

Sai Kung District Council
Food, Environment and Hygiene Committee
Minutes of the Second Meeting in 2025

Date : 13 March 2025 (Thursday)
Time : 10:00 a.m.
Venue : Conference Room of the Sai Kung District Council

Present

Mr WONG Wang-to, MH (Chairman)	Member of Sai Kung District Council
Mr CHAN Kin-chun, Ken (Vice-Chairman)	Member of Sai Kung District Council
Ms 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 Ho-lun	Member of Sai Kung District Council
Ms YU Natasha	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
Mr CHONG Yuen-tung, MH	Member of Sai Kung District Council
Ms CHONG Nga-ting, Angel	Member of Sai Kung District Council
Mr CHAN Kwong-fai	Member of Sai Kung District Council
Mr CHAN Kai-wai, MH	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 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
Mr CHOY Kam-ho	Co-opted Member
Miss LIEN Sze-ying, Cecilia (Secretary)	Executive Officer (District Council)4, Sai Kung District Office

In Attendance

Miss CHENG Suet-ching, Lacus	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 CHUNG Kai-yin	Senior Executive Officer (District Council), Sai Kung District Office
Mr HUI Chun-kwan, Simon	Senior Executive Officer (District Management), Sai Kung District Office
Miss LAI Wing-sau, Winsy	District Environmental Hygiene Superintendent (Sai Kung), Food and Environmental Hygiene Department
Ms CHOW Yuk-chu	Chief Health Inspector (Sai Kung)1, Food and Environmental Hygiene Department
Mr HO Yiu-ming	Chief Health Inspector (Sai Kung)2, Food and Environmental Hygiene Department
Miss WONG Ho-ying, Connie	Senior Environmental Protection Officer (Regional East)4, Environmental Protection Department
Dr WONG Yick-him, Simon	Veterinary Officer (Avian Influenza Surveillance), Agriculture, Fisheries and Conservation Department
Mr YEUNG Wong-pan	Senior Property Service Manager/Kowloon West & Sai Kung, Housing Department
Ms CHAN Mei-yee	Deputy District Leisure Manager (Sai Kung)2, Leisure and Cultural Services Department
Mr WANG Ran	Engineer/New Territories East (Distribution 3), Water Supplies Department
Mr Alick HUNG	Senior Executive Officer (Patient & Community Relations), Tseung Kwan O Hospital, Hospital Authority
Mr MOK Pui-yeung, Peter	Professional Officer 3-2/Joint Office 3, New Territories East Regional Joint Office of Buildings Department/ Food and Environmental Hygiene Department
Mr WAI Kam-fat, Danny	Chief Health Inspector (Regional Joint Office) New Territories East, New Territories East Regional Joint Office of Buildings Department/ Food and Environmental Hygiene Department

Welcome Remarks

The Chairman said a quorum was present and the meeting commenced officially. He welcomed all Members and departmental representatives to the second meeting of the

Sai Kung District Council (SKDC) Food, Environment and Hygiene Committee (FEHC) in 2025.

I. Confirmation of Minutes of the 1st FEHC Meeting in 2025 held on 16 January 2025

2. The Chairman said 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 Items

(A) First Phase of Anti-mosquito Campaign 2025 in Sai Kung District (SKDC(FEHC) Paper No. 19/25)

3. The Chairman asked the representatives of the Food and Environmental Hygiene Department (FEHD) to brief Members on the paper.

4. Mr HO Yiu-ming, Chief Health Inspector (Sai Kung)2, FEHD introduced the paper.

5. As the following discussion item was relevant to this item, and there being no objection from Members, the Chairman declared that these items would be discussed together.

(A) Suggest stepping up efforts to launch the Anti-mosquito Campaign in Sai Kung District (SKDC(FEHC) Paper No. 28/25)

6. The Chairman said the discussion item was raised by Ms Natasha YU, Mr CHENG Yu-hei, Mr TSANG Kwok-ka, Mr WONG Yuen-hong, Mr WAN Kai-ming, Mr Philip LI, Mr Chris CHEUNG, Mr CHONG Yuen-tung, Mr CHAU Ka-lok, Mr CHEUNG Chin-pang, Ms TAM Chuk-kwan, Mr WONG Wang-to and Ms Christine FONG.

