(Translation)

Islands District Council
Minutes of Meeting of
District Facilities and Works Committee

Date : 2 June 2026 (Tuesday)
Time : 10:30 a.m.
Venue : Islands District Council Conference Room,
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong

Present

Chairman
Mr YU Hon-kwan, MH, JP

Vice-Chairman
Mr HO Chun-fai

Members
Mr HO Siu-kei
Mr NG Man-kit
Mr NG Choi-wah, MH
Ms KWOK Wai-man, Mealoha
Mr WAN Yeung-kin
Mr WONG Man-hon, MH
Mr YIP Pui-kei
Mr LAU Chin-pang
Ms LAU Shun-ting

Co-opted Member
Mr CHEUNG Tsz-him, Ryan

Attendance by Invitation

Mr TANG Chi-sum, Terence	Property Service Manager/Service (Hong Kong Island and Islands)5, Housing Department
Mr LEE Sun-fu, Joe	Senior Executive Officer (District Management), Islands District Office
Ms HAU Lok-yiu, Cordelia	District Secretary, Islands District Office
Mr CHAN Chak-chung	Senior Inspector of Works, Islands District Office

In Attendance

Mr IP Cheuk-man, Ryerson	Assistant District Officer (Islands)2, Islands District Office
Ms MAN Yuen-ling, Rachel	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Ms LAI Kit-ching, Maureen	District Leisure Manager (Islands), Leisure and Cultural Services Department
Ms CHUNG Chi-yuen, Candy	Senior Librarian (Islands), Leisure and Cultural Services Department
Ms LEUNG Wai-nga, Viola	Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department
Ms LAM Shuk-man, Mandy	Senior Executive Officer (Planning)21, Leisure and Cultural Services Department
Ms WONG Hoi-ming, Helen	Architect (Works)4, Home Affairs Department
Mr YEUNG Che-yuen, Patrick	Senior Engineer/15 (South and Sustainable Lantau), Civil Engineering and Development Department
Mr WAN Chi-kin, Vincent	Engineer/Lantau 5, Drainage Services Department
Mr WONG Chi-hung, Philix	Engineer/Islands (3), Highways Department

Secretary

Ms LAM Long-ching, Christine	Executive Officer (District Council)2, Islands District Office

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previous meeting, and that the Leisure and Cultural Services Department (LCSD) had indicated at that time that it would examine the feasibility of including the captioned project in the District Minor Works Programme.

5. The Chairman welcomed Ms LAI Kit-ching, Maureen, District Leisure Manager (Islands) of the LCSD to the meeting to respond to the question and invited her to report on the latest progress of the captioned matter.

6. Ms Maureen LAI said that the LCSD was open to the suggestion of including the captioned project in the District Minor Works Programme. The LCSD would arrange a site inspection at the proposed location with the relevant Members to ascertain items including the scale and scope of the works, as well as the required facilities. Subject to the availability of resources, the Department would conduct a feasibility study and conduct district consultations on the project, as well as report the progress to the Committee in a timely manner.

7. Members said that they had communicated with the relevant departments on numerous occasions regarding the captioned project and hoped that it would be implemented as soon as possible with tangible progress.

8. The Chairman said that the relevant works (such as the installation of dog latrines, dog excreta collection bins, railings and signage) were not particularly difficult to carry out. He requested the LCSD to report the latest progress to Members at the next meeting, based on the findings of the site inspection.

b) Question on the latest progress of the project of the Joint-user Complex in Area 107 in Tung Chung

9. The Chairman said that Members had raised the above question at the previous meeting, and that the LCSD had indicated at that time that it would further refine the design proposal for the captioned project in the light of the views of the relevant departments and would seek Members' views on the latest proposal as soon as possible.

10. The Chairman welcomed Ms LAM Shuk-man, Mandy, Senior Executive Officer (Planning)21 of the LCSD to the meeting to respond to the question and invited her to report on the latest progress of the captioned matter.

11. Ms Mandy LAM said that the LCSD and the relevant departments would meet with members of the Islands District Council in June this year to explain the latest design proposal for the captioned project.

(Post-meeting note: The LCSD and the relevant departments met with members of the Islands District Council to discuss the captioned matter on 24 June this year.)

