

**(Translation)**

**Islands District Council**  
**Minutes of Meeting of District Facilities Management Committee**

Date : 14 May 2018 (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 YU Hon-kwan, Randy, JP  
Mr YUNG Chi-ming, BBS  
Mr CHEUNG Fu  
Mr FAN Chi-ping  
Mr LOU Cheuk-wing  
Ms YU Lai-fan  
Ms LEE Kwai-chun  
Ms YUNG Wing-sheung, Amy  
Mr TANG Ka-piu, Bill, JP  
Mr CHOW Ho-ding, Holden  
Ms TSANG Sau-ho, Josephine  
Mr KWOK Ping, Eric  
Ms FU Hiu-lam, Sammi

**Attendance by Invitation**

Mr YAU San-ping, Peter	Senior Executive Officer (District Management), Islands District Office
Mr LEE Lap-chi, Alfred	District Secretary, Islands District Office
Mr LI Ming-yau	Senior Inspector of Works, Islands District Office
Mr HUNG Ka-kui	Engineer / Maintenance 1 A, Civil Engineering and Development Department
Ms HUI Ka-wai, Minerva	Architect (Works)5, Home Affairs Department
Ms CHAN Suk-fan, Bianca	Deputy District Leisure Manager (District Support) Central & Western, Leisure and Cultural Services Department
Mr SO Kin-leung	Assistant District Leisure Manager (District Support) Central & Western, Leisure and Cultural Services Department

### **In Attendance**

Ms CHONG Yan-ye, Belinda  
Ms CHAN Ka-ying, Florence  
Ms HO Sau-fan, Fanny

Mr CHAU Chun-wing, Tomy

Ms KWOK Lai-kuen, Elaine

Assistant District Officer (Islands)2, Islands District Office  
Executive Officer I (District Council), Islands District Office  
Chief Leisure Manager (New Territories West),  
Leisure and Cultural Services Department  
District Leisure Manager (Islands)  
Leisure and Cultural Services Department  
Senior Librarian (Islands),  
Leisure and Cultural Services Department

### **Secretary**

Ms TANG Yuen-shan, Serena

Executive Officer (District Council)2, Islands District Office

### **Absent with Apology**

Mr CHOW Yuk-tong, SBS  
Mr CHAN Lin-wai  
Mr WONG Man-hon

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### **Welcoming Remarks**

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

2. Members noted that Mr CHOW Yuk-tong, Mr CHAN Lin-wai and Mr WONG Man-hon were unable to attend the meeting due to other commitments.

#### **I. Confirmation of minutes of the previous meeting held on 12.3.2018**

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

4. The above minutes were confirmed unanimously.

#### **II. Question on District Council Members' offices (Paper DFMC 9/2018)**

5. The Chairman welcomed Mr YAU San-ping, Peter, Senior Executive Officer (District Management) of Islands District Office (IsDO) to the meeting to

respond to the question. The written reply of Home Affairs Department (HAD) had been distributed to Members for perusal before the meeting.

6. Ms Amy YUNG presented the question.

7. Mr Peter YAU replied as follows:

- (a) HAD had provided a written reply to questions 1 and 4.
- (b) In respect of question 2, the average usage rate of the Discovery Bay Community Hall (DBCH) from May 2016 to April 2017 was 66.8%, while that from May 2017 to April 2018 was 58.3%.
- (c) In respect of question 3, HAD had responded in its written reply to the query of whether it would consider renting out community halls to District Council (DC) Members as their offices. Due to the unique condition of DBCH, IsDO had taken a number of special measures to boost its usage rate, including allowing residents to apply for use of badminton courts as individuals, enabling Leisure and Cultural Services Department (LCSD) to rent the community hall with priority and unlimited booking for organising recreation and sports activities as well as opening the conference room of DBCH as a study room during unallocated timeslots. IsDO would appeal to district organisations through continuing promotion and publicity for more frequent utilisation of the community hall and relevant facilities for organising community activities.

