

(Confirmed minutes)

(Translation)

**Sai Kung District Council**  
**Housing & Environmental Hygiene Committee**  
**Minutes of the Third Meeting in 2017**

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Date: 11 May 2017 (Thursday)

Time: 9:30 a.m.

Venue: Conference Room of the Sai Kung District Council

<b><u>Present</u></b>	<b><u>From</u></b>	<b><u>To</u></b>
Mr LING Man-hoi, BBS, MH (Chairman)	9:30 a.m.	1:12 p.m.
Mr KAN Siu-kei (Vice Chairman)	9:30 a.m.	1:12 p.m.
Mr AU Ning-fat, Alfred, MH	9:30 a.m.	1:12 p.m.
Mr CHAN Kai-wai	9:30 a.m.	1:12 p.m.
Mr CHAN Pok-chi, Jonathan	9:30 a.m.	1:12 p.m.
Mr CHAU Yin-ming, Francis, BBS, MH	9:30 a.m.	12:30 p.m.
Mr CHEUNG Mei-hung	9:30 a.m.	1:12 p.m.
Mr CHUNG Kam-lun	9:30 a.m.	1:12 p.m.
Mr CHONG Yuen-tung	9:30 a.m.	1:12 p.m.
Mr FAN Kwok-wai, Gary	9:30 a.m.	11:15 a.m.
Ms FONG Kwok-shan, Christine	9:30 a.m.	1:12 p.m.
Mr HIEW Moo-siew	9:30 a.m.	1:12 p.m.
Mr HO Man-kit, Raymond	9:48 a.m.	1:12 p.m.
Mr LAI Ming-chak	9:30 a.m.	1:12 p.m.
Mr LAM Siu-chung, Frankie	9:30 a.m.	1:12 p.m.
Mr LAU Wai-cheung, Peter, MH	9:45 a.m.	1:12 p.m.
Mr LEUNG Li	9:30 a.m.	1:12 p.m.
Mr LI Ka-leung, Philip	9:40 a.m.	1:12 p.m.
Mr LUI Man-kwong	9:30 a.m.	1:12 p.m.
Mr LUK Ping-choi	9:30 a.m.	12:40 p.m.
Mr NG Sze-fuk, George, GBS, JP	9:30 a.m.	1:12 p.m.
Mr SING Hon-keung, BBS, MH	10:30 a.m.	12:45 p.m.
Mr TAM Lanny, Stanley, MH	9:30 a.m.	11:35 a.m.
Mr TSE Ching-fung	9:30 a.m.	1:12 p.m.
Mr WAN Yuet-cheung, BBS, MH, JP	9:30 a.m.	1:12 p.m.
Mr WAN Kai-ming	9:30 a.m.	1:12 p.m.
Mr YAU Yuk-lun	9:40 a.m.	1:12 p.m.
Miss HO Yeuk-han (Secretary)	Executive Officer (District Council)1, Sai Kung District Office	

### **In Attendance**

Mr KWOK Chung-kai, Peter	Assistant District Officer (Sai Kung)1, Sai Kung District Office	
Miss LAU Tang, Moira	Senior Executive Officer (District Council), Sai Kung District Office	
Miss LAU Sze-nga, Vivicia	Liaison Officer i/c (Youth Development/Tseung Kwan O (Central)), Sai Kung District Office	
Ms LEE Yik-ming	Senior Housing Manager/TNS3, Housing Department	
Ms MAR Suk-fong	Chief Health Inspector (Sai Kung) 1, Food and Environmental Hygiene Department	
Ms YEUNG Yuk-lai	Health Inspector (Pest Control) Sai Kung, Food and Environmental Hygiene Department	
Mr LAW Wan-tang	Deputy District Leisure Manager (Sai Kung)2, Leisure and Cultural Services Department	
Mr MA Ki-tin, Geli	Senior Environmental Protection Officer (Regional East)4 (Acting), Environmental Protection Department	
Mr YUEN Sze-chun	Administrative Assistant/Lands (Acting), District Lands Office, Sai Kung	
Mr SO Hong-ling	Senior Community Relationship Manager, Link Asset Management Ltd.	} For agenda item II,
Mr LAW Kwan-wai, Eric	Community Relationship Manager, Link Asset Management Ltd.	
Ms HUNG Mei-mei, May	Portfolio Manager, Link Asset Management Ltd.	} For agenda item VI (A)(5)
Mr LO Shing-sui	Senior Engineer/Strategy 2, Civil Engineering and Development Department	

### **Welcome Remarks**

1. The Chairman welcomed all Members and attendees to the meeting, in particular Mr YUEN Sze-chun, Administrative Assistant/Lands (Acting), District Lands Office, Sai Kung (DLO/SK) who temporarily replaced Mr WONG Kim-man, Administration Assistant/Lands (Acting), DLO/SK.

2. The Chairman said that there were a total of nine motions and one question for this meeting.

#### **I. Confirmation of Minutes of the Second Meeting of HEHC in 2017**

3. There being no amendment from Members, the Chairman declared that the minutes of the last meeting were confirmed.

## II. Improvement works at the wet market at Hau Tak Estate (SKDC(HEHC) Paper No. 49/17)

4. The Chairman welcomed the following representatives to the meeting:
  - Mr SO Hong-ling, Senior Community Relationship Manager, Link Asset Management Limited
  - Mr Eric LAW, Community Relationship Manager, Link Asset Management Limited
  - Ms May HUNG, Portfolio Manager, Link Asset Management Limited
  
5. Mr SO Hong-ling, Senior Community Relationship Manager, Link Asset Management Limited (Link REIT) introduced the project based on the presentation slides played.
  
6. Members raised the following views and enquiries:
  - Members welcomed the captioned refurbishment project. They took Tsui Lam Market as an example and pointed out that one-time refurbishment works was better than that by stages as it would shorten the refurbishment period and reduce environmental and noise nuisance;
  - Members asked whether Link REIT would make relocation arrangements for the existing stall operators;
  - Members asked about the arrangements for the shops inside the market after refurbishment and whether priority to rent the stalls would be given to the existing stall operators or any concessionary terms be provided to them or an “admission fee” would be charged. Members also asked about the sale and purchase plan of the relevant property;
  - Members took Lok Fu Market as an example and asked about the scale of the captioned refurbishment project such as whether video shopping would be introduced;
  - Members pointed out the shuttle bus boarding places under the project were always very crowded, in particular on Saturdays, Sundays and peak hours. It was suggested that more boarding places should be provided. In addition, the surface of that road section was rough and Members hoped that Link REIT would take follow-up actions as well so as to reduce the environmental and noise nuisance arising from the operation of the market;
  - Members pointed out that the shuttle bus service under the project might not be able to meet the demand particularly during peak hours. It was hoped that Link REIT would increase the frequency of the shuttle bus service and

arrange supervision of its operation by its staff. Members also asked about the service hours and the relevant details of the shuttle bus;

