

(Translation)

Islands District Council
Minutes of Meeting of District Facilities Management Committee

Date : 11 May 2020 (Monday)
Time : 10:30 a.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 WONG Chun-yeung (Vice-Chairman)
Mr YU Hon-kwan, Randy, MH, JP
Mr WONG Man-hon
Mr CHOW Yuk-tong, SBS, MH (Left at around 1:55 p.m.)
Mr YUNG Chi-ming, BBS, MH (Left at around 1:10 p.m.)
Mr CHAN Lin-wai
Mr HO Chun-fai
Mr HO Siu-kei
Ms WONG Chau-ping
Ms YUNG Wing-sheung, Amy
Ms TSANG Sau-ho, Josephine
Mr KWOK Ping, Eric
Mr TSUI Sang-hung, Sammy (Arrived at around 10:50 a.m.)
Mr FONG Lung-fei (Left at around 1:20 p.m.)
Ms LAU Shun-ting
Mr LEE Ka-ho
Mr LEUNG Kwok-ho

Attendance by Invitation

Mr SIU Yee-lin, Richard Senior Town Planner/Islands 1, Planning Department
Mr CHOU Wai-kin Senior Estate Surveyor/2 (District Lands Office, Islands),
Lands Department
Ms CHONG Hoi-ting, Stephanie Estate Surveyor/2 (District Lands Office, Islands),
Lands Department
Mr TSANG Wai-man Administrative Assistant/Lands (District Lands Office, Islands),
Lands Department
Mr YUEN Kwok-keung Senior Land Executive/Lantau (District Lands Office, Islands),
Lands Department
Ms HUI Shuk-yea Engineer/Islands 2, Transport Department
Mr YAN Man-chi, Robin Property Service Manager/S(HKI) 3, Housing Department

Mr HAU Chi-leung, Arnold	Property Service Manager/S(HKI) 4, Housing Department
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
Mr LI Ming-yau	Senior Inspector of Works, Islands District Office
Mr SO Kin-leung	Acting Deputy District Leisure Manager (District Support) Central & Western, Leisure and Cultural Services Department
Mr FUNG Wai-yan, Ryan	Engineer/Central & Western 1, Transport Department

In Attendance

Ms LEUNG Tin-yee, Christy	Assistant District Officer (Islands)2, Islands District Office
Mr KWAN Chung-wai, David	District Leisure Manager (Islands), Leisure and Cultural Services Department
Ms CHAN Sok-fong, Cherry	Deputy District Leisure Manager (District Support) Islands, Leisure and Cultural Services Department
Ms KWOK Lai-kuen, Elaine	Senior Librarian (Islands), Leisure and Cultural Services Department

Secretary

Ms TANG Yuen-shan, Serena	Executive Officer (District Council)2, Islands District Office
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Welcoming Remarks

The Chairman welcomed Members to the first meeting of the District Facilities Management Committee (DFMC) of this term of Islands District Council (IDC) and introduced the representatives of government departments attending the meeting.

2. The Chairman indicated that at the meeting of the Community Affairs, Culture and Recreation Committee on 4 May, Members proposed using a screen to show the number of times a Member had spoken during the meeting, as well as the contents of provisional motions immediately after the provisional motions were raised at the meeting. In view of the manpower and equipment constraints, the Secretaries of IDC and its committees would remind the respective Chairmen of the number of times Members had spoken. In case a provisional motion was raised, Members would be

advised to patiently wait for the Secretariat staff to make photocopies for distributing to them soonest possible.

I. Question on Discovery Bay Recreation Club clubhouse occupying open space and restricting public use

(Paper DFMC 8/2020)

3. The Chairman welcomed Mr SIU Yee-lin, Richard, Senior Town Planner/Islands 1 of the Planning Department (PlanD); and Mr CHOU Wai-kin, Senior Estate Surveyor/2 and Ms CHONG Hoi-ting, Stephanie, Estate Surveyor/2, both of the District Lands Office, Islands (DLO) to the meeting to respond to the question. The written replies of Discovery Bay Recreation Club (DBRC) and DLO had been distributed to Members for perusal prior to the meeting.

4. Ms Amy YUNG briefly presented the question.

5. Mr Richard SIU said that the tennis court and basketball court sites were zoned “Open Space” in the Outline Zoning Plan (OZP), mainly for providing outdoor space for various active and passive recreation uses to meet the needs of local residents and visitors. Since Discovery Bay (DB) was not covered by the Development Permission Area (DPA) Plan, the Planning Authority had no enforcement power on the area. According to the Explanatory Statement of the OZP, the enforcement of the zonings mainly rested with the Buildings Department, the Lands Department (LandsD) or relevant licensing authorities. The opening hours of open space were not stipulated in the OZP.

6. Mr CHOU Wai-kin expounded on DLO’s written reply and added that DLO had no comment with regard to DBRC’s written reply about “Discovery Bay Recreation Club agreed to waive the fee of outdoor basketball courts during the period of 6pm to 10pm, Monday to Friday (except public holiday)”.

7. Ms Amy YUNG expressed her views as follows:

- (a) According to DLO's written reply, under the then prevailing Master Plan 6.0E1 dated 28 February 2002 (post-meeting note: the actual date of the plan was 28 February 2000) when Club Siena was being developed, no area was designated as Private Club, whereas the Supplementary Master Plan dated 19 October 2006 showed that the area concerned (Area N1), covering the building and the site of Club Siena, had an area of 414 450 square metres and was designated as housing and residents clubs uses. Also, the Supplementary Master Plan did not mention about use of the area concerned as Central Park or part thereof or Green Belt. Moreover, according to a relevant letter from LandsD, Master Plan 6.0E7h(a) did not indicate the amount of premium for the public space fenced off in Area N1 or the use of the area by Club Siena for private club purpose. She queried that DLO's written reply might mislead the residents and requested DLO to give an explanation.
- (b) In response to the reply of PlanD, she indicated that in 2001 Hong Kong Resort Company Limited (HKRC) applied to the Town Planning Board (TPB) for additional public space for recreation facilities and clubhouse purposes and a tennis court was subsequently built. The then OZP only contained the following information: first, the area concerned could only be used for Place of Recreation, Sports or Culture and Private Club; and second, TPB rejected the application on 24 May 2002. She pointed out that the applied additional public space, covering the Central Park and waterfront promenade, would affect the visual coherence and physical connectivity, and she would later request PlanD to give a response.
- (c) Although the application was rejected by TPB, HKRC proceeded to build the tennis court, basketball court, and leisure and activity venues for children which were included as part of Club Siena, in contravention with the decision of TPB. Moreover, the approval letter of LandsD had no mention of the "Open Courts" as stated by DLO. She enquired DLO about the definition of "Open Court", from which "Open Court" was derived and why the definition was not specified in the lease conditions. She questioned that it was unfair for HKRC to put the area concerned for private

use and charge membership fees without payment of the premium. She said that the clubhouse was a private place known as Club Siena and now renamed as residents club. She criticised LandsD for failing to carry out its administrative work satisfactorily which rendered the developer being able to make profit from land grant without payment of any premium.

- (d) She considered the written reply of DBRC misleading and requested DLO to respond to the above questions. She would write to DLO and relevant government departments responsible for enforcing the zoning plans for an explanation. Only because she raised the issue at the Discovery Bay City Owners' Committee meeting on 18 March, DBRC agreed to open the facilities for use by residents from 6:00 p.m. to 10:00 p.m. on Mondays to Fridays. She criticised TPB for its decision and DLO and PlanD for non-enforcement of law and inaction resulting in the residents' great loss and DBRC's charging of high membership fees over the years without opening up the facilities for use by residents. She had raised this issue a few years ago but DLO and PlanD had been shifting responsibilities. The large volume of information cited just now was to review the sequence of events to identify misleading information. She expressed great dissatisfaction with the aforesaid government departments and organisations. She considered this a very serious matter and said explicitly that she would lodge a complaint with law enforcement agencies.

8. Mr Richard SIU said that two land plots zoned as "Other Specified Uses (Sports and Recreation Club)" and "Open Space" respectively in the OZP were involved. Approval by TPB should be obtained for private club development at the "Open Space" but provision of recreational facilities for use by the residents and visitors did not violate the stipulated land use. To his understanding, the recreational facilities provided by the developer in the "Open Space" were open for the residents, not only members of Club Siena. As for law enforcement, as the location was not covered by the DPA, the Planning Authority had no enforcement power on the area. Other departments or licensing authorities would be responsible for relevant enforcement actions.

9. Mr CHOU Wai-kin made a consolidated response as follows:

(a) DB was a private lot. According to the previous Master Plan 6.0E1, Area N1 was designated as “Housing / Residents Clubs” use. Area N1 covered a vast area including Club Siena and adjacent areas. There was the latest version of Master Plan 6.0E7h(a) as HKRC had applied for change in development intensity and land use of DB. Under Master Plan 6.0E7h(a), Club Siena and adjacent ball courts were unequivocally designated on plan as “Residents Club” and “Open Courts”.

(b) For the approval of Master Plan 6.0E7h(a), LandsD had received the premium. As the premium was calculated and charged based on overall amendments to the Master Plan under an application, there was no breakdown of the premium in respect of amendment to any specific land use. According to the approval letter of Master Plan 6.0E7h(a) (which was registered in the Land Registry), the premium was around \$740 million.

(c) Since the location of “Open Courts” was specified and indicated in Master Plan 6.0E7h(a), the area concerned would be restricted for “Open Courts” use only. Besides, the Master Plan did not have restrictions on mode of operation and management, opening hours or payment in respect of the “Open Courts”. The lease conditions of DB also did not contain such restrictions.

(d) In response to the complaint about the “Open Courts” lodged by Ms Amy YUNG, DLO had conducted inspection and investigation, and found that the “Open Courts” had been open for use by all DB residents. Although users might be required to pay a fee or make a reservation for the use of facilities, there were no relevant restrictions against such requirements under lease.

10. Ms Amy YUNG expressed strong discontent with PlanD, DLO, DBRC and its developer. She said that she had raised the problems years before DBRC paid the premium, and that amendments to the Master Plan to specify the “Open Courts” thereon

was only a response to her questions raised earlier. To her understanding, the public spaces and “Open Courts” had been fenced off by Club Siena and only open for its members. Non-member (even if he/she was a resident of DB) in the company of a member would still be charged for use of the facilities. She emphasised that the core of the question was on compensation. If no fees should be charged at all, how DBRC would compensate people for their considerable amount of money paid. She disagreed with the way of PlanD and DLO in handling the amended Master Plan dated 24 March 2006 (post-meeting note: the actual date of the plan was 24 March 2016) and DBRC’s agreement to waive fees for use of the facilities from 6:00 p.m. to 10:00 p.m. on Mondays to Fridays. She considered that while these appeared to be big favours to the residents, the loss of the residents over the past decade had been overlooked. Dissatisfied with the response of DLO, she said that she would lodge a complaint to the law enforcement department and reveal details to the media on how the residents suffered a serious loss due to DLO. She criticised DBRC for not sending representatives to the meetings to respond to the questions all along, and was dissatisfied with the Government’s failure to handle the issue properly over the years which incurred a loss to the residents. She reiterated that she would disclose the matter to the media, and expressed her distrust towards the government departments.

(Post-meeting note: Ms Amy YUNG had followed up on the above question with DLO and PlanD via email after the meeting that day. DLO and PlanD replied via their respective emails on 29 May and 3 June.)

(Mr Sammy TSUI joined the meeting at around 10:50 a.m.)