8. Ms Amy YUNG expressed discontent with the written reply of HAD. She said that Mr Matthew CHEUNG Kin-chung, Chief Secretary for Administration, told DC Members that he would relay her views to the departments concerned and make necessary arrangements. However, no follow-up action had been taken, which made her query whether the Government had taken the views of DC Members seriously. She said that the usage rate of the community hall was very low and she had been encouraging residents to use the study room. In her opinion, a DC Member would not be renting the whole community hall as his/her office but only a conference room therein. The situation of Discovery Bay was unique in a way that it was owned by a sole developer and she could not afford the high rent. To her understanding, the rent in the constituency of Ms Sammi FU was even higher but the Government neither provided sufficient assistance nor allowed DC Members to rent community halls with a low usage rate. She opined that the proposal of renting out community halls to DC Members as their offices facilitated optimal use of government resources and Members would pay the rent instead of using the money of taxpayers. She was also discontented with the reply of HAD and found it necessary for the department to review the policy concerned.

9. Mr Peter YAU responded to the question of Ms Amy YUNG on the usage rate of the conference room, saying that the average usage rate (excluding study

room sessions) from May 2016 to April 2017 was 11.9%, while that from May 2017 to April 2018 was 6.1%. If study room sessions were included, the average usage rate from 2016 to 2017 was 61.7%, and that from 2017 to April 2018 was 55.5%.

10. Mr Eric KWOK expressed discontent with the Government's failure to resolve the difficulties for DC Members to set up their offices in private residential areas. Offices of DC Members were the place for them to discharge their duties, and to enable residents to seek assistance from Members or give their views more conveniently. It was difficult for Members to look for somewhere in private residential areas managed by private developers to set up their offices and the rent was extremely high. He regarded renting out places at a concessionary price to DC Members as their offices a feasible and responsible option. However, the Government repeatedly shirked its responsibilities and attached little importance to the role of DC.

11. Mr Holden CHOW said that the Government should review the relevant regulations. For the sake of policy consistency, rental expenses allowance for Members' offices should be aligned, while from the factual perspective, DC Members would experience difficulties when looking for a place in private housing estates to set up their offices, such as obtaining consent from the developers concerned and paying high rent. As for rent, it was hard for developers to offer concessionary rent to Members in the business world. Therefore he suggested the Government flexibly handle the rental subsidy for Members' offices and make adjustments having regard to the rent levels in different districts.

12. Ms Sammi FU said that in a meeting with Mr Matthew CHEUNG, Chief Secretary for Administration, she told him that she was still unable to set up an office. Mr Matthew CHEUNG pledged to follow up on it and consider allowing Members to use community halls as offices. To her understanding, the number of users of Tung Chung Community Hall (TCCH) was limited on weekdays. It was stated in the written reply of HAD that community halls were dedicated to organising community recreation activities, and therefore their use as Members' offices was inappropriate. She suggested the department consider renting out the conference rooms of community halls when their usage rate was low. It was also stated in the written reply of HAD that some public housing estates under Hong Kong Housing Authority could be used as Members' offices. However, this did not apply to her constituency as all housing estates therein were private ones, implying that no public estates could provide space for setting up Members' offices. HAD also mentioned in its written reply that the Operating Expenses Reimbursement (OER) for Members increased by 15% and 34% in 2011 and 2014 respectively. The average monthly operating expenses per Member was around \$30,000 at present but the monthly rent of a unit in her constituency was around \$50,000 to \$60,000. The OER and her salary could barely afford the rent of an office. She hoped that the Government could resolve the problem of high rent faced by DC Members when they were looking for a site for their offices in private residential areas.

13. The Chairman proposed relaying the views of Members to HAD. He also suggested the Government stipulate in the Conditions of Sale of private residential areas that spaces must be reserved for DC Members' offices, just like the provision of offices and activity rooms to mutual aid committees in public housing estates.

14. Ms Amy YUNG said that the former 3-storey Discovery Bay Police Station was equipped with a car park, recreational amenities, gardens and various facilities, and had been vacant since the commissioning of the Discovery Bay Tunnel. The Government later rented it at an annual rate of \$1 to Discovery Bay International School for operating a kindergarten which charged high tuition fees. She did not oppose to renting out the premise to the said kindergarten at a nominal charge, but considered the Government had practised favoritism as it did not provide sufficient assistance in setting up Members' offices. She raised the problem a number of years ago but the situation was exacerbated at present. The conference room of DBCH currently had a usage rate of 11% only with a limited number of users during daytime, which was a waste of government resources. She pointed out that HAB did not make optimal use of government resources and should consider taking exceptional measures in exceptional circumstances.

