

(Translation)

Islands District Council
Minutes of Meeting of District Facilities Management Committee

Date : 11 July 2022 (Monday)
Time : 2:00 p.m.
Venue : Islands District Council Conference Room,
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong

Present

Mr WONG Hon-kuen, Ken (Chairman)
Mr WONG Man-hon, MH
Mr CHOW Yuk-tong, SBS, MH
Mr YUNG Chi-ming, BBS, MH
Mr CHAN Lin-wai, MH
Ms WONG Chau-ping
Mr KWOK Ping, Eric
Mr FONG Lung-fei
Ms LAU Shun-ting

Attendance by Invitation

Ms CHUNG Dip-fun, Sarah	Property Service Manager/Service (Hong Kong Island & Islands)5, Housing Department
Mr TSANG Chi-yuen	Housing Manager/Hong Kong Island and Islands 8, Housing Department
Mr LEE Sun-fu, Joe	Senior Executive Officer (District Management), Islands District Office
Mr LEE Lap-chi, Alfred	District Secretary, Islands District Office
Mr CHAN Chak-chung	Senior Inspector of Works, Islands District Office
Ms LEUNG So-ping, Selina	Senior Executive Officer (Planning)21, Leisure and Cultural Services Department
Ms WONG Hoi-ming, Helen	Architect (Works)4, Home Affairs Department
Mr Ken TONG	Senior Architect, Ho & Partners Architects Engineers & Development Consultants Limited

In Attendance

Ms WONG Ka-ming, Grace	Assistant District Officer (Islands)2, Islands District Office
Ms SIU Kit-ping, Currie	District Leisure Manager (Islands), Leisure and Cultural Services Department
Ms CHU Po-yee, Polly	Senior Librarian (Islands), Leisure and Cultural Services Department

Secretary

Ms NG Ching-sum, Rain

Executive Officer (District Council)2, Islands District Office

Absent with Apology

Mr YU Hon-kwan, Randy, MH, JP

Mr HO Chun-fai (Vice-Chairman)

Absent

Mr HO Siu-kei

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**Welcoming Remarks**

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

2. Members noted that Mr Randy YU and Mr HO Chun-fai were unable to attend the meeting due to other commitments.

I. Confirmation of minutes of the meeting held on 16 May 2022

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

4. No amendments were proposed and the captioned minutes were endorsed unanimously.

II. Question on the repair and maintenance of lifts at Chung Yan Road and Yu Tung Road (Paper DFMC 19/2022)

5. The Chairman said that the written reply of the Electrical and Mechanical Services Department (EMSD) had been distributed to Members for perusal before the meeting.

6. Mr FONG Lung-fei briefly presented the paper. He said that according to the written reply of the EMSD, the date of the last lift suspension was 31 May this year and the lift was suspended for four days. He said that the lift was closed until 6 June when repairs were carried out. In addition, EMSD said that the contractor had to arrive at the scene within one hour to carry out examination and maintenance upon receipt of the fault report in accordance with the maintenance contract. However, according to his observations, the contractor's performance seemed to fall short of expected standard. He urged EMSD to monitor it. He said that the Chung Yan Road Footbridge to the North Lantau Hospital would be closed for several months. If the lift failures continued, residents would have to detour to the footbridge via the slope and then proceed to the bus stop. It would cause inconvenience to their access.

7. Mr Eric KWOK said the written reply of the EMSD indicated that the causes for the lift suspensions had often involved external factors, including vandalism, damage caused by the impact of foreign objects, sudden drops in power supply voltage and failure of the lift electronic control card. He considered that if vandalism was involved, EMSD should report to the police. In addition, EMSD should investigate the causes of lift failures and seek solutions. He suggested writing to the EMSD for following up on the issue.

8. The Chairman said that the frequency of lift failures was high. As there would be works carried out at the location concerned, residents would be affected if lift failures continued. He asked the Secretariat to write a letter to the EMSD and requested EMSD to provide detailed causes and solutions for the incidents. If the situation persisted, EMSD should send a representative to the meeting to respond to Members' questions.

(Post-meeting notes: The Secretariat of the Islands District Council (IDC) had relayed the Committee's views to the EMSD. The written reply of EMSD had been distributed to Members by circulation for perusal.)

III. Question on the installation of additional electric fans at Yat Tung Estate Bus Terminus  
(Paper DFMC 20/2022)

9. The Chairman welcomed Ms CHUNG Dip-fan, Sarah, Property Service Manager/Service (Hong Kong Island & Islands)<sup>5</sup> of the Housing Department (HD) to the meeting to respond to the question. The written reply of the Link Asset Management Limited had been distributed to Members for perusal before the meeting.

