

Sha Tin District Council
Minutes of the 2nd Meeting of
the Development and Housing Committee in 2019

Date : 28 February 2019 (Thursday)
Time : 2:30 pm
Venue : Sha Tin District Council Conference Room
 4/F, Sha Tin Government Offices

<u>Present</u>	<u>Title</u>	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Ms PONG Scarlett Oi-lan, BBS, JP (Chairman)	DC Member	2:30 pm	5:38 pm
Mr HO Hau-cheung, SBS, MH	DC Chairman	2:30 pm	4:56 pm
Mr PANG Cheung-wai, Thomas, SBS, JP	DC Vice-Chairman	2:30 pm	3:35 pm
Mr CHAN Billy Shiu-yeung	DC Member	2:37 pm	3:32 pm
Mr CHAN Kwok-keung, James	"	3:55 pm	4:22 pm
Ms CHAN Man-kuen	"	3:15 pm	5:38 pm
Mr CHAN Nok-hang	"	2:30 pm	5:34 pm
Mr CHENG Tsuk-man	"	2:42 pm	5:38 pm
Mr CHING Cheung-ying, MH	"	2:30 pm	5:38 pm
Mr CHIU Chu-pong, Sunny	"	3:29 pm	4:55 pm
Mr CHIU Man-leong	"	2:30 pm	5:05 pm
Mr HUI Yui-yu, Rick	"	2:30 pm	5:38 pm
Mr LAI Tsz-yan	"	4:08 pm	5:21 pm
Ms LAM Chung-yan	"	2:55 pm	5:32 pm
Mr LEE Chi-wing, Alvin, MH	"	5:20 pm	5:37 pm
Mr LEUNG Ka-fai, Victor	"	2:35 pm	4:48 pm
Mr LI Sai-hung	"	2:48 pm	5:38 pm
Mr LI Sai-wing	"	2:30 pm	4:45 pm
Mr LI Wing-shing, Wilson	"	2:30 pm	5:38 pm
Mr MAK Yun-pui	"	2:42 pm	5:38 pm
Mr MOK Kam-kwai, BBS	"	2:54 pm	4:56 pm
Mr NG Kam-hung	"	2:30 pm	3:36 pm
Mr PUN Kwok-shan, MH, JP	"	2:30 pm	5:32 pm
Mr TING Tsz-yuen	"	2:30 pm	4:37 pm
Mr TONG Hok-leung	"	3:15 pm	5:38 pm
Ms TSANG So-lai	"	2:42 pm	5:38 pm
Ms TUNG Kin-lei	"	2:30 pm	5:38 pm
Mr WAI Hing-cheung	"	2:30 pm	5:38 pm
Mr WONG Fu-sang, Tiger	"	2:30 pm	5:38 pm
Mr WONG Hok-lai	"	3:44 pm	5:38 pm
Mr WONG Ka-wing, MH	"	2:30 pm	4:21 pm
Ms WONG Ping-fan, Iris	"	2:30 pm	5:22 pm
Mr WONG Yue-hon	"	2:30 pm	5:38 pm
Mr YAU Man-chun	"	2:41 pm	3:06 pm
Mr YIP Wing	"	2:48 pm	5:38 pm
Mr YIU Ka-chun, MH	"	3:24 pm	4:59 pm
Ms YUE Shin-man	"	2:30 pm	5:04 pm

<u>Present</u>	<u>Title</u>	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Mr YUNG Ming-chau, Michael Ms LIU Sin-yi, Angela (Secretary)	DC Member Executive Officer (District Council)5/ Sha Tin District Office	2:30 pm	5:38 pm
<u>In Attendance</u>	<u>Title</u>		
Mr WONG Tin-pui, Simon Mr YUEN Chun-kit, Derek	Assistant District Officer (Sha Tin) 1 Senior Executive Officer (District Council)/ Sha Tin District Office		
Mr LAI Wing-chi, Derek	District Environmental Hygiene Superintendent (Sha Tin)/ Food and Environmental Hygiene Department		
Mr LAU Chun-him, Kenny	Senior Town Planner / Sha Tin/ Planning Department		
Mr WOO Tim	Senior Estate Surveyor/ South East (District Lands Office, Sha Tin)/ Lands Department		
Ms CHAN Lai-na, Laura	Housing Manager (Tai Po, North and Shatin1)/ Housing Department		
<u>In Attendance by Invitation</u>	<u>Title</u>		
Mr LAU Chi-ming	Senior Engineer/Project Management 5/ Water Supplies Department		
Ms YIP On-ye, Annie	Engineer/Project Management 14/ Water Supplies Department		
Mr LEUNG Chin-hung	Engineer/New Territories East (Distribution 1)/ Water Supplies Department		
Mr LEE Cho-yin, Jason	Engineer/Water Loss Management 2/ Water Supplies Department		
Mr NG Kai-cheung	Engineer/Design 4/ Water Supplies Department		
Mr LAM King-fung, Kirk	Resident Engineer/ KMP Technology (Project) Limited		
Mr TSE Tsz-kin, Keith	Project Engineer/ KMP Technology (Project) Limited		
Mr LAU Wai, Tony	Project Manager/ KMP Technology (Project) Limited		
Mr TONG Yau-chuen	Senior Land Surveyor /ST (District Survey Office, Sha Tin)/ Lands Department		
Mr NG Raymond Tjeng	Senior Environmental Protection Officer (Regional North)4/ Environmental Protection Department		
<u>Absent</u>	<u>Title</u>		
Mr SIU Hin-hong (Vice-Chairman)	DC Member (Application for leave of absence received)		