15. Mr Peter YAU said that he would reflect the relevant views to HAD. Regarding the usage rate of the conference room of TCCH mentioned by Ms Sammi FU, he supplemented as follows:

- (a) There were 2 conference rooms in TCCH, one behind the stage on the ground floor and another on the first floor of the Municipal Services Building.
- (b) From May 2016 to April 2017, the usage rate of the conference room on the ground floor was 33.8%, while that of the conference room on the first floor was 14.8%. From May 2017 to April 2018, the usage rate of the conference room on the ground floor was 40.6%, while that of the conference room on the first floor was 18.1%.

16. Mr Eric KWOK suggested consolidating the views of HAD and Members for submission to Mr Matthew CHEUNG so that he could understand the latest development of the matter.

17. Members supported the above suggestion.

(Post-meeting note: The Secretariat of IsDO had summarised the views of the Committee and relayed them to the Chief Secretary for Administration.)

(Mr Bill TANG joined the meeting at around 2:08 p.m.)

III. First Batch of Proposed Projects under District Minor Works Projects of District Facilities Management Committee for 2018/2019  
(Paper DFMC 15/2018)

18. The Chairman welcomed Ms Belinda CHONG, Assistant District Officer (Islands)<sup>2</sup> and Mr LI Ming-yau, Senior Inspector of Works of IsDO, and Mr HUNG Ka-kui, Engineer / Maintenance 1A of Civil Engineering and Development Department (CEDD) to the meeting to present the paper.

19. Ms Belinda CHONG presented the paper.

20. Mr Randy YU thanked IsDO for implementing the works concerned under District Minor Works (DMW) projects. In the previous meeting of Islands District Council (IDC), Members reflected that CEDD could not commence the works promptly to repair facilities damaged by pounding waves when Typhoon Hato hit Hong Kong. Therefore, to enhance the protection of residents during the typhoon season as early as possible, he hoped that Members could endorse the fund allocation to expedite the works. He also hoped that CEDD would make preparation and commence the works expeditiously, with a view to completing the works within 4-5 months so that the facilities could act as a buffer from the pounding waves.

21. Mr LOU Cheuk-wing agreed to include the project proposals concerned in the list of DMW projects of DFMC and supported the relevant department to prioritise the implementation of the works set out in the paper. He hoped that Members could endorse the paper and the fund allocation in order to expedite works implementation.

22. The Committee endorsed the paper and the fund allocation for implementation of the relevant works.

IV. Second Batch of District Minor Works Projects proposed by Leisure and Cultural Services Department for 2018/19  
(Paper DFMC 10/2018)

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

24. Mr Tomy CHAU presented the paper.

25. The Committee endorsed an allocation of \$740,000 for implementing the 4 recreational facility improvement projects as set out in the paper.

- V. Report on the management of Leisure and Cultural Services Department's recreational and sports facilities in Islands District (February and March 2018)  
(Paper DFMC 11/2018)
26. The Chairman welcomed Mr CHAU Chun-wing, Tomy, District Leisure Manager (Islands) of LCSD to the meeting to present the paper.
27. Mr Tomy CHAU presented the paper.
28. Members noted the paper.
- VI. Improvement Works to the Facilities of the Public Libraries of Leisure and Cultural Services Department in Islands District for 2018/2019  
(Paper DFMC 12/2018)
29. The Chairman welcomed Ms KWOK Lai-kuen, Elaine, Senior Librarian (Islands) of LCSD to the meeting to present the paper.
30. Ms Elaine KWOK presented the paper.
31. The Committee endorsed an allocation of \$1,500,000 for implementing a facility improvement project in public libraries as set out in the paper
- VII. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between February and March 2018  
(Paper DFMC 13/2018)
32. The Chairman welcomed Ms KWOK Lai-kuen, Elaine, Senior Librarian (Islands) of LCSD to the meeting to present the paper.
33. Ms Elaine KWOK presented the paper.
34. Members noted the paper.
- VIII. Utilisation and improvement works of Community Halls in Islands District
35. The Chairman welcomed Mr YAU San-ping, Peter, Senior Executive Officer (District Management) and Mr LEE Lap-chi, Alfred, District Secretary of IsDO to the meeting to present the paper.
36. Mr Peter YAU said that the average usage rate in March and April 2018 of TCCH was 68% and that of DBCH was 55%. Regarding the pilot scheme of using the conference room of DBCH as a study room during unallocated sessions launched on 1 December 2016, the accumulative number of users as at 30 April 2018 was 108. HAD would keep monitoring the utilisation of the study room. In respect of the