II. Question on use of bicycle parking area

(Paper DFMC 9/2020)

11. The Chairman welcomed Mr KWAN Chung-wai, David, District Leisure Manager (Islands) of the Leisure and Cultural Services Department (LCSD); Mr TSANG Wai-man, Administrative Assistant/Lands (District Lands Office, Islands) and Mr YUEN Kwok-keung, Senior Land Executive/Lantau (District Lands Office, Islands) of DLO; Mr SIU Yee-lin, Richard, Senior Town Planner/Islands 1 of PlanD; and Ms HUI Shuk-ye, Engineer/Islands 2 of the Transport Department (TD) to the

meeting to respond to the question. The Highways Department (HyD) indicated that it would not arrange representative to attend the meeting since the matter was not followed up by the department. The written replies of LCSD, DLO and PlanD had been distributed to Members for perusal prior to the meeting.

12. Mr FONG Lung-fei briefly introduced the question.
13. Mr Richard SIU expounded on PlanD's written reply.
14. Mr TSANG Wai-man expounded on DLO's written reply.
15. Ms HUI Shuk-ye said that the bicycle parking area (BPA) near Yung Yat House of Yat Tung Estate provided about 392 bicycle parking spaces at present. Regarding the proposal of converting the BPA into recreational facilities or a sheltered sitting-out area, TD might give advice on the design from the traffic engineering point of view and explore with relevant departments the need and feasibility of reprovision of bicycle parking spaces.
16. Mr Eric KWOK enquired whether the area was managed by the Islands District Office (IsDO). He reckoned that residents drying clothes and salted fishes there exposed management problems. He opined that relevant departments should improve their management first, and Mr FONG Lung-fei submitted a District Minor Works (DMW) project proposal.
17. Mr WONG Chun-yeung expressed his views as follows:
 - (a) He proposed providing outdoor fitness equipment at the BPA which was adjacent to a jogging track. He indicated that while there was a fitness room in Tung Chung Municipal Services Building, it was always fully booked, reflecting that the fitness equipment fell short of demand. As Yat Tung Estate residents demanded for fitness equipment in the estate, he indicated that the facilities provided in the estate were mainly swings, parks, small basketball and football courts for children. He proposed that LCSD should consider providing recreational facilities in the BPA concerned or if not, the feasibility of installing them when carrying out works in the future.

- (b) Regarding drying of clothes, etc. in the area mentioned by Mr FONG Lung-fei in the question, he personally thought that it did not do any harm. He indicated that keepfitters usually did exercise in fitness rooms or outdoor areas during 9:00 a.m. to 6:00 p.m., thus reckoned that facilities such as exercise bar or chin-up bar might be open to the residents for drying clothes in the morning.

18. Mr Eric KWOK said that the matter should be handled step by step. He was aware of the demand of residents for drying clothes but the area should be used according to the planned purpose, lest the Government would be unable to exercise regulation. He proposed that firstly the Secretariat wrote to HyD requesting for improvement of management, and the next step would be discussion of the DMW project proposal for submission.

19. Mr LEE Ka-ho expressed his views as follows:

- (a) Regarding which department should be responsible for management of the BPA as enquired by various Members, he learnt that the problem of “dead bicycles” happened in BPAs of Tung Chung and other places and needed to be handled as soon as possible, but there was shifting of responsibilities among different departments. He opined that to tackle the problem, the department responsible for management of BPAs should first be identified.
- (b) He said that the area was used for drying clothes due to improper planning of bicycle network in Tung Chung. With improper planning of cycle tracks, some bicycle parking spaces were unused and idle, while the black spots of illegal parking of bicycles in the district were where cyclists were frequently seen. There was a situation that cyclists could find no parking space for bicycles while some bicycle parking spaces were unoccupied. He had pointed out at the Traffic and Transport Committee (T&TC) meeting earlier that apart from exploring locations for provision of bicycle parking spaces, alteration and proper planning of bicycle network was also necessary. He criticised that the existing bicycle network was not comprehensive enough, with cycle tracks being provided only outside various estates of Tung Chung and bicycle parking spaces adjacent to the cycle tracks, which could not provide convenience

to the residents using bicycles in the district.

- (c) He hoped that relevant departments would improve the management and the Islands District Council (IDC) would revisit the problems with bicycle network and parking spaces in Tung Chung, otherwise, no matter how many bicycle parking spaces were provided by the Government, they would be used for drying clothes.

20. The Chairman said that TD was responsible for the management of the area concerned and HyD for the maintenance. As regards the current approach of bicycle clearance, he indicated that the bicycles were covered with plastic bags by TD and then removed by DLO, which was time-consuming and inefficient. He hoped that various government departments would co-ordinate to address the problem effectively.

21. Mr FONG Lung-fei said that he noticed that the area was enclosed by orange lines with a signage board indicating the time limit for parking of bicycles and that parking was prohibited at night. However, there were still bicycles being parked around the clock, with parts and components stolen. He said that the area had been enclosed by the Government for one to two weeks but no action was taken. Some scavengers placed trolleys and dried salted fishes and preserved meat there, which attracted rodents and caused environmental hygiene problem. He criticised that shifting of responsibilities among government departments had defeated the original purpose of the area, which turned out to be used for drying clothes and even overgrown with weeds. He urged relevant departments to co-ordinate and solve problems in the community.

22. Mr LEUNG Kwok-ho said that the matter not only reflected the mismanagement of relevant departments but also deficiencies in planning. He said that PlanD had not conducted planning from a macro perspective and reckoned that it should not just consider one single factor because the facilities would become useless if provided at inappropriate locations. He cited the unoccupied bicycle parking spaces at Sai Wan Road, Cheung Chau as an example, saying that bicycle parking spaces were provided at a remote place just because they could not be provided at Cheung Chau pier due to some reasons. He opined that PlanD should discuss with other government departments whether other places were available for provision of bicycle parking spaces. He had earlier explored with LCSD the conversion of ordinary parks into fitness parks for adults, similar to the current proposal of converting useless bicycle

parking spaces into sitting-out areas. He urged PlanD and relevant departments to move with the times and improve communication lest the planned ancillary facilities failed to meet the needs of residents. In view of the increasing population of Tung Chung, he hoped that the Government would do a better job in traffic and infrastructure planning.

23. The Chairman said that the problem lied with the gap between the planning of the Government and the actual needs of the public. He criticised the Government for acting in a perfunctory manner and only providing district facilities arbitrarily to comply with the requirements of the master plan. Since LCSD indicated in the written reply that it was open minded on the proposal, if Mr FONG Lung-fei requested the provision of sitting-out facilities in the area concerned, he might submit a DMW project proposal. It was most important that relevant departments were willing to follow up on the project proposal. He opined that relevant departments should examine planning in a prudent manner and strive to provide facilities that could truly meet the needs of residents.

24. Mr Richard SIU said that PlanD would study and review the overall planning. As for the planning of individual places, the OZP allowed for flexibility in that even if a place was not originally planned for bicycle parking facilities, it did not mean that such use was not permitted. The OZP stipulated that open space and road were uses always permitted, thus adjustment could be made according to the actual needs after designation of land use.

25. Ms WONG Chau-ping said that apart from the BPA mentioned in the question, residents also dried clothes and salted fishes in other places such as the flowerbeds in Yat Tung Estate which were unsightly and affected environmental hygiene. She urged relevant government departments to strengthen management.

III. Question on water dripping from air-conditioners (Paper DFMC 10/2020)

26. The Chairman welcomed Mr YAN Man-chi, Robin, Property Service Manager/S(HKI) 3 of the Housing Department (HD) to the meeting to respond to the question.

27. Mr FONG Lung-fei briefly introduced the question.
28. Mr Robin YAN responded as follows:
- (a) Regarding the problem of dripping air-conditioners in Yat Tung Estate, HD found that the main reasons of water dripping were as follows: first, lack of maintenance of air-conditioners, resulting in dripping from the bottom; second, the drain pans under the air-conditioner were silted up, leading to dripping from the pans; third, blockage and loose connection of drain hoses of air-conditioners; and fourth, the drain hoses of air-conditioners were improperly connected to the air-conditioner drain pipes provided by HD, leading to pipe blockage and dripping. The cause of the remaining small number of water dripping cases involved blockage of the drain pipes. The department would deploy staff to the flat units concerned to handle the blockage problem. If residents found that their air-conditioner drain pipes were blocked or in disrepair, they might contact the estate office direct to arrange for immediate follow-up.
 - (b) Regarding the second enquiry in the paper, the department would contact Mr FONG Lung-fei after the meeting to follow up on the problem of dripping air-conditioners outside his office. As regards throwing objects from heights, the department would be glad to inspect the black spots of throwing objects from heights in the estate with Mr FONG and explore installing additional cameras or adjusting existing ones according to actual needs in order to solve the problem.
29. Mr Eric KWOK expressed his views as follows:
- (a) His office received every week at least three to four complaints about water dripping or leakage from air-conditioners in Yat Tung (I) Estate and (II) Estate. He reckoned that the reasons of dripping air-conditioners mentioned by the representative of HD were just part of the reason. It was learnt that the main reason of dripping in Yat Tung Estate lied with the design of drain pipes. Mr Robin YAN might visit Yu Yat House and Luk Yat House to inspect the problem which had existed for eight to ten years or so. Yat Tung Estate was already 20 years old. In the past, each household had only one or two air-conditioners and now

three to four for each household. The drain pipes were too narrow and dilapidated, causing the accumulation of precipitates, hence water overflow and leakage of pipes. He had referred several cases to the management company, requiring mainly the replacement of whole set of pipes. It was learnt that at the Estate Management Advisory Committee (EMAC) meeting earlier, HD indicated that the problem could only be completely solved by replacing all air-conditioner drain pipes in Yat Tung Estate, adopting the design of pipes in Mun Tung Estate. If only patchy fixes were made to leaked pipes or pipes were re-connected whenever the problem arose, water leakage would happen again soon, not to mention the several thousand dollars of scaffolding cost. He urged HD to seriously solve the problem of dripping air-conditioners and not to overlook the seriousness of the problem.

- (b) As for throwing objects from heights, an incident of object being thrown from height had occurred outside his office and it was discovered that it was thrown from a flat unit on the 18th floor. He believed that HD was informed and said that the Police took the incident very seriously. He had once been hit with an object being thrown from height. Given that the course of the incident was recorded by the closed-circuit television and there was sufficient evidence, he urged HD to allot points to the household concerned and recover the unit, so as to kill the chicken to warn the monkey and should not tolerate such act.

30. Mr WONG Chun-yeung agreed with Mr Eric KWOK's enquiries. Over the past few years, residents of Fu Tung Estate, Yat Tung (I) Estate and (II) Estate always complained about dripping air-conditioners. The problem had long-lasting impacts on the estate environment and caused nuisance to the residents, in particular after the rain or at night when water dripped from the upper floors to the lower floors. Although many residents had reflected the situation to HD, the problem could not be effectively solved due to insufficient frontline staff support, e.g. the security staff of outsourced security companies might vary in quality. When the security staff of outsourced company arrived at the flat unit concerned, the residents might not co-operate and even use threatening words against the staff. He believed that the problem of dripping air-conditioners also happened in other housing estates and hoped that HD would seriously address the problem.

31. Mr Sammy TSUI expressed his views as follows:

- (a) He believed that HD was aware of the problem of dripping air-conditioners in housing estates. Replacement of pipes proposed by Mr Eric KWOK and Mr FONG Lung-fei was large-scale maintenance works and huge expenditure would be incurred. Although water dripping from air-conditioners was regulated by law, the Food and Environmental Hygiene Department (FEHD) faced difficulties in enforcement. He proposed that when carrying out minor repairs with gondolas, HD should issue notice to the residents concerned if their air-conditioners were dripping or the pipes were loose, etc. to allow them time to carry out repairs. Otherwise, HD should take the initiative to conduct repairs and recover the expenses from the unit concerned afterwards.
- (b) After receiving complaints from the residents, the building caretakers could only shine a torch at the floors concerned and put them on record, but could not actually solve the problem. He enquired whether HD could deploy resource to assist the residents to fasten the loose pipes, lest the problem would aggravate if the residents or building caretakers were solely relied upon to handle the problem.

