

(Translation)

Islands District Council
Minutes of Meeting of District Facilities Management Committee

Date : 13 March 2017 (Monday)
Time : 2:00 p.m.
Venue : Islands District Council Conference Room,
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong.

Present

Mr WONG Hon-kuen, Ken (Chairman)
Mr KWONG Koon-wan (Vice-Chairman)
Mr CHOW Yuk-tong, BBS
Mr YU Hon-kwan, Randy, JP
Mr CHAN Lin-wai
Mr CHEUNG Fu
Mr FAN Chi-ping
Mr LOU Cheuk-wing
Mr WONG Man-hon
Ms YU Lai-fan
Ms LEE Kwai-chun
Ms YUNG Wing-sheung, Amy
Mr CHOW Ho-ding, Holden
Ms TSANG Sau-ho, Josephine
Mr KWOK Ping, Eric
Ms FU Hiu-lam, Sammi

Attendance by Invitation

Mr CHAN Wai-yin	Acting Divisional Commander (Marine), Fire Services Department
Mr HO Kin-ho	Station Commander Discovery Bay Fire Station, Fire Services Department
Mr YAU San-ping, Peter	Senior Executive Officer (District Management), Islands District Office
Mr LEE Lap-chi, Alfred	District Secretary, Islands District Office
Mr TANG Tai-king	Senior Inspector of Works, Islands District Office
Mr CHU Kwok-ching, Timothy	Engineer(5), Home Affairs Department
Ms HUI Ka-wai, Minerva	Architect (Works)5, Home Affairs Department
Ms Finnie FUNG	Architectural Executive, WCWP International Limited

In Attendance

Ms CHONG Yan-yee, Belinda	Assistant District Officer (Islands)1, Islands District Office
Ms CHAN Ka-ying, Florence	Executive Officer I (District Council), Islands District Office
Mr CHAU Chun-wing, Tomy	District Leisure Manager (Islands)
	Leisure and Cultural Services Department
Ms KWOK Lai-kuen, Elaine	Senior Librarian (Islands),
	Leisure and Cultural Services Department

Secretary

Ms CHAN Nga-chi, Angie	Executive Officer (District Council)2, Islands District Office
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Absent with Apology

Mr YUNG Chi-ming, BBS	
Mr TANG Ka-piu, Bill, JP	
Ms CHEUNG Yuk-king, Dilys	Chief Leisure Manager (New Territories West),
	Leisure and Cultural Services Department

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Welcoming remarks

The Chairman welcomed Members and representatives of the government departments to the meeting.

2. Members noted that Mr YUNG Chi-ming, Mr Bill TANG and Ms Dilys CHEUNG were absent due to other commitments.

I. Confirmation of minutes of the meeting held on 16.1.2017

3. The Chairman said that the above minutes had incorporated the amendments proposed by the government departments, and had been distributed to Members for perusal prior to the meeting.

4. The above minutes were confirmed unanimously without amendment.

II. Question on opening up sports and recreation facilities at schools as proposed in the Policy Address 2017
(Paper DFMC 8/2017)

5. The Chairman said that the written replies of Education Bureau and Home Affairs Department (HAD) as well as the joint written reply of Home Affairs Bureau and Leisure and Cultural Services Department (LCSD) had been distributed to Members for perusal prior to the meeting.

6. Ms Amy YUNG presented the question. She appreciated that the Government encouraged public sector schools to further open up their sports and recreation facilities to complement other facilities provided for the public in various districts. However, she hoped LCSD would not reduce the provision of sports and recreation facilities in the community correspondingly. She pointed out that there was very keen demand for sports and recreation facilities among residents in the Islands District.

(Ms Sammi FU joined the meeting at around 2:10 p.m.)

III. Question on provision of public seating and rain shelter at the Sunny Bay Public Transport Interchange
(Paper DFMC 9/2017)

7. The Chairman welcomed Ms Belinda CHONG, Assistant District Officer (Islands)¹ of Islands District Office (IsDO), to the meeting to respond to the question.