- It was suggested other shuttle bus routes to other markets in the District be provided and Link REIT should discuss with the Transport Department (TD) to provide additional trips to other markets by other public transport for triage effect and better business for other markets;
- Members were concerned about the rodent problem and hoped that Link REIT and the Food and Environmental Hygiene Department (FEHD) would strengthen cooperation;
- It was hoped that Link REIT would provide a Chinese name for “TKO Gateway” or use the previous name “Hau Tak Market”, and improve environmental hygiene in the back staircase, the drainage and grease removal facilities, settlement of the underground pipes and discharge problem, ventilation system, water supply for the toilets as well as the provision of clear directional signs to the toilets with accessibility facilities after refurbishment. More staff should also be deployed to reduce unnecessary disputes during the routine operation of the market;
- More residents would go to Sheung Tak Market during the refurbishment of the former Hau Tak Market but there were unauthorized structures in the stalls and serious congestion in its unloading area (near Sheung Yan House). It was hoped that Link REIT would improve management of its access;
- Members took Cheung Fat Market in Tsing Yi as an example and hoped that the refurbishment project under Link REIT would be on simplicity basis to suit the convenience of the residents. It was also hoped that no exorbitant rent would be charged after the refurbishment which would make the operation of small tenants difficult nor should the operational cost be shifted to the customers. Members asked about the estimated rental increase after refurbishment;
- Members took the commodity prices in Lok Fu Market as an example and pointed out that the retail price in the market was not high after refurbishment and it all depended on the system of operation and strategy. Members suggested Link REIT introducing competition;
- Members pointed out that Po Lam Market was improperly managed and asked about its refurbishment project.

7. Mr SO Hong-ling of Link REIT responded as follows:

- Link REIT would comprehensively refurbish the market, which included the drainage and grease removal facilities, etc. According to past experience, pedestrian flow would increase by 30% after refurbishment. Link REIT

would discuss with the existing stall operators on the rent based on the location, size, trade and operational capability of the stalls. Also, Link REIT hoped that a better business environment would be provided by means of marketing promotion such as electronics consumerism and free internet service for better sales through small profit margin;

- Link REIT would provide shuttle bus service by means of 28-seat buses from 8 a.m. to 7 p.m. daily and there was a run from Hang Hau and Sheung Tak Plaza respectively every 15 minutes to improve bus service within the estate area and reduce the boarding and alighting time. Link REIT took the passenger volume of the shuttle bus service from Tuen Mun and Yuen Long as an example and stated that more trips would be provided depending on the actual situation and coupons would be distributed to the passengers for promotional purpose. There would be security guards on duty at each boarding place to maintain order and provide assistance to the elderly;
- In view of the increased pedestrian flow, more staff would be deployed to Sheung Tak Market to improve its management;
- As for the provision of a Chinese name for the market, he would reflect the views to his company. In addition, Members' views on the provision of directional signs in the market would also be reflected to the relevant units of the company;
- As for pest control, Link REIT would collaborate with FEHD and make better preparations;
- Link REIT would enhance the management of Sheung Tak Market and would also coordinate with the Housing Department (HD) in respect of repairs on the road surface of its unloading area for the provision of a better operational environment;
- Link REIT had no enhancement project for other markets for the time being.

8. The Chairman said Members were concerned about the impacts on the public arising from the captioned works, in particular the provision of a Chinese name for the market and its works progress. He hoped that the works would be completed before the Lunar New Year in 2018. He said Members also hoped that the frequency of shuttle bus service would be increased and he urged that Link REIT would cooperate with HD to avoid the nearby private and public housing estates being affected by the rodent infestation problem.

9. There being no objection, the Chairman said the following two matters arising related to Link REIT would be discussed in advance.

## **VII. Public Housing and related matters**

### **(A) Matters Arising (Public Housing and related matters)**

#### **(5) Object to the drastic increase in car park rent by the Link REIT**

**Object to the substantial increase in rent of monthly parking spaces by the Link REIT**

**(Paragraphs 65 to 72 of the minutes of last meeting)**

10. Members raised the following views and enquiries:

- The drastic increase in car park rent by LINK REIT would result in rent increase trend in all car parks territory-wide. Therefore, Members hoped that downward adjustment would be made by Link REIT;
- Environmental hygiene was poor in the lift lobbies and rear staircase of the car parks under Link REIT, in particular those in Kin Ming Car Park and Choi Ming Car Park. There were refuse accumulated and smell of excretal matter in the lift lobbies of the car parks. There were also accumulation of sundry items on the parking spaces and foul smell emitted from the drains. The problem was particularly serious under adverse weather conditions. Even though the problems had been reflected to the management company, no marked improvement was seen;
- Lighting was dim in the car parks, in particular in Sheung Tak Car Park and Hau Tak Car Park;
- Members asked about the frequencies and ways of washing the car parks arranged by Link REIT;
- Members pointed out that there were motorcycles entering the car parks illegally which might cause dangers easily and urged Link REIT to strengthen monitoring.

11. Mr SO Hong-ling of Link REIT responded as follows:

- Link REIT would follow up the issue on cleanliness of car parks and more staff would be employed for routine maintenance, management and cleaning. On-site inspection on lighting in the relevant car parks would also be arranged;
- Link REIT would review the rate of increase of car park rent every year in accordance with the actual expenditure and operational cost of the car parks.

12. There being no other comment from Members, the Chairman suggested and Members agreed to delete these items.

**(6) Request the government departments, Link REIT, shopping centre of Metro Town and MTR to add signs or directional signs at suitable locations to show the ways to Kin Ming Estate and Shin Ming Estate  
(Paragraphs 73 to 80 of the minutes of last meeting)**

13. There being no other comment from Members, the Chairman suggested and Members agreed to delete this item.

**III. FEHD The Strategies and Work of Improving the Environmental Hygiene of Hong Kong and District Action Plan  
(SKDC(HEHC) Paper No. 50/17)**

14. Ms MAR Suk-fong, Chief Health Inspector (Sai Kung) 1, FEHD introduced the contents of the plan.

15. Members raised the following views and enquiries:

- There was marked improvement in the environmental hygiene in the Hang Hau area and the hillside at the back of Tseung Kwan O Hospital;
- Members suggested that the Department should coordinate with the Mass Transit Railway Corporation Limited (MTR) in improving the environmental hygiene of the emergency ventilation opening in the MTR area;
- A refuse bin with cigarette butt collection container in Tseung Kwan O MTR Station was placed in a location where there was a concentration of crowds, making the non-smokers vulnerable to passive smoking. Members suggested the Department to replace it with a refuse bin without cigarette butt collection container;
- Starting from last year, FEHD had reduced the size of the input hole of refuse bins and had reduced the number of refuse bins, resulting in the accumulation of large amount of refuse near the refuse bins in the District. It was expected that after the implementation of the waste charging scheme, the situation would further deteriorate. Members hoped that the Department would strengthen monitoring and take actions against the offenders;
- A Member pointed out that refuse in the refuse bins was often being turned over. He had reflected the problem to the Department and suggested arranging contractors to clear the refuse bins as early as possible, strengthening patrol and imposing fines on those people;
- Members hoped that the Department would step up washing and patrolling the streets, in particular the dogs' droppings at Tong Tak Street, the cigarette

butts near the bars at Yuk Nga Lane, the items accumulated at the bus stop at Beverly Garden near Po Hong Road and the nearby shops (including foam plastics, iron cages, iron stands, etc.), construction waste at Tong Tak Street near the pavement of Beverly Garden, items on Tong Chun Street outside the restaurant near Bauhinia Garden (including lunch boxes, beer cans and soda water bottles, etc.). It was also suggested that the Department should prosecute the offenders for better deterrent effects;

- Members requested the Department to reflect the problem caused by the bars near Yuk Nga Lane to the Liquor Licensing Board and inform the responsible persons of the bars that their customers should not smoke in the open space of the bars. No cigarette butt collection container should be placed there;
- Members suggested the Department placing the recyclable collection boxes and the refuse bins in the same place to motivate the public to recycle;
- Members pointed out that mosquito problem in the District was serious, particularly in Tseung Kwan O South near Corinthia by the Sea and the construction sites along the Tseung Kwan O Waterfront Promenade. Members hoped that the Department would strengthen anti-mosquito work during the rainy season and hot days;
- Members asked which department was responsible for cleaning the drains next to the Sheung Tak Bus Terminus, and pointed out that refuse always accumulated in the drains which would easily lead to flooding.

