

## Minutes of the 8th Meeting of the Eastern District Council

Date : 25 April 2017 (Tuesday)

Time : 2:30 pm

Venue: Eastern District Council Conference Room

<u>Present</u>	<u>Time of Arrival</u> <u>(pm)</u>	<u>Time of Departure</u> <u>(pm)</u>
Mr TING Kong-ho, Eddie	2:30	end of meeting
Mr WONG Chi-chung, Dominic	2:30	end of meeting
Mr WONG Chun-sing, Patrick	2:30	end of meeting
Mr WONG Kwok-hing, BBS, MH	2:30	end of meeting
Mr LEE Chun-keung	2:30	end of meeting
Mr LAM Sum-lim	2:30	end of meeting
Mr LAM Kei-tung, George	2:50	end of meeting
Mr SHIU Ka-fai	2:30	end of meeting
Mr HUNG Lin-cham	2:30	end of meeting
Mr CHUI Chi-kin	2:30	end of meeting
Mr CHEUNG Kwok-cheong, Howard	2:35	end of meeting
Mr LEUNG Siu-sun, Patrick	2:35	end of meeting
Mr LEUNG Kwok-hung, David	2:30	end of meeting
Ms LEUNG Wing-man, Bonnie	2:40	end of meeting
Mr HUI Lam-hing	2:30	end of meeting
Mr HUI Ching-on	2:30	3:30
Mr KWOK Wai-keung, Aron	2:33	4:30
Mr MAK Tak-ching	2:30	end of meeting
Mr WONG Kin-pan, BBS, MH, JP (Chairman)	2:30	end of meeting
Mr WONG Kin-hing	2:30	4:30
Mr YEUNG Sze-chun	2:30	end of meeting
Mr CHIU Ka-yin, Andrew	2:30	end of meeting
Mr CHIU Chi-keung (Vice-chairman)	2:30	end of meeting
Mr LAU Hing-yeung	2:30	end of meeting
Mr CHENG Chi-sing	2:30	end of meeting
Mr CHENG Tat-hung	2:45	end of meeting
Mr LAI Chi-keong, Joseph	2:30	end of meeting
Mr NGAN Chun-lim, MH	2:30	end of meeting
Mr LO Wing-kwan, Frankie, MH	2:30	end of meeting
Mr KUNG Pak-cheung, MH	2:30	end of meeting

**Absent with Apologies**

Mr KU Kwai-yiu  
Mr HO Ngai-kam, Stanley  
Ms LI Chun-chau  
Ms LAM Chui-lin, Alice, MH (absent with consent)  
Ms CHOY So-yuk, BBS, JP

**In Regular Attendance (Government Representatives)**

Miss NGAI Lai-ying, Angora	Acting District Officer (Eastern), Eastern District Office
Mr CHUI Cheuk-yin, Matthew	Assistant District Officer (Eastern)2, Eastern District Office
Mr Rupert Timothy Alan DOVER	District Commander (Eastern District), Hong Kong Police Force
Mr LAM Kin-tat	Police Community Relations Officer (Eastern District), Hong Kong Police Force
Miss CHAN Wai-lin, Rose	Senior Housing Manager/Hong Kong Island and Islands, Housing Department
Mr HO Kwan-hang, Albert	Chief Transport Officer/ Hong Kong, Transport Department
Mr SUM Siu-hin	District Environmental Hygiene Superintendent(Eastern), Food and Environmental Hygiene Department
Mr LUK Chi-kwong	Chief Leisure Manager (Hong Kong East), Leisure and Cultural Services Department
Ms LOK Mee-mee, Mimi	District Leisure Manager (Eastern), Leisure and Cultural Services Department
Mr LAU Wai-lun, Eddie	Senior Liaison Officer (1), Eastern District Office
Ms WONG Sze-man, Queenie	Senior Liaison Officer (2), Eastern District Office
Ms KONG Kei-kei, Hayley	Senior Executive Officer (District Management), Eastern District Office

**In Attendance by Invitation (Representatives from the Government and Organizations)**

Dr CHEUNG Tin-cheung, JP	Director of Buildings, Buildings Department
Mr WAN Chi-wai, Terry	Senior Building Surveyor, Buildings Department
Ms WONG Fung-sang, Mandy	Administrative Assistant/Director of Buildings, Buildings Department