10. Mr FONG Lung-fei briefly presented the question.

11. Ms Sarah CHUNG said that the Yat Tung Estate Bus Terminus was located on the ground floor of the Car Park No.3 of Yat Tung Estate with a mechanical ventilation system. HD had conducted a feasibility study on the proposed addition of electric fans and communicated with the relevant stakeholders. The installation of electric fans would be carried out later in accordance with the actual environment of the terminus and was expected to be completed in August this year.

(Post-meeting notes: HD had completed the installation of the electric fans in mid-July this year.)

12. Mr FONG Lung-fei thanked HD for their pro-active follow-up actions.

13. Mr Eric KWOK supported the installation of additional electric fans at the location. However, as the location would accumulate dust or stain easily, he suggested that HD should arrange regular cleaning after the installation of the electric fans.

14. The Chairman requested that if HD needed to install electric fans in the future, it could invite the District Council members of the district to conduct on-site inspections to look for suitable locations for the installation.

15. Ms Sarah CHUNG said that HD noted this suggestion and would continue to communicate with Members.

IV. Question on the conversion of the discarded furniture collection point at Ying Tung Estate into a parking space for private cars or motorcycles  
(Paper DFMC 21/2022)

16. The Chairman welcomed Ms CHUNG Dip-fan, Sarah, Property Service Manager/Service (Hong Kong Island & Islands)<sup>5</sup> of the HD to the meeting to respond to the question.

17. Mr FONG Lung-fei briefly presented the question.

18. Ms Sarah CHUNG said that HD was planning to convert this area into two temporary hourly private car parking spaces to meet the needs of the residents of the Ying Tung Estate. HD was conducting a feasibility study on this. If the proposal was supported, it would be implemented as soon as possible.

19. Mr FONG Lung-fei thanked HD for their pro-active follow-up actions.

V. Question on the influence of the waste collection station outside the entrance of Block

B of Yu Tai Court on lower floor tenants  
(Paper DFMC 22/2022)

20. The Chairman welcomed Mr TSANG Chi-yuen, Housing Manager/Hong Kong Island and Islands 8 of the HD to the meeting to respond to the question.

21. Mr Eric KWOK briefly presented the question.

22. Mr TSANG Chi-yuen responded as follows:

- (a) The sales brochure distributed by HD during the first sale of the Yu Tai Court in 2018 had initially mentioned a planter would be built at the location concerned. However, taking into account that the residents might have engendered large amount of decoration debris during intake, the Housing Authority (HA) thus decided to set up a temporary debris collection point for a centralised collection and disposal of the decoration debris. As the public areas available for this purpose were limited in the court, the use of relevant location was finally revised. Some planters were removed and changed to cement ground to facilitate the building of the temporary debris collection point. Relevant amendment had been clearly set out in the sales brochure distributed by the HA during the resale of the flats of the Yu Tai Court in 2020 and the Deed of Mutual Covenant (DMC) subsequently signed. The sales brochure had also been uploaded to the website of the HA for browsing by the public.
- (b) As all the owners of the Yu Tai Court had moved in, the temporary debris collection point was demolished on 16 May this year and restored to its original state in accordance with the DMC Plan of the court.
- (c) HD would keep an open mind to collect residents' views and explore the possibility of using the area for other purposes provided no nuisance would be created to the lower floor residents.

23. Mr Eric KWOK thanked HD for its detailed explanation and handling of the temporary debris collection point. He said that he had directly contacted the management company of the Yu Tai Court and the Food and Environmental Hygiene Department (FEHD) for assistance after receiving the complaint in April. For example, water was sprayed at the debris collection point to prevent dust from affecting the residents. Subsequently, the point was demolished. He considered that HD should temporarily restore the area to a planter as described in the early sales brochure and the DMC before consulting the residents of the Yu Tai Court.

24. Mr FONG Lung-fei said that many residents of the Yu Tai Court reflected to

him that the current number of bicycle parking space was insufficient. He suggested that HD should restore the area to its original state in accordance with the DMC and then consider converting the area into bicycle parking spaces after consulting the residents.

25. Mr TSANG Chi-yuen made a consolidated response as follows:

- (a) The sales brochure distributed by HD for the first sale of Yu Tai Court in 2018 had stated that a planter would be built at the location concerned. Somehow, during the period between the construction of the buildings and the official intake of the residents, the architects would have the possibility to make changes having regard to the actual circumstances. The situation at the Yu Tai Court required a revision of the use of the area and the conversion of part of the planter area to concrete ground for setting up a temporary debris collection point. As part of the planter area had already been converted into concrete ground when the “Occupation Permit” of Yu Tai Court was issued, an architectural drawing had to be submitted to the Lands Department (LandsD) for an approval for change of land use if the area was required to be restored to a planter.
- (b) The management company had room for improvement on the arrangement of the bicycle parking indeed. HD had been informed by the staff of the management company that they were preparing to remove the bicycles which were not owned by the residents. In addition, the government lease had stated the number of bicycle parking spaces to be provided in the court. If additional bicycle parking spaces were required, it might be necessary to clarify with other professionals whether it was necessary to make an application to the LandsD. HD would report to the residents on the progress in due course.

