

(Translation)

Islands District Council
Minutes of Meeting of District Facilities Management Committee

Date : 15 May 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 YUNG Chi-ming, BBS
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 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 NG Ping-kwan	Estate Surveyor/1 (District Lands Office, Islands), Lands 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 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
Ms CHAN Suk-fan, Bianca	Deputy District Leisure Manager (District Support) Central & Western, Leisure and Cultural Services Department
Ms WONG Ka-yin, Carrie	Assistant District Leisure Manager (District Support) Central & Western, Leisure and Cultural Services Department

In Attendance

Ms CHONG Yan-yee, Belinda
Ms CHAN Ka-ying, Florence
Mr CHAU Chun-wing, Tomy

Assistant District Officer (Islands)1, Islands District Office
Executive Officer I (District Council), Islands District Office
District Leisure Manager (Islands),
Leisure and Cultural Services Department
Senior Librarian (Islands),
Leisure and Cultural Services Department

Secretary

Ms CHAN Nga-chi, Angie

Executive Officer (District Council)2, Islands District Office

Absent with Apology

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 government departments to the meeting.

2. Members noted that Ms Dilys CHEUNG was unable to attend the meeting due to other commitments.

I. Confirmation of minutes of the previous meeting held on 13.3.2017

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 land use in Tung Chung Area 58  
(Paper DFMC 21/2017)

5. The Chairman welcomed Mr NG Ping-kwan, Estate Surveyor/1 (District Lands Office, Islands) of Lands Department, to the meeting to respond to the question. The written reply of Home Affairs Bureau (HAB) was distributed to Members for perusal before the meeting.

6. Ms Sammi FU presented the question.

7. Mr NG Ping-kwan indicated that, on the criteria of processing land use applications for religious purpose, District Lands Office (DLO) would consult the relevant departments after HAB had given policy support. Subject to no objection from the departments, DLO would process and approve the applications according to established procedures. Regarding whether the availability of nearby religious facilities was a factor for consideration, if HAB considered the application feasible and gave policy support, DLO would process according to established procedures.

(Mr Holden CHOW joined the meeting at around 2:05 p.m.)

### III. Question on improving facilities of Tung Chung Community Hall (Paper DFMC 22/2017)

8. The Chairman welcomed Mr Peter YAU, Senior Executive Officer (District Management) and Mr Alfred LEE, District Secretary of Islands District Office (IsDO), to the meeting to respond to the question.

9. Ms Sammi FU presented the question.

10. Mr Peter YAU said that the facilities of Tung Chung Community Hall were maintained by Architectural Services Department (ArchSD) and Electrical and Mechanical Services Department (EMSD). Opened seven years ago, the hall was generally in good condition and the two departments had no plan to renovate the hall. IsDO attached great importance to the needs and opinions of local residents. There had been previous requests from the residents for using electric-controlled stage lighting cum banner bar and upgrading the sound system, and IsDO assessed the feasibility immediately. On installing stage lighting cum banner bar with electric operation, although it was confirmed feasible after studied by EMSD, the hall would have to be closed for about three months during the works period, which would cause much inconvenience to the local organisations. Given that the improvement works were not imperative, IsDO did not recommend performing the works concerned for the time being so as not to cause inconvenience to the users. As for the sound system, the existing system had been upgraded earlier. According to the maintenance record, apart from the problems encountered during normal use (e.g. the microphone plug was too loose, etc.), the system failure cases that the organisation users reported were mostly resulted from their unfamiliarity with the operation of the system. In view of this, IsDO produced a user manual early this year along with the instructions of the devices for the organisation users' reference, and also enhanced staff training to provide assistance to the organisation users where appropriate. IsDO would continue to review the various facilities of the hall as appropriate in response to the needs of the public.

IV. Second Batch of District Minor Works Projects proposed by Leisure and Cultural Services Department for 2017/18  
(Paper DFMC 23/2017)

11. The Chairman welcomed Mr Tomy CHAU, District Leisure Manager (Islands) of Leisure and Cultural Services Department (LCSD), to the meeting to present the paper.

12. Mr Tomy CHAU presented the paper.

13. The Committee endorsed an allocation of \$390,000 for implementing the two projects on improving leisure venue facilities 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 between February and March 2017  
(Paper DFMC 19/2017)

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

15. Mr Tomy CHAU presented the paper.

16. Members noted the content of the paper.

(Mr Bill TANG joined the meeting at around 2:15 p.m.)

VI. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between February and March 2017  
(Paper DFMC 18/2017)

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

18. Ms Elaine KWOK presented the paper.

19. Ms Amy YUNG said that the library services were well received by the public. She had visited the libraries and appreciated the good service and attitude of the staff.