12. The Chairman requested the LCSD to report on the latest progress to Members at the next meeting.

III. Question on the installation of luggage storage facilities in Tai O
(DFWC Paper No. 16/2026)

13. The Chairman asked Members to refer to DFWC Paper No. 16/2026 and welcomed Ms LAI Kit-ching, Maureen, District Leisure Manager (Islands) of the Leisure and Cultural Services Department (LCSD) to the meeting to respond to the question. The written replies of the Tourism Commission, the LCSD, the Transport Department and the District Lands Office, Islands had been distributed to Members for perusal before the meeting. The question was jointly submitted by Mr HO Chun-fai and Mr HO Siu-kei, who acted as the representative to briefly present the question.

14. Mr HO Siu-kei briefly presented the question.

15. Ms Maureen LAI elaborated on the LCSD's written reply.

16. Members expressed their views as follows:

(a) There was a lack of luggage storage facilities in Tai O. As a result, visitors needed to carry bulky luggage while walking around the area, which detracted from their overall experience. In this regard, the Government should follow the operational model of overseas tourist attractions by establishing a tourist information centre near the Tai O Bus Terminus or the pier to provide visitors with tourist information and luggage storage service.

(b) Given that Lantau Island was a popular tourist destination and that some private properties in the area (such as Citygate) currently offered luggage storage service, Members suggested that the Government should also take the initiative to identify suitable sites in the area for the provision of such service.

(c) The LCSD's written reply only mentioned Tai O Yim Tin Square. The Department should also consider setting up luggage storage facilities at other suitable venues under its management to provide greater convenience for visitors and residents.

17. Ms Maureen LAI responded that the LCSD noted Members' views and reiterated that the Department's venues were primarily designated for providing leisure facilities for public use. As such, the provision of luggage storage facilities there might have an impact on hiring organisations and other venue users. Some of the Department's sports venues were equipped with lockers, but they were intended solely to enable venue hirers to store light personal belongings and were not designated for storing bulky luggage. Taking into account factors such as public safety and venue operations, the Department considered it inappropriate to install luggage storage facilities at Tai O Yim Tin Square.

18. The Chairman said that the captioned suggestion would help to boost the tourism economy. However, unlike ordinary private properties with on-site security guards (such as Citygate), general public areas such as Tai O Yim Tin Square were not manned by security guards, and it would be difficult for the Department to deploy resources to make the corresponding arrangements. Given that the provision of luggage storage facilities involved security considerations and that no government departments had yet indicated that such facilities could be provided at their venues, the Chairman said that he would explore other feasible options with the relevant Members in due course.

IV. Question on the addition of smart contactless access control systems in public housing estates in the Islands District
(DFWC Paper No. 17/2026)

19. The Chairman asked Members to refer to DFWC Paper No. 17/2026 and welcomed Mr TANG Chi-sum, Terence, Property Service Manager/Service (Hong Kong Island and Islands)5 of the Housing Department (HD) to the meeting to respond to the question.

20. Mr YIP Pui-kei briefly presented the question.

21. Mr Terence TANG gave a consolidated response as follows:

(a) The Hong Kong Housing Authority (HA) had always attached great importance to the security management of its public housing estates. At present, comprehensive standard security systems were installed in all residential blocks of public rental housing estates in general. The HA was planning to adopt smart access control systems in new housing estates and subsidised sale flats, while also exploring the retrofitting of such systems in more existing estates. With regard to public housing estates in Tung Chung, the Government would introduce smart access control systems for the newly completed Chun Tung Estate and expected to complete the installation of the new access control systems for Fu Tung Estate in the second quarter of 2027.

(b) Given the large number of public housing estates across Hong Kong, it was difficult for the HA to install such systems for all estates at this stage. However, it would proceed gradually as resources permitted. The department would continue to promote the development of smart estates, regularly review existing measures and apply innovative technologies. It also hoped that, as the installation costs of such systems fell further with the widespread adoption of the technology, smart access control systems could be gradually rolled out to more housing estates to enhance the efficiency of day-to-day estate management and the service quality.

22. Members expressed their views as follows:

(a) A number of public housing estates would be completed in Tung Chung successively. The Government should install smart access control systems for the new estates during the construction phase to avoid wasting time and resources on system migration in the future, as well as to prevent disruption to residents' daily lives. Apart from Chun Tung Estate, Members hoped that the Government would install the systems in new public housing estates located in, among others, Tung Chung Areas 42 and 46 in the future. Furthermore, they agreed that Fu Tung Estate, with its moderate number of residents, was a suitable site for piloting the smart access control systems in the Islands District and they hoped that the new access control systems would effectively reduce security vulnerabilities (such as outsiders tailing residents into the buildings or distributing leaflets at residents' doors without permission). Members also reminded the Government that it must properly verify and handle residents' data to safeguard their personal privacy when implementing such systems.

