

Sai Kung District Council
District Facilities and Works Committee
Minutes of the First Meeting in 2026

Date : 13 January 2026 (Tuesday)

Time : 10:00 a.m.

Venue : Conference Room of the Sai Kung District Council

Present

Mr CHONG Yuen-tung, MH (Chairman)	Member of Sai Kung District Council
Mr CHAN Kai-wai, MH (Vice-Chairman)	Member of Sai Kung District Council
Hon FONG Kwok-shan, Christine	Member of Sai Kung District Council
Mr WANG Wen	Member of Sai Kung District Council
Mr WONG Shui-sang	Member of Sai Kung District Council
Mr LI Tin-chi	Member of Sai Kung District Council
Mr LI Ka-leung, Philip, MH	Member of Sai Kung District Council
Ms LI Ka-yan	Member of Sai Kung District Council
Mr CHAU Ka-lok	Member of Sai Kung District Council
Mr LAM Chun-ka	Member of Sai Kung District Council
Ms KI Lai-mei, MH	Member of Sai Kung District Council
Mr YAU Siu-hung, Kelvin, MH	Member of Sai Kung District Council
Mr YAU Ho-lun	Member of Sai Kung District Council
Ms SZE Pan-pan	Member of Sai Kung District Council
Ms WU Suet-lin	Member of Sai Kung District Council
Mr CHEUNG Mei-hung, Chris	Member of Sai Kung District Council
Mr CHEUNG Chin-pang	Member of Sai Kung District Council
Mr CHEUNG Man-tim	Member of Sai Kung District Council
Ms CHONG Nga-ting, Angel	Member of Sai Kung District Council
Mr CHAN Chi-ho	Member of Sai Kung District Council
Mr CHAN Kin-chun, Ken	Member of Sai Kung District Council
Mr CHAN Kwong-fai	Member of Sai Kung District Council
Mr CHAN Kuen-kwan, MH	Member of Sai Kung District Council
Mr TSANG Kwok-ka	Member of Sai Kung District Council
Mr WAN Kai-ming	Member of Sai Kung District Council
Mr WONG Wang-to, MH	Member of Sai Kung District Council
Mr WONG Yuen-hong	Member of Sai Kung District Council
Ms KAN Tung-tung	Member of Sai Kung District Council
Mr LAU Kai-hong, MH	Member of Sai Kung District Council
Mr CHENG Yu-hei	Member of Sai Kung District Council
Ms TAM Chuk-kwan	Member of Sai Kung District Council
Ms WU Jia-xin	Co-opted Member
Mr LEE Cheuk-yin, Norris (Secretary)	Executive Officer (District Council)5, Sai Kung District Office

In Attendance

Miss LAM I-ching	Assistant District Officer (Sai Kung)1, Sai Kung District Office
Miss LUI Tsz-kiu, Crystal	Assistant District Officer (Sai Kung)2, Sai Kung District Office
Mr CHENG Chi-wing, Ken	Senior Liaison Officer (1), Sai Kung District Office
Miss WONG Wai-fong, Bonnie	Senior Liaison Officer (2), Sai Kung District Office
Mr NG Wai-ming	Senior Liaison Officer (3), Sai Kung District Office
Mr CHEUNG Man-wai	Senior Inspector of Works (Sai Kung), Sai Kung District Office
Mr HUI Chun-kwan, Simon	Senior Executive Officer (District Management), Sai Kung District Office
Mr CHUNG Kai-yin	Senior Executive Officer (District Council), Sai Kung District Office
Miss WONG Chui-ying, Erin	Executive Officer I (District Council), Sai Kung District Office
Mr CHENG Tsz-fung, Leo	District Secretary, Sai Kung District Office
Ms LUI Tung-ni	Architect (Works)7, Home Affairs Department
Ms LEE Lai-sheung, Susan	District Leisure Manager (Sai Kung), Leisure and Cultural Services Department
Ms LAI Ka-ye, Jenny	Deputy District Leisure Manager (District Support) Sai Kung, Leisure and Cultural Services Department
Mr HUNG Man-wai, Jonathan	Senior Executive Officer (Planning)22, Leisure and Cultural Services Department
Miss LAM Ka-foo, Tiffany	Executive Officer (Planning)22A, Leisure and Cultural Services Department
Mr WONG Kwai-sun, Sunny	Administrative Assistant/Lands, District Lands Office, Sai Kung
Miss YEUNG Lok-kei, Kiki	Senior Engineer/20(East), East Development Office, Civil Engineering and Development Department
Mr LI Chun-hung, Vince	Geotechnical Engineer/Project Management 21, Civil Engineering and Development Department
Mr YEUNG Wong-pan	Senior Property Service Manager/Kowloon West & Sai Kung, Housing Department
Mr CHAN Man-leong, Nathan	Property Service Manager/Service (Kowloon West & Sai Kung)5, Housing Department
Mr CHOW Man-shun	Housing Manager/Kowloon West & Sai Kung 10, Housing Department