32. Mr FONG Lung-fei said that when 80% of the air-conditioners of a building were operating in summer, the situation of water dripping from air-conditioners was just like raining. The problem was most serious at Kit Yat House, with pools of water on the ground, growth of moss, breeding of mosquitoes and even rodents drinking water, generating serious environmental hygiene problem. Taking his office as an example, he said that many pipes were stretching out from the building, and some residents reflected that water from air-conditioners on upper floors dripped into their units and dampened the entire wall. He urged HD to follow up and solve the problem as soon as possible.

33. Ms Amy YUNG said that the role of FEHD was mentioned by Members but regretfully, no representative of the department was present at the meeting. She said that the problem of dripping air-conditioners existed in both public and private housings, both involved FEHD. However, to her understanding, FEHD did not squarely face the problem, resulting in residents of public and private housings being troubled with the problem of dripping air-conditioners for a long time. She hoped that

the Secretariat would convey to FEHD Members' concern about dripping air-conditioners in public and private housings, and request FEHD to explain its role and duties in respect of the problem. She also wanted to know what Members could do if the management company and HD failed to solve the problem.

34. Mr Robin YAN gave a consolidated response as follows:

- (a) He noted Members' concern about building works and would convey to the Works Section of HD after the meeting to explore the feasibility of enhancing the design of air-conditioner drain pipes and drainage performance when large scale improvement works were carried out on external walls in the future using gondolas.
- (b) Regarding the duties of security personnel mentioned by Mr WONG Chun-yeung and Mr Sammy TSUI, in the case previously discussed, the residents should be responsible for repair of drip pans and drain hoses of the air-conditioners. If the security personnel attended the case was unable to handle it, it would be referred to Works Section of HD, which would arrange the staff to visit the unit concerned and explain to the residents. According to past cases, Works Section of HD would provide recommendation to the residents on the repair of drip pans and drain hoses of air-conditioners and render immediate assistance to the residents where practicable.
- (c) Based on the observation of HD, some residents opened a hole in the main air-conditioner drain pipe of the building and inserted the air-conditioner drain hose into it. Such inappropriate connection would cause accumulation of dirt at the connecting point, leading to blockage and water leakage. If such situation was found, Works Section of HD would help clear the blockage to ensure that the air-conditioner drain pipe was free from obstruction.
- (d) Regarding the enquiry of Mr Sammy TSUI, when water dripping from air-conditioners was found, HD might take appropriate action according to the marking scheme. If the resident was willing to make improvement, advice would be given; if the resident was reluctant to do so and the problem had nothing to do with HD's drain pipe, a warning

letter would be issued to the flat unit and corresponding action would be taken according to the marking scheme.

35. Mr WONG Chun-yeung said that complaints about dripping air-conditioners were received in the recent months and he found that they were not handled satisfactorily as told by Mr Robin YAN. It was learnt that many complaints lodged by letters or telephone calls had ended up with nothing after being referred to a section/department for actions. He would like to conduct site inspections to the buildings in Yat Tung Estate with Mr Robin YAN. He said that on one occasion when the security personnel arrived at the flat unit concerned after receiving complaint from the resident, the resident made him climb out of the window to take photos of the dripping situation with a selfie stick. He was discontented that HD had not responded and taken follow-up action after months and urged it to solve the problem.

36. Mr LEE Ka-ho said that as told by Mr Robin YAN just now, the department classified the cases received for referral to the caretakers or Works Section for action, while some cases would be handled when carrying out large maintenance works. He questioned that if the actual situation was so ideal as it was said, Members would not have received so many complaints. He enquired whether HD required that complaints about dripping air-conditioners should be handled within a specified period of time. Since Mr Robin YAN mentioned that some cases had to be handled by the residents themselves, he enquired whether HD required that they should be handled within a specified time, and when a warning letter would be issued if it was not handled. He would like to know whether there was a standard work process so that the complainant had an idea when a reply would be received and the case would not be ignored or left unhandled by relevant party or department after several months. He opined that HD should at least inform the complainant of the progress of follow-up work. He hoped that HD would explain the related work process to Members.

37. Mr Robin YAN said that HD received many complaints through different channels every summer. For example, when members of the public lodged complaints by calling 1823, the cases would be recorded and referred to HD for appropriate follow-up and reply according to the mechanism. Members might also reflect and refer relevant issues to HD, and likewise, the cases would be recorded and handled in the same way as 1823 cases. As for cases of residents connecting air-conditioner drain hose on their own leading to blockage of main pipe, they would be handled by Works Section of HD immediately instead of waiting until implementation of large

maintenance works. He said that there were previously some relatively simple cases in which HD assisted the residents in good will to remove the drain hose a bit to clear the blockage. If the air-conditioner drain pipe of HD was leaked or damaged, HD would take responsibility for repair. He stressed that the department would not neglect the problem of dripping air-conditioners but long-term solution had to be considered when encountering special cases such as blockage of the entire pipe.

38. The Chairman proposed that HD conducted site inspection with Members of the constituencies concerned after the meeting to solve the problem of dripping air-conditioners.

(Post-meeting note: IDC Secretariat conveyed the views of the Committee to FEHD. FEHD provided a written reply on the matter of dripping air-conditioners to the Committee in June 2020.)

IV. Question on provision of seats with shelter in Yat Tung (II) Estate
(Paper DFMC 11/2020)

39. The Chairman welcomed Mr YAN Man-chi, Robin, Property Service Manager/S(HKI) 3 of HD and Mr KWAN Chung-wai, David, District Leisure Manager (Islands) of LCSD to the meeting to respond to the question.

40. Mr FONG Lung-fei briefly introduced the question.

41. Mr Robin YAN responded as follows:

- (a) Regarding the first enquiry in the paper, the department would be glad to conduct site inspection with Mr FONG Lung-fei after the meeting to explore location for installation of seats. The department might seek views of Members on the proposal later through EMAC. As regards the provision of shelter for existing seats and installation of seats with shelter, since the locations concerned fell within the Estate Common Area of Yat Tung Estate, HD had to obtain consent from the co-owner Link Asset Management Limited (the Link). He said that the same proposal for Yat Tung (I) Estate was received from Mr Eric KWOK earlier. The department had sought the views of the Link in April and

was awaiting its reply.

- (b) Regarding the second enquiry in the paper, the tree contractor commissioned by the department would conduct regular assessments of trees in the estate. The assessment report in the end of 2019 indicated that the tree concerned was in good and healthy condition. It also specifically highlighted that the inclination of the tree was a normal state of growth in response to the environmental conditions. The tree contractor would continue to regularly assess the condition of trees in the estate and made maintenance recommendation according to the tree condition. The views of the Tree Section of HD were sought recently, which advised that excavation works were required for installation of heavyweight seats which might endanger the tree roots. According to the current observation, installation of heavyweight seats in the vicinity might not be appropriate. The department might arrange a site visit with Mr FONG to explore provision of lightweight seats at other locations.

42. Mr Eric KWOK said that regarding provision of seats in Yat Tung (I) Estate, he met with personnel from the Link early this month and learnt that the Link was waiting for further information from HD for giving a response. As such, he urged HD to liaise with the Link and follow up on the matter as soon as possible.

43. Mr FONG Lung-fei enquired whether the road next to Chung Yan Road opposite Mun Yat House fell under the purview of HD and said that many elderly persons did exercise there in the morning. In view that it was an open space planted with trees and flowers, he proposed that seats and shelters be provided for use by the elderly.

44. Mr Robin YAN gave a consolidated response as follows:

- (a) Regarding the enquiry of Mr Eric KWOK, HD had all along maintained close communication with the Link. The Link was mainly concerned whether the provision of shelter for seats would involve matters relating to the plot ratio stipulated in the regulations and lease, and the department had given a response to the Link. The department had also responded to the Link's concern about whether the provision of shelter would

involve any expense. He stressed that the department had responded to related enquiries of the Link and was waiting for its reply. The department understood Members' concern and would follow up with the Link after the meeting.

- (b) Regarding Mr FONG Lung-fei's proposal of providing seats and shelters at Chung Yan Road, the department might later arrange a site inspection with Mr FONG Lung-fei to ascertain whether the road concerned fell under the purview of HD.

45. Mr FONG Lung-fei said that the location was actually outside the estate and he did not know whether it fell under the purview of LCSD.

46. Mr David KWAN responded that the two locations mentioned by Mr FONG were both within the estate area and managed by HD.

47. The Chairman proposed that HD conducted a site inspection with Mr FONG Lung-fei after the meeting to ascertain the use of the site concerned before further discussion.

(Post-meeting note: Estate management office personnel of HD conducted a site inspection to Yat Tung Estate with Mr FONG Lung-fei in early June to identify suitable location for provision of seats.)

V. Question on request for provision of covered walkway connecting JoysMark with the opposite footbridge in Mun Tung Estate

(Paper DFMC 12/2020)

48. The Chairman welcomed Mr HAU Chi-leung, Arnold, Property Service Manager/S(HKI) 4 of HD to the meeting to respond to the question.

49. Mr Eric KWOK briefly introduced the question.

50. Mr Arnold HAU said that HD had provided walkway cover and shelter of at least 1.5m wide connecting to the estate boundary of Mun Tung Estate at the entrance in the direction of the bus terminus from JoysMark. A covered walkway of HyD was

also available at a distance of about one foot from the estate boundary. As such, HD had no plan of providing additional walkway cover at the entrance of Mun Tung Estate for the time being. Since the covered walkway could only be observed after making a turn, residents might walk straight through the open area to HyD's walkway for the sake of convenience, hence could find no shelter from rain. HD advised that residents might make use of the shelter. As for the open area outside the estate boundary, it would depend on the arrangement and handling of HyD. If Members requested for extension of HyD's cover to connect with HD's shelter, HD would co-operate and take follow-up action.

51. Mr Eric KWOK said whenever there was strong wind and heavy rain, there would be serious leakage from the shelter of HD, with rain water falling off the shelter like a water curtain. He proposed that the cover should be extended to solve the problem. He indicated that he would write to HyD requesting for extending the cover to connect with HD' shelter and hoped that HD would co-operate.

52. Mr Arnold HAU said that the department would co-operate with HyD as far as possible. He believed that Mr Eric KWOK proposed to extend the cover to the area at the corner near the estate entrance. For the proposed site work inside the estate, HD had to first carry out relevant feasibility study which included the calculation of plot ratio and site coverage, building structure and existing underground public utility facilities, etc. Moreover, since the proposed cover extension would be largely located outside the boundary of Mun Tung Estate, HD had to liaise with other government departments such as DLO and HyD before conducting comprehensive assessment and study on proposed improvement works.

53. Ms WONG Chau-ping supported the above works proposal. She had earlier inspected the site and found that the one-foot space mentioned by HD was very narrow and could hardly allow a family of several members to pass through. It could only allow one-way pedestrian flow whereas two-way passage would be difficult.

VI. Question on proposed provision of community recreational garden on idle grassland outside JoysMark along footpath to the left of bus terminus in Mun Tung Estate
(Paper DFMC 13/2020)

54. The Chairman welcomed Ms LEUNG Tin-ye, Christy, Assistant District

Officer (Islands)2 of IsDO and Mr KWAN Chung-wai, David, District Leisure Manager (Islands) of LCSD to the meeting to respond to the question.