**Secretary**

Miss WAH Pui-yee, Vivian	Senior Executive Officer (District Council), Eastern District Office
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**Opening Remarks**

The Chairman welcomed Councillors and government representatives, particularly Dr CHEUNG Tin-cheung, Director of Buildings, Mr Terry WAN, Senior Building Surveyor and Ms Mandy WONG, Administrative Assistant/Director of Buildings of the Buildings Department (BD), to the meeting. He also extended welcome to Miss Rose CHAN, Senior Housing Manager/Hong Kong Island and Islands of the Housing Department (HD) for attending the meeting on behalf of Mrs Helen CHEUNG, Chief Manager/ Management (Hong Kong Island and Islands).

2. The Chairman asked Councillors to declare interests where necessary.

**I. Confirmation of Minutes of the Seventh Eastern District Council Meeting**

3. The minutes were confirmed without amendments.

**II. Director of Buildings to Meet Eastern District Council Members**

4. Dr CHEUNG Tin-cheung, Director of Buildings, briefed Councillors on BD's work.
5. 23 Councillors expressed their views and enquiries as summarised below:
  - (a) Mr Eddie TING expressed concern about the varying quality of contractors under the Mandatory Window Inspection Scheme (MWIS), and urged the BD to step up the monitoring of contractors. He said that public complaints had been received from time to time since the

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implementation of the MWIS in 2012. For example, some contractors had outsourced works to unqualified persons to inspect windows for property owners, charged singleton elderly unreasonably, or had not submitted relevant documents to the BD. Even though the BD had issued Qualified Persons (QP) with QP Cards, the arrangement did not effectively eliminate irregularities. He suggested that the BD could introduce a demerit point system, and if any Qualified Persons were found to be involved in irregularities, the persons would be allotted penalty points or removed from the QP register.

- (b) Mr Patrick WONG pointed out that the Joint Office (JO) set up by the BD and the Food and Environmental Hygiene Department (FEHD) did not “jointly” handle water seepage investigation. The FEHD would carry out tests first and refer the cases to the BD staff for follow-up if the source of seepage could not be identified and the process was inefficient. The District Council had made several requests to the JO for reviewing and raising the efficiency of investigation but its effectiveness in tackling water seepage in buildings remained unsatisfactory. He said that the JO had started to follow up a case in mid-2016 but the source of water seepage could not be identified even with repeated entry into the upstairs flat. He also voiced concern over insufficient support for property owners under the Mandatory Building Inspection Scheme (MBIS). Although the Urban Renewal Authority had introduced arrangement for professionals to offer technical advice on building maintenance, such arrangements could not curb bid-rigging. He asked if the BD would provide more support.
- (c) Mr WONG Kwok-hing enquired whether the BD had explored other more effective investigation methods to identify the sources of water seepage in addition to infrared and microwave tests. He then pointed out the severe water seepage in Fu Shing Court, Chai Wan Road as well as Ngan Fai Building, Wharf Road, North Point. The former had a foundation with unidentified cause of seepage; and the latter had its building structure severely affected by water seepage. He hoped that the BD could attach importance to the public nuisance caused by the relevant problems and consider using the latest technology to help the public as soon as possible.
- (d) Mr LEE Chun-keung said that the MWIS had different problems, including contractors’ provision of unnecessary repair works for singleton elderly and asking for unreasonable charge. He suggested introduction of a demerit point system and disclosure of the relevant list to enhance transparency and monitoring. In addition, the BD could consider providing pricing information on works for public reference. He said that the JO was following up almost 40 000 cases, and the success rate of finding out the sources of seepage was relatively low. Some people in his area said that the JO could not identify the sources of seepage in extremely severe cases. He hoped that the BD could adopt new technology to boost the efficiency of water seepage investigation so that the public could have a better

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living and working environment.