} for agenda
item II(A)

Absent

Ms YU Natasha

Member of Sai Kung District Council

Mr WAN Pui-lun, Joe

Co-opted Member

Welcome Remarks

The Chairman said a quorum was present and the meeting commenced officially. He welcomed all Members and representatives of government departments to the first meeting of the Sai Kung District Council (SKDC) District Facilities and Works Committee (DFWC) in 2026, in particular Mr CHOW Man-shun, Housing Manager/Kowloon West & Sai Kung 10 of the Housing Department (HD).

2. The Chairman said Ms Natasha YU was unable to attend the meeting on that day due to court matters, and that she had submitted a Notification of Absence from Meeting before the meeting as required. There being no objection from Members, the Chairman declared that the application for absence from the meeting was approved in accordance with Order 64(5) of the SKDC Standing Orders.

I. Confirmation of Minutes of the 6th DFWC Meeting in 2025 held on 11 November 2025

3. The Chairman stated that the Secretariat had not received any proposed amendment before the meeting. There being no proposed amendment at the meeting, the Chairman declared that the above minutes were confirmed.

II. New Item

(A) Strengthening publicity in “Well-off Tenants Policies” and their enhanced declaration arrangements by the Housing Department
(SKDC(DFWC) Paper No. 1/26)

4. Members raised the following questions and views:

- They enquired about the definition of “household member moving out of the unit” (such as whether it applied to cases where a household member was away from Hong Kong for a prolonged period due to work), as well as the penalties for concealing the fact that a household member had moved out of the unit.
- They expressed concerns about whether units that had been recovered due to abuse had already been reallocated to other people in need, and the time period given to residents for surrendering the units.
- They enquired about the definition of “land which could be used for residential development” (such as whether it included Tso/Tong lands (ancestral lands), green belts and lands under conservation zonings).
- They suggested strengthening the communication with the District Lands Office, Sai Kung (DLO/SK) in order to assist residents who had to move out

of their units because they had “inherited residential land in villages” in obtaining approval from DLO/SK as early as practicable to rebuild houses on the relevant land. This would enable them to surrender their units as soon as practicable.

- They suggested strengthening the publicity efforts on the “Well-off Tenants Policies” and the declaration arrangements (such as by providing more practical case examples and simplified guides) continuously. They also suggested enhancing training for frontline staff to deepen their understanding of the enhanced policies, as well as to strengthen their skills in handling complicated cases (such as persuading chronically ill patients or individuals with mental health needs to move out of their units).
- They enquired whether, under the enhanced declaration arrangements, a retrospective period would be introduced for residents who had previously been required to “move out of their units together with household members because of false declarations by those household members”. They also enquired whether compassionate arrangements would be provided to these residents (such as re-allocating units to them).