Action

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

Application for Leave of Absence

2. The Chairman said that the Secretariat had received the application for leave of absence in writing from the following member:

Mr SIU Hin-hong

Out of town

3. Members unanimously endorsed the application for leave of absence submitted by the member above.

Confirmation of the Minutes of the Meeting Held on 3 January 2019

4. Members unanimously confirmed the above minutes.

Matters Arising

Responses of Government Departments and Relevant Organisations to Matters Arising from the Previous Meeting

(Paper No. DH 7/2019)

5. The Chairman said that the Secretariat had earlier distributed the reply from the Electrical & Mechanical Services Department regarding matters on lifts and escalators by email to members for reference.

6. Members noted the above paper.

Discussion Items

Proposed Estimates under Expenditure Head 2 of 2019/2020

(Paper No. DH 8/2019)

7. Members unanimously endorsed the above paper.

Public Works Programme (PWP) No. 196WC – Implementation of Water Intelligent Network, Remaining Works

(Paper No. DH 9/2019)

8. The Chairman welcomed Mr LAU Chi-ming, Senior Engineer/Project Management 5, Ms Annie YIP, Engineer/Project Management 14, Mr LEUNG Chin-hung, Engineer/New Territories East (Distribution 1), Mr Jason LEE, Engineer/Water Loss Management 2, and Mr NG Kai-cheung, Engineer/Design 4 of the Water Supplies Department (WSD) as well as Mr Tony LAU, Project Manager, Mr Kirk LAM, Resident Engineer and Mr Keith TSE, Project Engineer of KMP Technology (Project) Limited to the meeting.

9. Representatives of the WSD and KMP Technology (Project) Limited briefly introduced the contents of the paper.

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

- (a) in view of the frequent bursting of the fresh water pipes and salt water pipes in Ma On Shan, the works were expected to be completed in 2022 and 2023 respectively, he asked whether the WSD could expedite the progress of the works;
- (b) he appreciated that the consulting firm had consulted DC Members of the affected areas prior to commencement of the works and fulfilled its

commitment to strengthen communication with the district;

- (c) regarding the accidental breaking of the water pipes by the Leisure and Cultural Services Department (LCSD) while upgrading the planters of La Costa near the cycle track at Sui Tai Road, he suggested that the WSD should increase the depth of the water pipes when installing the water pipes in the future in order to reduce the chance of pipe bursts due to other works; and
- (d) the Water Intelligent Network (WIN) project was about to commence at the junction of Hang Tai Road and Hang Shun Street. He said the consulting firm had explained to him about the road closure. However, several bus routes had to be diverted at night. He asked whether the related department could consider closing the road after 11 pm or midnight so as to reduce the impact on traffic in the area.

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

- (a) he said the consulting firm met him on the water pressure issue of Sui Wo Court on 17 January and explained the impact on water pressure due to leakage of the underground water mains. He asked the WSD whether the consulting firm had reported to the WSD immediately after finding out the main leaked; and
- (b) when, and whether by oral notice or in writing, the consulting firm or the WSD notified Sui Wo Court's property management company to follow up the sources of the leaks and carry out remedial work.

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

- (a) as summer was approaching and one-third of the residents in the district relied on "street water", he had requested the consulting firm to provide temporary water supply facilities for the affected residents in the district during the eight-hour water suspension period. The consulting firm said that they would take note of the suggestion. He asked whether the WSD could promise to arrange temporary water supply during the water suspension; and
- (b) he hoped that the WSD would strive to provide temporary water tanks for the affected residents instead of convincing them that they would not need the water tanks.

13. The views of Mr TING Tsz-yuen were summarised below:

- (a) he said he was pleased to learn that the WSD would replace the aged water mains in Ma On Shan, and hoped that the WSD would notify the DC Members of the concerned constituencies before installing the monitoring points and explain the affected areas;
- (b) as shown in Drawing 6, approximately 1 km of water mains would be replaced in Ma On Shan, while two section valves had already been replaced at Po Leung Kuk Chong Kee Ting Primary School and Block One of Park Belvedere. He wanted to know whether the remaining about 100 metres of

water mains to the direction of Sai Sha Road near Kam Ying Road had already been replaced earlier by the WSD or whether the water mains were in good condition and needed not be replaced; and

- (c) why Project 2 On Luk Street and Project 6 Ma On Shan Road would be arranged for replacement of water mains, but there was no plan to install monitoring points.