improvement works, the replacement works for the fresh air supply system and the split-type air conditioner were substantially completed. Contractors of EMSD would continue to conduct system tests and make adjustments. The system tests and adjustment work would not affect the daily operation of the community hall.

37. Ms Amy YUNG said that Hong Kong Public Libraries expressed interest to rent the conference room of DBCH for introducing library services last month. However, it could not access Wi-Fi in the conference room despite a number of attempts. She asked IsDO to check and repair the Wi-Fi facilities of the conference room.

38. Mr Peter YAU said that the public Wi-Fi system of the Government mainly covered public places (including corridors), therefore the Wi-Fi signals received in the conference room were relatively weak. Earlier on, IsDO suggested Office of the Communications Authority enhance the Wi-Fi network coverage and would follow up on the matter after the meeting. The Wi-Fi system of the conference room would undergo a system upgrade at the end of the month. IsDO would evaluate its effectiveness by then.

39. Members noted the content of the report.

IX. Progress report on DC-funded District Minor Works Projects  
(Paper DFMC 14/2018)

40. The Chairman welcomed Ms HUI Ka-wai, Minerva, Architect (Works)5 of HAD, Ms CHAN Suk-fan, Bianca, Deputy District Leisure Manager (District Support) Central & Western and Mr SO Kin-leung, Assistant District Leisure Manager (District Support) Central & Western of LCSD to the meeting to present the paper.

41. Members discussed the following projects:

- (a) Provision of walkway cover on Shun Tung Road, Tung Chung (road section near Tung Chung Fire Station) (Item 11 in the Annex)

Mr Holden CHOW said that Transport Department (TD), in respect of the proposal of providing cover to the walkway from Chui Kwan Drive near North Lantau Hospital (NLH) to the bus stop outside Tung Chung Fire Station, advised that Hospital Authority (HA) planned to provide cover to the walkway on the section of Chui Kwan Drive under its purview and was applying for funding for the project concerned. He was pleased to learn the plan of HA and hoped that the project implementation timetable could be provided.

Ms Belinda CHONG said that TD and Highways Department (HyD) had received the confirmation of HA regarding its proposal of providing cover to the walkway on the section of Chui Kwan Drive under its purview. To her understanding, TD and HyD were conducting a feasibility study on the project proposal concerned and it



was expected to be completed by the end of this year. If the project proposal was feasible, TD and HyD would report the progress to the Traffic and Transport Committee (TTC) under IDC early next year.

Mr Eric KWOK enquired whether CEDD or HyD was responsible for the project of providing cover to the walkway outside NLH.

Mr Bill TANG said he knew that TD, HyD and HA were all responsible for the project of providing cover to the walkway on the section of Chui Kwan Drive near NLH. To his understanding, CEDD was responsible for extending Chung Yan Road and providing cover to cycle tracks, which were part of the Tung Chung New Town Extension. The department would apply for funding from the Legislative Council (LegCo) to implement the projects. He asked whether HA and TD would submit funding application to LegCo to implement the projects for which they were responsible and how the departments would coordinate with each other. He also enquired about the project implementation timetable.

Ms Belinda CHONG made a consolidated response as follows:

- (i) CEDD was responsible for the project of providing cover to the walkway on a section of Chung Yan Road outside NLH, while TD and HyD were responsible for the project of providing cover to the walkway on the section of Chui Kwan Drive near NLH. TD, HyD and HA would cooperate in coordinating the work schedule and the said projects would be implemented under different funds.
- (ii) To her understanding, LegCo made one-off grants to HA regularly for carrying out minor works and HA had set up a dedicated fund to finance minor works in hospitals. TD and HyD submitted a report to TTC last year stating that the department had received funding approval for providing cover to a walkway in each district. There was no need to apply for funding from LegCo if the project cost did not exceed 30 million dollars.