55. Mr Eric KWOK briefly introduced the question.

56. Ms Christy LEUNG said that the project was included in District Minor Works Proposals – Review Progress Report (Annex to Paper DFMC 19/2020) and followed up by LCSD. She asked Mr David KWAN to supplement.

57. Mr David KWAN said that according to the OZP, the vacant land was designated as “Government, Institution or Community” site for use as open space. LCSD was informed by the Drainage Services Department that underground drainage facilities were installed at the vacant land, which might impose restrictions during works. The department had invited Mr Eric KWOK for a site inspection on 22 May afternoon to discuss the provision of facilities.

58. Mr Eric KWOK said that it was learnt that the area concerned was under the purview of LandsD but the progress of the above project was not set out in the District Minor Works Proposals – Review Progress Report. He enquired whether LCSD had submitted application to LandsD and reckoned that an application for development should be made beforehand.

59. Mr David KWAN said that the department would conduct site inspection and feasibility study first, and then submit the estimated project cost and relevant information to IDC; upon approval of paper and funding by IDC, application would be made to LandsD.

60. The Chairman asked LCSD to conduct site inspection with Mr Eric KWOK and continue to follow up on the project.

(Post-meeting note: LCSD and Mr Eric KWOK had held a site meeting at the idle grassland outside JoysMark along footpath to the left of bus terminus in Mun Tung Estate. At which, LCSD told Mr Eric KWOK that as informed by TD, the vacant land was included in the proposed works area of MTR Tung Chung Extension, which was tentatively expected to be completed in 2029. As such, it was difficult to implement the proposed project in the near future.

Mr Eric KWOK agreed to cancel this project.)

VII. Question on progress of provision of cover to footpath adjacent to Chung Yan Road outside Yat Tung Estate car park No. 1

(Paper DFMC 14/2020)

61. The Chairman welcomed Ms LEUNG Tin-ye, Christy, Assistant District Officer (Islands)² of IsDO to the meeting to respond to the question.

62. Mr Eric KWOK briefly introduced the question.

63. Ms Christy LEUNG said that District Facilities Management Committee (DFMC) previously endorsed the provision of cover to footpath opposite Chung Yan Road. After confirming with the Civil Engineering and Development Department (CEDD), IsDO learnt that the proposed cover was to be provided at the section of Chung Yan Road outside North Lantau Hospital (NLH) instead of the section outside Yat Tung Estate car park. The provision of walkway cover at the section of Chung Yan Road outside NLH was part of the Tung Chung New Town Extension project, for which CEDD was carrying out design work and, upon completion, would submit funding application to the Legislative Council (LegCo) Finance Committee for works commencement. Moreover, TD, HyD and the Hospital Authority (HA) planned to provide walkway cover at the section of Chui Kwan Drive near Chung Yan Road, connecting NLH and the bus stop outside Tung Chung Fire Station. She learnt that Mr Eric KWOK would raise a related question at T&TC meeting and the matter would be discussed in detail at the meeting. As for the proposal of provision of cover to footpath adjacent to Chung Yan Road outside Yat Tung Estate car park no. 1, IsDO would follow up with other government departments.

64. Mr Eric KWOK asked IsDO to make a clarification about the two projects. He indicated that the project mentioned previously was located at the section of Chung Yan Road outside NLH connecting Chui Kwan Drive and Tung Chung Fire Station, which was undertaken by three departments. The provision of walkway cover at Chung Yan Road outside NLH was part of the Tung Chung New Town Extension project, and the road section connecting with Chui Kwan Drive was included in the provision of cover to walkway programme of TD, with the middle section under the purview of HA. In the last term of IDC, three meetings were held with HA, which

agreed to provide support after TD submitted the project, thus he planned to raise the question at T&TC meeting. It was learnt that the improvement works at the road section from North Lantau Police Station to Tung Chung Fire Station was a DMW project under IsDO, which involved co-operation among a number of departments and had been completed. He said that the project stated in the question referred to provision of cover to footpath from Chung Yan Road outside Yat Tung Estate car park no. 1 to Kui Yat House. While IsDO earlier indicated that the project was gazetted, the details were not set out in District Minor Works Proposals – Review Progress Report (Annex to Paper DFMC 19/2020). Therefore, he asked IsDO to provide the timetable and specify in the report that the project was gazetted and the works timetable was set.

65. Ms Christy LEUNG clarified that the project of provision of cover to footpath opposite Chung Yan Road proposed by Mr Eric KWOK had not been gazetted. The project gazetted earlier was located at the opposite lane of Chung Yan Road (i.e. road section outside NLH), hence the misunderstanding. IsDO would follow up on Mr Eric KWOK's proposal with other relevant departments subject to the progress of other walkway cover projects.

66. Mr Eric KWOK was discontented with the response of IsDO.

67. The Chairman said that IDC had strived for the provision of walkway cover for years and urged IsDO and relevant departments to follow up with Mr Eric KWOK as soon as possible after the meeting.

VIII. Motion on provision of escalators or lifts in two public housing estates of Cheung Chau (Paper DFMC 15/2020)

68. The Chairman welcomed Mr HAU Chi-leung, Arnold, Property Service Manager/S(HKI) 4 of HD to the meeting to give response. The written reply of TD had been distributed to Members for perusal prior to the meeting. The motion was raised by Mr LEUNG Kwok-ho and seconded by Mr LEE Ka-ho.

69. Mr LEUNG Kwok-ho briefly introduced the motion.

70. Mr Arnold HAU responded as follows:

- (a) Regarding Nga Ning Court, HD had all along proactively provided barrier-free facilities in the estates under its purview, which included retrofitting lifts. In exploring lift addition and prioritising the projects, HD had to consider factors including the actual topographical condition, existing access facilities, community demand, technical feasibility, impact of the project on surrounding environment and proper use of public resources. HD had conducted preliminary feasibility study on lift addition in Nga Ning Court, which revealed that suitable location for construction of lift tower could not be identified in-between Ho Chak Court and Chun Chak Court, and in-between Chun Chak Court and Leung Chak Court, thus it was technically difficult to add the lifts in Nga Ning Court.
- (b) Regarding Cheung Kwai Estate, he learnt that TD was implementing the projects for Hillside Escalator Links and Elevator Systems (HEL) and was exploring the provision of escalator or lift system linking up Ping Chong Road and Cheung Kwai Estate. He inspected the works site with Mr LEUNG Kwok-ho last week and found that the location concerned including Ping Chong Road and the adjacent hillside did not fall within the ambit of HD. It was known that TD would construct a lift tower at Ping Chong Road and then build a hillside bridge at Ping Chong Road connecting to the Cheung Kwai Estate. TD had enquired of HD whether the works would be permitted. He considered it necessary to make clarification regarding TD's written reply which stated that the works location fell entirely within the public rental housing estate area. He would inspect the works site again later with Mr LEUNG Kwok-ho and TD for obtaining the further understanding.

71. Mr YUNG Chi-ming said that former IDC members Ms LEE Kwai-chun and Mr KWONG Koon-wan proposed to launch this project in 2010 and submitted the proposal to TD and HyD at IDC meeting. He had conducted a site inspection earlier with Ms LEE Kwai-chun, Ms KWOK Wai-man and Mr Frank CHAN, and inspected the site again in recent months with Mr Ben CHAN and Ms LEE Kwai-chun. He pointed out that as indicated by TD earlier, a consultancy study had commenced in December 2017 to discuss and improve the assessment mechanism for HEL established in 2009, and would be completed in 2020. TD would review the 110 proposals

received over the years in accordance with the revised assessment mechanism, which included the proposal of HEL linking up Cheung Kwai Road and Cheung Kwai Estate, and conduct initial screening, rating and prioritisation so as to finalise the first batch of projects for implementation in 2021 according to the procedures of public works projects of the Government. Judging from what TD stated above, he considered that the Government had given a pledge to implement the projects in 2021.

72. Mr LEUNG Kwok-ho expressed his views as follows:

- (a) He did not understand why Mr YUNG Chi-ming mentioned the names of irrelevant persons who Members might not know, and queried whether there was any political connotation. He enquired whether he should tell the name of his wife if she had given him some advice.
- (b) Noting that the Government or LegCo was following up on the works project concerned, he considered that the progress was slow and no Member seemed to have been following up on it over the years. Thus he raised the motion again and hoped that Members would render support.

73. Ms Josephine TSANG said that she was security manager of a property management company which was responsible for the management of Cheung Kwai Estate and Nga Ning Court from 2007 to 2013. Since there were many elderly persons in the estates, DC members of the past terms had time and again requested for provision of escalators to meet the need of residents. Although members had been striving hard for it, given the environmental constraints, works details such as which department would be responsible for management and maintenance had yet to be finalised, thus the project was delayed and had not yet commenced.

74. Mr YUNG Chi-ming disagreed with Mr LEUNG Kwok-ho. He pointed out that Mr Frank CHAN was the Secretary for Transport and Housing, assistance might be sought from the bureau relating to transport matters; and Mr Ben CHAN was LegCo member of New Territories West, given the constraints on functions and powers of DC members, they alone might not be able to get the work done and assistance and co-operation of various parties were required.

75. Ms Amy YUNG said that in the light of the imminent LegCo election, she

understood that Members might mention the names of certain persons in their speaking and she did not mind they assisted in propaganda. She said that if assistance of LegCo members was needed, she proposed to contact Mr CHU Hoi-dick who she considered was pragmatic. She said that in case Mr CHU Hoi-dick assisted in following up on this project and achieved results, he might be commended.

76. The Chairman enquired whether Members proposed to make any amendment to the motion.

77. Mr LEUNG Kwok-ho responded to Mr YUNG Chi-ming that he was not talking about Mr Frank CHAN or Mr Ben CHAN but he had no idea about who Ms KWOK mentioned by Mr YUNG was and asked Mr YUNG to mind what he said. He proposed no amendment to the motion.

78. The Chairman asked Members to vote on the motion by a show of hands.

79. Members voted by a show of hands. There were 17 voted for and the motion was passed.

(Members voted for included: The Chairman Mr Ken WONG, the Vice-chairman Mr WONG Chun-yeung, Mr Randy YU, Mr WONG Man-hon, Mr YUNG Chi-ming, Mr CHAN Lin-wai, Mr HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Ms Josephine TSANG, Ms Amy YUNG, Mr Eric KWOK, Mr Sammy TSUI, Mr FONG Lung-fei, Ms LAU Shun-ting, Ms LEE Ka-ho and Mr LEUNG Kwok-ho.)

IX. Motion on provision of pier for dragon boats near Sai Wan pier, Cheung Chau
(Paper DFMC 16/2020)

80. The Chairman said that the motion was raised by Mr LEUNG Kwok-ho and seconded by Mr LEE Ka-ho.

81. Mr LEUNG Kwok-ho briefly introduced the motion. He added that dragon boat athletes of Cheung Chau needed a temporary pier for practice and climbed over the railings to put the boats in the water, which was dangerous. He proposed that relevant government departments should provide dragon boat pier or facilities, which could ensure safety and enhance the professional image of dragon boat activity. He

enquired of Members whether other constituencies in Islands District required such facilities, and if yes, the motion might be amended for LCSD's consideration and follow-up. He understood that it took time to finalise works details and commence the works and believed that if the motion was passed, LCSD would step up efforts in implementing the works proposal.