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

- (a) he said Drawing 7 to Drawing 10 displayed in the presentation slide of the WSD did not match the number of project items indicated in the paper;
- (b) he said he had casted a negative vote last time because the WSD was not well prepared and had no positive response or commitment to improve the aged water mains of Ma On Shan;
- (c) regarding Drawing 5 and Drawing 6 Sai Sha Road near Hang Tak Street towards the direction of Tai Shui Hang, new fresh water mains and salt water mains would be laid, he asked the WSD to actively resolve the problem of shortage of salt water due to the lack of ground tanks at Ma On Shan Tsung Tsin Secondary School and Kowloon City Baptist Church Hay Nien Primary School;
- (d) the WSD might need to close the road at Lower Shing Mun Road for excavation and implement single-lane two-way traffic. He said the Chairman of the owners' corporation (OC) of Lakeview Garden asked him to reflect that due to the expansion works of Fu Shan Public Mortuary, the Drainage Services Department and the WSD were currently undertaking fresh water transfer works when there were vehicles travelling to Po Fook Memorial Hall and Pui Kiu Primary School in the morning, hence the OC Chairman was worried that the road closure would seriously affect the road traffic. He expressed his concern about the road closure arrangements for the relevant works;
- (e) he asked whether the WSD would use the trenchless construction method at Lower Shing Mun Road; and
- (f) he said that the WSD often advised residents to store up water before the scheduled water suspension. Taking the last objection to the water suspension from 9:00 am to 5:00 pm at Fu On area as an example, as the eateries, primary schools and secondary schools in the area did not have ground tanks, it was impossible for them to store up water. He hoped that the WSD would arrange water tankers for the affected residents.

15. The views of Mr CHENG Tsuk-man were summarised below:

- (a) he thanked the WSD for providing residents with 4 water tankers during the water main burst at Heng On Estate;

- (b) he wanted to know the reasons why among the 9 water mains replacement works in Ma On Shan, only the works at On Luk Street was for replacing fresh water mains while the remaining works were for replacing salt water mains;
- (c) he asked why the replacement of water mains at Hang Hong Street would only be completed until 2023; and
- (d) salt water mains in Ma On Shan burst frequently, he asked whether the WIN technology could be applied to salt water mains.

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

- (a) he welcomed the WSD to supplement information on the timetable and effectiveness of the WIN and hoped that the WIN would be effective;
- (b) regarding that works would commence in 2019 but would only complete in 2023, he said that the issue of unstable supply of salt water had been troubling Ma On Shan residents for many years. He asked whether the WSD could conduct large-scale consultations earlier and then start the works together so as to speed up the progress; and
- (c) regarding the unsatisfactory maintenance of fresh water pipes at Wu Kai Sha Village, he said the source of fresh water should be at a park near Sha On Street. However, after he followed up with the Sha Tin District Office (STDO) and was then referred to the WSD, Lands Department (LandsD) and Highways Department(HyD), no departments had stated clearly that it was responsible for the said water mains. He hoped to communicate with the WSD after the meeting and reflect the situation of the relevant fresh water pipes.

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

- (a) regarding the timing of replacing the 13 water mains in Ma On Shan, he asked whether it was technical or administrative reasons that several water mains could not be replaced at the same time;
- (b) he wanted to know whether the priority of the WSD in replacing the water mains depended on the urgency and importance of the water mains; and
- (c) after completing the works for the WIN, whether the WSD would comprehensively review the conditions of the fresh water mains in Ma On Shan and replace other underground fresh water mains to reduce the chance of fresh water main burst.

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

- (a) she hoped that the WSD would provide a timetable for the commencement and completion of the works for the WIN monitoring points;

- (b) there would be monitoring points setting up at Mei Tin Road. She said that she had received an email informing her that there would be replacement of salty and fresh water mains at 3 road sections in Tai Wai. She asked about the sequence of replacing the water pipes and the installation of monitoring points; and
- (c) there were 8 water suspensions at Fo Tan Village in the past year. Each time, the WSD provided 2 water tanks for residents' use. However, some residents were elders and needed to walk steps to get the water, which was very difficult for them. She was not sure whether the water pressure adjustment at Sui Wo Court would affect the water supply at Fo Tan Village. As the paper had stated that the authorities had no plans to replace the pipes at Shan Mei Street of Fo Tan, she hoped that the WSD would pay attention to the water supply system in rural areas.

19. Ms TSANG So-lai welcomed the WSD in actively replacing the aged water mains in Ma On Shan. Since the WIN was targeting at fresh water mains, she asked how the WSD would solve the problem of leakage of salt water mains.