- (e) Mr LAM Sum-lim pointed out that water seepage was very common in many old buildings in his area. When the public sought help from the JO, it might take a few years to process a case and the source might not be identified ultimately. He hoped that the BD could introduce effective new technology as soon as possible to help affected residents.
- (f) Mr HUNG Lin-cham indicated that the explosion at the vehicle repair workshop a few years ago had prompted social concern over the safety of these workshops in urban areas. He said that there were many similar workshops in the Eastern District such as Fort Street and so on, in which spray painting, car washing, etc. were carried out. Apart from public concern about their safety, these workshops also caused environmental hygiene problems. He had followed up the matter at the District Council several times but there was no significant progress made so far. He hoped that the Government could step up law enforcement and review the relevant policies with a view to safeguarding the public. Furthermore, after five years of follow-up on the staircase broadening works at Ming Yuen Western Street, North Point, there was still not much progress and he urged the BD to address the relevant slope problem as soon as possible.
- (g) Mr Howard CHEUNG was concerned about a need to enhance the effectiveness in tackling the problem of water seepage in buildings. He was pleased to see the BD's regularisation of the JO's operation, and enquired whether the JO had increased manpower. As regards BD's plan to formulate internal guidelines and monitor the progress, he enquired the follow-up to be taken if the relevant staff members did not meet the target. Moreover, on the JO's commissioned consultancy study on the latest technology in identifying the sources of water seepage in buildings, he hoped that the BD could report the latest progress of the study and the expected completion time, and suggested that new technology should be adopted to enhance the efficiency in case handling as soon as possible.
- (h) Mr CHUI Chi-kin expressed concern about whether the assigning of cases to be mostly managed by outsourced contractors had resulted in the infrared or microwave tests being rarely used for identifying the sources of water seepage and thereby, affecting the efficiency in handling such cases. As regards the MBIS, he asked whether the Government would set up a database providing information such as maintenance cost and so on for public reference so as to address the problem of bid-rigging. He also voiced concern about the rising number of subdivided units. While the subdivided units with its illegal structure created problems of concerns on building structure, fire safety and so on, he pointed out if the subdivided units were rooted out, grassroots would lose their places of living. He asked if the Government would set up a cross-departmental task force to tackle the problem. Furthermore, he said that the developer of Hing Man Commercial Centre was implementing works, and asked if the drawings of the alterations had been approved by the Independent

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### Checking Unit.

- (i) Mr Patrick LEUNG advised the BD to review the JO's staffing establishment to address the problem of manpower shortage. In addition, he said that the JO's efficiency of handling water seepage cases was low. If cases under investigation needed to be referred to other departments such as the Water Supplies Department, etc for follow-up actions, further time would be needed. He suggested that the BD could streamline relevant procedures to raise efficiency. Separately, the BD issued removal orders under the Buildings Ordinance for removing unauthorised building works. However, there were cases in which the BD had not "imposed an encumbrance" even after many years and new property owners bought the flats without the knowledge of the presence of removal orders and suffered loss. He enquired whether the BD would register such records immediately at the Land Registry.
- (j) Mr David LEUNG said that the District Council had followed up on the JO's low efficiency in handling water seepage cases on different occasions but no improvement was noted. The JO generally identified water seepage by using ponding test but not infrared or microwave test. In addition, in the absence of sufficient proof to substantiate a water seepage case had caused a nuisance, the JO could not take follow-up action. He cited the case at Fullview Garden as an example. The occupant(s) of the flat had suffered from water seepage for 10 odd years but the source of water seepage still could not be identified. As far as the MWIS was concerned, the pricing varied greatly among different contractors. Some contractors alleged that the "Certificate of Window Inspection" would only be issued after carrying out repair and maintenance works which caused confusion to the public. He hoped that the BD could step up the monitoring.
- (k) Ms Bonnie LEUNG said that there was a need to carry out enhancement works for fire facilities at Kornhill car park but the estate management and some owners disagreed over the Deed of Mutual Covenant and how to share the costs of works fairly. She hoped that the BD could allow both parties to work on the problems on their own and to avoid helping the estate management urge minority owners indirectly. Separately, she enquired about the expected completion date of the consultancy study. She also hoped that the BD could consider applying to the court for warrants of entry so as to assist affected members of the public to handle the problem of water seepage. Moreover, she hoped that a demerit point system could be introduced for the MWIS.
- (l) Mr Dominic WONG thanked the BD for actively ensuring building safety. With the backlog of water seepage cases, he was pleased with the BD's conduct of a review on the technology for identifying water seepage and hoped that the BD could streamline procedures and enhance JO's staffing establishment and resources to expedite investigation process so that residents would no longer suffer from the problem of water seepage.

