

REPORT ON POSPDS AND SMART SOLUTION “FIND MY SPACE”

Group 1

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1. INTRODUCTION

At present, close to half of the world's population lives in cities. In Hong Kong, the situation is even prominent as most of the residents live in high-density urban areas. However, according to the Planning Department (2020), the developed area of the metropolitan only accounts for around 25% of the total land area. This is largely due to Hong Kong's naturally hilly geographical constraint, implying that readily available land resources for habitation are very scarce. In other words, everything the citizens need on a daily basis is shoved and packed tightly in that 25% of the urbanized land, including public open spaces for recreational and leisure purposes.

The provision of public open spaces is essential to people's quality of life. Hong Kong Public Space Initiative (HKPSI) (2015) pointed out that public open areas play an important role in engaging community members in highly social activities and facilitating the expansion of social networks, which altogether contribute to one's spiritual aspect of quality of life. Hence, both the Government and some private corporations have taken initiatives to include public open space in private developments (POSPDs) to increase the supply of these crucial areas for public enjoyment. With that being said, the efficiency of private management and public utilization of these precious provisions entails another story. The major problems commonly associated with POSPDs will be introduced in a later section.

To better utilize the scant land resources allocated to POSPDs, we wish to develop an interactive, user-friendly, and crowdsourcing platform that serves as a long-term solution to the most pressing issue hindering public utilization of POSPDs, which is a mobile-friendly website called "Find My Space" to re-publicize the previously privatized POSPDs.

Such an attempt indeed qualifies itself as a smart-solution to a prevailing social issue of serious waste of public resources. Therefore, it not only echoes the "smart living" initiative of Hong Kong Smart City Blueprint (Office of the Government Chief Information Officer, 2020) to improve citizen's daily life with the aid of technology but also contributes towards the conversion of Hong Kong into a "smart city".

There is no universally accepted definition of a "smart city" as it varies from nation to nation and very much depends on the nation's development level. Nonetheless, after digging into a wide range of available definitions of "smart city" around the globe, it can be generally summarized as follow:

"The smart city initiatives are to adopt people-centric ideas driven by modern technology to improve the quality of life for citizens and to cope with urban challenges" (Department for Business Innovation and Skills, 2013; European Commission, 2019; Korean Law Translation Center, 2018; Minister of Housing and Urban Affairs, 2017; Office of the Government Chief Information Officer, 2020;)

In this case, our initiative (i.e. “Find My Space”) connects to the core values of “smart city” in the following ways (Figure 1):

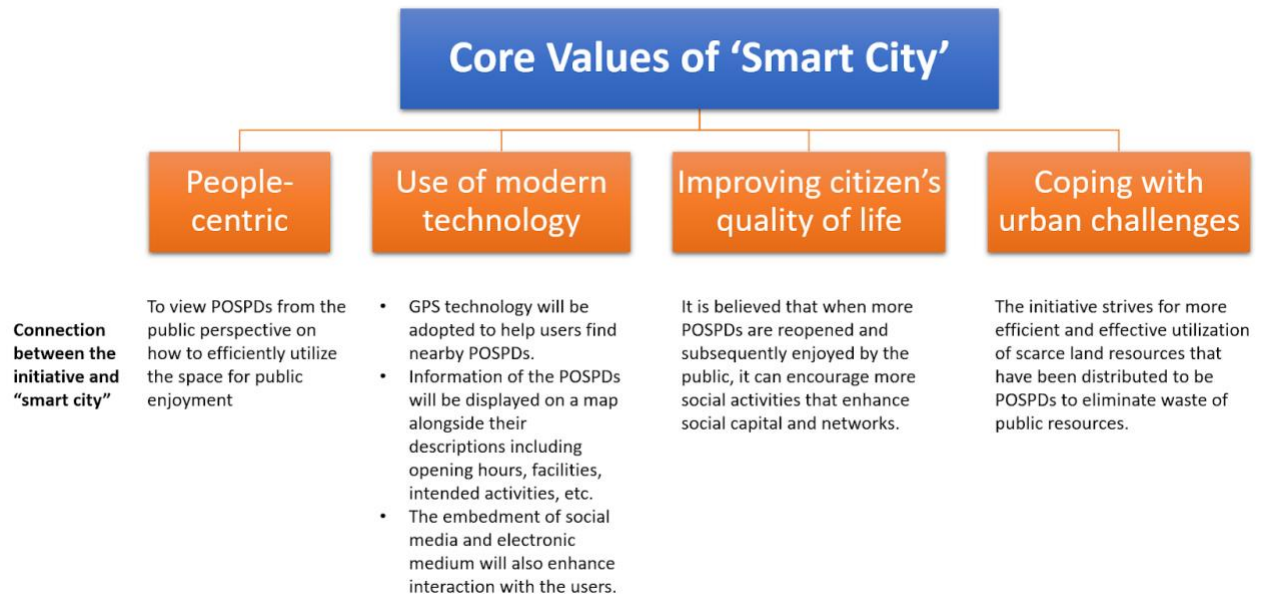


Figure 1. The connection between the initiative and the core values of “smart city”

2. THE CONCEPT OF POSPDS

2.1 DEFINITION

To deep-dive into the concept of “Public Open Space in Private Developments (POSPDs)”, it is wise to first understand the concept of public space.

2.1.1 PUBLIC SPACE

According to the current law in Hong Kong, public place refers to any place to which for the time being the public or any section of the public are entitled or permitted to have access, whether on payment or otherwise (Hong Kong e-Legislation, 2019).

2.1.2 POSPDS

The idea of a public space sitting on a piece of private land or development originated in 1961 when New York City introduced a zoning scheme to incentivize developers in providing one square foot of plaza in exchange for ten square feet of extra rentable or saleable floor area in the development (or one square foot of arcade for three square feet of bonus floor area) (Kayden, 2000). The term “Privately Owned Public Space (POPS)” was then largely popularized by the book “Privately Owned Public Space: The New York City Experience”, written by Harvard professor Jerold S. Kayden.

As far as Hong Kong is concerned, the distinctive term “POSPDs” (an abbreviation of “Public Open Space in Private Developments”) is coined to represent essentially the same idea. More precisely, it denotes an open space where the members of the public are entitled to the right of access, use, and enjoy on either:

- (1) private land within a private development; or
- (2) government land adjoining a private development (Development Bureau, 2011b).

Despite the legal ownership status of the land on which POSPDs sit, generally, POSPDs are under private management (Development Bureau, 2011b). In this sense, it is clear that the public is granted legal rights of access and use of POSPDs, whereas the ownership (if (1) is applicable) and management right reside with developers and/or owners. As such, POSPDs could be taken as a kind of easement held by the public on a private development (Kayden, 2000).

The provision of POSPDs strives to achieve the following objectives (Development Bureau, 2011b):

- (1) higher quality design;
- (2) optimization of land use;
- (3) better site planning;
- (4) synchronization of the availability of open space and the community needs arising from developments;
- (5) serve as a quality leisure and recreational space; and
- (6) improve Hong Kong's living environment.

2.2 COMMON SPATIAL TYPES OF POSPDS

POSPDs are usually of different spatial shapes and the following are some examples of the most common types.

2.2.1 PUBLIC GREEN

The characteristics of Public Green include extensive green coverage and soft landscaping for leisure activities. To be defined as a Public Green, it is advised by the Development Bureau (2011a) that the POSPD shall be of a minimum of 500 m² and the green coverage should be at least 50%.

2.2.2 PLAZA

A Plaza is usually a public space with a vibrant atmosphere catering for public purposes such as communal gatherings and programmed events (e.g. exhibitions, workshops, etc). To be defined as a Plaza, the place should be highly visible as in location and highly flexible as in uses. Similarly, it is advised by the Development Bureau (2011a) that the POSPD should be of a minimum 500 m² and the green coverage should be at least 30% to be regarded as a plaza.

2.2.3 COURTYARD

The purpose of a Courtyard is similar to that of a Plaza, except that it is less dynamic and hence serves mostly socializing purposes with occasional small scale programmed activities. For its area, it is advised to be at least 200 m² and the green area should be at least 30% (Development Bureau, 2011a).

2.2.4 POCKET SPACE

A pocket space refers to a space that is relatively small and casual. It may serve as a place for people to rest, chit-chat, or casually gather. As advised, the minimum area should be at least 100 m² and the green coverage should be higher than 30% (Development Bureau, 2011a).

2.2.5 PROMENADE

A Promenade is a place that provides passive recreational facilities. It should be equipped with frequent seating or resting areas for every 50 m (Development Bureau, 2011a).

2.3 COMMON ACTIVITIES AT POSPDS

In general, there are three types of activities commonly performed in POSPDs, namely the always permissible activities, the non-commercial and/or charitable activities, and the commercial activities.

2.3.1 ALWAYS PERMISSIBLE ACTIVITIES

It covers most of the day-to-day activities which are passive in nature, such as walking, relaxing or resting, socializing, waiting or killing time, and eating. Given that the nature of the activities does not constitute any disturbance to other users and the POSPDs itself, they are generally regarded as always permissible activities.

2.3.2 NON-COMMERCIAL AND/OR CHARITABLE ACTIVITIES

In essence, both “non-commercial” and “charitable” activities are free-of-charge activities. Even so, when carrying out such activities at POSPDs, lease conditions or the terms of the Deed of Dedication shall be complied with, or else the owners (of POSPDs) shall apply to the Buildings Department or the Lands Department for prior approval.

2.3.3 COMMERCIAL ACTIVITIES

Contrary to the “charitable activities” above, commercial activities are intended to generate profits. In this case, the owners (of POSPDs) must apply to the Buildings Department or the Lands Department for permission before carrying out any commercial activities. When processing the application, the said Departments often consider whether the proposed commercial activities will impose blockage to public usage, its technical feasibility, and whether bonus GFA has been granted to the concerned POSPDs. Under normal circumstances, the area dedicated to commercial activities shall not exceed 10% of the total area. When approved, a waiver fee is payable by the applicant.

2.4 DESIRED QUALITIES OF PUBLIC SPACE

In fact, POSPDs essentially serve the same purpose as a public space despite its underlying provision, ownership, and management basis being dissimilar. In this section, the desired qualities of public space are explored as a proxy of that of POSPDs.

According to the Project for Public Spaces (2018), an ideal public space shall be capable of delivering the following attributes as shown in Figure 2:

- (1) access and linkages;
- (2) comfort and image;
- (3) uses and activities; and
- (4) sociability.