16. Ms MAR Suk-fong of FEHD responded as follows:

- The Department would enhance cleansing works in the District;
- Regarding environmental hygiene of the ventilation opening of Hang Hau MTR Station, FEHD staff found that there were people feeding the birds and birds had gathered there. The Department had arranged enforcement actions by its task force last month and one fixed penalty ticket was issued. In addition, the Department had also arranged daily street washing service to that open area so that the environmental hygiene there would not be affected by the birds' droppings;
- The Department would review the location of the cigarette butt container. If there was no cigarette butt container in areas where there was heavy pedestrian flow, some smokers might throw their cigarette butts on the floor. She would arrange an on-site inspection on the location of the cigarette butt containers so as to balance the needs of the smokers and non-smokers;
- To be in line with the waste charging scheme, there were about 30 small input hole refuse bins in Sai Kung District. The Department would keep an



eye on their usage to see if there were members of the public depositing large-size refuse near the bins;

- Regarding dogs' droppings in Tong Tak Street and Yuk Nga Lane, the Department would look into the situation with the new contractor after the cleansing service contract of Tseung Kwan O District was renewed. The streets there were washed once a week at present. The Department would increase the frequency if necessary in order to improve the environmental hygiene while resources permitted;
- The Department would step up the cleansing and anti-rodent work outside Beverly Garden;
- She had an inspection on the bicycle parking spaces and flower beds outside Bauhinia Garden with the Members concerned. Refuse was often found accumulated after lunch hours every day. The Department had asked the cleansing contractor to clean that section of the road after lunch hours and to clear the refuse in the flower beds once every other day from Monday to Saturday;
- She had an inspection on the location of the drains of Sheung Tak Bus Terminus with the Members concerned. The Department had asked for the relevant maps from the Lands Department and would check with HD and the Drainage Services Department (DSD) to identify the department responsible for those drains.

#### **IV. FEHD Anti-mosquito Campaign 2017 (Phase II) in Sai Kung District (SKDC(HEHC) Paper No. 51/17)**

17. Ms MAR Suk-fong of FEHD introduced the contents of the campaign.
18. Member raised the following views and enquiries:
  - Some members of the public reflected that the mosquito and biting midges problems and water accumulation in the LOHAS Park area was very serious, in particular Tower 2 of Le Prestige (facing Wan Po Road and Wan O Road) and Tower 8 of Le Prestige (facing Wan Po Road and the waste recycling yards) of Le Prestige, Hemera (facing Lohas Park Road and Tseung Kwan O Stage I Landfill), construction sites in the district, and pedestrian subway of Serenity Place and Verbena Heights as well as the bus stops and the nearby vegetation of Hong Sing Gardens and King Ming Court. Members urged FEHD to follow up and to collaborate with the relevant departments in its anti-mosquito work;
  - Members asked about the ovitrap index for April in Sai Kung District;

- Members asked whether additional manpower was engaged by the Department in handling matters related to the new construction sites in the District;
- Members asked about the locations of the ovitraps at the waste recycling yards in Wan Po Road and the Tseung Kwan O Stage I Restored Landfill and hoped that a letter would be sent to FEHD.

19. Ms MAR Suk-fong of FEHD responded as follows:

- The Department would deploy staff to strengthen inspection in LOHAS Park area and Hong Sing area to look into the mosquito problem there;
- The ovitrap indices for April were 0% in Sai Kung District and 1.6% for Tseung Kwan O (North) while the index for Tseung Kwan O (South) was not available for the time being, and all the above indices were provisional;
- During the winter season, the Department had deployed additional staff of the outsourced service contractors to carry out anti-mosquito work;
- From March 2016 until now, the Department would convene an anti-mosquito ad hoc committee meeting with the relevant departments, hospitals, major housing estates and schools and provide them with the ovitrap index for the month and advise the stakeholders to take corresponding anti-mosquito measures;
- FEHD had placed 5 ovitraps in the LOHAS Park area last year and their locations were reviewed and decided by the Pest Control Advisory Section of its Headquarters Division.

20. Mr Geli MA , Senior Environmental Protection Officer (Regional East)4 (Acting), Environmental Protection Department (EPD) responded as follows:

- The Department had arranged the contractor managing the Tseung Kwan O Stage I Restored Landfill to follow up the mosquito problem there;
- Departmental staff responsible for managing the Tseung Kwan O Stage I Restored Landfill would review the problem and consider arranging meetings or on-site inspections with Members who were concerned about the issue;
- He did not have information on the locations of ovitraps in the Tseung Kwan O Stage I Restored Landfill in hand.

21. The Chairman urged FEHD and EPD to follow up Members' views and provide information on the locations of ovitraps in the Tseung Kwan O Stage I Restored Landfill. Whether a letter would be sent to FEHD would be decided at the next meeting.

## V. Working Groups under the HEHC

22. Mr WAN Kai-ming, Convenor of the Working Group on “Green Stall” at the Hong Kong Flower Show 2017 said the Green Stall of the District was open at the Hong Kong Flower Show 2017 from 10 to 12 and from 18 to 19 March 2017 and the activity was completed successfully. He thanked Members for their support to the working group and the Flower Show.

23. As the work of the Working Group was completed successfully, the Chairman suggested and Members agreed that the working group be dissolved.

24. The Chairman said EPD had reserved \$3,600,000 for the 18 districts to continue with their environmental protection activities in 2017-18 and each district would be allocated not more than \$200,000 as a subsidy to the organisations for organising waste reduction activities in the district. It was resolved at the SKDC full council meeting on 2 May that HEHC would be responsible for following up the matters and approving the applications directly. The Chairman suggested and Members agreed that the non-standing working group under the Committee called the “Community Involvement in Environmental Protection Working Group” would continue to follow up and approve the funding applications. The Chairman continued that the tenure of the “Community Involvement in Environmental Protection Working Group” had been extended to September this year at the first meeting of HEHC in 2017. The Chairman suggested and Members agreed that Mr Raymond HO would continue to be the Convenor of the working group. The Working Group included 11 members at present, which included: Messrs CHAN Kai-wai, Francis CHAU, CHEUNG Mei-hung, CHUNG Kam-lun, Ms Christine FONG, Messrs KAN Siu-kei, LAI Ming-chak, Frankie LAM, LUI Man-kwong, TSE Ching-fung and CHONG Yuen-tung.