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- (m) Mr LAU Hing-yeung enquired about the arrangements for window inspection for public housing estates, including whether the HD would address the relevant issues for its public housing flats and offer assistance to the elderly. He indicated that he had received public complaints about JO's low efficiency from time to time and the designated manpower in handling such cases in Eastern District.
- (n) Mr Andrew CHIU voiced concern about the problem of water seepage. He together with nine Councillors had requested the Government to fully enhance the JO's services and functions, as well as, the support for the public in handling water seepage cases in buildings and providing one-stop service. On the commissioned consultancy study, he enquired about the progress and the expected completion date, and hoped that the BD could report the study results to the District Council. Moreover, he said that dance studios were found inside the industrial buildings between Taikoo Shing Road and Shipyard Lane, and the fire safety of the premises raised concern. The Lands Department, Fire Services Department (FSD) and the BD, however, did not identify irregularities. He asked if the Government would amend the legislation to step up the monitoring on such premises. He also welcomed the BD's education and publicity work on the MWIS.
- (o) Mr YEUNG Sze-chun said that the original intent of the MBIS and MWIS was to ensure building safety. He suggested that the BD could strengthen support for the MBIS, such as preparing a list of important points to note, and providing assistance on maintenance works so as to address the problem of bid-rigging. He also showed concern about the unsatisfactory efficiency in handling water seepage cases, and hoped that the BD could make improvement. Furthermore, he said that the BD had issued removal orders to the owners of a group of buildings in Sai Wan Ho ("Tai Koo House"). As these cases involved complicated works, he hoped that the BD could provide more assistance for the owners to comply with the removal orders.
- (p) Mr MAK Tak-ching cited that the residence of the former Director of Buildings had caused water seepage to the lower residence for many years but there was no improvement to the situation. For the past two years, the BD had only instituted prosecutions against four out of 30 000 odd cases. He suggested that the BD could help carry out maintenance works and charge the people concerned or consider other methods to resolve the problem of property owners' refusal to carry out maintenance works. He asked how the BD decided on the length of the grace period. In addition, he hoped that the BD could offer assistance on the maintenance orders imposed on Tai Hong House, Tai Foo House, Tai Shun House, Tai Cheong House and so on.
- (q) Mr Aron KWOK said that water seepage in buildings posed nuisance to the general public and hoped that the BD could offer technical support and introduce new technology to speed up investigation of water seepage and expedite the clearance of the backlog. In addition, as far as the MWIS and MBIS were concerned, he thanked the BD for

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its dedication and hoped that the BD could evaluate the manpower requirements and seek more resources, reduce outsourced services, and enhance overall service quality with a view to giving Hong Kong people a better place to live in.

- (r) Mr HUI Lam-hing indicated that some buildings had suffered rooftop seepage but the JO could not deal with cases involving rooftops. He asked how the Government would assist in solving this type of water seepage cases. Separately, he pointed out that a residential unit had been inflicted by water seepage for years but the JO could not identify the source. Eventually, the property owner had hired a notary public to find out the source through conduct of infrared tests. He hoped that the BD could adopt more effective technology. He also cited two other cases, one of which involved serious water seepage on the top floor of a school and the other involved dripping water from an air-conditioner along the external wall, and hoped that the JO could identify the source as soon as possible.
- (s) Mr CHENG Tat-hung said that the BD had a huge backlog of cases. The BD had indicated a few years ago that it would introduce infrared and microwave tests on a trial basis but these methods were still not widely used. He advised the BD to introduce effective new methods as soon as possible. He asked if the BD would act as an expert witness at present. Furthermore, given the fact that some window inspection contractors had not submitted relevant documents to the BD, he hoped that the Government could prevent occurrence of similar incidents such as issuing notices to occupants for confirmation.
- (t) Mr NGAN Chun-lim urged the BD to introduce new technological testing methods to identify the sources of water seepage so as to help residents suffering from such nuisance as soon as possible. He also voiced concern about the Government's way forward on eradicating new unauthorised building works such as subdivided flats and so on. He further enquired whether the BD would hold the property owners or contractors accountable when problems were revealed.
- (u) Mr Frankie LO said that the BD should strengthen coordination with the FSD when addressing issues relating to the enhancement works for fire facilities in old buildings. For example, they could set the requirements for enhancement works for fire services water tanks within the structural constraints of buildings so as not to affect progress due to overloading of the building structure throughout the works period. He also hoped that the BD could enhance the mechanism to help property owners comply with Fire Safety Directions.
- (v) Mr KUNG Pak-cheung expressed concern about the BD's arrangement for issuing notices about the MWIS and MBIS. Even though the BD would deliver the notices to property owners by both surface mail and registered mail, some were sent to their old addresses. The BD was only aware of the need to update the addresses after the registered mail was not received, and the property owners would only receive the



