

**Sha Tin District Council**  
**Minutes of the 1<sup>st</sup> Meeting of**  
**the Development and Housing Committee in 2019**

**Date** : 3 January 2019 (Thursday)  
**Time** : 2:30 pm  
**Venue** : Sha Tin District Council Conference Room  
 4/F, Sha Tin Government Offices

<b><u>Present</u></b>	<b><u>Title</u></b>	<b><u>Time of joining the meeting</u></b>	<b><u>Time of leaving the meeting</u></b>
Ms PONG Scarlett Oi-lan, BBS, JP (Chairman)	DC Member	2:30 pm	6:39 pm
Mr SIU Hin-hong (Vice-Chairman)	”	2:30 pm	5:46 pm
Mr HO Hau-cheung, SBS, MH	DC Chairman	2:30 pm	6:35 pm
Mr PANG Cheung-wai, Thomas, SBS, JP	DC Vice-Chairman	2:30 pm	3:18 pm
Mr CHAN Billy Shiu-yeung	DC Member	2:39 pm	4:58 pm
Mr CHAN Kwok-keung, James	”	3:47 pm	5:05 pm
Ms CHAN Man-kuen	”	2:30 pm	5:28 pm
Mr CHAN Nok-hang	”	2:30 pm	5:48 pm
Mr CHENG Tsuk-man	”	2:38 pm	5:05 pm
Mr CHING Cheung-ying, MH	”	2:46 pm	6:39 pm
Mr CHIU Man-leong	”	2:30 pm	6:39 pm
Mr HUI Yui-yu, Rick	”	2:38 pm	5:05 pm
Ms LAM Chung-yan	”	2:30 pm	6:39 pm
Mr LEE Chi-wing, Alvin, MH	”	5:27 pm	6:20 pm
Mr LEUNG Ka-fai, Victor	”	2:50 pm	5:20 pm
Mr LI Sai-hung	”	2:30 pm	6:39 pm
Mr LI Sai-wing	”	2:30 pm	6:26 pm
Mr LI Wing-shing, Wilson	”	2:30 pm	6:39 pm
Mr MAK Yun-pui	”	2:36 pm	5:05 pm
Mr MOK Kam-kwai, BBS	”	2:49 pm	5:20 pm
Mr NG Kam-hung	”	2:36 pm	6:39 pm
Mr PUN Kwok-shan, MH, JP	”	2:30 pm	5:28 pm
Mr TONG Hok-leung	”	2:30 pm	6:39 pm
Ms TSANG So-lai	”	3:19 pm	6:39 pm
Ms TUNG Kin-lei	”	2:30 pm	6:39 pm
Mr WAI Hing-cheung	”	2:30 pm	5:20 pm
Mr WONG Fu-sang, Tiger	”	2:30 pm	6:39 pm
Mr WONG Hok-lai	”	3:05 pm	5:28 pm
Mr WONG Ka-wing, MH	”	2:53 pm	5:20 pm
Ms WONG Ping-fan, Iris	”	2:30 pm	6:16 pm
Mr WONG Yue-hon	”	2:30 pm	6:39 pm
Mr YAU Man-chun	”	2:38 pm	5:05 pm
Mr YIP Wing	”	2:30 pm	6:39 pm
Mr YIU Ka-chun, MH	”	2:30 pm	6:16 pm
Ms YUE Shin-man	”	2:30 pm	5:15 pm
Mr YUNG Ming-chau, Michael	”	2:30 pm	6:39 pm

**Present**

Ms LIU Sin-yi, Angela (Secretary)

**Title**

Executive Officer (District Council)5/  
Sha Tin District Office

**Time of joining  
the meeting****Time of leaving  
the meeting****In Attendance**

Mr WONG Tin-pui, Simon  
Mr YUEN Chun-kit, Derek

Ms TSO Yu, Mabel

Mr LAI Wing-chi, Derek

Ms NGO Po-ling

Mr LAU Chun-him, Kenny

Mr WOO Tim

**Title**

Assistant District Officer (Sha Tin) 1  
Senior Executive Officer (District Council)/  
Sha Tin District Office  
Executive Assistant (District Council)3/  
Sha Tin District Office  
District Environmental Hygiene Superintendent (Sha Tin)/  
Food and Environmental Hygiene Department  
Senior Housing Manager (Tai Po, North District and Sha Tin  
1)/ Housing Department  
Senior Town Planner/ Sha Tin/  
Planning Department  
Senior Estate Surveyor/ South East (District Lands Office,  
Sha Tin)/ Lands Department

**In Attendance by Invitation**

Ms CHAN Wing-man

Ms POON Man-hei

Mr LEUNG Chin-hung

Mr KWOK Wai-kay, Kenton

Ms YIP On-yee, Annie

Mr MA Hok-chi

Mr LAM King-fung

Mr TSE Tsz-kin

Mr CHEUNG Chun-lok

Mr TAM Ho-chuen

Mr AU Tze-wai, William

Mr CHAN Kwok-chung

Mr FUNG Wai-kei

**Title**

Senior Engineer/Water Loss Management 7/  
Water Supplies Department  
Engineer/Consultants Management (15)/  
Water Supplies Department  
Engineer/New Territories East (Distribution 1)/  
Water Supplies Department  
Engineer/Project Management 13/  
Water Supplies Department  
Engineer/Project Management 14/  
Water Supplies Department  
Project Chief Engineer/  
KMP Technology (Project) Limited  
Resident Engineer/  
KMP Technology (Project) Limited  
Project Engineer/  
KMP Technology (Project) Limited  
Research Director/  
Hong Kong Sustainable Development Research Institute  
Research Officer/  
Hong Kong Sustainable Development Research Institute  
Senior Engineer/General Legislation 3/  
Electrical & Mechanical Services Department  
Sub-Unit Commander (Task Force) (Shatin Division)/  
Hong Kong Police Force  
Officer (Columbaria Licence)/  
Hong Kong Police Force

**Absent**

Mr CHIU Chu-pong, Sunny  
 Mr LAI Tsz-yan  
 Mr TING Tsz-yuen

**Title**

DC Member (Application for leave of absence received)  
 ” ( ” )  
 ” ( ” )

**Action**

The Chairman welcomed all members and representatives of government departments to the first meeting of the Development and Housing Committee (DHC) of this year.

2. The Chairman welcomed Ms Angela LIU, the new secretary of the DHC, who attended the meeting for the first time. She thanked Ms TSANG Yin-kiu, the former secretary, for her contribution to the DHC in the past. She also wished everyone success, good health and blissful family life in the coming year.

**Applications for Leave of Absence**

3. The Chairman said that the Secretariat had received the applications for leave of absence in writing from the following members:

Mr Sunny CHIU	Official commitment
Mr TING Tsz-yuen	”
Mr LAI Tsz-yan	Sickness

4. Members unanimously confirmed the applications for leave of absence submitted by the members above.

**Confirmation of the Minutes of the Meeting Held on 1 November 2018**

5. Members unanimously confirmed the above meeting minutes.

**Discussion Items**

Public Works Programme (PWP) No. 196WC – Implementation of Water Intelligent Network, Remaining Works (Sha Tin)  
 (Paper No. DH 1/2019)

6. The Chairman welcomed Mr Kenton KWOK, Engineer/Project Management 13; Ms Annie YIP, Engineer/Project Management 14; Mr LEUNG Chin-hung, Engineer/New Territories East (Distribution 1); Ms POON Man-hei, Engineer/Consultants Management (15) and Ms CHAN Wing-man, Senior Engineer/Water Loss Management 7 of the Water Supplies Department (WSD); and Mr MA Hok-chi, Project Chief Engineer; Mr LAM King-fung, Resident Engineer and Mr TSE Tsz-kin, Project Engineer of KMP Technology (Project) Limited to the meeting.

7. The representatives of the WSD and KMP Technology (Project) Limited briefly introduced the contents of the paper.

8. The Chairman asked the WSD to send the presentation document to the Secretariat after the meeting so that the Secretariat might forward it to members for reference.

9. The views of Mr Michael YUNG were summarised below:

- (a) he said that the water supply for Ma On Shan Area 81A had once been suspended for 8 hours. The WSD and the Housing Department (HD) had issued only 1 temporary water suspension notice, without any prior communication or water tanker arrangements. He had relayed the incident to the WSD that water suspension would affect the restaurants and primary and secondary students in the district. He asked why he should believe that the WSD would make proper arrangements with the implementation of the Water Intelligent Network (WIN);
- (b) he asked whether the WIN addressed the issue of unstable fresh water supply and water pressure of salt water mains in the Tai Shui Hang area; and
- (c) he said that the water supply for Ma On Shan had been suspended several times over water pipe breakage due to construction; however, water tankers only arrived at 10 pm. Regarding the problem of unstable supply of fresh water and salt water, he hoped that the WSD would further explain the effectiveness of the WIN.