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

- (a) he thanked the WSD for deploying 3 water tankers to supply water to residents during the water suspension at Double Cove;
- (b) he said he understood that it would take 2 years for Project 1 in replacing 1km of water mains in 2 years in phases, but he asked why it would take a year and a half to replace 50-metre of water mains for Project 5 near Sai Sha Road, for which he hoped to understand the reasons;
- (c) he asked why it would take 2 years for Project 9 to replace 650-metre of water pipes; and
- (d) he pointed out that Wu Kai Sha Village had been experiencing a series of fresh water pipe bursts in the hills over the years. He hoped that the WSD would discuss how to help improve the water pipe leaks after the meeting.

21. The views of the Chairman were summarised below:

- (a) she said that members as a whole appreciated that the WSD was well prepared this time;
- (b) she asked whether the WSD could explore the feasibility of shortening the construction time;
- (c) whether the WSD could arrange water tankers for the affected residents; and
- (d) she said that the overall water main condition in Fo Tan was just average, for example, the water pipes at Jubilee Garden had burst all the way to Tolo Highway and the flyover led to Hong Kong Jockey Club. She hoped that the WSD would follow up with individual members after the meeting.

22. Mr LAU Chi-ming gave a consolidated response as follows:

- (a) the principle of the WIN in fresh water supply system was to monitor water leakage by comparing the usage volume recorded by all users' water meters in discrete District Metering Areas (DMAs) with the water intake of the corresponding DMA. Since the salt water system did not have meters to record salt water usage like those of the fresh water users, therefore using the DMA method to manage the salt water network leakage had its limitations. Furthermore, salt water was more corrosive and was easier to carry with deposit, which would increase the cost of the DMA operation and maintenance work. Therefore, it was not cost-effective to apply the WIN area monitoring concept to the salt water system at present. He said that the WSD would actively consider improving the monitoring mode of the salt water system when technology permitted;
- (b) apart from the replacement of mains, the monitoring points at On Luk Street belonged to the Stage 2 of works and had already commenced in October 2018;
- (c) regarding members' enquiries on the exact timetable for the 6 monitoring points of the remaining works in Sha Tin, he said that since the remaining works would set up about 400 additional DMAs in the territory, the timetable for the entire project needed to be confirmed after the commencement of the contracts and discussion with consulting firms, resident engineering staff and contractors. By that time, members would be informed of further details;
- (d) he said that water connection time could not be generalized and depended on the actual situation, and that the target time limit for each water suspension was no more than eight hours;
- (e) he said that there was still water loss in the water pipes of Sui Wo Court after pressure reduction. After notifying the housing estate, the WSD provided advice to the estate representatives for follow-up work arrangement, including suggestion of carrying out step test to identify the pipe branches with leakage. The WSD also provided a list of leak detection companies used by the WSD for the property management office's (PMO) reference to arrange for qualified contractors to detect and repair the leak points. The WSD had also uploaded relevant guidelines on the website for reference by the PMOs; and
- (f) responding to the issue that temporary water tanks might not be able to be provided during water suspension, the WSD noted that in some areas water could not be stored due to the lack of ground tanks as mentioned by members. He would reflect the views to the WSD's Customer Services Unit to let the unit to review the current arrangements and explore areas for improvement.

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

- (a) he pointed out that replacing aged water mains was a complicated matter in terms of operation. At present, the WSD would try to mobilise the water mains network or lay temporary water mains without affecting the existing

water supply, and carry out replacement after emptying the old water mains. However, it took time to apply for excavation permit, and the water mains that needed to be replaced were generally 650 to 800 metres, or even 1 kilometre long. He asked members to understand the timeliness of the works;

- (b) as to why it was not possible to replace all water mains at the same time, he explained that since the works were mainly concentrated in Ma On Shan town centre, if a number of projects were carried out at the same time, the stability of the water supply system in Sunshine City area might be affected, while extensive road closure would affect the surrounding traffic and residents;
- (c) responding to members' request to shorten the construction time, he said Project 6 On Luk Street and Project 8 Sai Sha Road would be carried out simultaneously in the first quarter of 2021, and Project 7 Hang Hong Street and Project 9 near Wu Kai Sha Village would be launched in the second quarter of the same year;
- (d) referring to the new 100-metre water pipes planned to be laid at La Costa near Sui Tai Road, he said the current water mains were 2 to 3 metres deep. The WSD would lay the water mains at the specified depth according to the standards for footpath and cycle track in order to prevent the water mains from being too shallowly laid and under pressure;
- (e) responding to Mr CHING Cheung-ying's enquiry about temporary water supply arrangement, he promised to instruct the consulting firm to take a further review and would meet members to discuss the need for temporary water supply concerning water suspension time and work details;
- (f) responding to Mr TING Tsz-yuen's enquiry about the works on Drawing 6, he said that a small section of water mains at Sai Sha Road between Project 1 and Project 9 on Drawing 6 would also be included in the replacement plan, and added that the works for Project 1 had already commenced, while the works for Project 9 would commence in 2021;
- (g) the WSD planned to install new water mains at Sai Sha Road near Hang Tak Street, which would enhance the stability of the water supply system for Tai Shui Hang area and the Housing Department (HD)'s future housing project in Area 81A. As to the matter mentioned by Mr Michael YUNG, that there were no salt water ground tanks in 2 primary schools in the area, he thanked Mr YUNG for help arranging the meeting between the primary schools with the Education Bureau (EDB) and the WSD. He said if the WSD received applications for the ground tank water supply system, it would process the application as soon as possible so that the EDB and the schools could implement the works to solve the present problem of insufficient water pressure in salt water supply in the schools;
- (h) as to members' enquiries why the works were mainly to replace salt water mains, he said that after review, Ma On Shan's fresh water supply was relatively stable. The WSD would regularly review the stability of fresh water and salt water supply. He added that Project 3 to 5 also included plans to lay

