li> <li>● in considering a proposal to create a new DCCA, apart from the existing population, the planned development and population growth of the community in future should also be taken into account. Considering that Tin Yiu Estate and Tin Tsz Estate are established housing estates with a steady population and there would be no planned development in future, the</li> </ul>	<p>boundaries starting from M22 (Tin Heng). The EAC agrees in principle with the rationale of the above proposal because it can solve the problem of M22 (Tin Heng) for having the projected population exceeding the statutory permissible range. After the proposed adjustments, the population of the affected DCCAs will also be more evenly distributed and closer to the population quota. However, the above proposal can only solve the population problem of M22 (Tin Heng). It cannot deal with the other two DCCAs with projected population exceeding the statutory permissible range. Moreover, due to the following considerations, the EAC is of the view that the proposal has significant inadequacies. Having balanced different factors, the EAC decides not to accept the proposal:</p> <p>(i) the proposal will affect four existing DCCAs. The number is higher than three under the provisional recommendations;</p> <p>(ii) it is proposed in the representation that three buildings of Tin Heng Estate located in M22 (Tin Heng) be transferred to M21 (Yat Chak). In view that Tin Heng Estate is rather independent and self-contained in terms of community and transport facilities, the proposal will disrupt the local ties of the Estate itself;</p> <p>(iii) the proposal made in the</p>

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				<p>EAC's provisional recommendations would result in a relatively low percentage of deviation from the population quota of M26 (Tsz Yau), M27 (Yiu Yau) and M28 (Tin Yiu). That means the DCCAs concerned would have the problem of relatively low population in the long run; and</p> <ul style="list-style-type: none"> <li>● on the contrary, for the six DCCAs in the northern area of Tin Shui Wai, they should be divided into seven DCCAs according to the projected population in 2015. In addition, there would be large-scale residential development in Areas 112 and 115 in Tin Shui Wai in future. The northern area of Tin Shui Wai would have further population growth in the long run.</li> </ul> <p>It is proposed to create a new DCCA in the northern area of Tin Shui Wai instead of M27 (Yiu Yau). Details of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>(i) maintains the 2011 original boundaries of M26 (Tsz Yau) and M28 (Tin Yiu) and cancels the newly created M27 (Yiu Yau);</li> <li>(ii) creates a new DCCA in the northern area of Tin Shui Wai so that the number of DCCAs</li> </ul>	<p>representation is not clearly better in terms of community integrity and local ties. It proposes to delineate Vianni Cove and Tin Yat Estate in one DCCA. However, these two housing estates are geographically far apart and do not have apparent community ties with each other. On the contrary, Vianni Cove and Tin Ching Estate are geographically close and they have closer community ties with each other. Therefore, it is more reasonable for the abovementioned two housing estates to continue to form the existing M24 (Ching King);</p> <p>(iv) the EAC must adhere to the Administration's population forecast as at 30 June 2015 in delineating the constituency boundaries. The development thereafter should not be taken into account; and</p> <p>(v) there is a view supporting the delineation proposals for M21 (Yat Chak), M22 (Tin Heng), M23 (Wang Yat) and M24 (Ching King) (please see item 1(i)).</p>



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				<p>there would increase from six to seven;</p> <p>(iii) delineates three buildings of Tin Heng Estate with Tin Chak Estate located in M21 (Yat Chak) to form a DCCA named "Heng Chak" so as to keep the population of M22 (Tin Heng) within the statutory permissible range;</p> <p>(iv) revises the boundary of M23 (Wang Yat) to include Grandeur Terrace only, instead of covering Grandeur Terrace and part of Tin Yat Estate and renames the DCCA as "Chun Wang";</p> <p>(v) creates a new DCCA named "Yat King" which includes the entire Tin Yat Estate and Vianni Cove;</p> <p>(vi) revises the boundary of M24 (Ching King) to include Tin Ching Estate only, instead of covering Tin Ching Estate and Vianni Cove and renames the DCCA as "Tin Ching"; and</p> <p>(vii) supports maintaining the existing boundaries of M19 (Yuet Yan) and M20 (Fu Yan).</p> <p>The above proposal could reduce the number of</p>	