7. Members noted the written reply from FEHD (SKDC(FEHC) Paper No. 37/25).

8. Members' views were consolidated as follows:

- They suggested enhancing anti-mosquito measures (e.g. deploying new types of mosquito traps, spraying mosquito repellent and applying larvicidal oil) in rural areas in the district.
- They suggested strengthening co-operation with village representatives and management companies of housing estates for timely reapplication of pesticides.

- They suggested strengthening co-operation with SKDC Members to organise anti-mosquito roving exhibition and distribute anti-mosquito publicity materials in the district more often.
- They suggested stepping up efforts to clear the rubbish on both sides of Clear Water Bay Road to prevent mosquito breeding.
- They enquired about the effectiveness of the anti-mosquito publicity activities held in the past and the number of participants.
- They suggested deploying additional resources to remove weeds in rural areas, particularly around bus stops, to eradicate mosquito breeding on the base of the weeds.

9. Mr HO Yiu-ming, Chief Health Inspector (Sai Kung)2, FEHD responded as follows:

- FEHD noted Members' views and would follow up appropriately where practicable.
- However, weed removal was not a major duty of FEHD. The black spots mentioned by Members, such as bushes around bus stops or in rural areas, fell under the purview of different departments. The Secretariat would have to co-ordinate with the relevant departments to address the issues.
- The second phase of the Anti-mosquito Campaign would include a roving exhibition in Sai Kung and Tseung Kwan O respectively. The specific schedules and venues were being co-ordinated. Members were welcomed to suggest suitable venues.
- Compared with the past, the Gravidtrap indices in Sai Kung District in the last two years had improved. FEHD would continue with its efforts and would invite SKDC Members and the Care Teams through the Secretariat for collaboration in future publicity activities to disseminate anti-mosquito messages to residents.
- FEHD would regularly provide professional advice on mosquito prevention to the management companies of large housing estates, and would remind them to remove stagnant water to prevent mosquito breeding.

[Post-meeting note: The Secretariat relayed Members' views to the Sai Kung District Office (SKDO) and the District Lands Office, Sai Kung (DLO/SK) on 31 March 2025.]

10. Miss Lacus CHENG, Assistant District Officer (Sai Kung)2, SKDO said SKDO had arranged for contractors to carry out regular weed removal in the villages in the district through the Rural Public Works Programme.

11. Mr Simon HUI, Senior Executive Officer (District Management), SKDO said under the District-led Actions Scheme, SKDO would conduct regular anti-mosquito operations at Tseung Kwan O South waterfront in conjunction with relevant departments.

12. Members noted the above report.

13. The Chairman suggested that FEHD should step up anti-mosquito efforts in rural areas and invite Members through the Secretariat to attend future anti-mosquito publicity activities.

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

(B) Cleansing Pedestrian Walkways to Improve Cityscape
(SKDC(FEHC) Paper No. 20/25)

15. The Chairman asked the representatives of FEHD to brief Members on the paper.

16. Ms CHOW Yuk-chu, Chief Health Inspector (Sai Kung)1, FEHD introduced the paper.

17. Members' views were consolidated as follows:

- They suggested urging the management office of Beverly Garden to step up its efforts in tackling the problems of miscellaneous objects being deposited by shops on the ground floor, and the fouling of streets in the estate.
- They suggested deploying more high pressure water jets and mini street washing vehicles to carry out regular cleansing at bus termini in the district.
- They suggested conducting more inspections of moss growing black spots in tree shade, besides public toilets and on hillsides, etc., and carrying out regular cleansing.
- They suggested continuously monitoring the situation of hygiene black spots and making timely adjustments to the allocation of cleansing resources, in order to cover more locations with environmental hygiene problems.
- They suggested enhancing street cleansing efforts at the following locations:
 - Pedestrian subways at Tong Ming Court and Choi Ming Court;
 - Tong Tak Street;
 - Wan O Road; and
 - area near the lift at Cross Bay Link, Tseung Kwan O (CBL) towards Wan O Road.
- They enquired about the street cleansing schedule of FEHD contractors.
- They suggested that the Highways Department (HyD) should replace the paving blocks of Nin Chun Street or repave it to prevent accumulation of dirty water caused by uneven road surfaces.