new fresh water mains to improve the stability of the fresh water supply network;

- (i) regarding the water main issue at Sha On Street mentioned by Mr MAK Yun-pui, according to the inter-departmental meeting between the WSD and the LandsD, he said the water pipes at Wu Kai Sha Village received water from the hills, instead of the existing fresh water supply facilities of the WSD, and therefore was not subject to the WSD's Waterworks Ordinance. The maintenance of the water pipes should be the responsibility of the water pipe owners, i.e. the village representative of Wu Kai Sha Village. He said if the problem persisted, the WSD would forward Mr MAK's opinions to the LandsD for follow-up;
- (j) although only 50 metres of water mains would be replaced at Sai Sha Road near Kam Ying Road, as it was located at the intersection, in order to reduce the impact on road traffic, the WSD planned to carry out the works by using trenchless construction method, which would take longer time than the open trench method;
- (k) regarding the pipes at Wu Kai Sha Village, the WSD would contact Mr Wilson LI after the meeting and refer to the relevant departments for follow-up;
- (l) the WSD would supplement further information after the meeting on the enquiry by Mr TING Tsz-yuen about the conditions of the about 100 metres of water mains at Ma On Shan Road after the replacement of the 2 valves; and
- (m) the WSD was aware that Fo Tan Village had experienced more frequent main bursts in the past year due to main leaks. Looking at the site situation, it should have no relation to the water pressure issue of Sui Wo Court. He said the WSD would pay attention to and review the water pipes of Fo Tan Village and study related improvement measures.

24. Mr NG Kai-cheung gave a consolidated response as follows:

- (a) he said he was the engineer responsible for Projects 1, 2, 10 and 11;
- (b) regarding the road closure arrangement for the works at Lower Shing Mun Road mentioned by Mr Michael YUNG, he said that the traffic consultant had completed the traffic impact analysis of that location. According to the analysis findings, the location of the works at Lower Shing Mun Road was not a traffic "bottleneck". Even if temporary traffic arrangements were carried out 24 hours a day, there would still be sufficient reserved traffic capacity. In view of the concerns of different stakeholders on traffic at that location, the WSD was discussing with the contractor on the specific temporary traffic arrangements and would inform the relevant members upon completion of the study; and
- (c) regarding the feasibility of shortening the construction time mentioned by the Chairman and members, he cited the difficulties encountered in carrying out

Project 1 as an example. In order to meet the requirements of the Transport Department and the Traffic Division of the Hong Kong Police Force, there should not be 2 temporary traffic arrangements within 100 metres. Furthermore, in order to reduce the impact on the public and the traffic, the WSD would also try to arrange construction on pavements. If there was not enough space, cycle tracks might be considered, and roads would be the last choice for construction. If excavation needed to be carried out on cycle tracks, closures had to be lifted on weekends and public holidays, which would result in a significant reduction in the actual days of construction. At the same time, in order to further reduce the impact on the public and the traffic, the WSD would use the trenchless construction method whenever possible, and carry out connection works of different parts of the main at the same time as far as possible. The WSD hoped that the number of water suspension would be minimised, but the above measures would increase the construction time. He said that despite the different challenges faced by the works, the WSD would strive to speed up the completion of the relevant projects.

25. Members unanimously endorsed the above paper.

Name of Street in Sha Tin
(Paper No. DH 15/2019)

26. The Chairman welcomed Mr TONG Yau-chuen, Senior Land Surveyor/ST (District Survey Office, Sha Tin) of the LandsD to the meeting.

27. Mr TONG Yau-chuen briefly introduced the contents of the paper.

28. The views of Ms Iris WONG were summarised below:

- (a) she said she had received the consultation document on the naming of On Muk Street. She asked when the LandsD would need to consult the Sha Tin District Council (STDC) on the naming of streets; and
- (b) whether members of the public could write to the LandsD concerning the already named streets and request to change the name of the streets.

29. Mr WAI Hing-cheung would like to know the guidelines or regulations based on which the LandsD consulted the STDC and the results of district consultation on Yiu Sha Road.

30. Mr Wilson LI said that nearby residents supported the naming of Yiu Sha Road. He suggested that the LandsD provide clear indications for residents to identify the extension of Yiu Sha Road and Choi Sha Street section. He also wanted to know the basic guidelines for street naming.

