

(Translation)

Minutes of the 13th Meeting of the Southern District Council (SDC)
(2024-2027)

Date : 5 January 2026
Time : 2:30 p.m.
Venue : SDC Conference Room

Present:

Ms CHEUNG Pui-shan, Sandy, JP Chairman
District Officer (Southern)

Hon CHU Lap-wai, MH

Ms HO Yuen-wei

Ms LI Ka-ying

Ms LAM Yuk-chun, BBS, MH

Ms LAM Wing-yan

Ms LAM Wing-yee

Mr CHEUNG Chin-chung

Mr CHEUNG Wai-nam

Hon Jonathan LEUNG Chun, MH

Mr CHAN Man-chun, JP

Professor CHAN Yuk-kit, MH, JP

Ms CHAN Wing-yan

Mr PANG Siu-kei

Mr WONG Choi-lap

Ms WONG Yu-ching, Nicole

Mr YEUNG Sheung-chun

Mr CHAO Howard

Mr LAU Ngai, Victor

Mr SIU Wai-chung

Mr LAI Ka-chi

Secretary:

Ms CHAN Shuk-man, Agnes

Senior Executive Officer (District Council),
Southern District Office

In Attendance:

Miss CHAN Tsz-lam, Lynn

Assistant District Officer (Southern)

Mr LEUNG Ying-kit

Senior Executive Officer (District Management),
Southern District Office

Ms CHAN Grace

Senior Liaison Officer (1),
Southern District Office

Ms CHUNG Chui-yan, Chris

Senior Liaison Officer (2),
Southern District Office

Miss LAI Wing-sau, Winsy

District Environmental Hygiene Superintendent
(Southern), Food and Environmental Hygiene
Department

Ms LEE Suk-han, Yvonne

Chief Leisure Manager (Hong Kong West),
Leisure and Cultural Services Department

Mr YU Chi-ying

District Leisure Manager (Southern),
Leisure and Cultural Services Department

Mr NG Chi-shing

Chief Manager / Management (HKI),
Housing Department

Ms CHU Lai-ye, Rachel

Chief Transport Officer / Hong Kong,
Transport Department

Ms IP Ka-ye

District Commander (Western District),
Hong Kong Police Force

Mr WAN Fu-kwan, Nelson

Police Community Relations Officer (Western
District), Hong Kong Police Force

Mr CHAN Hing-yin, Donald

Senior Engineer / Engineer 4
(South and Sustainable Lantau),
Civil Engineering and Development Department

Professor Vivian YAM

Vice-President and Pro-Vice-Chancellor
(Global Innovation Centre),
The University of Hong Kong

for agenda
item 2

Mr Sunny YEUNG	Director of Estates, The University of Hong Kong	}	for agenda item 2
Professor Sam CHAN	Senior Advisor to the Executive Vice-President on Capital Projects, The University of Hong Kong		
Mr Syrus TSUI	Director of Strategic Planning Unit, The University of Hong Kong		
Ms Bella FAN	Assistant Director of Estates, The University of Hong Kong		
Mr Joseph KONG	Assistant Director of Estates, The University of Hong Kong		
Ms Michelle LAM	Senior Manager (Public Affairs and Engagement), The University of Hong Kong	}	for agenda item 3
Mr LEUNG Ming-ho, Jimmy	Acting Divisional Commander (Hong Kong West), Fire Services Department		
Mr LEE Yui-cheung, Clarence	Station Commander Ap Lei Chau Fire Station, Fire Services Department		
Mr WONG Tsz-hong, Prince	Senior Building Surveyor / A1, Buildings Department		
Ms WONG Ka-yan, Karen	Senior Building Services Engineer / Hong Kong Island and Islands, Housing Department		

Opening Remarks:

1. The Secretary welcomed Miss CHAN Tsz-lam, Lynn, the newly appointed Assistant District Officer (Southern), to the meeting.

**Agenda Item 1: Confirmation of the Draft Minutes of the 12th SDC Meeting
held on 6 November 2025**

2. The Chairman said that the captioned minutes had been circulated to members for comments prior to the meeting. The Secretariat had not received any amendment proposals so far.
3. The Chairman asked SDC members whether to confirm the captioned minutes.
4. The Chairman said that SDC confirmed the captioned minutes.

**Agenda Item 2: Progress of the Proposed Global Innovation Centre
(Item raised by The University of Hong Kong)
(SDC Paper No. 1/2026)**

5. The Chairman welcomed the following representatives of the University of Hong Kong (HKU) to the meeting:
 - (i) Professor Vivian YAM, Vice-President and Pro-Vice-Chancellor (Global Innovation Centre) of HKU;
 - (ii) Mr Sunny YEUNG, Director of Estates of HKU;
 - (iii) Professor Sam CHAN, Senior Advisor to the Executive Vice-President on Capital Projects of HKU;
 - (iv) Mr Syrus TSUI, Director of Strategic Planning Unit of HKU;
 - (v) Ms Bella FAN, Assistant Director of Estates of HKU;
 - (vi) Mr Joseph KONG, Assistant Director of Estates of HKU; and
 - (vii) Ms Michelle LAM, Senior Manager (Public Affairs and Engagement) of HKU.
6. Professor Vivian YAM reported the latest development of the Global Innovation Centre (GIC) with the main points as follows:
 - (i) She would like to thank the Southern District Council (SDC) for maintaining an open attitude throughout the project planning process, assisting in gathering

feedback from the community and offering valuable suggestions. Over the past few months, HKU had organised a number of exchange sessions to brief local stakeholders (including residents, schools and owners' corporations) on the latest progress of the project, and to gain an understanding of their queries and expectations. HKU would take these views into account as far as possible in its planning and design work;