10. The views of Mr Wilson LI were summarised below:

- (a) he stated that the original intention of the WIN was good, but the implementation lacked flexibility. The affected residents told him that the communication with the WSD on water suspension was not satisfactory. He said that, as each water suspension period lasted 8 hours, restaurants and schools would be affected if the WSD chose a wrong time period. He asked whether the WSD could communicate with and explain relevant arrangements to different stakeholders, including housing estates, owners' corporations (OCs), residents and DC Members, prior to the suspension of water supply;
- (b) among the additional 6 monitoring points, he expressed concern about the monitoring points at MOSTown and Wu Kai Sha MTR Station; and
- (c) he hoped that the WSD would provide information on each WIN work site in Sha Tin, the schedule of construction commencement, the estimated completion date and the progress of works of the monitoring points under construction in the district for members' reference.

11. The views of Mr LI Sai-wing were summarised below:

- (a) he said that if the WSD did not improve the quality of the water mains, problems such as water main burst and water suspension would persist in Ma On Shan, regardless of the intelligence of the WIN;
- (b) regarding the works of the WIN, he asked whether the WSD would also review the quality of the entire water supply system and water mains and install some parts to solve problems such as water pipe leakage or water pipe burst caused by excessive water pressure;

- (c) the paper pointed out that the work was expected to commence at the end of 2019 and be completed by the end of 2023. He asked why the works would take 4 years to complete and whether the project time could be shortened;
- (d) he would like to know whether the additional monitoring point near On Luk Street Park in Ma On Shan would be installed on the pavement or on the road; and
- (e) he agreed with the general direction of the WIN monitoring system, but hoped that the WSD would fully replace Ma On Shan's fresh water pipes and salt water pipes as soon as possible for the benefit of Ma On Shan residents.

12. The views of Mr Thomas PANG were summarised below:

- (a) he said that in the past 10 years, WSD representatives had often attended Sha Tin District Council (STDC) meetings for projects related to water pipe replacement. However, sometimes even the pipe replacement works on the same street were often awarded to 2 consulting firms. He took Shan Mei Street and Sui Wo Court as examples and said he had contacted the consulting firm responsible for Shan Mei Street. But the company said that they could not handle other matters after completion of the works. He opined that this had made district liaison work complicated; and
- (b) he said that low water pressure had been recorded for all 12 units on each floor below the 7th floor in all 9 blocks of Sui Wo Court, due to the works of the WSD at Sui Wo Road. Since these units were using gas water heaters, low water pressure prevented the water heaters from functioning properly. The temperature dropped to 10 degrees earlier. As the temperature in Sui Wo Court was 3 degrees lower, the problem with gas water heaters had created inconvenience to the residents. He asked whether the WSD had considered if old equipment would be compatible with advanced facilities when introducing the latter.

13. The views of Mr MAK Yun-pui were summarised below:

- (a) there had been several water main bursts in Ma On Shan, seriously affecting people's livelihood. He asked, after providing the WIN for nearly 3 years, whether the WSD detected any early warning signals of upcoming bursting of fresh water pipes or salt water pipes in Ma On Shan. He also asked what information on monitoring could the WIN provide;
- (b) he asked whether the WSD had considered conducting a large-scale inspection or replacement of the pipe works in Ma On Shan, otherwise it would only be futile to continue to invest resources in the WIN; and
- (c) he said that, since Ma On Shan was on a piece of reclaimed land by the sea, factors such as soil erosion might affect the water pipes. He asked when the WSD would implement a large-scale water pipe inspection in Ma On Shan, or whether it could provide a timetable for replacing the water pipes.

14. The views of Mr PUN Kwok-shan were summarised below:

- (a) he said that the presentation document of the WSD was well prepared in text with illustrations, but the paper was too simple. Nevertheless, he opined that it was an improvement that the paper promised to limit the period of water supply suspension to 8 hours maximum each time, and that there would be coordination with other projects;
- (b) he asked why the WSD needed 4 years to add 6 monitoring points;
- (c) he cited the housing estates along Tin Sam Street in Tai Wai as examples. From the end of 2016 to the beginning of 2017, black particles were found in the water supply of the estates, one after the other. This was inconsistent with the statement in the paper that the healthiness of water mains had improved significantly after the completion of the rehabilitation programme in 2015; and
- (d) he pointed out that the 6 new monitoring points were not clearly marked on the map in the paper. One of the monitoring points indicated in Drawing 4 was in Tai Wai. He reckoned it was beside Che Kung Miu Road. He asked whether the new monitoring point would be included in the current 600mm water pipes replacement works from Tin Sam Street to Chui Tin Street. He hoped that the WSD would supplement information regarding the location of the monitoring points in detail.

15. The views of Mr CHIU Man-leong were summarised below:

- (a) he said that after the WSD implemented the WIN in his constituency, the number of main burst had decreased. He hoped that the WSD would provide detailed data, such as the diameter of water mains installed, the probability of reducing main bursts and the percentage of fresh water saved, for members' reference regarding the cost-effectiveness of the WIN;
- (b) he hoped that the WSD could provide the presentation document before the meeting to address members' concerns;
- (c) he said that the fresh water pipes and salt water pipes in Ma On Shan had been in use for 30 years, which was quite a long period of time. He thanked the WSD for its positive response earlier on replacing the underground water mains from On Shan Lane to Hang Hong Street. He said that there were still a lot of aged water pipes that were prone to bursting in Ma On Shan, and hoped that the WSD would replace them as soon as possible to avoid causing inconvenience to residents; and
- (d) he said that due to the ageing of the water pipes, asphalt was found in the fresh water supply of Kam Tai Court. Filters were subsequently installed by the WSD. He hoped that the WSD would replace aged water pipes and pipes with internal asphalt coating as well.

16. The views of Ms TUNG Kin-lei were summarised below:

- (a) she said that about 5 years ago, the WSD had carried out water mains replacement works at the road section between Glamour Garden and Mei Chung Court at Mei Tin Road in Tai Wai. There had been no pipe bursts for the year after the installation of the WIN;
- (b) however, multiple pipe burst accidents would happen at Chik Fai Street in Tai Wai every year, and the WSD had to excavate roads several times for repairs to the pipes. She said that this would seriously affect the water supply to the nearby tenement buildings. She suggested that the WSD comprehensively replace the old water pipes before installing the WIN for smart monitoring; and
- (c) she opined that the WSD should report the effectiveness of the implementation of the first stage of the WIN in the paper, and then let members evaluate the location of the second stage of the WIN.

17. The views of Mr CHING Cheung-ying were summarised below:

- (a) he said that the services of the WSD in recent years needed improvement. He pointed out that black particles were found in the fresh water supply of housing estates in southern Sha Tin earlier. Recently, a water main burst occurred at Che Kung Miu Road on 26 December, with water columns reaching the height of 6 floors. Repairs took more than 10 hours. He asked whether the WSD had installed monitoring equipment in the area, and if yes, whether the monitoring equipment worked well;
- (b) at present, the water pipes in the area of Chui Tin Street, Che Kung Miu Road and Tin Sam Street were under maintenance. He asked whether the works of the WIN could be carried out together in order to reduce disturbance to residents;
- (c) he pointed out that the WSD had closed off a lane outside Lung Hang Estate for 1 week, but there was no indication of construction commencement. He opined that lanes should be closed according to the actual construction schedule; and
- (d) he pointed out that the effectiveness of the WIN was questionable. The WSD did not mention the actual cost of the project. He had reservations about the project.

18. The views of Mr WONG Hok-lai were summarised below:

- (a) he opined that the contents of the paper of the WSD were quite general and did not clearly explain the order and scale of the 6 monitoring points or why the works, which was going to start at the end of 2019, would only be completed by the end of 2023, taking 4 years to complete;

- (b) he hoped that the WSD would supplement information on the effectiveness of the WIN in other districts for members' reference regarding its specific operations;
- (c) he agreed with the views of Mr CHING Cheung-ying. In his constituency, the WSD listed that the works would be completed in April, but in reality it might not be completed until May or June. He hoped that the WSD and the contractors would review the progress of the works on a regular basis; and
- (d) he pointed out that the monitoring point at Mei Lam Estate of Tai Wai was located on the road. He asked whether the Department would consider carrying out the works at night in order to reduce the impact on road traffic.