8. Ms Amy YUNG presented the question.

9. Ms Belinda CHONG said that the location of the proposed works were within the ambit of Tsuen Wan District Council (TWDC) and did not geographically involve more than one constituency, thus it was not considered as a cross-district project of HAD. Regarding the criteria for Islands District Council (IDC) to implement district minor works (DMW) outside its constituency, generally speaking, IDC might consider implementing the proposed works if they were covered under the scope of the DMW programme, funding was endorsed by IDC for implementation of the project under the DMW programme, and that the respective District Council (TWDC in the case of the above proposed project) in which the proposed project was situated did not oppose to implementing such works. IsDO could follow up after the meeting.

10. Ms Amy YUNG welcomed IsDO's open attitude towards the above works proposal and hoped that the works could commence as soon as possible.

11. Ms Belinda CHONG supplemented that the above works proposal had been passed on to TWDC for consideration, but TWDC replied at that time that the project proposal had to be raised by District Councillors of its district. If TWDC had no objection, IsDO would consider using the DMW funding of IDC to implement the project concerned.

IV. Question on a suspected gas leakage incident in Discovery Bay Community Hall
(Paper DFMC 10/2017)

12. The Chairman welcomed Mr Peter YAU, Senior Executive Officer (District Management) and Mr Alfred LEE, District Secretary of IsDO, as well as Mr CHAN Wai-yin, Acting Divisional Commander (Marine) and Mr HO Kin-ho, Station Commander Discovery Bay Fire Station of the Fire Services Department (FSD) to the meeting.

13. Ms Amy YUNG presented the question.

14. Mr Peter YAU said that there were no gas installations or gas pipes in the Discovery Bay Community Hall (DBCH) premises and the odour did not come from the community hall. At 12:00 noon that day, the users of DBCH reported to the venue staff a case of odour nuisance and suspected gas leakage. The venue staff conducted immediate inspection and found that the odour did not come from the community hall. He then reported the incident to the building management office (BMO) of Discovery Bay at around 12:10 p.m. Upon inspecting the site at around 12:25 p.m., BMO staff was aware of the odour and informed the FSD accordingly. Fire personnel arrived at around 12:32 p.m. As advised by the fire personnel, the venue staff evacuated the users of DBCH to the open area outside at around 12:35 p.m. At around 1 p.m., the Hong Kong and China Gas Company Limited deployed staff to attend the scene. After investigation and measuring with gas detectors, no gas leakage was found. The venue staff subsequently arranged for the organization users to return to the community hall. No one was injured in the incident and no damages were caused to the fixtures therein. IsDO would remain vigilant at all times to avoid accidents from happening.

15. Mr CHAN Wai-yin replied as follows:

- (a) At around 12:31 p.m. that day, the FSD received a report of suspected gas leakage, and fire personnel arrived at the scene at around 12:35 p.m. Upon arrival, the fire personnel first evacuated the members of public who were gathering in the community hall in an orderly manner, and cordoned off the area with the assistance of the Police. Under the guidance of the venue staff, the fire personnel then entered the conference room where the gas leakage was reported and conducted an inspection with the aid of gas detectors. No toxic or inflammable gas was detected. Preliminary investigation showed that there was no immediate danger at the scene. The fire personnel went on to thoroughly inspect each room on each floor of the community hall and its peripheral area with the aid of the gas detectors to ascertain whether there was any toxic or inflammable gas or any leakage. No such cases were found. Finally, before leaving the scene, the fire personnel informed the staff that the community hall could be open for public use as usual.
- (b) The advice of the FSD was that in the event of a suspected gas leakage or other special incident (e.g. a fire) in the future, one should, in parallel with reporting the case to the Police, alert the people in the community hall as

soon as possible and have them evacuated to a place of safety where it was safe to do so.