Figure 2. What makes a great place? (Project for Public Spaces, 2018)

2.4.1 ACCESS AND LINKAGES

A high-quality public space shall be highly accessible by public transport or on foot. Moreover, it shall be equally accessible for the physically disabled, meaning that Barrier-Free Access (BFA) shall be readily in place. Ideally speaking, it shall serve to link up or be connected with the neighborhood to ensure a high degree of accessibility.

Management style is as important as the design and location of the public space. If access and usage of public space are prohibited by a certain management body, there is no accessibility at all.

2.4.2 COMFORT AND IMAGE

It is common sense that open spaces that are perceived as comfortable, safe, clean, and with a positive welcoming image, tend to attract more visitors. More concrete examples of such a positive image would be provisions of seating (unsheltered or sheltered), good lighting at night, and properly maintained facilities, etc.

2.4.3 USES AND ACTIVITIES

People visit a public space for a reason, be it just to sit and rest or do certain activities. With that being said, it is generally accepted that an up-to-standard public space shall offer facilities for activities to be performed there.

“Open Space Opinion Survey” conducted by Civic Exchange (2018) reveals that local users tend to carry out passive activities more than active activities in public open space, as demonstrated by Figure 3. A closer look at the result suggests that people typically walk (78%), relax or rest (68%), socialize (33%), wait or kill time (30%), and enjoy fresh air or the natural environment (23%) in public space.

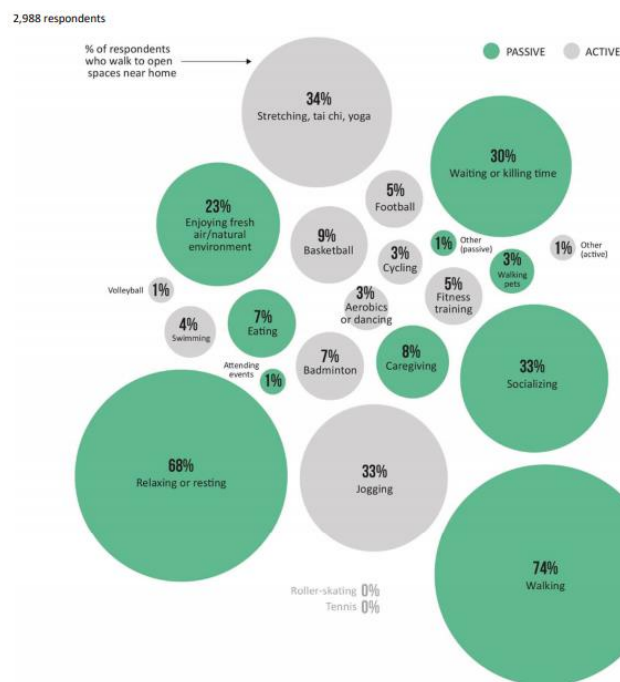


Figure 3. usual activities in public open space Civic Exchange (2018)

In view of the particular preference of passive activities among local users, public space in Hong Kong providing flexible spaces and feasible management is regarded as ideal.

2.4.4 SOCIABILITY

A sociable public space is one where people find suitable and comfortable for meeting with friends. Generally speaking, a public space that fulfills the aforementioned qualities is often one that favors social interaction and attracts regular users who eventually develop a strong sense of belonging to the community and the public space.

3. PROVISION BASIS OF POSPDS

As illustrated in Figure 4, POSPDs in Hong Kong are mainly categorized into three types, namely:

- (1) official provision under land lease;
- (2) official provision under deed of dedication; and
- (3) voluntary provision.

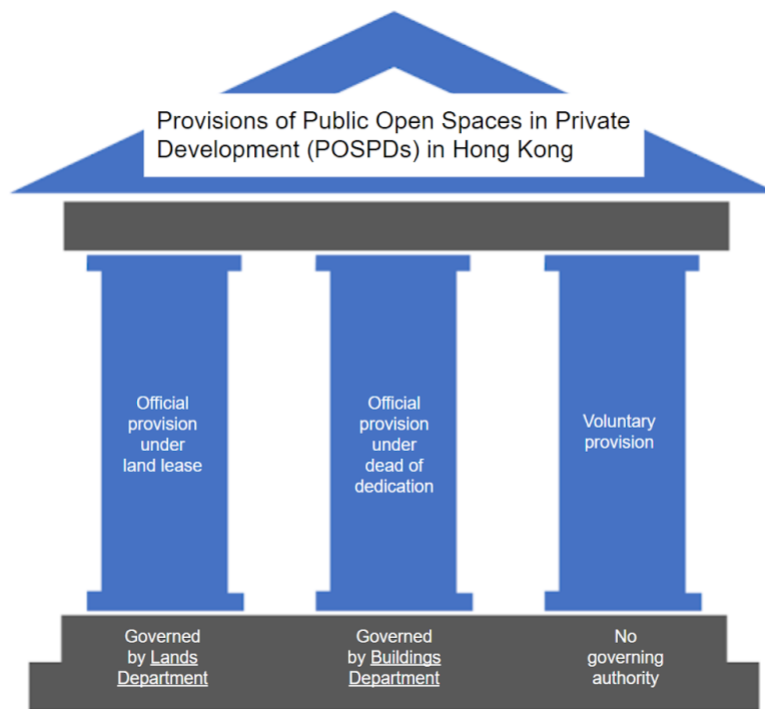


Figure 4: Three major provision basis of POSPDs

3.1 OFFICIAL PROVISION UNDER LAND LEASE

A total of 82 POSPDs provided under land lease are identified, among which 35 in Hong Kong Island, 21 in Kowloon, and the remaining 26 in New Territories. They are principally governed by the Lands Department. Overall speaking, the provision of public facilities (including POSPDs) within private developments for public use may arise under two circumstances (Development Bureau, 2015). First of all, it may arise under land sale, where the governmental departments propose the inclusion of public facilities to cater to public needs. Second of all, it may arise in the case of (i) land grant and private development and/or (ii) redevelopment involving planning permissions or lease modification. Developers concerned may propose such public facilities in the planning application to the Town Planning Board (TPB). In usual practice, the requirements under these two circumstances are translated into the lease conditions. In other words, the 82 POSPDs are categorized into the same group (as provisions under land lease) since these provisions are clearly elaborated in lease conditions of the respective developments.

3.2 OFFICIAL PROVISION UNDER DEED OF DEDICATION

There are in total 7 POSPDs provided under deed of dedication, with 6 sitting on Hong Kong Island and 1 in Kowloon. They are principally governed by the Buildings Department. Such provision is typically triggered by the dedication of land or floor area of private development for the use of public (i.e. provisions of POSPDs for public enjoyment) (Development Bureau, 2015). As specified under the Buildings Ordinance, the Building Authority may grant concessions or compensate the owners by means of exemption of floor space from the gross floor area (GFA) calculation or bonus GFA. The rights and obligations of the building owner concerned are set out in a deed of dedication and common obligations include:

- (1) permit the public to lawfully access and use such facilities;
- (2) keep the access unobstructed; and
- (3) manage and maintain such facilities to the satisfaction of the Government.

However, it should be noted that not all dedicated areas are made to accommodate the public's leisure as the commonly known public open space. The purpose of land dedication under the Buildings Department (2011) could be broadly sorted into three types:

- (1) corner splay (i.e. a small area of about 3m² at the corner of a building to improve sight-lines of drivers);
- (2) public passage only to gain access; and
- (3) for permission of certain activities including recreational uses.

This project and report only focus on the dedication of land for permission of certain activities including recreational uses to align with the project scope on recreational public open spaces. For the POSPDs in which the area is presented in the deed as for recreational purposes, they are classified into the 'official provision under deed of dedication'.

3.3 VOLUNTARY PROVISION

POSPDs on a voluntary provision basis refer to those that are not under the governance of land lease and deed of dedication. There are no standardized definitions or specific characteristics established for this particular type of POSPDs. On the whole, they are public open spaces in private developments voluntarily and willingly provided by developers out of their own reasons, be it pure kindness, spatial or commercial consideration. Thus, these provisions are not bound by land lease and deed of dedication and the developers (or its representative body) have full and complete authority over the management of the subject spaces, for instance, conditions of use, opening hours, and provisions of seating, etc.

Currently, there is no readily available list of voluntarily-provided POSPDs. Therefore, the identification of such POSPDs requires a profound and extensive understanding of the districts. Our group took the initiative to assemble such a list based on our own observations and secondary resources from the internet. For the time being, there are 24 POSPDs on the list, and 21 of them clustered in New Territories. Due to our limited humans and time resources, the list is far from exhaustive. Yet, with the launch of “Find My Space”, we hope to crowdsource help from the public in frequent database updates.

3.4 BRIEF SUMMARY

To sum up, three pillars are underpinning the provision of POSPDs in Hong Kong: the official provision under land lease, the official provision under deed of dedication, and voluntary provision.

Figure 5 illustrates the regional distribution of POSPDs under the two official provision channels and the respective area. There are 89 POSPDs officially provided by the government which adds up to a total of 496,000 m² in area.

Number and Area of POSPD under Official Provisions

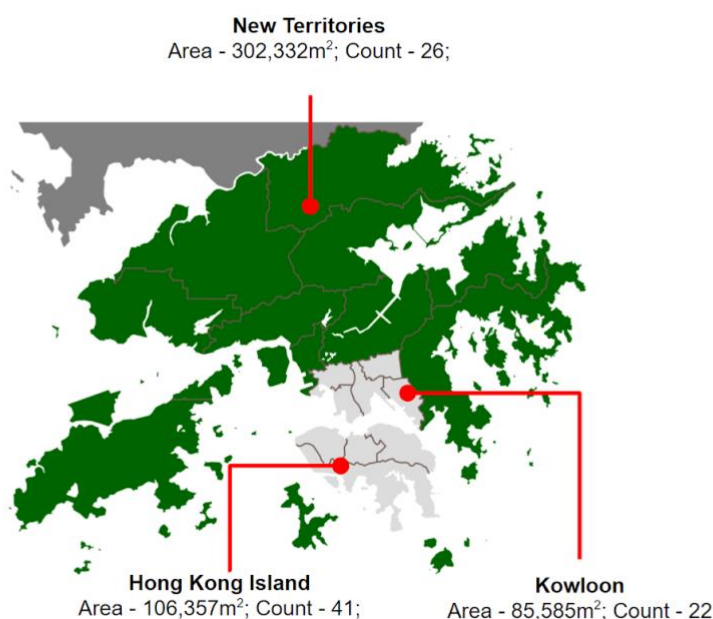


Figure 5. Number and Area of POSPDs under Official Provision across Hong Kong

As for the voluntary provision, the total area and number of POSPDs remain uncertain as we are not capable of a territory-wide investigation. Based on our own inspection results (details in Section 7) and reference from multiple secondary sources, there are a total of 24 voluntarily-provided POSPDs in Hong Kong. Among which, 11 POSPDs agglomerate in Tsuen Wan as a result of piloting the project in the District, which amounts to a total area of 28,721 m² and constitutes about 60% of the total POSPDs area in Tsuen Wan (i.e. 47,001 m²).