19. Mr LI Sai-hung asked the WSD or the consulting firm to provide data on the number and frequency of pipe bursts before and after the installation of the WIN for members' reference so as to address their concerns.

20. The views of Mr WAI Hing-cheung were summarised below:

- (a) he pointed out that there were a large number of shopping malls in his constituency, and he was worried that 8-hour water suspensions would affect shops and residents. He said that he had not received notices from the WSD, so he was not sure whether the WIN had started. He hoped that the WSD would provide the following information regarding the previous 143 monitoring points: the confirmed schedules, relevant arrangements and the locations of the works that had already commenced; and
- (b) paragraph 3.3 of the paper pointed out that the project was expected to commence at the end of 2019. He said that, as a new term of the STDC would be elected at the end of 2019, he asked how the WSD would handle the communication work with the district during the handover period.

21. The views of the Chairman were summarised below:

- (a) both fresh water supply and salt water supply were closely related to the daily life of members of the public. She said that at the meeting on 2 November 2017, members mentioned that the communication with the WSD and the consulting firm was not satisfactory, especially the communication with DC Members of the concerned constituencies and related housing estates. She cited the example of her constituency that the water supply was suspended on the eve of the Chinese New Year, and the water suspension even lasted for several days. She hoped that the WSD would actively improve communication. In addition to posting contact numbers at the monitoring points, it should also consider providing a mobile phone number for DC Members to follow up on emergency cases;
- (b) she hoped that the WSD would provide data on the first stage of the WIN, including the decrease in the frequency of pipe bursts for members' reference, and analyse why the project was worth supporting;



- (c) she asked how the WSD would strengthen and improve its coordination with other departments and improve the mode of communication with DC Members;
- (d) she hoped that the WSD would provide the work arrangements for the years from 2019 to 2023; and
- (e) she asked how the WSD conducted inspection during construction to ensure that the works reached the required standards.

22. Mr MA Hok-chi gave a consolidated response as follows:

- (a) responding to Mr LI Sai-wing's comments on the problem of excessively high water pressure at present, if the WSD found that the pressure in certain District Metering Areas (DMAs) could be reduced, it would consider installing pressure reducing devices in such DMAs in the design stage to appropriately reduce water pressure, thereby reducing water loss and extending the lifespan of water pipes. As for the proposed works at the single-lane road near On Luk Street Park, the locations of the water pipes could only be confirmed upon the commencement of construction. But he stressed that the WSD would prioritise excavating the manholes at the pavement. He pointed out that as manholes were 1.5 meters x 1.5 meters x 2 meters in size and were relatively small in volume, there would be more flexibility in selecting excavation locations;
- (b) in response to the comments from Mr MAK Yun-pui, the WIN carried out preventive work through network monitoring. The entire monitoring process required collection of data on water flow over a long period of time. The WSD identified potential leakage points through observing the loss of water flow to timely rehabilitate the pipes before any breakage, thereby reducing the impact on residents' daily lives and traffic;
- (c) in response to the enquiries from several members as to why it would take 4 years to set up 6 monitoring points, he said that the 4-year period included projects of the WIN in the 18 districts across the territory, out of which the Sha Tin District accounted for 6 monitoring points. He said that after the works contractor had been confirmed, the WSD, the consultant firm, the resident engineering staff and the contractors would jointly formulate the works timetable and co-ordinate with the existing works so as to minimize road excavation; and
- (d) responding to Mr CHIU Man-leong's enquiry on data about the WIN, he said that the WIN had only been monitoring Sha Tin for a short period of time. According to overseas experiences, data collation took relatively longer to complete. The WSD therefore had to collect data for several years before the data could be analysed and could not provide specific data at this stage. The WSD believed that problem of main bursts would be alleviated with reduced water pressure.

23. Ms Annie YIP gave a consolidated response as follows:

- (a) she added that the remaining works of the WIN would be implemented across the territory. The remaining works covered a total of 400 additional DMAs, 6 of which were in the Sha Tin District. She said that the WSD would provide specific implementation schedules to all DC Members in due course;
- (b) the works of the first stage and second stage of the WIN had commenced in December 2016 and October 2018 respectively. Based on experiences, during the first 6 months of construction, the resident engineering personnel mainly needed to apply to the Highways Department for the excavation permit, and construction could only commence after coordinating with the Transport Department (TD) and the Hong Kong Police Force. The construction time required for each monitoring point would be different, and some could be completed in 2 to 3 months. However, if the works involved road excavation, it might take half a year. As the WSD had to coordinate with nearby restaurants, schools, residents, property management companies and Mutual Aid Committees, the construction period might be longer than originally scheduled. She hoped members could understand;
- (c) she said that the fresh water distribution network was divided into different DMAs, so that an intelligent network management system could be set up to monitor the DMAs within the WIN. DMAs with more water loss could then be identified and follow up actions could be prioritised. Existing equipment could not monitor water quality yet. The WIN would use flow meters to calculate users' water consumption against water supply to analyse whether there were any pipe leaks. If abnormal data was recorded, the WSD would follow up promptly. Therefore, the WIN was of a preventive nature and did not cover issues like aged pipes or water quality; and
- (d) in respect of data collection of the WIN, relevant equipment would be installed in manholes and the data collected would be transmitted to the intelligent network management computer system for comprehensive analysis. If leaks were found, the WSD would follow up. Regarding the majority of main bursts in Ma On Shan involved the salt water supply network, the present WIN monitoring did not fully cover the salt water supply network. She said that if there were technological breakthroughs in the future, the WSD would consider whether other projects could cover the salt water supply network.

24. The Chairman said that had the WSD clarified in detail in the paper that the WIN would set up hundreds of additional monitoring points across the territory with only 6 in the Sha Tin District, each taking 2 to 6 months to complete, members would not need to enquire about time issues. She asked about the WSD's measures or commitments to improve communication and monitoring of construction.

25. Mr Michael YUNG said that he was dissatisfied that the WSD only responded to the questions on the WIN, and none of those on other issues such as aged pipes.

26. Mr LI Sai-wing said that the WSD should have implemented the WIN in other districts for more than a year, but the WSD had never provided any actual data of the WIN or cited the cases of other countries, making it difficult for members to evaluate the quality of the WIN. He would like to know if leaks were detected in the water pipes in Ma On Shan, what specific follow-up actions would be taken by the WSD, or the extent of leakage that would call for pipe replacement. He also hoped that the WSD would supplement the detailed timetable for the addition of 6 monitoring points in Sha Tin.

27. Mr PUN Kwok-shan hoped that the WSD would provide a clear response to his enquiry earlier on whether the monitoring point in Tai Wai shown in Drawing 4 would be installed in the area from Tin Sam Street to Chui Tin Street where the 600 mm water pipes were being replaced, or whether the works was related to the monitoring point.

28. Mr Wilson LI hoped that the WSD would provide the initial plan and timetable for the addition of 6 monitoring points in Sha Tin. In addition, he knew that the lifespan of a water pipe was about 40 to 50 years. He pointed out that the water pipes of Lek Yuen Estate in Sha Tin and Heng On Estate in Ma On Shan were 40 years and 30 years old respectively, and hoped that the WSD would speed up the replacement of water pipes in Sha Tin and Ma On Shan.

29. The Chairman hoped that the WSD would respond to members' questions in detail for members to make an informed decision.

30. Mr LEUNG Chin-hung gave a consolidated response as follows:

- (a) responding to the planned water suspension incident in the Tai Shui Hang area in Ma On Shan in October mentioned by Mr Michael YUNG, the WSD had issued water suspension notices 1 week earlier in accordance with the established mechanism. After Mr Michael YUNG expressed his opinions, the water suspension had been cancelled. Regarding subsequent water suspension arrangements, such as the planned salt water supply works in mid-January, the WSD and the HD had met with and consulted the affected local communities 1 month in advance, including Mr Michael YUNG, the principals of the 2 schools in the Tai Shui Hang area and the manager of Chevalier Garden;
- (b) he said that the WSD had previously introduced a series of improvement measures for the fresh water and salt water pipes in Ma On Shan including the Tai Shui Hang area at a meeting of Sha Tin East One Area Committee in November 2018. At the above mentioned meeting, it was mentioned that 4 damaged gate valves had been replaced, and 7 had been replaced at present. In the event of an incident, the WSD might control the network of water mains with the gate valves to minimize the affected areas and the impact to the public; and
- (c) replacement of salt water pipes at Ma On Shan Road had already commenced. The laying of fresh water and salt water pipes at La Costa near Sui Tai Road was about to start. It was believed that the stability of the water supply system in Ma On Shan would be enhanced after the completion of the works. The WSD would meet with Mr Michael YUNG again on 9 January regarding the planned salt water supply project in mid-January and the water

supply situation in the Tai Shui Hang area.