82. Mr HO Siu-kei agreed with the motion of Mr LEUNG Kwok-ho. He said that dragon boat activities always took place in Tai O and hoped that a dragon boat pier could be provided at appropriate location near the sea without affecting the daily lives of the residents. He opined that discussion could be held with LCSD for project implementation and expressed support for the works proposal.

83. Mr YUNG Chi-ming agreed with the motion of Mr LEUNG Kwok-ho. He said that a number of dragon boat races took place in Cheung Chau every year, and provision of a dragon boat pier could provide convenience to dragon boat players. However, he reminded that attention should be given to whether the dragon boat pier would obstruct the fairway.

84. Mr LEUNG Kwok-ho concurred with Mr YUNG Chi-ming. He said that at present most dragon boat athletes practised at night when there were fewer vessels passing Sai Wan pier. He remarked that the Marine Department might be consulted about matters of marine management if necessary, and the views of LCSD should be sought first at this stage.

85. The Chairman reminded Mr LEUNG Kwok-ho that if the motion was passed, he should submit a DMW proposal for the project. He proposed that a vote be taken on the motion first. He also suggested that the project be implemented on a trial basis in Cheung Chau and extended to other areas in Islands District if the result was satisfactory. He enquired whether Members had proposed amendment to the motion.

86. Mr David KWAN said that LCSD had always given support for the promotion of dragon boat activity but the construction and management of piers was not under its purview. For example, dragon boat activities took place at the piers of Oscar by the Sea of Tseung Kwan O and nearby area, and the piers were under the purview of CEDD. Moreover, the landing steps at the nearby promenade was also managed by CEDD. If the motion was passed, it would be more appropriate for the project to be referred to CEDD for follow-up.

87. Ms Amy YUNG enquired why it had to be referred to CEDD for follow-up.
88. Mr David KWAN said that according to the distribution of work amongst government departments, construction and management of piers fell within the purview of CEDD. He indicated that the management of the piers for holding dragon boat activities in Shatin and Tseung Kwan O, etc. adopted the same approach.
89. Mr LEUNG Kwok-ho said that according to what Mr David KWAN said, there was no concept of dragon boat pier in Hong Kong, and since public piers were managed by CEDD, dragon boat facilities also fell under its purview. He pointed out that there were previously no concepts of basketball court and soccer pitch, but as they were related to sports, basketball courts and soccer pitches were now managed by LCSD. He proposed that if the motion was passed, CEDD and LCSD held a meeting to discuss whether dragon boat facilities were sports facilities.
90. Mr Randy YU believed that Mr David KWAN was only expressing views on behalf of LCSD and reckoned that Members needed not take them to heart. He said that after the motion was passed at the meeting, a DMW proposal for the project should be submitted and IsDO would discuss with other departments the feasibility of the project; if considered feasible, the project would be filed and the government departments responsible for works implementation and maintenance would then be decided on. He enquired whether Mr LEUNG Kwok-ho agreed that the second paragraph of the motion be amended from “I move that IDC requests relevant departments to provide a pier for dragon boats near Sai Wan pier, Cheung Chau” to “I move that IDC requests relevant departments to provide piers for dragon boats near Sai Wan pier of Cheung Chau and other Islands District areas where dragon boat activities take place”. He proposed that after the motion was passed, Members might submit DMW proposals respectively according to the need of their constituencies.
91. Mr LEUNG Kwok-ho proposed that the second paragraph of the motion be amended to “Therefore, I move that IDC requests relevant departments to provide piers for dragon boats near Sai Wan pier of Cheung Chau and other piers in Islands District, and provide toilets, shower facilities and water dispensers, etc., so that dragon boat athletes have appropriate facilities for practice, enhancing their skills and promoting dragon boat sports.”

92. The Chairman asked Members to vote on the amendment by a show of hands.

93. Members voted by a show of hands and unanimously passed the amendment.

94. The Chairman asked Members to vote on the amended motion by a show of hands. The amendment was seconded by Mr LEE Ka-ho.

95. Members voted by a show of hands and unanimously passed the amended motion.

96. Ms Amy YUNG said that the motion only requested follow-up actions by relevant departments and did not specify LCSD. She reprimanded the department and urged it to take a proactive attitude instead of hindering Members from putting forward proposals. She stressed that if similar situation happened with LCSD in the future, she would reprimand it again.

X. Question on “Joyful Reading at Your Neighbourhood: Library-on-Wheels” Pilot Project

(Paper DFMC 17/2020)

97. The Chairman welcomed Ms KWOK Lai-kuen, Elaine, Senior Librarian (Islands) of LCSD to the meeting to respond to the question. The written reply of LCSD was tabled for Members’ perusal.

98. Ms Amy YUNG briefly introduced the question.

99. Ms Elaine KWOK expounded on LCSD’s written reply.

XI. Question on hygiene condition of toilets, changing rooms and male and female makeup rooms of Islands District’s community halls

(Paper DFMC 18/2020)

100. 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 respond to the question.

101. Ms Amy YUNG briefly introduced the question.

102. Mr Peter YAU said that at present the cleaning work of DB and Tung Chung community halls (CH) were respectively carried out by a cleaning worker employed by the contractor, and the normal service time was 9:30 a.m. to 6:30 p.m. daily. However, during February to April 2020, with the response level under the “Preparedness and Response Plan for Novel Infectious Disease of Public Health Significance” being raised to Emergency Response Level and the prohibition on group gathering, most CH facilities were temporarily closed. During the closure of CHs, IsDO still carried out regular patrol and inspection of facilities and the contractor arranged workers to clean the CHs every day. All cleaning procedures were conducted as usual. As in the past, the Architectural Services Department (ArchSD) and the Electrical and Mechanical Services Department carried out repairs as needed; however, breakdown of exhaust fans, accumulation of water on the floor, odour problem and clogging of toilet did not happen during the closure. The current cleaning procedures of the contractor included washing the floor with water and pouring water into floor drain outlets regularly. After the epidemic outbreak, the contractor had stepped up cleaning and used diluted bleach to disinfect public facilities such as door handles and railings. IsDO also placed disinfectant carpets, and provided alcohol-based handrub at the entrance of CHs for use by members of the public and lidded rubbish bins for disposal of used face masks. Moreover, IsDO provided toilet paper holders only at prominent positions of the toilet, so that the toilet paper roll in use would be consumed more quickly and contamination of the toilet paper by the water sprays from flushing could be prevented. If Members considered it necessary to install a toilet paper holder in each toilet compartment, IsDO would follow up with ArchSD. But provision of toilet paper holder outside the compartments was considered more desirable.

103. Ms Amy YUNG considered the arrangement improper and urged IsDO to follow up with ArchSD and relevant departments to install a toilet paper holder in each compartment as soon as possible.

104. Mr FONG Lung-fei said that security personnel of Tung Chung CH reflected that since the library and CH were closed, only a toilet for persons with disabilities (PWD) was open to the public, which was in poor hygiene condition with insufficient lighting and stagnant water on the floor. He questioned that what IsDO said did not

match reality.

105. Mr Eric KWOK concurred with Ms Amy YUNG. He disagreed with IsDO that provision of toilet paper holders outside the compartments was more hygienic. He said that toilet paper holders were normally installed inside the compartments and members of the public might not notice that no toilet paper was available inside the compartments. He opined that the current arrangement caused inconvenience to members of the public and urged IsDO to give detailed explanation.

106. Mr LEE Ka-ho questioned that provision of toilet paper holders outside the compartments was only for easy management and urged IsDO to consider the need of users. Moreover, IsDO just mentioned that water would be poured into floor drain outlets regularly, he enquired about the frequency.

107. Ms Josephine TSANG was dissatisfied with IsDO for providing toilet paper holders outside the compartments. She indicated that users would be put into a difficult situation if they found that no toilet paper was available inside the compartments only after using the toilet. She urged IsDO to install toilet paper holders inside the compartments as soon as possible to make it more convenient for members of the public.

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

- (a) Since this question related to the hygiene condition of CHs, IsDO just now explained from the perspective of hygiene, and pointed out that if a toilet paper holder was installed inside the compartment and when someone flushed the toilet without closing the toilet lid, the toilet paper might be contaminated by the water sprays. He reiterated that if Members considered it necessary to install toilet paper holders inside the compartments, IsDO would follow up with ArchSD and use toilet paper holders that could cover the toilet paper to the greatest extent.
- (b) Regarding the cleaning of toilets and pouring water into floor drain outlets, he indicated that all drain outlets were floor outlets and CHs were not multi-storey structures, unlike housing estates. Since relevant information such as building plan was not available, he did not know whether U-traps were used in CHs. According to the contract signed

with the contractor, regardless of whether an epidemic occurred, the cleaning workers were required to wash the toilets with water, remove water on the floor with mop and pour water into all floor drain outlets every day.

- (c) As for the toilet for PWDs indicated by Mr FONG Lung-fei, he said that while the complex concerned comprised facilities such as library, sports centre, CH and home for the elderly, only the toilet inside the glass door of CH was managed by IsDO. He enquired of Mr FONG Lung-fei about the location of the toilet he referred to.

109. Mr FONG Lung-fei said that it was learnt that the toilet was located on the right side of the gate of the car park and open for use by car park users.

110. Mr Peter YAU believed that the location was not under the purview of IsDO. Nevertheless, he would convey the view to the management company requesting it to step up cleaning of the toilet for PWDs.

XII. Report on the management of Leisure and Cultural Services Department's recreational and sports facilities in Islands District (February to March 2020)
(Paper DFMC 5/2020)

111. The Chairman welcomed Mr KWAN Chung-wai, David, District Leisure Manager (Islands) of LCSD to the meeting to present the paper.

112. Mr David KWAN presented the paper.

113. Members noted the contents of the paper.

XIII. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between August 2019 and March 2020
(Paper DFMC 6/2020)

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

115. Ms Elaine KWOK presented the paper.
116. Mr Sammy TSUI understood that library services were suspended due to the epidemic and proposed that LCSD should update the information about opening hours to avoid members of the public mistook that libraries maintained service as usual.
117. Mr LEE Ka-ho said that it was reported that, after sample testing, the children's books in libraries were found dirtier than toilet seats with the bacterial count exceeding by 34 times. He indicated that Ms Elaine KWOK mentioned at another meeting last week that LCSD intended to procure ultraviolet sterilisers for the libraries. He opined that sterilisers had limited effect and enquired whether the department would carry out other disinfection work to keep the books clean.
118. Ms Amy YUNG said that she had been using mobile library service and reading books online for a long time. While the department reopened only large libraries in urban area and had not resumed mobile library service, members of the public were required to return books immediately. She opined that it was undesirable and had not been given thorough consideration, causing inconvenience to people with books that were due for return. She urged the department to consider the situation of Islands District residents and improve internal co-ordination of libraries.
119. Ms Elaine KWOK gave a consolidated response as follows:
- (a) Regarding Mr Sammy TSUI's view about hotline service, the department was in the process of updating hotline message. Nevertheless, during the closure of libraries, the department arranged staff to answer phone calls from the public and announced the latest arrangement of library service via the website.
 - (b) Regarding Mr LEE Ka-ho's enquiry about the arrangement for cleaning of library collection, after library materials were returned, the book surface would be cleaned with diluted bleach and put aside for some time before returning to the shelf. Where stains or dirt were found on library materials, staff would immediately take out those materials for treatment and cleaning. For the sake of hygiene, library materials with serious stains that could not be removed and those no longer suitable for loan or

viewing would be withdrawn. As for the book sterilisers, they were auxiliary facilities for members of the public to sterilise books with ultraviolet light on a self-service basis. Hand-washing facilities and alcohol-based handrub were also in place at main entrances or near service desks for members of the public to clean their hands after coming into contact with public facilities, books and other objects, thereby improving personal hygiene.