4. GUIDELINES GOVERNING POSPDS

As of now, there are two most significant guidelines governing the design and management of POSPDs in Hong Kong, namely:

- (1) the Public Open Space in Private Developments Design and Management Guidelines; and
- (2) the Hong Kong Planning Standards and Guidelines.

4.1 PUBLIC OPEN SPACE IN PRIVATE DEVELOPMENTS DESIGN AND MANAGEMENT GUIDELINES

As summarized in Table 1 below, the “Design and Management Guidelines”, issued by the Development Bureau in 2011, sets out specifications in terms of design criteria, design elements, and management areas of POSPDs.



Figure 6. POSPDs Design and Management Guidelines (Development Bureau, 2011a)

Public Open Space in Private Developments Design and Management Guidelines issued by the Development Bureau in 2011	
Intended Users	• Town Planning Board • Various government departments and relevant public authorities such as the Urban Renewal Authority • Private developers • Private owners • General public
Design Criteria	• Accessibility • Visibility • Functionality • Flexibility • Usability • Inclusiveness • Safety • Comfort/ Hygiene • Attractiveness
Design Elements	• Spatial issue - Shape • Spatial issue - Street Frontage • Spatial issue - Width to Length Ratio • Spatial issue - Major/ Minor Space • Spatial issue - Area • Perceptual issue - Visibility • Perceptual issue - Open-to-sky • Perceptual issue - Slope/ Gradient • Perceptual issue - Length of Stay • Perceptual issue - Clear Space/ Amenities Arrangement • Planning issue - Landscape Planning • Planning issue - Planting • Planning issue - Type of Facilities • Planning issue - Signage

Management Areas	• 3 categories for activities - always permissible activities, non-commercial or charitable activities, commercial activities • Opening hours • Personal safety and security • Maintenance • Information Transparency
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Table 1. Summary content of the “Design and Management Guidelines” (Development Bureau, 2011a)

4.2 HONG KONG PLANNING STANDARDS AND GUIDELINES

As concluded in Table 2 below, the “Planning Standards and Guidelines”, issued by the Planning Department in 2014, enumerates planning principles, locational, and design guidelines related to POSPDs.



Figure 7. Planning Standards and Guidelines (Planning Department, 2015)

Hong Kong Planning Standards and Guidelines (Chapter 4) issued by the Planning Department in 2014	
Planning Principles	• Quantity • Quality • Good Practice • Vision
Locational Guidelines	• Accessibility • Functionality • Suitability • Usability • Walking Distance from major routes/ transportation
Design Guidelines	• Safety • Location • The Facilities Provided • Barrier-Free Access

Table 2. Summary content of the “Planning Standards and Guidelines” (Planning Department, 2015)

4.3 LIMITED EFFECTIVENESS OF “GUIDELINES”

In spite of many efforts deployed to set up guidelines consisting of detailed specifications to regulate and standardize the design and management of POSPDs, limited effectiveness is expected given that “guidelines” are not legally binding in nature. As such, these guidelines could not act mandatorily to strike a balance between the interests of the private parties (i.e. the developers) and the interests of the general public (i.e. users of POSPDs), even worse, they may give rise to malfunction of POSPDs as the private parties are not deterred legally from making these spaces of lower accessibility or popularity. Indeed, the limited authority of guidelines are closely linked to, or even directly contributed to the formation of common problems associated with POSPDs (detailed findings will be suggested in the following section).

5. COMMON PROBLEMS ASSOCIATED WITH POSPDS

Various problems commonly observed among POSPDs are identified with reference to the following reports:

- (1) Privately Owned Public Space Audit Report issued by the Hong Kong Public Space Initiative (HKPSI, 2018);
- (2) Report on Consultancy Study on Public Open Space in Private Developments [POSPD] issued by the Development Bureau (Development Bureau, 2011b);
- (3) Public Open Space in Private Developments Design and Management Guidelines issued by the Development Bureau (Development Bureau, 2011a); and
- (4) Provision of public open space in private developments jointly issued by the Development Bureau Lands Department Buildings Department (Audit Commission Hong Kong, 2014).

5.1 UNDESIRABLE “PRIVATIZATION” OF POSPDS

The most alarming issue associated with POSPDs is probably the undesirable “privatization” of these provisions through design, management, and commercialization.

5.1.1 “PRIVATISATION” OF POSPDS BY MEANS OF DESIGN

5.1.1.1 SITE NOT BEING EASILY ACCESSIBLE

According to the “Design and Management Guidelines” (Development Bureau, 2011a), a POSPD should be provided at a clearly visible location at the ground level. As mentioned, the Guidelines is merely an official regulation with no statutory power, site inspections conducted by Development Bureau reveals that 3 POSPDs are located on podiums high above the ground level, which implies that visitors need to climb long staircases or take passenger lifts in order to reach the sites (Audit Commission Hong Kong, 2014).

One prime example would be the Cheong Shing Garden located at Tanner Garden, North Point. Our group actually inspected the site in person, which took us 6 minutes of staircase climbing (more than 300 steps). Since there were no obvious signs indicating the entrance of the Garden, while asking nearby residents for help, they kindly reminded us of the long staircase ahead and the fact that there is nothing in the Garden worth seeing. As demonstrated by Figure 8 to 11 below, the Garden is said to be in generally poor maintenance and condition, with only unsheltered seating provided, ubiquitous rubbish bags and broomsticks, and even a fractured tree trunk imposing danger to visitors.

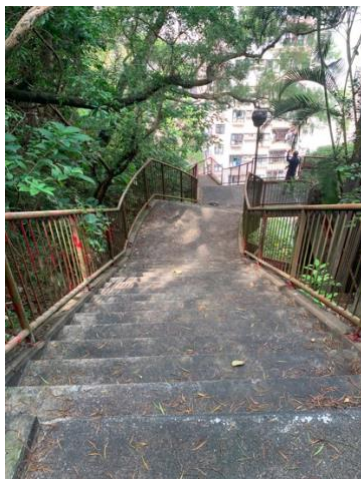


Figure 8. Long staircase leading to the entrance of Cheong Shing Garden

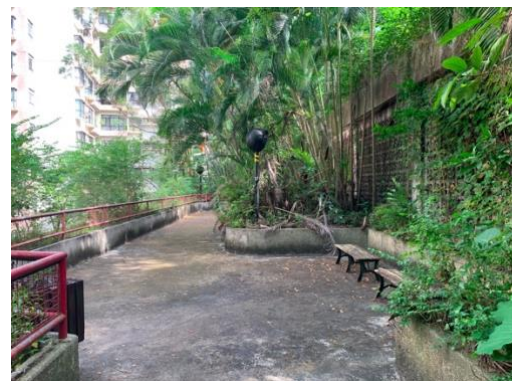


Figure 9. Generally poor maintenance and condition of Cheong Shing Garden



Figure 10. Ubiquitous rubbish bag



Figure 11. Fractured tree trunk at Cheong Shing Garden

Further examples to support the point are found in the Privately Owned Public Space Audit Report (HKPSI, 2018). Firstly, the POSPD on 7/F of Castello, Sha Tin, (Figure 12) is indeed located on the podium of a parking area, making the entrance hidden and thus non-visible from the outside. The poor accessibility and hidden entrance render this valuable public asset a passageway between parking and estate for the residents.

Another example would be the POSPD at Soka Gakkai International of Hong Kong Cultural and Recreational Centre, Peng Chau (Figure 13). Even though it sits on the ground floor, with provisions of BBQ area, a soccer field, walking trail, free parking area, indoor activity space (though most of them are poorly managed), it is rarely visited by the public due to its remote location as far away from the main street.



Figure 12. The hidden entrance of POSPD on 7/F of Castello



Figure 13. POSPD at Soka Gakkai International of Hong Kong Cultural and Recreational Centre

From the above-mentioned examples, it is obvious that by incorporating the element of poor accessibility into the design of POSPDs, the public is effectively withdrawn from the active utilization of such provisions and thus these POSPDs are “privatized”, constituting a waste of public resources.

5.1.1.2 LACK OF DIRECTIONAL SIGNAGE

As pointed out by HKPSI (2018), very few POSPDs actually provide clear instructions and signages. This argument is backed up by Leung (2018), indicating that without informative and directional signages, the public is not capable of reaching certain POSPDs (especially those that are located high above the ground floor, with a hidden entrance, or in remote areas as stated above), and worse, they are deprived of the usage of such POSPDs as they had no idea of their existence. As such, these POSPDs are well-hidden and “privatized” from the public.

A typical example would be the podium garden at Tuen Mun Town Plaza (Phase I), Tuen Mun, as depicted in Figure 14. Our site inspection revealed two possible routes of accessing the garden. Intended visitors can either take a passenger lift to the 4/F or simply take the stairs on 3/F of the mall to reach the POSPD. Yet, there is not one single directory or signage indicating the existence and the way to such a garden, not even a single label in the passenger lift indicating the provision on 4/F (Figure 15).



Figure 14. Podium garden at Tuen Mun Town Plaza (Phase I)



Figure 15. Passenger lift of Tuen Mun Town Plaza (Phase I)

5.1.1.3 LACK OF FUNCTIONING BARRIER-FREE ACCESS (BFA)

Accessibility of the disabled is not always taken into consideration when designing POSPDs, as reflected by the fact that around half of the POSPDs as inspected by HKPSI (2018) scored 2 or below (4 is the full mark) in this aspect.

Take City Garden, North Point, as an example. Referenced with the documentation from the Lands Department (2018), there is no provision of BFA facilities at this POSPD (as shown in Figure 16 below). Yet, our group discovered one ramp with a sign of “wheel-chair users” in a recent site visit as shown in Figure 17, which might seem like a big improvement to enhance the accessibility of the disabled at first sight. However, a closer investigation suggests that the ramp sits on the inner part of the POSPD whereas two flights of stairs are observed at the entrance of the POSPD (Figure 18), which ironically manifests the futility of such a ramp. This non-functional provision of the ramp does not constitute an effective barrier-free access route, on the contrary, it misleads the public into thinking the POSPD is disabled-friendly.