31. Mr LAM King-fung gave a consolidated response as follows:

- (a) he said he was a resident engineer of the first stage of the WIN. In response to the water suspension arrangement in Sha Tin Town Centre mentioned by Mr WAI Hing-cheung, he pointed out that 7 of the monitoring points had been completed. As it mainly involved shopping malls, the WSD had consulted the affected shopping malls and housing estates before suspending the water supply at night time so as to minimise the impact on residents;
- (b) responding to the water pressure situation at Sui Wo Court mentioned by Mr Thomas PANG, he said that some DMAs of the WIN would appropriately reduce the water pressure, and that resident engineering personnel would monitor each monitoring point. The water pressure would not be reduced any further after a certain extent, allowing water heaters to operate as usual; and
- (c) they would step up monitoring of the construction quality and work progress of the contractors to avoid leaving sites idle.

32. Mr MA Hok-chi gave a consolidated response as follows:

- (a) in response to Mr PUN Kwok-shan's comments, he said that the location of replacing the 600 mm water pipes was close to the location of the WIN at Che Kung Miu Road, but the WIN would be installed on top of the 150 mm water pipes. He estimated that the works for the 600 mm water pipes would be completed when the WIN works commenced, therefore the chance of combining the 2 projects was relatively small. In addition, due to the smaller manholes built by the WIN, construction would be carried out at locations that had less impact on the public and traffic; and
- (b) in response to the enquiry by Mr LI Sai-wing on the data of the WIN, he cited the widespread implementation of the DMAs in both Lisbon and Taipei, which had also achieved significant results in dealing with pipe leaks. He said that because the WIN was split into multiple smaller DMAs for monitoring, the WSD could find potential leakage points more efficiently. Once a leak was detected, the WSD would send staff to carry out a leak test to determine the location of the pipe leak.

33. Ms Annie YIP gave a consolidated response as follows:

- (a) she said she understood that members hoped to be informed of the WSD's implementation schedule of the WIN as soon as possible and to see strengthened communication work with housing estates on the WSD's part. Due to the terms of the contract, the WSD needed to wait for the contract to commence before discussing the pre- and post-construction arrangements with the contractor. It also needed to look at the site environment and the procedures such as applying for excavation permit before coordinating with the contractor on the order of construction works in different areas. However, the WSD and the resident engineering staff would take the

initiative to contact DC Members of the concerned constituencies and the relevant stakeholders on the project timetable, site selection, construction and water suspension arrangements several months before the commencement of construction. The most suitable construction and water suspension arrangements would be planned only after consulting the parties. She hoped that members would show understanding for the restrictions imposed by the terms of the contract;

- (b) with the completion of the Replacement and Rehabilitation Programme of Water Mains at the end of 2015, the conditions of the water distribution network had improved significantly. In response to the scientific and technological progress in recent years and with reference to relevant foreign experiences, the WSD was planning to gradually set up DMAs in the water distribution network across the territory. The WIN was one of the control and leak reduction measures that could detect pipe network abnormalities early on, so that the order of handling the DMAs and the most effective network management measures (including pressure management, active detection and control of leakage, quality and quick repairs and reprovisioning of aged pipes that were not cost-effective) could be determined in a timely manner;
- (c) as the locations of the monitoring equipment were clearly marked on the drawings by the WSD, the paper did not mention the locations of the proposed monitoring equipment again to simplify contents for easy reading; and
- (d) besides the provision of the telephone numbers of the resident engineer or the liaison officer at the construction site, the WSD would also closely communicate with all DC Members and stakeholders to reduce the impact on people's livelihood, traffic and the environment.

34. The views of Mr Michael YUNG were summarised below:

- (a) he opined that it was not reasonable for the WSD to say that, since the paper had been submitted to the DHC before, detailed information were not included in this paper;
- (b) he asked how long would it take for the WSD to complete the works of the WIN;
- (c) the WIN did not cover the salt water network; however, the salt water pipes often burst. He asked how the WSD would handle the situation. Apart from that, asphalt inside the water pipes was not dealt with. He asked if the WSD expected all residents to install water filters at their own expense. The compensation limit for the Small Claims Tribunal was \$75,000. He said that there were impurities and asphalt particles in the fresh water, showing a substandard fresh water quality. He asked if the WSD should teach residents to file claims to the Small Claims Tribunal against the Director of Water Supplies; and

- (d) regarding the issues that the WSD would conduct consultation, coordinate with DC Members of the affected constituencies and limit water suspensions to 8 hours maximum, he asked the WSD how it would conduct the consultation; whether it would bypass DC Members to carry out the WIN project; whether there would be arrangements to assist affected shops and schools during the suspension of water and whether water tankers or water tanks would be arranged to supply water to the affected residents.

35. Mr WAI Hing-cheung thanked Mr LAM King-fung for telling him truthfully that 7 monitoring points in the district had been completed. He believed that he was not the only member who had been “favoured”. The contractor had quietly carried out the works and he had never been consulted. He pointed out that paragraph 8.1 of the paper stated that “the relevant DC Members of the affected areas would be consulted and coordinated with in advance regarding the work arrangements and water suspension”. He asked the WSD why he had never been consulted regarding the first stage of the construction, when the WSD originally promised to consult DC Members in the affected areas. He said either the staff of the WSD or the consulting firm should be replaced.

36. The Chairman hoped that the WSD would explain what follow-up actions would be taken after the WIN had detected a leak, and whether it would address the problem more quickly. Also, members opined that the WSD still had shortcomings in communication. She asked the WSD what promises it would make to give public confidence to support the WIN.

37. Ms Annie YIP reiterated that since the locations of the monitoring equipment had been clearly marked on the drawings, the paper did not mention the locations of the proposed monitoring equipment again to simplify the paper for easy reading. She added that in respect of the salt water distribution network, the current technological level could not support the implementation of the WIN. The WSD would consider setting up DMAs in the salt water distribution network in the future, if there were technological breakthroughs.

38. Mr LAM King-fung said that he had consulted Mr WAI Hing-cheung and the affected shopping malls and residents before the works were carried out in New Town Plaza earlier. He also scheduled the water suspension after the shopping malls were closed to reduce the impact. However, Mr WAI Hing-cheung was not informed when the water suspension was implemented. He promised to strengthen the communication with the DC Members of the concerned constituencies regarding work progress in the future.

39. Ms CHAN Wing-man said that the WSD had always compared the flow data of master meters with the sum of individual water meters and analysed evening flow data. Once a leak was detected, the WSD would contact individual OCs or property management companies as soon as possible to arrange for water suspension at night to carry out step tests. If a leak was detected in a certain water pipe section, repairs would be arranged as soon as possible. The government mains network was also being monitored as a part of a two-pronged approach.

40. The Chairman said that the WSD had acknowledged that the information in the paper was not satisfactory and that there were also deficiencies in communication. She said that voting on the paper would be carried out later and hoped that the WSD would respond to members’ requests for a large-scale inspection and replacement of water pipes (especially in the Ma On Shan area).

41. Mr LI Sai-wing said that as there were frequent water main bursts, no confidence could be established on the effectiveness of the WIN, hence it was difficult to support it. He suggested making the decision after the WSD had supplemented further data.

42. Mr Michael YUNG said that when members had doubts about the responsibilities of the WSD and the effectiveness of the WIN, it was unreasonable to ask members to vote. He suggested that the WSD regional staff or the persons in charge of the WIN learn more about the current issues in the district from DC Members before taking action. He opined that the original intention of the WIN was to reduce the waste of fresh water, and members would appear to be voting against that if they voted against the WIN, which would be unfair to them.

43. The Chairman asked whether the WSD would consider submitting the paper to the DHC for voting in the next meeting after providing supplementary data.