18. Miss Winsy LAI, District Environmental Hygiene Superintendent (Sai Kung), FEHD responded as follows:

- FEHD had arranged for mini street washing vehicles to cleanse the pavement outside Beverly Garden. FEHD had also met with representatives of the

management company of Beverly Garden together with SKDO, urging them to enhance cleansing efforts within and around the private premises. Moreover, FEHD had issued advisory letters to the management company and the owners' corporation. Currently, the hygiene conditions in the relevant areas had improved. FEHD would continue collaborating with relevant departments to sustain these improvements.

- Regarding the suggestion on expanding the cleansing areas covered by mini street washing vehicle services, FEHD's current policies prioritised high-demand or key areas to ensure proper use of government resources. Due to equipment constraints (e.g. the need for a fixed location and water supply), not all locations were suitable for arranging such cleansing service. If there were specific locations requiring enhanced cleansing efforts, FEHD would make appropriate arrangements based on the circumstances.
- Regarding Members' enquiries about the street cleansing schedule, as operations would need to take into account unexpected incidents and the actual circumstances, the final schedule might need to be adjusted accordingly. Members could make enquiries about the cleansing schedule for specific locations of concern, and FEHD would provide the latest information as far as practicable.

19. The Chairman said the Task Force on District Governance led by the Deputy Chief Secretary for Administration had formulated targeted cleansing arrangements for the hygiene black spots in Sai Kung District last year. Relevant black spots were still in the implementation stage and were not yet due for review. The Chairman suggested that the Secretariat should collect Members' views on the hygiene black spots at the next assessment stage (in three months' time), and forward them to FEHD for evaluation and consideration.

20. Members noted the above report.

III. Matters Arising

- (A) Item referred by the Sai Kung District Council: Summary of District Consultation on the "Issues of Concern to Sai Kung District — Environmental Hygiene"
(SKDC(M) Paper No. 13/24)

21. The Chairman welcomed Mr WANG Ran, Engineer/New Territories East (Distribution 3), Water Supplies Department (WSD), to the meeting.

22. The Chairman said the meeting would focus on discussing issues related to public toilets, portable restrooms, shopping mall restrooms and markets in the district, while other environmental hygiene matters would be followed up at subsequent FEHC meetings.

23. Members noted the written replies from the Leisure and Cultural Services Department (LCSD), FEHD, the Housing Department and WSD (SKDC(FEHC) Paper Nos. 32/25 to 36/25).

24. Members' views were consolidated as follows:

- They suggested enhancing inspection and cleansing efforts for the portable toilets at Chi Shin Street, as well as Tseung Kwan O Public Transport Interchange (PTI) Public Toilet and Tiu Keng Leng PTI Public Toilet, to tackle persistent issues of slippery floors, stains and odours.
- They enquired about the implementation schedule for the "Public Toilet Modernisation Programme" in the Tseung Kwan O area.

25. Ms CHOW Yuk-chu, Chief Health Inspector (Sai Kung)1, FEHD noted Members' views regarding the portable toilets at Chi Shin Street, as well as Tseung Kwan O PTI Public Toilet and Tiu Keng Leng PTI Public Toilet. FEHD would arrange for staff to step up inspection and cleansing efforts. Currently, Tseung Kwan O PTI Public Toilet had been included in the improvement works programme 2025-2026.

26. Members suggested that DLO/SK should expedite the vetting and approval of the land allocation application for the lift retrofitting works at Sai Kung Market. They also suggested that FEHD should commence the subsequent works as soon as practicable.

27. Mr HO Yiu-ming, Chief Health Inspector (Sai Kung)2, FEHD said the retrofitting of a passenger lift near the entrance of Sai Kung Market at Wan King Path had not yet commenced, as a land allocation approval had yet to be granted by the Lands Department (LandsD). He hoped that the Secretariat would liaise with LandsD to expedite the approval process, thus enabling the project to commence as soon as practicable.

[Post-meeting note: The Secretariat relayed Members' views to DLO/SK on 31 March 2025.]

IV. Report Items

- (A) Statistics on Environmental Hygiene Service and Itinerant Hawkers in Sai Kung District
(SKDC(FEHC) Paper Nos. 21/25 to 24/25)

28. Members' views were consolidated as follows:

- They suggested that the publication cycle for the statistics of Rodent Activity Survey (RAS) should be shortened from every six months to every quarter.
- They suggested strengthening efforts to educate the management companies of construction sites in the district, particularly those in the vicinity of Pak

Shing Kok, or the relevant departments, to address the nearby rodent infestation.