26. Mr Eric KWOK said many residents concerned that the area was currently vacant and its plot ratio and land value might be affected. He was open-minded to the development of the area. He suggested that HD should temporarily put up potted plants there for beautification purposes and consult the residents of the Yu Tai Court as soon as possible. In addition, he learnt that the management company of Yu Tai Court would be changed in the forthcoming, so he did not want the problem to be delayed again.

27. Mr TSANG Chi-yuen responded as follows:

- (a) During the discussion with the management company, HD had proposed to convert the area into a nursery or a green area for potted plants. HD noted Mr Eric KWOK’s suggestion and would formulate

the proposal and consult the residents as soon as possible.

- (b) The first owners' meeting of the Yu Tai Court was held on 9 July 2022. After voting, the owners finally decided not to continue the employment of the existing management company without tendering. HD would conduct the tender exercise in accordance with the established procedures and would convene another owners' meeting for the owners to select a suitable management company after sorting out the tenders received.

VI. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between April and May 2022  
(Paper DFMC 15/2022)

28. The Chairman welcomed Ms CHU Po-yee, Polly, Senior Librarian (Islands) of the Leisure and Cultural Services Department (LCSD) to the meeting to present the paper.

29. Ms Polly CHU briefly presented the paper.

30. Members noted the paper.

VII. Report on the management of Leisure and Cultural Services Department's recreational and sports facilities in Islands District (April to May 2022)  
(Paper DFMC 16/2022)

31. The Chairman welcomed Ms SIU Kit-ping, Currie, District Leisure Manager (Islands) of the LCSD to the meeting to present the paper.

32. Ms Currie SIU briefly presented the paper.

33. Mr FONG Lung-fei said that the attendance at the Tung Chung Swimming Pool was over 10 000 at present. He enquired LCSD when the training pool would be reopened for public use.

34. Ms Currie SIU said that only the main pool was opened as this stage because the capacity of main pool was higher than that of training pool. When there were sufficient manpower of lifeguards, LCSD would arrange to open the training pool for public use.

VIII. Utilisation and improvement works of Community Halls in Islands District  
(Paper DFMC 17/2022)

35. The Chairman welcomed Mr LEE Sun-fu, Joe, Senior Executive Officer (District Management) and Mr LEE Lap-chi, District Secretary of the Islands District Office (IsDO) to the meeting to present the paper.

36. Mr Joe LEE briefly presented the paper.

37. Members noted the paper.

IX. Progress report on DC-funded District Minor Works Projects  
(Paper DFMC 18/2022)

38. The Chairman welcomed Ms WONG Ka-ming, Grace, Assistant District Officer (Islands)<sup>2</sup> and Ms CHAN Chak-chung, Senior Inspector of Works of the IsDO, Ms LEUNG So-ping, Selina, Senior Executive Officer (Planning)<sup>21</sup> of the LCSD, Ms WONG Hoi-ming, Helen, Architect (Works)<sup>4</sup> of the Home Affairs Department and Mr Ken TONG, Senior Architect of Ho & Partners Architects Engineers & Development Consultants Limited to the meeting to present the paper.

39. Ms Grace WONG briefly presented the paper and asked Members to note the paper.

40. Members discussed the projects as follows:

(i) Conversion of the cycle parking area adjoining Tung Chung Road Soccer Pitch into children's playground and fitness corner (IS-DMW370)

41. Mr Eric KWOK said that he had conducted a site inspection with the representatives of the departments in charge of the project a few days ago. It was understood that there was a cable from CLP Power Hong Kong Limited (CLP) under the ground of the bicycle parking space. It would take 18 months for its relocation. He had enquired about the CLP and was given a reply that if the cable was only temporarily relocated, the project time would be shorten significantly. In addition, the cable involved was buried at a deep depth. If the provision of the play equipment required excavation of the shallow foundation only, departments should consider whether the relocation of the cable was necessary.

42. Mr Ken TONG responded that the consultant had discussed the matter with the CLP. If the cable was to be retained, the open space on both sides of the cable had to be reserved for maintenance, thereby reducing the area for facilities that could be built in the proposed children's playground. In addition, due to the high voltage of the cable, which might cause safety concerns, it was not appropriate to keep it within the playground. Mr Ken TONG said that it was still necessary to discuss with the CLP on how to expedite the project.