25. The Chairman asked Members to indicate their interest in joining the Working Group by a show of hand. The Secretariat would also contact and invite Members who were not present at the meeting to join the working group after the meeting.

(Post-meeting note: The Secretariat had contacted with and invited the Members who were not present at the meeting to join the Working Group and had received a reply from Mr Philip LI indicating that he would join the Working Group.)

26. A Member said there was a lack of supervision on the restored landfills and requested sending a letter to EPD to reflect concerns on the tendering matters and that goods transported on the heavy goods vehicles along Wan Po Road were not securely positioned. The Member hoped that a standing working group would be set up to

regularly monitor the operation of the restored landfills.

27. The Chairman said members of the Working Groups could make contribution to environmental protection by participation in the Working Groups.

## **VI. Environmental, Hygiene and related matters**

### **(A) Matters Arising (Environmental, Hygiene and related matters)**

#### **(1) Fire Safety (Buildings) Ordinance Cap 572 (Paragraphs 5 to 8 of the minutes of last meeting)**

28. There being no other comment from Members, the Chairman suggested and Members agreed to delete this item.

#### **(2) FEHD Refurbishment of Sai Kung Yi Chun Street Public Toilet (Paragraphs 9 to 10 of the minutes of last meeting)**

29. There being no other comment from Members, the Chairman suggested and Members agreed to delete this item.

#### **(3) FEHD Achievements of SK District 2017 Year-end Clean-up (Paragraphs 11 to 12 of the minutes of last meeting)**

30. There being no other comment from Members, the Chairman suggested and Members agreed to delete this item.

#### **(4) Request to promptly install noise barriers or pave low noise surfacing material for the busy road sections that are close to the estates in Tseung Kwan O (Paragraphs 27 to 28 of the minutes of last meeting)**

31. Members raised the following enquiries and views:

- Members asked about the progress of the installation of noise barriers along the busy roads close to housing estates, in particular Po Lam Road North (the road section between Po Lam Estate and King Lam Estate), Po Lam Road North (near King Ming Court, Hong Sing Garden) and Po Ning Road (near Chung Ming Court, Fu Ning Garden, Yu Ming Court and the road section of Hau Tak Estate). Members took Tuen Mun District as an example

and urged EPD to consider installing noise barriers in the following locations, which included the vicinity of Wan Po Road, No. 61 of Tseng Lan Shue, Po Lam Road North (near Po Hong Road and Tseung Kwan O Village), Po Lam Road North (close to On Sau Road), Park Central (near Po Shun Road) and Tseung Kwan O Tunnel Road (near Serenity Place). Members also requested EPD to arrange an on-site inspection to Tseng Lan Shue and hoped to invite the relevant departments to attend the meeting of HEHC when necessary for a detailed discussion;

- Members pointed out that the waste recycling yards in Wan Po Road was still in operation until late night and there was noise nuisance from time to time. In response to the complaints, the Department had measured the noise level in the units of the complainants and found that the noise level exceeded the industrial noise standards. However, no follow-up action had been taken by the Department until now so Members hoped that the Department would send its staff to carry out inspections at the above recycling yards at night;
- Members suggested reducing the vehicle noise standard under the Hong Kong Planning Standards and Guidelines from 70 dB to 65 dB;
- Members suggested the Department amending the relevant ordinance to tackle the intermittent noise nuisance problem;
- Members asked about the calculation method of noise levels, which included traffic, industrial and household noise nuisance, etc., and hoped that the Department would provide relevant information after the meeting.

32. Mr Geli MA of EPD responded as follows:

- The Department had been actively following up on retrofitting of noise barriers in Tseung Kwan O District. As the retrofitting works involved different road sections and its scale was large, though technical feasibility of the works was confirmed, its priority needed to be decided through Government's resources allocation mechanism and be carried out by phases. As there were established procedures of funding allocation for the government works and overall consideration was needed to be made, the expected commencement date of retrofitting of noise barriers at the relevant road sections could not be fixed at present. Members would be provided with the information at the next meeting when it was available;
- Under the prevailing Hong Kong Planning Standards and Guidelines, the traffic noise standard was 70 dB. If it was found that the noise level of residents near the existing roads exceeded 70 dB, the Government would consider retrofitting noise barriers and paving low noise surfacing material for those road sections under feasible circumstances and while resources

permitted. If the noise level of existing roads did not exceed 70 dB, the Government would not retrofit noise barriers there. The above standards and guidelines on noise levels were comparable with those in other countries but he would still reflect Members' views on amending the noise levels to the Department;

- As for the noise nuisance caused by the waste recycling yards at Wan Po Road, when complaints were received by the Department, a noise nuisance assessment would be arranged in the affected unit of the complainant. It was found in the earlier investigation and assessment by the Department that the noise nuisance at the waste recycling yards in Wan Po Road did not exceed the standards;
- Industrial noise was different from traffic noise. If the noise emitted by factories exceeded the standards, the Department would issue "Noise Abatement Notices" demanding for noise abatement measures;
- As for the calculation of noise level, the calculation of traffic noise level was different from that of industrial noise level. The indicator of the former was that there was 10% of the time within one hour exceeding the decibel level and the latter was based on the average figure within 30 minutes;
- As for the traffic noise nuisance caused to LOHAS Park by Wan Po Road, the developer had taken into consideration the traffic noise impact when planning LOHAS Park and appropriate mitigation measures had been included, such as paving low noise surfacing material on the road surface;
- Regarding the retrofitting of noise barriers in Tseng Lan Shue, the Department had conducted an on-site inspection earlier and found that low noise surfacing material was already paved there. The relevant departments had considered retrofitting noise barriers there. However, due to limited space in that road section, retrofitting of noise barriers was technically infeasible and noise reduction could only be made by paving low noise surfacing material. According to records, the situation was improved with 3dB noise reduction after paving low noise surfacing material. He would reflect the request for an on-site inspection to the relevant departmental staff;
- Regarding retrofitting of noise barriers at Po Shun Road and the noise impact on the bypass connecting Tseung Kwan O - Lam Tin Tunnel, he understood that the relevant departments had considered the noise impact of the bypass when studying on the construction of that tunnel and would pave low noise surfacing material on that bypass. According to the prediction, the noise level would meet the relevant standards after the commencement of the tunnel;
- As for the retrofitting of noise barriers at Po Lam Road North (near Tseung Kwan O Village), the Department had conducted an inspection there. As that

road section was close to the road junction, there would be road safety problem if noise barriers were retrofitted at the road junction, causing danger to the drivers and road users. Therefore, it was technically infeasible to retrofit noise barriers there;

- Regarding extending the noise barriers from Po Lam Road North to Tsui Lam Estate, the Department just received relevant proposals and was following up. Members would be informed when the results were available.

33. The Chairman asked EPD to continue to follow up and to discuss the specific progress for installing noise barriers at the said road sections with the Highways Department (HyD) and relevant departments. EPD was asked to explain in details on the calculation of different noise levels and standards to Members at the next meeting.