City Garden 233 Electric Road	(a) Its size is about 5,420 m ² . (b) It is at ground level and is accessible from City Garden Road. (c) It is open to the public from 07:00 a.m. to 11:00 p.m. daily. (d) Sheltered seating not available. (e) Barrier-free-access facilities not available.	(i) The development is in multiple- ownership.	District Lands Office/ Hong Kong East 2835 1610	Annex 7
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Figure 16. Specification of POSPD of City Garden, North Point



Figure 17. One ramp for wheel-chair users



Figure 18. Staircase at the entrance to the POSPD at City Garden

Without genuinely functional BFA, the accessibility of the disabled to these POSPDs is significantly jeopardized.

5.1.2 “PRIVATISATION” OF POSPDs BY MEANS OF MANAGEMENT

5.1.2.1 STRINGENT SURVEILLANCE

The phenomenon of increasing surveillance is not limited to Hong Kong, scholars pinpointed that over the past few decades, public spaces have been subjected to more and tiger surveillance. Moreover, the role of security guards (as hired by the private developments on which the POSPD sits) has been perceived as a symbol of regulation and enforcement within public space (Patterson, 2010).

The management styles of POSPDs surveyed by HKPSI (2018) vary with some POSPDs adopting loose management, permitting prohibited activities, for instance, fishing or walking dogs, etc. On the other hand, around 15% of the POSPDs adopt a much more stringent management style as security guards intervene and restrict users from conducting prohibited activities. More precisely, some “overzealous” security guards even prevent users from sitting and/or lingering in the public area (Development Bureau, 2011b).

In fact, when performing a site inspection of the POSPD at the Belcher's, Pok Fu Lam, our group was verbally prevented from entering the POSPD by security guards outside the gate. When we insisted that it is in fact a POSPD and the public is entitled to access and utilization, the security guard simply claimed the opposite.

Stringent surveillance undoubtedly restricts the public usage of POSPDs, especially for POSPDs located near or within housing estates, thus inevitably “privatizes” these POSPDs and limits the usage to the residents only.

5.1.2.2 SHORT OPENING HOUR

As suggested by “Design and Management Guidelines” (Development Bureau, 2011a), a POSPD is to provide public access for at least 13 hours on a daily basis. Yet, audit review discloses 6 POSPDs that operate less than 13 hours a day, ranging from 6 to 12 hours to be exact (Audit Commission Hong Kong, 2014).

One example to illustrate the point would be the podium garden at Sun Kwai Hing Gardens, Kwai Tsing, which operates for seven hours a day (Figure 19). The shortened opening hours are evidence of a reduction in public enjoyment which the general public is entitled to.



Figure 19. The opening hours of the POSPD at Sun Kwai Hing Gardens, Kwai Tsing

5.1.2.3 UNINTERRUPTED ACCESS NOT PROVIDED

POSPDs governed by land leases are generally required to provide uninterrupted public access (Audit Commission Hong Kong, 2014). Yet, site visits unveil serious violations.

Referring to the Audit Review (Audit Commission Hong Kong, 2014), one prominent example would be POS 1 (the Audit Review does not specify the actual name of the subject POSPD). During the Audit's seven site visits from January to June 2014, POS 1 remained closed as the gate at the entrance was locked with a metal chain and a padlock (Figure 20).



Figure 20. Entrance to POS 1

Two similar cases of interrupted access are observed from POS 7 and POS 31. In particular, two passenger lifts at POS 7 serving as the only means of access to the public open space have ceased operation since 2002. Yet, the Lands Department is not in any legal position to mandate the owner to re-operate the lifts concerned as such a requirement was not included in the land grant condition. As a result, interrupted access to precious public resources persists, in other words, these POSPDs have been “privatized” from the public for years.

5.1.2.4 LACK OF PROMOTION

Audit survey discovered that over half of the visitors to the major and popular public parks and gardens were not aware of the POSPDs located nearby (Audit Commission Hong Kong, 2014). This implies a severe lack of promotion from both the government and private developers, resulting in POSPDs not being known and thus used by the public.

In particular, there is a lack of online promotion from private developments accommodating POSPDs. For one, the commercial street of Lee Tung Avenue at The Avenue, Wan Chai, houses an elegant European style garden on 5/F (Figure 21) but provides no information related to the garden on its website at all (Figure 22).

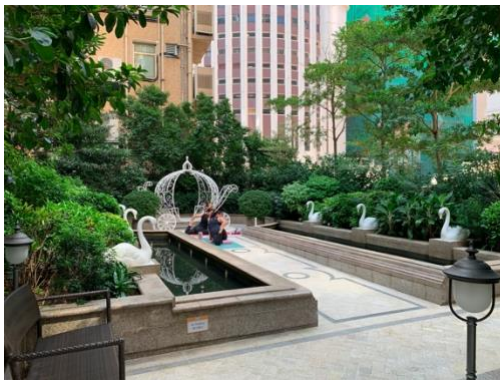


Figure 21. European garden at The Avenue, Wan Chai



Figure 22. Website of Lee Tung Avenue

5.1.3 “PRIVATISATION” OF POSPDs BY MEANS OF COMMERCIALIZATION

As mentioned earlier, POSPDs are under private management and commercial activities might be allowed subject to application and subsequent approval from the Lands Department and/or the Buildings Department. In reality, some developers “lease out” part of the POSPDs with a consideration in exchange for management fees as a source of income (Development Bureau, 2011b).

Examples would be Citibank Plaza, Central and Times Square, Causeway Bay.



Figure 23. Outdoor seating of a cafe at Citibank Plaza, Central



Figure 24. Promotional set of Dumbo at Times Square, Causeway Bay

The former one is found partially occupied by some outdoor seating possibly placed there by the cafe nearby, as shown in Figure 23. Due to the rather long-term nature of the business, it is doubtful if the area dedicated to commercial activities remains below 10% (of the total area of the POSPD) throughout the duration of operation as no supervision from governmental authorities is deployed. It is possible for commercial activities to take over the entire POSPD and alter the dynamics of the provision into more privatized and commercialized. Compounded by the effect of no signage indicating the existence of POSPD, the public might mistake the POSPD as a private space and are thus deprived of their usage right.

Times Square is well known for its seasonal decorations, festive garnishes, promotional sets of popular motion pictures, and pop-up stores which typically attract lots of visitors. Some of these events are free, others are charged at a fee. Nonetheless, the developer is expected to receive a considerable sum of rent for leasing out such an area at a prime location, thus, all of the aforementioned events are considered commercial in nature. Such commercial activities are indeed a double-edged sword. Undoubtedly, they attract tonnes of visitors to the POSPD, yet, to carry out entirely different activities, for instance, taking pictures and purchasing merchandise. To some extent, these commercial activities take up a certain area of the POSPD which is typically used by the public for rather passive activities. In other words, the public is dispossessed of their entitlement to the usage of part of the POSPD during its rental period. Given the relatively temporary nature of these commercial activities, the situation is far from serious. Yet, without legally-binding guidelines, transparent approval criteria, and stringent supervision from the authorities, it is well possible for POSPDs to be exploited and privatized by developers either through the generalized or full-schedule arrangements of commercial activities.

5.2 LOW UTILIZATION RATE OF POSPDS

The result of the audit survey of thirty-six POSPDs (Audit Commission Hong Kong, 2014) reveals that ten POSPDs had low or very low patronage. To be more specific, these ten POSPDs on average recorded less than ten visitors during a period of two-hour and the exact number of visitors is listed in Figure 25. Furthermore, findings of sampled site inspections across Hong Kong suggest that the issue is more severe in residential POSPDs.

**POSPDs with low patronage
(March to July 2014)**

POSPD	Average no. of visitors in a 2-hour period
POS 1	0
POS 2	1
POS 3	1
POS 4	2
POS 5	4
POS 6 (Note)	5
POS 7	7
POS 8	9
POS 31	1
POS 36	1

Figure 25. POSPDs with low patronage

While the low utilization rate of POSPDs itself is a problem, it is, in some regard, a consequence of the above-mentioned “privatization” issues. In brief, the “privatization” of POSPDs leads to the low patronage of POSPDs. As a result, some POSPDs fail to attain the objective of serving the leisure and recreational needs of the general public in Hong Kong.

5.3 LACK OF EFFECTIVE POSPDS PLATFORM

As of now, there are three online platforms exhibiting POSPD-related information, namely GeoInfo Map, the Buildings Department's Website, and Public Space Directory.

5.3.1 THE OFFICIAL PLATFORM - GEOINFO MAP

The GeoInfo Map, officially produced by the Lands Department, facilitates searching and understanding of geographical locations, the built and natural environments, and public facilities in Hong Kong (GeoInfo Map, 2020). Therefore, the Map also empowers a search engine of POSPDs provided under lease as of June 2018 (Figure 26).

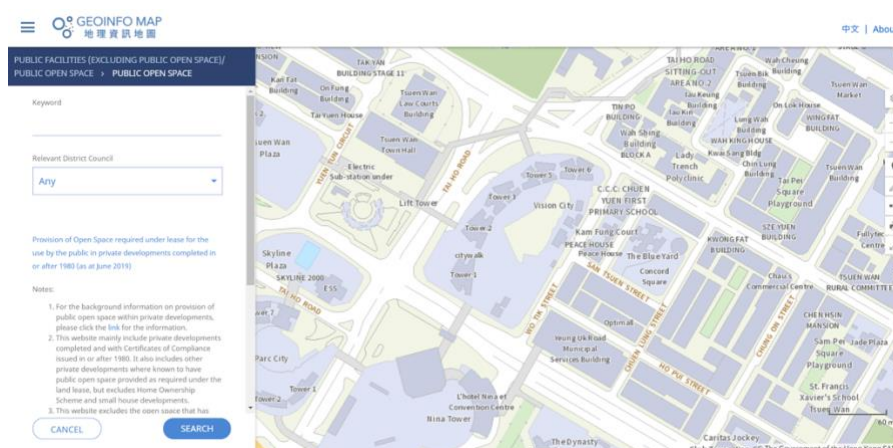


Figure 26. GeoInfo Map (GeoInfo Map, 2020)

Yet, the Map lacks effective promotion and the public is not aware of its POSPDs-searching function. Additionally, it only gives very limited information of POSPDs in plain words which include area, location, opening hours, provision of sheltered seating, and provision of BFA facilities, as demonstrated by Figure 27.