43. Mr Eric KWOK said that he aimed at relieving citizens' burdens and hoped the children in the district could use the children's play equipment. He said that the proposal had been put forward for some time and should not be further delayed. He considered that LCSD had acted positively. He hoped that LCSD would communicate with the CLP on the technical issues in order to carry out the works as soon as possible.

(Post-meeting notes: The project of "Conversion of the cycle parking area adjoining Tung Chung Road Soccer Pitch into children's playground and fitness corner" was endorsed by the District Facilities Management Committee of the IDC on 10 May 2021. The Works Section of Home Affairs Department had engaged a consultant in June 2021 to conduct a feasibility study.)

44. Ms WONG Chau-ping said that she had earlier conducted a site inspection with LCSD and the consultant together. In the meantime, it was mentioned that it would take more than ten months to relocate the underground cable of the CLP. She urged LCSD to expedite the progress of the project. In addition, she suggested that departments should improve the environmental hygiene of the bicycle parking space first so that members of the public could continue to use the facilities.

(Post-meeting notes: In early September, FEHD replied that they had arranged staff to inspect the bicycle parking space and found that the cleanliness of the surface and the vicinity nearby was satisfactory. FEHD had reminded the cleaning service contractor to pay more attention and strengthen cleaning in a timely manner. FEHD would continue to closely monitor the cleanliness of the above area and take appropriate action to ensure environmental hygiene.)

45. The Chairman enquired whether there was any maintenance record of the cable kept by the CLP. He considered that if the frequency of maintenance was low, it would not be worthwhile to spend 18 months relocating the cable. He suggested that departments should consider retaining the cable and then building play equipment that required shallow foundation only, or locate the facilities as far away from the cable as possible. Finally, he urged departments to expedite the progress of the project so that members of the public could use the facilities as soon as possible.

46. Ms WONG Chau-ping enquired whether the facilities farther away from the cable could be built first in order to expedite the progress of the project.

47. Mr Ken TONG emphasised that if the high-voltage cable was buried under the ground of the children's playground, it might cause safety concerns. He said that it was technically possible to retain the cable, but it was not recommended as the

space along the cable had to be reserved for maintenance purposes. As a result, the proposed playground would be divided into two parts and the area would also be reduced significantly.

(ii) Reconstruction of footbridge at Tai Wan, Po Toi, South Lamma (IS-DMW323)

48. Mr CHOW Yuk-tong enquired about the progress and details of the project.

49. Mr CHAN Chak-chung responded that IsDO had completed the geological investigation. The report was under review at present and the detailed design work would be commenced soon. The pedestrian bridge concerned had a span of more than ten metres and uneven settlement also occurred on the sand surface. As the proposed project was close to residential areas, IsDO would conduct a site inspection first to have a better understanding of the actual situation before commencing the design and study works to ensure that the project would not affect nearby residents.

(iii) Construction of canopy on the road near Cheung Chau Helipad (IS-DMW351)

50. Mr YUNG Chi-ming enquired about the progress of the project.

51. Mr Ken TONG responded that the project was currently under a feasibility study. As the road section concerned was an emergency vehicular access, researchers still needed time to study the situation in order to maintain the normal operation of the emergency vehicular access during the construction period.

(iv) Construction of Cheung Chau Sai Wan Forecourt (IS-DMW352)

52. Mr YUNG Chi-ming enquired about the progress of the project.

53. Mr Ken TONG responded that the consultant had completed the geological investigation and would study the relevant information.

X. Any Other Business

54. Ms WONG Chau-ping said that departments should pay attention to the layout and design of the facilities when carrying out works in the rural area, and have more communications and liaisons with the village representatives to avoid affecting the traditional feng shui practices and causing unnecessary misunderstandings. In addition, she said that a member of public was tripped and injured by a protruding floor tile at about 11:50 a.m. today outside the Grand Kitchen in the Mun Tung Estate. She hoped that the relevant departments would follow up.

(Post-meeting notes: The Secretariat of the IDC had relayed Members' views to the HD. HD replied at the end of August that the relevant

follow-up work had been completed.)

55. Mr Eric KWOK hoped that LCSD would send staff to clear the weeds at the vacant land at Area No. 107 beside the Joysmark of the Mun Tung Estate.

56. Ms Currie SIU said that it was necessary to find out whether the land had been handed over to the Architectural Services Department or was still under the purview of the LandsD. She would assist in relaying the views on weed removal.

57. The Chairman asked LCSD to seek details from Mr Eric KWOK on the problem of weeds at Area No.107 after the meeting.

(Post-meeting notes: To LCSD's understanding, the weeds at the above location had been cleared, and Mr Eric KWOK also noted.)

#### XI. Date of Next Meeting

58. There being no other business, the meeting was adjourned at 2:50 p.m. The next meeting would be held at 11 a.m. on 19 September 2022 (Monday).

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