(b) Smart access control systems could provide convenience for elderly residents, alleviating their anxiety about being locked out if they forgot the main entrance door codes. Members suggested that the HA should consider fully adopting such systems in new housing estates and expressed concern about the progress of system installation in existing large-scale housing estates. Taking the large-scale Yat Tung Estate (comprising 25 blocks) as an example, some of the improvement works there (such as the ongoing replacement of drainage pipes of air conditioners on external walls) involved substantial expenditure and had to be carried out in phases, thereby requiring a longer implementation timeline. Members were concerned that the HA might decide not to implement the smart access control systems in the aforementioned estate due to cost considerations. They also urged the department to actively explore the feasibility of implementing the systems there.

23. Mr Terence TANG gave a consolidated response as follows:

(a) The HD anticipated that the installation and operation costs of smart access control systems would fall further with the advancement of technology and the intensification of market competition. The Department would make prudent use of its financial resources to roll out the systems progressively.

(b) The HD would give priority to installing smart access control systems for new housing estates during the construction phase, so that the relevant expenditure could be incorporated directly into the overall budget for the construction of the new estates.

(c) As Yat Tung Estate was relatively large, the HD might need to install the smart access control systems in phases. The Department was actively considering feasible options for their implementation there.

24. The Chairman was pleased to learn that the Government was set to install smart access control systems in new housing estates in the district and hoped that it would extend the installation of such systems to more existing housing estates (including Yat Tung Estate) subject to the availability of resources. He also suggested that the HD should integrate "iAM Smart" with the smart access control systems wherever possible.

V. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between March 2026 and April 2026
(DFWC Paper No. 13/2026)

25. The Chairman asked Members to refer to DFWC Paper No. 13/2026 and welcomed Ms CHUNG Chi-yuen, Candy, Senior Librarian (Islands) of the Leisure and Cultural Services Department to the meeting to present the paper.

26. Ms Candy CHUNG presented the paper.

27. Members noted the content of the paper.

VI. Report on the management of Leisure and Cultural Services Department's recreational and sports facilities in Islands District (March to April 2026)
(DFWC Paper No. 14/2026)

28. The Chairman asked Members to refer to DFWC Paper No. 14/2026 and welcomed Ms LAI Kit-ching, Maureen, District Leisure Manager (Islands) of the Leisure and Cultural Services Department (LCSD) to the meeting to present the paper.

29. Ms Maureen LAI presented the paper.

30. Members expressed their views as follows:

(a) With the extension of the Tung Chung New Town, the number of facilities managed by the LCSD in the district would continue to increase, and the demand for horticultural maintenance services was expected to rise accordingly. Therefore, the Department should consider allocating additional resources to recruit more staff and strengthen monitoring of the service quality of the horticultural maintenance contractors. Furthermore, in light of the recent increase in mosquito infestations, Members requested the LCSD to work in conjunction with the Food and Environmental Hygiene Department to step up weed

removal efforts, thereby enhancing the effectiveness of mosquito control measures.

(b) As Cheung Chau was currently experiencing a shortage of horticultural maintenance staff, Members suggested that the LCSD should adjust its staffing allocation. Furthermore, some residents had raised concerns about mosquito infestations at some leisure venues in the district (including the park near Sai Wan and Windsurfing Memorial Garden), which were affecting the venue users (particularly children). In this regard, Members requested the Department to take measures to improve the situation.

(c) Recent abundant rainfall had resulted in lush tree growth in the district. In view of the approaching typhoon season, Members urged the LCSD to arrange for trees at its venues to be pruned as soon as possible to prevent them from collapsing during typhoons.

31. The Chairman said that Tai O Yim Tin Square would soon be commissioned and that the three Cantonese operas for appeasing the gods held annually in Tai O (including the one for the Tin Hau Festival and the Hau Wong Festival, which would be held next week and at the beginning of the sixth lunar month, respectively) would be staged at the amphitheatre of the aforementioned venue. In this regard, he requested the LCSD to strengthen communication with the relevant committees during the initial phase of the venue's commissioning, in order to facilitate their understanding of the venue booking procedures.