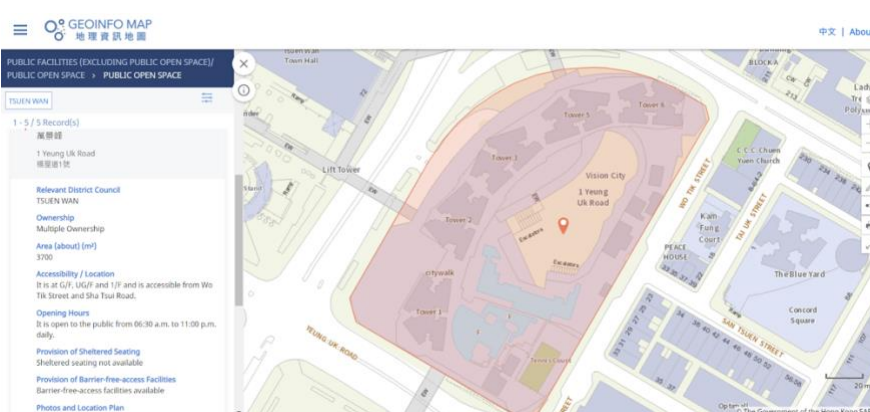


Figure 27. Information about the POSPDs provided by the GeoInfo Map (2020)

Regarding the provision of sheltered seating and BFA facilities, the Map only gives a simple yes or no answer, which is undetailed and even ambiguous sometimes (Figure 28).

Furthermore, it does not specify the type and location of the BFA facility that is said to be available at a particular POSPD, not to mention provision or details of other value-adding

facilities like the children's playground. As mentioned earlier, some POSPDs are “privatized” by its hidden entrance, poor location, and thus low accessibility. In such cases, the Map also fails to expressly guide the way to the entrance of these POSPDs.

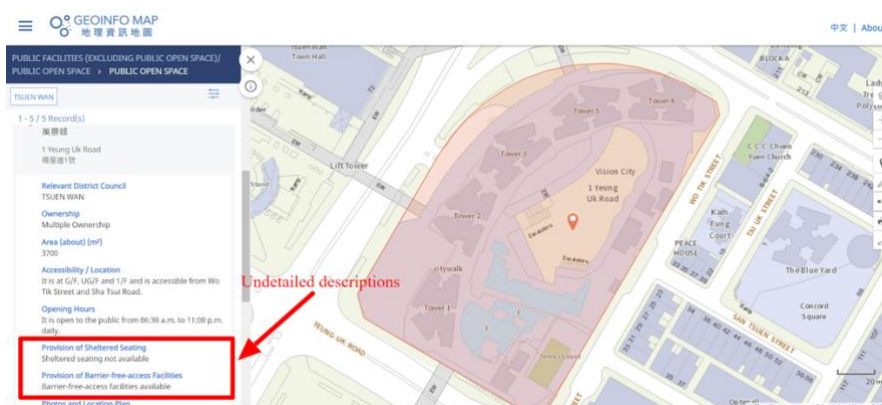


Figure 28. Undetailed and ambiguous descriptions for provision of sheltered seating and barrier-free-access facilities (GeoInfo Map, 2020)

The Lands Department did take a step forward to providing certain visual elements through photos and location plans via another link (Figure 29) but the rather technical attachments turned out to be not laymen and user-friendly to potential POSPD-visitors (Figure 30). To sum up, all the features of the Map appear to be relatively one-way descriptive, rigid, and not user-friendly from the perspective of the general public, which significantly hinders the promotion of POSPDs.

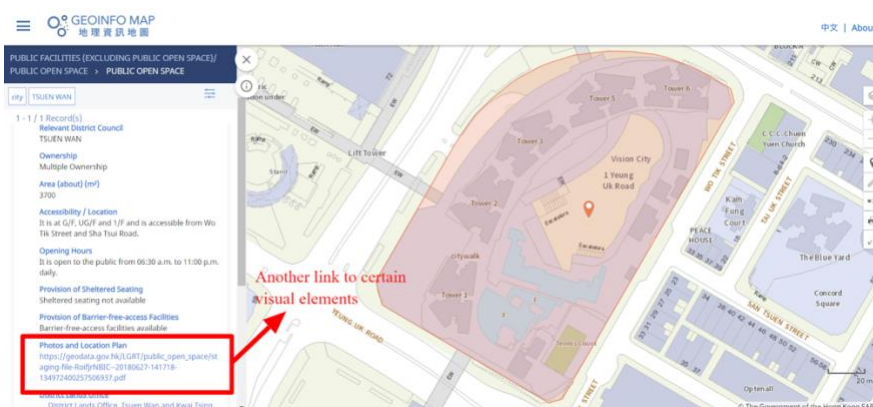


Figure 29. Another link to certain visual elements (GeoInfo Map, 2020)



Figure 30. Technical location plan with photos

5.3.2 THE OFFICIAL PLATFORM - BUILDINGS DEPARTMENT'S WEBSITE

The GeoInfo Map covers POSPDs provided under lease and those governed by deed of dedication are taken care of by the Buildings Department's website. When compared with the Map, the access route to the website is rather complicated as it requires many clicks and anyone could have missed any step of it (Figure 31).

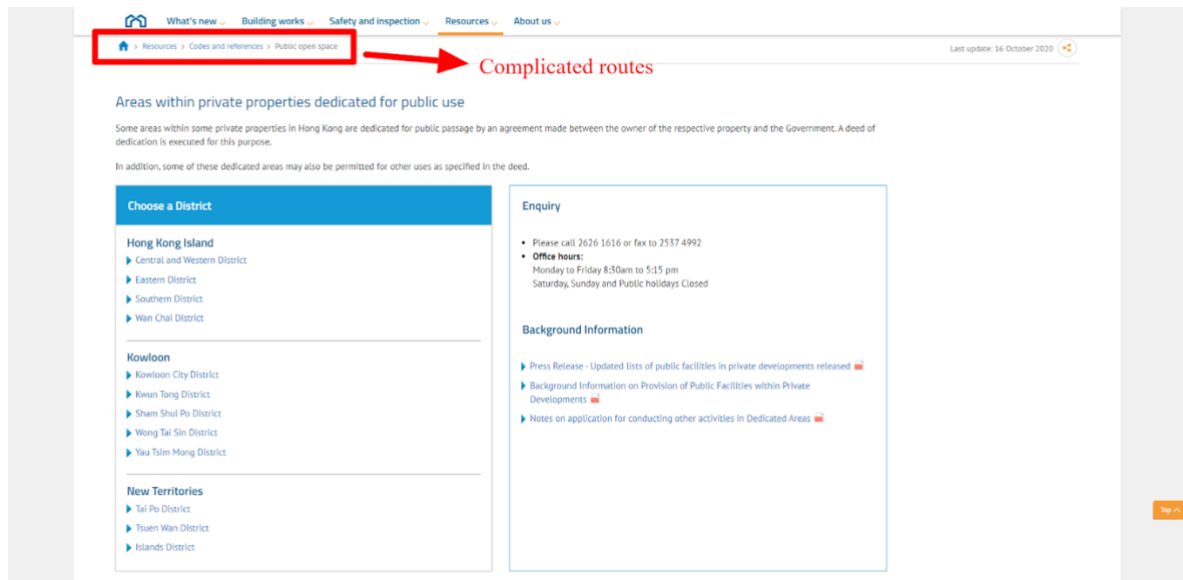


Figure 31. The complicated route to reach the information on the Buildings Department's website (Buildings Department, 2020)

Again, there is very little information on POSPDs as it is basically a list of dedicated areas as of 16 October 2020 (Buildings Department, 2020). For example, there are only verbal descriptions of the address, area, level, opening hour, and purpose (Figure 32).

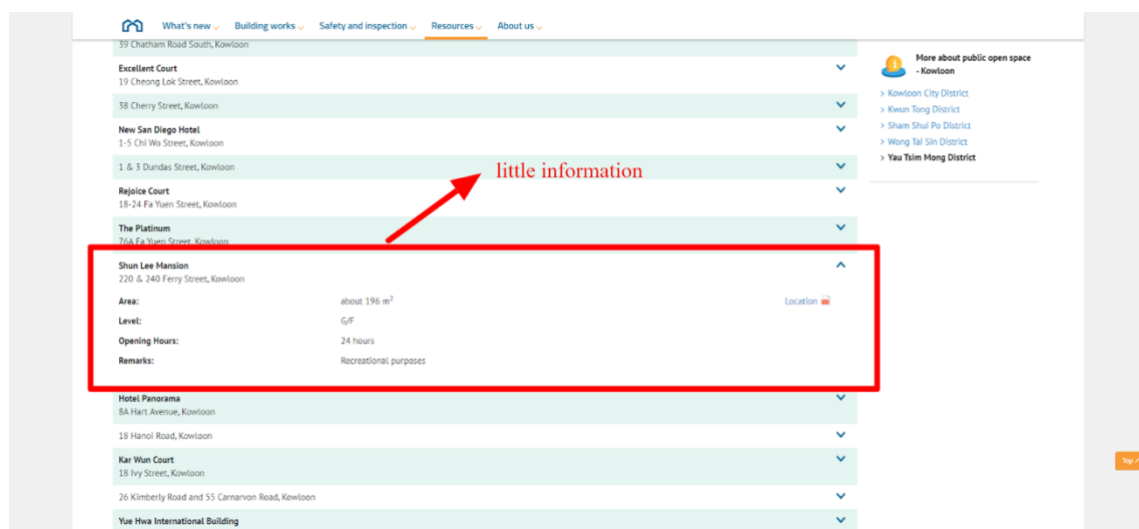


Figure 32. Little information provided by the Buildings Department (2020)

For the location map embedded, it is worse than that in the GeoInfo Map. It is way too technical and entirely useless for the general public who wish to know the access route to POSPDs (Figure 33). To conclude, the Buildings Department's website fails to provide comprehensive POSPDs information to the public in an interactive and user-friendly manner.