- (ii) The proposal presented to SDC this time had already undergone a consultancy study and a number of revisions. The GIC project was not merely a construction project aimed at developing world-class scientific research facilities; it would also be the fruit of the joint efforts of HKU and various stakeholders in the Southern District to improve the community;
- (iii) The GIC would serve as a pivotal hub for driving the development of deep technology in Hong Kong, whilst also providing high-quality public open space in Pok Fu Lam, thereby creating new development opportunities and infusing the area with new energy. With a dedicated focus on forward-thinking and edge-cutting upstream basic research, the GIC would foster interdisciplinary scientific collaboration by drawing top talents from around the world, so as to support Hong Kong's development into an international technology hub, a centre for high-calibre talents and an international education hub, thereby aligning with the HKSAR Government's development blueprint and achieving better integration into the overall development of the country;
- (iv) HKU noted the proposal to relocate the GIC project to the Northern Metropolis in order to align with the development of the area. However, an array of factors such as the terrain, construction feasibility, transport connectivity, and the impact on neighbouring buildings and the environment had been taken into consideration in selecting the site. Conveniently located next to the HKU campus and other research facilities in the locality, the current site in Pok Fu Lam would enable the GIC to make good use of these facilities and academic resources in the future, creating synergies that would benefit its long-term development. Independent consultant (the consultant) commissioned by HKU had drawn on international examples, and their findings supported the above statement as well;
- (v) The Government had earmarked land in the Northern Metropolis for the Northern Metropolis University Town (University Town). In the future, HKU would collaborate with post-secondary institutions to introduce more branded

programmes, research collaboration and exchange projects with a view to establishing an international education hub. However, given that the University Town project would take time while scientific research was advancing at a rapid pace, HKU opined that it was crucial to seize this opportunity and take forward the GIC project as soon as possible. This would help foster basic research in Hong Kong and contribute to the overall development of both Hong Kong and the country; and

- (vi) HKU was keen to receive feedback from all stakeholders, with the aim of working together to build the community and develop the GIC into a leading research centre on a par with Silicon Valley.

7. Ms Bella FAN, with the aid of a PowerPoint presentation, briefly introduced the latest proposed project overview and timeline of the GIC and added the following:

- (i) Over the past year, HKU had consulted various stakeholders on numerous occasions, including the Ebenezer School & Home for the Visually Impaired (the Ebenezer School), and had actively responded to the views and concerns of the community; and
- (ii) HKU sought to gather feedback from SDC at this meeting in order to further refine the proposal.

8. Mr Syrus TSUI further explained the reasons for selecting Pok Fu Lam as the proposed site for the GIC, which were given as follows:

- (i) Site selection involved numerous considerations. Beyond land area, terrain and construction complexity, factors such as the adequacy of innovation and technology supporting facilities were also taken into account. Given its proximity to Queen Mary Hospital, HKU main campus and its Sassoon Road campus, Pok Fu Lam was home to well-established research facilities, which would facilitate the GIC's future access to existing equipment, research talents and infrastructure. By contrast, it would take some time for the Northern Metropolis to build up a comparable pool of talents, resources and ecosystem;
- (ii) HKU supported the development of the Northern Metropolis. Nevertheless, as the detailed planning for the Northern Metropolis had yet to be announced, more data

was required before HKU could determine whether it was a suitable location for the GIC project. In view of the imperative nature of the project, and given that Pok Fu Lam offered abundant existing resources that would facilitate the rapid launch of the GIC and support the smooth implementation of interdisciplinary basic research, Pok Fu Lam was therefore a more ideal location;

- (iii) HKU considered that there was no conflict between selecting Pok Fu Lam as the site for the GIC and HKU's future participation in the development of the University Town; and
- (iv) A total of 54 HKU scholars had been named in Clarivate's "Highly Cited Researchers 2025" list. These scholars were leading researchers with exceptional research performance, whose papers had been highly cited over the past decade. Developing the GIC project in Pok Fu Lam enabled the utilisation of HKU's extensive talent pool and its well-established research resources, benefiting from its strategic location.

9. Ms Bella FAN went on to briefly introduce the feasibility assessments of proposed sites, community feedback, planning and design directions, development parameters, various technical assessments and so on, and added the following:

- (i) Earlier on, there were suggestions of alternative sites in Pok Fu Lam, such as Mount Davis or the vacant land adjacent to the ISF Academy. Following an assessment based on uniform criteria, the consultant concluded that the current site was the best option;
- (ii) The latest proposal had removed the vehicular link between Pok Fu Lam Road and Victoria Road. Instead, a drop-off and pick-up point would be provided at the GIC's entrance/exit on Victoria Road so as to prevent vehicles on Pok Fu Lam Road from entering Victoria Road via the GIC in a bid to avert increased traffic on Victoria Road;
- (iii) At the request of the Transport Department, the traffic impact assessment had taken into account known developments in the area to be completed by 2046, including 13 developments due for completion between now and 2036 (for Phase 1) and 14 developments due for completion between now and 2046 (for subsequent phases);