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notices afterwards. He hoped that the BD could make improvement. On water seepage, he hoped that the BD could, after issuing Nuisance Notices, institute prosecutions against relevant individuals who could not abate the nuisance within a specific period of time so as to make sure that they would comply with the notices.

- (w) The Chairman said that the MBIS and MWIS aimed at ensuring building safety. While the intent of such schemes was good, the BD did not set unified standards which resulted in problems such as bid-rigging and so on. He hoped that the BD could issue guidelines and pricing information for materials of varying qualities for reference of owners' corporations or property owners to facilitate their selection of qualified contractors. Moreover, he hoped that the BD could carefully craft the wordings not to cause the elderly's unnecessary worries when issuing notices on the MWIS and MBIS.

6. Dr CHEUNG Tin-cheung, Director of Buildings, responded to the views and enquiries of Councillors as follows:

- (a) He thanked Councillors for their views. If the problem of subdivided units persisted, it would pose a danger to building safety. As for subdivided residential units in non-industrial buildings, the Government's established policy was to ensure the safety of the units instead of banning them across the board. The Government would continue to take law enforcement actions against irregularities related to building and fire safety so as to protect the safety of occupants and the general public.
- (b) Regarding targeted buildings chosen for the MWIS or MBIS, the BD would issue statutory notices to the property owners/owners' corporations according to the addresses registered at the Land Registry. When a letter was returned, the BD would send the letter to the relevant premises and have the occupant(s) passed it to the property owner(s). In addition, the BD had launched the Mobile Application for MBIS/MWIS which allowed users to search the MBIS/MWIS notices and also check if those notices had been complied with. To assist property owners, the BD had published pamphlets, guidelines and so on to enable them to have a better understanding of the important notes and procedures concerned upon receipt of the MBIS/MWIS statutory notices. The main purpose of stipulating penalty and other matters on the notices was to encourage property owners to carry out inspection and timely repair works. If individual property owners had reasonable excuses or grounds, the BD would consider and handle these cases in a practical manner.
- (c) As regards the MWIS, the BD's website provided cost information on window inspection and general repair works compiled from the quotations/ advertising leaflets provided by QPs/ Registered Contractors for public reference. The BD had also issued QP Cards to QPs to facilitate property owners to verify their qualifications. On monitoring, the BD would conduct questionnaire surveys and random checks on the returned forms. To date, the BD had randomly checked

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11 000 forms submitted by relevant QPs, and would also follow up when any reports were received. The BD had so far received 46 cases reporting irregularities, among which 33 had the investigation completed and 12 were substantiated. The BD would consider taking prosecutions and/ or disciplinary actions against individuals involved in the irregularities according to the Buildings Ordinance.