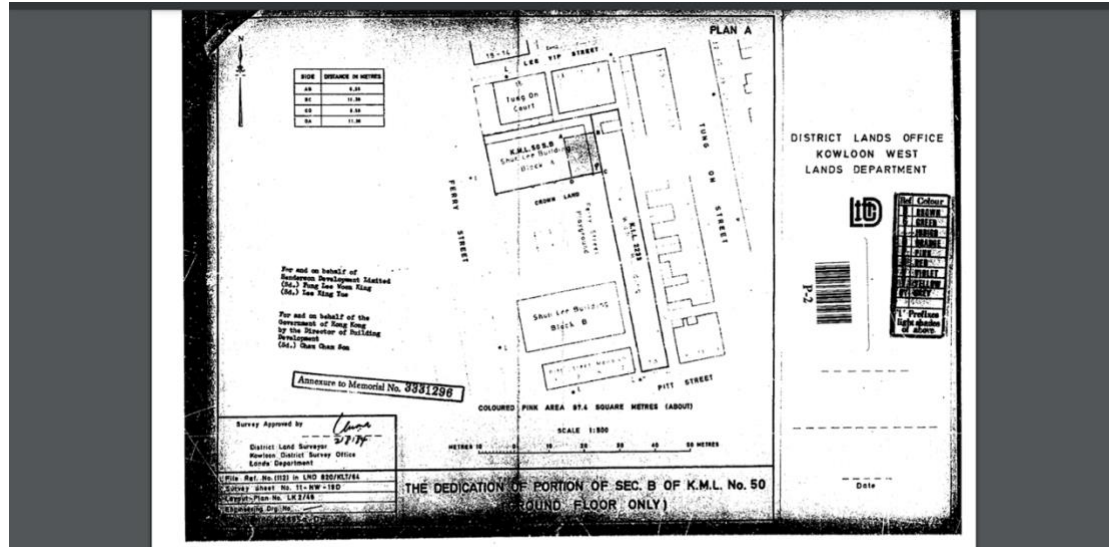


Figure 33. Technical and unclear map without any photos (Buildings Department, 2020)

5.3.3 THE VOLUNTARY PLATFORM - PUBLIC SPACE DIRECTORY

Another similar platform, “the Public Space Directory”, is a public space search engine voluntarily established by a non-profit organization named Hong Kong Public Space Initiative (HKPSI). It is claimed to enable extensive searching of both government-managed and privately-owned public spaces in Hong Kong (HKPSI, 2020). However, as shown in Figure 34, the platform is currently out of order, probably due to technical issues. There is no acknowledgment of system breakdown, remedial measures, or system re-launch date specified on HKPSI’s official website. Thus, it is safe to neglect the said platform due to its inability to facilitate the re-publicization of POSPDs at the moment.

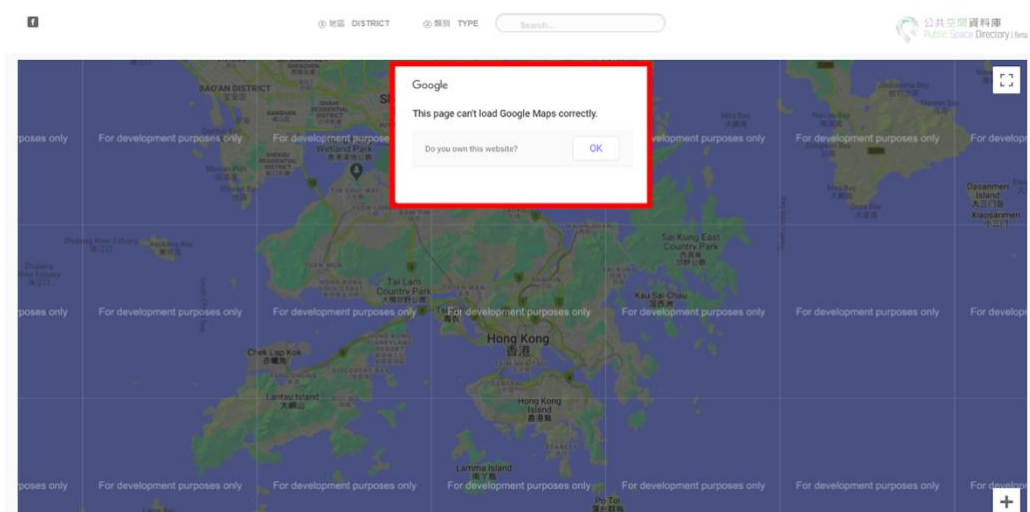


Figure 34. Technical errors appeared in Public Space Directory (Hong Kong Public Space Initiative, 2020)

6. UTILIZATION OF SMART TECHNOLOGY TO RE-PUBLICIZE POSPDs

In view of the many problems associated with POSPDs which altogether leads to a sizable waste of public resources, a long-term solution to some of the most pressing issues is needed immediately. In particular, we see that there is a gap between the provision of POSPDs and public awareness of both (1) the concept of POSPDs itself and (2) the existence of POSPDs nearby, which is essentially the basis from which the public then proceed to access and utilize these POSPDs. To bridge the gap means to provide an interactive, user-friendly, crowdsourcing platform to promote POSPDs and direct the public to use these provisions.

To echo with the smart city initiative, a mobile-friendly website called “Find My Space” is developed to encourage more efficient utilization of land resources dedicated to POSPDs in Hong Kong. The platform aspires to achieve three major objectives:

- (1) to increase public awareness of POSPDs;
- (2) to re-publicize previously privatized POSPDs for public enjoyment; and
- (3) to urge the government to conduct regular inspections of current provisions, enforce reopening of locked-up POSPDs, and set up legally binding ordinances to standardize statutorily the design and management of future provision of POSPDs.

6.1 MOBILE-FRIENDLY WEBSITE VS APP

There are primarily three reasons that a mobile-friendly website is preferred over an app.

Firstly, a mobile-friendly website is compatible and readily usable with computers and smart devices of both Android and Apple systems. In other words, “Find My Space” can reach a much wider spectrum of users once it is completed, but not confined to Android, Apple, or website users at a time (as the development of different apps and website is typically performed in stages). Moreover, the public can browse “Find My Space’ through all sorts of devices, whether at home or on the street.

Secondly, developing a mobile-friendly website is much more economical and technically feasible than developing an app. As a matter of fact, we tried to build an app with our limited budget, and yet quality and functionality were greatly sacrificed due to the financial constraints.

Thirdly, it is both technically and financially challenging to get an app launched in the App Store and Google Play Store, which still require heavy and extensive marketing for promotion (as there are thousands of apps being launched every day). After assessing the situation, we are convinced that it is very unlikely for us to launch the app on official platforms for users to download. In this case, the developed app would require alternative indirect access which means that it is not so much different from a mobile-friendly website.

All in all, a mobile-friendly website is readily accessible from all devices once developed, more economical and less time-consuming to build, and serves virtually the same purposes as an app.

7. DATA COLLECTION - SITE INSPECTION OF POSPDS

In order to obtain up-to-date and firsthand information of POSPDs for the purpose of constructing “Find My Space”, inspections were carried out to gather particulars, such as opening hours, provision of seating, and BFA, etc. which are then cross-checked against official documentation posted in the website of Buildings Department and Lands Department. Moreover, general conditions, utilization rate, and associated problems (if any) were remarked and photos were taken.

Again, due to limited time and manpower, it is wise to select a certain district for piloting purposes. Tsuen Wan is identified as the preferred district as three of our group members grow up there and they are familiar with most of the POSPDs in the district, enabling them to identify a maximum number of POSPDs under voluntary provisions that require extensive knowledge of individual districts. Through trial and error, it is hoped that a solid foundation can be laid for the future launch of a full-scale project (i.e. entire Hong Kong). As such, all of the POSPDs at Tsuen Wan were investigated whereas at least 39% of the POSPDs at Hong Kong Island, Kowloon, and New Territories (excluding Tsuen Wan) were inspected. More details regarding site investigation are summarized in Table 3 below and a list of inspected POSPDs is attached as Appendix A.

	Hong Kong Island	Kowloon	New Territories (excluding Tsuen Wan)	Tsuen Wan
No. of inspected POSPDs	19	9	12	17
Total no. of POSPDs	43	23	30	17
% of inspected POSPDs to total	44%	39%	40%	100%
Total inspected area (m²)	65,678	19,085	30,830	47,001

Table 3. Site investigation details

8. “FIND MY SPACE”

8.1 MAJOR FEATURES

“Find My Space”, as shown in Figure 35 below, represents our exerted efforts to complement the existing ineffective official and voluntary platforms. It aspires to serve as an all-inclusive POSPDs search engine with a number of game-changing features to make accessing and using POSPDs effortless and enjoyable.



Figure 35. Homepage of “Find My Space”

8.1.1 POSPD LOCATOR

Powered by GPS technology, a Google Map is embedded to display all the POSPDs identified so far. The POSPD Locator serves four major functions as follows:

- (1) Present basic information of POSPDs in both list form and as pins on the map (Figure 36);
- (2) Search the nearest POSPD by inputting any location or address in the search bar (Figure 37);
- (3) Show extra information and photos of POSPDs by clicking the link attached (inspected POSPDs only) (Figure 38); and
- (4) Generate an access route from the user's current location to the POSPD by clicking "direction" (Figure 39).

As such, the POSPD Locator function is suitable for users who are wandering on the street and looking for a POSPD to rest a bit. They can easily search for the nearest POSPD and read through its basic information to know whether it is currently open and the kind of seating or facilities that are provided. By browsing the photos, they can visualize the environment and atmosphere of the POSPD. After deciding on which POSPD to visit, they can then follow the Google Map instructions to reach the destination.