16. Ms Amy YUNG said that in view of the large number of users, she hoped that should similar incidents occur in the future, the staff of the community hall would evacuate people from the scene immediately and call the fire station for assistance as soon as possible.

V. Construction of the On Tung Street Soccer Pitch in Tung Chung
(Paper DFMC 17/2017)

17. The Chairman welcomed Ms Belinda CHONG, Assistant District Officer (Islands)¹ and Mr TANG Tai-king, Senior Inspector of Works of IsDO, to the meeting to present the paper.

18. Ms Belinda CHONG presented the paper.

19. Mr Eric KWOK appreciated IsDO's positive response to the request from the community for construction of the On Tung Street Soccer Pitch and enquired about the project implementation schedule.

20. Mr TANG Tai-king said that subject to the endorsement of the project proposal by the Committee, it was expected that tendering exercise could be conducted in April this year. If the tendering process went smoothly, the construction works could commence in May the soonest and would take about six months to complete. If everything went well, the above soccer pitch was expected to be open for public use at the end of the year.

21. The Committee endorsed to include the above project proposal in its DMW project list.

VI. First Batch of District Minor Works Projects proposed by Leisure and Cultural Services Department for 2017/18
(Paper DFMC 16/2017)

22. The Chairman welcomed Mr Tomy CHAU, District Leisure Manager (Islands) of LCSD to the meeting to present the paper.

23. Mr Tomy CHAU presented the paper.

24. The Chairman indicated that HAD had not yet informed IDC of the DMW funding for 2017/18 financial year, but he anticipated the amount to be similar to that for 2016/17. To facilitate the early commencement of the preparatory works, Members were asked to consider providing approval-in-principle for the funding application. Subsequent confirmation would be given upon the funding amount for the next year was determined.

25. The Committee endorsed in principle a funding of \$2,327,000 for implementing the four projects on enhancing leisure venues and facilities as set out in the paper.

VII. Report on the management of Leisure and Cultural Services Department's recreational and sports facilities in Islands District between December 2016 and January 2017
(Paper DFMC 11/2017)

26. The Chairman welcomed Mr Tomy CHAU, District Leisure Manager (Islands) of LCSD, to the meeting to present the paper.

27. Mr Tomy CHAU presented the paper.

28. Members noted the content of the paper.

VIII. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between December 2016 and January 2017
(Paper DFMC 12/2017)

29. The Chairman welcomed Ms Elaine KWOK, Senior Librarian (Islands) of LCSD, to the meeting to present the paper.

30. Ms Elaine KWOK presented the paper.

31. Members noted the content of the paper.

IX. Proposed extension of opening hours of Islands District Community Halls to 10:00 pm
(Paper DFMC 13/2017)

32. The Chairman welcomed Mr Peter YAU, Senior Executive Officer (District Management) and Mr Alfred LEE, District Secretary of IsDO, to the meeting to present the paper.

33. Mr Peter YAU presented the paper.

34. Mr Holden CHOW supported the above proposed arrangement to cater for the needs of the residents. Given that IsDO had to apply for funding from the Committee each year for continued implementation of the programme, he enquired whether the programme could be elongated for two to three years so that funding application needed not be made every year to streamline operational arrangement.

35. Mr Peter YAU said that IsDO concurred with Mr CHOW and hoped that the programme could be continued. However, the funding arrangement had to be endorsed by the Committee according to the funding allocation by IDC. Where cross-year

funding application was applicable, consideration might be given to elongate the programme for two to three years. He would explore with the Secretariat the feasibility of such funding arrangement.

36. Members endorsed the proposal set out in the paper and a funding of \$188,116 to implement the programme.

X. Proposed arrangements on the use of movable folding partitions at the Tung Chung Community Hall
(Paper DFMC 14/2017)

37. The Chairman welcomed Mr Peter YAU, Senior Executive Officer (District Management) and Mr Alfred LEE, District Secretary of IsDO, to the meeting to present the paper.