44. Ms Annie YIP responded to the implementation time of the WIN. She pointed out that the first stage of the WIN was underway while the second stage of the WIN had just started; hence it was too early to compare its effectiveness with foreign cases. Based on foreign experiences, the WSD believed that the WIN could effectively maintain the healthiness of the water supply network. Previously, the WSD had successfully located leak spots in Cheung Chau with the WIN and had quickly repaired the leaks. The data collection was conducted on an annual basis. As the works in Sha Tin commenced at the end of 2016, the construction of the first DMA was only completed in mid to end of 2017. After that, it took more than half a year to observe whether the DMA was functioning properly, before data could be transmitted to the intelligent network management computer system for analysis. The conditions of the network would then be continuously monitored to assess the extent of leakage for timely decision on the most effective network management measures and handling order for the DMAs and Pressure Management Areas. Therefore, there was currently no detailed and valid data for the Sha Tin District. The WSD hoped to supplement the specific performance data after monitoring the situation in various districts.

45. Mr LAM King-fung pointed out that the equipment and operation of the DMAs in first stage of the WIN were still under testing. He cited the example that, after discovering leakages in some areas, relevant housing estates had been contacted for water mains replacement. As reducing water pressure could reduce the chance of pipe leakages and bursts, leakages had been reduced by about 30% according to the readings shown on equipment. He said that comprehensive data could only be supplemented after most of the works had been completed.

46. The Chairman opined that the WSD responded in a manner akin to “squeezing toothpaste”, indicating that the problem was not with the WIN, but the follow-up actions and communication issues of the WSD.

47. Mr HO Hau-cheung said that members were dissatisfied in the past with the frequent leakage of aged pipes that caused nuisance to residents, and had doubts about the effectiveness of the WIN. He opined that there were risks in trying new things, and the WIN was worth trying precisely because water main bursts persisted in the Sha Tin District over a long period of time. He said that he was not defending the WSD. But 143 WIN monitoring points would be set up and the 6 additional to be set up in the Sha Tin District would be beneficial. He hoped that members would think independently, and said that the

committee was voting on the 6 additional monitoring points, not the works that the WIN had previously commenced.

48. Mr MAK Yun-pui said that the road sections, population density, building density, and the design of water mains of foreign countries were very different from those in Hong Kong. He asked whether the WSD could cite examples of installing the WIN near the sea or on the reclaimed land in foreign countries. He said that it would be a waste of public money to add 6 monitoring points before obtaining enough data or confirming the effectiveness of the monitoring points. He also asked the WSD to provide a timetable for large scale inspections or replacement of water mains in Ma On Shan.

49. Mr Michael YUNG said that the works would commence before the end of 2019 and the District Council election would also be held around that period. Regarding the WSD's promise to communicate, he said Mr WAI Hing-cheung had cited an example of no communication. He suggested that the WSD make adequate preparation next time and deal with this issue after solving problems like asphalt coating.

50. Mr MA Hok-chi said apart from Taipei and Lisbon, the United States of America and Australia had also implemented WIN concept projects. The terrain in Hong Kong was more complicated. There were industrial buildings and different types of housing estates. Although districts might be divided differently, the management and operation were consistent. Taking Taipei as an example, after the implementation of the WIN, pipe leakages had dropped from 28% to 23%, indicating a certain effect in leak reduction.

51. Mr MAK Yun-pui said that the surrounding ancillary facilities in Taipei were different and could not be fully applied in Hong Kong.

52. Mr MA Hok-chi emphasized that the WIN project focused on leakage detection and early identification of the sources of mains leakages.

53. Ms Annie YIP said that the works for the first and second stages of the WIN had already commenced. If the additional 6 monitoring points were not endorsed, the situation where mains burst due to leakages might persist in Ma On Shan. She added that the resident engineering personnel could strengthen their communication with DC Members of the concerned constituencies regarding future works of the first and second stages of the WIN, and regularly report works progress at DC Meetings. Therefore, she hoped that members would support the addition of the 6 monitoring points.

54. The Chairman concluded that the WSD had not done a good job in monitoring or communication, but the WSD's commitment to report regularly was a positive and desirable action. She hoped that in addition to the WIN, the WSD would update the situation of large-scale inspections in other districts in its next report. She said that the WIN was gradually setting up 143 monitoring points, and now there were an additional 6 monitoring points. She hoped that the works could commence expeditiously to improve the project as a whole.

55. Mr Michael YUNG called for an open ballot and 4 members supported him.



56. The Chairman announced that the above paper was not passed with 10 affirmative votes, 11 dissenting votes, and 8 abstention votes.

Members who casted affirmative votes (10) :

Mr HO Hau-cheung, Ms YUE Shin-man, Mr CHIU Man-leong, Mr YIU Ka-chun, Mr TONG Hok-leung, Mr MOK Kam-kwai, Ms CHAN Man-kuen, Mr WONG Yue-hon, Mr WONG Ka-wing, Ms Scarlett PONG.

Members who casted dissenting votes (11) :

Mr LI Sai-hung, Mr Billy CHAN, Mr Michael YUNG, Mr Rick HUI, Mr James CHAN, Mr CHAN Nok-hang, Mr MAK Yun-pui, Mr WONG Hok-lai, Mr WAI Hing-cheung, Mr SIU Hin-hong, Mr YIP Wing.

Members who abstained from voting (8) :

Mr Tiger WONG, Mr NG Kam-hung, Mr LI Sai-wing, Mr Wilson LI, Ms TSANG So-lai, Mr CHING Cheung-ying, Ms TUNG Kin-lei, Mr CHENG Tsuk-man.

(Post-meeting note:

1. The Secretariat had distributed the presentation document the WSD used for the briefing at this meeting to members for reference on 7 January 2019.
2. The WSD added that the works of the first and the second stages of the WIN in the Sha Tin District would set up around 35 and 143 DMAs respectively. The remaining works would set up around 6 DMAs. Around 184 DMAs would be set up in total.)

Draft Report on “Research on the Land Development of Sha Tin” Submitted by the Working Group on Land and Economic Development in Sha Tin District  
(Paper No. DH 2/2019)

57. The Chairman welcomed Mr CHEUNG Chun-lok, Research Director, and Mr TAM Ho-chuen, Research Officer of the Hong Kong Sustainable Development Research Institute (HKSDRI), as well as Mr LI Sai-wing, convenor of the Working Group on Land and Economic Development in Sha Tin District (Working Group) and Ms Mabel TSO, Executive Assistant (District Council)<sup>3</sup> of the Secretariat, to the meeting.

58. Mr CHEUNG Chun-lok briefly introduced the contents of the paper.

59. Mr MOK Kam-kwai asked whether the HKSDRI visited the villages when they were preparing the report on “Research on the Land Development of Sha Tin” (research report).

60. The views of Mr Wilson LI were summarised below:

- (a) referring to the 1 000 interviewees mentioned in the research report, he asked whether a sample of 250 persons were interviewed from each of the 4 areas; and
- (b) he hoped that the Secretariat would distribute the HKSDRI’s presentation document after the meeting for his reference to the age distribution of questionnaire participants.

61. Mr CHING Cheung-ying asked why the report focused only on the central part of Sha Tin, with Shui Chuen O Estate being the southernmost part to be studied. He said the southern population consisted of one-third of the total Sha Tin population, but Jat Min Chuen, Sha Kok Estate, Pok Hong Estate, Chun Shek Estate, Sun Tin Wai Estate, Sun Chui Estate, Lung Hang Estate, Hin Keng Estate, Mei Lam Estate and Ma On Shan were not among the selected locations of the research report. He opined that the research report only described the current situation in the central part of Sha Tin and offered no unique advice on the future vision. As the site selection process was also unconvincing, it was difficult for the Government to use this report for reference.

62. The views of Mr NG Kam-hung were summarised below:

- (a) he said that, although the title of the report was “Research on the Land Development of Sha Tin”, the report only consolidated and repeated the comments of the STDC and its 7 committees. He opined that this was not a research report, but just an information paper;
- (b) as the title stated that this research report was a draft, he asked when the full report would be completed;
- (c) he opined that this report should be discussed at the meeting of the full council and representatives of the relevant departments should be invited to express their views. For example, as the shortage of parking spaces was mentioned on page 27, the TD should be invited; as the construction of a sports centre was mentioned on page 29, the Leisure and Cultural Services Department (LCSD) should be invited for discussion. Besides collecting the views of the public, the HKSDRI should also discuss the feasibility of the proposals with relevant departments; and
- (d) he asked whether the research report had a follow-up funding or whether it needed continuous funding.