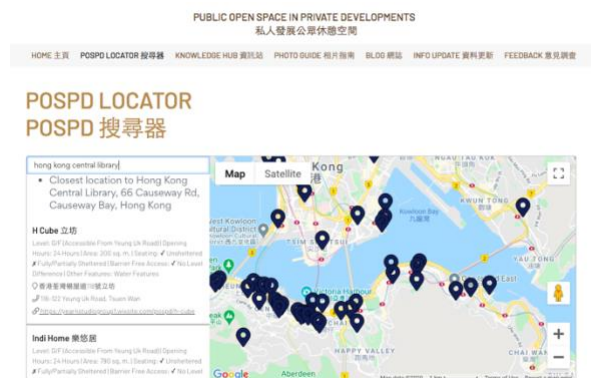


Figure 36. Basic information of POSPDs presented in the list and as pins on the map

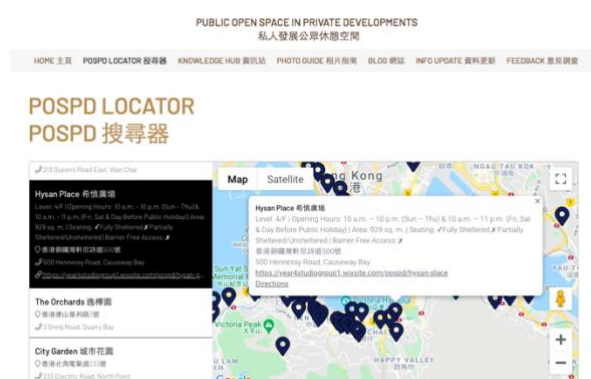


Figure 37. Search for the nearest POSPD

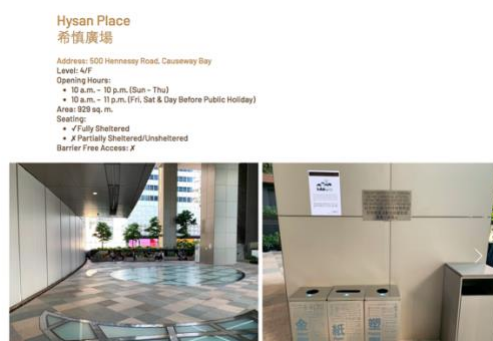


Figure 38. Extra information and photos of POSPDs (inspected POSPDs only)

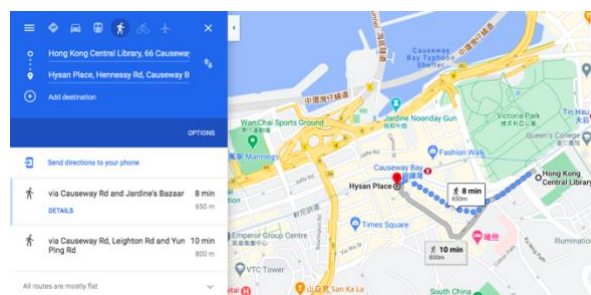


Figure 39. Create an access route to the POSPD

8.1.2 PHOTO GUIDE

Photo Guide is an alternative way to search for POSPDs. It surely comes in handy when one is planning what to do on weekends or looking for a place to hang out with friends. After choosing a particular district, all POSPDs (inspected POSPDs only) within that district will be displayed (Figure 40). At a glance, users can quickly pick the POSPD that best suits their intended activities. If more details are needed, simply click on the POSPD.



Figure 40. Photo Guide of Tsuen Wan District

8.1.3 KNOWLEDGE HUB

Knowledge Hub intends to raise public awareness towards provisions of POSPDs in Hong Kong by means of education. Four major aspects are incorporated (Figure 41), namely the concept of POSPDs, provision basis of POSPDs, guidelines governing POSPDs, and common problems associated with POSPDs, to paint a holistic picture of POSPDs development. Users can click on each of these aspects to view details, which are in brief wording with illustrative diagrams for easier understanding (Figure 42).



Figure 41. Knowledge Hub

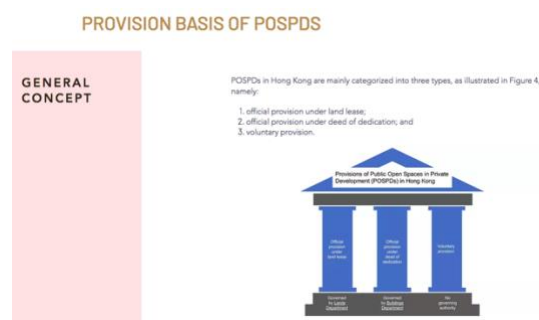


Figure 42. Provision basis of POSPDs

8.1.4 BLOGS IN DIFFERENT SOCIAL MEDIA

As discussed, charitable and/or commercial activities are oftentimes organized at POSPDs. Therefore, a Blog element is added for promotional purposes. Featuring one POSPD at a time with a short description (in both Cantonese and English), regular blog posts will be uploaded to promote the subject POSPD and the latest events there (if any). Below are some of the existing blog posts.

BLOG 網誌



Figure 43. Blog posts featuring different POSPDs

8.1.5 INFORMATION UPDATE

To maintain the accuracy and validity of “Find My Space”, the POSPDs data has to be updated over time. More precisely, adding new POSPDs and updating the status of current provisions shall be done concurrently and regularly.

8.1.5.1 EXPLORING NEW POSPDs

The current POSPDs database adopted by “Find My Space” is mainly based on the official records of the Lands Department (by land leases) as of June 2018, the Buildings Department as of 16 October 2020 (by deeds of dedication), alongside those on voluntary provisions. For official provisions of POSPDs under lease and deed, a quarterly inspection of official records is to be conducted to check for updates. However, it should be noted that there is no established POSPDs update schedule or frequency from the said Departments.

At the moment, the list of voluntarily provided POSPDs predominantly relies on the group's efforts and online resources, which is far from exhaustive. This is where the crowdsourcing feature of the platform comes in. It is hoped to crowdsource help from the public by encouraging them to report obscure POSPDs through a submission form as shown in Figure 44 on the mobile-friendly website. By pooling together these public insights and efforts, we are confident in building and maintaining a phenomenal POSPDs database. For user submission forms reporting new POSPDs, review and subsequent site inspection are to be conducted bi-monthly.

WE NEED YOUR HELP

As our mobile-friendly website is still in the developing stage, some private developments with voluntary provision of public open space may not be included in our database in the meantime. We seek your assistance in providing additional information regarding any unidentified POSPDs in Hong Kong. Please also feel free to let us know if you have identified any out-of-date POSPD data. Thank you for your help.

Name/Location of Development	
Level	Opening Hours
Fully Sheltered Seating	Partially Sheltered Seating
☐ Yes	☐ Yes
☐ No	☐ No
Unsheltered Seating	Barrier Free Access
☐ Yes	☐ Yes With Lift(s)
☐ No	☐ Yes With Ramp(s)
	☐ Yes With No Level Difference
	☐ No
Remarks	
Name (Optional)	Email (Optional)
<input type="submit" value="Submit"/>	

Figure 44. Information update submission form

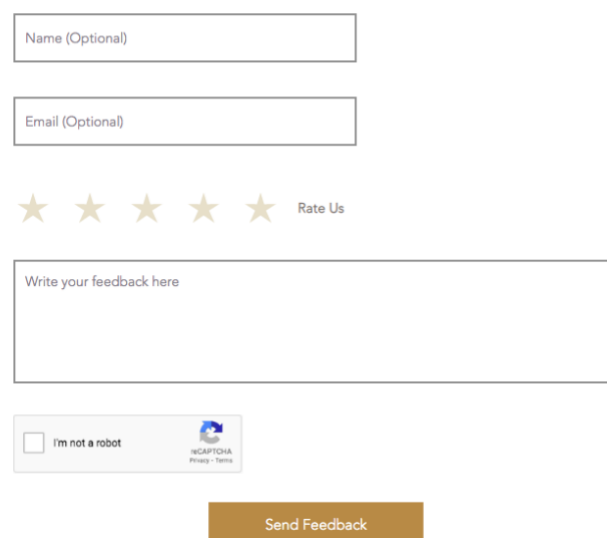
8.1.5.2 UPDATING IDENTIFIED POSPDs

The reliability of the platform very much depends on the usefulness of the information and thus identified POSPDs are not to be overlooked. Site inspection of the existing POSPDs is to be carried out bi-annually to update any change in current conditions. Indeed, recent site investigations reveal some deviations between the current conditions and the alleged provisions as per government documents for certain POSPDs. For example, new smart lockers are placed in Belvedere Garden Phases II and III, Tsuen Wan. By constantly adding new POSPDs to the list and updating the current provisions, it is hoped that “Find My Space” continues to serve its mission of re-publicizing POSPDs.

8.1.6 FEEDBACK

Just like the Public Space Directory by HKPSI, “Find My Space” might experience system crackdown at times. Apart from major failures, glitches or blunders are expected. Thus, a feedback page is inserted for users to freely and anonymously send us their comments, as shown in Figure 45. We hope to enhance the user experience and perfect the platform through constructive feedback.

SEND US YOUR FEEDBACK



The feedback form consists of the following elements:

- A text input field labeled "Name (Optional)".
- A text input field labeled "Email (Optional)".
- A row of five gold stars followed by the text "Rate Us".
- A large text area labeled "Write your feedback here".
- A checkbox labeled "I'm not a robot" next to a CAPTCHA logo.
- A blue "Send Feedback" button.

Figure 45. Feedback page

8.1.7 WEBSITE NAVIGATION VIDEO ON HOMEPAGE

The website navigation is presented on the homepage to guide users on how to explore the platform and use the various features made available and handy. A video is dedicated specifically for better demonstrative purposes, as shown in Figure 46 below.

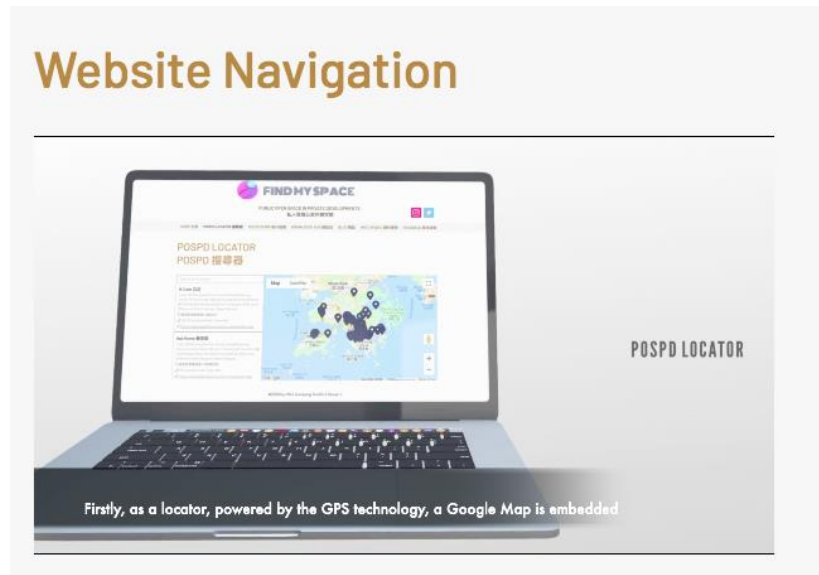


Figure 46. Website navigation video on Homepage

8.2 MARKETING AND PROMOTION

8.2.1 PROMOTION IN STREET INTERVIEWS

Street interviews targeting people using or being adjacent to POSPDs had been conducted to gather the public's views and opinions on the current POSPDs, which would be further incorporated into a documentary-style video. Apart from surveying the interviewees' thoughts on POSPDs, we also introduced and demonstrated 'Find My Space' to them (Figure 47) with an aim of promoting the platform to genuine POSPDs users.