38. Mr Peter YAU presented the paper.

39. Members endorsed the proposal set out in the paper.

XI. Utilization and improvement works of Community Halls in Islands District

40. The Chairman welcomed Mr Peter YAU, Senior Executive Officer (District Management) and Mr Alfred LEE, District Secretary of IsDO, to the meeting to present the paper.

41. Mr Peter YAU said that the average utilization rate of Tung Chung Community Hall in January and February 2017 was 64%, whereas that of Discovery Bay Community Hall was 63%. Regarding the pilot scheme of using the conference room of Discovery Bay Community Hall as a study room during unallocated sessions, the cumulative attendance as at 7 March was 17 people. IsDO would continue to monitor its usage. Moreover, the Committee had earlier endorsed the extension of the above pilot scheme to 31 May this year. IsDO had informed schools in the district by letters and new posters were now being made. With regard to the improvement works, the Electrical and Mechanical Services Department had awarded the contract for the replacement of the split-type air conditioner in the Discovery Bay Community Hall and was currently negotiating with the contractor on the works details. Regarding the projector in the multi-purpose hall of that community hall, the contractor had placed a parts order with the original manufacturer. IsDO would continue to provide a portable projector for use by organizations until the repair work of the projector was completed.

42. Members noted the content of the report.

XII. Progress report on DC-funded District Minor Works Projects
(Paper DFMC 15/2017)

43. The Chairman welcomed Ms Minerva HUI, Architect (Works)⁵ and Mr Timothy CHU, Engineer⁽⁵⁾ of HAD, and Ms Finnie Fung, Architectural Executive of WCWP International Limited to the meeting to present the paper.

44. Members discussed the following projects:

- (a) Construction of shelter at the open space next to South Lantau Rural Committee Office (IS-DMW-116)

Mr CHEUNG Fu enquired when the draft design would be received and when an application would be submitted to the Town Planning Board for planning permission.

Ms Minerva HUI said that a preliminary draft design had been prepared and submitted to IsDO for review.

Ms Belinda CHONG said that after reviewing the draft design, IsDO proposed changes to the materials used and hoped that the draft design would be provided to Members prior to the next meeting.

The Chairman hoped that Members would be consulted on the draft design as soon as possible.

Ms Belinda CHONG said that IsDO would discuss with the concerned Member after the meeting.

- (b) Construction of lift tower at Peng Chau Clinic (IS-DMW-175)

Ms Josephine TSANG enquired about the completion date of the works and whether there would be enough room in the lift to allow access and egress for stretchers. She hoped that communication between IsDO and Hospital Authority (HA) would be enhanced to update the latter on the completion date for allocating funds for lift maintenance when appropriate.

Mr Timothy CHU said that the works were expected to be completed in February 2018, and the lift would have sufficient space for access and egress of stretchers. He said that the project team had been communicating with HA throughout the project and kept them informed of the construction progress. The project team and HA also exchanged views on the lift design as well as the handover arrangement upon completion to ensure that the lift could meet the requirement of HA.

The Chairman said that HA had raised enquiry earlier that given that the maintenance period would expire one year after completion, funds would have to be earmarked early to cover the maintenance cost if the works were expected to be completed at the end of this year. He hoped IsDO would enhance communication with HA.

- (c) Improvement works of installation of a combination house at Kwun Yam Beach (IS-DMW-262b)

Ms LEE Kwai-chun said that the combination houses were currently of different height and enquired whether modifications could be made to create a neater and more appealing appearance.

Mr Tomy CHAU said that he would provide the information to Member after the meeting.

(Post-meeting note: LCSD gave a reply to Member promptly after the meeting.)

XIII. Any Other Business

Proposed works on improvement of the pedestrian link at the Central Piers

45. The Chairman hoped that relevant departments would report the latest progress after the works proposal was put forward at the last meeting.

