

(Translation)

Islands District Council
Minutes of Meeting of District Facilities Management Committee

Date : 14 May 2019 (Tuesday)
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, SBS
Mr YU Hon-kwan, Randy, JP
Mr YUNG Chi-ming, BBS
Mr CHAN Lin-wai
Mr WONG Man-hon
Mr HO Chun-fai
Mr HO Siu-kei
Ms WONG Chau-ping
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 FOO Hang-hing, Walter	Senior Engineer/General Legislation 2, Electrical and Mechanical Services Department
Mr CHAN Che-hung, Louie	Senior Manager/Building Rehabilitation, Urban Renewal Authority
Ms YUN Sin-wah, Sarah	Senior Manager/Community Development, Urban Renewal Authority
Mr YAU San-ping, Peter	Senior Executive Officer (District Management), Islands District Office
Mr LEE Lap-chi, Alfred	District Secretary, Islands District Office
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 YEUNG Cin-man, Winnie
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 TANG Ka-piu, Bill, JP

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Welcoming remarks

The Chairman welcomed representatives of government departments and organisations as well as Members to the meeting and welcomed Mr HO Siu-kei, Mr HO Chun-fai and Ms WONG Chau-ping to join the Committee.

2. Members noted that Mr Bill TANG was unable to attend the meeting due to other commitments.

I. **Confirmation of minutes of the meeting held on 11.3.2019**

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

4. The captioned minutes were confirmed unanimously.

II. **Briefing on “Lift Modernisation Subsidy Scheme”**
(Paper DFMC 11/2019)

5. The Chairman welcomed Mr FOO Hang-hing, Walter, Senior Engineer/General Legislation 2 of the Electrical and Mechanical Services Department (EMSD) as well as Mr CHAN Che-hung, Louie, Senior Manager/Building Rehabilitation and Ms YUN Sin-wah, Sarah, Senior Manager/Community Development of the Urban Renewal Authority (URA) to the meeting to present the paper.

6. Ms Sarah YUN presented the paper.

7. Mr Louie CHAN briefly presented the paper with the aid of PowerPoint presentation.

8. Mr Walter FOO briefly presented the paper with the aid of PowerPoint presentation and videos.

9. Mr Holden CHOW said the paper stated that the subsidy per lift was capped at \$500,000, which might be used for installation of safety devices, alteration works or complete replacement of lift. Since discussion had to be held by the owners' corporations or the owners' committees for consensus of residents before the above works were conducted, he enquired, if the residents or the owners' corporations had divided views on replacement of lift completely or partial modernisation, whether URA would provide guidelines to enable them to reach a consensus.

10. Mr Louie CHAN said that for eligible applications, URA would arrange for technical consultant to assist the owners in planning the enhancement works free of charge and explain the details regarding the installation of safety devices or complete replacement of lifts. When inviting tenders, URA would stipulate in the standard tender document the requirement for the contractors to provide 2 separate quotations for enhancement works and complete replacement of lift. Moreover, the contractors were also required to provide quotation for subsequent maintenance service of lift for the owners' reference. Where necessary, URA might attend the owners' meeting with the consultant to explain the scheme to the owners, with a view to facilitating the two sides in holding discussion and establishing mutual trust relationship. The final decision on whether works would be carried out, the selected option and works contractor, etc. should be reached in compliance with the requirements of the Building Management Ordinance and subject to the voting results at the owners' meeting.

(Mr Eric KWOK joined the meeting at around 2:10 p.m. and Mr WONG Man-hon joined the meeting at around 2:20 p.m.)

III. Question on provision of community hall in Cheung Chau
(Paper DFMC 15/2019)

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

12. Mr YUNG Chi-ming briefly introduced the question and proposed other venues, e.g. Cheung Chau Rural Committee (RC) for provision of declaration services.