- (iv) In response to community feedback, the GIC project would make use of the “Residential (Group C) 6” zone, with the site area reduced from the previously proposed 4.72 hectares to 4 hectares (a reduction of approximately 15%);
- (v) The GIC project maintained a certain distance from existing buildings such as Woodbury Court, the Ebenezer School and Baguio Villa;
- (vi) The estimated total floor area of the short-term accommodation for researchers was 3 600 square metres, equivalent to 50 units;
- (vii) In terms of height, the proposed GIC would be in keeping with existing buildings in the vicinity to avoid impacting the landscape and to ensure adequate air circulation. The proposed height was 154-158 mPD, which was comparable to surrounding buildings;
- (viii) In formulating the development parameters, the consultant took into account factors such as the location, research focus, human resources and spatial layout of world-class research institutes. It was also anticipated that the total number of occupants / researchers would decrease from approximately 7 300 to approximately 4 200 (a reduction of approximately 43%);
- (ix) HKU had completed all technical assessments and submitted them to the relevant Government Departments for approval. It would continue to discuss the details of the project with the relevant Government Departments;
- (x) The GIC project would be implemented in phases, with the first phase of works expected to be completed in 2032;
- (xi) The GIC project would not only promote scientific research and attract talents from around the world, but would also provide venues and facilities for scientific research and learning, thereby contributing to the development of STEAM education in local primary and secondary schools; and
- (xii) The GIC project would enhance the environment in the Pok Fu Lam area as a way of giving back to the community. This included the provision of approximately 10 000 square metres of public open space alongside tree planting, as well as landscaped pedestrian walkways connecting Pok Fu Lam Road, Sassoon Road and Victoria Road, thereby creating a pedestrian-friendly environment.

10. The Chairman invited SDC members to raise comments or enquiries.

11. Mr CHAO Howard raised the following comments:

- (i) Pok Fu Lam was a multi-functional area with a rich history. In recent years, a number of major projects successively took place in the neighbourhood, such as the Wah Fu Estate Redevelopment, Phase 1 of the Redevelopment of Queen Mary Hospital and the Cyberport 5 Expansion Project. The local transport network was already under significant infrastructure pressure and therefore unable to accommodate the development, particularly on major roads such as Pok Fu Lam Road and Sassoon Road. Constructing the GIC in Pok Fu Lam would further exacerbate the traffic problems and affect residents' mobility;
- (ii) Noise and air pollution arising from the construction of the GIC project would affect residents' daily lives. Furthermore, the high volume of construction vehicles entering and leaving the site would aggravate traffic congestion on Pok Fu Lam Road and might even be a hazard to road safety;
- (iii) The Northern Metropolis encompassed a substantial area and had a higher transport capacity, making it a more suitable location for the GIC; and
- (iv) He supported HKU in developing the GIC project to promote technological advancement in Hong Kong. It was hoped that the project would be sited at a more suitable location to strike a balance and safeguard the quality of life for local residents.

12. Hon Jonathan LEUNG Chun, MH, raised the following comments:

- (i) Regarding the development parameters, the proposed gross floor area in the latest proposal had been reduced by approximately 14%, yet the proposed number of occupants / researchers had fallen by over 42%. Given the significant disparity between these two reductions, he requested HKU to provide the rationale;
- (ii) Experience from various regions showed that integrating research and development into the local community offered numerous benefits, such as boosting the local economy, creating job opportunities, and driving infrastructure development which could facilitate residents' mobility. HKU's briefing focused on how to minimise the impact of the GIC on the community, but made no mention of how the project would integrate into the community or benefit the community upon completion. He suggested HKU provide relevant information to gain residents' support; and

- (iii) In the latest proposal, the vehicular link connecting Pok Fu Lam Road and Victoria Road had been removed to prevent vehicles on Pok Fu Lam Road from entering Victoria Road via the GIC. However, some residents had pointed out that the original arrangement could alleviate the traffic pressure on Pok Fu Lam Road. In this regard, he would like HKU to explain the reasons for removing the vehicular link and to provide supporting evidence.

13. Mr Sunny YEUNG said that in the latest proposal the vehicular link connecting Pok Fu Lam Road and Victoria Road as previously proposed had been replaced with a vehicular link connecting Pok Fu Lam Road (upward direction) and Sassoon Road (downward direction). A traffic impact assessment by the consultant indicated that the new design would improve traffic accessibility more effectively than the original design (which connected Pok Fu Lam Road to Victoria Road).

14. As for how the project would give back to the community, Ms Bella FAN provided supplementary information as follows:

- (i) The project would provide over 10 000 square metres of public open space, including landscaped terraces. Situated on the Mid-Levels and facing the sea, the public open space at the GIC offered panoramic views for the public to enjoy the sunset;
- (ii) HKU proposed to create a tree-lined boulevard along Pok Fu Lam Road and to beautify the pedestrian walkways connecting to nearby facilities, thereby providing a comfortable and accessible pedestrian environment. In future, pedestrians would be able to use the GIC to travel between Pok Fu Lam Road, Sassoon Road and Victoria Road; and
- (iii) The GIC could foster STEAM education in primary and secondary schools, and HKU would collaborate with local schools and district organisations in the future to organise events and provide opportunities for academic exchange. HKU would consider opening some of the GIC's vacant facilities to the public at nighttime.