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

- (a) the LCSD would distinguish between gardens, parks and sitting-out areas depending on the size of the venue. He hoped that the LandsD would introduce the naming guidelines for roads, streets, lanes and wais;

- (b) he noted that the English name “Sha Tin Rural Committee Road” for 沙田鄉事會路 was translated into English by meaning, while the 屯門鄉事會路 was transliterated into “Tuen Mun Heung Sze Wui Road”. He would like to know the transliteration guidelines for the English names of streets; and
- (c) the paper said that the owners of road section 611 requested to name the newly built road. He asked whether the owners were the developers or someone else.

32. Mr Simon WONG, Assistant District Officer (Sha Tin) 1 said that when the STDO received request from the lead department, it would conduct district consultation in the manner requested by that department.

33. Mr TONG Yau-chuen gave a consolidated response as follows:

- (a) he said that the District Survey Office under the LandsD was responsible for co-ordination. Upon receipt of request for street naming, the District Survey Office would consult about 10 departments, including the opinions of the District Officer. After the District Office conducted local consultation, the District Survey Office would consult the District Council;
- (b) the local consultation on the naming of Yiu Sha Road was conducted through the STDO, and none of the 4 referees had any comments;
- (c) with regard to members’ suggestion that road signs should have clear indications, he said he would convey the views to the HyD; and
- (d) the LandsD would provide supplementary information on street naming after the meeting.

34. The Chairman suggested that the LandsD reply in writing after the meeting for members’ reference on the guidelines on naming roads, streets, lanes and wais, and English translation of street names, as well as the code based on which the LandsD consulted the STDC on the naming of streets.

35. Mr MAK Yun-pui called for a vote.

36. The Chairman announced that members endorsed the above paper by 20 affirmative votes, 0 dissenting votes, and 6 abstention votes, and 4 members did not press the voting button.

Questions

Question to be Raised by Mr HUI Yui-yu, Rick on Noise Control of Activities Held in Public Space under the Management of the Housing Department
(Paper No. DH 10/2019)

37. The Chairman welcomed Ms Laura CHAN, Housing Manager (Tai Po, North and Shatin)¹ of the HD and Mr NG Raymond Tjeng, Senior Environmental Protection Officer (Regional North)⁴ of the Environmental Protection Department (EPD) to the meeting.

38. The views of Mr Rick HUI were summarised below:

- (a) he opined that the open space opposite Sun Chui Shopping Centre and Lung Hang Commercial Centre was close to the residential area, and suggested that the HD should avoid approving activities such as singing and dancing performances to prevent noise from causing nuisance to the public and residents. Community groups should make good use of Lung Hang Estate Community Centre;
- (b) he enquired about the criteria based on which the HD approved certain activities and measures adopted by the HD ensuring that the activities would not cause nuisance to residents; and
- (c) guidelines provided by the EPD for HD's reference.

39. Ms TUNG Kin-lei pointed out that residents of Mei Lam Estate had complained because they were dissatisfied with religious groups singing hymns. She opined that Hong Kong was a diverse and inclusive city, if any groups had complied with the requirements of the police and the EPD when making applications, the HD should approve the applications as usual.

40. Mr WONG Yue-hon said that he had reservations about the views of Mr Rick HUI. He opined that if activities were not allowed to be carried out because there were worries that the activities would make noise, residents' right of participating in community activities might be exploited. He pointed out that when activity groups were approved by normal procedures and were in accordance with the law, the situation should be examined objectively. If the activities were held too frequently, he suggested reflecting to the individual shopping centres or owners' committees.

41. Ms Laura CHAN gave a consolidated response as follows:

- (a) estate offices would make appropriate approvals based on the nature of the activities and a series of guidelines;
- (b) in general, charitable fundraising activities were conducted at different locations of housing estates. In order to avoid nuisance to the public and residents, there was restriction on the use of loudspeakers. Cultural and recreational activities were generally conducted in designated venues, and there were no provisions restricting the use of loudspeakers in the approval letter. However, the organisers must comply with the Noise Control Ordinance; and
- (c) if the activity was too loud or a complaint was received, estate offices would determine whether the noise caused nuisance based on the reasonableness of the activity and the circumstances at the time. If the complaint was substantiated, the HD would first advise the activity group to reduce the noise. If there was no improvement, the HD would consider terminating the activity and seek help from the police when necessary.

42. Mr NG Raymond Tjeng gave a consolidated response as follows:

- (a) Sun Chui Estate and Lung Hang Estate were under the jurisdiction of the HD, and the monitoring of noise in activities in the related venues would be handled and followed up by the HD;
- (b) the EPD's Noise Control Guidelines for Music, Singing and Instrument Performing Activities provided guidelines for such activities for the reference of the HD and the responsible persons of the activities; and
- (c) the EPD also recommended that the activity organisers set up a hotline to allow members of the public to give feedback when necessary so that the relevant organisers could handle in a timely manner.