13. Mr Peter YAU said that regarding the proposal of providing a community hall (CH) in Cheung Chau, it was submitted to the Panel on Home Affairs (HA Panel) of the Legislative Council by the Home Affairs Bureau in March 2019 and approved by the panel. Subject to the approval of the project by the Public Works Subcommittee and funding approval by the Finance Committee before July, the works were expected to commence in the fourth quarter of 2019 and be completed in the first quarter of 2022. Regarding declaration services, residents of Cheung Chau might visit the Central & Western Home Affairs Enquiry Centre (HAEC) located on the ground floor of Harbour Building, Sheung Wan for administering of declaration services immediately, or contact the HAEC at San Hing Street, Cheung Chau by phone or in person to make booking for declaration services. After the relocation of Cheung Chau HAEC to the new CH at Sai Tai Road, members of the public might make booking for declaration services at the new venue. In view of the large number of elderly persons in Cheung Chau and the inadequate public transport facilities on the island, IsDO might consider providing declaration services at another designated venue. If a venue was provided by Cheung Chau RC, IsDO would make co-ordination as far as possible. IsDO would discuss and follow up on the arrangement with the Home Affairs Department (HAD) and the RC after the meeting.

14. Mr YUNG Chi-ming said that for elderly persons with mobility difficulties, the original location of Cheung Chau HAEC at San Hing Street was more convenient in comparison with the new venue which might take at least 30 minutes to get there. He thus proposed Cheung Chau RC be used for provision of declaration services for the elderly persons.

15. Ms Josephine TSANG said that the ageing of population in Peng Chau was

serious and enquired whether IsDO would consider providing declaration services in Peng Chau 2 to 3 times per month for the elders and residents in the district to make declarations.

16. Mr Holden CHOW said that he had mentioned at the HA Panel meeting earlier that since the new CH would be furnished with floor to ceiling glass panels and Hong Kong was hit by several super typhoons recently, he was worried that the glasses would be vulnerable and enquired whether other design options would be considered.

17. Mr Peter YAU gave a consolidated response as follows:

- (a) Regarding the provision of declaration services in Peng Chau, IsDO would discuss with HAD after the meeting and arrangement would be made if the proposal was feasible.
- (b) Regarding the glass panels of the CH, the Architectural Services Department (ArchSD) was aware of the concern and would make appropriate alterations.

18. Ms LEE Kwai-chun said that steel plates were installed at the glass windows by many households in Cheung Chau to minimise the damages caused by typhoons. She proposed that IsDO considered adopting such measure.

19. Ms Winnie YEUNG said that at the HA Panel meeting on 25 March this year, representative of ArchSD indicated that the strength of typhoons had been taken into account when designing the CH to ensure adequate resistance. IsDO would relay to ArchSD the proposal of installing steel plates and update Members in due course.

(Ms Sammi FU left the meeting at around 2:45 p.m.)

IV. Second Batch of District Minor Works Projects proposed by Leisure and Cultural Services Department for 2019/20
(Paper DFMC 12/2019)

20. The Chairman welcomed Mr CHAU Chun-wing, Tomy, District Leisure Manager (Islands) of the Leisure and Cultural Services Department (LCSD) to the

meeting to present the paper.

21. Mr Tomy CHAU presented the paper.

22. The Committee endorsed an allocation of \$168,400 for implementing the 2 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 (February and March 2019)
(Paper DFMC 13/2019)

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. Members noted the paper and endorsed the naming of the leisure venues and the smoking ban.

VI. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between February and March 2019
(Paper DFMC 14/2019)

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

27. Ms Elaine KWOK presented the paper.

28. Members noted the paper.

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

29. 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 give a briefing.

30. Mr Peter YAU said that the average utilisation rate of Tung Chung CH in March and April 2019 was 65%, while that of Discovery Bay CH was 53%. Regarding the pilot scheme of using the conference room of Discovery Bay CH as a study room during unallocated sessions launched since 1 December 2016, the cumulative number of users as at 30 April 2019 was 333. IsDO would continue to monitor the usage of the study room. Regarding the audio system in Discovery Bay CH, EMSD would conduct inspection at the end of this month and then make recommendation on improvement of the entire audio system to IsDO. As for the audio system in Tung Chung CH, IsDO was waiting for EMSD's further advice.

31. Ms Amy YUNG said that she reflected the need of upgrading the projector in Discovery Bay CH at the last meeting and enquired about the progress.