5. Mr CHOW Man-shun, Housing Manager/Kowloon West & Sai Kung 10, HD responded as follows:

- The terms of tenancy agreement of public rental housing (PRH) stipulated that the tenant and their family members had to retain regular and continuous residence in the unit. HD had established the Public Housing Resources Management Sub-section, which was specifically responsible for investigating and following up suspected cases of abuse of PRH resources.
- The completion period for transactions of residential properties in Hong Kong generally ranged from approximately 60 to 90 days. When HD received notification from a tenant that they required a longer period than usual to surrender the unit, HD could request the tenant to provide relevant supporting documents in order to consider the date of surrendering the unit.
- The holding of land which could be used for residential development was regarded as ownership of a residential property in Hong Kong. This included land held under a building licence (i.e. agricultural land). HD would make enquiries with the Land Registry in a timely manner to verify the use of the relevant land.
- HD would continue to explore various channels to enhance publicity on the “Well-off Tenants Policies” and the declaration arrangements. HD would also strengthen training for frontline staff to deepen their understanding of the enhanced policies.

6. The Vice-Chairman suggested that, in handling cases where tenants “held assets unknowingly but derived no benefits from them”, HD could grant asset calculation exemptions to the “prospective tenants who were in the process of selecting flats” equivalent to those applicable to the “existing tenants”. This would prevent such

prospective tenants from subsequently losing their eligibility to apply for PRH.

7. A Member enquired whether fluctuations in the valuation of the Chinese Mainland/overseas properties would have any impact on the processing of cases involving “tenants declaring inherited properties in the Chinese Mainland/overseas”.

8. Mr CHOW Man-shun of HD said that HD would carefully study the views expressed by Members. At the same time, the Hong Kong Housing Authority had established an appeal mechanism whereby, if a tenant received a “notice to quit” due to the “Well-off Tenants Policies”, they could lodge an appeal with the “Appeal Panel (Housing)” within a specified period after the date on which the notice was issued. The “Appeal Panel (Housing)” would then independently consider and make the final decision on the case.

9. The Chairman asked HD to note Members’ views.

III. Report Items

(A) Report on management of recreation and sports facilities in Sai Kung District from November to December 2025 by the Leisure and Cultural Services Department (SKDC(DFWC) Paper No. 2/26)

10. The Vice-Chairman enquired about the commissioning time of the remaining facilities at Tseung Kwan O South Park.

11. Ms Susan LEE, District Leisure Manager (Sai Kung), Leisure and Cultural Services Department (LCSD) responded as follows:

- The remaining facilities at the Park were to be opened to the public on 15 January 2026 (with the exception of Water Feature and one of the sandpits at Children’s Playground). Children’s Playground was to operate between 7:00 a.m. and 11:00 p.m.
- With the exception of Children’s Playground and Central Lawn, all areas of the Park were designated as “pet-inclusive” areas. In addition, smoking was prohibited throughout the entire Park.

12. Members raised the following views regarding the construction works at Tseung Kwan O South Park:

- They suggested installing large signs on Central Lawn to remind dog owners that pets were not permitted in the lawn area.
- They suggested providing additional safety signage near the slide at Children’s Playground (such as near the top of the slope), so as to help prevent accidents during use by members of the public.
- They suggested strengthening the mosquito control measures at the Park

continuously.

- They expressed concerns over the noise levels from the remaining facilities once they were opened to the public, and the impact on nearby residents.

13. Ms Susan LEE of LCSD noted Members' views, and said that apart from the basketball courts and Children's Playground, all facilities at Tseung Kwan O South Park were open 24 hours a day.

14. The Vice-Chairman enquired whether the collapsed trees in the area from Tong Yin Street to Tseung Kwan O Waterfront Promenade caused by Super Typhoon Ragasa earlier had already been removed.

15. Ms Jenny LAI, Deputy District Leisure Manager (District Support) Sai Kung, LCSD said LCSD would provide reply after the meeting.