15. Professor Vivian YAM added the following:

- (i) HKU attached great importance to popular science education and might organise public lectures at the GIC in the future;
- (ii) The pedestrian walkway around the GIC would be equipped with escalators or lifts to facilitate quick and convenient access between Pok Fu Lam Road, Sassoon Road and Victoria Road; and
- (iii) The significant reduction in the proposed number of occupants / researchers in the latest proposal was due to the application of different planning standards in the assessment. The consultancy report recommended adopting international planning standards, highlighting that world-class research centres provided spacious working environments for their research staff. Following the consultant's advice, HKU had adjusted the workspace size for each researcher, resulting in a substantial reduction in the proposed number of occupants / researchers. Also, with automation and robotics technologies becoming increasingly sophisticated in recent years, it was believed that these technologies could assist research staff, thereby reducing the manpower required.

16. The Chairman asked SDC members whether they had further comments or enquiries.

17. Mr SIU Wai-chung raised the following comments and enquiries:

- (i) Preliminary works for the South Island Line (West) were due to commence in 2027, with services expected to commence by 2034. Given that its construction period would be similar to that of the GIC, he would like to know whether the traffic impact assessment for the GIC project had taken into account the traffic impact of both projects commencing at the same time; and
- (ii) He would like to know whether HKU would discuss with the contractor undertaking the South Island Line (West) project how they could collaborate in minimising the impact on the local environment and traffic during the construction period.

18. Mr Sunny YEUNG said that HKU had held several meetings with representatives from Government Departments, the Health Bureau and the MTR Corporation Limited, and an initial consensus had been reached. The next meeting was scheduled for 20 January 2026, at which HKU would convey the views of SDC members; relevant information

would be shared with SDC upon compilation. HKU opined that once the South Island Line (West) commenced operation, the current site would be more convenient and accessible than other potential sites.

19. Professor CHAN Yuk-kit, MH, JP, would like to know whether Modular Integrated Construction (MiC) approach would be adopted, highlighting that HKU should beware of the traffic impact of MiC module transport.

20. Mr Sunny YEUNG gave a consolidated response as follows:

- (i) MiC approach had been used to construct HKU's residential halls and other buildings. HKU was currently exploring the use of MiC for facilities such as laboratories and meeting rooms, with a view to applying this approach to the GIC project. The findings would be released upon completion of the study; and
- (ii) HKU had developed analytical technologies for MiC module transport planning known as "3D Swept Path Analysis", "Swept Path-Aware Routing", and "Traffic Impact Review". HKU previously obtained approval from the Transport Department to conduct tests at High West, and the entire transport process was smooth and safe. As High West was adjacent to the current site and had similar traffic conditions, the results had provided valuable reference. HKU was keen to share the details with SDC members and welcomed feedback from all stakeholders to address public concerns.

21. The Chairman invited SDC members to raise comments or enquiries.

22. No SDC members raised any comments.

23. The Chairman invited HKU representatives to briefly introduce the procedures of making application for planning permission to the Town Planning Board (TPB) in 2026.

24. Mr Sunny YEUNG responded as follows:

- (i) HKU planned to submit application for change of land use to TPB in March 2026 under the Town Planning Ordinance (Cap. 131);
- (ii) District consultation would remain ongoing and the progress would be reported to SDC; and

(iii) Approved information would be progressively uploaded to HKU website for public inspection and exhibitions would be held to introduce the project to the public.

25. Mr Syrus TSUI said that HKU would arrange further meetings with stakeholders, including residents of the Pok Fu Lam area such as those from Baguio Villa and Woodbury Court, as well as representatives from the Ebenezer School, before making the application to TPB, so as to address their comments on the proposal as far as possible. Under the Town Planning Ordinance, members of the public might make representations to TPB during the draft plan exhibition period; these representations would be made available for public inspection until the Chief Executive in Council had made a decision. He emphasised that the GIC project would benefit the development of innovation and technology as well as interdisciplinary research, and would help promote knowledge of basic research to the general public, thereby contributing to popular science education. HKU would make every effort to refine the design and would report the latest progress to SDC at a later time.

26. The Chairman invited SDC members to raise comments or enquiries.

27. No SDC members raised any comments or enquiries.

28. The Chairman was pleased to see that HKU was maintaining close communication with SDC and responding positively to public feedback. She thanked the HKU representatives for attending the meeting and requested HKU to provide progress updates of the project and the relevant assessment data in due course.

Agenda Item 3: Concerns about Emergency Preparedness, Contingency Plans and Precautionary Measures for Building and Fire Safety in the Southern District

(Item raised by Ms HO Yuen-wei)

(SDC Paper No. 2/2026)

29. The Chairman said that the Secretariat had invited the Labour Department to send a representative to attend this meeting for discussion of this agenda item, but the Labour Department was unable to attend the meeting as invited.

30. The Chairman welcomed the following representatives of Government Departments to the meeting:

- (i) Mr LEUNG Ming-ho, Deputy Divisional Commander (Hong Kong West) of the Fire Services Department (FSD);
- (ii) Mr LEE Yui-cheung, Clarence, Station Commander Ap Lei Chau Fire Station of FSD;
- (iii) Mr WONG Tsz-hong, Prince, Senior Building Surveyor / A1 of the Buildings Department (BD);
- (iv) Mr NG Chi-shing, Chief Manager / Management (Hong Kong Island & Islands) of the Housing Department (HD); and
- (v) Ms WONG Ka-yan, Karen, Senior Building Services Engineer / Hong Kong Island & Islands of HD.