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				DCCAs exceeding the statutory permissible range in the Yuen Long District from three, as proposed by the EAC in its provisional recommendations, to two.	
4	M06 – Yuen Lung  M07 – Fung Cheung	47	-	<p>Based on the 2011 original constituency boundary, basically do not object to splitting M07 (Fung Cheung) into two DCCAs, namely M06 (Yuen Lung) and M07 (Fung Cheung). However, object to transferring Shun Fung Building, Yik Fat Building, Cheong Wai Building and Wai Fat Building on Fung Yau Street North to M06 (Yuen Lung) and request for transferring the above four buildings back to M07 (Fung Cheung) so as to avoid disrupting the integrity of M07 (Fung Cheung). Reasons are as follows:</p> <ul style="list-style-type: none"> <li>● the above four buildings have been in Fung Cheung area since 1987. Same as the other buildings in Fung Cheung area, these four buildings are stand-alone buildings. Residents living in this area share the same sense of belonging to the community;</li> <li>● the above four buildings are situated on Fung Yau Street North. Since 1984, these buildings together with Fung Yau Street South, Fung Yau Street East, Fung Kam Street, Fung Kwan Street and Fung Cheung Road have formed a residential area of stand-alone buildings called “Kei Tei”. The community integrity of the area would be disrupted if the buildings on Fung Yau Street</li> </ul>	<p>These representations are <b>not accepted</b> because:</p> <p>(i) after the proposed adjustment, the projected population of M06 (Yuen Lung) (12,344) will be below the statutory permissible lower limit (-27.23%);</p> <p>(ii) arrangements on district administration matters are not the factors of consideration in delineating constituencies; and</p> <p>(iii) the EAC must adhere to the Administration’s population forecast as at 30 June 2015 in delineating the constituency boundaries. The development thereafter should not be taken into account.</p>

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				<p>North are transferred from Fung Cheung area to M06 (Yuen Lung);</p> <ul style="list-style-type: none"> <li>● if the above four buildings are delineated in M07 (Fung Cheung), it would be conducive to the integrity of the DCCA and M06 (Yuen Lung) as they have Yuen Long East Nullah to serve as a clear boundary between them;</li> <li>● there are about 15,000 electors in M07 (Fung Cheung). The population of the DCCA would not exceed the permissible upper limit even after adding residents of the above four buildings;</li> <li>● YOHO Town, YOHO Midtown and Sun Yuen Long Centre located in M06 (Yuen Lung) are three large-scale housing estates developed by Sun Hung Kai Properties while the above four buildings are stand-alone residential buildings managed by different developers and property management companies. The residents do not have common matters of interest. The coming DC member of the DCCA may focus on serving the residents of the large-scale housing estates and neglect those of the above four buildings, which is unfair to the latter;</li> <li>● currently, all flats of YOHO Midtown have been sold out. Although half of the residents have not yet moved in, it is believed that they would do so in half years' time. Afterwards, the population of</li> </ul>	

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				<p>M06 (Yuen Lung) would increase substantially so there is no need to transfer the above four buildings to M06 (Yuen Lung) at present; and</p> <ul style="list-style-type: none"> <li>• a large-scale housing estate (i.e. phase III of YOHO) is now under construction in M06 (Yuen Lung). Upon its completion, the population of the DCCA would increase by 8,000. If the above four buildings are to be transferred back to M07 (Fung Cheung) in 2019, it would be even more unfair to the residents concerned.</li> </ul>	
5	<p>M08 – Shap Pat Heung East</p> <p>M10 – Shap Pat Heung West</p>	2	-	<p>Taking into account the community integrity, it is proposed to delineate the boundary for M08 (Shap Pat Heung East) and M10 (Shap Pat Heung West) by Tai Shu Ha Road West.</p> <p>One of the representations indicates that the provisional recommendations have divided Nam Hang Tsuen into two DCCAs, namely M08 (Shap Pat Heung East) and M10 (Shap Pat Heung West). This would disrupt the local ties of the village and cause confusion to villagers. The other representation opines that the division of Nam Hang Tsuen and Nam Hang Pai in M08 (Shap Pat Heung East) and M10 (Shap Pat Heung West) under the provisional recommendations has violated the principles of community identity and local ties. It would also cause confusion to villagers and affect community integrity.</p>	<p>This proposal <b>is accepted</b> because under the provisional recommendations, the boundary of M08 (Shap Pat Heung East) and M10 (Shap Pat Heung West) will delineate Nam Hang Tsuen and Nam Hang Pai in two DCCAs. Taking into account the community integrity and geographical factors, the EAC accepts the proposal to use the prominent Tai Shu Ha Road West as boundary and extend it to the south to delineate the boundary for M08 (Shap Pat Heung East) and M10 (Shap Pat Heung West) so that the entire Nam Hang Tsuen and Nam Hang Pai will be delineated in M10 (Shap Pat Heung West). The population of M10 (Shap Pat Heung West) will be allowed to slightly exceed the statutory permissible upper limit.</p> <p>After the proposed adjustment, the projected population of M08 (Shap Pat Heung East) and M10 (Shap Pat Heung West) will be as follows:</p>