Mr Holden CHOW said that to his understanding, HA was applying for funding for the said project of providing cover to the walkway on a section of Chui Kwan Drive. A feasibility study was expected to be conducted later. If the project was technically feasible, HA might commence the project in the first quarter of 2019. He noted that TD, HyD and CEDD would also commence projects for which they were responsible and enquired about the project implementation timetables of the departments concerned.

Ms Belinda CHONG said that TD and HyD were conducting a feasibility study on the proposal of providing cover to the walkway from Chui Kwan Drive to Shun Tung Road and the study was expected to be completed by the end of this year. Relevant progress would be

reported to TTC early next year. IsDO would obtain information about the relevant progress and timetables from the said departments after the meeting.

(b) Improvement of the pedestrian link at the Central Piers (IS-DMW-286)

Mr Randy YU asked the representative of the department concerned to report the particulars of the project as well as the technical difficulties encountered in detail, and provide the project implementation timetable.

Ms Bianca CHAN said that Architectural Services Department (ArchSD) had completed the relevant inspection works and preliminarily confirmed that it was technically feasible to remove flower beds from the road. LCSD found that the roots of trees in the adjacent flower beds had extended to spaces underneath the flower beds to be removed or their vicinity during inspection. The department would review the conditions of trees within the works area, explore feasible proposals, and report to the DC later.

Mr Randy YU asked LCSD whether some flower beds should be retained having regard to the problem of spotting tree roots around the flower beds concerned so that the plants could keep growing. He hoped that the department could report the progress to Members in the next meeting.

Ms Bianca CHAN said that LCSD noted the views of Members and would follow up on the physical condition of tree roots around the flower beds with the tree team. She would report the progress to Members in due course.

(c) Request to install lighting system at Yim Tin Pok Soccer Pitch, Tai O (Item 4 in the Annex)

Mr Randy YU asked LCSD to report the progress of the lighting system installation works at Yim Tin Pok Soccer Pitch, Tai O, and requested ArchSD to report the relevant progress at the next meeting.

Mr Tomy CHAU said that LCSD and the works department had been following up on the progress of the lighting system installation works at Yim Tin Playground (including the soccer pitch) in Tai O. The works department said that the contractor of the said project was changed recently and the feasibility study was underway. The department had requested the works department to instruct the contractor to complete the feasibility report as early as possible so as to report to IDC.

Mr Randy YU urged ArchSD to report the relevant progress to Members in the next meeting.

(d) Construction of soccer pitch at On Tung Street, Tung Chung (IS-DMW-279)

Mr Eric KWOK said that some teenagers reflected to him that the angle of spot lights in the soccer pitch was unsatisfactory, and thus not the whole pitch could be illuminated at night. He requested IsDO to deploy staff to follow up on the problem concerned.

Ms Belinda CHONG said that IsDO completed the whole On Tung Street Soccer Pitch project in April this year. IsDO noted the views on the angle of spot lights in the soccer pitch and had arranged contractors to adjust the angle of the spot lights. It would continue to review the situation concerned.

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

As the above project had been completed, Members agreed to delete it from the paper.

X. Any Other Business

(ii) Proposed District Minor Works for 2018-19

42. The Chairman said that IDC had been allocated \$18,688,000 for DMW projects for 2018-19. IDC endorsed and confirmed that the allocation of DMW funding to this Committee for 2018-19 was the same as last year at \$11,663,000 at the meeting on 12 February and 23 April this year. He asked the Secretariat to distribute the project statement to Members. The project proposals submitted by Members earlier would be processed with the proposals received this time.

(Post-meeting note: The Secretariat distributed the project statement to Members on 29 May.)

43. Members noted the above report.

(Mr Bill TANG left the meeting at around 2:42 p.m.)

XI. Date of Next Meeting

44. The meeting was adjourned at 2:50 p.m. The next meeting would be held at 2:00 p.m. on 16 July 2018 (Monday).

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