16. The Chairman asked LCSD to note Members' views.

17. Members noted the above report.

(B) Report on community halls/ community centre/ activity centre in Sai Kung District and application from ethnic minorities to use Kin Choi Community Hall (SKDC(DFWC) Paper No. 3/26)

18. Regarding the suggestion from the Sai Kung District Office (SKDO) to replace the damaged wooden floor at Tsui Lam Community Hall with "epoxy flooring", Members raised the following questions and views:

- They enquired whether the existing underlayment of the wooden floor at the Community Hall would be removed and replaced with "epoxy flooring" as well.
- Regarding the colour of the floor:
 - They suggested selecting a colour similar to the wooden floor.
 - If the timing for the removal of the existing wooden floor at the Community Hall could accommodate the ordering period for other colours of flooring materials, they suggested providing more colours for Members' reference.
 - As the public would hire the Community Hall for conducting various sports activities (including aerobic dance and different ball games), the floor surface should not be reflective to avoid visual disruptions.
- If floor markings would be provided at the Community Hall, they suggested using a darker colour of "epoxy resin" (e.g. grey) to enhance durability.
- They suggested drawing upon the experience of using "epoxy flooring" in Wan Chai Activities Centre, as well as considering thickening the flooring to enhance vibration absorption.
- When the Community Hall was re-opened, they suggested reminding users of

the necessary safety precautions, such as wearing protective gear based on individual needs.

- They suggested exploring ways to address the issue of water seepage at the ceiling of the Community Hall continuously.

19. Mr Simon HUI, Senior Executive Officer (District Management), SKDO gave responses regarding the situation at Tsui Lam Community Hall as follows:

- The removal work of the original damaged wooden floor at the Community Hall had commenced earlier, and the floor was left with a concrete surface at present. It was hoped that the details of the floor replacement work at the Community Hall could be promptly finalised, so as to facilitate the timely completion of works and the re-opening of Community Hall for public use.
- “Epoxy flooring” could prevent accumulated water from seeping into the level structure, while any accumulated water on the floor surface could be wiped away easily.
- According to the usage of the Community Hall in the first half of 2025, about 60% of the time slots were used for sedentary activities or low-intensity sports activities (such as aerobic dance and Tai Chi). The use of “epoxy flooring” would be able to satisfy users’ needs.
- If “epoxy flooring” was to be applied, the Architectural Services Department (ArchSD) and its contractor would lay three to four layers of materials over the concrete surface of the Community Hall before covering it with “epoxy flooring”. If a colour available in stock was selected, the floor resurfacing works would be expected to complete in late March 2026 at the earliest.
- Users would be reminded to take heed of the safety precautions upon the re-opening of the Community Hall.

20. A Member enquired about the ordering period for other colours of “epoxy flooring” and the proposals to address the water seepage at the ceiling of Tsui Lam Community Hall.

21. Miss LAM I-ching, Assistant District Officer (Sai Kung)¹, SKDO gave responses regarding the situation at Tsui Lam Community Hall as follows:

- The colour of “epoxy flooring” suggested by SKDO was similar to the colour of the wooden floor, which matched with the colours of the stage and curtains at the Community Hall.
- It would take approximately two to three months to place order for other colours of “epoxy flooring”. Considering that the Community Hall had been closed since August 2025, SKDO expected the repair works could be completed promptly, such that the Community Hall could be re-opened as early as practicable. By choosing a colour available in stock, the floor resurfacing works could be completed in late March 2026 at the earliest, and the Community Hall could be re-opened for public use in April 2026.

- SKDO had been actively following up the water seepage at the ceiling of the Community Hall. In view of the significant improvement of situation, SKDO originally planned to commence the floor replacement works in the second half of 2025. However, a series of heavy rainstorms occurred between late July and early August 2025, and the Hong Kong Observatory issued four Black Rainstorm Warning Signals within eight days. Following the series of rainstorms, new water seepage was found at the Community Hall, causing severe warping of the wooden floor. Given the high age of the Community Hall, the use of “epoxy flooring” could prevent further damage to the floor caused by the water seepage at the ceiling. Apart from adopting a different flooring material, SKDO would also continue to actively discuss with the relevant departments and implement various water seepage improvement measures.
- SKDO would implement a series of measures to ensure the safety of users when using the new floor at the Community Hall, for example, by setting up more humidifiers and mopping the floor more frequently during humid weather. SKDO would also remind members of the public and organisations to pay attention to the safety precautions. Members were encouraged to assist in explanation by then.