63. The views of Mr YIU Ka-chun were summarised below:

- (a) he asked if 250 persons were interviewed on average in each of the 4 areas;
- (b) in respect of the statement in the presentation document that the respondents opined that Kwong Yuen Estate and Shek Mun Estate had insufficient shopping varieties, he said that the market in Kwong Yuen Estate had just been refurbished and the choices of eateries had increased. In addition, tenant intake of the residential units of Shek Mun Estate would continue this year, and a new market would be put into service. There would be more eateries after the opening of 2 large shopping malls near Shek Mun MTR Station. He asked about the interview dates and whether the results of the research still applied; and
- (c) regarding the problem of insufficient parking spaces, he asked why the report only proposed 2 temporary car park locations in Shek Mun Estate, but proposed none for Shui Chuen O Estate and Kwong Yuen Estate, which were also facing the same problem. He added that the STDC had previously proposed to use the temporary land allocation near Shui Chuen O Estate as a

temporary car park. He opined that the report did not offer comprehensive and specific analysis of the problems at each location, or suggestions of feasible improvement measures for government departments' consideration.

64. The views of Mr WONG Yue-hon were summarised below:

- (a) he did not know whether the HKSDRI had first learned about the facilities under construction, to be built or being upgraded in the district. The research report only pointed out the need to introduce more supermarkets, shops, refurbished sports grounds, parks, etc. However, the plazas and markets of Lek Yuen Estate and Wo Che Estate had just been refurbished. Therefore, he did not know why the report said that the facilities needed to be upgraded;
- (b) he said that if the traffic in the area around Yuen Wo Road was thought to be dissatisfactory, then the traffic in the entire Sha Tin District would need to be improved; and
- (c) he opined that the proposals made in the report were undesirable and asked whether the report would be adjusted.

65. The views of Mr HO Hau-cheung were summarised below:

- (a) he pointed out that the name of the report was "Research on the Land Development of Sha Tin", but the contents of the report were about the planning and development of new and old public housing, giving an impression that the contents did not correspond with the title of the report. He suggested that the Working Group consider amending the title to match the contents of the report;
- (b) he opined that if the research report could explore and reveal certain issues of public housing estates development in the district and provide reference for future public housing estate planning, then it would be making good use of the STDC funds. He pointed out that the contents of the present report were relatively superficial, and members of the public who were more familiar with district affairs could make these observations and draw these conclusions. He said that if conditions permitted, he hoped that the HKSDRI would actively consider focusing its research on public housing and exploring the topic in an in-depth manner; and
- (c) he said that the planning and completion time of the 4 selected areas were very different, while the planning standards had changed. He said that if the research report could explore the historical background of housing estate planning and analyse why there were still problems with the newly completed housing estates such as Shui Chuen O Estate, then the research report could be brought to a new level.

66. Ms LAM Chung-yan suggested that the HKSDRI contact DC Members of the 4 areas mentioned in the report and include comments from different stakeholders when publishing the report.

67. The views of the Chairman were summarised below:

- (a) she opined that it was not practical if the report just collected and directly consolidated the views of residents, compiled statistic figures, and made proposals without considering the facilities being built or refurbished in the district;
- (b) she asked whether the HKSDRI could include in the report the construction works under planning in the district so that everyone could clearly understand the development in the district;
- (c) whether the HKSDRI had more segmented data for in-depth analysis; and
- (d) she asked whether the HKSDRI could promise to take the initiative to contact DC Members of the relevant areas to revise the report.

68. Mr CHEUNG Chun-lok gave a consolidated response as follows:

- (a) the interviews for the questionnaire were conducted from 2 October to 2 November 2018, and the 1 000 questionnaires were divided into 250 for each area;
- (b) the age of the respondents was set out on page 14 of the report. He said the majority of respondents were between 50 and 64 years old, accounting for 29% of the total respondents;
- (c) the selected study locations and housing estates were the result of discussions in the Working Group. The HKSDRI distributed the questionnaires in the 4 areas only after the Working Group had made the decision;
- (d) he said the HKSDRI understood that the facilities in the district were constantly being upgraded, but because the report was limited by time effect, it could only reflect residents' level of satisfaction with the facilities in the areas at that time;
- (e) he said that the HKSDRI was only in possession of the data breakdown of the 4 areas mentioned in the questionnaire but not the remaining data, which was confirmed by the Working Group;
- (f) he said that the research report was intended for collecting opinions of residents rather than to study the feasibility of community facilities. Therefore, even if some of the facilities were being upgraded during the interview period, the respondents could still express dissatisfaction with the projects. He said that the purpose of the report was to faithfully reflect the opinions of the residents of the 4 areas;
- (g) he agreed that there was room for amendments in the report, such as to provide information on whether the facilities completed or refurbished within these 3 to 4 months met public demands; and

- (h) he promised that the HKSDRI would take the initiative to contact DC Members of the 4 areas to collect their comments and revise the report.

69. Mr LI Sai-wing gave a consolidated response as follows:

- (a) he said that the Working Group had a limited budget and that the report might not be able to analyse all types of housing in great detail;
- (b) he said some of the proposals in the report, for example, the option of converting the single-storey community hall in Kwong Hong Constituency into a 4 to 5 storey community complex could supplement the shortage of facilities in the area. Regarding transportation, the report proposed to provide new bus routes to solve the shortage of bus services for the housing estates in the hill area; and
- (c) he said that after the report was completed, the Working Group would pass the findings to the relevant policy bureaux through the Secretariat, including the TD and the LCSD, so that the departments could re-confirm the findings of the study and decide whether to adopt the proposals.

70. Members noted the above paper.

(Post-meeting note: The Secretariat had distributed the presentation document used by the HKSDRI at this meeting to members for reference on 7 January 2019.)

### **Questions**

Question to be Raised by Mr WONG Fu-sang, Tiger on the Maintenance of Elevators and Escalators in Sha Tin District  
(Paper No. DH 3/2019)

71. The views of Mr Tiger WONG were summarised below:

- (a) he said that the cost of replacing lift parts was only \$15,000 to \$17,000 in 2011, but after the Electrical and Mechanical Services Department (EMSD) amended the Lifts and Escalators Ordinance in 2018, the quotations from contractors for installing the double brake system had increased significantly to over \$300,000. He asked whether the EMSD had published the market price of the 7 modernisation works for public reference and asked about the number of lift contractors currently undertaking maintenance works in Hong Kong;
- (b) regarding Question (f), he would like to know why the EMSD had not analysed whether the accidents of lifts and escalators involved maintenance services provided by original contractors or other contractors;
- (c) regarding Question (h), he asked whether the EMSD had prosecuted non-compliant contractors or the OCs of the relevant housing estates for lifts accidents and requested the EMSD to provide relevant prosecution figures;

- (d) regarding Question (k), he hoped that the EMSD would explain the risk that “risk-based” was referring to and provide the average number of lifts that the dedicated team had inspected in the Sha Tin District or across the territory each year in the past;
- (e) he said the EMSD claimed it would not intervene with market prices; however, after the amendment of the ordinance, it would cost \$300,000 to replace a lift part and \$1.5 million to replace a whole lift. There were as many as dozens of lifts in each housing estate, and as the owners did not know how to maintain the lifts, they could only pay for services. At present, there were only a few maintenance contractors in the territory; therefore, the owners were in effect forced to use their services. He opined that the amendment of the guidelines by the EMSD was simply to shift the maintenance responsibility to the lift owners, and the ultimate beneficiaries were the contractors; and
- (f) he suggested that the Chairman send a letter to the EMSD in the name of the DHC to request the EMSD to disclose the price guidelines of the 7 modernisation works for residents’ reference.

72. The views of Ms LAM Chung-yan were summarised below:

- (a) regarding the implementation of 2 short-term measures announced by the EMSD on 14 July 2018, she hoped that the EMSD would elaborate on this. She asked if buildings failed to implement the 2 new measures by 1 February 2019, what the EMSD would do and what penalties would be imposed;
- (b) there were 3 500 old lifts in the Sha Tin District that required special inspection. She asked in which housing estates were these lifts distributed, whether the EMSD had analysed the risk level of those lifts in the Tenants Purchase Scheme estates or the “three-nil” buildings and how the EMSD would support special inspection of the old lifts in these housing estates. At the same time, she hoped that the EMSD would provide a list of the housing estates in the Sha Tin District where these 3 500 old lifts were located after the meeting;
- (c) she said that many housing estates would choose contractors other than the original ones for maintenance due to price differences. She asked whether the EMSD had studied the relationship between the maintenance provided by original and non-original contractors and lift accidents, and whether the EMSD provided guidelines for the public to refer to regarding the maintenance and repairs of lifts;
- (d) at present, many OC members had insufficient knowledge in lift parts or maintenance. She asked how the EMSD assisted the owners in selecting suitable contractors to properly maintain the lifts through public education; and

- (e) she asked whether the EMSD could provide the prices of repairing lift parts for public reference, so as to avoid contractors using the Government's funding of \$2.5 billion for the Lift Modernisation Subsidy Scheme (LIMSS) to substantially raise project prices and to waste owners' money.