**(5) Issues related to the operation of Temporary Fill Bank at Tseung Kwan O Area 137 and the South East New Territories Landfill  
(Paragraphs 29 to 32 of the minutes of last meeting)  
(SKDC(HEHC) Paper Nos. 52/17 to 54/17)**

34. The Chairman welcomed the following representative to the meeting:

- Mr LO Shing-sui, Senior Engineer/Strategy 2, Civil Engineering and Development Department (CEDD)

35. Members noted the operation reports of the Temporary Fill Bank and the Landfill and the reply from CEDD.

36. Members raised the following views and enquiries:

- Members asked about the discussion between CEDD and the industry on the detailed plan about the postponement of the opening hours of the fill bank to 9 a.m. and whether EPD would make corresponding arrangements on the opening hours of the fill bank to reduce road use and congestion during rush hours. Relevant departments were asked to report on the results of the follow-up actions at the next meeting;
- As there were comparatively fewer vehicles during the holidays, Members urged EPD to explore arrangements for the temporary closure of the landfill on Saturdays, Sundays and public holidays. Members also asked the Department whether the saturation of the landfill would be postponed to 2030 (originally it was expected that the landfill would be saturated in 2028) in the wake of such arrangements;

- Members asked CEDD about the arrangements on water-borne transport and whether the target of 30% had been achieved now and whether the percentage of water-borne transport would be further increased in the future as well as the operation date of the temporary barging facility at Tseung Kwan O. Members also asked the reason why the vehicle trips of land transport was not correspondingly reduced if the percentage of water transport-borne had already reached 30%;
- A Member asked CEDD about the operation hours of the phone number of the fill bank (i.e. 26239269) and the follow-up procedures taken on receipt of complaints from the public. The Department was also asked whether it would immediately stop the vehicles and make prosecutions in case the public found that goods carried on the heavy vehicles along Wan Po Road was not securely positioned or there were malpractices and called the above number. He pointed out that the public usually found such situation while they were driving and might not be able to take a photo of the plate number of the offending vehicles instantly. Even though a photo of the plate number of the offending vehicle was taken, prosecution by the police afterwards would involve very complicated procedures and the fines imposed would not have too much deterrent effect. Therefore, the Member asked about the practical use of the above fill bank phone number and hoped that large posters with the above phone number would be put up at the entrance of Wan Po Road and locations close to the residential areas;
- Members pointed out that the landfill and fill bank report would facilitate monitoring the work and follow-up actions of relevant departments. Taking the heavy vehicles carrying goods without properly positioning them as an example, for the enforcement actions taken by the Police and FEHD at the Tseung Kwan O Tunnel, there were fewer successful actions and prosecution cases by FEHD, and the Police also did not provide relevant information to the Committee. Therefore, Members hoped that better coordination would be made by relevant departments and monitoring at specified time slots would be strengthened in response to the public's views. Members also hoped that the future reports would include relevant information;
- Members pointed out that there was often two-way traffic (which included the fast and slow lanes) by heavy vehicles and they were often driving too closely to each other which would easily result in accidents. Members hoped that the relevant departments and the tunnel operator would regulate the situation, in particular cooperating with TD in improving traffic entering and leaving the landfill road section;
- Members requested CEDD and EPD to submit the following data to the Committee every month, which included data of the fill and construction



waste received, category of vehicles, volume by water-borne transport, relevant complaints (including the details of the source of complaints), prosecution, fines successfully imposed, sea and drainage pollution, etc.;

- Members hoped that a night-time inspection would be carried out by the Committee before the next meeting for a better understanding of the conditions of Wan Po Road and the operation of the landfill and fill bank;
- Members asked whether the one hectare area allocated in Area 137 for storing skips was under the management of CEDD;
- Members asked about the tender timetable for the extension of the South East New Territories Landfill. It was hoped that letters would be sent to the Environment Bureau and EPD requesting for monitoring on that extension project, enhancing transparency of the works, shortening the tender period and introducing a renewal mechanism with a review every 5 years. Also, a standing committee should be set up for regular inspections and review of the operation of the landfill after extension.

37. Mr Geli MA of EPD responded as follows:

- Regarding the opening hours of the landfills, EPD staff would continue to monitor the relevant data in respect of the usage and would discuss with the industry whether the opening hours could be shortened;
- At present, there were 140 to 150 vehicle trips to the landfills on Sundays, which were less than the 580 vehicle trips on average on weekdays (when there were around 2000 vehicle trips to the landfills, fill bank and the sorting facilities via Wan Po Road every day) and thus there was not too much impact on air quality;
- As for the road safety on Wan Po Road, joint operations would continue to be carried out by the Department, the Police, FEHD and TD several times a month to stop and examine the vehicles;
- From the angle of EPD, it was rather difficult for the Department to request the operator of the Tseng Kwan O Tunnel to restrict heavy vehicles to use the left lane only;
- The Department would look into the request by Members to submit the operation data of the relevant landfill at the next meeting.

38. Mr LO Shing-sui, Senior Engineer, CEDD responded as follows:

- Discussion with the industry on deferring the opening time of the fill bank was conducted by the Department recently and preliminary views were sought. Members would be informed on the follow-up issues;

- Regarding marine delivery, the target of 30% had been reached at present. The Department would continue promoting marine delivery and it was estimated that the percentage would be further increased after the completion of the temporary barging point in Tseung Kwan O under the Tseng Kwan O - Lam Tin Tunnel works, which was expected to start operation after the completion of the road system in July 2017;
- The direct line of the fill bank would be answered by staff on duty during the operation hours of the fill bank. However, CEDD was not responsible for enforcement, so cases involving prosecution would be referred to relevant department;
- A banner with the phone number of the fill bank would be put up at the entrance of the fill bank in June and other appropriate locations would also be identified;
- The Department would inform the Police about the need to submit the prosecution information to the Committee;
- The Department had carried out joint operations with the Police against overloading of vehicles at the end of last year;
- The Department would follow up the request by the Committee for the submission of data in respect of the operation of the fill bank;
- The location in Area 137 for storing the skips was not managed by the Department any more.

39. The Chairman asked the relevant departments to search for relevant data as far as possible and report to the Committee, and invited CEDD to attend the next meeting. Also, a letter inviting its presence at the next meeting would be sent to TD for the discussion on suggestions on the use of Tseng Kwan O Tunnel and the Wan Po Road area. The Chairman then said that the establishment of a standing committee was beyond the Committee's purview.

**(6) Statistics on Environmental Hygiene Service and Itinerant Hawkers in Sai Kung District  
(Paragraph 33 of the minutes of last meeting)  
(SKDC(HEHC) Paper Nos. 55/17 and 56/17)**

40. Members noted the statistical report on environmental hygiene service and the statistics on the enforcement actions against illegal hawkers by the Hawker Control Teams of the Sai Kung District for the period from March to April 2017 submitted by FEHD.