22. The Chairman asked when “epoxy flooring” was put to use in Wan Chai Activities Centre and what colour was chosen.

23. Mr Simon HUI of SKDO said that Wan Chai Activities Centre used “epoxy flooring” in grey. He added that all sports activities were prohibited in the venue because of the low ceiling of the activity centre.

24. The Chairman agreed with SKDO’s suggestion to replace the existing wooden floor at Tsui Lam Community Hall with “epoxy flooring”. He said that a floor colour that was similar to the wooden floor should be chosen from the colours available in stock, so that the Community Hall could be re-opened for public use as early as practicable. Meanwhile, he suggested that SKDO should continue to explore ways to address the water seepage at the ceiling of the Community Hall.

25. Members noted the above report.

(C) Landslip Prevention and Mitigation Programme - Works progress in Sai Kung District
(SKDC(DFWC) Paper No. 4/26)

26. Members noted the above report.

IV. Discussion Items Suggested by Members

(A) Suggest optimising energy saving and light pollution management in newly completed government facilities in Tseung Kwan O South
(SKDC(DFWC) Paper No. 5/26)

27. The Chairman said that the discussion item was suggested by Mr CHAN Kai-wai, Mr LAM Chun-ka, Mr Chris CHEUNG and Mr CHAN Kwong-fai.

28. Members noted the written replies from the Environmental Protection Department (EPD), the Immigration Department (ImmD), the Government Property Agency (GPA) and the Fire Services Department (FSD) (SKDC(DFWC) Paper Nos. 7/26 to 10/26).

29. The Vice-Chairman suggested enhancing energy saving measures without affecting the operation of departments, such as by switching off lights on closed office floors at night, thereby effectively minimising the impact of light pollution on nearby residents and saving public resources.

30. The Chairman asked EPD, ImmD, GPA and FSD to follow up Members' views.

31. There being no other comments from Members, the Chairman declared that the above discussion item would be deleted at the next meeting.

(B) Enquire about the construction progress of the Quarry Park in Anderson Road Quarry
(SKDC(DFWC) Paper No. 6/26)

32. The Chairman said that the discussion item was suggested by Mr WONG Yuen-hong, Mr YAU Ho-lun, Mr LAM Chun-ka, Mr TSANG Kwok-ka, Ms KI Lai-mei, Ms TAM Chuk-kwan, Mr CHAU Ka-lok, Mr CHENG Yu-hei, Hon Christine FONG, Mr Ken CHAN, Mr WAN Kai-ming, Mr WONG Wang-to, Ms LI Ka-yan, Mr CHAN Chi-ho, Ms WU Suet-lin, Mr WANG Wen, Mr Kelvin YAU, Mr Chris CHEUNG, Ms KAN Tung-tung, Mr CHONG Yuen-tung, Mr CHAN Kwong-fai and Mr LI Tin-chi.

33. Members noted the written reply from LCSD (SKDC(DFWC) Paper No. 11/26).

34. A Member enquired about the detailed opening schedule of the Quarry Park and suggested that its opening date should align with the completion of the nearby shopping mall under construction, with a view to enhancing the commuting and leisure experience for the nearby residents.

35. Mr Jonathan HUNG, Senior Executive Officer (Planning)22, LCSD said that the exact opening date of the Quarry Park would depend on the construction progress of ArchSD and the Civil Engineering and Development Department. Efforts would be

made to co-ordinate the intake period of the nearby housing estates and the completion date of the neighbouring shopping mall as much as practicable. Members would be informed of the relevant opening details nearer the time.

36. The Chairman asked LCSD to follow up Members' views.

37. There being no other comments from Members, the Chairman declared that the discussion item would be deleted at the next meeting.

V. Any Other Business

38. Members noted that Mr Joe WAN, Co-opted Member was unable to attend the meeting on that day due to another engagement.

VI. Date of Next Meeting

39. The next meeting was scheduled for 10:00 a.m. on 10 March 2026 (Tuesday).

40. The meeting ended at 11:15 a.m.

Sai Kung District Council Secretariat
February 2026