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					M08: 15,217, -10.30% M10: 21,626, +27.48%
6	M16 – Shui Oi  M17 – Shui Wah	2	-	<p>Propose to transfer Shui Choi House of Tin Shui Estate from M16 (Shui Oi) to M17 (Shui Wah) because:</p> <ul style="list-style-type: none"> <li>● under the provisional recommendations, the population of M17 (Shui Wah) is less than M16 (Shui Oi) by 3,026. Transferring Shui Choi House from M16 (Shui Oi) to M17 (Shui Wah) would make the population of the two DCCAs closer;</li> <li>● Shui Choi House as well as Shui Sing House, Shui Yee House, Shui Chuen House, Shui Lung House and Shui Kwok House located in M17 (Shui Wah) all belong to Tin Shui (I) Estate while Shui Fai House, Shui Fung House, Shui Moon House, Shui Yip House and Shui Lam House located in M16 (Shui Oi) all belong to Tin Shui (II) Estate. Transferring Shui Choi House to M17 (Shui Wah) would bring about administrative convenience; and</li> <li>● geographically, Shui Choi House is adjacent to M17 (Shui Wah).</li> </ul>	<p>This proposal is <b>not accepted</b> because:</p> <p>(i) the projected population of M16 (Shui Oi) will fall within the statutory permissible range. According to the established working principles, adjustment to its existing boundary is not required;</p> <p>(ii) arrangements on district administration matters are not the factors of consideration in delineating constituencies; and</p> <p>(iii) there is a view supporting the delineation proposal for M16 (Shui Oi) (please see item 1(i)).</p>
7	M17 – Shui Wah  M18 – Chung Wah	1	-	<p>Proposes to group all buildings of Tin Wah Estate located in M17 (Shui Wah) and M18 (Chung Wah) in the same DCCA so as to maintain the integrity and harmony of Tin Wah Estate.</p>	<p>This proposal is <b>not accepted</b> because:</p> <p>(i) if the whole Tin Wah Estate is delineated in M18 (Chung Wah), the projected population of M17 (Shui Wah) (10,352)</p>

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					<p>will be below the statutory permissible lower limit (-38.98%); and</p> <p>(ii) if the whole Tin Wah Estate is delineated in M17 (Shui Wah), the projected population of both M17 (Shui Wah) and M18 (Chung Wah) will exceed the statutory permissible range:</p> <p>M17: 21,664, +27.71% M18: 8,946, -47.26%</p>
8	M27 – Yiu Yau	1	-	<p>Objects to the creation of the new DCCA M27 (Yiu Yau) because there is no significant increase of population and no new housing estates have been built in the areas concerned. Delineating Yau Tai House of Tin Yau Court and some buildings of Tin Yiu Estate in this new DCCA would give rise to the suspicion that the recommendation is tailor-made for the pro-establishment parties in the areas and disregards the interest of residents.</p>	<p>This representation is <b>not accepted</b>. Please see item 1(e).</p>
9	M29 – Kingswood South	4	-	<p>Support the delineation proposal for retaining Locwood Court, Sherwood Court and Chestwood Court of Kingswood Villas in the same DCCA (i.e. M29 (Kingswood South)) so as to preserve its community integrity. The reasons are as follows:</p> <ul style="list-style-type: none"> <li>the above housing estates have been a close and inseparable community since the moving-in of the residents in 1992, and they have been delineated in the same DCCA since the District Board Election held in 1994; and</li> </ul>	<p>The supporting views are noted.</p>

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				<ul style="list-style-type: none"> <li>residents of these housing estates use common facilities, such as transport facilities and club houses, etc. and are served by the same management company. The daily management issues of the estates, residents' interests and needs of community services are similar and closely-related, which have made these estates an inseparable community.</li> </ul>	