41. Members raised the following views and enquiries:

- Members pointed out that the public was concerned about food hygiene but examination on food was insufficient. Thus, Members enquired about the sampling method for food examination and hoped that the Department would enhance the ratio of food examination;
- Members were concerned about thehawker problem at Tseung Kwan O MTR Station, in particular at Tong Tak Street, Tseung Kwan O Public Transport Interchange, Tong Ming Street Park, etc. Members pointed out that there were van-type goods vehicles in the vicinity of the construction sites in Tseung Kwan O South (which included Chi Shin Street and Tong Chun Street) selling lunch boxes to the construction site workers, causing impact on environmental hygiene. He had reflected the above situation to the Police and hoped that FEHD would follow up on this;
- Members asked the reason why the number of cases conducting coloured water tests was far lower than that of the complaint cases and asked whether it was due to problems such as the non-cooperation from property owners or insufficient resources which had led to a slow investigation on the water seepage cases.

42. Ms MAR Suk-fong of FEHD responded as follows:

- The food sampling data shown in the captioned report only reflected the cases handled by the Sai Kung District Environmental Hygiene Office in response to the food complaints received in the District and the figures did not represent regular monitoring by the Centre for Food Safety;
- The Department would step up patrolling at the places mentioned by Members in order to combat illegal hawking;
- If there was evidence showing illegal vending of lunch boxes, prosecution would be taken by the Department;
- The water seepage complaint cases in the report were the number of cases received by the Department from March to April this year. The investigation of some of the cases might have been stopped as their moisture content reading at stage 1 investigation was low, and for the colour water test at stage 2, it took time for staff of Joint Office to arrange entering the unit under complaint to conduct the test. Thus there was discrepancy between the number of complaint cases and the number of tests conducted. However, staff of Joint Office would certainly take follow-up actions in accordance with the Departmental guidelines.

**(7) Strongly request to provide an exact relocation date of the waste recycling**

**yards at Wan Po Road which has been causing nuisance to residents  
(Paragraphs 34 to 37 of the minutes of last meeting)**

43. A Member raised the following views and enquiries:
- Some members of the public were concerned about the exact relocation date of the captioned waste recycling yards and the Member pointed out that illegal recycling continued in the yards which led to environmental hygiene problem;
  - The Member asked about the development timetable of the Data Centre in Tseung Kwan O Area 85.
44. Mr Geli MA of EPD said the Department supported the recycling industry but if there was a long term planning for the land, its short term tenancy would be terminated. The Department would not allow the tenant to hinder the development of the land for reason of unavailability of appropriate relocation sites. In addition, enforcement actions against illegal recycling at the above sites would be taken by the Department.
45. Mr YUEN Sze-chun, Administration Assistant/Lands (Acting), DLO/SK said if the development timetable of the land was confirmed, the Department would terminate the short term tenancy of the recycling yards in accordance with the terms of the tenancy.
46. The Chairman declared that a letter would be sent to the relevant department asking for the provision of the development timetable of the Data Centre in Tseung Kwan O Area 85.

**(8) Request for stepping up the cleaning work of the noise barriers along the Tseung Kwan O Road, Tseung Kwan O Tunnel Road and Wan Po Road to ensure public environmental hygiene  
(Paragraphs 42 to 45 of the minutes of last meeting)**

47. A Member raised the following views:
- The hygienic condition of the noise barriers along the Tseung Kwan O Road and Tseung Kwan O Tunnel Road to Wan Po Road was still unsatisfactory, in particular that of the pedestrian subway outside Oscar by the Sea;
  - The Member urged EPD and CEDD to step up monitoring on the carriage of goods not securely positioned by the heavy vehicles;
  - It was pointed out that sands and sewage were dropping from heavy vehicles while they were running on the road and it was hoped that apart from taking enforcement actions at the construction sites and the entrance to the landfills,

EPD would also consider amending the relevant laws to take actions against those vehicles.

48. Mr Geli MA of EPD said that HyD was responsible for repairing and cleaning the noise barriers along the roads.

49. The Chairman requested EPD to step up monitoring on the carriage of goods not securely positioned by the heavy vehicles and declared that a letter requesting better cleaning of the above noise barriers would be sent to HyD.

**(9) How to handle the problems of flytipping of construction waste and waste inside skips  
(Paragraphs 46 to 51 of the minutes of last meeting)**

50. There being no other comment from Members, the Chairman suggested and Members agreed to delete this item.

**(B) 6 Motions Presented by the Members (Environmental, Hygiene and related matters)**

**(1) Request for following up on the environmental hygiene problems on the hillsides opposite Kin Ming Estate  
(SKDC(HEHC) Paper Nos. 57/17, 70/17 and 72/17)**

51. The Chairman said the motion was moved by Mr LEUNG Li and seconded by Messrs Gary FAN, CHUNG Kam-lun, Frankie LAM, LUI Man-kwong and LAI Ming-chak.

52. Members noted the replies from HyD and FEHD.

53. A Member stated that HyD was responsible for the maintenance and arrangements for the service contractor to clean the captioned hillsides and thus it was hoped that HyD would send its staff to attend the next meeting for further discussion.

54. There being no amendment or objection from Members, the Chairman declared that the motion was carried. He also declared that a letter would be sent to HyD requesting its staff to attend the next meeting and report the progress of the captioned item.

**(2) Request for clearing the blockages in the channels in the Sai Kung District and pruning the branches of trees and weeds that are too long to prevent the accumulation of stagnant water in rainy season which is favourable to the**

**breeding of mosquitoes**

**(SKDC(HEHC) Paper Nos. 58/17 and 79/17)**

55. The Chairman said the motion was moved by Mr Philip LI, and seconded by Messrs WAN Kai-ming, CHONG Yuen-tung, HIEW Moo-siew, YAU Yuk-lun and Jonathan CHAN.

56. Members noted the reply from DSD.

57. A Member hoped that DSD would review the design of the channel covers including the screening traps of manholes to facilitate the public clearing the blockage by themselves.

58. There being no amendment or objection from Members, the Chairman declared that the motion was carried and requested DSD to follow up.

**(3) Request for improving the operation of the sewage treatment plant in Shek Kok Road, and speeding up the construction of green walls  
(SKDC(HEHC) Paper Nos. 59/17 and 80/17)**

59. The Chairman said the motion was moved by Mr CHEUNG Mei-hung and seconded by Ms Christine FONG and Mr CHAN Kai-wai.

60. Members noted the reply from DSD.

61. There being no amendment or objection from Members, the Chairman declared that the motion was carried.

**(4) Request the Environmental Protection Department to step up inspections in the Industrial Estate and the Landfill to find out whether there is any illegal discharge of wastewater into the communal storm water drains  
(SKDC(HEHC) Paper Nos. 60/17 and 71/17)**

62. The Chairman said the motion was moved by Mr Jonathan CHAN and seconded by Messrs Philip LI, CHONG Yuen-tung, HIEW Moo-siew, YAU Yuk-lun and WAN Kai-ming.

63. Members noted the reply from EPD.

64. There being no amendment or objection from Members, the Chairman declared that the motion was carried.

65. As the contents of Motions (5) and (6) were related, the Chairman suggested and

Members agreed that the 2 motions would be discussed together.

**(5) Request for enhancing the prevention and inspection on the mosquito, biting midge and rodent infestation situations in the district and making improvement to such infestations  
(SKDC(HEHC) Paper Nos. 61/17 and 73/17)**

66. The Chairman said the motion was moved by Mr CHONG Yuen-tung and seconded by Messrs Philip LI, WAN Kai-ming, HIEW Moo-siew, YAU Yuk-lun and Jonathan CHAN.