32. Ms Maureen LAI gave a consolidated response as follows:

(a) The LCSD noted Members' views on horticultural maintenance services in the district. The Department would continue to closely monitor the service quality of the horticultural maintenance contractors and would consider making recommendations on the contractors' staffing levels for referencing in future tendering exercises.

(b) The Department had been implementing routine measures to prevent and control mosquito infestations at its venues and would step up mosquito control efforts in response to the recent frequent rainfall.

(c) Tai O Yim Tin Square was expected to be handed over to the LCSD for management in the third quarter of 2026. The Department would hold meetings with relevant stakeholders regarding the use of the venue prior to officially taking over the site.

(d) The views expressed by Members regarding tree pruning prior to the typhoon season would be relayed to the relevant section for follow-up after the meeting.

VII. Utilisation of Community Halls in Islands District
(DFWC Paper No. 15/2026)

33. The Chairman asked Members to refer to DFWC Paper No. 15/2026 and welcomed Mr LEE Sun-fu, Joe, Senior Executive Officer (District Management) and Ms HAU Lok-yiu, Cordelia, District Secretary of the Islands District Office (IsDO) to the meeting to present the paper.

34. Mr Joe LEE presented the paper.

35. Members expressed their views as follows:

(a) Shortly after the opening of the Cheung Chau Community Hall, the air-conditioning system had begun to experience frequent breakdowns, forcing users to open the doors for ventilation and allowing mosquitoes and other insects to enter the facility. The situation was far from satisfactory. Given that a number of organisations would book the hall to hold sports and other activities during the summer holidays, Members urged the relevant departments to follow up on the matter to ensure that the air-conditioning system operated properly.

(b) During a health check event for the elderly held earlier at the Cheung Chau Community Hall, some elderly participants had reported that the indoor air-conditioning temperature was set too low. However, staff on site explained that the temperature had been pre-set by the Electrical and Mechanical Services Department (EMSD) and could not be adjusted on site. In this regard, Members enquired whether the IsDO could flexibly adjust the air-conditioning temperature in the community hall.

36. Mr Joe LEE responded that, as the above matter involved technical issues with the air-conditioning system, the IsDO would contact the EMSD after the meeting to urge it to repair the system as soon as possible and discuss the feasibility of flexibly adjusting the air-conditioning temperature.

37. The Chairman said that, given the current hot weather, the EMSD should complete the repair work for the air-conditioning system as soon as possible to avoid affecting venue hirers. Furthermore, he understood the EMSD's concern that allowing venue hirers to adjust the air-conditioning temperature themselves might cause damage to the equipment. Therefore, he suggested that the IsDO should strengthen communication with venue hirers and make flexible arrangements according to the nature of the activities, such as having staff assist in adjusting the indoor temperature to an appropriate level, so as to accommodate the needs of different activities and users.

(Post-meeting note: The IsDO had conducted a site inspection with the EMSD and the Architectural Services Department regarding technical issues with the air-conditioning system. It had also urged the contractor to replace the system components as soon as

they were delivered, with the aim of completing the relevant works in August 2026 to avoid affecting venue hirers. The IsDO would continue to closely monitor the progress of the repair works.

In addition, regarding the suggestion on adjusting the temperature flexibly according to the nature of different activities, the IsDO's staff would strengthen communication with hiring organisations and set the air-conditioning temperature to a suitable level prior to activities in accordance with their requirements.)

VIII. Any Other Business

a) Matters relating to the improvement of drainage facilities in the district

38. Members expressed their views as follows:

(a) In view of the approaching rainy season, Members urged the Drainage Services Department (DSD) to replace the sealed manhole covers at the relevant locations in South Lantau as soon as possible, in order to improve drainage efficiency and prevent rainwater from backing up into homes.

(b) The section of Cheung Tung Road near Sunny Bay was occasionally affected by flooding during heavy rain, which compromised road safety. In this regard, Members requested the relevant departments to address the aforementioned situation.

(c) Given the slow progress of some drainage works currently underway in the district (including those on South Lantau Road, as well as Pak Ngan Heung and Tai Tei Tong Village in Mui Wo), Members requested the DSD to follow up accordingly and arrange the acceptance inspection of completed works as soon as possible. Furthermore, they suggested that the Department should report on the progress of various drainage works in the district to the Committee.