43. Mr Rick HUI said that he requested restrictions on singing and dancing performances, not other activities, for example, talks or booth games. He opined that activity groups that made loud noises after successful applications for the use of venue were affecting the peace of the community.

44. The Chairman adjourned the meeting for 5 minutes.

45. Mr WONG Yue-hon said that if residents thought that the activity was too loud, the matter could be handled by the police, the EPD and other law enforcement agencies, instead of restricting activities in the community merely because of personal preferences.

46. Ms Laura CHAN added that the estate offices would make appropriate approvals based on the nature of the activities and the circumstances of individual housing estates.

47. The Chairman suggested that Mr Rick HUI follow up with the HD representatives after the meeting on noise nuisance in individual housing estates and reflect his views.

48. Members noted the above paper.

Question to be Raised by Mr PUN Kwok-shan on the Interference Caused by Modems outside Public Housing Units to Reception of Free TV Broadcast Signals in Sha Tin
(Paper No. DH 11/2019)

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

- (a) the HD mentioned in the paper that "Cable TV" would request the applicants to sign a job completion acknowledgement after receiving tenant's application and completing the home cable connection, and then notify the estate office and submit a copy of the acknowledgement. However, the paper also said that "the installation or termination of pay TV service is a commercial agreement between the pay TV operator and the tenant, and the pay TV operator is not required to report to the HD". He opined that the reply of the HD seemed to be contradictory, and asked the HD to supplement specific information;
- (b) after cancellation of pay TV services by some tenants, the broadcasting image of free TV channels and the closed-circuit television (CCTV) system inside

lifts became “noisy”. He opined that the reception of free TV channels of television in standard definition was affected because the HD had opened the communal aerial system of the public housing building to the pay TV operators for connection;

- (c) he suggested that the HD install a splitter on the communal aerial of the housing estate for the pay TV operators and require it to remove the splitter after the tenant had terminated the service so as not to affect the reception of the free television channels of the relevant tenant; and
- (d) he asked whether the HD could collect deposit from the pay TV operator before connecting the communal aerial of the building, and only return the deposit after the tenant had withdrawn from the service and the concerned operator properly re-connected the aerial of the household to the communal aerial system and cleared up their aerial, so as to ensure that the reception of television in standard definition of residents would not be affected.

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

- (a) he asked whether the tenants of the 5 housing estates under Tenants Purchase Scheme in the district should enquire with the estate offices or the owners’ corporations for matters regarding antenna connection;
- (b) he said some units in Marbella were unable to receive satellite television or channels of the CCTV system of the housing estate after connection to Cable TV. With regard to the situation that the HD and the Communications Authority (CA) had not entered into agreement with pay TV operators to ensure that tenants could receive channels of the CCTV system of the housing estate as usual, he asked how the HD and the CA would block this loophole;
- (c) he said that after the termination of service, “Cable TV ” would only reconnect the household aerial to the communal aerial system of the building after charging \$150 and such arrangement was unreasonable. He requested that the relevant question be forwarded to the CA and that the CA should study to insert a provision to the licensing conditions, stipulating that the pay TV operator must reconnect the aerial of the household to the communal aerial system of the building free of charge after the customer terminated the service;
- (d) taking Block D, H and J of Kam Fung Court as an example, in which the communal aerial system of the entire building was outsourced to “Cable TV”, he asked in how many old housing estates at present, that “Cable TV” was entirely responsible for the communal aerial systems of the building, and whether there would be similar arrangements for the newly completed Home Ownership Scheme and public rental housing (PRH) estates. In the event of failure in “Cable TV”’s signal distribution system affecting the reception of television in standard definition, how would the HD deal with it; and
- (e) he asked whether the HD had sent staff to check whether the aerial was connected to the communal aerial of the building when recovering the old units, and how much public money had been spent on assisting tenants to

reconnect to the communal aerial system of the building from “Cable TV” in the past 3 years.

51. Mr CHING Cheung-ying opined that it was only because the HD’s engineering section had not strictly supervised the use of aerials by pay TV operators that led to the above problems mentioned by the 2 members. He said the HD should not pass the responsibility to the tenants and pay TV operators, and suggested that the HD should consider changing the existing work system to sending staff to check and ensure the entire aerial system was functioning properly after the tenant cancelled the pay TV service, so as to strengthen the supervision of operators in using the building antenna network.