- (d) As for handling of water seepage complaints, when water seepage posed a health nuisance, a safety risk to building structure or resulted in water wastage, the Government would intervene and handle the case in accordance with the powers conferred by the Public Health and Municipal Services Ordinance (Cap. 132), the Buildings Ordinance (Cap. 123) or the Waterworks Ordinance (Cap. 102) respectively. The time required for processing a water seepage case depended on the complexity of the case and the extent of co-operation of the parties concerned (especially the owner(s) and occupant(s) involved). Since every case varied, the procedures and time taken for investigation might also differ widely. For complicated cases which involved more than one source of seepage, recurring or intermittent water seepage, investigation officers would have to conduct different or repeated tests or ongoing investigation and monitoring in order to ascertain the causes of water seepage. As these tests took time and required full co-operation from the owners/occupants concerned, the processing time of such complicated cases was longer in general. If vacant units or uncooperative owners/occupants were involved and the JO needed to apply to the court for warrants of entry in order to carry out investigation, the processing of these cases would be even more time-consuming. Water seepage through roofs was similar in nature to seepage through external walls and according to legal advice, these cases were not considered health nuisance which could be handled by the JO under the Public Health and Municipal Services Ordinance. If the JO identified water seepage through external walls after investigation, it would send letters to the owners' corporations concerned to remind them to follow up on the maintenance.
- (e) In general, the JO carried out the investigation of a water seepage case in three stages. If the JO could not identify the source of water seepage in Stages I and II, it would commission an outsourced consultancy for in-depth investigation in stage III. For some relatively complicated cases, the JO would also consider appointing another consultancy to use microwave tests to help identify the sources of water seepage. As the test results would be produced as court evidence in a criminal prosecution, strict testing specifications would be adopted when identifying the sources of water seepage.
- (f) During the investigation, if water seepage was mild or significantly mitigated, or no source could be identified after investigation, the JO would terminate investigation. If there was no evidence to identify the source of water seepage and prove continuous nuisance caused by the water seepage, the JO could not issue a Nuisance Notice to the property owner(s) concerned. The JO, as bounded by the law, had to obtain evidence beyond reasonable doubt and confirm a source of

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continuous water seepage before further pursuing investigation and enforcing the law.

- (g) The JO was dedicated to keep abreast of the latest technological development so as to explore more effective investigation methods for water seepage. Starting from late 2013, the JO had commissioned an outsourced consultancy to use infrared devices and microwave devices on a trial basis to identify the sources of seepage in complicated cases. To raise the effectiveness in identifying causes of water seepage, the JO had commissioned a consultancy to research on the latest technological methods in identifying the source of water seepage in buildings.
- (h) Separately, to mitigate the manpower wastage, the JO had been gradually replacing non-civil service contract posts with civil service posts since 2014. The JO would review staffing establishment and seek additional resources to improve work efficiency.
- (i) For the case of Ming Yuen Western Street, if the property owners lodged appeals after the removal orders were issued, the decision would rest with the Appeal Tribunal. As regards the removal orders issued to the owners of the concerned buildings in Sai Wan Ho, the BD would communicate with the owners. If the owners found it difficult to comply with the orders, the BD was willing to make further co-ordination.

7. The Chairman thanked Dr CHEUNG Tin-cheung, Director of Buildings, and his colleagues for attending the meeting, and invited them to note Councillors' views.

### **III. Eastern District Office 2017/18 Work Plan**

(EDC Paper No. 15/17)

8. Miss Angora NGAI, Acting District Officer (Eastern) briefed the meeting on EDC Paper No. 15/17.

9. Two Councillors expressed their views and enquiries as summarised below:

- (a) Mr CHENG Tat-hung indicated that there were some recent media coverage on the controversial tactics adopted by (an) individual institution(s) in organising teens training camps. He enquired on the kind of district network programmes for the youth network development work mentioned in the paper and whether co-operation with other institutions would be sought.
- (b) Mr LEE Chun-keung supported various initiatives of the Eastern District Office (EDO) for this financial year. Concerning amendments to the Building Management Ordinance (BMO) (Cap. 344), he enquired about the EDO's work at the district level.

10. Miss Angora NGAI, Acting District Officer (Eastern) and Ms Queenie

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WONG of the EDO responded to the views and enquiries of Councillors as follows:

- (a) Youth network development work comprised the Eastern District Youth Leadership Training Programme and E-League Programme, the former of which would involve co-operation with non-governmental organisations and local groups.
- (b) As regards the review of the BMO, the Home Affairs Bureau and Home Affairs Department (HAD) had consulted the Legislative Council Panel on Home Affairs in March 2017, and views of stakeholders had been received. The HAD was further compiling and studying the collected views with a view to putting forward a proposal, and would consult the Department of Justice for drafting the amendment bill and other matters before introducing the bill into the Legislative Council. As introduction of amendments to the BMO took time, the HAD considered incorporating those propositions not contravening the existing BMO into the Code of Practice issued under Section 44 of the BMO such as arrangements about procurement by owners' corporations and instruments of proxy so as to address public concerns. The EDO would provide support by encouraging owners' corporations to accept the propositions concerned, and maintaining contact with them and providing assistance when necessary.