67. Members noted the reply from FEHD.

**(6) Urge to further improving the infestation of mosquitoes and other environmental hygiene problems in the site identified for constructing the town park in Area 66 and 68 in Tseung Kwan O South, the Area 67 and the government lands in the vicinity of Chi Shin Street  
(SKDC(HEHC) Paper Nos. 62/17, 74/17 and 78/17)**

68. The Chairman said the motion was moved by Ms Christine FONG and seconded by Messrs CHAN Kai-wai and CHEUNG Mei-hung.

69. Members noted the replies from FEHD and DLO/SK.

70. A Member raised the following enquiries and views:

- The Member asked about the cost for eliminating red fire ant mounds on the government lands in the District;
- The Member asked about the timetable for constructing the town park in Area 68 of Tseung Kwan O and Tiu Keng Leng Park;
- It was hoped that relevant government departments would step up monitoring on the government lands in the District such as the temporary car park inside part of the site selected for the town park in Area 68 in Tseung Kwan O so as to improve environmental hygiene.

71. There being no amendment or objection from Members, the Chairman declared that the above two motions were carried and a letter would be sent to the Leisure and Cultural Services Department to enquire about the construction progress of the above two parks.

## **VII. Public Housing and related matters**

**(A) Matters Arising (Public Housing and related matters)**

**(1) Request to promptly solve the congestion problem of the access at Kin Ming Estate and to install elevator or escalator at an appropriate location**

**(Paragraphs 52 to 54 of the minutes of last meeting)**

**(SKDC(HEHC) Paper No. 63/17)**

72. Members noted the statistical report on pedestrian flow submitted by HD.

**(2) Request to install digital monitoring system (“sky eye”) at Shin Ming Estate, Sheung Tak Estate and Kin Ming Estate**

**(SKDC(HEHC) Paper No. 64/17)**

73. Members noted the Situation Report on Objects Dropped from Height in Housing Estates in Tseung Kwan O submitted by HD.

**(3) Situation Report on Itinerant Hawkers**

**Urge government departments to coordinate in solving the problem of itinerant hawkers in Tseung Kwan O**

**(Paragraphs 57 to 59 of the minutes of last meeting)**

**(SKDC(HEHC) Paper No. 65/17)**

74. Members noted the situation report on illegal hawkers in the public housing estates of Tseung Kwan O for the period from March to April 2017 submitted by HD.

75. A Member raised the following views:

■ The paper showed that 12 enforcement actions against illegal hawking by itinerant hawkers were taken by the management company of Sheung Tak Estate from March to April 2017 but to no avail. 14 enforcement actions were taken by the Mobile Operation Unit of HD, which resulted in 3 prosecutions and confiscations of goods and it showed that the action was more effective. On the contrary, the management company were not very effective in its actions. Therefore, the Member doubted whether the staff of the management company of Sheung Tak Estate had covertly informed the hawkers about their actions;

■ The management company of Sheung Tak Estate was changed on 1 April this year while there was mismanagement of the previous management company. He had urged the new management company to make better efforts to solve the illegal hawking problem by itinerant hawkers. The performance of the new management company was found to be up to the



standards required at the current stage;

- The Member pointed out that Sheung Tak Estate was located in between Kwong Ming Court and Sheung Tak Plaza under the management of Link REIT and there were many hawkers vending in the boundary area of the 3 premises. HD could not take enforcement actions beyond its boundary and Link REIT did not keep the order there. In view of that, he had suggested HD, Link REIT and FEHD to take joint enforcement actions against illegal hawking but it was found to be ineffective and illegal hawking was still serious there, leading to environmental hygiene and rodent problems in the vicinity. He pointed out that the Committee had taken joint operations with relevant departments earlier, but it was not very effective and Link REIT also did not follow up the matter.

76. Ms LEE Yik-ming, Senior Housing Manager/TNS3, HD responded as follows:

- As the management company was changed during March to April this year, the enforcement figures on hawker control was thus relatively low;
- The Department had urged the management company to make more efforts in hawker control and would liaise with the relevant stakeholders for joint operations when necessary to impose stricter hawker control.

77. The Chairman asked HD to follow up.

**(4) Suggest the Housing Department to seriously consider residents' views and make arrangements that can suit residents' needs before the implementation of the "Laundry Rack Installation Programme" at Kin Ming Estate (Paragraphs 60 to 62 of the minutes of last meeting)**

78. A Member said the plan of the locations of the laundry rack under the captioned programme was undesirable. He took Sheung Tak Estate as an example and pointed out that over 60% of the residents chose not to have the racks installed. He suggested the Department consider installing the rack on the external wall of the sitting room to avoid wasting public funds. In addition, the contractor of the programme was involved in hostile sales promotion and he had reflected that to the relevant management company.

79. The Chairman asked HD to follow up.

80. There being no other comment from Members, the Chairman suggested and Members agreed to delete this item.

**(5) Object to the drastic increase in car park rent by the Link REIT**

**Object to the substantial increase in rent of monthly parking spaces by the Link REIT  
(Paragraphs 65 to 72 of the minutes of last meeting)**

81. The above motion was discussed earlier at the meeting.

**(6) Request the government departments, Link REIT, shopping centre of Metro Town and MTR to add signs or directional signs at suitable locations to show the ways to Kin Ming Estate and Shin Ming Estate  
(Paragraphs 73 to 80 of the minutes of last meeting)**

82. The above motion was discussed earlier at the meeting.

**(B) Motion Presented by the Members (Public Housing and related matters)**

**(1) Strongly request the Housing Department to check the rooftop transmitters in Sheung Tak Estate to safeguard the health of the residents  
(SKDC(HEHC) Paper Nos. 66/17 and 81/17)**

83. The Chairman said the motion was moved by Mr KAN Siu-kei and seconded by Messrs WAN Kai-ming and TSE Ching-fung.

84. Members noted the reply from the Hong Kong Housing Authority.

85. Ms LEE Yik-ming of HD stated that the Hong Kong Housing Authority provided space for the mobile network service providers to install mobile telephone base stations (base stations) in its public housing rental estates so that the residents and the nearby community would be provided with relevant telecommunication service. The service providers should first obtain approval from the Communications Authority in accordance with the relevant provisions of the telecommunication licenses. The executive arm of the Communications Authority, viz. the Office of the Communications Authority (OFCA), would conduct technical assessment on the total radiation level within the area of the base stations apart from checking the radiation level of individual base stations when vetting the applications. The application would only be approved when it complied with the radioactive safety standards. The service providers also needed to provide a measurement report to OFCA within one month after the operation of the base stations to prove that the radiation level of the base stations meet the safety requirements. The Department recently invited OFCA to conduct radiation level assessment in Sheung Tak Estate and would inform the relevant Members once the findings were available. If residents had queries about the matters related to radiation, they could seek assistance from their estate office and the Department would refer their

case to OFCA for follow-up actions. Members of the public might also call the hotline of OFCA to enquire about the findings of the radiation level survey.