- (c) Regarding the question raised by Ms Amy YUNG, seven libraries were reopened on 6 May and members of the public might deposit loaned library materials into the book drops. Overdue fines would not be incurred during the period of library service suspension. In view of the latest situation, library services were progressively resumed, including the reopening of 12 district libraries and study rooms on 21 May and service resumption of some computer facilities. Relevant arrangement would be announced via the library website.

120. Mr Sammy TSUI said that the service time of the library enquiry hotline remained the same as before and was inconsistent with the actual opening time of libraries. No notice was posted at the library entrance stating the calculation of overdue fines and informing the public that they needed not return books urgently, thus the public had no idea of the latest arrangement of libraries. After he expressed the views above to the department earlier, it had subsequently modified the telephone message. He urged the department to take note of and follow up on the arrangement of library information dissemination to let the public know clearly the latest arrangement of library services.

121. Ms Amy YUNG said that while the department announced on the website that overdue fines would not be incurred, she received an email from the library last week reminding her the books were due today. She expressed discontent with the confusing internal information of the library and reckoned that it would baffle the public and cause confusion.

122. Mr WONG Chun-yeung said that regarding the bacterial count of library books, he proposed that LCSD should put up posters at prominent positions of the libraries or step up publicity through electronic communications. He learnt that LCSD spent \$800,000 in procuring 20 sterilisers for trial use in Tuen Mun library and

considered that the cost was too high. He said that the media assessed the effectiveness of sterilisers according to the sterilising method suggested by the library, and found that the bacterial count only decreased from 34 times to 11 times, meaning that the effect was limited. He pointed out that cleaning the books with disinfectant wet wipes would impair the paper quality and opined that if LCSD failed to solve the problem at root, it should step up publicity to urge members of the public to observe hygiene.

123. Ms Elaine KWOK gave a consolidated response as follows:

- (a) She responded to Mr Sammy TSUI's enquiry and said that the department would follow up on re-setting the telephone voice message system to update the opening time of libraries. Moreover, notices were posted outside the libraries stating the opening time and fine arrangement, with the main points highlighted in colour to help members of the public easily grasp the important information.
- (b) She responded to Ms Amy YUNG's enquiry and said that the department would convey the views to relevant section. In general, the library computer system automatically issued overdue notification according to the loan record of readers. The department had already explained on the website that overdue notifications were issued automatically and overdue fines would not be incurred during the suspension period of library facilities. The department noted Members' views and concern and would continue to review the arrangement of services.
- (c) The department noted Mr WONG Chun-yeung's suggestion of enhancing education for readers. It would step up publicity and urge members of the public to treasure the books and observe hygiene.

124. Mr WONG Chun-yeung said that regarding publicity, LCSD might consider putting up posters at the entrances used frequently by parents and their children, highlighting that the bacterial count of books was equivalent to that of a toilet cover, so that parents would be alerted to remind their children to observe hygiene. Instead of spending \$800,000 to procure sterilisers for trial use, he opined that stepping up publicity could achieve better result and maximise resource utilisation.

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

125. 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 presentation.

126. Mr Peter YAU presented the following:

- (a) According to the statistics of IsDO, the average utilisation rate of Tung Chung CH from January to April 2020 was 59%, while that of DB CH was 39%. From February to April 2020, to tie in with the response level under the “Preparedness and Response Plan for Novel Infectious Disease of Public Health Significance” being raised to Emergency Response Level and avoid people from gathering, CH facilities were temporarily closed for most of the time, and the figures above were calculated based on all available sessions excluding the days of closure. The overall average utilisation rates of Tung Chung and DB CHs in 2019 were about 73% and 60% respectively. The pilot scheme of using the conference room of DB CH as study room during unallocated sessions, put in operation since 1 December 2016, had been launched on a pilot basis for 38 months as at 31 January 2020 and the cumulative number of users recorded during the period was 843.
- (b) To prevent the spread of epidemic and avoid people from gathering, the study room pilot scheme had been suspended since February 2020. IsDO would continue to monitor the situation and reopen the study room as appropriate.
- (c) In view that it was getting hot, IsDO was well prepared for opening of Tung Chung CH at night time for use as temporary night heat shelter when the Very Hot Weather Warning was in force. IsDO would enhance the anti-epidemic measures and ensure that the venue was properly disinfected and cleaned after use.

127. Ms Amy YUNG said that in the past some people made booking for a number of “first-come-first-served” sessions in one go (known as “standby arrangement”), thus

IsDO formulated rules to prevent such situation. However, this rendered those who observed the rules having to undergo various procedures for booking the venue. She enquired whether IsDO had taken any follow-up action regarding her views given earlier.

128. Mr LEE Ka-ho enquired whether oral presentation would only be made for this agenda without information paper.

129. Mr WONG Chun-yeung concurred with Ms Amy YUNG. He said that residents complained about the occupation of venues of Tung Chung CH. He knew that “ticket scalping” activities always happened at the CH, where a number of venues or sessions were booked by someone who then resold at a high price. For example, they would approach people who were willing to pay a high price to use the venue for dancing. He asked IsDO to follow up on the above situation. He asked for detailed information about the utilisation rate and usage of Tung Chung CH.

130. Mr Peter YAU responded to the view of Ms Amy YUNG and said that if Members had any suggestions on relaxation of venue booking arrangement, IsDO would be open minded and glad to make adjustment to meet public need. He said that the booking arrangement had been relatively loose and was later tightened to avoid people occupying the venues. He stressed that IsDO might relax the requirements and the extent of relaxation was subject to Members’ views; for example, to the same extent as before, i.e. no restriction on the number of sessions allocated to an applicant each month under the standby arrangement.

131. Ms Amy YUNG requested IsDO to submit a written report on this agenda at the next meeting instead of only making oral presentation. Regarding the relaxation of venue booking arrangement, she said that she had raised related views last year and was dissatisfied that IsDO was still seeking the views of Members today. She urged IsDO to follow up on the above matter as soon as possible in a proactive manner and not to keep dragging on.

132. Mr Sammy TSUI said that he noticed that for other CHs, if more than one organisation made booking for the same session, allocation would be determined by ballot. He proposed that IsDO should deploy staff to observe the use of venue by the organisation. If the organisation, when making the booking, claimed that there would be 10 persons using the venue but only a few persons turned out for the activity, it might

be considered having occupied the venue. He proposed that IsDO should consider adopting a scoring system to avoid occupation of CHs and make arrangement for booking of CH venues in a fair and impartial manner.

133. The Chairman asked Mr Peter YAU to consider stipulating new rules for venue booking to prevent abusive use of CHs, and to submit a report and give a briefing at the next meeting.

134. Mr Sammy TSUI said that IsDO certainly needed to stipulate rules and principles, but should also reserve some sessions for use in times of emergency and need. For example, in the event of emergency such as building collapse or a fire, etc., organisations might need a venue to hold emergency meeting. He thus proposed that the requirements or rules should stipulate that the organisation which had made a booking might be required to give up the venue under special circumstances. He stressed that IsDO should stipulate clear rules for applicants and users to facilitate the smooth management of CHs and avoid unfairness.

135. Ms Amy YUNG disagreed with Mr Sammy TSUI and considered his proposal unfair. She said that it was unreasonable to ask the user who had made booking to give up the venue when other people claimed that they had an urgent need. If anyone needed to borrow a venue in case of emergency, he/she should find a venue on his/her own.

136. The Chairman asked IsDO to consider and explore new rules for venue booking and submit a paper for Members' consideration at the next meeting.

(Mr YUNG Chi-ming left the meeting at around 1:10 p.m.)

XV. Progress report on DC-funded District Minor Works Projects
(Paper DFMC 19/2020)

137. The Chairman welcomed Ms HUI Ka-wai, Minerva, Architect (Works)⁵ of the Home Affairs Department; Ms LEUNG Tin-yee, Christy, Assistant District Officer (Islands)² and Mr LI Ming-yau, Senior Inspector of Works of IsDO; and Mr KWAN Chung-wai, David, District Leisure Manager (Islands) of LCSD to the meeting to present the paper.

138. The Chairman asked the Secretary to briefly introduce the DMW programme of IDC before discussing the paper.

139. The Secretary briefly introduced the DMW programme of IDC as follows:

- (a) On scale of projects, large public works projects such as water, drainage and road works were undertaken by other government departments. One of the duties of DC was to advise the Government on improvement of district facilities and environment, which might involve implementation of minor works, thus the annual funding allocated to DC included DMW fund. Taking the works of the pedestrian link at the Central Piers to be discussed later as an example, Members proposed widening the pedestrian link as the section between pier nos. 3 and 4 was narrow and pedestrians would easily bump into each other in particular on rainy days. The project cost was partly covered by DMW fund. Moreover, while Members proposed using existing small size vacant land as sitting-out area to optimise its use, such small recreational facilities were accorded lower priority among LCSD-funded projects. In such case DMW programme provided an alternative for implementing the proposal.
- (b) On submission of works proposals, given the limited amount of annual funding and for the purpose of facilitating DC in determining the priority of works proposals and making overall assessment, Members were invited to submit works proposals once every year for consolidation and discussion. After the meeting in May, the Secretariat would invite Members to submit DMW proposals with a sample proposal attached for Members' reference. Members had to submit proposals in the format specified in the sample. For motions on provision of facilities raised by Members at meetings, if they were passed and the works endorsed were to be carried out under DMW programme, the works proposals were required to be submitted according to the procedures. Works proposals submitted by Members would be discussed at the DFMC meeting in July. Members might decide whether they supported the arrangement for works proposals be reviewed preliminarily by IsDO and proposals of recreational facilities be reviewed by LCSD. Members might,

according to the nature, complexity and estimated cost of works proposed, and the overall DMW financial position, etc., consider whether they supported further evaluation of the works proposals.

(c) On review of feasibility of works, if at the meeting in July, Members supported that the works proposals be further reviewed by the lead department, IsDO/LCSD would assess the feasibility of proposed works. In general, the lead department would liaise or conduct site inspection with Members concerned to ascertain the works scope. The lead department would take into account the factors below when considering the feasibility of works:

- (i) The complexity of works should not exceed the skill and capacity of the lead department. For example, for works involving slopes, slope upgrading works were required, thus exceeding the capacity of IsDO; Works involving private lots were generally infeasible since DMW fund should not be used for works involving personal interests or land recovery; The lead department would also seek views of relevant government departments, such as enquiring of PlanD about land use and LandsD about land status, etc.
- (ii) Maintenance and management of the proposed facilities should be undertaken by government departments. All facilities should be managed and maintained by government departments and the recurrent expenditure involved should not exceed 5% of the estimated project cost. As such, some works might not be suitable to be carried out under DMW programme, e.g. construction of public toilet with the employment of cleaning staff incurring large recurrent expenditure. IsDO would suggest referring the proposed works to relevant departments if it considered that the works were more appropriate to be carried out by other departments.
- (iii) The time required for reviewing the feasibility of works was generally not long, but when special issues were involved, the progress might be hindered and the review process might be prolonged. IsDO or LCSD would report the progress regularly

with information provided at the annex to the progress report. The lead department would review all works at the same time and the actual date of works commencement depended on the complexity of works. Since some works of higher cost might affect the progress of other works, Members might set priorities for the works if deemed necessary.

- (d) On finalisation of works proposals, upon completion of detailed design and estimation of works, the lead department would report the works details at DFMC meeting and invite Member to endorse the funding for the works, i.e. the stage where the works of the pedestrian link at the Central Piers to be discussed later had reached. After DC endorsed the funding for the works, the lead department would arrange for tendering and works commencement and report to DFMC regularly. All works in progress would be set out in the progress report for Members' perusal.