29. Mr HO Yiu-ming, Chief Health Inspector (Sai Kung)², FEHD said FEHD noted Members' suggestion to shorten the publication cycle for RAS statistics, and would refer it to the relevant section for appropriate follow-up. As for the rodent infestation caused by the construction sites in the vicinity of Pak Shing Kok, FEHD had arranged for staff to inspect the area, and invited the management company of the nearby government department quarters, relevant government departments, and construction site contractors to jointly assess the extent of rodent infestation. FEHD had also provided them with professional advice on rodent prevention and control. Following FEHD's inspections and guidance, the rodent infestation situation in Pak Shing Kok had improved. FEHD would continue to monitor the environmental hygiene situation in the area.

30. Members noted the above reports.

(B) Issues related to the operation of Temporary Fill Bank at Tseung Kwan O Area 137 and the South East New Territories Landfill (SKDC(FEHC) Paper Nos. 25/25 and 26/25)

31. Members' views were consolidated as follows:

- They suggested enhancing inter-departmental collaboration to combat the unauthorised placement of skips and related environmental hygiene issues at the following locations:
 - Wan Po Road;
 - Tseung Kwan O InnoPark; and
 - LOHAS Park.
- They enquired about matters regarding the South East New Territories (SENT) Landfill, including the reduction of the tipping area, the installation of the mobile landfill gas flaring unit and the detailed operation of the leachate storage and treatment tanks.
- They suggested enhancing cleansing efforts at CBL and removing the litter on the road in a timely manner.
- They suggested installing red light cameras with a speed detection function or closed-circuit televisions along CBL to monitor vehicles with insecure loads.
- They suggested stepping up prosecution actions against vehicles with insecure loads on CBL.

32. Miss Connie WONG, Senior Environmental Protection Officer (Regional East)⁴, Environmental Protection Department (EPD) responded as follows:

- To mitigate nuisance, the tipping area of the SENT Landfill had been reduced. The waste would also be covered every night after landfill operations to minimise the spread of odours.
- The landfill gas management facilities installed by EPD would collect gases (such as biogas) produced by waste decomposition and transfer the gases to the flaring unit for processing. Some of the gases would be used for internal power generation. Additionally, sealed leachate storage and treatment tanks had been provided to contain liquids generated from waste decomposition, preventing odour leakage.
- EPD would distribute leaflets about secure loading to vehicles entering the SENT Landfill. If vehicles were found with loading compartments not properly covered, EPD would record their licence plate numbers, trace their originating construction sites, and institute prosecutions in accordance with the Air Pollution Control Ordinance. Enforcement actions against insecure loading of vehicles on roads should be carried out by FEHD and the Police.
- Regarding the unauthorised placement of skips, EPD had consistently participated in the joint operations organised by SKDO and relevant departments. EPD had also conducted multiple ambush operations targeting construction waste generated by skips, but no violations of the Waste Disposal Ordinance had been found during these operations.

33. Mr Simon HUI, Senior Executive Officer (District Management), SKDO said that under the District-led Actions Scheme, SKDO would collaborate with relevant departments such as DLO/SK, FEHD and EPD, to conduct regular joint operations (twice monthly) in the vicinity of Tseung Kwan O InnoPark to handle unlawful occupation of roads for recycling activities, including issues with skips. EPD had also written to the industry last year, reminding skip operators to comply with relevant regulations and refrain from unauthorised placement.

34. Members suggested implementing a mandatory registration system for skips to address the issue of unauthorised placement of skips.

35. The Chairman suggested that Members should propose relevant discussion items regarding the issues of skips for the next meeting to facilitate detailed discussion and follow-up. As for the issues of vehicle insecure loading on CBL and its hygiene conditions, the Chairman asked EPD to co-ordinate with the Police for follow up actions, and asked FEHD to enhance cleansing efforts.

36. Miss Winsy LAI, District Environmental Hygiene Superintendent (Sai Kung), FEHD added that the Secretariat had previously compiled a table setting out the division of work among different departments for CBL and Tseung Kwan O - Lam Tin Tunnel. She suggested that the departments should refer to the table and take corresponding follow-up actions.

37. The Chairman asked the Secretariat to write to the relevant departments in accordance with the division of work table.

[Post-meeting note: The Secretariat relayed Members' views to FEHD and HyD on 31 March 2025.]