31. The Chairman said that prior to the meeting, Ms HO Yuen-wei had made a request to discuss the captioned matter at the meeting. The details were given in Annex 1 and the written replies from the Government Departments were given in Annex 2.

32. The Chairman invited Ms HO Yuen-wei to briefly introduce the agenda item.

33. Ms HO Yuen-wei, with the aid of a PowerPoint presentation, briefly introduced the agenda item and added the following:

- (i) Last year, a number of fires occurred in Hong Kong, drawing public attention to fire safety. Recently, several fire-related incidents had also occurred in the District, namely on 28 November 2025 at a flat in Block 17, South Horizons, Ap Lei Chau, where smoke was emitted from a fish tank due to a short circuit, on 17 December 2025 where a false alarm was triggered at the Aberdeen Industrial Building on Aberdeen Main Road, and on 1 January 2026 where a fire broke out at Lei Tung Estate in Ap Lei Chau, accompanied by the sound of an explosion. These incidents required the evacuation of building residents and the deployment of fire services personnel;

- (ii) FSD replied that in 2025, there were a total of 1 430 fire-related incidents in the Southern District, comprising 136 actual fires and 1 195 false alarms. Given that false alarms accounted for as much as 83% of the total number of fire-related incidents, it was hoped that FSD would make an effort to reduce the frequency of false alarms; and
- (iii) With growing public awareness of fire safety, many owners' corporations (OC) in private housing estates were keen to organise fire drills. It was recommended that FSD organise additional fire drills in the Southern District to enhance the public's ability to respond to emergencies.

34. The Chairman asked whether the representatives of the Government Departments had anything to add apart from the written replies in Annex 2.

35. Mr LEUNG Ming-ho added the following:

- (i) FSD was closely monitoring false alarms and keeping a close watch on buildings in the District where such incidents occurred frequently. Where necessary, these cases would be referred to the Fire Protection Facilities Supervision Division for follow-up. Relevant staff would proactively contact the owners of fire service installations to ascertain the causes of the false alarms and take measures to reduce their occurrence; and
- (ii) FSD had consistently sought to raise fire safety awareness among residents by organising fire safety seminars and fire drills in the District from time to time. In addition to accepting applications from the public to conduct fire drills, FSD launched the "Partnership and Community Collaboration Scheme" (literal translation) in the Southern District in June 2025, proactively reaching out to local stakeholders to organise fire safety seminars and fire drills.

36. The Chairman invited SDC members to raise comments or enquiries.

37. Ms CHAN Wing-yan raised the following comments:

- (i) She expressed gratitude to FSD for its dedicated service to the public and for shouldering the important responsibilities of emergency response and public

education. As the lunar year drew to a close, many fishing boats and yachts would be moored in the Aberdeen Typhoon Shelter. For the sake of safety, it was hoped that Government Departments and the Southern District Fire Safety Committee would step up their efforts to raise awareness of fire prevention at sea;

- (ii) In view of the fires that occurred at the Sham Wan shipyards in recent years, she suggested that FSD increase inspections of shipyards and temporary industrial areas in the District, such as Sham Wan, Po Chong Wan and Ap Lei Chau, and promote fire safety information, including best practices of proper storage of flammable substances; and
- (iii) It was hoped that FSD, SDC, the Southern District Fire Safety Committee and the various housing estates would maintain close communication and work together to raise residents' fire safety awareness.

38. Ms HO Yuen-wei hoped that FSD would increase the frequency of fire drills, highlighting that fire drills were crucial in facilitating residents to become familiar with the escape routes and develop the habit of bringing along the "Three Essentials for Fire Escape" (keys, towel and mobile phone), thereby improving their ability to respond to emergencies.

39. Ms LAM Wing-yan raised the following comments and enquiries:

- (i) The Government had previously required contractors to remove non-compliant scaffold nets, and stated that it would carry out a territory-wide inspection of buildings undergoing major maintenance to inspect fire safety installations and test the fire-retardant performance of materials such as scaffold nets. She asked whether Government Departments such as BD and FSD would devise a list of buildings to be inspected, with priority given to those undergoing major maintenance. Furthermore, she wished to know whether the Government would introduce legislation to stipulate that protective materials had to meet specified fire-retardant performance standards, and to make it mandatory for contractors to submit test reports; and
- (ii) Residents of old housing estates were concerned about whether fire detection systems and fire service installations in their estates were functioning properly. She enquired whether FSD would carry out surprise checks in the estates; and how FSD

would enforce the law and what penalties would be imposed if non-compliance was detected upon inspection.

40. The Chairman invited the representatives of Government Departments to give a response.

41. Mr LEUNG Ming-ho gave a consolidated response as follows:

- (i) Following the fire at the Sham Wan shipyards in 2024, FSD immediately launched a hot strike publicity campaign in the area to promote messages such as the “Three Basic Skills on Emergency Preparedness” and the “Three Essentials for Fire Escape”, aiming to raise public awareness of fire safety; and
- (ii) FSD was currently redeploying internal resources to step up inspections of buildings undergoing major maintenance, with a view to carrying out surprise checks on the fire service installations in these buildings in the near future. Immediate action would be taken to address any irregularities identified.