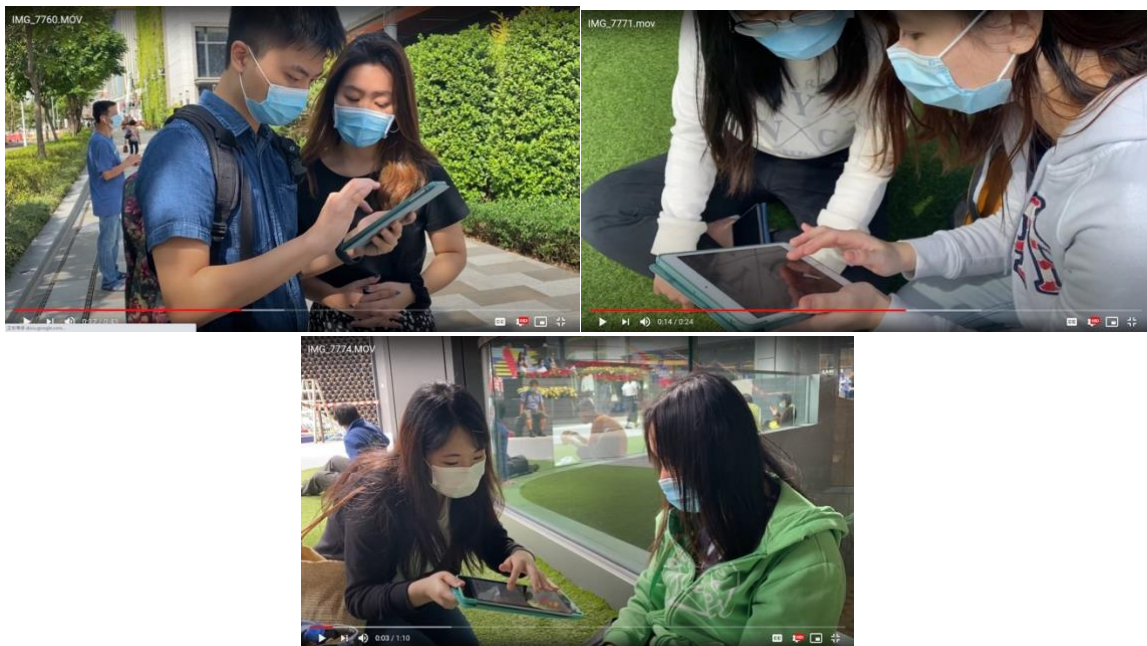


Figure 47. Introducing 'Find My Space' to the interviewees

8.2.2 PROMOTIONAL POSTER AND FACT SHEET

To reach out to more users, a promotional poster (Figure 48) and a fact sheet (Figure 49) are produced. They not only serve the promoting purposes but also concisely present the background information of POSPDs, which is believed to facilitate potential users in gaining a preliminary understanding of the initiative and raise public awareness on the problems associated with POSPDs. To further connect with technology, a QR code (Figure 50) and a URL are attached to the poster and the fact sheet as a convenient access route to urge the readers to visit “Find My Space” for more information. Other than the access routes, our social media accounts on Instagram and Twitter are also attached to ask for more followers.



Figure 48. Promotional poster

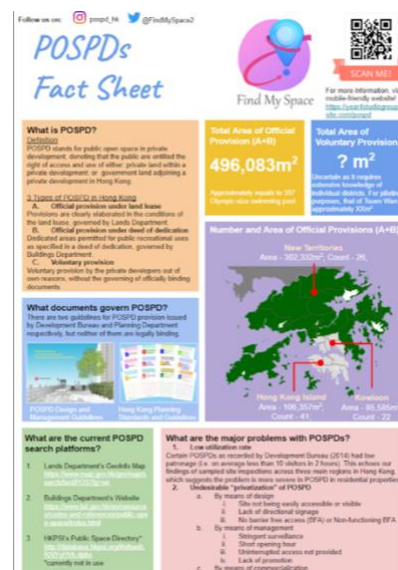


Figure 49. Fact sheet



Figure 50. QR code to access ‘Find My Space’

8.2.3 SOCIAL MEDIA

As discussed, one of the weaknesses of existing online POSPDs platforms, be it official or voluntary, is the lack of effective promotion. Without extensive promotion, all the resources and endeavors we poured into developing the various features of “Find My Space” will be wasted as it fails to reach the target audience, let alone encouraging these users to step into POSPDs.

Thus, marketing strategy plays a vital role in the overall success of the initiative. To reach as many potential users as possible with our finite capital, digital marketing through social media is the way out. We have registered and opened Instagram and Twitter accounts to promote both “Find My Space” and POSPDs to the public.



Figure 51. Instagram post

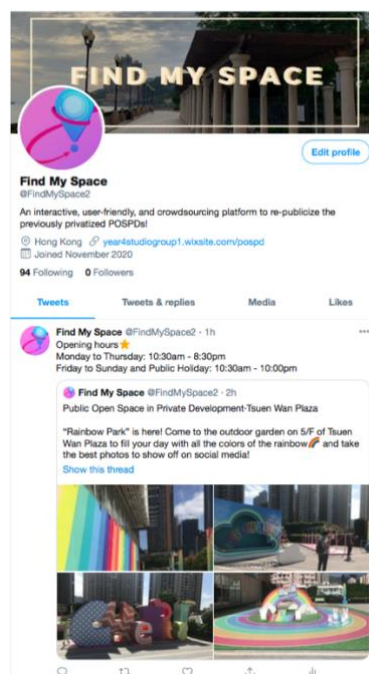


Figure 52. Twitter post

9. CONCLUSION

POSPDs are precious public assets and this is especially true in a city with extremely scarce land resources. Right now, a large proportion of them is “privatized” through design, management, and commercialization which leads to a severely low utilization rate. We see a big gap between the existence of POSPDs and public awareness of such provisions. Therefore, we put forward a smart and long-term solution, an all-inclusive platform named “Find My Space”. Through developing this interactive, user-friendly, and crowdsourcing site, we aspire to alleviate the most pressing issue concerning POSDPs by re-publicizing and returning these spaces to their intended users, us. Ultimately, we hope to facilitate more efficient utilization of scant land resources, improve citizen’s daily life with the aid of technology, and contribute towards the conversion of Hong Kong into a “smart city”.

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APPENDIX A

LISTS OF INSPECTED POSPDs

No.	Inspected POSPDs at Hong Kong Island		Area
1	新紀元廣場及中遠大廈（上環）	Cosco Tower and Grand Millennium Plaza	800
2	縉城峰（西營盤）	Island Crest	700
3	荷李活華庭（上環）	Hollywood Terrace	1,400
4	中環中心（上環）	The Center	1,500
5	長江集團中心（中環）	Cheung Kong Center	5,200
6	中銀大廈（中環）	Bank of China Tower	1,720
7	寶翠園（薄扶林）	The Belcher's	3,518
8	城市花園（北角）	City Garden	5,420
9	港運城（北角）	Island Place	625
10	賽西湖大廈（北角）	Braemar Hill Mansions	25,300
11	豪廷峰（炮台山）	Le Sommet	830
12	丹拿花園（北角）	Tanner Garden	1,410
13		Tanner Garden (Cheong Shing Garden)	
14	囍匯（灣仔）	The Avenue	3,321
15	花旗銀行大廈（中環）	Citibank Plaza	6,032
16	匯豐銀行總行大廈（中環）	HSBC Headquarters	3,192
17	恒生銀行總行大廈（中環）	Hang Seng Bank Building	764
18	時代廣場（銅鑼灣）	Times Square	3,017
19	希慎廣場（銅鑼灣）	Hysan Place	929
		Total	65,678

No.	Inspected POSPDs at Kowloon		Area
1	香港嘉里酒店	Kerry Hotel Hong Kong	3,399
2	丰滙（深水埗）	Trinity Towers	580
3	海峰（深水埗）	Vista	250
4	豐盛居（長沙灣）	Beacon Lodge	250
5	喜薈（長沙灣）	Heya Crystal	150
6	喜漾（長沙灣）	Heya Aqua	150
7	匯豐中心（大角咀）	HSBC Centre	3,900
8	港灣豪庭（大角咀）	Metro Harbour View	9,800
9	富安街中華電力變電站（樂富）	Fu On Street CLP Substation	606
		Total	19,085

No.	Inspected POSPDs at New Territories (excluding Tsuen Wan)		Area
1	新葵興花園（葵涌）	Sun Kwai Hing Gardens	6,000
2	新葵芳花園（葵涌）	New Kwai Fong Gardens	6,400
3	置樂花園（屯門）	Chi Lok Fa Yuen	3,000
4	屯門市廣場第一期（屯門）	Tuen Mun Town Plaza (Phase I)	6,000
5	綠怡居（屯門）	Botania Villa	2,900
6	卓爾居（屯門）	Chelsea Heights	2,810
7	新都會廣場（葵涌）	Metroplaza	3,720
8	新城市廣場第一期（沙田）3/F	New Town Plaza Phase 1 3/F	-
9	新城市廣場第一期（沙田）5/F	New Town Plaza Phase 1 5/F	-
10	新城市廣場第一期（沙田）7/F	New Town Plaza Phase 1 7/F	-
11	新城市廣場第一期（沙田）9/F	New Town Plaza Phase 1 9/F	-
12	新城市廣場第三期（沙田）	New Town Plaza Phase 3	-
		Total	30,830

No.	Inspected POSPDs at Tsuen Wan		Area
1	立坊 (荃灣)	H Cube	200
2	樂悠居 (荃灣)	Indi Home	790
3	萬景峰 (荃灣)	Vision City	3,700
4	麗城花園第二及三期 (荃灣)	Belvedere Garden Phases II & III	5,680
5	碧堤半島 (荃灣)	Bellagio	6,700
6	荃灣 88	Plaza 88	1,210
7	荃灣廣場 (太空樂園) (荃灣)	Tsuen Wan Plaza	2,140
8	如心廣場商場一期 (如心化石公園) (荃灣)	Nina Mall I	7,430
9	千色匯 (荃灣)	Kolour	426
10	如心廣場商場二期 (荃灣)	Nina Mall II	1,790
11	荃威花園 (荃灣)	Allway Gardens	530
12	海濱花園 (荃灣)	Riviera Gardens	11,613
13		Waterside Plaza	
14	海之戀商場 (荃灣)	OP Mall	1,304
15	愉景新城 (荃灣)	D·PARK	2,410
16	麗城花園第一期 (荃灣)	Belvedere Garden Phase I	688
17	縉皇居 (深井)	Ocean Pointe	390
		Total	47,001