32. Mr Peter YAU said that EMSD would inspect the entire system including the projector mentioned by Ms YUNG at the end of this month and upgrade all of the audio or video plugs according to the latest standards.

33. Mr Eric KWOK said that he had raised 2 proposals for enhancement of facilities in Tung Chung CH at the last meeting. First, enhancement of the manually-operated backdrop hangers. Residents reflected to him that the manually-operated hangers were difficult to use and hoped that IsDO would provide electronic facilities. Second, enhancement of the audio system. The existing audio system was not compatible with the plugs and input devices available in the market, rendering it unable to make connections and play music. He enquired whether IsDO would consider upgrading the entire system.

34. Mr Peter YAU gave a consolidated response as follows:

- (a) Regarding the audio system, he reiterated that EMSD had earlier inspected the entire video and audio system, including the players, computers or input devices and sound equipment of other audio/video systems, and would explore ways to enhance the system. IsDO was waiting for further advice of EMSD.
- (b) IsDO was aware of the problem with the manually-operated backdrop hangers. It was learnt that Members had reflected the matter several years ago and requested a study be conducted by relevant departments, which then considered it difficult to adopt electronic hangers, thus no enhancement was made to the system. IsDO would liaise with EMSD

again on the proposal of Mr Eric KWOK and explore enhancing the system. Given the continuous advancement in technologies, devices that could be used to make improvement might be available in the market. IsDO would continue to follow up on the matter.

VIII. Progress report on DC-funded District Minor Works Projects
(Paper DFMC 16/2019)

35. The Chairman welcomed Ms HUI Ka-wai, Minerva, Architect (Works)5 of HAD as well as 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.

36. Members discussed the following projects:

(a) Provision of a sitting-out area at Sai Tai Road, Cheung Chau (IS-DMW-313)

37. Mr KWONG Koon-wan said that following the typhoons in the past 2 years, a large number of trees in the sitting-out area collapsed. He enquired whether LCSD would speed up the works progress.

38. Mr Tomy CHAU said that at the end of last year the department commissioned a consultant to conduct feasibility study on the works. After a number of discussions on various major works items, it was expected that the report would be completed in mid-July. The department would report the progress to Members in due course.

(Post-meeting note: Members would be informed of the results of the feasibility study at the District Facilities Management Committee (DFMC) meeting on 15 July.)

(b) Construction of a path from Sin Kung Tung behind Bela Vista Villa to North Lookout Pavilion (Item 2 in the Annex)

39. Mr YUNG Chi-ming enquired about the tendering and date of works commencement.

40. Ms Winnie YEUNG said that the works covered a large area. IsDO would

perform tendering exercise in August and make the relevant project documents ready. IsDO would report the progress with the adjusted cost estimate at the Rural Public Works meeting to be held in May.

(c) Sai Wan Square at Cheung Chau (Item 4 in the Annex)

41. Mr YUNG Chi-ming said that IsDO had earlier conducted 2 site inspections with Members and the consultant was now conducting the initial study. He enquired about the current progress, tendering and date of works commencement.

42. Ms Winnie YEUNG said that IsDO inspected the site with Mr YUNG Chi-ming on 23 February this year to learn about the works scope proposed by Mr YUNG. IsDO had sought the views of relevant departments on the works scope, which involved numerous departments and various factors such as slopes, and was waiting for their replies. Mr YUNG would be informed of the latest situation in due course.

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

43. Mr Randy YU enquired about the works details, whether the consent of the MTR Corporation Limited (MTRCL) on the works was obtained and whether the Central & Western District Council was consulted.

44. Ms Bianca CHAN said that the contractor had completed the evaluation of risk mitigation work for affected trees and initially formulated a tree maintenance plan. The tree maintenance plan had been submitted to the works department which would formulate an overall works plan and the details. When all the related information was available, LCSD would consult MTRCL and submit the tree maintenance proposal to the Tree Preservation Board under LCSD for approval.

(e) Construction of Shelter at Open Space next to South Lantau Rural Committee Office (IS-DMW-116)

45. Mr Randy YU said that the Chairman of South Lantau RC (SLRC) Mr HO Chun-fai had assumed office and asked IsDO to explain to Mr HO Chun-fai the works progress and the follow-up actions to be taken.