42. The Chairman invited the BD representative to give a response.

43. Mr WONG Tsz-hong, Prince, gave a consolidated response as follows:

- (i) For buildings undergoing major maintenance where scaffold nets were previously removed, BD was redeploying internal resources to carry out special inspections to check whether fire escape routes and fixed lights had been altered, etc.;
- (ii) In early December 2025, the Secretary for Development required all buildings undergoing major maintenance to remove scaffold nets. In the same month, BD issued Practice Note for Registered Contractors 85, setting out the latest requirements to be complied with by registered contractors and the procedures for testing the scaffold nets. Furthermore, BD had stated in its written reply (see Annex 2) that international fire-retardant standards, including Chinese, American and British standards, were currently adopted locally. Contractors might re-install the scaffold nets subject to verification that the materials used had passed the required test and met the specified standards; and

(iii) BD would randomly select individual projects for site sampling to check the compliance of scaffold nets.

44. The Chairman invited the HD representatives to give a response.

45. Ms WONG Ka-yan, Karen, gave a consolidated response as follows:

(i) Besides engaging registered fire service installation contractors for statutory inspections and maintenance conducted on an annual basis, HD also took the initiative to arrange additional inspections every six months to ensure that fire service installations and fire detection systems were functioning properly;

(ii) Following the fire at Wang Fuk Court in Tai Po, HD actively responded to the “voluntary fire alarm testing” initiative launched by FSD at the end of 2025 and had completed all tests in public housing estates in the Southern District, confirming that the fire alarm systems were functioning properly; and

(iii) To raise residents’ fire safety awareness, HD organised publicity activities such as fire safety seminars, fire drills and fire safety fairs from time to time in collaboration with FSD and invited non-governmental organisations, District Services and Community Care Teams (Care Teams) as well as various stakeholders to participate. Fire drills were also organised for each residential block at least biennially.

46. The Chairman invited SDC members to raise comments or enquiries.

47. No SDC members raised any comments or enquiries.

48. The Chairman thanked the representatives of Government Departments for attending the meeting and hoped that Government Departments could maintain close partnerships with SDC. Southern District Office (SDO) and Care Teams would also disseminate fire safety messages during district activities and home visits.

**Agenda Item 4: 2026-2027 Committees and Working Group under the SDC
(SDC Paper No. 3/2026)**

49. The Chairman invited the Secretary to briefly introduce the paper.
50. The Secretary briefly introduced the paper as follows:
- (i) The term of office of all the five committees under SDC would be extended until 31 December 2027, whilst the tenure of all their chairmen and vice-chairmen had expired on 31 December 2025;
 - (ii) To facilitate SDC's relevant work in the following year, the SDC Chairman had decided to extend the term of office of the Working Group on Boosting Local Economy under SDC (the Working Group) by one year until 31 December 2026;
 - (iii) Section 70 of the SDC Standing Orders (SO) stipulated that each SDC member shall join at least three committees / working groups of SDC or at least half of the total number of such committees / working groups, whichever was less. The Secretariat had sent letters on 31 December 2025 inviting SDC members to join the said committees and working groups under SDC, in accordance with the latest composition of such committees and working groups. The membership lists of the committees and working groups were set out in Annex 3; and
 - (iv) Sections 71 and 72 of the SO stipulated that the SDC Chairman was to appoint members of a committee who were also SDC members as the chairman and vice-chairman of the committee. Meanwhile, section 87(1) of the SO stipulated that the SDC Chairman shall appoint a member of a working group who was also a SDC member as the chairman of the working group.
51. The Chairman announced the list of appointments for the chairmen and vice-chairmen of the committees as well as the chairmen of the working groups as follows:
- (i) The Chairman and Vice-Chairman of the District Facilities and Works Committee were Mr PANG Siu-kei and Mr YEUNG Sheung-chun respectively;
 - (ii) The Chairman and Vice-Chairman of the Food, Environment and Hygiene Committee were Ms LI Ka-ying and Mr LAI Ka-chi respectively;

- (iii) The Chairman and Vice-Chairman of the Community Involvement, Culture and Recreation Committee were Ms LAM Yuk-chun, BBS, MH and Mr WONG Choi-lap respectively;
- (iv) The Chairman and Vice-Chairman of the Traffic and Transport Committee were Mr CHEUNG Wai-nam and Ms WONG Yu-ching, Nicole respectively;
- (v) The Chairman and Vice-Chairman of the Development Planning Committee were Mr CHAN Man-chun, JP and Mr CHAN Yuk-kit, MH, JP respectively; and
- (vi) The Chairman of the Working Group on Boosting Local Economy was Mr CHEUNG Chin-chung.

Agenda Item 5: The Working Group on Building Management of District Council (SDC Paper No. 4/2026)

52. The Chairman briefly introduced the background to the establishment of the Working Group on Building Management of District Council with the main points as follows:

- (i) Promoting effective building management was an essential part of improving district governance. In the 2025 Policy Address, the Chief Executive proposed a series of measures to further improve building management, including the establishment of working groups under District Councils;
- (ii) Being part of the troika of improved district governance, SDC members had all along shouldered the responsibility for facilitating the promotion of effective building management at the district level. By maintaining contact with relevant owners' corporations, owners and residents, SDC members assisted owners and residents in need to sort out various building management issues;
- (iii) The Working Group on Building Management could serve as an effective platform for SDC members to gather public views on building management in the District, which further enabled them to formulate down-to-earth proposals on promoting effective building management for submission to SDC. The Working Group meetings could also facilitate the sharing and exchange of insights among SDC members, thereby fostering a culture of effective building management in the District and enhancing the effectiveness and relevancy of the support services provided by SDC members;