86. Members raised the following views and enquiries:

- A Member quoted the resident living on the top floor of Tai Ping Estate in Sheung Shui who was suspected to have cancer due to the 21 rooftop base stations in the estate as an example and pointed out that Sheung Tak Estate had more than 70 base stations. 25 of them were installed in Sheung Ming House and had caused long-term impacts to the mental and physical health of the residents there. He asked for the reasons to concentrate the base stations in Sheung Ming House and doubted that it might be due to the advantage taken by the service providers as it facilitated the installation. Therefore, he requested that the base stations be evenly distributed on licence renewal. He declared that he was also living in Sheung Ming House;
- The Member pointed out that the standard radiation level was 40 and that of the top floor units of Tin Ping Estate, Sheung Shui was only 0.8 even though there were 21 base stations on its rooftops. He doubted that the standard might have lagged behind the actual situation;
- It was suggested that a residents' forum be held by OFCA to allay their concerns on the radiation level;
- It was suggested that special materials be paved on the rooftop of the buildings by HD to reduce the radiation level and to alleviate residents' worries.

87. The Chairman asked HD to follow up.

88. There being no amendment or objection from Members, the Chairman declared that the motion was carried.

## **VIII. Other Matters**

### **(A) 2 Motions Presented by the Members (Other matters)**

#### **(1) Request for installing a passenger lift and replacing the existing passenger-goods lift with a new one in the Sai Kung Market (SKDC(HEHC) Paper Nos. 67/17 and 75/17)**

89. The Chairman said the motion was moved by Mr Philip LI and seconded by

Messrs WAN Kai-ming, CHONG Yuen-tung, HIEW Moo-siew, YAU Yuk-lun and Jonathan CHAN.

90. Members noted the reply from FEHD.

91. Members raised the following enquiries and views:

- Members took the refurbishment of former Hau Tak Market by Link REIT as an example and supported improving the facilities of Sai Kung Market;
- Members asked whether the markets in the District would benefit from the one-off grant by the Food and Health Bureau (FHB) for refurbishment;
- Members took Sha Tin Market as an example and suggested FEHD installing an independent passenger lift, upward and downward escalators and a lift outside the market for the convenience of the public, in particular the elderly and the disabled. Members also hoped that a letter would be sent to FHB and the Electrical and Mechanical Services Department;
- Members considered that the reasons for FEHD to reject the suggestion in the motion were unreasonable and the reply was hastily provided;
- Members pointed out the maintenance of the escalator inside Sai Kung Market had just completed but was out of service again recently and business of the shop operators was affected. FEHD did not face up to the matter of rent-free for the shop operators as a compensation for their loss during the maintenance period;
- Members pointed out that the actual number of repairs on the lifts inside Sai Kung Market stated in the maintenance record was more than that stated in the reply from FEHD.

92. There being no amendment or objection from Members, the Chairman declared that the motion was carried and a letter would be sent to FHB to reflect Members' views.

93. As the contents of Motion (2) and Question (1) were related, the Chairman suggested and Members agreed that the issues would be discussed together.

**(2) Request for the early introduction of more efficient methods for detecting water seepage in buildings so as to obviate the suffering of the residents promptly  
(SKDC(HEHC) Paper Nos. 68/17 and 76/17)**

94. The Chairman said the motion was moved by Mr WAN Kai-ming and seconded by Messrs Philip LI, CHONG Yuen-tung, HIEW Moo-siew, YAU Yuk-lun and Jonathan

CHAN.

95. Members noted the reply from the Joint Office (JO).

**(B) Question Presented by the Members (Other matters)**

**(1) The progress on the improvement to the investigation methods made by the Joint Offices for Investigation of Water Seepage Complaints (SKDC(HEHC) Paper Nos. 69/17 and 77/17)**

96. The Chairman said the question was raised by Messrs CHUNG Kam-lun, Gary FAN, LEUNG Li, LAI Ming-chak, LUI Man-kwong and Frankie LAM.

97. Members noted the reply from JO.

98. Members raised the following views and enquiries:

- Members considered that the method of detecting the source of seepage had been in use by JO for years and there were many problems. The testing took a very long time and its effectiveness was low. According to statistics, among the 100 000 complaints on water seepage territory-wide in the past 3 years, only 17% of them were able to identify the source of seepage which was very ineffective. Therefore, Members suggested that JO should resort to new technology, such as the use of infrared camera and microwave tomography scanning device;
- Members asked about the findings of the consultancy study commissioned by JO in October 2014 and the arrangements for introducing new technology for detecting the source of water seepage and the methods employed;
- Members asked about the reason for repeatedly postponing the completion date of the above consultancy study report;
- Members pointed out that only two cases had used the above new technology to detect the source of water seepage in 2014 and no new technology was applied to the cases in the whole year of 2015 and April 2016. Therefore, Members asked about the number of cases in the whole year of 2016 making use of the above new technology;
- According to the information in the reply letter, the percentages of cases in recent years with unidentified source of water seepage were 21% in 2012, 15% in 2013, 13% in 2014, and 14% in 2015 but the percentage in 2016 had sharply risen to 23%. Therefore, Members asked about the reasons for the sharp increase in 2016 and the details on case investigations in Sai Kung District;

- Members asked about the number of staff in JO responsible for investigating complaints on water seepage in the District;
- Members took the water seepage problem caused by suspected water seepage from air-conditioners as an example and pointed out that JO was slow in handling the cases. The reasons included involvement of lots of paper work, un-cooperativeness by unit owners, private units owners being unable to afford the cost of loss adjusters and the statutory power of loss adjusters, etc. Therefore, Members hoped that JO would streamline its internal administration procedures or make improvements to the law and that its staff be allowed to use infrared camera or microwave tomography scanning device for testing at the first stage of the complaint case to avoid recurrence every year;
- Members pointed out that FEHD and JO would usually stop investigation on water seepage complaints at the first stage and some members of the public did not know that there could be second and third stages;
- Members took personal observation on testing water seepage inside complainants' units by the staff of JO as an example and pointed out that the devices used by JO staff were not of high technology and there was room for improvement in their professional knowledge.

99. Ms MAR Suk-fong of FEHD responded as follows:

- FEHD was responsible for handling the stage 1 and 2 investigation of the complaints on water seepage during which the moisture content would be measured and colour water tests would be conducted. The colour water tests only tried to identify whether there was a problem with the drains;
- The source of water seepage was not confined to the drains but might also be due to the external wall structure of buildings which needed further investigations by the professional staff of JO.

100. There being no amendment or objection from Members, the Chairman declared that the above motion was carried and a letter would be sent to JO to reflect Members' views.

## **IX. Any Other Business**

### **(A) Restored Landfill Revitalisation Funding Scheme**

101. A Member said the Steering Committee on Restored Landfill Revitalisation Funding Scheme (Steering Committee) had interviewed the applicant organisations which preliminarily met the criteria for the Tseung Kwan O Stage I Landfill. To be in

line with other restored landfill funding schemes, the Steering Committee would convene a meeting in June to select the applicant organisations.

**X. Date of Next Meeting**

102. The Chairman said that the fourth meeting in 2017 was scheduled for Thursday, 13 July 2017 at 9:30 a.m. The meeting adjourned at 1:12 p.m.

Housing & Environmental Hygiene Committee  
Sai Kung District Council  
June 2017