20. Members noted the content of the paper.

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

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

22. Mr Peter YAU said that the average utilization rate of Tung Chung Community Hall in March and April 2017 was 71%, whereas that of Discovery Bay Community Hall was 61%. Regarding the improvement works, on the replacement of the split-type air conditioner in the Discovery Bay Community Hall, EMSD and the contractor had arranged the workflow and placed the parts order. The works could commence upon the arrival of the parts and were expected to be completed at the end of June. As for the projector in the multi-purpose hall of the Discovery Bay Community Hall, it now resumed operation after repair by EMSD. Regarding the pilot scheme of using the conference room of Discovery Bay Community Hall as a study room during unallocated sessions launched since 1 December 2016, the cumulative attendance as at 30 April this year was 22 people. The scheme would end at 31 May this year. If the Committee considered it necessary to extend the pilot scheme, IsDO suggested extending it for six months to 30 November this year. With a monthly expenditure of about \$14,500, if the pilot scheme was to be extended for six months, the total expenditure would be estimated at about \$87,000, which would be covered by the District Council (DC) Funds for 2017-18.

23. Ms Amy YUNG considered it worthwhile to allocate \$87,000 to extend the pilot scheme for six months so that students could make use of the facility during holidays and examination seasons.

24. Mr Eric KWOK enquired whether IsDO had stepped up publicity.

25. Mr Peter YAU said that IsDO had sent letters and posters to schools to inform them the extension of the pilot scheme. The latest trial period of the scheme would be shown on the new posters. IsDO would also put up posters on the ferries plying between Peng Chau and Discovery Bay.

26. Mr Eric KWOK enquired whether IsDO would upload the information of the pilot scheme on the website and put up posters at building lobbies through the property management companies to let more students know about the study room service.

27. Mr Peter YAU responded that IsDO would consider exploring with the management companies whether the displaying of posters of IsDO by the management companies as proposed in building lobbies was feasible. As for the website, he had to explore with the Secretariat whether the DC website could be used to inform the public of the service.

(Post-meeting note: The information of the pilot scheme would be uploaded on the Islands District Council (IDC) website in due course.)

28. The Committee endorsed an allocation of \$87,000 for extending the pilot scheme of using the conference room of Discovery Bay Community Hall as a study room to 30 November this year.

#### VIII. Progress report on DC-funded District Minor Works Projects

29. The Chairman welcomed Ms Minerva HUI, Architect (Works)<sup>5</sup> and Mr Timothy CHU, Engineer(5) of Home Affairs Department (HAD), and Ms Finnie Fung, Architectural Executive of WCWP International Limited to the meeting to present the paper.

30. Ms Minerva HUI said that the latest project estimate for the Provision of a Sitting-out Area at Pak Wan, Peng Chau (IS-DMW-164) needed to be increased. Ms Finnie FUNG then reported the works program of IS-DMW-164 with the aid of PowerPoint presentation and that the latest project estimate had to be increased from \$11,600,000 to \$13,830,000.

31. Ms LEE Kwai-chun considered that the estimated cost of IS-DMW-164 was on the high side.

32. Ms Minerva HUI indicated that the estimated cost in the fourth quarter of 2013 was \$11,600,000, but the construction price index had now been increased by over 20%. Moreover, while the contingency provision for remote areas was estimated at only 3% at that time, it was now adjusted to 20%. As such, the estimated cost of the entire project was \$13,830,000.

33. Members discussed the following works:

- (a) Improvement works on outdoor facilities in Islands – Jockey Club Cheung Chau Tung Wan children's playground (IS-DMW-281A)  
Improvement works on outdoor facilities in Islands – Children play Area in Cheung Chau Park (IS-DMW-281B)  
Provision of the Children's Sitting-out Facility (Item 6 at Annex)

Mr KWONG Koon-wan enquired about the works details and expected completion dates of IS-DMW-281A and IS-DMW-281B and said that the two playgrounds were well received in Cheung Chau. He also enquired about the follow-up actions in respect of the proposed works stated in item 6 at the Annex.

Mr Tomy CHAU revealed that in view of the complexity of the respective works details, he would like to explain it to Mr KWONG after the meeting.

(Post-meeting note: LCSD verbally replied the Member immediately after the meeting.)

- (b) Sai Wan Plaza in Cheung Chau (Item 9 at Annex)

Mr YUNG Chi-ming enquired about the works progress after his site visit late last year.

Ms Belinda CHONG indicated that IsDO performed a site visit with Mr YUNG earlier. Given that the works were of a large scale with large-scale slope works and a number of trees affected, IsDO would continue to explore the feasibility of the scope of works proposed by the proponent.

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

Mr Eric KWOK enquired when the tender vetting procedure of the works would be completed and whether the works would commence immediately upon the completion of the tender procedures.

Ms Belinda CHONG indicated that IsDO was now vetting the tenders and if things went smoothly, the works were expected to commence in two months' time and would take about six months to complete.

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

Mr CHEUNG Fu enquired about the cost and the progress of the project.

Ms Belinda CHONG indicated that the project proponent had been consulted on the draft design. Since the project was now at the initial design stage, HAD would take into account the project proponent's opinions and amend the draft design as appropriate. The cost estimate of the project would be updated after the amendment to the design.