38. Members noted the above reports.

- (C) Statistics on Enforcement Actions by the Agriculture, Fisheries and Conservation Department Against Illegal Feeding of Wild Pigeons in Sai Kung District
(SKDC(FEHC) Paper No. 27/25)

39. The Chairman asked the representative of the Agriculture, Fisheries and Conservation Department (AFCD) to brief Members on the paper.

40. Dr Simon WONG, Veterinary Officer (Avian Influenza Surveillance), AFCD introduced the paper.

41. Members suggested that AFCD should contact Members directly to follow up the frequent cases of people feeding wild pigs at Black Hill.

42. Dr Simon WONG, Veterinary Officer (Avian Influenza Surveillance), AFCD said issues related to wild pigs were under the purview of another section. He could relay Members' views after the meeting. Generally speaking, AFCD would conduct ambush enforcement operations for cases or complaints about feeding of wild animals. Citizens or Members could lodge complaints or make reports through the 1823 hotline. AFCD's staff would follow up once complaints were received.

43. Members continued to express the following views:

- They suggested that the relevant departments should pay more attention to the problem of illegal feeding of feral pigeons at the following locations:
 - Hang Hau Village near the bus stop outside the Accident and Emergency Department; and
 - Chung Ming Court towards Catholic Ming Yuen Secondary School (feeding feral pigeons from a height at dusk).
- They enquired about the report on the effectiveness of the Trial Programme of Using Contraceptive Drug on Feral Pigeons, or the latest progress of relevant follow-up actions.
- They enquired about AFCD's procedures for handling reports of illegal feeding of wild animals, as well as the channels for rapid reporting.
- They suggested that the relevant departments should pay more attention to the problem of wild pig nuisance at the following locations, use more effective

baits to capture wild pigs, and install protective barriers around litter containers at locations frequented by wild pigs.

- Ma Yau Tong Village;
- Tseng Lan Shue Village; and
- Sai Kung town centre.

44. The Chairman said the report in question mainly focused on issues in respect of feral pigeons. Members who wished to discuss matters related to wild pigs could propose relevant discussion items for the next meeting.

45. Members enquired about the changes in the feral pigeon population following the enactment of the new ordinance on 1 August 2024.

46. Dr Simon WONG, Veterinary Officer (Avian Influenza Surveillance), AFCD responded as follows:

- He noted the feral pigeon feeding black spots mentioned by Members. AFCD would continue to monitor the situation and take enforcement actions.
- Regarding cases of feeding feral pigeons from a height, AFCD had contacted the management office of the relevant housing estate. However, information about the household involved was not available at the moment.
- As for the changes in the feral pigeon population, AFCD had established 42 monitoring points across Hong Kong (including Hang Hau MTR Station) to continuously monitor the congregation of feral pigeons. Meanwhile, AFCD had been conducting regular territory-wide censuses of the feral pigeon population.
- The Trial Programme of Using Contraceptive Drug on Feral Pigeons had been implemented from September 2021 to September 2023, with Hang Hau MTR Station being designated as one of the trial spots. The programme had already ended. As the number of feral pigeons had been fluctuating during the course of the programme, AFCD concluded that the programme was not effective in reducing the feral pigeon population. The current focus would be to tackle the problem at source, i.e. by implementing the feeding ban. Nevertheless, it was anticipated to take several years for the feral pigeons congregating at the black spots to disperse.

47. The Chairman asked AFCD to provide supplementary information about the changes in the feral pigeon population after the meeting, and to provide Members with the updated information when new data was available. The Chairman also asked the representative of AFCD to relay the enquiries regarding wild pigs to the relevant section, and to directly contact Members to handle the cases at Black Hill.

[Post-meeting note: AFCD provided the Secretariat with the supplementary information on 14 April 2025, and conducted a site inspection at Black Hill with relevant Members on 19 April 2025.]

48. Members noted the above report.

V. Discussion Items Suggested by Members

(A) The four discussion items suggested by Members

(1) Suggest stepping up efforts to launch the Anti-mosquito Campaign in Sai Kung District
(SKDC(FEHC) Paper No. 28/25)

49. The above item had been discussed with another agenda item earlier.

(2) Suggest improving the booking arrangements and service quality of out-patient clinics in Sai Kung District
(SKDC(FEHC) Paper No. 29/25)

50. The Chairman welcomed Mr Alick HUNG, Senior Executive Officer (Patient & Community Relations), Tseung Kwan O Hospital (TKOH), Hospital Authority (HA), to the meeting.