73. The views of Mr LI Sai-wing were summarised below:

- (a) the public became more concerned about the safety of lifts since the occurrence of the escalator incident at Langham Place in Mong Kok and individual cases of plunging of lifts. He opined that the original intention of the 7 new modernisation works was good, but it seemed to have transferred the responsibility of lift repairs and maintenance to the OCs or lift owners. He pointed out that, after the launch of the new measures, the contractors' quotations were nearly 10 times or even 20 times higher than before. The EMSD had always supervised the maintenance contractors. He asked why the EMSD asked minority owners to take up the responsibility instead of subsidizing the contractors to complete these 7 modernisation works;
- (b) for safety and quality reasons, owners needed to pay an expensive maintenance fee to the original contractors undertaking the maintenance services. He asked the EMSD whether it considered if minority owners could afford such fees when formulating the new guidelines; and
- (c) he asked why the EMSD did not consider the effects prior to, during and after the implementation of new measures at that time. He said that the threshold for applying for the LIMSS was high and housing estates in the district might not be eligible for application. In the circumstances of falling property prices, he asked whether the average rateable value ceiling of \$162,000 per year would be changed. He opined that the contractors were only focusing on the Government's funding of \$2.5 billion. Furthermore, the OCs and the owners' committees were not experts in lifts. He asked the EMSD to provide reference prices for the 7 modernisation works to prevent contractors from quoting excessively high project costs.

74. The Chairman agreed with the views of the 3 members. She said that she was the chairman of 2 OCs and found that the quotation prices of different companies for replacing lifts parts differed greatly. She opined that the EMSD had not taken up full responsibility by not providing guidelines on prices. She hoped that the representatives would relay this view to the EMSD. She agreed with Mr Tiger WONG's suggestion to write to the EMSD in the name of the DHC and to request the EMSD to disclose the price guidelines of the 7 modernisation works for residents' reference.

75. Mr William AU, Senior Engineer/General Legislation 3 of the EMSD gave a consolidated response as follows:

- (a) regarding the 7 modernisation works, he said the EMSD was the government department responsible for executing the Lifts and Escalators Ordinance (Cap. 618) and supervising the safety of lifts and escalators and whether the relevant persons (including contractors/responsible persons) were in compliance with the requirements of the code of practice and ordinance. The Government had always adopted the principle of not intervening with the

free market when market prices were involved. He said that the EMSD would conduct a review on lift maintenance costs of private residential and commercial buildings every 6 months. It would also review the mechanism with the sector and related parties and upload the review results to its website for the reference of contractors, owners or any other persons who needed it;

- (b) the EMSD set out 3 500 old lifts in the Sha Tin District that required special inspection according to the criteria of the 7 modernisation works but not housing types. The relevant information had to be further analysed after the meeting before the EMSD could consider providing it as reference;
- (c) he said that special inspection would incur additional costs and expected prices would therefore increase. As the new measures had been implemented for less than half a year, he believed that the prices announced in May or November 2019 would further reflect the impact of the relevant measures on prices;
- (d) regarding Question (f), he said that there was no direct relationship between the maintenance services provided by original contractors or other contractors and lift and escalator accidents. The EMSD did not want to provide the figures of maintenance services provided by original and other contractors and mislead the public into thinking that adopting maintenance services provided by original contractors would reduce lift accidents, as engineering personnel and other external factors could also contribute to the occurrence of accidents. He emphasised that property owners could choose to use the maintenance services provided by original or other contractors. If the public needed assistance, the EMSD would advise the public through education;
- (e) he said that the EMSD had been taking strict enforcement actions to prosecute workers who had violated the code of practice and contractors who had violated the regulations. In addition, the EMSD would conduct disciplinary hearings, impose fines or even suspend or cancel contractors' licence. Taking the Sha Tin District as an example, a contractor of Hin Keng Estate was suspected of violating regulations and would appear in court on 7 January. Regarding the lift accident reported in the press last May, the EMSD had issued a summons to the non-compliant contractor after investigation. He said the EMSD would provide relevant prosecution figures for reference after the meeting;
- (f) he said there were currently more than 40 staff in the dedicated teams for law enforcement. The "risk-based approach" meant to classify types of lifts and daily law enforcement work into 12 risk factors, including ultra-long escalators, contractor rating changes and contractor maintenance work. The EMSD would also hire consultants to audit the daily maintenance work of contractors' engineering staff;
- (g) he said the 2 short-term measures required contractors to step up maintenance work and to update the format of the lift maintenance log book, so as to record more major daily maintenance items and to inform property



management staff and owners more clearly of the details, instead of “routine maintenance” generally written down by contractors under existing practices;

- (h) regarding the impact of the short-term measures on minority owners, he said that apart from certain price changes, the contractors needed to replace their maintenance log book. The log book could be downloaded from the EMSD’s website. Interested parties should contact contractors regarding hard copies of the maintenance log book. If contractors failed to strengthen the maintenance of the safety components of old lifts, and therefore resulting in accidents, the EMSD would take strict enforcement actions;
- (i) he said that, regarding the choice between the maintenance services provided by original or other contractors, the EMSD regularly organised talks in the districts or at the EMSD Headquarters to educate the public on how to choose contractors. The Guidebook for Responsible Persons for Lifts also contained detailed recommendations. He understood that only 1 contractor was tendering for some projects at present and minority owners were therefore forced to accept when the contractors increased the price. In this regard, the EMSD advised owners to actively consider replacing the lifts of their buildings. This would not only prevent the situation where lifts could not be maintained if the licence of the sole maintenance contractor was suspended, but also attract other contractors to tender;
- (j) he said that about 60% of the property owners in the territory adopted maintenance services provided by original contractors at present. The Government would allocate \$2.5 billion in the future for the Urban Renewal Authority (URA) to implement Operation Building Bright 2.0 and use government subsidy as an incentive to attract citizens to actively raise funds for implementing improvement works; and
- (k) he said the EMSD regularly met with contractors on a monthly basis to monitor price changes. It would also collect opinions from different channels, relay them to the URA, which was responsible for managing the LIMSS, and relay members’ views put forth at the meeting to the EMSD for follow up.

76. Members noted the above paper.

Question to be Raised by Mr WONG Yue-hon on the Supplementary Supply of Columbarium at Po Fook Hill  
(Paper No. DH 4/2019)

77. The views of Mr WONG Yue-hon were summarised below:

- (a) referring to the paper of the Lands Department (LandsD), which stated that government and public pedestrians and vehicles could access the existing vehicle parking area at Po Fook Hill, he asked whether this meant that anyone could use this area at any time. According to his understanding, gates were installed at Po Fook Hill and access was not granted to pedestrians or vehicles at all times. He asked whether this was inconsistent with the lease

conditions and hoped that the LandsD would follow up on whether 24-hour access to the existing vehicle parking area at Po Fook Hill was granted to the public or vehicles;

- (b) he said that Planning Application No. A/ST/952 had been extended twice, while there were often amendments, extensions, submissions of supplementary information or withdrawals of applications submitted by other private columbaria. A single application might be amended dozens of times. He opined that it was a nuisance and also unfair to members of the public that they had to re-submit the same comments if new amendments were made to an existing application at present. He was worried that if members of the public forgot to submit again their previous opinions on applications that were re-submitted after withdrawal, the application would be approved in the “absence of public opinions” during public consultation. He asked whether the Town Planning Board (TPB) could make improvement in this regard or retain the opinions of the public on the same application;
- (c) regarding Planning Application No. A/ST/952, the LandsD mentioned in the paper that the applicant had submitted the traffic impact assessment report, Geotechnical Planning Review Report, Landscape Proposal, Tree Survey and Assessment Report, Visual Analysis and Drainage and Sewage Calculation Report. At present, members of the public could only visit the Planning Enquiry Counters of the Planning Department (PlanD) to look for such information. However, many members of the public were not able to go there personally during office hours due to their work. He asked whether the TPB could upload a copy of relevant reports to its webpage to facilitate easy public access. He said that even if members of the public did not know how to submit an application online, the TPB could scan the applications so that members of public could look up the electronic copy of their application form; and
- (d) he said the Po Fook Hill private columbaria was of a profit making nature at present; however, during Ching Ming Festival and Chung Yeung Festival, the police and TD personnel had to carry out traffic and pedestrian control measures which involved public funds. At present, 37 000 niches in Po Fook Hill had yet to be occupied. If another 18 000 niches were to be added, he could foresee that when all niches were occupied, it would affect the traffic around Pai Tau Street. He suggested that the DHC oppose the increase of the number of niches at Po Fook Hill and that the TPB reject all applications for the addition of new niches, so as not to further increase pedestrian flow and vehicle flow at Pai Tau Street, which would affect the traffic of nearby roads. The increase of vehicles would lead to the increase in traffic flow at the section of Sha Tin Rural Committee Road near Yuen Wo Road, Sha Tin Centre Street and Tai Po Road. He asked the TPB to note his suggestions.