- (iv) Given the varying circumstances of each building whose residents could hold a different level of sensitivity towards privacy issues that might be involved, SDC members should, whenever sharing experiences and exchanging views within the working group, only focus on effective building management practices observed in the course of their work or inadequacies spotted in the system or legislation. They needed not and should not publicly discuss any specific case or person involved in detail. Each and every case should be dealt with individually;
- (v) The terms of reference of the Working Group on Building Management were set out in SDC Paper No. 4/2026, and its term of office was the same as that of SDC, i.e. until 31 December 2027; and
- (vi) After the meeting, the Secretariat would send letters inviting SDC members to join the Working Group on Building Management. The list of appointments for its chairman and members would be announced separately.

Agenda Item 6: Report on “Meet-the-Public Scheme” for 2025
(SDC Paper No. 5/2026)

53. The Chairman said that pursuant to the Performance Monitoring Guidelines for Members of the District Councils, SDC members were required to participate in SDC’s weekly Meet-the-Public Scheme (the Scheme) sessions and to be on duty at the SDC office and community halls according to the roster. The Scheme had been in operation for two years since its inception. Since April 2025, members had also set up Mobile Meeting Rooms at various locations in the Southern District to meet with members of the public.

54. The Chairman invited Mr LAI Ka-chi to review the operational effectiveness of the Scheme in the previous year.

55. Mr LAI Ka-chi, with the aid of a PowerPoint presentation, reported on the effectiveness of the Scheme in the previous year and shared some relevant cases as follows:

The Background of the Scheme

- (i) Since taking office, SDC members had actively maintained communication with the public. In addition to participating in the Scheme according to the roster

drawn up by SDC since 5 January 2024, SDC members had also regularly met with members of the public at their respective district offices. Since April 2025, SDC members had also set up “Mobile Meeting Rooms” in the communities they served to meet with local residents conveniently. In 2025, a total of 61 meeting sessions were held under the Scheme;

- (ii) By serving the public through the Scheme, SDC members had gained a deeper understanding of the communities and known more exactly how to improve the local living environment;

Improving the Community Environment

- (iii) After the devastating Super Typhoon Ragasa, the amphitheatre at Ap Lei Chau Wind Tower Park was wrecked and had to be closed off immediately. Mr PANG Siu-kei subsequently received residents’ reports that the area was completely unlit at night, posing a safety hazard. He immediately contacted the relevant Government Departments to request the installation of a temporary lighting system and painting the edges of the steps at the entrance yellow to alert passing residents to the tripping hazard. Through the Scheme, SDC members had developed a deeper understanding of the community and become more adept at addressing people’s livelihood issues in a practical manner and providing more focused and relevant services, living up to the belief that “no livelihood issue is too trivial”;
- (iv) During a “Mobile Meeting Room” session, Ms LAM Wing-ye received a complaint from the owners’ corporation of 12 Stanley Main Street that their building was frequently cluttered with miscellaneous items, leading to the breeding of mosquitoes and other pests with the environmental hygiene in jeopardy. Yet, the issue had remained unresolved. Shortly after a detailed enquiry with the owners’ corporation, she contacted the relevant Government Departments to request their assistance in clearing up the miscellaneous items, ultimately resolving the hygiene issue that had plagued the residents for too long. The owners’ corporation was greatly satisfied with the follow-up actions taken by Ms LAM Wing-ye and the relevant Government Departments. The case demonstrated that SDC members could serve as a connection between the Government and the people, playing a crucial role in ensuring effective communication between the two;

Building a Harmonious Community

- (v) Ms LAM Yuk-chun, BBS, MH recently received a request from residents for assistance with a housing issue. In the case, a couple were at odds over whether to purchase a flat in a Tenants Purchase Scheme estate or continue renting public housing, resulting in family discord. Other than advising them to seek help from the Social Welfare Department, Ms LAM Yuk-chun, BBS, MH explained to them in detail the various housing ladders available, analysing the pros and cons. In the end, she managed to help the couple reach a consensus and successfully resolved the family discord. The case demonstrated that SDC members could effectively fulfil the role of mediators in the community and help promote social harmony;
- (vi) Through “Mobile Meeting Room” sessions, Mr CHAN Man-chun, JP and Mr CHEUNG Chin-chung received local residents’ complaints that foreign domestic helpers always left behind plenty of rubbish in parks after gatherings on public holidays, jeopardising the environmental hygiene. Following inspection, the two SDC members swiftly contacted the Police and other relevant Government Departments. After extensive coordination, the situation had finally changed for the better. The case illustrated that SDC members could effectively mitigate conflicts between different cultures and lifestyles;
- (vii) A single mother living in a sub-divided flat in the Southern District once sought assistance from Mr CHEUNG Wai-nam through the Scheme. Although her children attended school in the Southern District, she had been allocated public housing in a remote area extremely inconvenient for her daily life. She faced immense pressure in balancing work and family responsibilities, and required regular medical treatment and social workers’ counselling. Mr CHEUNG Wai-nam came to her assistance proactively. After his coordination with the Housing Department, she was eventually reallocated a flat in Yue Ying House in Tin Wan, which significantly relieved her life stress;