140. Members discussed the following projects:

- (a) Construction of shelter at open space next to South Lantao Rural Committee office (IS-DMW-116)

141. Mr Eric KWOK said that to his understanding, the last term of DC had discussed this project and requested IsDO to further follow up with Mr HO Chun-fai. He proposed that after demolition of the existing stage, discussion be held by PlanD and TPB to seriously explore the construction of city hall at the site. He asked Mr HO Chun-fai to provide supplementary information in due course.

142. Ms Christy LEUNG said that after discussion on this project at DFMC meeting last year, IsDO had sought the views of relevant departments. IsDO consulted relevant departments before seeking TPB's approval in order to assess the likelihood of such approval. Since relevant departments generally held the opinion that the existing structures had to be demolished before proceeding with the application, IsDO reckoned that the works proposal might not receive positive feedback if submitted to TPB at this stage.

143. Mr HO Chun-fai said that PlanD previously refused to approve the project due to the existence of unauthorised building works (UBW) at the site. He was

discontented that the project had not commenced despite having been strived by IDC for over 10 years. He indicated that the site was the only place available for provision of district recreational facilities and questioned why PlanD did not approve the project after long delays. Having waited for 10 years but in vain, the residents built a shelter with tiles on their own, but PlanD alleged that it was an UBW and refused to process the project application on this ground. He requested PlanD, IsDO or relevant departments to provide a concrete timetable, stating when an approval would be given after demolition of the UBW. He was dissatisfied that PlanD or relevant departments did not take follow-up action, causing long delays to the project. He stressed that there was currently no venue for public events in South Lantau and urged relevant departments to proactively consider the needs of residents and take follow-up action as soon as possible. He hoped that IsDO would take the leading role in co-ordination and update Members on the progress.

144. Mr Eric KWOK concurred with Mr HO Chun-fai and considered it necessary to build a city hall in South Lantau since there was no place for activities in celebration of the reunification or National Day, etc. He asked the IDC Chairman Mr Randy YU to assist in the matter. He indicated that the problem lied with existence of an UBW adjacent to the site and it was learnt that the UBW was very primitive. He enquired whether Mr HO Chun-fai agreed to meet with the residents to explore demolition of the UBW first, so that IsDO and TPB could discuss details on the construction of South Lantau city hall. He believed this would help resolve the matter.

145. Mr Randy YU said that this works proposal had been discussed by DFMC for years and the biggest obstacle at present was the UBW. To his understanding, last year Mr HO Chun-fai indicated that the villagers were willing to demolish the UBW after the celebrating events, but unfortunately, due to the emergence of the epidemic since the Lunar New Year, the UBW had not been demolished to date. He understood why Mr HO Chun-fai was dissatisfied and was aware that Mr HO and the villagers wanted to know, after the demolition of the UBW, how long it would take before the venue would be available for use. He reckoned that relevant departments should hold a meeting to discuss the technical issues of the project, set a timetable for the works, provide more information to Members and the villagers, and handle the problem as soon as possible.

146. Ms Christy LEUNG said that IsDO noted Members' views about demolition of the shelter. While whether TPB would approve the application was unknown,

IsDO would enquire of PlanD whether a timetable could be set or the estimated time could be provided. She would follow up with Members after the meeting.

147. Ms WONG Chau-ping said that IsDO should not only follow up but should step up efforts in implementing the works of South Lantau. She said that the project was not processed after years of discussion, and the place concerned was the only venue for residents of South Lantau to hold activities; if the place was not available for use by the residents, hundreds of people would then flock to Tung Chung whenever activities were held, which was not desirable. She urged IsDO to provide assistance and support as far as possible.

148. Mr HO Chun-fai said that the shelter under application was not big in size and intended to provide shelter from rain and for recreational purpose. The old shelter was built over 10 years ago with wooden boards and covered with canvas. The existing shelter was the venue for celebrating activities, which was different from the one mentioned above for recreational purpose and providing shelter from rain. He did not understand why the proposed shelter and the old shelter were mixed up as they were located 10 to 20 metres apart. He was dissatisfied that PlanD refused to process the application on ground of the existence of UBW. He urged relevant departments to follow up as soon as possible to respond to the demand of residents.

149. Mr HO Siu-kei concurred with Mr HO Chun-fai. He said that social activities for Tai O and South Lantau residents were organised but there were no public facilities in South Lantau for public ceremonies and activities, which was unfair to the local residents. He urged IsDO and relevant departments to co-ordinate and follow up on the matter as soon as possible.

150. The Chairman said that the problem remained unresolved for many years and enquired whether IsDO would meet and discuss with relevant departments and stakeholders to speed up the work progress.

151. Ms Christy LEUNG said that IsDO would liaise with relevant departments after the meeting for follow-up.

(b) Provision of green rainshelters near lamp post no. GC0778 at Mun Tung Estate, Tung Chung (IS-DMW-348)

152. Mr Eric KWOK learnt from the paper that the project had commenced. He asked IsDO to give a detailed account of the works progress and design.

153. Mr LI Ming-yau said that the project commenced on 4 January this year; however, due to the epidemic, the delivery of components manufactured in the Mainland was delayed, thus the progress was slightly behind schedule with the expected completion date being deferred to June.

- (c) Construction of a community garden at the open space at Chung Mun Road near Mun Tung Estate (Item 16 in Annex)
Construction of a park at the open space at Yu Tung Road opposite JoysMark (Item 17 in Annex)
Provision of community recreational garden on idle grassland outside Mun Tung Estate along footpath to the left of bus terminus: including recreational facilities and small covered performance venue (Item 18 in Annex)

154. Mr Eric KWOK said that project proposal items 16 and 17 were proposed by DC member of last term Mr Bill TANG, and the location was the same as that of project proposal item 18 proposed by him. As such, he proposed that the projects be combined, with only the proposal of provision of community recreational garden on idle grassland outside Mun Tung Estate along the footpath leading to the left of bus terminus: including recreational facilities and small covered performance venue retained in the paper.

- (d) Provision of cover to the footpath at Tung Chung Community Service Centre (IS-DMW-174)
Improvement of hygiene facilities at Sai Tai Road, Cheung Chau (IS-DMW-176)

155. Ms Christy LEUNG said that after reviewing the above two projects, IsDO considered them technically infeasible and proposed they be deleted from the paper.

156. Mr LEE Ka-ho enquired whether the project proposal referred to the Community Services Complex at Man Tung Road since there was no such building named “Tung Chung Community Service Centre”. Moreover, he indicated that the above project proposal was raised as early as 2012/13 and enquired why provision of cover was found infeasible only until now.

157. Mr Eric KWOK said that it was learnt that “Tung Chung Community Service Centre” referred to the old Tung Chung Marine Police Headquarters which was converted into a community service centre over 10 years ago in view of insufficient community facilities in Yat Tung Estate. Since provision of cover was infeasible, he proposed that the project be deleted.

158. Ms Christy LEUNG, in response to Mr LEE Ka-ho, said that for administrative purpose, the previous practice was that the papers included projects for which feasibility study had not been conducted. At present, a different approach was adopted and advice would be given to delete projects found infeasible.

(e) Installation of floodlight illumination system at Yim Tin Playground (IS-DMW-310)

159. Ms Christy LEUNG said that the project cost estimated by LCSD increased from \$800,000 to \$7.56 million. She said that Members might discuss in detail later and believed that the department would give a detailed account.

(Post-meeting note: The initial project estimation of \$800,000 was the estimation for feasibility study of the project. After ArchSD confirmed that the project was technically feasible, the estimated cost was set at \$7.56 million.)

160. Mr Randy YU said that Yim Tin Playground located in South Lantau was the only natural grass playground on the island. Apart from residents of Tai O and Lantau, rugby teams also conducted training activities there, indicating a keen demand for the project. He said that while the project cost of \$7.56 million seemed to be high, it had been adjusted downwards a couple of times. ArchSD conducted a site inspection earlier and indicated that if standard illumination was to be provided to reduce shadow effects on rugby games, works were required to be carried out at four corners of the playground, coupling with the drainage works, thus the estimated cost might exceed \$30 million. While provision of standard illumination at the playground might benefit the public, after consulting Tai O residents and the then Chairman and Vice-chairman of Tai O Rural Committee Mr LAU Cheuk-wing and Mr HO Siu-kei, it was unanimously agreed that the cost should be reduced as far as possible. Moreover, projects of cost exceeding \$30 million could not be carried out under DMW

programme. Upon mutual agreement, he proposed that floodlights be installed at only one side of the playground. He hoped that Members would support and endorse the project even though the result might not be very satisfactory.

161. Mr HO Siu-kei said that there were secondary schools in the area and many young people engaged in activities such as running and ball games at night, but there was serious shortage of sports facilities in Lantau Island. Apart from Yim Tin Playground, only an artificial turf pitch at Man Tung Road and a hard-surface soccer pitch in Mui Wo were available in the district.

162. Mr David KWAN said that Yim Tin Playground was not a standard sports ground where the ancillary facilities were not comprehensive, comprising only a 7-a-side soccer pitch, a sand pitch for long jump, a shot put area, a high jump area and a 3-lane running track. Since there was no lighting system, the venue was only open from 8:00 a.m. to 6:00 p.m. daily. He pointed out that after installation of four floodlights and improvement of ancillary facilities, the venue could be open at night time to make better use of resource. He hoped that Members would support the project.

(f) Beautification of Silver Mine Cave and greening works for peripheral area of waterfall (Item 1 in the Annex)

163. Mr LEUNG Kwok-ho pointed out that according to District Minor Works Proposals – Review Progress Report, the proponents of the above project was “Mr WONG Fuk-kan (now being followed up by Mr Randy YU and Mr WONG Man-hon)”. He said that some works proposals raised by Members of the last term were not followed up and enquired whether they should be followed up by Members of the constituencies concerned, e.g. works projects in Cheung Chau were followed up by Mr YUNG Chi-ming.

164. Ms Christy LEUNG said that IsDO would continue to follow up on the projects concerned. Since the works proponents were not Members of this term, IsDO would seek assistance from Members of the constituencies concerned for follow-up.

(g) Construction of temporary recreational facilities at On Tung Street, Tung Chung (IS-DMW-328) (Completed)

165. Ms Christy LEUNG said that Members reflected that the utilisation rate of the temporary recreational facilities at On Tung Street was relatively low, and after discussion, IsDO and LCSD decided to plant colourful vegetation at the area. The work was expected to be completed in mid-June.

166. Mr David KWAN said that the department planned to plant Hibiscus rosa-sinensis (大紅花) on the grassland at On Tung Street. With a long flowering season and bright colour, it was believed that the species could attract members of the public to use the recreational facilities.

(Post-meeting note: LCSD completed the landscape works on 16 June.)

167. Mr Eric KWOK supported the plantation of flowers on the grassland at the entrance of the temporary recreational facilities to beautify the environment and attract residents to use the facilities.

168. The Chairman asked Members to vote by a show of hands on cost increase for the project of installation of floodlight illumination system at Yim Tin Playground (IS-DMW-310) from \$800,000 to \$7.56 million.

Members voted by a show of hands. There were 13 voted for, one against and two abstaining. The proposal was passed.

(Members voted for included: The Chairman Mr Ken WONG, the Vice-chairman Mr WONG Chun-yeung, Mr Randy YU, Mr WONG Man-hon, Mr CHOW Yuk-tong, Mr CHAN Lin-wai, Mr HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Ms Josephine TSANG, Mr Eric KWOK, Mr Sammy TSUI and Ms LAU Shun-ting; Mr LEUNG Kwok-ho voted against; Ms Amy YUNG and Mr LEE Ka-ho abstained.)