78. The views of Mr Michael YUNG were summarised below:

- (a) he said that the location indicated in letter of the LandsD on 7 April 1988 regarding Special Condition No. 5B2 of the granting of Site No. 434978 should be the location referred to in the LandsD’s paper on the parking of 4 tourist coaches and for the use of manoeuvring and circulation. He asked

whether this location was open 24 hours a day or only during business hours. He pointed out that Po Fook Hill closed its gates at 5 pm every day at present, contradicting what was stated in Special Condition No. 5B, “allowing access of government and public pedestrians and vehicles at any time”;

- (b) regarding the non-building area in Special Condition No. 12, he asked the LandsD about the pink hatched area, and whether the existing fence had exceeded relevant area. The current vehicle parking location also had a fence, which he deemed a suspected breach of land lease. He asked, if investigation proved that this was true, how the LandsD would correct it;
- (c) regarding the retreating area in Special Condition No. 19, according to his understanding, the existing vehicle parking area was on government land. He asked the LandsD which clause of the land grant was the basis for approving Po Fook Hill’s use of relevant land;
- (d) he asked when approving this project, whether the PlanD allowed the project applicant to withdraw the application before submitting the application to the TPB, and then re-apply after conducting the traffic impact assessment. He said the applicant indicated in the new traffic impact assessment that the concerned family members or grave sweepers of the new niches were not allowed to visit 2 weeks before and after Ching Ming Festival and Chung Yeung Festival. He asked how this arrangement would be implemented or handled;
- (e) regarding the situation that applicants frequently amended or withdrew their applications, he asked how the PlanD would handle this, whether the it charged the applicants and its cost of handling a planning application each time;
- (f) he hoped that the police would provide information on the pedestrian flow at Po Fook Hill and the traffic flow around Pai Tau Street (the blocked location) before and after Ching Ming Festival and Chung Yeung Festival in the past 2 years, so that he could check it against the figures of the traffic impact assessment report. He also hoped that the police would provide information on the deployment of related police officers (number of deployed officers and number of shifts). He would raise questions on Po Fook Hill columbarium at the meetings of Legislative Council Members and STDC Members; and
- (g) according to his understanding, the TPB would record the reports of meetings on discs and distribute them to members after each meeting, and the environmental impact assessment report (EIA report) of the Environmental Protection Department would be uploaded to its website. He asked why the TPB could not do the same.

79. Mr WOO Tim, Senior Estate Surveyor/South East (District Lands Office, Sha Tin) of the LandsD gave a consolidated response as follows:

- (a) according to Special Condition No. 5(d) of the land lease of Po Fook Hill,

the landowners were required to allow access of government and public pedestrians and vehicles to the relevant government land at any time. The LandsD would investigate whether the landowners had complied with the above requirements. He also said that, assuming when members of the public requested to enter the relevant area when the gates were closed in the evening and the landowners opened the gates, it might be an issue of management;

- (b) Special Condition No. 12 of the land lease mentioned by Mr. Michael YUNG involved the pink hatched black area, which was located on the edge of the private lot of Po Fook Hill and did not include the abovementioned government land. Therefore, Special Condition No. 12 did not apply to that piece of government land; and
- (c) Special Condition No. 19 of the land lease stated that landowners could not alter nearby government land lightly.

80. Mr Kenny LAU, Senior Town Planner/Sha Tin of the PlanD gave a consolidated response as follows:

- (a) although applicants might apply for extension or submit further information before the application was submitted to the TPB for consideration under the Town Planning Ordinance, all valid public comments received on the same application number would be submitted to the TPB for consideration. Applicants might also withdraw the application before the application was submitted to the TPB for consideration, and resubmit the application on the same application site after referring to the proposal. The new application would be assigned a new application number, by then members of the public could submit comments to the TPB regarding the new application. The traffic impact assessment for Planning Application No. A/ST/952 had been forwarded to the relevant departments for consideration. He would relay the concerns expressed by members to the TPB for consideration;
- (b) regarding members' request to upload the technical reports submitted by the applicants to the website, he said that he would relay the opinion to the TPB for consideration. However, according to the Town Planning Ordinance, anyone could apply to the TPB for planning permission, and not all applicants had the necessary resources or skills to submit an electronic/digital copy of the planning application. Considering the large number of planning applications, and each application might involve a large number of application documents, uploading all application documents to the TPB website would put pressure on the server and the network and would also require relevant techniques and resources. Since the number of EIA reports was much smaller than that of planning applications and must be submitted by a professional consulting firm, it might be easier in terms of resources or skills to submit electronic/digital copies; and
- (c) as the submission of planning applications was not subject to any fees, the PlanD had not calculated the cost of processing each planning application.

81. Mr CHAN Kwok-chung, Sub-Unit Commander (Task Force) (Shatin Division) of the Hong Kong Police Force gave a consolidated response as follows:

- (a) the police would implement crowd control measures every year during Ching Ming Festival and Chung Yeung Festival. Taking 2018 as an example, a peak flow of 29 124 person-times was recorded on 5 April, Ching Ming Festival, while a peak flow of 20 621 person-times was recorded on 17 October, Chung Yeung Festival. The police implemented road closures in response to the pedestrian flow and arranged one-way pedestrian flow management measures for entering Po Fook Hill;
- (b) the police currently only had data on pedestrian flow and vehicle flow in 2018. Before and after Ching Ming Festival in 2018, the police implemented road closure on 13 days. The first day was 18 March, with a pedestrian flow of 9 103 person-times. The second day was 24 March, with an approximate pedestrian flow of 7 207 person-times. There was a pedestrian flow of 16 680 person-times on 25 March; 9 407 person-times on 30 March; 10 992 person-times on 31 March; 16 840 person-times on 1 April; 10 963 person-times on 2 April; 29 124 person-times on 5 April, the day of Ching Ming Festival; 8 067 person-times on 7 April; 17 024 person-times on 8 April; 7 646 person-times on 14 April; 13 414 person-times on 15 April and 13 590 person-times on April 22; and
- (c) with regard to vehicle flow, as the police had already implemented road closure at Pai Tau Street and Sheung Wo Che Road, motorists were not allowed to enter the above area and the above locations had no parking spaces. Motorists generally drove to a location about 900 meters from Pai Tau Street and Sheung Wo Che Road to drop off passengers. At the peak of vehicle flow, it took about 25 to 30 minutes for vehicles to get close to Pai Tau Street and Sheung Wo Che Road.

82. Members noted the above paper.

**Information Item**

Reports of Working Groups  
(Paper No. DH 5/2019)

83. Members noted the above paper.

**Information Paper**

Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin  
(Paper No. DH 6/2019)

84. Members noted the above paper.

**Other Business**

85. The Chairman said that the Working Group on Building Management and Housing Affairs under the DHC would hold the “17th Sha Tin District Quality Building Management Competition Award Ceremony cum Carnival” on 13 January (Sunday) from 2 pm to 5 pm at Sha Tin Park Main Plaza and Amphitheatre. If members had any enquiries about the above activities, they could contact the Secretariat.

**Date of Next Meeting**

86. The next meeting was scheduled to be held at 2:30 pm on 28 February 2019 (Thursday).

87. The meeting was adjourned at 6:39 pm.

Sha Tin District Council Secretariat  
STDC 13/15/30 Pt X

February 2019