Dedicating Professional Expertise to Serving the Public

- (viii) A group of Baguio Villa owners had previously approached Mr CHAN Yuk-kit, MH, JP for enquiry about building maintenance works tendering procedures. Leveraging his professional surveying expertise, Mr CHAN Yuk-kit, MH, JP explained the matter to the owners in great detail. He also met with the Baguio Villa Owners’ Corporation to convey the owners’ views and concerns. In that

regard, he had liaised closely with the SDO and consulted fully with various stakeholders in working out the best possible solutions; and

Advancing Government Policies

(ix) A member of the public sought assistance from Ms WONG Yu-ching, Nicole as he/she often received scam-like messages. Ms WONG Yu-ching, Nicole immediately advised him/her to install the scam detector “Scameter” to verify the authenticity of incoming calls and SMS messages to avoid falling victim to scams. Meanwhile, Mr LAI Ka-chi had once received a request for assistance from an elderly person believed to have been scammed into opening an online account. Mr LAI Ka-chi helped the elderly person to close the online account immediately and taught him/her how to check in future whether an incoming SMS message carried the prefix “#”, so as to identify any suspicious SMS messages.

56. The Chairman invited SDC members to raise comments or enquiries.

57. No SDC members raised any comments or enquiries.

58. The Chairman thanked SDC members for their active participation in the Scheme in the previous year by meeting with residents from different strata of society and assisting in handling and referring a substantial number of cases. She hoped that SDC members would continue their efforts to achieve greater success for the Scheme in 2026.

Agenda Item 7: Any Other Business

Get Ready for the Lunar New Year: Southern District Community Care Campaign (SDC Paper No. 6/2026)

59. The Chairman invited Ms CHAN Grace, Senior Liaison Officer (1) of SDO, to briefly introduce the activities under the “Get Ready for the Lunar New Year: Southern District Community Care Campaign” (the Community Care Campaign).

60. Ms CHAN Grace briefly introduced the activities under the Community Care Campaign as follows:

- (i) Care Teams had proactively consolidated community resources and forces. In each of the previous two consecutive years, they had carried out the Community Care Campaign, which included community care activities, home cleaning and repair services, during the Lunar New Year as a gesture of care for residents. Such activities had achieved great success;
- (ii) For the following Community Care Campaign in 2026, the youth in the Southern District would be mobilised and the Southern District Joint Schools Conference would be invited to assist in organising relevant activities. Both parents and students would be invited to serve as volunteers, in a bid to promote intergenerational harmony and community involvement; and
- (iii) She appealed for SDC's support for the Community Care Campaign. SDC members were cordially invited to participate in the Community Care Campaign and join hands with Care Teams, parent volunteers and student volunteers to deliver warmth to residents in the Southern District during the Lunar New Year.

61. The Secretary said that as was the case with past agenda items relating to the Care Teams, SDC members who were also members of the Care Teams were not required to declare interests because no resource approval or pecuniary interests were involved in this agenda item.

62. The Chairman invited SDC members to raise comments or enquiries.

63. No SDC members raised any comments or enquiries.

64. The Chairman thanked SDC members in advance for their participation in and support for the Community Care Campaign and their kind acts in carrying on the caring spirit of the Southern District, so that local residents could feel warm even in the chilly winter.

Southern District Year-End Clean-Up Campaign 2026

(Item raised by the Food and Environmental Hygiene Department)

(SDC Paper No. 7/2026)

65. The Chairman invited Miss LAI Wing-sau, Winsy, District Environmental Hygiene Superintendent (Southern) of the Food and Environmental Hygiene Department (FEHD), to briefly introduce the Southern District Year-End Clean-Up Campaign 2026 (the Clean-Up Campaign).

66. Miss LAI Wing-sau, Winsy, briefly introduced the paper and added the following:

- (i) The Clean-Up Campaign would be held between 30 January 2026 and 12 February 2026. FEHD would enhance the cleansing of markets, cooked food markets, refuse collection points and public toilets, and step up rodent prevention efforts; and
- (ii) FEHD would hold a pre-launch promotional event at 10:00 a.m. on 28 January 2026 (Wednesday) at the main entrance of Aberdeen Market. It was pleased to learn that SDO staff and SDC members would attend as invited.

67. The Chairman invited SDC members to raise comments or enquiries.

68. No SDC members raised any comments or enquiries.

69. The Chairman called for SDC members' active participation in the promotional event and monitoring of the Clean-Up Campaign on various aspects, evaluating its effectiveness for feedback to FEHD.

Agenda Item 8: Items for Information

Reports of Committees and Working Group under SDC

(SDC Papers No. 8/2026 to 13/2026)

70. The Chairman invited the Secretary to briefly introduce the captioned reports.

71. The Secretary briefly introduced the captioned reports as follows:
- (i) In accordance with Sections 82 and 92 of the SDC SO, committees and working group should provide regular reports on their work to SDC; and
 - (ii) All the reports of committees and working group under SDC were set out in SDC Papers No. 8/2026 to 13/2026 for reference.

Agenda Item 9: Date of Next Meeting

72. The Chairman advised that the fourteenth SDC meeting would be held at 2:30 p.m. on 16 March 2026 (Monday).

(Post-meeting note: The next meeting was rescheduled for 16 March 2026 (Monday) at 10:00 a.m.)

73. There being no other business, the meeting ended at 4:09 p.m.

Secretariat, Southern District Council
March 2026