51. The Chairman said the discussion item was raised by Mr CHEUNG Chin-pang, Mr WAN Kai-ming, Mr CHENG Yu-hei, Mr LAM Chun-ka, Mr CHAU Ka-lok, Mr LI Tin-chi, Ms Christine FONG, Ms LI Ka-yan and Mr TSANG Kwok-ka.

52. Members noted the written reply from HA (SKDC(FEHC) Paper No. 40/25).

53. Members' views were consolidated as follows:

- They enquired about the reasons behind the difficulties in making appointments at the out-patient clinics in Sai Kung District and the corresponding improvement measures. They also asked about the allocation ratios of appointment slots through different means at each clinic.
- They enquired about the handling of no-show cases for in-person consultation appointments.
- They suggested extending the psychiatric out-patient clinic services of the Kowloon East Cluster to TKOH, so as to facilitate access by rural residents.
- They suggested allocating additional resources to teach elderly persons in the district how to use the application "HA Go".
- They suggested expanding HA's community collection service for medications to cover non-"HA Go" users. They also proposed giving consideration to waiving additional fees.

54. Mr Alick HUNG, Senior Executive Officer (Patient & Community Relations), TKOH, HA responded as follows:

- The Tseung Kwan O Jockey Club General Out-patient Clinic had previously been understaffed for its hotline services due to an employee taking maternity leave and other unfilled vacancies. Currently, the manpower shortage had been resolved and the workflow had also been optimised. If frontline staff members were unable to answer calls, the system would automatically direct the calls to other service units to ensure efficiency.
- Elderly persons could invite family members to be their “Carers” on “HA Go”, who could then make appointments and pay the fees for them.
- Hospital volunteers would assist in promoting “HA Go”, and would also help users download the application and teach them how to use it. Meanwhile, HA had uploaded numerous instructional videos on its website for public reference.
- If patients cancelled their appointments, the system would immediately release the consultation slots for others in need to book.
- Psychiatric out-patient clinic services were co-ordinated by hospitals in the Kowloon East Cluster. Regarding individual cases, Members could contact the Patient Relations Office to obtain information and follow up actions.
- HA’s service of medication collection in community is under HA’s overall policy. Members’ views could be conveyed to the relevant section for consideration.

55. Members continued to express the following views:

- They enquired about the call answering arrangements at the three out-patient clinics in Sai Kung District.
- They enquired about the staffing and patient waiting arrangements at clinics in the district after the expansion of the Chronic Disease Co-Care (CDCC) Pilot Scheme to include blood lipid testing.
- They asked whether HA’s out-patient clinic appointment booking system would release additional available time slots at specific time periods.

56. Mr Alick HUNG, Senior Executive Officer (Patient & Community Relations), TKOH, HA said it was not specified in the out-patient clinic appointment system that additional slots would be released at particular time. Besides, the three out-patient clinics in Sai Kung District had arranged call forwarding services. As for the arrangements at clinics under the CDCC Pilot Scheme, relevant supplementary information could be provided after the meeting.

[Post-meeting note: HA provided the Secretariat with the supplementary information on 22 April 2025.]

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

- (3) Suggest the Joint Office for Investigation of Water Seepage Complaints simultaneously conduct the Stage II and Stage III water seepage investigations in Tseung Kwan O, Sai Kung to shorten the duration of the investigations
(SKDC(FEHC) Paper No. 30/25)

58. The Chairman welcomed the following representatives to the meeting: Mr Peter MOK, Professional Officer 3-2/Joint Office 3; and Mr Danny WAI, Chief Health Inspector (Regional Joint Office); of the New Territories East Regional Joint Office (JO) of the Buildings Department (BD)/FEHD.

59. The Chairman said the discussion item was raised by Mr WONG Yuen-hong, Ms TAM Chuk-kwan, Mr WONG Wang-to, Ms WU Suet-lin, Mr Ken CHAN, Mr Chris CHEUNG, Mr LAM Chun-ka, Mr YAU Ho-lun, Mr CHENG Yu-hei, Mr WAN Kai-ming, Ms Christine FONG, Mr LI Tin-chi, Ms KI Lai-mei, Mr TSANG Kwok-ka, Mr CHEUNG Chin-pang and Mr Philip LI.