(d) Whenever it rained, several locations on Cheung Chau, including Tai Hing Tai Road, Chung Hing Street, Sai Wan, Tai San Back Street and Tai San Street, were prone to flooding. Members commended the DSD for clearing the drains well in advance of the typhoon and rainy season last year, which had effectively prevented flooding at the aforementioned locations. They hoped that the Department would also commence drain dredging work early this year before the typhoon and rainy season began.

(e) Some residents of Cheung Chau had reported that drains in the area, particularly those near restaurants, had not been cleaned frequently enough recently, resulting in unpleasant odours. To prevent the odours

from causing nuisance, some of them had taken it upon themselves to seal the gaps around manhole covers using silicone sealant or even cement mortar, which might hinder the removal of the covers by maintenance personnel in future. In this regard, Members urged the DSD to step up drain cleaning efforts to address the odour problem at its source.

(f) In view of the approaching typhoon and rainy season, residents of Lamma Island were concerned about the risk of flooding in the area. In this regard, Members requested the Islands District Office (IsDO) to follow up on the progress of the stormwater drainage works behind Third Street in Sok Kwu Wan, Lamma Island as soon as possible.

39. Mr WAN Chi-kin, Vincent gave a consolidated response as follows:

(a) The DSD would continue to monitor the situation at flooding black spots in South Lantau and elsewhere in the district, while exploring feasible options to effectively reduce the risk of flooding.

(b) The Department would follow up on the matter concerning the replacement of sealed manhole covers at the relevant locations in South Lantau and report on the progress to the relevant Members in a timely manner.

(c) Regarding the matters raised by Members concerning drainage facilities in the district (including those on South Lantau Road, in Mui Wo and on Cheung Chau), he would refer them to the relevant section for follow-up after the meeting.

40. Mr WONG Chi-hung, Philix gave a consolidated response as follows:

(a) The Highways Department (HyD) regularly deployed staff to inspect the road drainage systems to prevent flooding. Furthermore, when the Amber Rainstorm Warning Signal was in force, the Department carried out additional inspections of road sections at higher risk of flooding and the associated drainage facilities and cleared stagnant water immediately as required.

(b) The Department had been closely monitoring the situation on Cheung Tung Road. It had inspected and cleared the relevant drainage systems prior to the onset of the rainy season and would continue to carry out regular inspections.

41. Mr CHAN Chak-chung responded that the IsDO would follow up on the progress of the stormwater drainage works at Sok Kwu Wan after the meeting.

42. The Chairman said that, in view of the approaching typhoon and rainy season

and the concerns raised by several Members regarding drainage facilities in the district, he requested the DSD, the HyD and the IsDO to submit to the Secretariat, after the meeting, summaries of the relevant follow-up work and/or flood prevention preparations for the rainy season, in order to facilitate further discussion at the next meeting.

(Post-meeting note: The summaries of the relevant follow-up work and/or flood prevention preparations for the rainy season submitted by the DSD, the HyD and the IsDO were forwarded to Members for perusal on 23 July 2026.)

b) Matters relating to the application for short-term lease of a venue to store dragon boats

43. Members said that the application submitted by the Lamma Island (North) Rural Committee to the District Lands Office, Islands (DLO/Is) for short-term lease of a venue to store dragon boats had not yet been approved. Due to the lack of space for storing the dragon boats, applications for donating boats from enthusiastic individuals had to be held in abeyance, resulting in the cancellation of the small dragon boat race at this year's Lamma Day Dragon Boat Race. In this regard, they requested the Committee's assistance in following up with the DLO/Is on the application status concerned, with a view to ensuring that the small dragon boat race could be held successfully next year.

44. The Chairman said that, as the DLO/Is was not a standing attending department of the Committee, he requested the IsDO to assist in liaising with the DLO/Is to understand matters concerning the approval of the short-term tenancy concerned.

45. Mr IP Cheuk-man, Ryerson said that the IsDO would assist in following up on the matter with the DLO/Is after the meeting.

(Post-meeting note: The written reply of the DLO/Is was forwarded to the relevant Members for perusal on 16 June this year.)

IX. Date of Next Meeting

46. There being no other business, the meeting was adjourned at 11:28 a.m. The next meeting would be held at 2:30 p.m. on 4 August 2026 (Tuesday).

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