52. Ms Laura CHAN gave a consolidated response as follows:

- (a) the Hong Kong Housing Authority (HA) supported television broadcasters actively offering other program channel options to residents, thus opening up the communal aerial system of PRH estates to interested television broadcasters, such as “Cable TV”;
- (b) at present, the communal aerial broadcasting distribution system of some housing estates coexisted with the signal distribution system of “Cable TV”, while in some other housing estates, there was only one communal aerial broadcasting distribution system which was installed by “Cable TV”;
- (c) she said that regardless of the transmission of television channels through the HA’s or “Cable TV”’s broadcast distribution systems, the system administrators must follow the CA’s guidelines to maintain the normal operation of the broadcasting system;
- (d) if tenants wanted to reconnect to the communal aerial system of the housing estate after cancelling “Cable TV” service, they could contact “Cable TV” to request follow-up action. If tenants terminated “Cable TV” service and did not request the aerial to be reconnected to the HA’s broadcasting system, the HD had no relevant figures on cancelling the pay TV service;
- (e) when estates offices received enquiries from tenants, the staff would explain the arrangements and provide relevant hotline numbers. If tenants still had problems, the staff would assist in notifying “Cable TV” on tenants’ behalf requesting follow-up action; and
- (f) she said she had noted the suggestions of members and would supplement the relevant information after the meeting.

53. The Chairman opined that HD’s procedures in handling tenants’ switching pay TV aerial were unsatisfactory in the past. She suggested that the HD take the views of members for consideration, provide supplementary information and answer members’ follow-up questions during the session for matters arising at the next meeting.

54. Members noted the above paper.

Question to be Raised by Mr WONG Yue-hon on the Iron Grilles Installed in Old Public Housing Estates
(Paper No. DH 12/2019)

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

- (a) he said the HD only provided information that could be searched online. The reply on the number of units and the year of occupation of the concerned housing estates was unreasonable;
- (b) he asked if the old tenant did not restore the window when moving out from the unit, and the new tenant encountered problems, who would be held responsible;
- (c) he said that due to the restrictions of the Buildings Ordinance and the Fire Services Ordinance, not all PRH units could install windows on the balcony on their own. He asked the HD to reconfirm whether all PRH units could refit windows on the balcony on their own;
- (d) he asked the HD to provide the average cost of aluminum window installation and iron grille repair for members' reference and to discuss whether it was worth replacing aluminum windows; and
- (e) he opined that the HD should have a record of window replacement of each unit. He suggested that the Chairman ask the HD to supplement the relevant data for discussion at the next meeting.

56. Ms TUNG Kin-lei suggested that the HD update the guidelines to repair the security grilles or install the aluminum windows for residents instead of letting residents take up the maintenance at their own expense.

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

- (a) he asked whether the alteration of security grilles in the old housing estates into aluminum windows by residents complied with the existing Fire Services Ordinance ;
- (b) the HD said that it would not replace the existing iron grilles with aluminum windows when renovating PRH units. He asked whether the HD would only purchase iron grilles for replacement if there was a need for repair in the future;
- (c) he opined that in the paper, on one hand, the HD said it had no record on the number of units that had applied for altering into aluminum window, but on the other hand, it said residents could apply for installation of balcony windows at their own expense according to HA's design guidelines. The two statements were inconsistent;
- (d) the HD said that the tenants did not need to restore the windows to the condition which fit the specification when moving out from the units. He asked whether this should be inspected by the independent investigation team

of the HD or whether the residents should submit a report to the HD after arranging for inspection by aluminum window contractor on their own; and

- (e) tenants generally did not have any expertise regarding aluminum windows. He opined that it was unfair for the HD to pass the responsibility of repair and maintenance to the new tenants, and requested the HD to explain the handling procedure arrangements.

58. Ms Laura CHAN gave a consolidated response as follows:

- (a) she said the HD would send staff to inspect the windows after the unit was recovered. If the new tenant was willing to accept the aluminum windows from the old tenant that met the specifications, the new tenant would sign a statement agreeing to be responsible for the inspection and maintenance of the aluminum windows at their own expense;
- (b) with regard to the 15 public housing estates with balcony in the Sha Tin District, the tenants could go to the estate office to enquire about the application procedures and design guidelines for the installation of windows. They must also engage eligible “Registered Minor Works Contractors” of the Buildings Department to carry out the aluminum window alteration works;
- (c) according to the current policy, the HD would continue to use iron grilles when renovating PRH units;
- (d) the cost of aluminum windows and iron grilles was subject to site conditions and individual contract, hence the HD could not provide a standard price; and
- (e) the HD would supplement information on the application for alteration into aluminum windows after the meeting.

59. The Chairman asked the representatives of the HD to provide sufficient information after the meeting to allow members to ask further questions at the next meeting.

60. Members noted the above paper.

Information Item

Reports of Working Groups
(Paper No. DH 13/2019)

61. Members noted the above paper.

Information Paper

Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin
(Paper No. DH 14/2019)

62. Members noted the above paper.

63. Mr Michael YUNG pointed out that representatives of the Food and Environmental Hygiene Department (FEHD) did not have the relevant information when discussing the bazaar policy at the Culture, Sports and Community Development Committee meeting in the morning, and hoped that the representative of the FEHD would prepare well for the next meeting.

Date of Next Meeting

64. The next meeting was scheduled to be held at 2:30 pm on 2 May 2019 (Thursday).

65. The meeting was adjourned at 5:38 pm.

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

April 2019