60. Members noted the written reply from JO (SKDC(FEHC) Paper No. 38/25).

61. Members' views were consolidated as follows:

- They enquired about the schedule for simultaneously conducting the Stage II and Stage III water seepage investigations in Sai Kung District. They also asked about the statistics on the effectiveness of the existing six pilot districts.
- They enquired about JO's current approach to handle cases where occupants refused to co-operate in investigations.
- They suggested revising JO's moisture content (MC) threshold for following up water seepage cases by lowering it from 35 to 30, or handling cases with apparent water seepage based on the actual circumstances. The occupants concerned should be informed of the investigation results in writing afterwards.
- They enquired about the progress of the Public Health and Municipal Services (Amendment) Bill 2024. They also proposed extending the scope of investigations to cover water seepages cases caused by leaking fresh water pipes.
- They recommended that BD should improve the pipework design in housing construction (e.g. installing valves to facilitate repairs). Walls should also be waterproof to prevent water seepage in the future.

62. Mr Peter MOK, Professional Officer 3-2/Joint Office 3, JO said the current procedure for handling water seepage cases involved conducting the Stage I and Stage II basic investigations first. The Stage III professional investigation would only be conducted if the water seepage source could not be identified. JO has been implementing the Stage II and Stage III investigations in parallel in six pilot districts on a trial basis (i.e. Wong Tai Sin, North, Yuen Long, Islands, Tai Po and Kwai Tsing). Under such

arrangement, after completing the Stage I investigation, the Stage II – Initial Investigation (by JO staff) and the Stage III – Professional Investigation (by JO’s consultants) will be carried out concurrently, which were originally carried out sequentially, to expedite the water seepage investigation. It was expected that such practice could reduce the investigation time required for most of the applicable cases by approximately 30% from 90 working days to 64 working days. JO would continuously review the effectiveness of the new investigation workflow in the pilot districts, optimise relevant workflow and technical guidelines, and assess its resources, manpower deployment as well as the availability of consultancy service providers. JO would consider the gradual extension of the parallel investigation workflow to more districts.

63. Mr Danny WAI, Chief Health Inspector (Regional Joint Office) New Territories East, JO said the MC standard for water seepage cases was set at 35%. The MC on the surface of concrete or plaster would be affected by the ambient relative humidity. The ambient relative humidity of rooms with water borne facilities would usually be higher, thus affecting the MC level of the surface of concrete or plaster. Based on experiences, the source of water seepage could not be identified if the MC level of a concrete or plaster surface was not substantially higher than the basic level. In such case, JO could not issue a Nuisance Notice under the Public Health and Municipal Services Ordinance (Chapter 132). Therefore, JO set the MC level at 35% or above as the threshold for initiating investigation for the effective use of resources. Most water seepage cases in buildings were caused by ageing facilities as well as lack of repair and maintenance. Both property owners and occupants should be responsible for the proper management and maintenance of buildings. JO would try to locate and identify the source of water seepage using systematic testing methods, and require the owners concerned to carry out repair works by exercising the powers conferred by the Public Health and Municipal Services Ordinance, as well as leveraging the expertise of relevant government departments and with co-operation of the owners/occupants concerned. As for water seepage cases caused by rainwater from the rooftops, platforms, balconies, external walls or windows of buildings, and cases caused by damaged water pipes, they fell outside the ambit of the Public Health and Municipal Services Ordinance. If such water seepage cases involved the structural safety of buildings or waste of water, JO would refer them to BD or WSD for follow-up in parallel.

64. Members continued to express the following views:

- They enquired about the statistics on the water seepage investigations conducted in Sai Kung District in the past, including the number of cases with the source of water seepage successfully located at each stage, as well as the number of resolved cases.
- They suggested adopting microwave tomography and infrared thermography to investigate all water seepage cases. Consideration should also be given to using pH test strips as preliminary investigation for distinguishing between fresh water and salt water to facilitate follow-up.

- They enquired about the eligibility for pro-bono mediation services, the professional backgrounds of the mediators, the roles of JO in mediation or arbitration, and the number of successfully mediated cases.