46. Ms Winnie YEUNG said that after the last DFMC meeting, IsDO sought the views of the Planning Department (PlanD), the Lands Department (LandsD) and the Sustainable Lantau Office, all of which considered it appropriate to first deal with the

unauthorised building work (UBW) beside the RC office before submitting the application to the Town Planning Board (TPB).

47. Mr HO Chun-fai said that regarding the shelter of Pui O square in South Lantau, PlanD had made it clear that the shelter was a UBW and thus the works could not be followed up. He stressed that the area offered the only gathering place for the community of South Lantau. When he was young, residents gathered there for activities such as the Mid-Autumn carnival. At that time, it was only a grassland with no podium but wooden planks and wooden chairs, and later gradually converted into a covered premise. With an increasing passenger flow and convenient transport, a small community was formed there. The villagers applied for funding for construction of a cover from relevant government departments which indicated that the works were expected to commence only after 8 to 9 years. Since the works still did not commence 3 years ago, the villagers decided to build the cover with clay on their own. Nevertheless, after completion of the clay cover, PlanD stated in writing that due to the existence of UBW, the works would not be followed up. He urged IsDO, LandsD, PlanD and other relevant departments to follow up on the works as soon as possible.

48. Ms Winnie YEUNG said that the works location fell within the marine reserve, where approval from TPB should be obtained before any works or excavation could be carried out therein. After receipt of application for construction of cover, TPB would examine the periphery of the works location and the outline zoning plan (OZP) so as to decide whether approval would be given. However, since the location of the proposed cover was very close to the UBW, after discussion with various departments, IsDO concluded that the UBW should be handled beforehand. While Mr HO Chun-fai said that the structure was built 3 years ago, the South Lantau Coast OZP was gazetted around 2004, and PlanD suggested to first handle the UBW before applying to TPB for permission for construction of the cover.

49. Mr CHOW Yuk-tong was concerned about the project and considered the works had been delayed for too long. He had discussed with SLRC whether they should demolish the UBW on their own so as to speed up the works progress. He hoped that consensus on the proposal would be reached to avoid further delay. He urged IsDO to further negotiate with SLRC on demolition of the UBW and believed SLRC would be willing to co-operate.

50. Mr HO Chun-fai said that the cover was movable and could be demolished in 3 hours, but the point was it was built with great efforts made by the residents of various villages. He hoped that IsDO could provide a concrete works schedule so

that the villagers could tie in with the time. The villagers organised community activities at the premise each year and the RC recently purchased a large quantity of canopies for holding events such as celebration of the National Day, celebration of the anniversary of reunification and activities for the elderly. In view that most of the elderly persons were reluctant to travel to Tung Chung and other places, he hoped that IsDO would understand the needs of the villagers and discuss again with the RC to explore solutions to speed up the works progress.

51. The Chairman said that the provision of cover works had been discussed for so long and the work had been delayed long enough. He said that even after the UBW was demolished, TPB would need time to process the case and it would still be hard for SLRC to face the villagers. He urged IsDO to discuss with Mr HO Chun-fai and explore ways to accelerate the works progress after the meeting.

52. Mr HO Chun-fai said that SLRC had demolished the cover 3 times but reinstated it 2 weeks after demolition. He remarked that as the villagers needed to use the cover for the upcoming festive events, SLRC would be glad to co-operate provided that PlanD would provide a transition period and let them know the works commencement date so that the venue would be cleared 6 months before works commencement and the matter could be settled with the villagers, thereby achieving a win-win situation. He was worried that if the works could not commence in the years to come, the villagers would have no community facilities to use during the period.

53. Ms Winnie YEUNG said that IsDO understood the situation of RC but stressed that an application could be submitted to TPB only after the complete demolition of UBW, and that the UBW would not be reinstated soon after demolition. Moreover, IsDO could not guarantee that an approval would be given by TPB.

54. Mr Eric KWOK considered IsDO's response a substitution of concepts. The works had entered the study stage long ago and were now halted due to disputes over the cover. He reckoned that IsDO should clearly explain to the RC about the works plan and proposal, as well as avoid carrying out the cover works during major festive occasions. IsDO was also required to inform the RC of the approval rate of application by TPB after the demolition of UBW, otherwise it would be hard for the RC to face the villagers and there would be delay in the works commencement.