46. Ms Belinda CHONG said that IsDO had consulted HAD on the procedures involved in implementing the above proposed project. HAD indicated that the proposed project geographically fell outside of the Islands District and could be implemented provided that the following conditions were met, including that the proposed project was within the scope of the DMW programme, that endorsement was given by IDC for implementation of the project under the DMW programme, and that the respective District Council (Central & Western DC in the case of the above proposed project) under which the proposed works was located did not oppose to implementing the works, and fulfilling the aforementioned conditions, IDC might consider implementing the works.

47. The Chairman said that the flower bed concerned was managed by Central and Western District Leisure Services Office (CWDLSO) of LCSD, and he had invited CWDLSO to arrange representatives to attend the meeting but in vain. He enquired whether LCSD would be the lead department of the above works.

48. Mr Tomy CHAU said that the representative of CWDLSO was unable to attend the meeting due to other commitments. It was preliminarily understood that the representative had conducted a site visit with Members in this January and initially agreed that CWDLSO would follow up upon receiving the works plan. CWDLSO was still waiting for the details of the works.

49. Ms LEE Kwai-chun said that since the location of the works fell outside of the scope of IDC, additional burden would be imposed on IDC if the cost of works was to be met by its DMW funding.

50. The Chairman added that the works were located within the Central and Western District, but the users were mainly the residents of the Islands District. It was understood that the Chairman of IDC had earlier obtained the consent of the Chairman of Central and Western District Council for the works proposal and it was considered more appropriate to use the funding of IDC to implement the works. He asked again whether LCSD would act as the lead department of the works, or else the works could not commence.

51. Mr Tomy CHAU relayed to Members the views of CWDLSO and said that on the day of site inspection, it was suggested that the works would be implemented as led by IsDO which provided the works plan for CWDLSO to follow up.

52. The Chairman enquired if the works were located within the Islands District involving the facilities of LCSD, which department would be the lead department. He raised suspicions that the district offices of LCSD worked on their own without collaborating. He indicated that IDC was willing to bear the cost and hoped the works be implemented as soon as possible. He requested LCSD to arrange representatives of CWDLSO to attend the meeting to provide the details.

53. Ms Amy YUNG said that IDC was willing to bear the cost, but LCSD refused to take a leading role. Both CWDLSO and the Islands District Leisure Services Office (IDLDO) seemed trying to shirk their responsibility. She suggested the Secretariat write to CWDLSO requesting for a written confirmation on whether it would take a co-ordinating or leading role. In addition, she hoped the works be co-ordinated by the headquarters of LCSD to avoid the district offices working on their own.

54. Mr Holden CHOW expressed regret that the representative of CWDLSO was unable to attend the meeting. He agreed that it would be more appropriate for LCSD to act as the lead department and opined that the works should be implemented the soonest possible. He enquired whether LCSD wished the works plan be prepared by IsDO.

55. Mr Randy YU enquired whether the works plan would be prepared by the Term Consultant of IsDO and whether LCSD would be responsible for carrying out the works. If LCSD did not take the responsibility for carrying out the works, he suggested that the matter be brought to the attention of the Director of Leisure and Cultural Services.

56. The Chairman asked the Secretariat to clarify with IsDLSO after the meeting the responsibility and division of work in implementation of works projects and report the outcome to avoid any delay.

(Post-meeting note: The Chairman of IDC and the Chairman of District Facilities Management Committee brought the matter to the Director of Leisure and Cultural Services in writing on 16 March this year.

IsDLSO convened a meeting on 24 March and invited CWDLSO, IsDO and the Central and Western District Office to the meeting for sorting out the follow-up arrangements relating to the above project proposal.)

XIV. Date of Next Meeting

57. The meeting adjourned at 2:49 p.m. The date of next meeting was scheduled for 2:00 p.m. on 15 May 2017 (Monday).

-End-