65. Mr Danny WAI, Chief Health Inspector (Regional Joint Office) New Territories East, JO said the main role of JO was to investigate the source of water seepage, require the owners concerned to carry out repairs and institute prosecutions based on the circumstances. There might be a conflict of roles and functions if JO, which was responsible for investigation and prosecution, was also tasked with mediating water seepage disputes for property owners. Therefore, JO would not take part in the mediation of water seepage cases. JO would encourage members of the public to utilise alternative dispute resolution mechanisms to resolve water seepage issues, such as mediation, arbitration or seeking legal advice on instigation of civil actions. Currently, upon receipt of a water seepage report, JO would send an acknowledgement letter to the complainant with information about mediation services, which was also available on the dedicated web page for matters in relation to water seepage. A Customer Service Team and a Resource Centre had also been set up to assist in promoting the one-year pilot scheme named “Pro-Bono Online Mediation Scheme for Water Seepage Disputes” launched by the Agency for Volunteer Service and eBRAM International Online Dispute Resolution Centre. The pilot scheme aimed to offer pro-bono online mediation services to residential property owners and occupants encountering water seepage issues, with a view to facilitating effective and timely dispute resolution.

66. Mr Peter MOK, Professional Officer 3-2/Joint Office 3, JO said relevant statistics on water seepage investigations were not available at the moment. JO has applied advanced technologies (such as microwave tomography and whenever necessary, infrared thermography) as a preferred investigation tool at the stage of professional investigation. Such arrangement had been extended to applicable cases in 16 districts throughout the territory. JO would review the availability of relevant service providers in the market and extend the application of those advanced testing technologies to applicable cases in the remaining two districts progressively. In cases where these advanced technologies cannot be effectively applied (such as small seepage area, spalling of concrete ceilings affected by water seepage or blockage by tile finishes or other facilities (including suspended ceiling or pipes, etc.) on the ceiling, conventional methods (such as colour water test for drains, or ponding test for floor slabs) will be applied in order to identify the source of water seepage.

67. The Chairman asked the Secretariat to write to JO, and asked JO to provide relevant statistics and information in response to Members’ enquiries after the meeting.

[Post-meeting note: JO provided the Secretariat with the supplementary information on 14 April 2025.]

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

- (4) Suggest building a market in LOHAS Park to speed up the enhancement of ancillary livelihood facilities in the district
(SKDC(FEHC) Paper No. 31/25)

69. The Chairman said the discussion item was raised by Ms Christine FONG, Mr CHONG Yuen-tung, Mr CHAN Kwong-fai, Mr CHEUNG Chin-pang, Mr Chris CHEUNG, Mr CHENG Yu-hei, Ms LI Ka-yan, Mr WONG Yuen-hong, Mr TSANG Kwok-ka, Mr WAN Kai-ming, Mr CHAU Ka-lok and Mr LI Tin-chi.

70. Members noted the written replies from FEHD and the Drainage Services Department (DSD) (SKDC(FEHC) Paper Nos. 39/25 and 40/25).

71. Members' views were consolidated as follows:

- They suggested re-evaluating the feasibility of constructing a small wet market next to the site of the Government Joint-user Building in Tseung Kwan O Area 86 without obstructing the manholes, so that residents of LOHAS Park could purchase fresh provisions within walking distance.
- They proposed lowering the height of the Government Joint-user Building in Tseung Kwan O Area 86, in order to reduce the impact on nearby residents.
- They suggested that DLO/SK should make proper use of the two school sites released by the Education Bureau at LOHAS Park, and change the land use of the sites for market construction.

72. Mr HO Yiu-ming, Chief Health Inspector (Sai Kung)2, FEHD said Members could refer to the written reply from the Market Development Division (SKDC(FEHC) Paper No. 39/25). He had nothing to add at the current stage.

73. The Chairman asked the Secretariat to relay Members' views to FEHD's Market Development Division in writing.

74. Members suggested that DSD should re-evaluate the feasibility of constructing a low-rise wet market without affecting the operation of manholes.

75. The Chairman asked the Secretariat to relay Members' views to DSD in writing.

[Post-meeting note: The Secretariat relayed Members' views to FEHD and DSD on 31 March 2025.]

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

VI. Any Other Business

77. No other business was raised by Members.

VII. Date of Next Meeting

78. The Chairman said the next meeting was scheduled for 10:00 a.m. on 15 May 2025 (Thursday).

79. The meeting ended at 12:25 p.m.

Sai Kung District Council Secretariat
April 2025