169. The Chairman asked Members to vote by a show of hands on whether they agreed that the paper and funding be endorsed for implementation of the projects.

170. Members voted by a show of hands. There were 12 voted for, one against and three abstaining. The proposal was passed.

(Members voted for included: The Chairman Mr Ken WONG, Mr Randy YU, Mr WONG Man-hon, Mr CHOW Yuk-tong, Mr CHAN Lin-wai, Mr HO Chun-fai, Mr HO

Siu-kei, Ms WONG Chau-ping, Ms Josephine TSANG, Mr Eric KWOK, Mr Sammy TSUI and Ms LAU Shun-ting. Mr LEUNG Kwok-ho voted against while the Vice-chairman Mr WONG Chun-yeung, Ms Amy YUNG and Mr LEE Ka-ho abstained.)

(Mr FONG Lung-fei left the meeting at around 1:20 p.m.)

XVI. First Batch of District Minor Works Projects proposed by Leisure and Cultural Services Department for 2020/21
(Paper DFMC 4/2020)

171. The Chairman welcomed Mr KWAN Chung-wai, David, District Leisure Manager (Islands) of LCSD to the meeting to present the paper.

172. Mr David KWAN presented the paper.

173. Mr LEE Ka-ho expressed his views as follows:

(a) “Enhancement of landscape facilities in Islands District leisure venues” (item 1) set out in the Annex involved plantation of suitable flowers and plants in leisure venues of LCSD to beautify the environment. He enquired about the exact works locations.

(b) “Enhancement of facilities in Tung Chung Man Tung Road Sports Centre” (item 3) set out in the Annex involved replacement of old fitness equipment in Tung Chung Man Tung Road Sports Centre. He learnt that there were several treadmills in the sports centre and enquired of the department whether the treadmills were provided at the same time and how many treadmills would be replaced.

174. Mr Eric KWOK said that CEDD submitted at the IDC meeting in April this year a paper concerning project nos. 5101CX and 5G66CG which included the Green Master Plan for Southeast New Territories (covering Tung Chung and Lamma Island). To his understanding, CEDD had made funding request to LegCo for the works project and expected to get approval in mid-2020 for commencement of greening works in the third quarter of 2020. Since LCSD had not provided the detailed draft plan and exact locations of “Enhancement of landscape facilities in Islands District leisure venues”

(item 1), he was worried that the project overlapped with the above-mentioned CEDD project and enquired whether LCSD had communicated with CEDD to avoid waste of resources.

175. Ms Amy YUNG expressed her views as follows:

- (a) “Enhancement of landscape facilities in Islands District leisure venues” (item 1) set out in the Annex involved plantation of suitable flowers and plants in leisure venues of LCSD to beautify the environment, but the locations of plantation were not stated in the paper and the project cost was high. She opined that the department should provide supplementary information, otherwise the project might not be approved at this meeting.
- (b) Regarding “Enhancement of facilities in Tung Chung Man Tung Road Sports Centre” (item 3) set out in the Annex, she questioned that the cost of \$40,000 for a treadmill was too high and unacceptable, and enquired whether the department had conducted price check beforehand. She requested the department to provide information including the treadmill model, etc. for Members’ reference, otherwise it was impossible to endorse the paper and funding for implementation of the project. She thought that the attitude of Mr David KWAN at the meeting gave her an impression that he wanted to shift responsibilities to other departments. She was also dissatisfied that the information in the paper submitted by the department was incomplete.

176. Mr LEUNG Kwok-ho said that if replacement of equipment was required every year, he proposed that the department should consider procuring the equipment for all venues in Hong Kong from one single company, which might enjoy discounts. He was concerned about the quality and origin of the treadmills and reminded the department to pay attention to product safety.

177. Mr WONG Chun-yeung enquired about the number of parks and LCSD venues involved in “Enhancement of landscape facilities in Islands District leisure venues” (item 1) set out in the Annex. He would like to know the calculation method of “expected number of beneficiaries”, enquiring whether it was calculated with reference to the method used by the Audit Commission, or by using a calculator or

taking the average.

(Post-meeting note: The “expected number of beneficiaries” was calculated based on the projected population of Islands District stated in the “Projections of Population Distribution 2019-2028” of PlanD.)

178. The Chairman said that since Members considered that the information of “Enhancement of landscape facilities in Islands District leisure venues” (item 1) and “Enhancement of facilities in Tung Chung Man Tung Road Sports Centre” (item 3) set out in the Annex was incomplete, he enquired whether Members agreed that “Silver Mine Bay Beach beautification works 2020/21” (item 2) and “Enhancement of first aid facilities at Yung Shue Wan Playground, Lamma Island” (item 4) be put to vote first, or processed with other projects in one go at the next meeting.

179. Mr Randy YU said that given the imminent swimming season and the need of addressing marine sand loss at Silver Mine Bay Beach due to the impact of water from Wang Tong River, he proposed that “Silver Mine Bay Beach beautification works 2020/21” (item 2) be put to vote and submitted for approval first.

180. Mr Eric KWOK considered that installation of automated external defibrillator (AED) under “Enhancement of first aid facilities at Yung Shue Wan Playground, Lamma Island” (item 4) was also very important, and proposed that “Silver Mine Bay Beach beautification works 2020/21” (item 2) and “Enhancement of first aid facilities at Yung Shue Wan Playground, Lamma Island” (item 4) be put to vote and submitted for approval first.

181. Ms LAU Shun-ting concurred with Mr Eric KWOK.

182. Ms Amy YUNG said that regarding “Enhancement of first aid facilities at Yung Shue Wan Playground, Lamma Island” (item 4), she considered the cost of AED too high. She enquired about the number of AEDs included in the total cost and requested the department to provide the AED model information.

183. Mr LEUNG Kwok-ho agreed that “Silver Mine Bay Beach beautification works 2020/21” (item 2) and “Enhancement of first aid facilities at Yung Shue Wan Playground, Lamma Island” (item 4) be handled first. Regarding “Enhancement of first aid facilities at Yung Shue Wan Playground, Lamma Island” (item 4), he conducted

research on the Internet and found that the market price of AED ranged from \$15,000 to \$30,000, hence the project cost was considered reasonable. He enquired, after installation of AED at Yung Shue Wan Playground in Lamma Island, whether the time of usage would be limited and any staff would be present to assist the users. He reckoned that AEDs were professional first aid facilities and reminded the department to pay attention to and follow up on their use.

184. Mr David KWAN said that the cost of AED of \$25,000 was a rough estimate at present. When using the AED, users should follow the audio instructions of AED and the department would arrange staff to regularly check whether the device was in normal operation. He supplemented that the model of the AED to be installed was the same as those currently installed outside LCSD venues.

185. The Chairman asked Members to vote by a show of hands on whether they agreed to endorse the contents and funding of “Silver Mine Bay Beach beautification works 2020/21” (item 2) and “Enhancement of first aid facilities at Yung Shue Wan Playground, Lamma Island” (item 4) set out in the paper for implementation of works.

186. Members voted by a show of hands. There were 13 voted for and two abstaining. The proposal was passed.

(Members voted for included: The Chairman Mr Ken WONG, Mr Randy YU, Mr WONG Man-ho, Mr CHAN Lin-wai, Mr HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Ms Josephine TSANG, Mr Eric KWOK, Mr Sammy TSUI, Ms LAU Shun-ting, Ms LEE Ka-ho and Mr LEUNG Kwok-ho; while the Vice-chairman Mr WONG Chun-yeung and Ms Amy YUNG abstained.)

187. Mr Sammy TSUI said that the price of treadmills ranged from as low as several thousand dollars for household use up to \$40,000 for warm-up exercise. He asked the department to provide detailed information such as the treadmill model.

188. The Chairman asked LCSD to take note of Members’ views and provide detailed information for Members’ perusal and consideration.

(Mr CHOW Yuk-tong left the meeting at around 1:55 p.m.)

XVII. Improvement of the pedestrian link at the Central Piers

(Paper DFMC 7/2020)

189. The Chairman welcomed Ms LEUNG Tin-ye, Christy, Assistant District Officer (Islands)² of IsDO; Mr SO Kin-leung, Acting Deputy District Leisure Manager (District Support) Central & Western of LCSD; and Mr FUNG Wai-yan, Ryan, Engineer/Central & Western 1 of TD to the meeting to present the paper.

190. Ms Christy LEUNG briefly presented the paper.

191. Mr Randy YU said that the footbridge of IFC mall adjacent to Central Piers was closely related to residents of Islands District. He thanked Central and Western District Leisure Services Office (CWDLSO) of LCSD for undertaking the project and said that the project involved cross-district collaboration which was few and far between. He said that MTR Corporation Limited had indicated that the project would not affect train service and it did not object to the project. He noted that the entire project took about seven months to complete and enquired about the tendering details and timetable of works.

192. Mr SO Kin-leung said that the tree transplanting contractor had been identified. After fund allocation by IsDO, ArchSD would prepare for works commencement; and after removal of part of the flower bed by ArchSD, HyD would follow up on the remaining works. After endorsement of the paper and funding by Members, LCSD would liaise with ArchSD for works commencement soonest.

193. Mr Randy YU thanked CWDLSO for its assistance. He enquired when ArchSD would conduct tendering and commence works, and how long would it take to complete the works after taking over by TD. Given the imminent rain season, he hoped that the works would commence soonest so that the umbrellas of residents would not collide when they crossed the footbridge. He suggested LCSD co-ordinate with relevant departments and provide a preliminary timetable.

194. Mr SO Kin-leung said that ArchSD had initially informed of the works period, which covered about a month for tree works including transplanting a tree and enhancing the protection of two trees, and about three months for removal of flower bed. He stressed that the department would discuss with ArchSD and follow up on Members' views, hoping that ArchSD would commence works as soon as possible.

Upon completion of works by ArchSD, HyD would proceed with the remaining works.

195. The Chairman asked the department to provide a detailed timetable after the meeting for Members' perusal.

196. Mr Ryan FUNG said that after removal of flower bed by ArchSD, TD and HyD would immediately commence the road widening works to achieve a seamless transition.

197. The Chairman asked Members to vote by a show of hands on whether they agreed to endorse the paper and funding for implementation of works.

198. Members voted by a show of hands. There were 13 voted for. The paper and funding were passed.

(Members voted for included: The Chairman Mr Ken WONG, Mr Randy YU, Mr WONG Man-hon, Mr CHAN Lin-wai, Mr HO Siu-kei, Ms WONG Chau-ping, Ms Josephine TSANG, Ms Amy YUNG, Mr Eric KWOK, Mr Sammy TSUI, Ms LAU Shun-ting, Mr LEE Ka-ho and Mr LEUNG Kwok-ho.)

XVIII. Any Other Business

(i) Proposals for District Minors Works Projects in 2020-21

199. The Chairman said that IDC had been allocated \$18,688,000 for DMW projects in 2020-21. IDC endorsed and confirmed the DMW funding allocation of \$11,663,000 to this Committee for 2020-21 at the meeting on 27 April this year. He asked the Secretariat to distribute the project proposal forms to Members and asked them to submit project proposals by the specified date.

200. Mr LEUNG Kwok-ho enquired of the Secretariat about the arrangement for distribution of project proposal forms.

201. The Secretary said that the project proposal forms would be distributed to Members via email after the meeting. Members who wished to raise project proposals had to submit the form by the specified date.

XIX. Date of Next Meeting

202. There being no other business, the meeting was adjourned at 2:05 p.m. The next meeting would be held on 13 July 2020 (Monday) at 10:30 a.m.

-End-