Ms Minerva HUI said that the cost estimate of the works stated in the paper included the consulting fees in early work stages and the cost for Archeological Impact Assessment Sub-consultancy Works. As discussed with the project proponent earlier, the estimate of the entire project would be subject to the final design and the estimated cost at present was about \$10 million.

Mr CHEUNG Fu said that the Committee should be updated on the latest project progress and the cost estimate. He hoped the works could commence soonest.

34. The Committee endorsed the increase of allocation for the provision of a sitting-out area at Pak Wan, Peng Chau (IS-DMW-164) from \$11,600,000 to \$13,830,000.

IX. Any Other Business

(i) Proposed works on improvement of the pedestrian link at the Central Piers

35. The Chairman welcomed Ms Bianca CHAN, Deputy District Leisure Manager (District Support) Central & Western and Ms Carrie WONG, Assistant District Leisure Manager (District Support) Central & Western of LCSD to the meeting to give response. The written reply of Transport Department (TD) had been distributed to Members for perusal prior to the meeting. The project proposal had been tabled at the meeting for perusal and was supported by the Committee.

36. Ms Bianca CHAN explained the preliminary assessment of the LCSD tree team and ArchSD with pictures.

37. Mr Randy YU was glad to receive positive responses from the works agents (LCSD, ArchSD and TD) and enquired about the works schedule.

38. Ms Bianca CHAN hoped to conduct a site inspection with DC members to gather Members' views on the reduced size of the flower bed and the situation, so that ArchSD could perform assessment and feasibility study for the proposed area. As for the time required for the works, it would depend on the study result.

39. Mr Randy YU said that the structure of the flower bed was not complicated based on visual inspection and LCSD had stated that there were some shrubs and a four-metre high *Livistona chinensis*. He enquired about the details of and reasons for the investigation carried out by ArchSD.

40. Ms Bianca CHAN said that, as indicated by ArchSD, the flower bed was located inside the area of the Mass Transit Railway Corporation (MTRC) and thus the location of works might be within the MTRC protection area. Where the works were determined feasible, the MTRC and other relevant departments should be consulted in advance. Moreover, as excavation of muddy bed was required for the works, ArchSD had to conduct investigation in advance to ensure that the underground utilities would not be affected. LCSD needed to further liaise with ArchSD on the technical aspect and had to first confirm the works scope at this stage for the feasibility study to proceed.

41. The Chairman considered that the pedestrian access could simply be widened to some extent to allow a smooth pedestrian flow, without Members conducting a site visit again. He hoped ArchSD would explore ways of widening the road section without affecting the plants.

42. Mr CHEUNG Fu agreed that no time should be wasted to conduct site inspection again and suggested reducing the size of the flower bed according to the red-coloured area shown in the picture of LCSD.

43. The Chairman supplemented that further to the proposed works location was a pedestrian access leading to the Discovery Bay pier. He enquired whether this section of pedestrian access needed to be included in the works scope.



44. Ms Amy YUNG indicated that at the last meeting, the works scope and related requirements had been clearly stated and that the works were proposed to be followed up by LCSD. She was perplexed that the location of works might now fall within the MTRC protection area. She reckoned that the LCSD should make arrangement and co-ordination and further site inspection was not needed to avoid a waste of time. Regarding whether the road section leading to the Discovery Bay pier should be included in the works scope, she said that the pedestrian access was quite crowded when the ferries docked, so the inclusion of the road section could provide convenience to the public.

45. The Chairman concluded that LCSD might reduce the size of the flower bed according to the width shown in the picture and no further site inspection was needed. In the event that the section of pedestrian access leading to the Discovery Bay pier needed to be included in the works scope, he would inform LCSD after the meeting.

(Post-meeting note: IsDO confirmed the works location with Ms Amy YUNG after the meeting, who agreed that the pedestrian access leading to the Discovery Bay pier needed not be included in the scope of this project.)

46. Ms Belinda CHONG added that, IsDO learnt that TD agreed to carry out road re-surfacing on the pedestrian access concerned after LCSD reduced the size of the flower bed. She thanked the Central and Western District Leisure Services Office of LCSD for conducting the preliminary study. IsDO would co-ordinate and proactively follow up with the departments concerned with a view to commencing the works soonest.

(ii) Proposed District Minor Works for 2017-18

47. The Chairman said that IDC had been allocated \$18,688,000 for District Minor Works (DMW) projects for 2017-18. IDC endorsed the allocation of DMW funding to this Committee for 2017-18 at the meeting on 22 April this year. The amount of funding was the same as last year at \$11,663,000. He asked the Secretariat to distribute the project statement to Members as soon as possible. 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 18 May.)

48. Members noted the above report.

X. Date of Next Meeting

49. The meeting adjourned at 2:42 p.m. The date of next meeting was scheduled for 2:00 p.m. on 10 July 2017 (Monday).

-End-