11. The Chairman thanked Miss Angora NGAI, Acting District Officer (Eastern) and Ms Queenie WONG for answering Councillors' enquiries. Councillors noted the 2017/18 work plan.

## **IV. Discussion on the 2017-18 Budget**

12. The Chairman said that the 2017-18 Budget had been announced on 22 February 2017, copies of which had been sent to Councillors.

13. Mr Andrew CHIU said that the 2017-18 Budget did not introduce measures to assist first-time home buyers. At present, residential properties under six million dollars were only eligible for a maximum of 80% loan-to-value (LTV) ratio. Bounded by the tightened LTV ratio, young people could not afford the down payment due to shortage of capital. Since real estate developers provided higher LTV ratio for buyers of first-hand residential properties, young people could only afford payments by buying these properties. As a result, the property prices were further pushed up. He hoped that the Government could address the problem effectively.

14. The Chairman concluded that the Secretariat would send Councillors' views about the Budget to the Financial Secretary's Office.

## **V. Information Items**

Chairman's Report on the Discussion Items of the Regular Meeting

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15. The Chairman reported that the discussion items of the regular meetings held in March and April 2017 had been set out in the reports of Chairman/ Vice-chairman. Councillors could send their enquiries or views to the Chairman or Vice-chairman for relaying at the regular meeting to be held.

### **VI. Report on the Eighth Meeting of District Facilities Management Committee** (EDC Paper No. 16/17)

16. Councillors noted the above report, and endorsed the funding allocation mentioned in Section VIII of the paper.

### **VII. Report on the Seventh Meeting of Culture, Leisure, Community Building and Services Committee** (EDC Paper No. 17/17)

17. Councillors noted the above report.

### **VIII. Report on the Special Meeting of Traffic and Transport Committee** (EDC Paper No. 18/17)

18. Councillors noted the above report.

### **IX. Report on the Eighth Meeting of Food, Environment and Hygiene Committee** (EDC Paper No. 19/17)

19. Councillors noted the above report.

### **X. Report on the Seventh Meeting of the Planning, Works and Housing Committee** (EDC Paper No. 20/17)

20. Councillors noted the above report.

### **XI. Reports on the Sixth and the Seventh Meeting of Task Group on Festival Celebrations** (EDC Paper Nos. 21/17 and 22/17)

21. Councillors noted the above reports.

### **XII. Report on the Fourth Meeting of Steering Group on the Signature Project of Eastern District** (EDC Paper No. 23/17)

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22. Councillors noted the above report.

### **XIII. Report on the Fifth Meeting of “2016 Eastern District Cultural Festival” Organizing Committee** (EDC Paper No. 24/17)

23. Councillors noted the above report.

### **XIV Report on the 220th Meeting of the Eastern District Management Committee** (EDC Paper No. 25/17)

24. Councillors noted the above report.

### **XV. Any Other Business**

#### (A) Appropriation for Eastern District Council in the Financial Year 2017/2018

25. The Secretary said that the appropriation for the Eastern District Council in 2017/18 had not yet been confirmed by HAD. To facilitate the committees/working groups in processing funding applications, it was proposed that the funding allocation for the financial year 2016/17 be used for considering funding applications in the meantime. Upon the confirmation on the appropriation, the Secretariat would consult the District Council on the funding allocation for 2017/18. Mr Andrew CHIU expressed his disappointment that the HAD had not yet confirmed the appropriation for 2017/18.

26. After discussion, Councillors endorsed the above arrangement.

#### (B) Display of Speaking Time

27. Mr Eddie TING said that under the current practice, the electronic timer would alert Councillors that there were 30 seconds left for speaking. He hoped that the speaking time could be displayed to enable Councillors to adjust the speaking contents accordingly. Noting the current system could not show the speaking time, the Chairman asked the Secretariat to note the above views.

#### (C) Duty Visit Related to the District Council (DC) Work

28. On the duty visit related to the DC work, the Chairman said that to ensure prudent use of public money, the areas for study during the visit and the benefits to the DC work had to be carefully considered for working out relevant visit arrangements.

### **XVI. Date of the Next Meeting**

29. The meeting ended at 4:45 pm. The 9th EDC meeting would be held at

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2:30 pm on 4 July 2017 (Tuesday).

Eastern District Council Secretariat  
June 2017