55. Ms Winnie YEUNG said that IsDO was the lead department of the works and had commissioned the consultant to conduct feasibility study. Upon receipt of the works proposal, IsDO had instantly proceeded with the various works steps

according to relevant procedures. Since the works location fell within the marine reserve, IsDO could not ascertain whether the works would be approved by TPB. IsDO had been exploring the solutions with various departments to seek approval from TPB as well as looking into the arrangement of community activities in South Lantau with the prerequisite of demolishing the UBW beforehand.

56. Mr Eric KWOK urged IsDO to further follow up on the matter, e.g. offering legal advice and opinions to SLRC, with a view to improving the chance for approval by TPB. He opined that if the works were supported by Chairman Mr CHOW Yuk-tong and members of Islands District Council (IDC), consideration would be given by TPB. He believed that if the Chairmen of RCs rendered support, it would stand a greater likelihood of approval.

57. Mr Randy YU expressed his views as follows:

- (a) To his understanding, the cost of the entire project was estimated at \$9.3 million at that time to comply with the funding ceiling for district public works. The villagers expected the works to commence very soon but later found that it took time to conduct the study. They could not wait any longer and thus constructed the facility on their own for the RC to organise community celebration events.

(Post-meeting note: The estimated cost of works in 2012 was \$9.3 million. In 2009, the project entered the proposal stage and in 2016, the Antiquities and Monuments Office carried out archaeological procedures and the consultant also got start in the design.)

- (b) He agreed with the proposal of Mr CHOW Yuk-tong and urged IsDO to further discuss with the RC. Before the upcoming activities in celebration of the anniversary of reunification and the National Day on 1 October, the District Lands Office still had 3 months' time to remove the existing UBW and then submit an application to TPB to strive for works commencement at the earliest. He hoped that IsDO and the RC would communicate and negotiate effectively to speed up the works progress to give a new look to the celebration events in 2020.

58. The Chairman suggested IsDO further discuss and follow up on the matter with Mr HO Chun-fai after the meeting.

(f) Provision of cover to walkway adjacent to Chung Yan Road off Yat Tung Car Park
No. 1 (Item 5(iv) in the Annex)

59. Mr Eric KWOK said it was remarked in the paper that the works had been gazetted. He enquired of IsDO about the works plan and timetable after gazettal.

60. Ms Winnie YEUNG said it was confirmed that the Civil Engineering and Development Department would construct the cover and the actual works period was to be confirmed. Moreover, she indicated that works items 5(i), (iii) and (iv) in the Annex were carried out by various departments under different programmes and the district minor works (DMW) funding of DFMC would not be used. To make the paper succinct, she suggested deleting the above 3 items from the next meeting and keeping item 5(ii) which had not been undertaken by any department at the moment.

61. Mr Eric KWOK was worried that the deletion of works items 5(i), (iii) and (iv) from the Annex might render Members unable to keep track of the works progress. He suggested IsDO include works items 5(i), (iii) and (iv) in the remarks to provide Members with the works details or updated information, and asked IsDO to inform Members at the meeting of the works progress and timetable.

62. Ms Winnie YEUNG noted the views of Mr Eric KWOK and said IsDO would include works items 5(i), (iii) and (iv) in the remarks column for Members to check and learn about the latest progress of works.

(Mr Holden CHOW left the meeting at around 3:00 p.m.)

IX. Any Other Business

(i) Proposals for District Minor Works Projects in 2019-20

63. The Chairman said that IDC had been allocated \$31,688,000 for DMW projects in 2019-20. IDC endorsed and confirmed the DMW funding allocation of \$24,688,000 to this Committee for 2019-20 at the meeting on 15 April this year. He asked the Secretariat to distribute the project proposal forms 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 proposal forms to Members on 28 May this year.)

64. Members noted the above report.

X. Date of Next Meeting

65. The meeting was adjourned at 3:30 p.m. The next meeting would be held at 2:00 p.m. on 15 July 2019 (Monday).

-End-